

*Love where you live*

# KILMARTIN GROVE

Kilmartin



**Glenveagh**  
Home of the new.





## KILMARTIN GROVE

Glenveagh is pleased to introduce Kilmartin Grove, a striking new collection of beautifully designed family homes only a stone's throw away from the hustle and bustle of Dublin's city centre.

Kilmartin Grove perfectly combines modern, stylish living in the leafy surroundings of northwest county Dublin, with a well-established sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*



**LOVE**  
**A PLACE OF**  
**YOUR OWN**  
**LIVE**  
**CONNECTED TO**  
**YOUR COMMUNITY**





KILMARTIN GROVE

# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Kilmartin Grove home is built with you in mind. Whether you want space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

## **The comfort you want, how you want it**

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



## **A-Rated Specs and Standards**

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.





# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Thermal comfort

Efficiency and sustainability isn't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

## How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

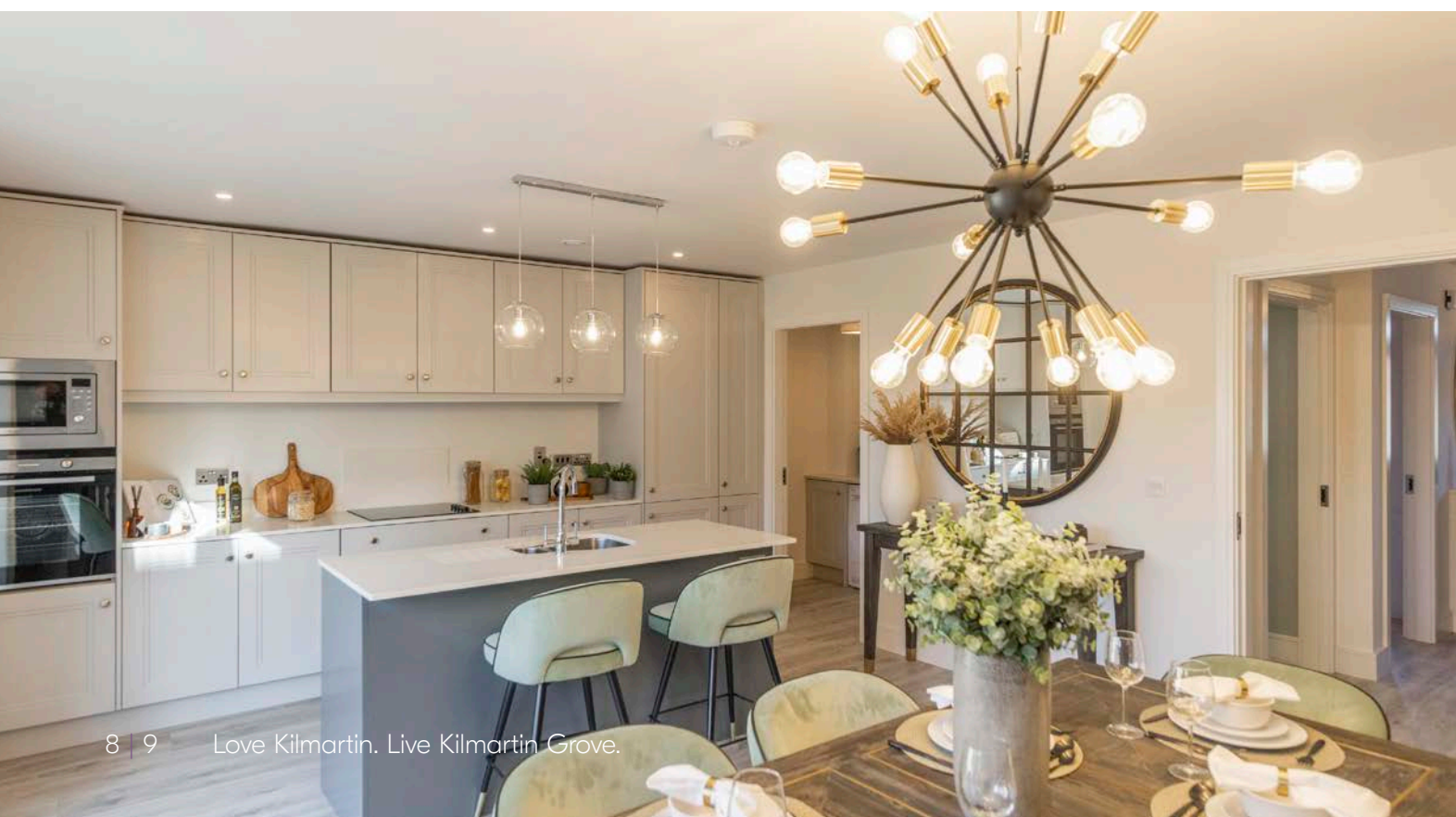
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

## Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!







## KILMARTIN GROVE

# ALL INTERESTS, ALL COVERED, **ALL NEARBY.**

Conveniently located close to Dublin City Centre, Kilmartin Grove offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Kilmartin Grove is a stone's throw from the Blanchardstown Centre which offers an extensive shopping and leisure experience. It's home to over 180 stores, 3 retail parks, 25 Restaurants, the renowned Draíocht Arts Centre and Theatre, along with the Odeon Cinema, making it one of Ireland's largest shopping areas.

So, whether exploring the villages of north county Dublin, popping the gladraggs on for a day at Fairyhouse, or dropping over to Blanch for retail therapy, virtually everything you need is on your doorstep.





# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Kilmartin Grove offers a wealth of family friendly activities. Dublin's Phoenix Park with its host of recreational activities including Dublin Zoo, is the largest urban park in the country and facilitates over two thousand sporting and recreational events annually.





