

Glenveagh
Silver Banks



Welcome Home

Glenveagh Silver Banks Stamullen

Glenveagh Homes is delighted to introduce Silver Banks, a modern and stylish new development in the heart of the picturesque village of Stamullen in Co Meath. Ideally located just minutes from the M1 motorway, Silver Banks consists of a fresh mix of contemporary A-rated terraced, semi-detached and detached three and four bedroom homes.

Silver Banks presents a superb opportunity to purchase a stunning home in a thriving village on the border of Co. Dublin. An array of well-established local amenities, a great local community network and transport links to Dublin City Centre and beyond make Silver Banks the perfect choice for every type of buyer, from first-time buyers to growing families and those who want to make the most of their golden years.

Countryside living close to a host of amenities





Balbriggan

Millfield Shopping Centre

Running Track

Athletics Club

GAA Playing Grounds

St. Patrick's GAA & Community Centre

Childcare facilities

Stamullen Village

St. Patrick's National School

M1

To Dublin ▶



Glenveagh Silver Banks



Stamullen Village





Gormanston Beach



City North Hotel

Location

Meaning "Mullen's House", Stamullen is a vibrant village on the banks of the Delvin River, close to the M1 Dublin/Belfast motorway and the R132 (former N1) regional route. Easy access to the M1 makes Stamullen the perfect choice for busy families of all ages and to commute to Dublin city.

Silver Banks is located in the heart of this beautiful village, and is surrounded by mature housing and the state-of-the-art St. Patrick's GAA grounds. The attractive and well-laid-out main street offers an array of shops and services, including a large supermarket, pharmacy, butchers, hairdressers, restaurants and cafés. City North Hotel is also just a short drive away.



Gormanston Train Station



M1 Motorway



City North Hotel / M1 Motorway

Transport

As an established commuter location, Stamullen enjoys excellent transport links to the M1, which runs from Dublin to Belfast, via Drogheda and Dundalk. In tandem with the Port Tunnel, the motorway offers Stamullen residents a reliable commute to Dublin City Centre of just 45 minutes and to Drogheda of only 20 minutes. For those travelling further afield, Dublin Airport is only 25 minutes away.

Public transport is also available via the highly regarded Matthews Bus private service. Alternatively, commuters can travel by train to Heuston Station in Dublin City Centre via Gormanston Train Station, just 4.5km from Stamullen.



	
Dublin Airport	Dublin City
25 minutes	45 minutes
	
Drogheda Town Centre	Gormanston Train Station
20 minutes	5 minutes
	
Balbriggan Train Station	
11 minutes	



Ardgillan Castle



Ardgillan Castle Gardens



St. Patrick's - Naomh Padraig GAA



Education

Families of all ages in Stamullen are well catered for in terms of quality education and childcare. The village itself is particularly well served with a choice of montessori and daycare businesses close to Silver Banks. Adjacent to the development is St. Patrick's National School, a modern 24-classroom school that offers excellent educational and sporting facilities. For teens, the well-regarded Gormanston College is just up the road in Gormanston village, while Bremore Educate Together and Loreto are two other options in nearby Balbriggan. A short drive away Ashbourne and Drogheda offers further choice for all ages.

"Thanks to its educational, shopping and recreational amenities and close proximity to Dublin and Drogheda, Stamullen is the perfect location to raise a family within a strong and supportive community"



Ardgillan Castle



Laytown Races

Stamullen



Recreation

Sporting enthusiasts will be spoilt for choice with the array of recreational facilities in Stamullen. The Community Centre offers state-of-the-art facilities with St Patrick's GAA, Stamullen Football Club, Stamullen Badminton Club and Stamullen Bowls Club. The very successful M Donnelly Stamullen Road Club Cycling Team facilities are also located in the village, while rugby is available in nearby Balbriggan Rugby Club and Delvin Rugby Club Drogheda.

