



Bellingham

Bellingham Lodge - Bellingham Green - Bellingham Avenue

A NEW CHAPTER

RUSH, CO. DUBLIN





DISCOVER A
NEW STANDARD
OF LIVING WITH
CARROLL ESTATES

ABOUT CARROLL ESTATES

Welcome to Bellingham, Park Rd, Rush, Co. Dublin

Discover a new standard of living with Carroll Estates' latest development Bellingham. Nestled in the heart of Rush, Co. Dublin, Bellingham offers a harmonious blend of coastal charm, community spirit and modern living.

With over 50 years of experience, Carroll Estates is a family-owned business committed to delivering high-quality homes that stand the test of time. Our mission is to create communities in some of the most sought-after localities, focusing on exceptional standards, exquisite quality and true value for money.

The Carroll Estates Team

Rush, Co. Dublin



RUSH, CO. DUBLIN



RUSH, COUNTY DUBLIN

Rush is a picturesque coastal town known for its two sandy beaches, North Beach and South Beach, making it an ideal location for those who appreciate the tranquillity of seaside living. The town boasts a rich history, dating back to Neolithic times and offers a variety of amenities, including local schools, shops and recreational facilities.

With excellent transport links to Dublin City Centre, including bus and train services, Rush provides the perfect balance between peaceful living and city accessibility.

KENURE PARK

Kenure Park is a public green space that offers a unique blend of natural beauty and historical significance. The park is all that remains of the once-grand Kenure House, a Georgian mansion that stood as a testament to the area's rich heritage. Kenure House was originally constructed between 1703 and 1713 by the Duke of Ormond.

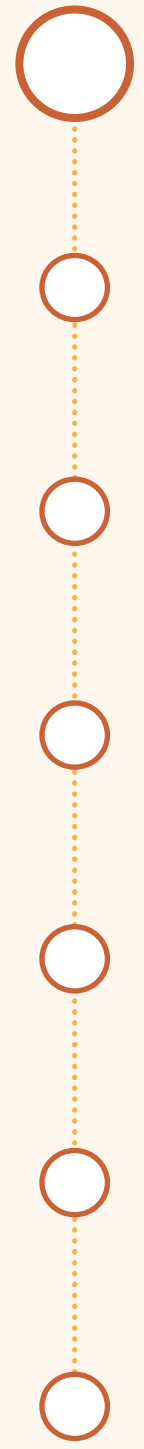
Today, Kenure Park serves as a valuable public amenity for the residents of Rush. The park is home to the Kenure Cricket Ground, providing space for local sports and recreational activities. While much of the original estate has been developed into housing and agricultural land, the park remains a cherished green space for the community. Kenure Park is a family-friendly destination, offering open spaces for children to play and families to enjoy outdoor activities.

EDUCATION

Rush is home to several reputable schools, including St. Joseph's Secondary School and Gaelscoil Ros Eo, ensuring that families have access to quality education within close proximity. The town also boasts a strong sense of community, with various clubs and organisations that foster a welcoming environment for all residents.

Bellingham is beside many amenities with local shops, restaurants and recreational facilities, including Rush Sailing Club, Rush Golf Club and St. Maurs GAA - proudly sponsored by Carroll Estates.

TRAVEL



- RUSH**
Co. Dublin
- DUBLIN**
±31 km from Dublin city centre
- TRAIN**
Rush & Lusk Railway Station ±10min drive
- BUS STOP**
Dublin Bus routes 33, 33A, 33E and 33X.
- M1 MOTORWAY**
±15min drive
- M50 MOTORWAY**
±20 min drive
- DUBLIN AIRPORT**
±25 min drive

Proximity to Dublin
Approximately 31 km from Dublin city centre, Rush offers a convenient commute via bus, train or car.

Train / Rush & Lusk Railway Station
Approximately a 10-minute drive from Bellingham, this station offers regular commuter services on the Dublin-Dundalk line. Trains connect to Dublin Connolly Station in about 45 minutes, providing convenient access to the city centre.

Bus Services / Rush Main Street
These bus stops are serviced by Dublin Bus routes 33, 33A, 33E and 33X, connecting to various destinations including Skerries, Balbriggan and Dublin Airport. The closest bus stop is a 15 minute walk from Bellingham.

M1 Motorway
Approximately 15 minutes by car, providing direct access to Dublin City Centre and beyond.

