



Glenveagh  
Cnoc Dubh



Giving Life a New Home

Cnoc Dubh Ballyboughal

Short Cover Area



# Welcome To Cnoc Dubh

Glenveagh Homes is proud to introduce Cnoc Dubh, an exclusive new development of 57 generously sized 2, 3, 4 and 5 bedroom contemporary family homes. Located in the peaceful village of Ballyboughal, Cnoc Dubh is a great opportunity to purchase a beautiful family home in an idyllic setting.

Cnoc Dubh has a wide variety of homes to suit everyone, from the first time buyer to young professionals looking for a quality home, and families trading up from local areas such as Swords, Baldoyle, Portmarnock, Malahide & Ashbourne. Each home is also packed full of modern and innovative features, making them an attractive option for people looking for a more energy efficient home or those wanting all the convenience and comfort of a modern, forward-thinking house.

## Location

Ballyboughal is the perfect mix between urban and rural, offering professionals the chance to enjoy the peace and space of the countryside, yet within easy reach of Dublin City Centre and beyond. The M1 & M50 motorways, which opens up Ireland's network of motorways, are located a short distance away from Cnoc Dubh, while Dublin International Airport is only 13km away. Dublin City Centre itself is just 21km away.



**THE BREW**  
House & Gourmet Food

OPEN 7 DAYS A WEEK  
Wi-Fi available  
Take-Out available  
Home orders welcomed  
60's Thursday special  
-10% discount  
Meeting room available  
Parties/Private Events  
catered for  
Kiddies meals  
cyclists welcome



**THE BREW**  
Celtic House & Gourmet Food

**THE BREW**  
Celtic House & Gourmet Food  
Main Pub  
Sat. Hours: 09:00-17:00









Glenveagh Cnoc Dubh - Ballyboughal



## Local Amenities

Cnoc Dubh residents can enjoy a whole host of amenities conveniently located on their doorstep. A Mace convenience store ensures you can stock up on all the essentials, while such must-haves as a petrol station, post office, hair & beauty salon, church and Ninja Play Centre (children's play centre) are also located in the village. Linger over a cuppa with a friend in The Brew Coffee Shop, or enjoy a night out at The Village Inn O'Connors – you're guaranteed a friendly welcome wherever you go.

In addition, Ballyboughal has an excellent community spirit and is home to numerous voluntary groups including a Tidy Town Committee, Scouts, GAA and Athletics Clubs and a Community Council.



## Schools

Families in Cnoc Dubh can choose from a range of schools in the immediate area, all of which are well established and highly regarded. Ballyboughal National School is situated in the village, while Bualadh Bos Montessori Pre School and Play School operates from St. Patrick's Hall. For older children, Swords and Ashbourne offer a wide range of secondary schools, all of which are within easy reach of Ballyboughal.