For fun family days out, Bellewstown Racecourse & Golf Course is less than a 10 minute drive away, while the world-famous Laytown Races on the beach offers a horse racing experience with a difference. Alternatively, pack a picnic and head to the stunning beaches on the Dublin and Meath coast, take the kids to Funtasia or Tayto Park, or explore the rolling gardens of Ardgillen Castle – all within a short drive from Silver Banks.







Quality Homes Real Distinction

Built to a standard you can trust

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Silver Banks an extremely attractive new development. Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come. Step inside to reveal interiors that are thoughtfully laid out to suit modern living and all finished to the highest of standards.













Site Plan



FUTURE DEVELOPMENT



The Larch
3 bedroom Mid Terrace
115 sqm / 1,234 sqft



The Poplar
3 bedroom Semi Detached / End Terrace
117 sqm / 1,255 sqft



The Birch
3 bedroom Semi Detached / End Terrace
115 sqm / 1,238 sqft



The Oak
4 bedroom Semi Detached / End Terrace
134 sqm / 1,437 sqft



The Ash
4 bedroom Semi Detached
159 sqm / 1,710 sqft



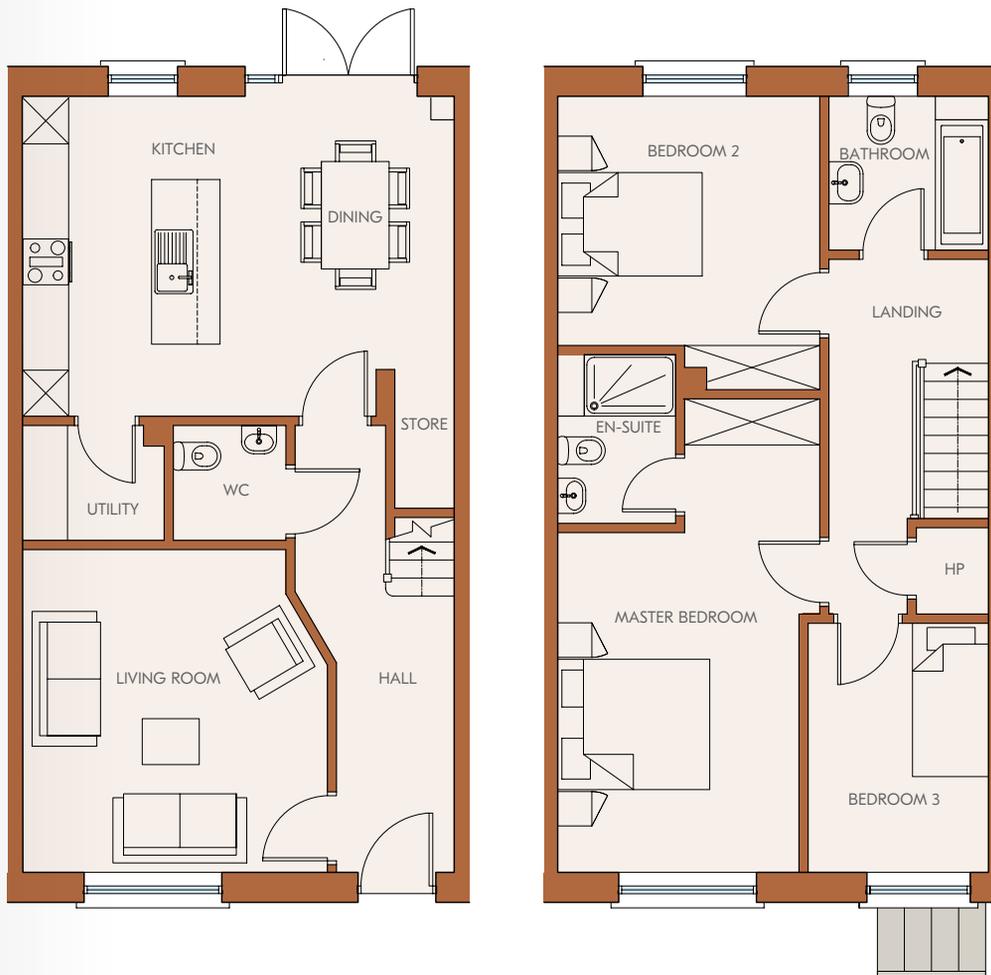
The Aspen
4 bedroom Detached
151 sqm / 1,626 sqft