M50 Motorway
Approximately 20-25 minutes by car, facilitating access to the wider Dublin area.

Dublin Airport
Approximately a 20-25-minute drive, ideal for frequent flyers.

SITE MAP



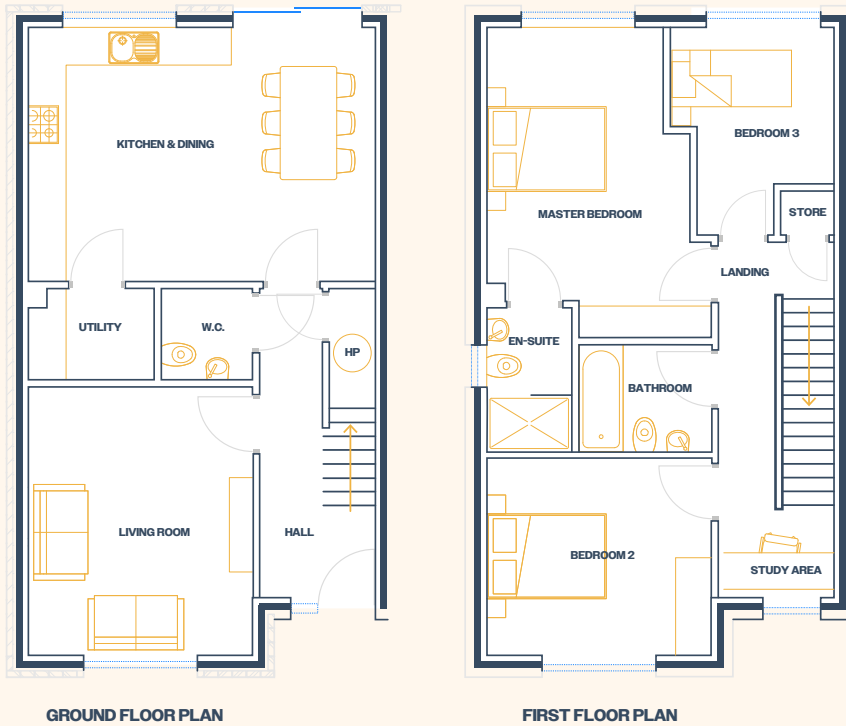


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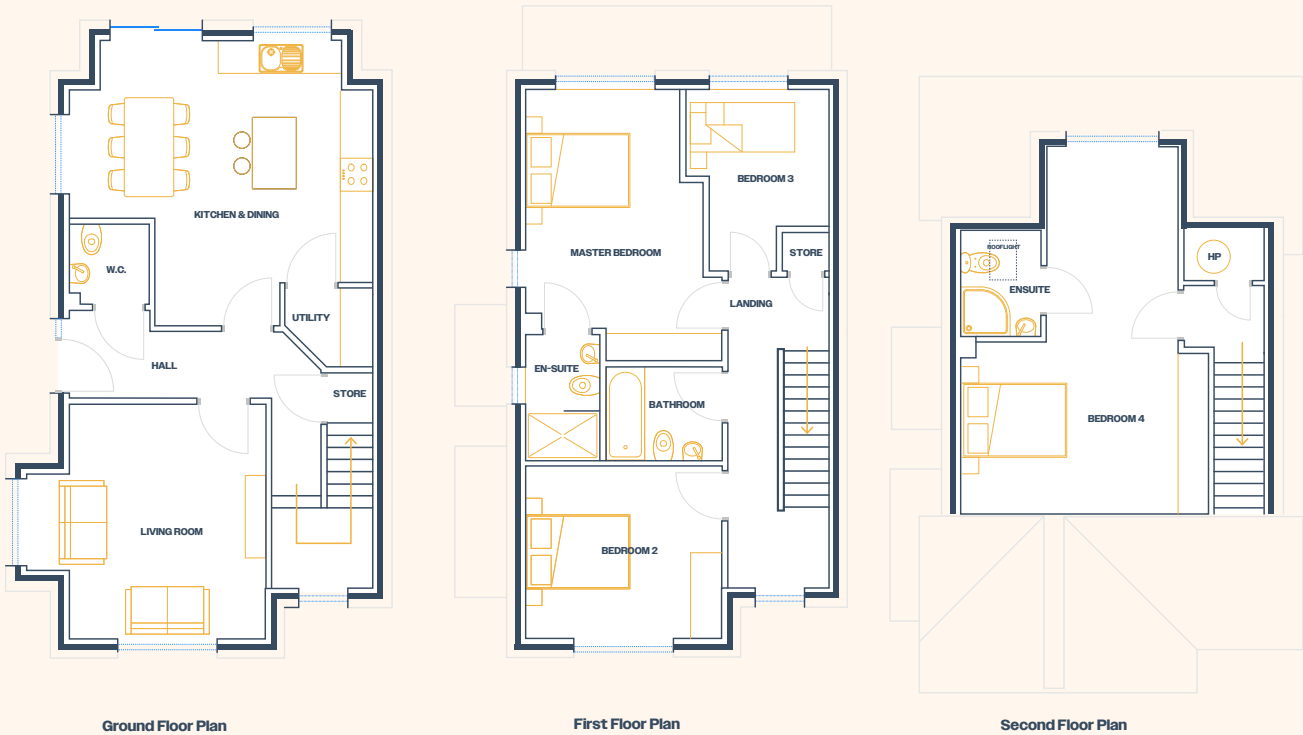


