

AXIS

— LIVING —

An Tulach Liath
Quay Road, Dungloe
Co. Donegal

axis.construction

LIVING IN AN TULACH LIATH

Located just a short walk from Dungloe's Main Street, An Tulach Liath offers the perfect balance of privacy and convenience. Shops, schools, sports centres, and essential services are all within easy reach, making daily life effortless. Step outside and you are moments from a scenic walk by the ocean as well as the rich cultural heritage of the Gaeltacht.

With a ten-year Homebond Structural Guarantee and the quality craftsmanship of Axis Construction, An Tulach Liath offers peace of mind as well as a place to call home. It's a modern community rooted in tradition, where residents can enjoy comfort, connection, and the very best of Donegal living.

AXIS CONSTRUCTION

An Tulach Liath is brought to you by Axis Construction. Axis is an Irish construction and property developer with extensive experience delivering high quality residential and commercial developments throughout Ireland, UK and Europe. Their long-standing reputation in residential developments is built on craftsmanship, reliability, and a deep understanding of what homeowners expect from a modern, durable home. With an experienced workforce and carefully selected subcontractors, Axis brings a positive, solutions focused approach to every project. The company's strong family values shape how they work, fostering a culture of integrity, accountability, and pride in every home they build.

As both developer and contractor, Axis Construction understands the full journey from design to delivery. This dual expertise allows them to anticipate homeowner needs, respond quickly to project requirements, and consistently deliver added value beyond expectations. Every home at An Tulach Liath reflects this commitment to quality, supported by a ten year Homebond Structural Guarantee for complete peace of mind.

Axis Construction builds more than houses. They build homes where families can thrive, communities can grow, and memories are created.

LOCATION



LIVING IN DUNGLOE

Nestled between the Atlantic coastline and the rolling hills of West Donegal, Dungloe offers a lifestyle that blends natural beauty, community spirit, and modern convenience. As the heart of the Rosses, the town is known for its welcoming atmosphere, vibrant local culture, summer festivals and strong sense of heritage, proudly rooted in its Gaeltacht identity.

Residents enjoy the ease of having everything close at hand: cafés, shops, schools, sports facilities, the library are all within walking distance. Outdoor enthusiasts are spoiled for choice, with beaches, lakes, walking trails, and water activities right on their doorstep. From kayaking on Dungloe Lake to exploring the Wild Atlantic Way, the area offers endless opportunities to unwind, explore, and connect with nature.

Dungloe is a place where families thrive, where community matters, and where the pace of life feels just right, calm, connected, and full of possibility.

Site Plan



House Type A



House Type A1



House Type B



House Type C



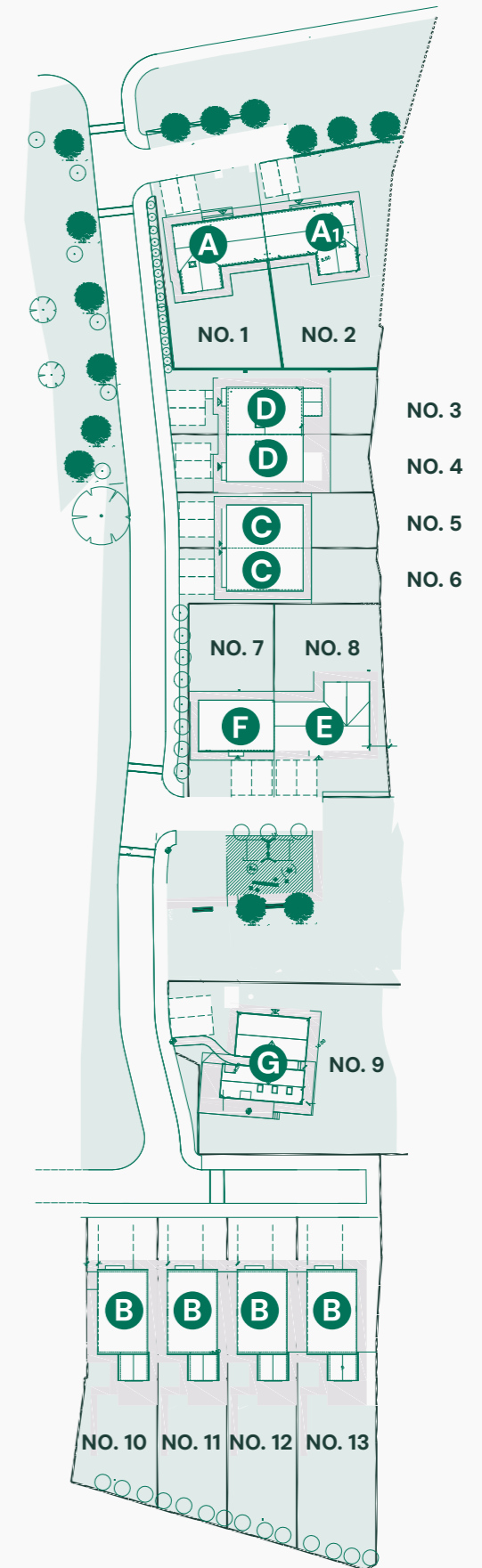
House Type D



House Type E



House Type F



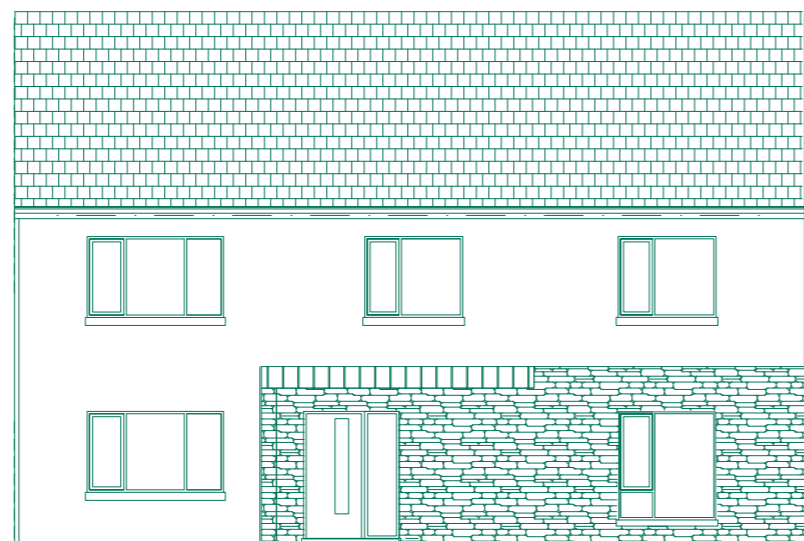
KEY

- A** House Type A 4 bed
- A1** House Type A1 4 bed
- B** House Type B 4 bed
- C** House Type C 2 bed
- D** House Type D 3 bed
- E** House Type E 2 bed
- F** House Type F 3 bed
- G** House Type G 4 bed
(Renovated & extended)