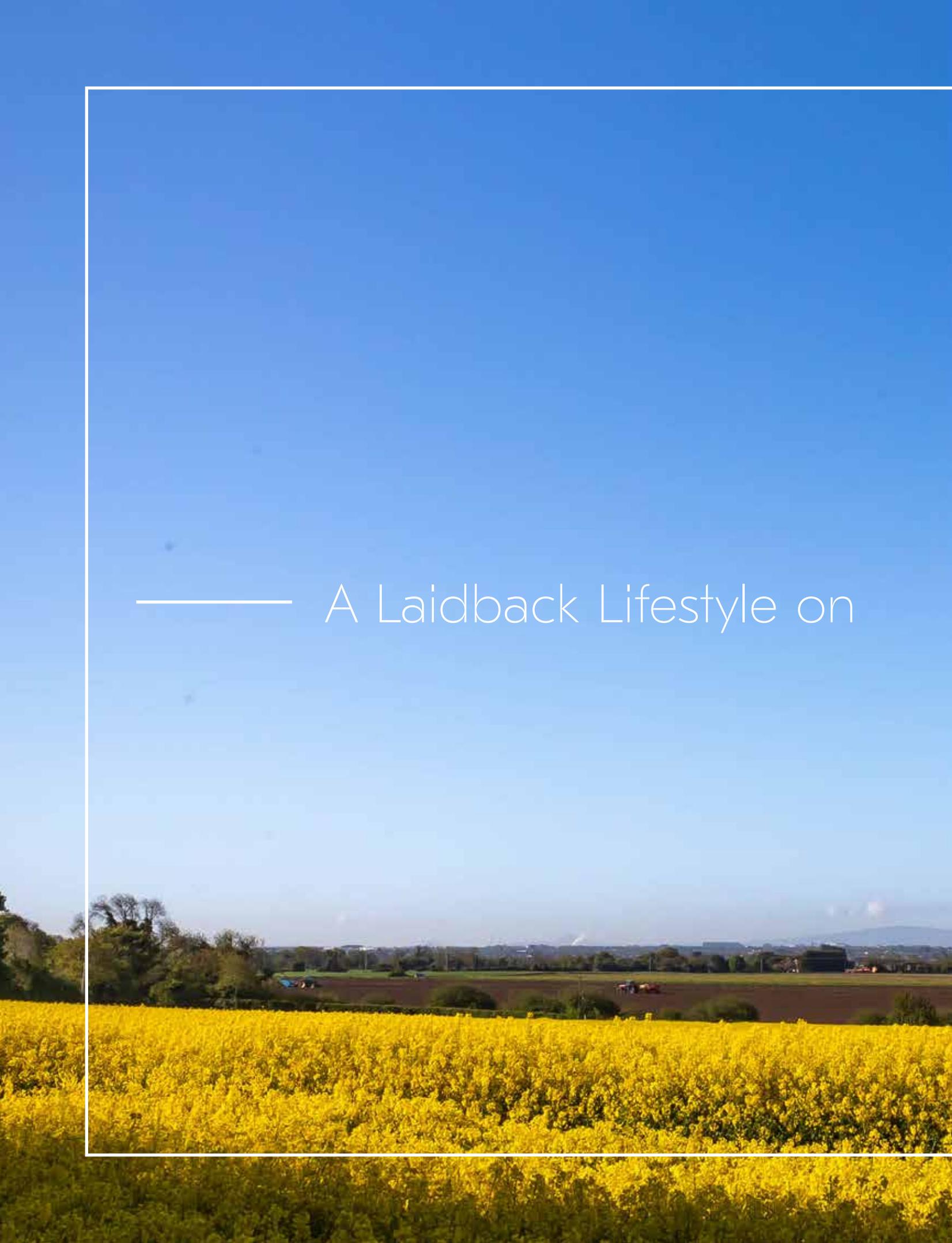
## Recreation

As you'd expect from an established and thriving community, Ballyboughal offers a good range of leisure options including a host of sports clubs in the immediate area, offering everything from GAA to athletics and an 18-hole pitch & putt course. Cyclists will love the challenge of the Ballyboughal/Naul Cycle Loop, while equestrian enthusiasts can visit a number of nearby stables, such as Oldtown Stables and Dymphna's Equestrian Centre at Surglestown. For flying enthusiasts, Ballyboughal Airfield is home to several historical aircraft and Balheary Model Flying Club — locals and passers-by are always welcome to stop by to look at the aircraft when they're out and maybe even go flying!

Alternatively, stay closer to home by joining one of the many activities at St. Patrick's Hall in the village including a folk group, set dancing, a youth club, scouts, Zumba and a mother & toddler group.