HOUSE TYPES

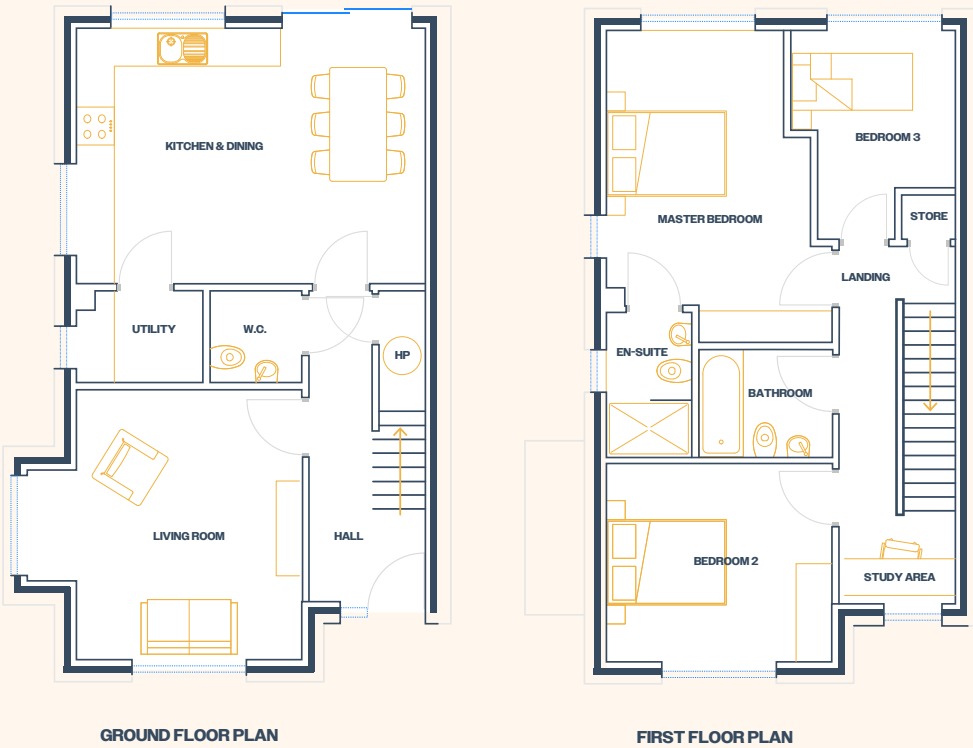
Type A: The Binchy - 3 Bed Semi-detached - 107 Sqm