Show Village

SO - Sales Office
SH - Showhouse

The Larch

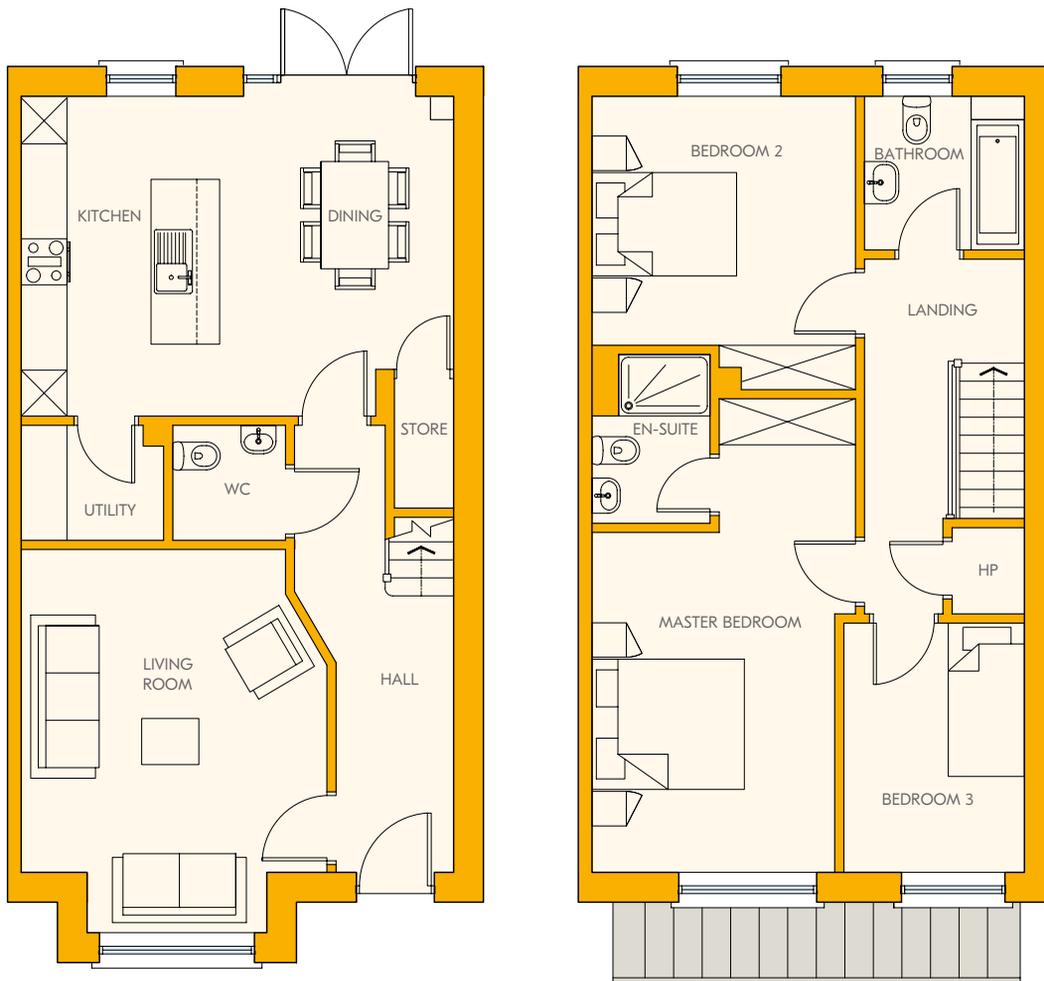
3 bedroom Mid Terrace
115 sqm / 1,234 sqft



Floorplans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice, the finished home may therefore vary from the information provided.