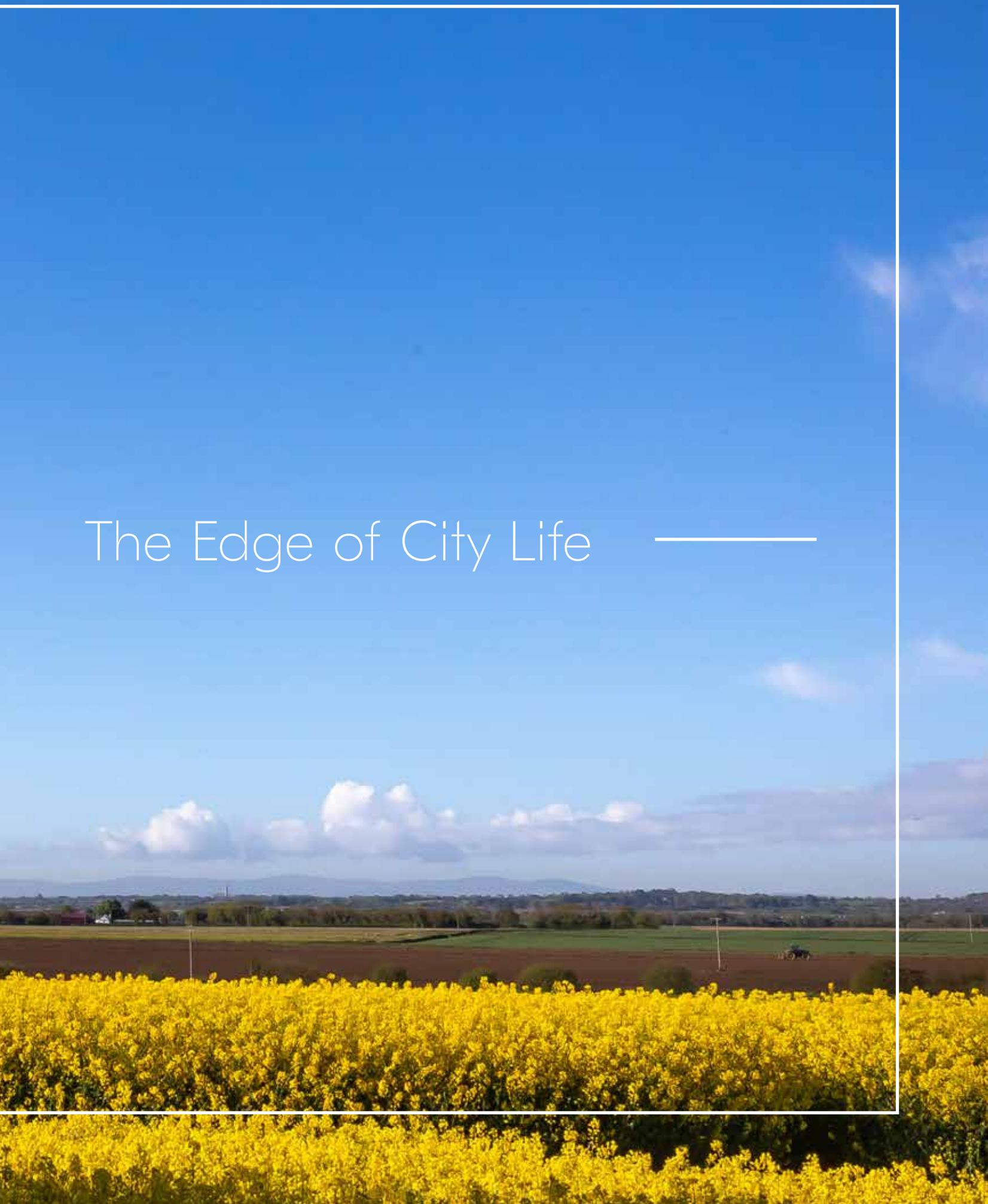
Golf enthusiasts can choose from a vast range of golf clubs, including Hollywood Lakes Golf Club, located north of the village, and Roganstown Golf Club and Swords Open Golf Club, located to the south of the village. If Golf isn't your thing, no problem — treat yourself to a relaxing day at the spa and leisure centre at Roganstown or Airport View Hotel, both of which have indoor swimming pools.





— A Laidback Lifestyle on

# The Edge of City Life

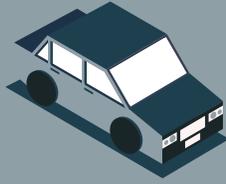




### Transport

Ballyboughal benefits from convenient public transport options that link the village to larger surrounding towns and beyond. The Local Link Bus service, which operates under the Rural Road Transport Programme, links Ballyboughal to Balbriggan, Ashbourne and Swords and also operates a local/community bus service throughout the area.

For motorists, the M1 and M50 interchange is just a few kilometres away, while Dublin Airport can be reached in less than 20 minutes, making international travel as easy as a trip into town.



4 minutes  
|  
Ballyboughal Airfield

5 minutes  
|  
Roganstown Hotel &  
Country Club

12 minutes  
|  
Swords Village

13 minutes  
|  
Newbridge House  
& Farm

17 minutes  
|  
Donabate Beach

19 minutes  
|  
Ashbourne Village

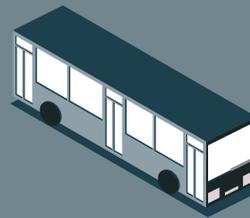
21 minutes  
|  
Skerries Mials

24 minutes  
|  
Malahide Village,  
Malahide Castle & Avoca

34 minutes  
|  
City Centre



19 minutes  
|  
Dublin Airport



Route 195  
|  
Ballbriggan / Ashbourne



Numerous Cycle  
Tracks

# Amenities Map





Naul

Ardgillan Castle

Skerries

Hollywood Lakes Golf Course

Route 195 to Ashbourne / Ballbriggan

Ballyboughal

Access to M1, Lusk & Skerries

Local Link Bus Service

Access to Airport, Swords & Roganstown Country Club

Blakes Cross

Donabate

Rolestown

Swords

Swords Pavillions

Malahde Castle

Malahide

Dublin Airport

Portmarnock

Location Map



Ballyboughal  
GAA club

Mario's  
Takeaway

NAUL

ASHBOURNE

Hair  
Salon

The Brew  
Coffee Shop

Community  
Hall

O'Connors  
Inn

Ballyboughal  
Catholic Church

Ballyboughal  
National School



LUSK TRAIN STATION/ BLAKES  
CROSS / M1 MOTORWAY

SWORDS / DUBLIN AIRPORT  
Roganstown Hotel & Spa

Ninja Play  
Centre

Mace, Petrol Station,  
Post Office & ATM





# 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 Cnoc Dubh 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.



Superb  
Contemporary Kitchens





# Built To A Standard You Can Trust



## External Features

- ◆ Maintenance free, tasteful mix of brick and render exteriors.
- ◆ Composite front doors with secure five-point locking system.