Type A2: The Wilde - 4 Bed Semi-detached - 144 Sqm



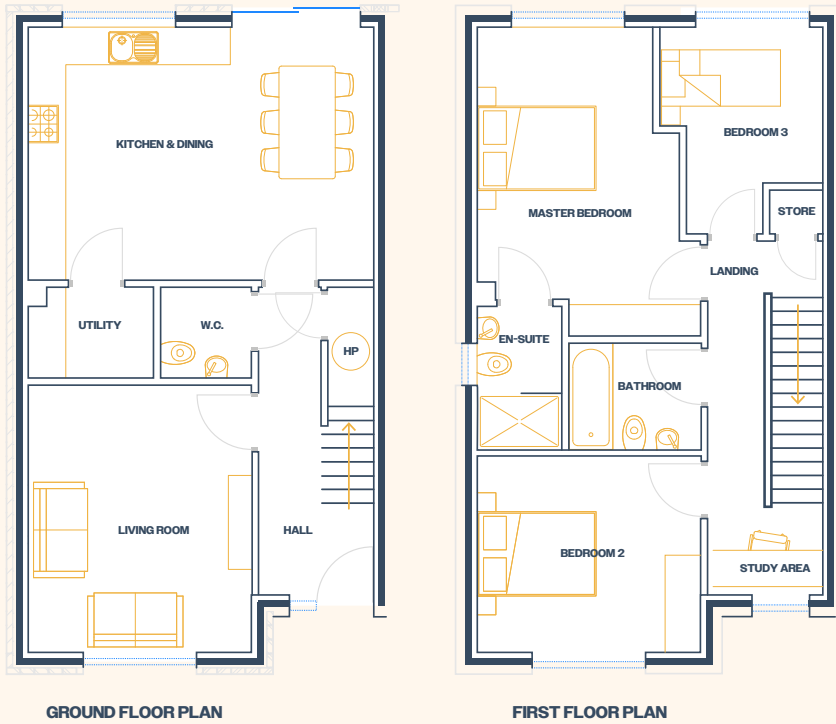
Type A1: The Banville - 3 Bed Semi-detached - 108 Sqm



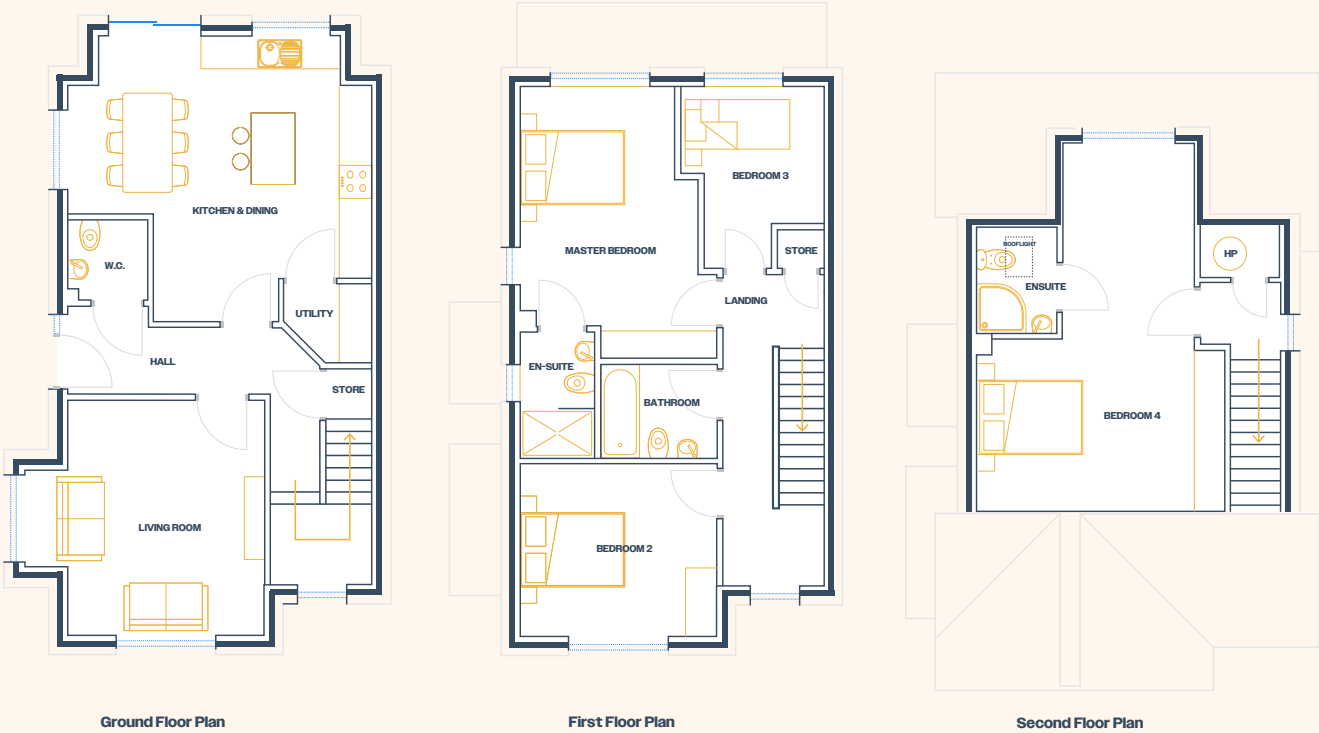
Type C: The Kavanagh - 3 Bed Semi-detached - 132 Sqm