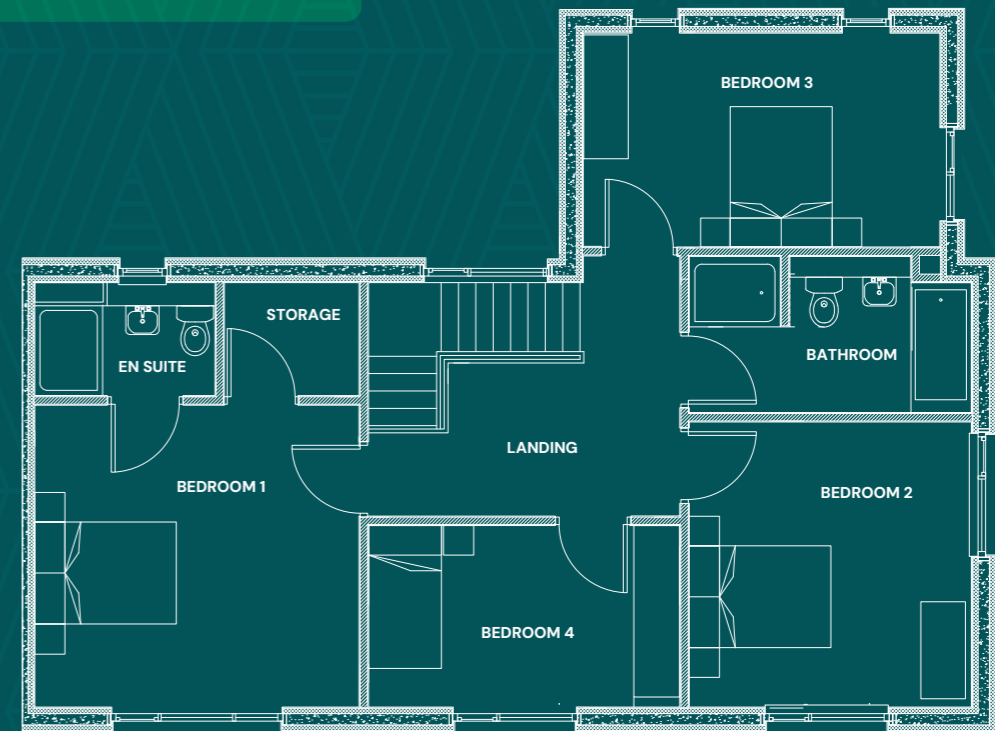
HOUSE TYPE A



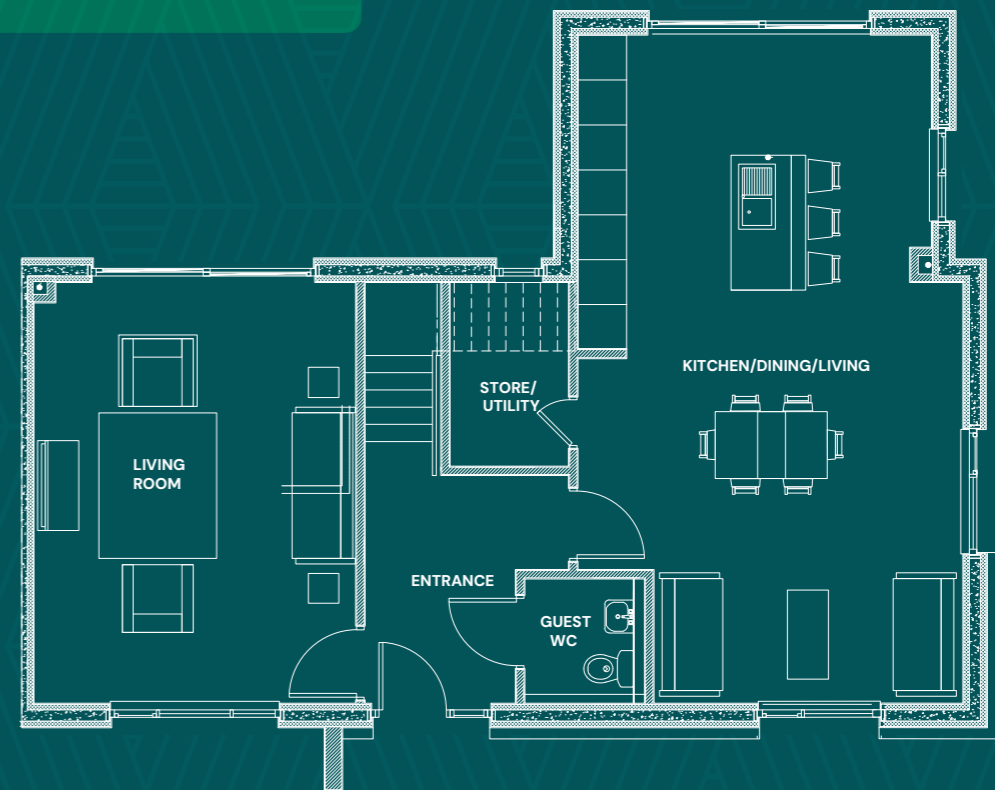
Large, 4 Bedroom Semi-Detached House
approx. 1840sq.ft / 171 sq.m