## Gardens

- ◆ Driveways finished in Kilsaran paving with two car-parking spaces.
- ◆ Seeded gardens with secure post and panel fencing to rear gardens.



## Open Public Spaces

- ◆ Landscape designed by award winning Hayes Ryan Landscape Architects
- ◆ Playground designed by Spraoi Linn



## 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.



## 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.
- ◆ A-Rated Samsung Air Source Heat Pump, which is thermostatically controlled to maximize your comfort and comes with a 7 year warranty.



## Windows and Doors

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



## Kitchens

- ◆ Superb contemporary kitchen by Bespace Kitchens with soft close doors.
- ◆ All kitchens are supplied with an extractor fan.
- ◆ Stainless steel sink featuring an elegant tap.



## Internal Finishes

- ◆ Walls painted throughout in a 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.





### 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 air tightness in order to retain heat.



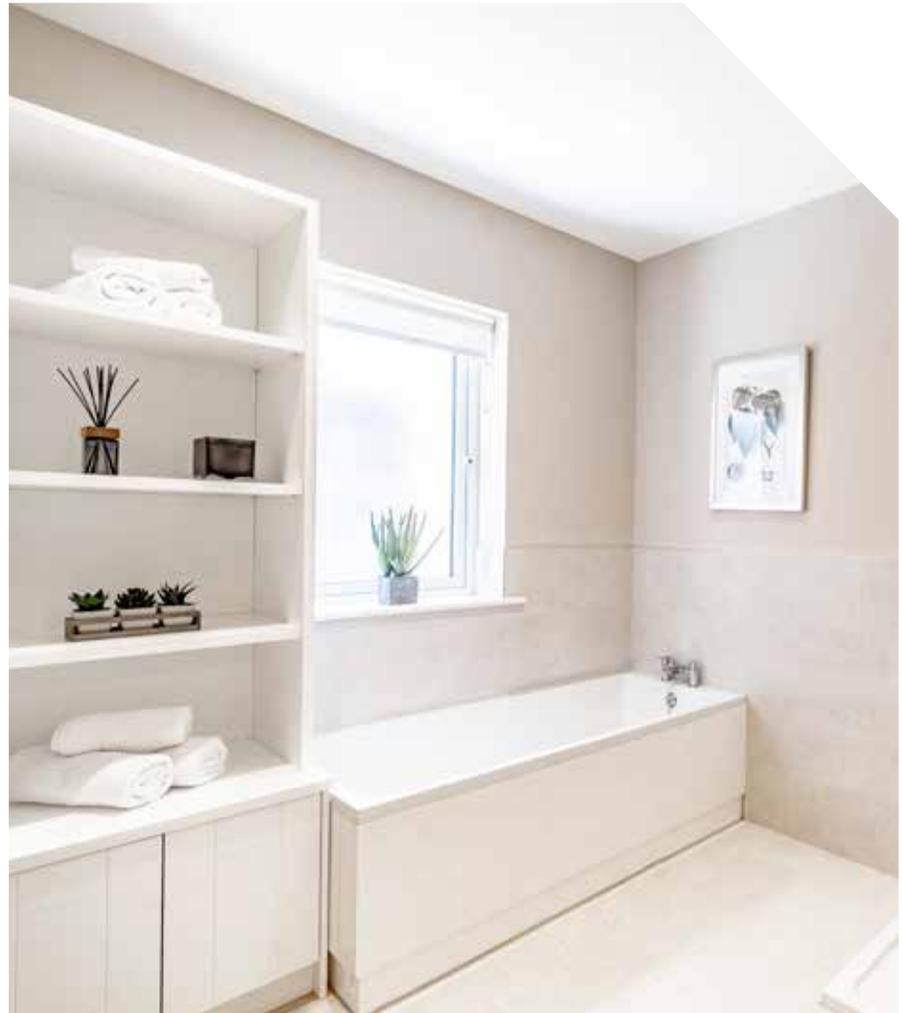
### Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Bespace Kitchens in master and second bedroom.



### Guarantee

- ◆ Each Cnoc Dubh home is covered by a 10-year Homebond Structural Guarantee.