The Poplar

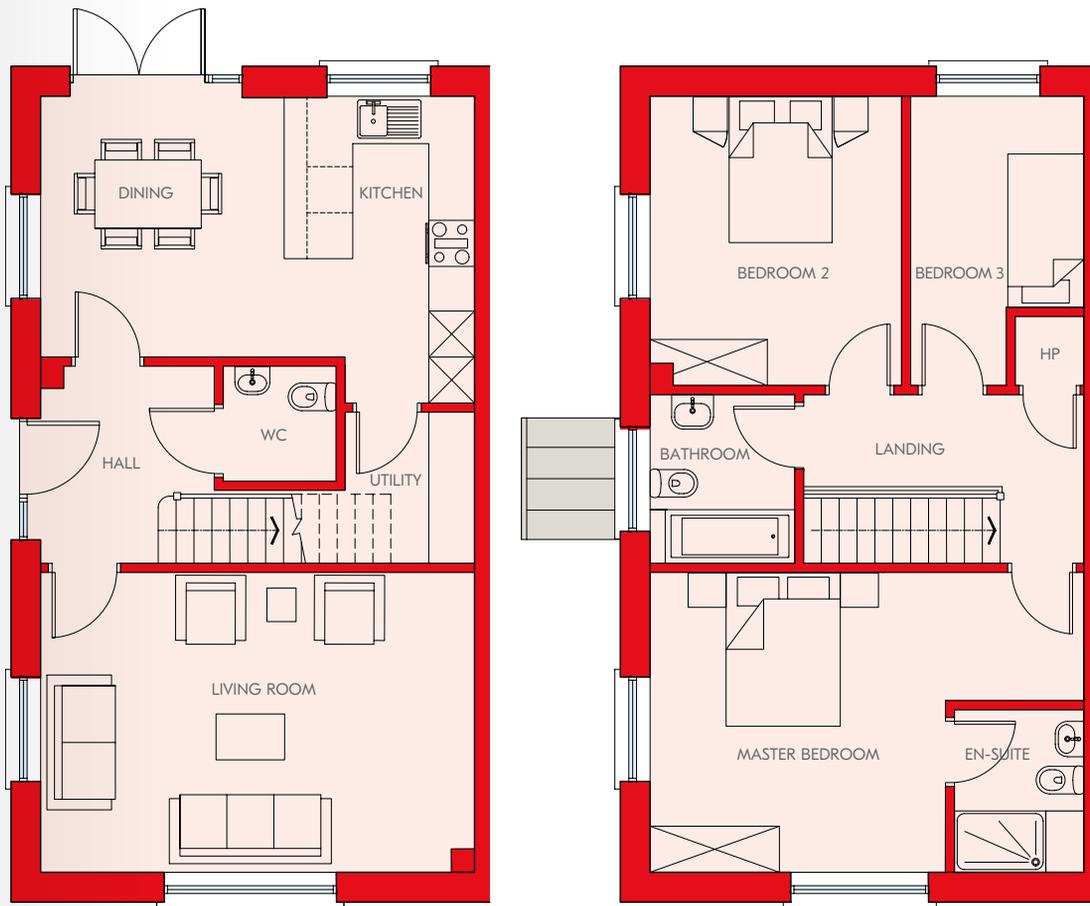
3 bedroom Semi Detached / End Terrace
117 sqm / 1,255 sqft