GROUND FLOOR



FIRST FLOOR

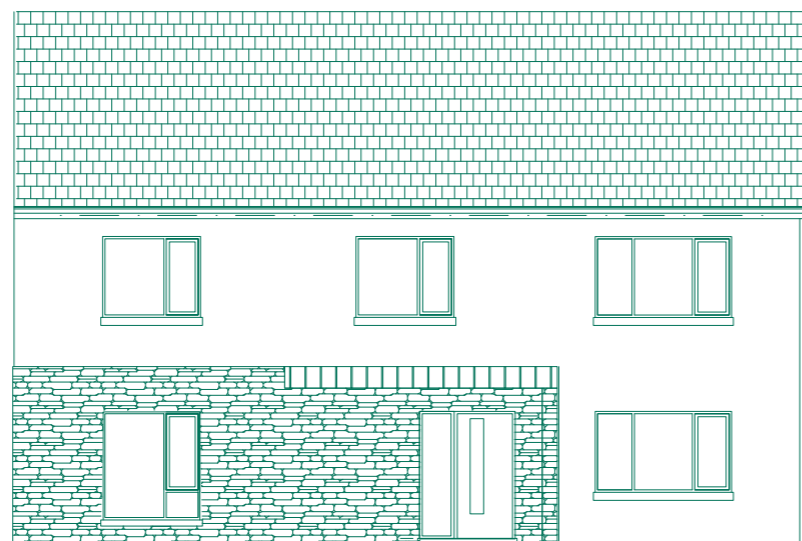


Plans are for illustrative purposes only. Sqm & Layouts may vary

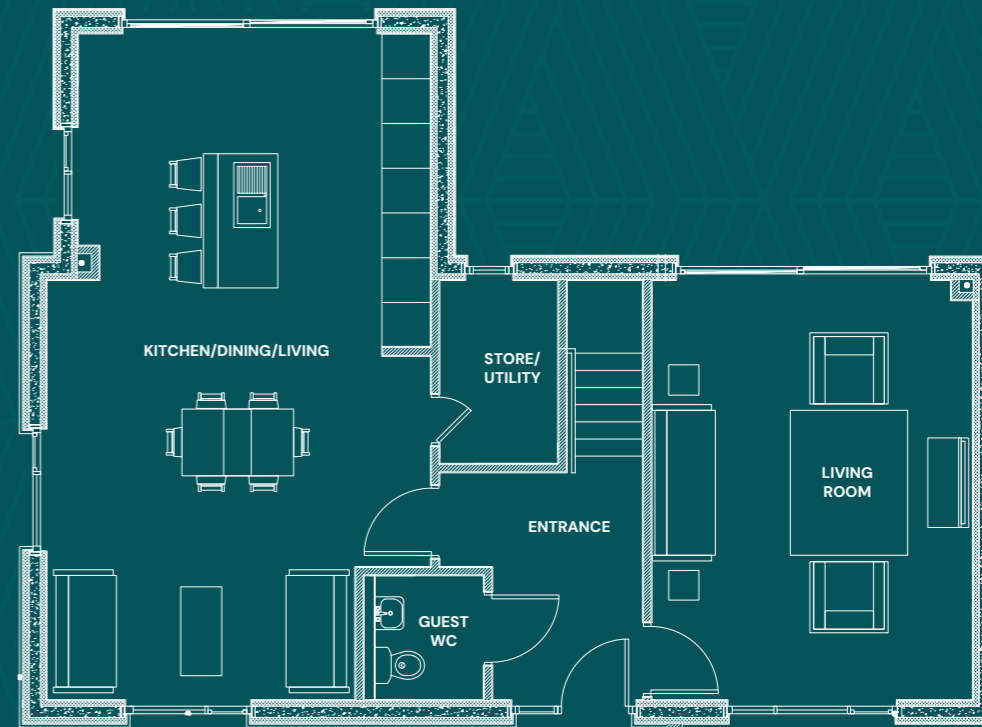
HOUSE TYPE A1



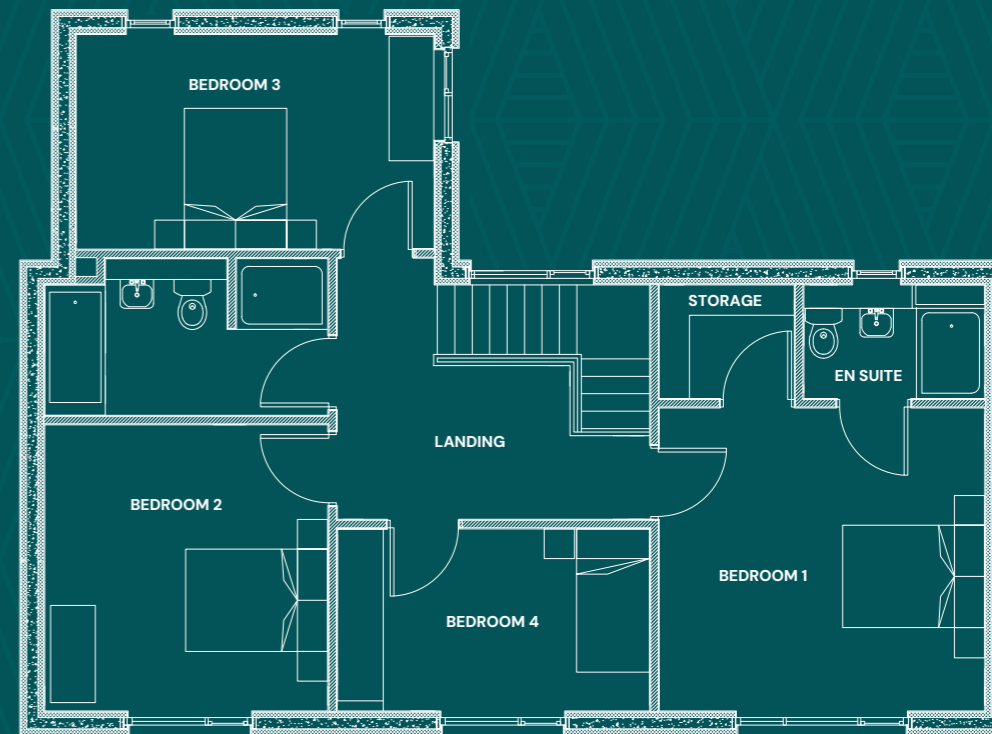
Large, 4 Bedroom Semi-Detached House
approx. 1840sq.ft / 171 sq.m