Some Imagery featured from Previous Glenveagh Developments



Glenveagh Cnoc Dubh - Ballyboughal



Designed With Your  
Comfort in Mind



# Glenveagh Cnoc Dubh

## House Types



### The Sanderling

5 Bed Detached  
196 sqm / 2,105 sqft



### The Kestrel

4 Bed Detached  
170 sqm / 1,850 sqft



### The Starling

4 Bed Detached / Semi-Detached  
146 sqm / 1,570 sqft



### The Moorhen

4 Bed Semi-Detached  
138 sqm / 1,485 sqft



### The Swallow

3 Bed Semi-Detached  
115 sqm / 1,240 sqft



### The Finch

3 Bed Terrace  
118 sqm / 1,265 sqft



### The Swift

2 Bed Terrace  
95 sqm / 1,015 sqft



### The Dove

4 Bed-Detached Bungalow  
160 sqm / 1,725 sqft



### The Heron

3 Bed Detached Bungalow  
103 sqm / 1,100 sqft



### The Wren

2 Bed Detached Bungalow  
68 sqm / 735 sqft

### Show House

No. 1 The Lawn  
4 Bed-Detached Bungalow  
160 sqm / 1,725 sqft

# Site Plan



Plans are for illustrative purposes only

# The Sanderling

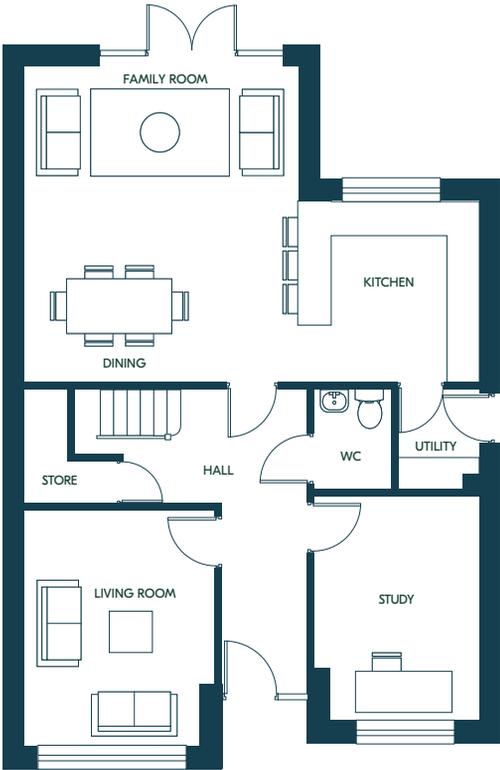
5 Bed Detached  
196 sqm / 2,105 sqft



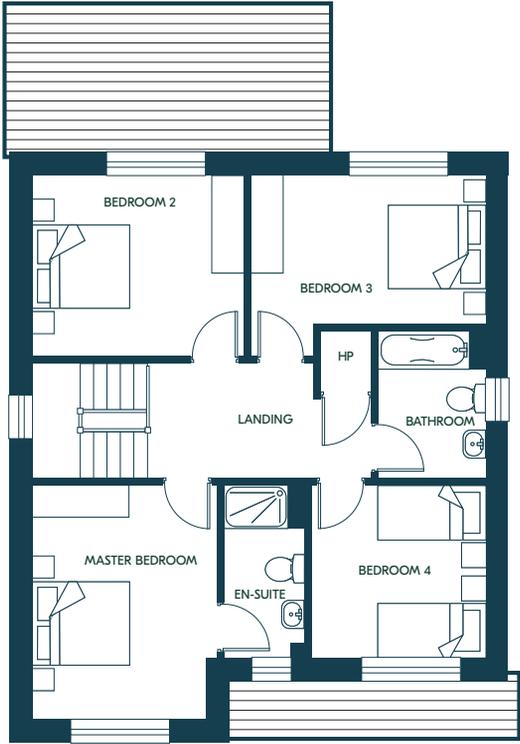
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# The Kestrel