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The Birch

3 bedroom Semi Detached / End Terrace
115 sqm / 1,238 sqft



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The Oak

4 bedroom Semi Detached / End Terrace

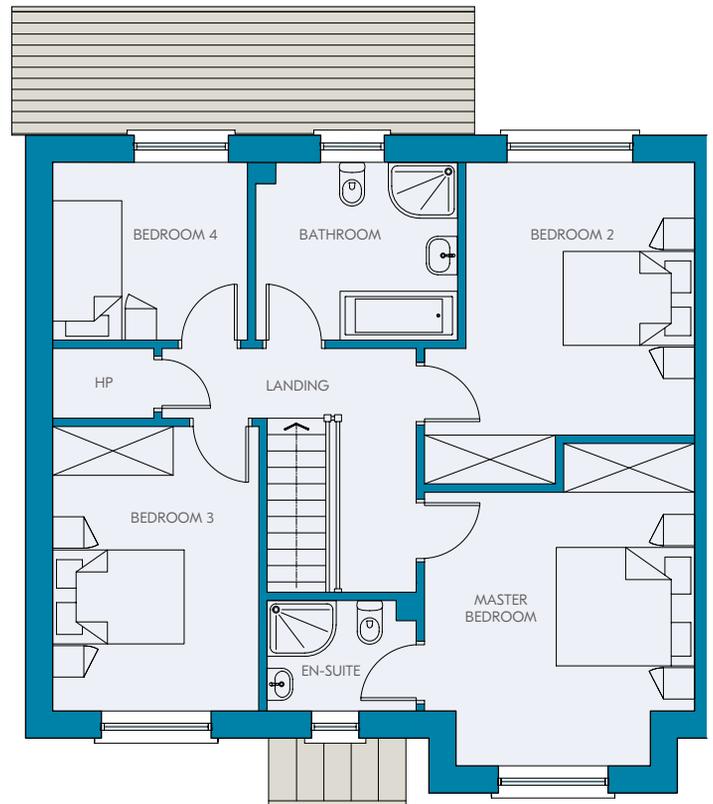
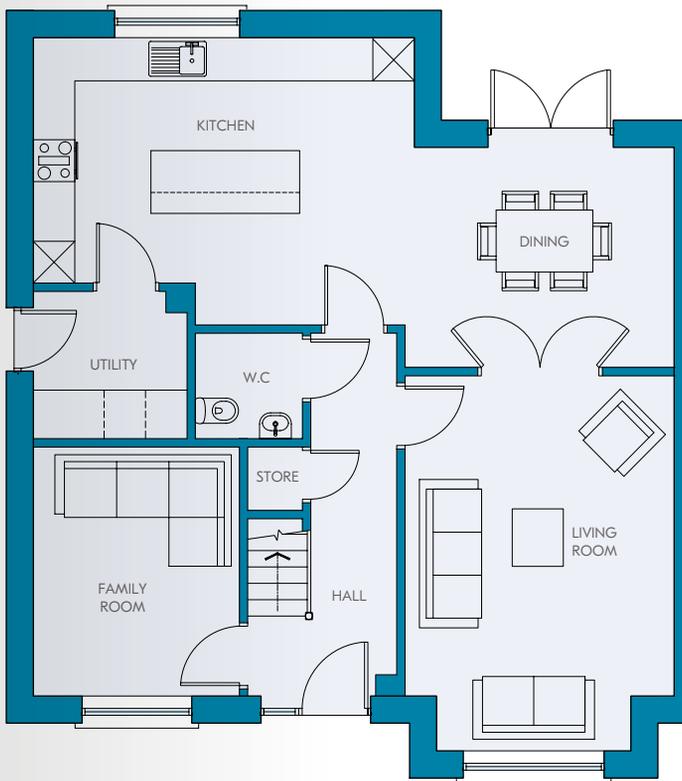
134 sqm / 1,437 sqft