GROUND FLOOR



FIRST FLOOR

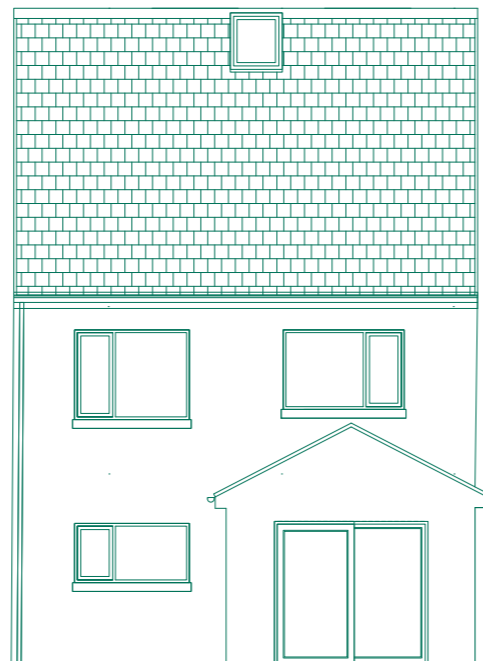


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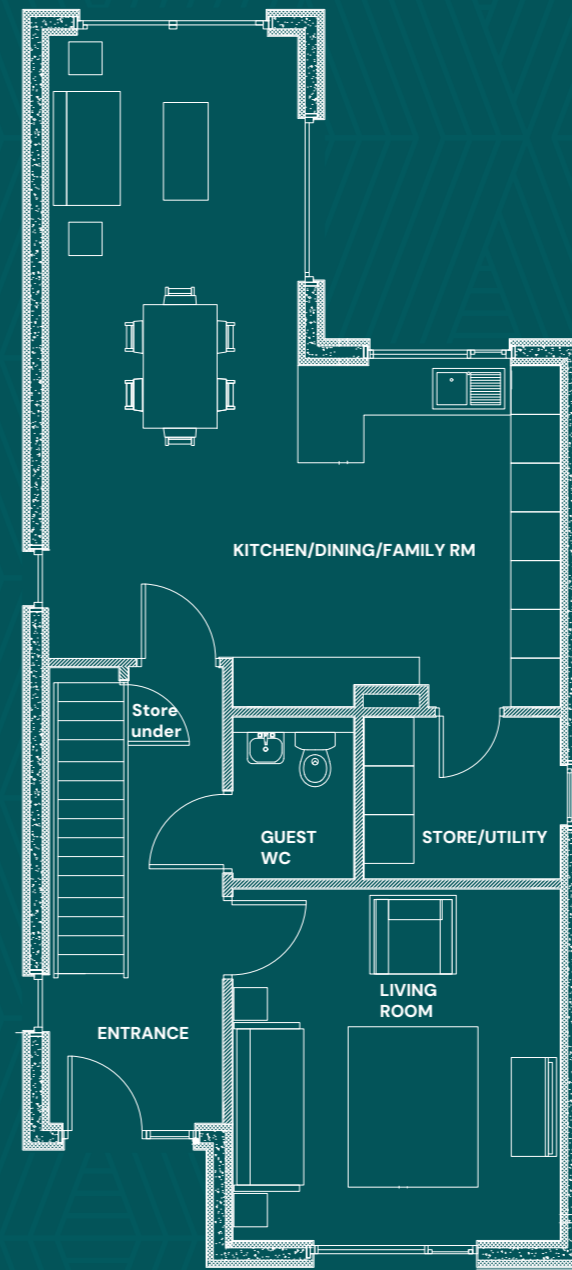
HOUSE TYPE B



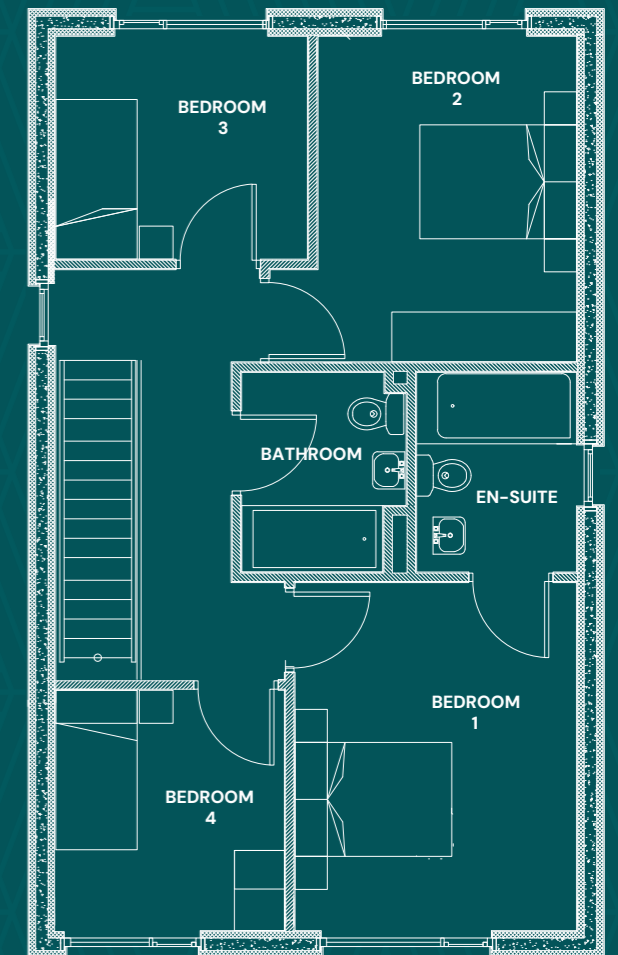
Large, 4 Bedroom Detached House
approx. 1840sq.ft / 171 sq.m