4 Bed Detached  
170 sqm / 1,850 sqft



ground floor

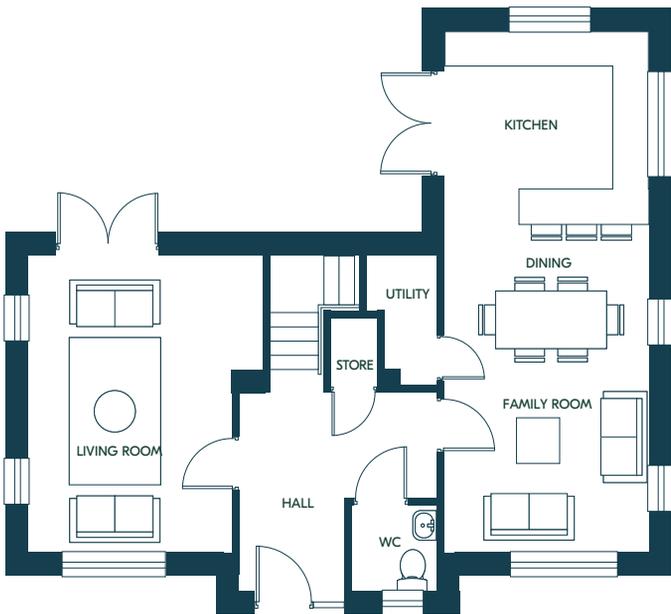


first floor

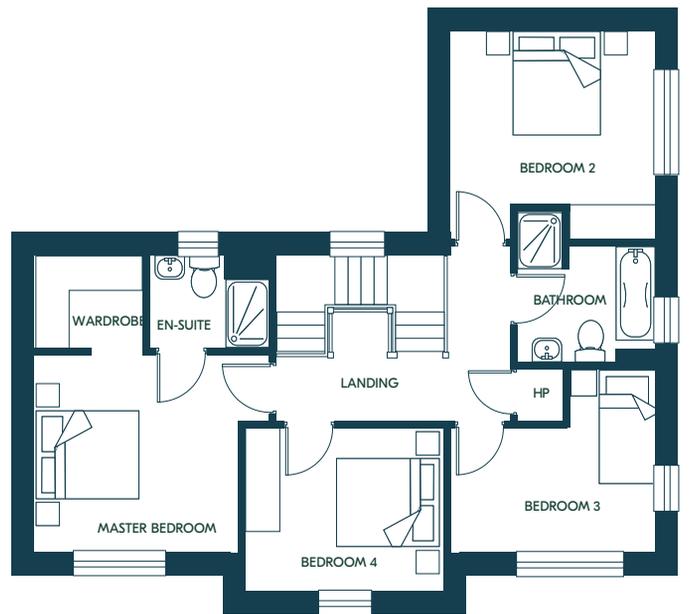
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# The Starling

4 Bed Detached / Semi-Detached  
146 sqm / 1,570 sqft



ground floor

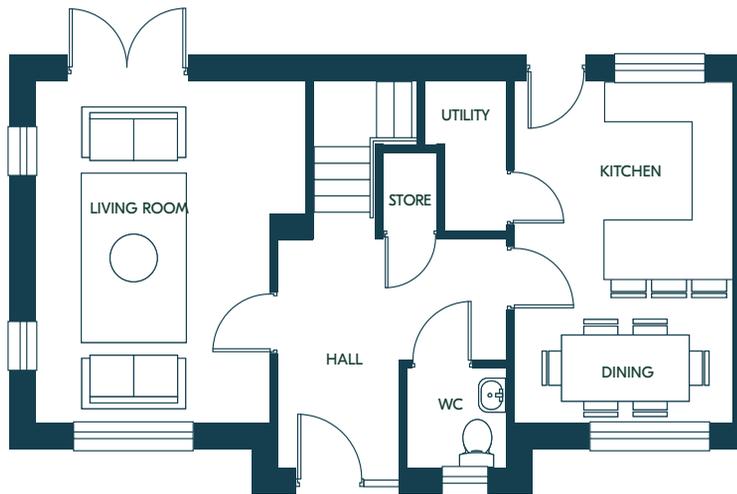


first floor

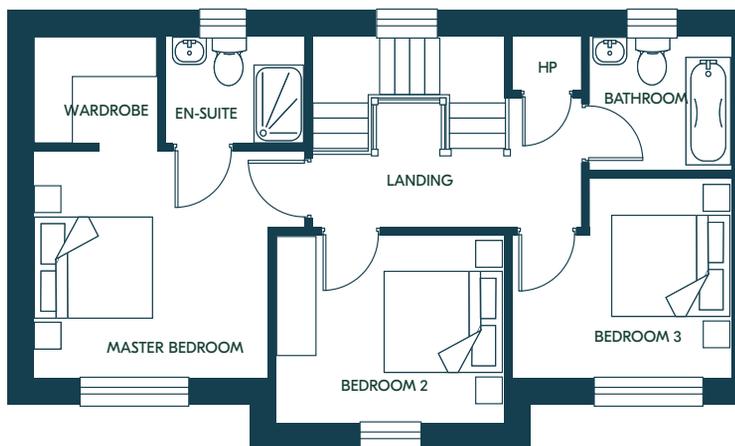
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# The Swallow