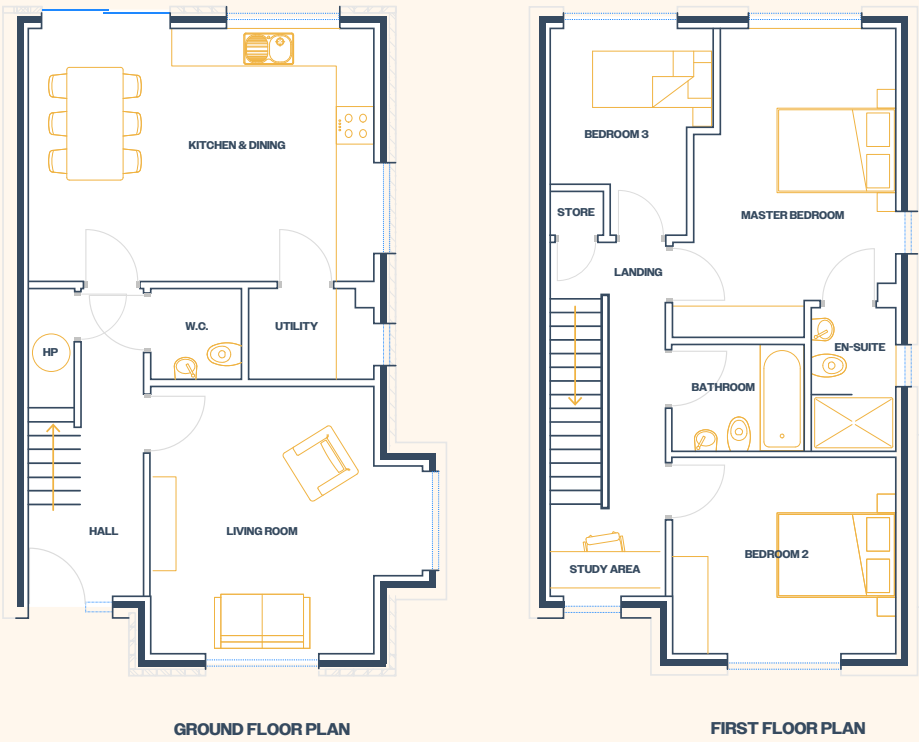
Type A: The Binchy - 3 Bed Detached - 107 Sqm



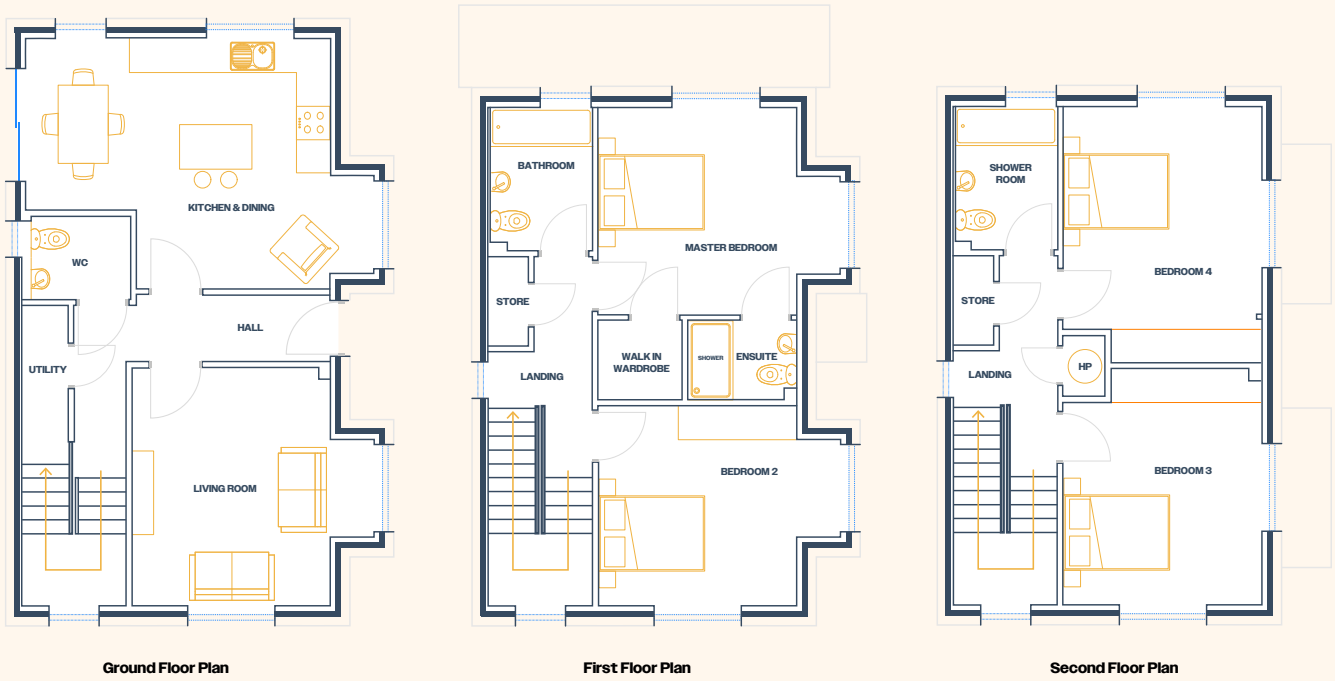
Type A2: The Wilde - 4 Bed Detached - 144 Sqm