GROUND FLOOR



FIRST FLOOR

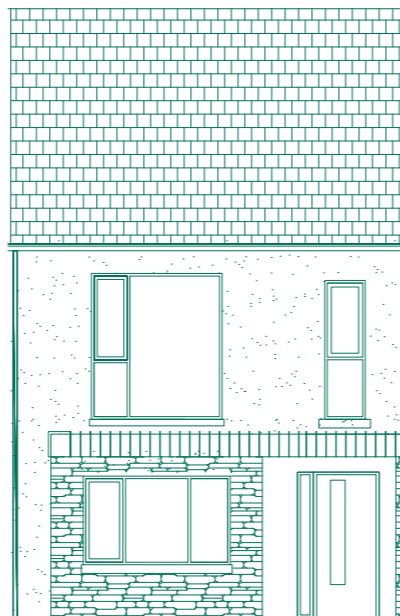


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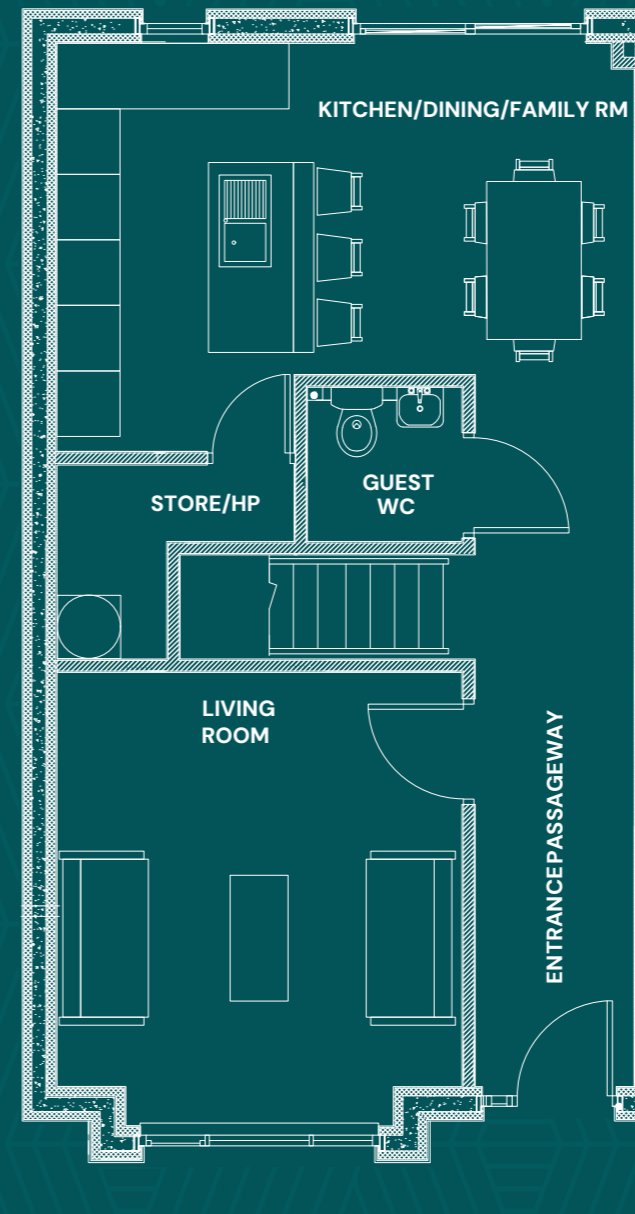
HOUSE TYPE C



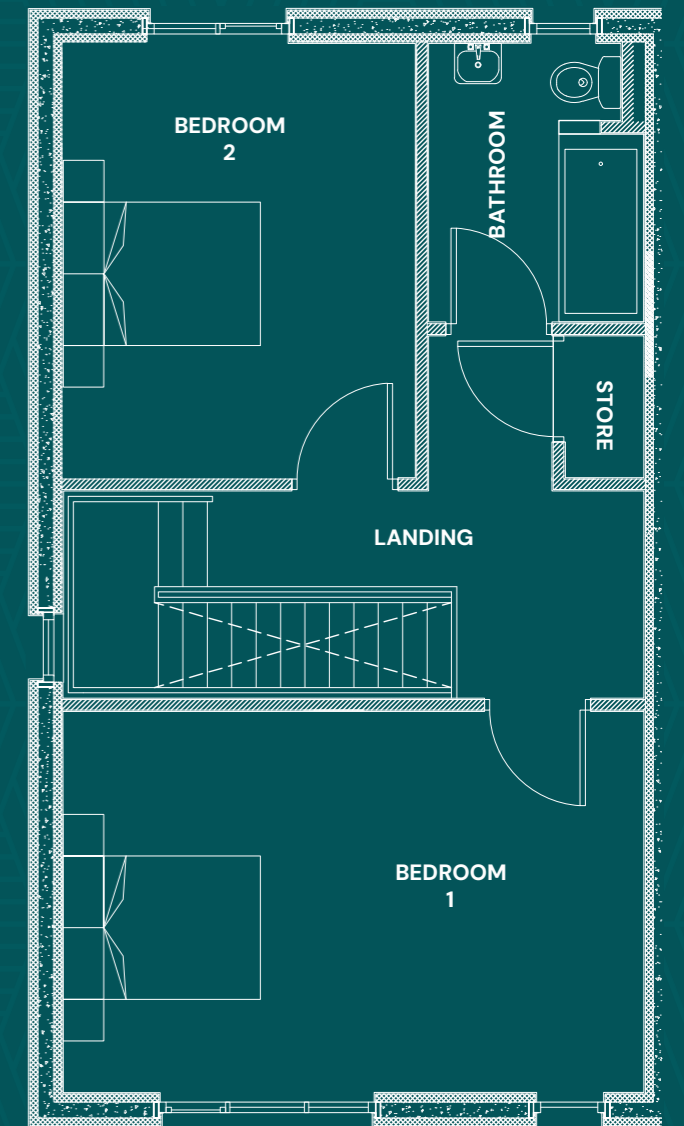
Large, 2 Bedroom Semi-Detached
approx. 1400 sq.ft / 131 sq.m