3 Bed Semi-Detached  
115 sqm / 1,240 sqft



ground floor

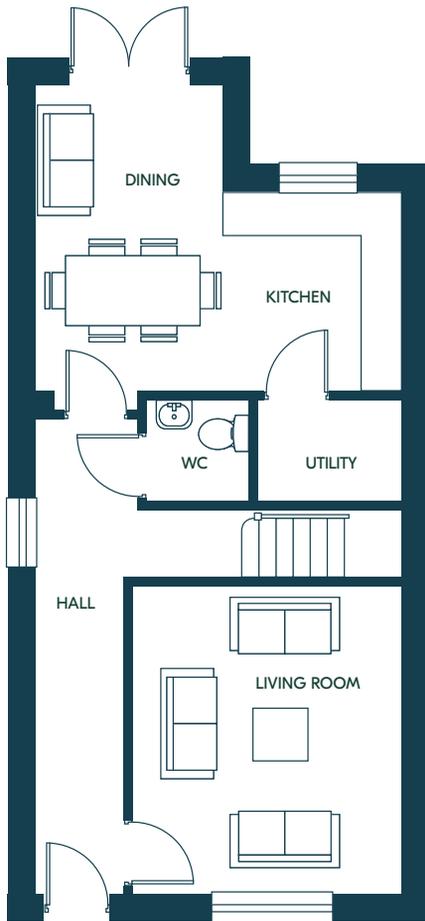


first floor

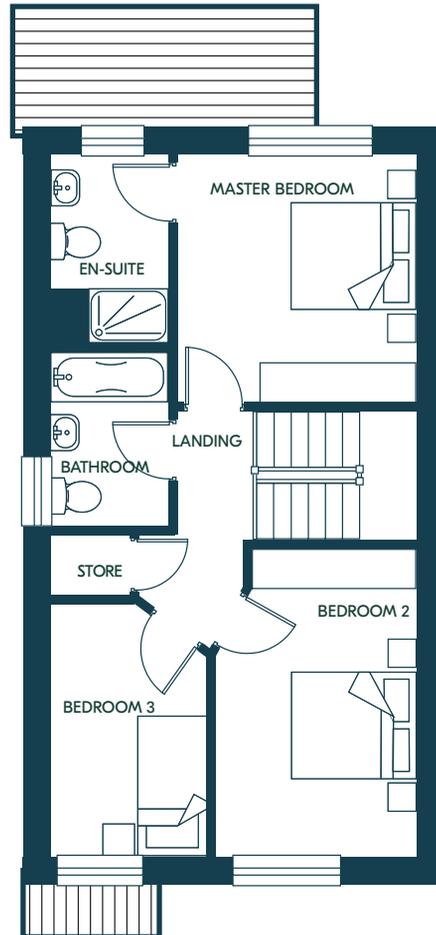
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# The Finch