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The Ash

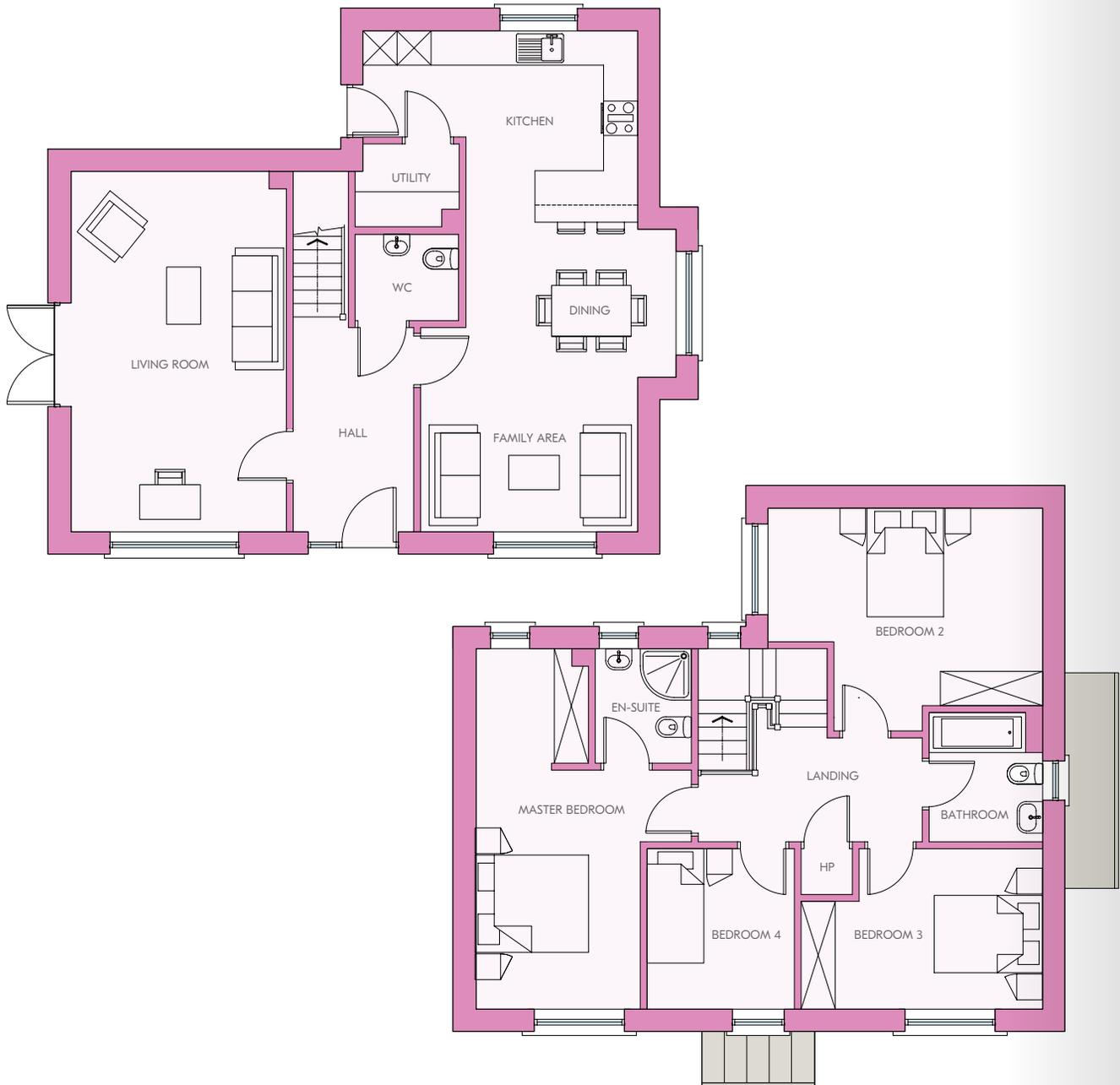
4 bedroom Semi Detached
159 sqm / 1710 sqft



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The Aspen

4 bedroom Detached
151 sqm / 1,626 sqft



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Built To A Standard You Can Trust



External Features

- ◆ Maintenance free, tasteful mix of brick and render exteriors.
- ◆ PVC fascia, gutters and downpipes.
- ◆ Composite front doors with secure five-point locking system.
- ◆ Electric car charging provision included.



Kitchens

- ◆ Superb contemporary kitchen by Gallagher Kitchens with soft close doors.
- ◆ All kitchens are integrated with an upstand and extractor fan as in the show houses.
- ◆ Stainless steel sink featuring an elegant swan tap.