GROUND FLOOR



FIRST FLOOR



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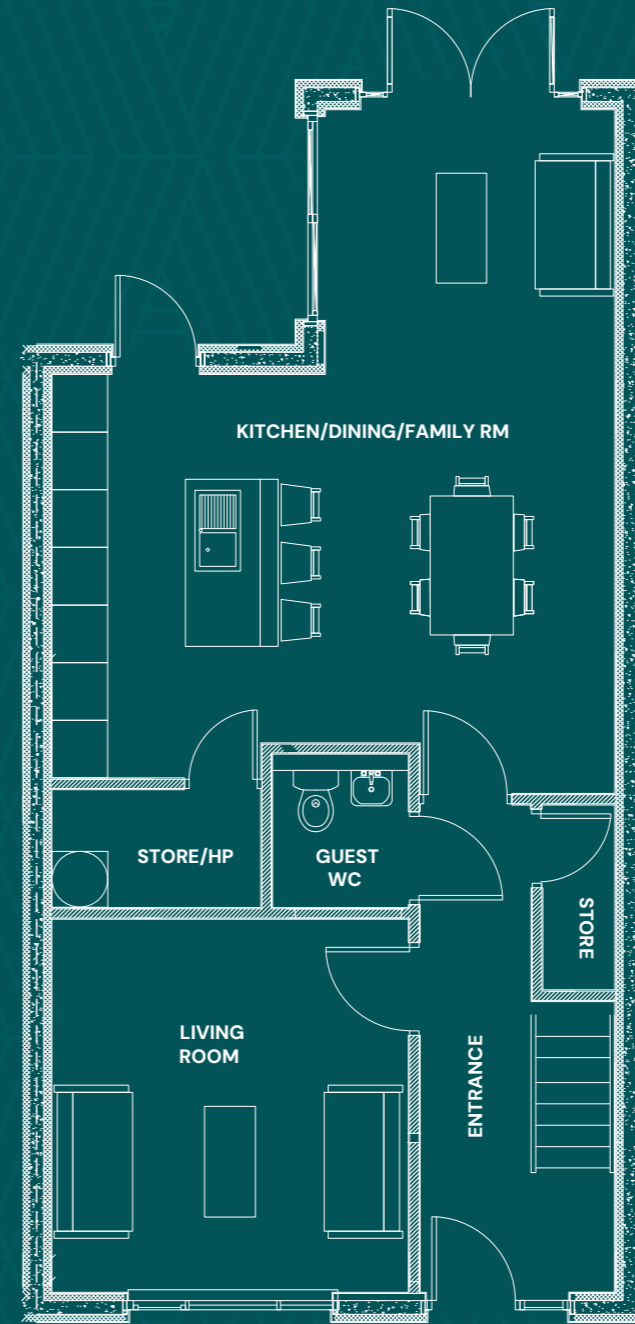
HOUSE TYPE D



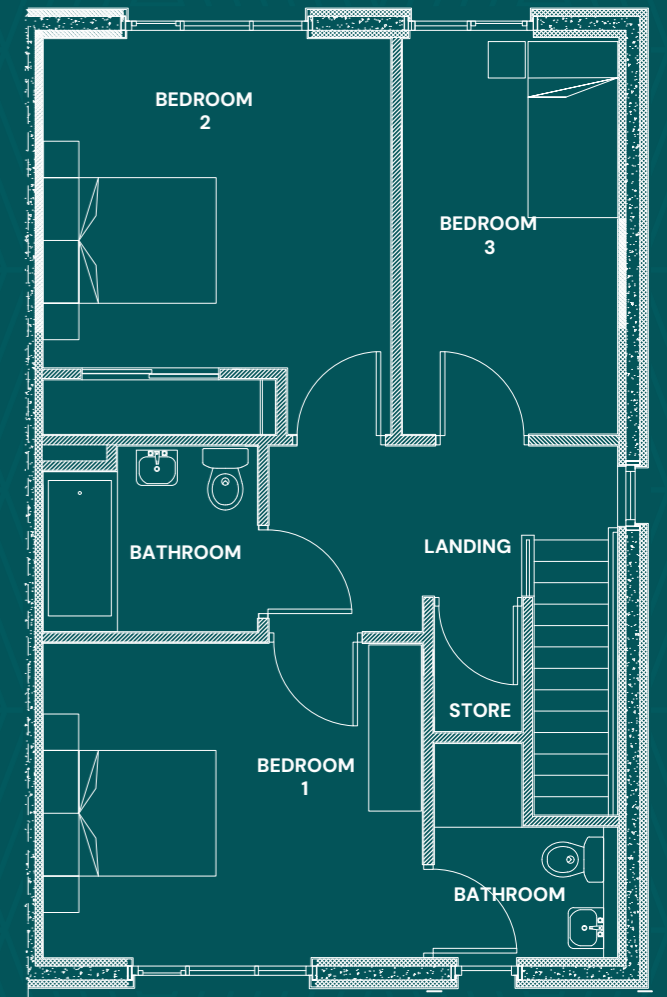
Large, 3 Bedroom Semi-Detached House
approx. 1400 sq.ft / 131 sq.m