Type A1: The Banville - 3 Bed Detached - 108 Sqm



Type B: The Heaney - 4 Bed Detached - 160 Sqm



SUSTAINABILITY

A2 BER RATED

HIGH INSULATION LEVELS

ENERGY EFFICIENT WINDOWS

CONCRETE FLOOR SLABS
AS THERMAL MASS

AIR TO WATER HEAT PUMP

PRE-WIRED FOR
EV CHARGING POINT

SPECIFICATIONS

KITCHENS

- Contemporary style Kube Kitchens with optimum storage solutions
- Kitchen islands in select units
- Electrolux appliances are provided

WARDROBES

- Contemporary designed wardrobes with assorted storage and hanging options

INTERNAL FINISHES

- Walls and Ceilings are painted throughout
- Factory primed white painted doors with stylish chrome lever handles as per showhouse

BATHROOM & ENSUITES

- High quality white sanitary ware is provided throughout
- Shower enclosures are standard to En-Suite
- Generous, quality floor tiling with wall tiling to shower and bath enclosures from Tilestyle
- Heated towel rails are standard to bathroom and ensuite
- Stylish floor tiling is provided to WC.

MEDIA & COMMUNICATIONS

- Each house is wired for Sky Multi-Room and CAT6 ethernet cabling is included for future expansion

ELECTRICAL

- Generous electrical and lighting specification, including attic light
- External power socket
- Smoke and heat detectors fitted as standard
- All homes are wired for intruder alarms

EXTERNAL FINISHES

- Energy efficient uPVC Windows and Ultratech front door from Munster Joinery
- Houses are finished in a combination of brick and with low maintenance coloured render system – there are 2 brick types in the development for variety
- Side gates are provided as standard
- Back gardens roughly levelled
- Patio areas are provided in each garden
- Two off street parking spaces, with quality paving provided
- Bike Shed as standard

SUSTAINABLE FEATURES

- All homes will achieve an A2 Rating
- There are high levels of insulation throughout
- High performance energy efficient windows (U value 1.2)
- Concrete floor slab acts as thermal mass
- Air to Water heat pump system provides efficient heating
- Each house is pre-wired to facilitate an EV charging point

GUARANTEE

- Each home is covered by a 10-year Home Bond Structural Guarantee Scheme



Bellingham Lodge - Bellingham Green - Bellingham Avenue

A NEW CHAPTER



3 and 4 bedroom
homes designed for
contemporary living

PROFESSIONAL TEAM

DEVELOPED BY
Carroll Estates Rush Ltd

SALES AGENT
Grimes Sales Agents

ARCHITECTS
Downey Architects

SOLICITORS
AMOSS Solicitors

GRIMES

PSRA Company Licence No 001417 | Address: 99 Strand St., Skerries, Co. Dublin K34R278
01-8490129 | bellingham@grimes.ie



Proud sponsor of
St Maurs GAA

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