Windows and Doors

- ◆ Two-toned uPVC double glazed windows with grey exterior and white interiors.
- ◆ French double doors to back garden.



Energy Efficiency

- ◆ All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- ◆ High level of insulation incorporated in floors, walls and roofs.
- ◆ All houses are constructed to provide a high level of airtightness in order to retain heat.



Electrical & Heating

- ◆ Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- ◆ Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- ◆ TV connection in living and master bedroom.
- ◆ Heat pump system which is thermostatically controlled to maximise your comfort.



Gardens

- ◆ Driveways finished in Kilsaran paving to allow for parking.
- ◆ Seeded gardens with secure post and panel fencing to rear gardens.



Bathroom & Ensuite

- ◆ Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- ◆ Beautiful taps, shower heads & bath fittings.
- ◆ Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.



Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom in three bedroom homes and also in third bedroom in four bedroom homes.



Guarantee

- ◆ Each Silver Banks home is covered by a 10-year Homebond Structural Guarantee.



Internal Finishes

- ◆ Walls painted throughout in mid-tone easy neutral paint with ceilings painted in white.
- ◆ Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- ◆ Pull-down attic ladder in all homes.



Taylor Hill - Balbriggan, Co. Dublin

Taylor Hill is a new development of A-rated 2, 3 & 4 bedroom family homes in a most convenient location with homes to suit every stage of life, from first-time buyers to growing families and those trading down. Each of the spacious homes has been thoughtfully designed with the needs of modern families in mind. As a location, Taylor Hill could not be better positioned, Balbriggan itself is only 34km north of Dublin City and 27km south of Drogheda, Taylor Hill is just three minutes from the main M1 motorway.

Cnoc Dubh - Ballyboughal, Co. Dublin

Cnoc Dubh, Ballyboughal is an exclusive new development set in the leafy village of Ballyboughal, Co. Dublin. Situated just minutes from the major transport networks such as Dublin International Airport c. 13km and c.8km from the M50 Motorway and c. 21km from Dublin City Centre. Cnoc Dubh is an exclusive new development consisting of generously sized 3, 4 & 5 bedroom contemporary family homes.



Semple Woods - Donabate, Co. Dublin

Semple Woods is a beautiful new development of spacious 3, 4 and 5 bedroom family homes in the picturesque North Dublin town of Donabate. Located close to the train station and within easy reach of Dublin City Centre, Semple Woods is the ideal choice for families.

Barnhall Meadows - Leixlip, Co Kildare

Barnhall Meadows is a modern development of new homes situated at the iconic Wonderful Barn site in Leixlip. The development consists of a mixture of large architecturally designed luxury family 3 & 4 bedroom homes built to the highest modern standards. These homes are designed with the buyer in mind and cutting edge features are apparent throughout, including the state of the art air to water heat source pump reducing owners running costs.



Ledwill Park - Kilcock, Co. Kildare

Ledwill Park is a beautiful development comprising large 2, 3, & 4 bedroom terrace, semi-detached and detached homes, located within the townland of Branganstown, a short stroll from the town of Kilcock, County Kildare.

Each of these modern homes offers a family, either starting out or seeking a larger home an opportunity to live within a thriving community approximately 35km west of Dublin.

Glenveagh

Home of the new.



The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

Other Glenveagh Developments

- Cluain Adain, Navan
- Cois Glaisin, Navan
- Semple Woods, Donabate
- Taylor Hill, Balbriggan
- Knightsgate, Rush
- Cnoc Dubh, Ballyboughal
- Holsteiner Park, Clonee
- Proby Place, Blackrock
- Marina Village, Greystones
- Barnhall Meadows, Leixlip
- Ledwill Park, Kilcock
- Mount Woods, Cork
- Blackrock Villas, Cork

Selling Agent



PSRA No. 002488

Professional Team

Developer



Architect



Solicitor



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