GROUND FLOOR



FIRST FLOOR

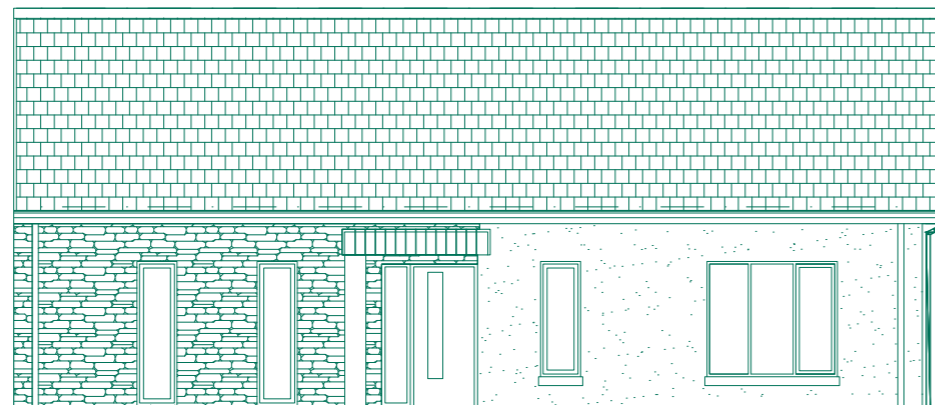


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HOUSE TYPE E

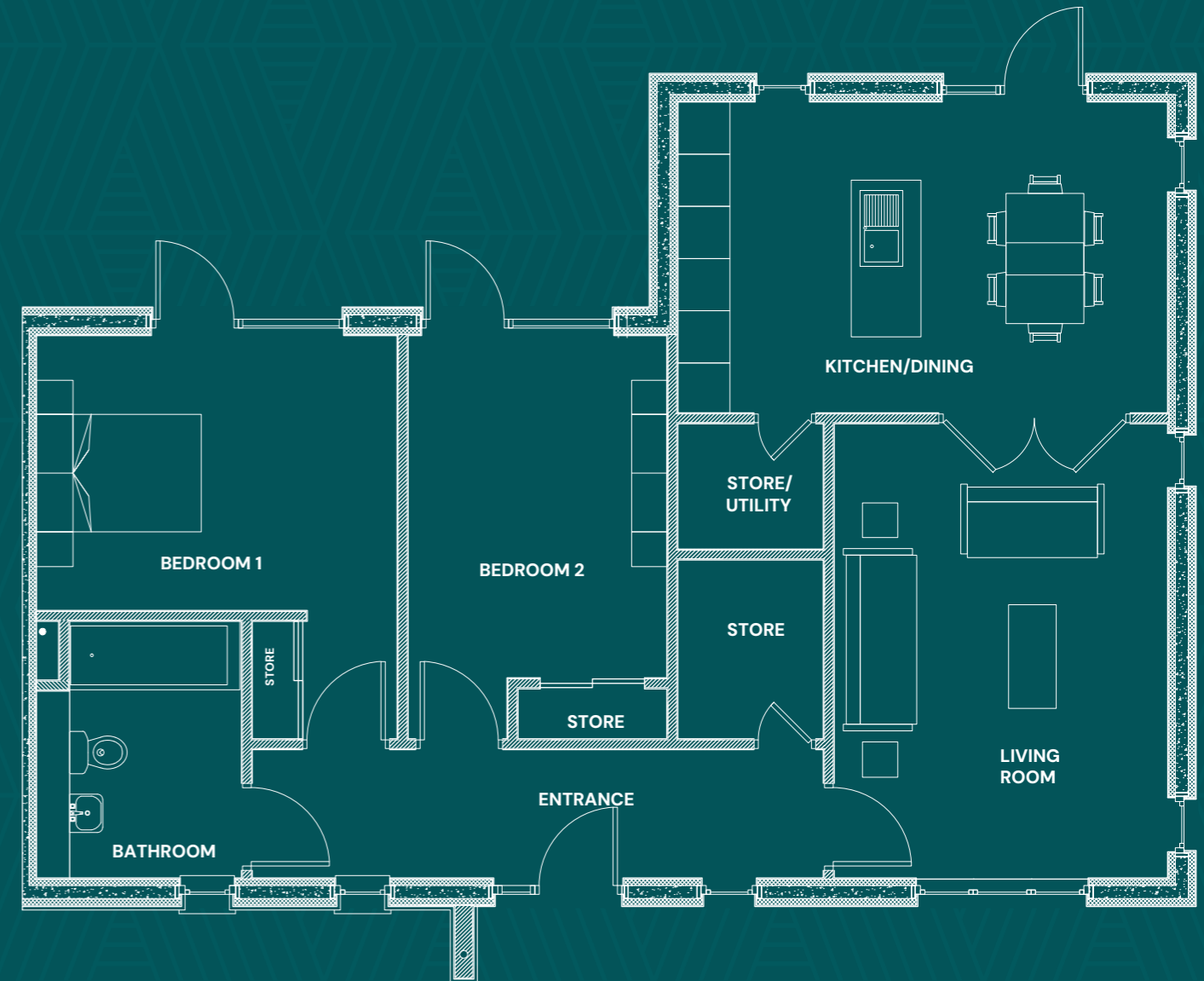


Large, 2 Bedroom Semi-Detached House
approx. 1035 sq.ft / 96 sq.m



GROUND FLOOR

FIRST FLOOR

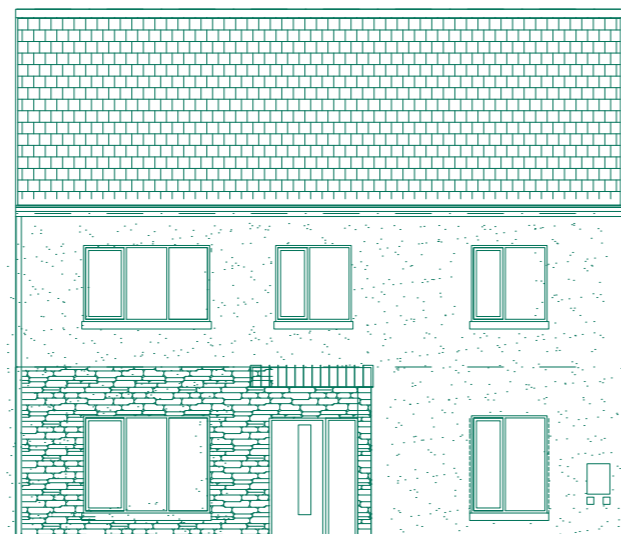


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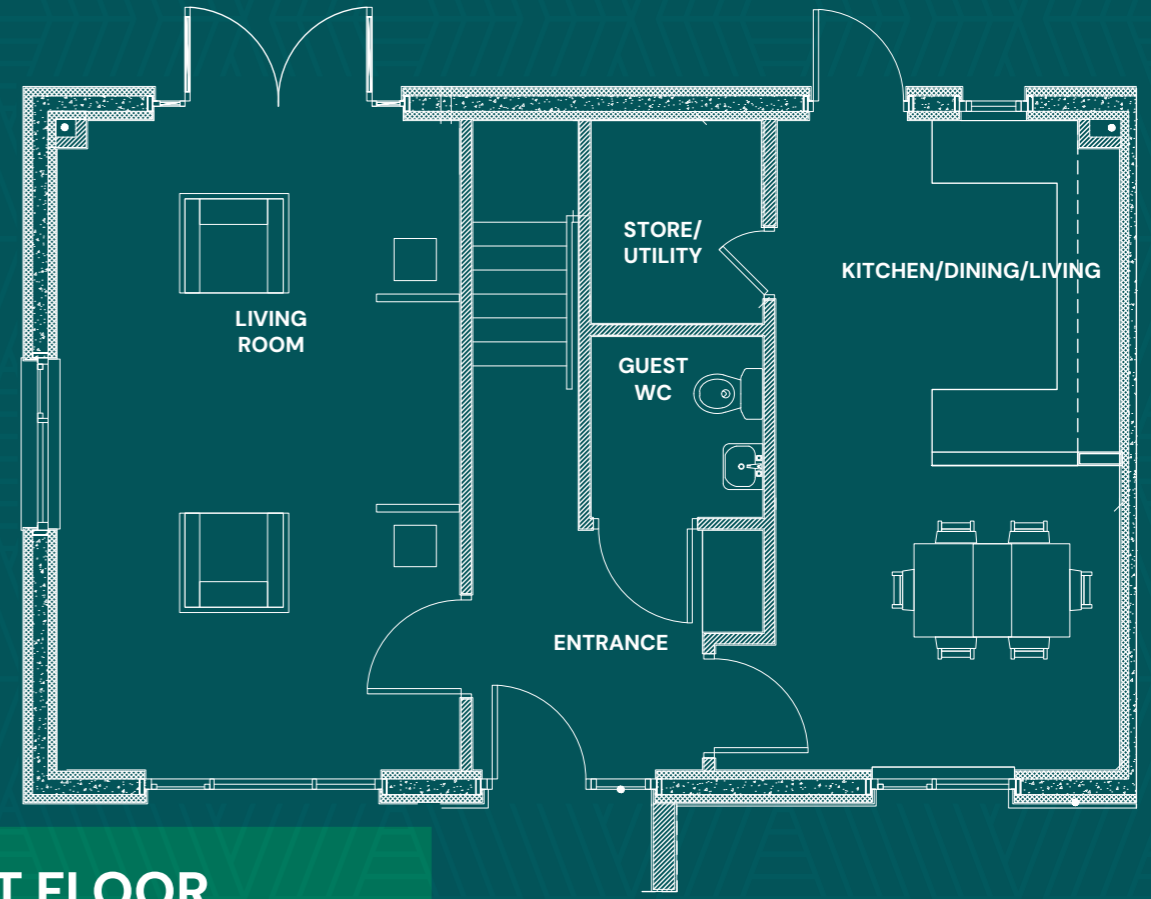
HOUSE TYPE F