3 Bed Terrace  
118 sqm / 1,265 sqft



ground floor

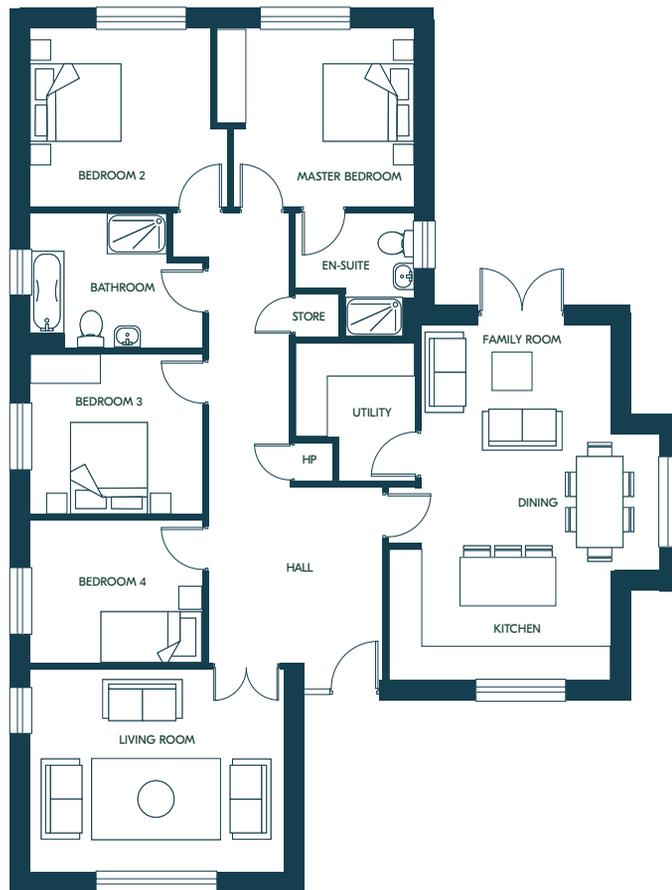


first floor

Plans are for illustrative purposes only

# The Dove

4 Bed-Detached Bungalow  
160 sqm / 1,725 sqft

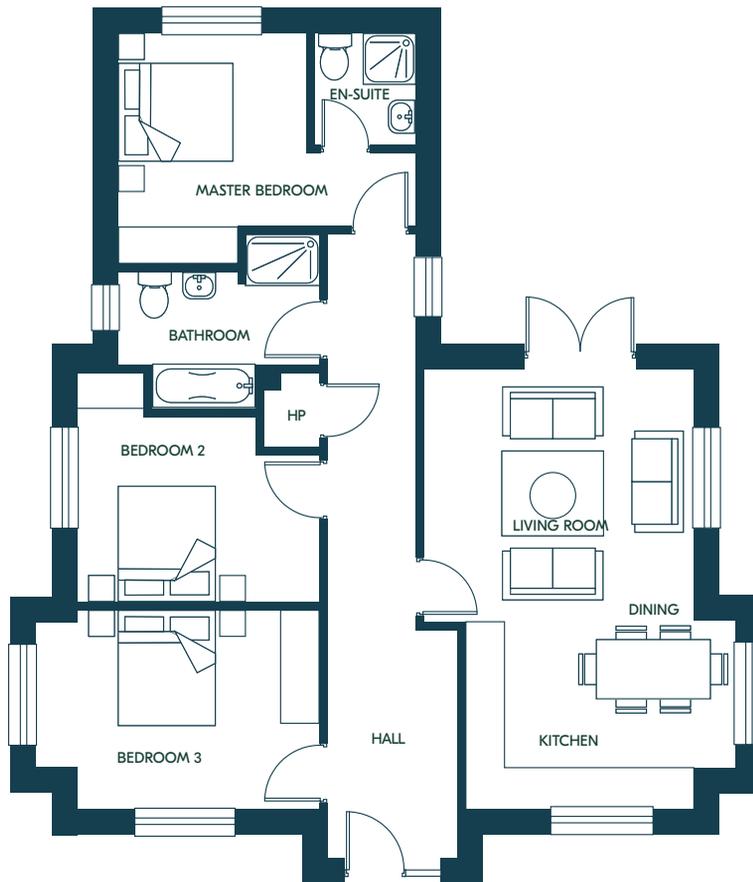


ground floor

Plans are for illustrative purposes only

# The Heron

3 Bed Detached Bungalow  
103 sqm / 1,100 sqft



ground floor

Plans are for illustrative purposes only



## Glenveagh Homes

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.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.



### Glenveagh Marina Village - Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the waters edge. The houses are finished to the highest standards and the development boasts several awards.

### Glenveagh Cois Glaisin - Navan

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Johnstown Navan. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.



### Glenveagh Proby Place - Blackrock

A new development of just 20 stunning, luxurious 4 and 5 bedroom, A Rated, semi-detached homes. A secluded development set within beautiful landscaping, and situated off Carysfort Avenue, Blackrock. Proby Place is just moments away from the magnificent Carysfort Park, Blackrock Village and the sea; and a short drive to the seaside towns of Monkstown, Dun Laoghaire and Dalkey.





### Glenveagh Cluain Adain - Navan

A new development in the convenient location of Clonmagadden comprising a selection of extra-large two, three and four bedroom homes. Finished to the highest standards and feature contemporary kitchens and a host of clever touches to enhance modern life.

### Glenveagh Herbert Hill - Dundrum

Located directly opposite the Dundrum Shopping Centre and just minutes from the village are a range of luxury apartments for all stages of life. The development comprises 1, 2 & 3 bedroom apartments, right beside the Luas, some with fantastic views of the city.



### Glenveagh Taylor Hill - Balbriggan

A development of new homes just 10 minutes from the beach, including 2 bedroom terrace homes for first-time buyers, 3 & 4 bedroom semi-detached homes all the way up to 4 bedroom detached family homes.

# A Development By



## Glenveagh Homes

Digital Offices | Block B  
Maynooth Business Campus  
Maynooth | Co. Kildare  
[www.glenveagh.ie](http://www.glenveagh.ie)

### — Selling Agents —



PSRA: 001417

01 849 0129  
[www.reagrimes.ie](http://www.reagrimes.ie)



PSRA: 002558

01 890 1141  
[www.flynnassociates.ie](http://www.flynnassociates.ie)

### — Solicitor —



[www.kanetuohy.ie](http://www.kanetuohy.ie)

### — Architect —



### — Interior Designer —



[www.ventura.ie](http://www.ventura.ie)

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