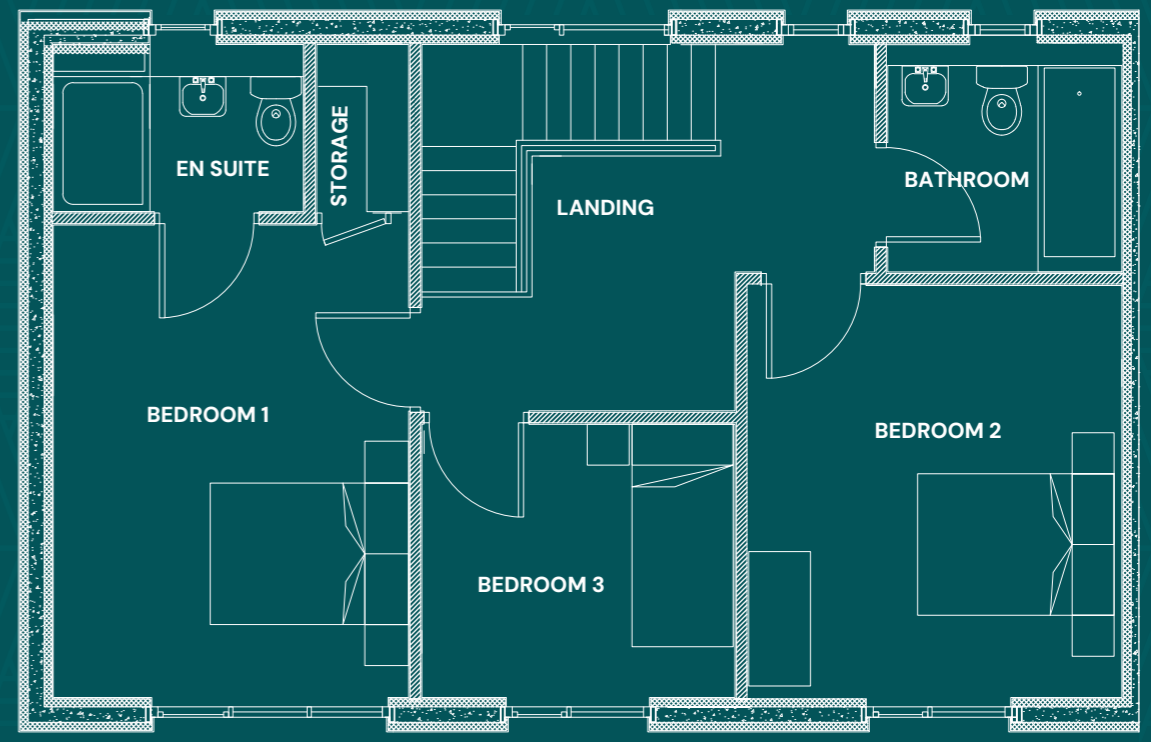
Large, 3 Bedroom Semi-Detached House
approx. 1380 sq.ft / 128sq.m



GROUND FLOOR



FIRST FLOOR



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SPECIFICATIONS

EXTERIOR

- Dwellings are built by Insulated Concrete Forms (ICF) which offers huge benefits with superior energy efficiency
- Contemporary styled external elevations incorporate a mix of Stone and low maintenance render finish.
- PVC Facia, gutters and downpipes
- Decorative concrete Balcrete walls to all rear gardens
- External power socket and outside tap fitted as standard to houses.
- Rear gardens of houses are top soiled, raked and seeded. Some gardens are split level – please check with Agent.

MECHANICAL & ELECTRICAL

- Energy Efficient heat pump system providing underfloor and radiators heating.
- Mechanical ventilation system fitted.
- Generous and well designed electrical and lighting specification
- Provision for electrical car charging points
- Smoke/heat and carbon monoxide detectors fitted as standard
- Wired for TV and broadband installation

INTERNAL FINISHES

- Painted skirting, architraves and balustrades
- All walls and ceiling will be skimmed and painted a neutral colour throughout.
- Kitchens
- Superb Contemporary kitchen with soft close doors and modern internal fittings.
- Kitchen appliances included
- Stainless steel sink featuring an elegant swan tap.

ENERGY EFFICIENCY

- All homes are A2-rated with high levels of energy efficiency, comfort, and lower running costs
- Insulated Concrete Forms (ICF) wall structure, plus high level of insulation incorporated into floors, walls and roofs.

WINDOWS & DOORS

- Top quality PVC double glazed windows
- French style sliding doors.
- Composite front door with multi point locking system
- High specification Joinery and internal door and ironmongery fitout.

BATHROOMS

- Stylish contemporary Bathroom, En Suite and Guest WC with elegant sanitary ware
- Beautiful taps, shower heads & bath fittings
- Carefully chosen tiles on all bathroom floors and bath/shower areas

FLOOR FINISHES

- Ceramic Tiled floor finish to kitchen, entrance hall and bathrooms.

GUARANTEE

- Each Axis Construction home is covered by a 10 –year Structural Guarantee provided by Homebond.

Register your interest at:

Campbells 
Auctioneers | Estate Agents | Valuers

Campbells Auctioneers
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Co. Donegal
F94 WR6T

+353 172 6333
info@campbells.ie
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