# A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Kilmartin and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Kilmartin Grove. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices located around Dublin 15.

**Here's a look at where your kids could get the best in education:**

- Le Chéile Secondary School Abbotstown
- St Lukes National School and Tyrrelstown Educate
- Together National School
- FAI Abbotstown

Third Level education within the local area include Technological University of Dublin — Blanchardstown Campus.

Sport Ireland — the home of Irish sport for all types, with diverse sporting facilities, from the little ones learning to the high-performance athletes leading and those of us still working on it, whether young, old, solo, or together.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Kilmartin. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention the National Aquatic Centre only 5km away.

Kilmartin Grove is also well located for golfing enthusiasts with four 18 hole golf clubs in the vicinity.





# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build — from providing recreational areas, green spaces, playgrounds and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, pop-up Christmas Events, and supporting Ardmore Rovers. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.







## WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.





KILMARTIN GROVE

EVERYWHERE  
IS ACCESSIBLE  
WHEN YOU'RE IN THE  
CENTRE OF THINGS

Kilmartin Grove connects you to it all, conveniently located just a short drive from Dublin centre.

For commuters, the M3, M50, M1 and N2 road links are just minutes away. Regular bus routes to the City Centre also mean that you can enjoy a stress-free daily commute.



National Aquatic Centre	8 minutes
Blanchardstown SC	10 minutes
Phoenix Park	12 minutes
Dublin Airport	16 minutes
Dublin City	18 minutes



Nearby Bus Routes	
Blanchardstown Centre to Baggot St.	37
Damastown to Burlington Road	38/38A
Ongar to Burlington Road	39/39A
Broombridge Luas to Tyrrelstown	40E
Blanchardstown SC to Carlton Hotel	238







## REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Kilmartin Grove are generously sized with a high-level finish to give that luxury feel to your home.





## KILMARTIN GROVE

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens.

### Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

### 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.

### Guarantee

Each Kilmartin Grove home is covered by a 10 year Homebond structural guarantee.





## HELP-TO-BUY SCHEME

A big hurdle for many first-time buyers is getting the initial deposit together. One way to overcome that hurdle is through the Help-To-Buy scheme.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers.

It's an incentive provided by the Irish Government where you can get up to a maximum of €30,000 towards your deposit to purchase a new-build house or apartment.

Applicants can apply for a refund of Income Tax and Deposit Interest Retention Tax (DIRT) paid in Ireland for the previous four tax years.

Help-to-Buy cannot be used to purchase previously owned or second-hand homes.

To find out about the Help-To-Buy Scheme and making your new Glenveagh home more achievable, visit [glenveagh.ie](https://www.glenveagh.ie) or [revenue.ie](https://www.revenue.ie)



## FIRST HOME SCHEME

Glenveagh are proud to support the First Home Scheme, which is funded by the Government of Ireland, in partnership with participating lenders.

Essentially, the First Home Scheme can fund up to \*30% of the value of your new build home in the form of an equity share. It's designed to help eligible first-time buyers, by bridging the gap between your deposit, mortgage and the purchase price of a new build home.

How much funding you may qualify for will depend on where in the country you are looking to buy your new home and also whether you're buying a house or an apartment.

If you're over 18 and do not currently own or have never owned a property in Ireland or abroad, you can apply for the First Home Scheme.

For more information about the First Home Scheme visit [glenveagh.ie](https://www.glenveagh.ie)

\*The First Home Scheme (FHS) can fund up to 30% of the market value of your new property, this amount is reduced to 20% if you are availing of the Help to Buy Scheme (HTB).



### Here's how the Help-to-Buy Scheme and First Home Scheme can get you the keys to your new Glenveagh home

Let's use a newly built Glenveagh home, listed on the market for €475,000 as an example.

1. A successful Help-to-Buy application will secure you €30,000 towards your deposit. You'd still need €17,500 to make up the full €47,500 (10% deposit).
2. The First Home Scheme allows buyers who have their deposit to obtain a loan with contribution from the Government.
3. So, when you have secured your 10% deposit, through the Help-To-Buy scheme and your own savings, the First Home Scheme can then cover up to 20% of the purchase price, in this case €95,000.
4. This means you now have €125,000 towards your new Glenveagh home, leaving you with a mortgage of €350,000.

Help-To-Buy cannot be used to purchase previously owned or second-hand homes.

For more details on both schemes, visit [glenveagh.ie](https://www.glenveagh.ie)

### How the First Home Scheme works

First, you'll need a 10% deposit which is €47,500. When it comes to your mortgage, your provider can give you about four times your salary.

For a couple with a joint income of €71,250, that means a mortgage of €285,000. That leaves a €142,500 shortfall. This is where the First Home Scheme comes in — by making up that €142,500 in the form of a full 30% share of your property.

This can drop to 20% if you are also availing of the Help to Buy Scheme.



# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://glenveagh.ie)

## Discover more Glenveagh developments



**Farranshock Park**  
Mullingar, Westmeath



**Cluain Glasan**  
Kilkenny City



**Gracefields @ Drumaconn**  
Athlone, Westmeath



**Cluain Adain**  
Navan, Meath



**Semple Woods**  
Donabate, Dublin



**Citywest Village**  
Citywest, Dublin



Schools

- 1 Le Chéile Secondary School
- 2 St. Luke's National School
- 3 Tyrrelstown Educate Together N.S.
- 4 Powerstown Educate Together N.S.
- 5 Gaelscoil An Chuilinn
- 6 Technological University Blanchardstown

Shopping

- 1 Supervalu
- 2 Lidl
- 3 Blanchardstown Shopping Centre

Sport

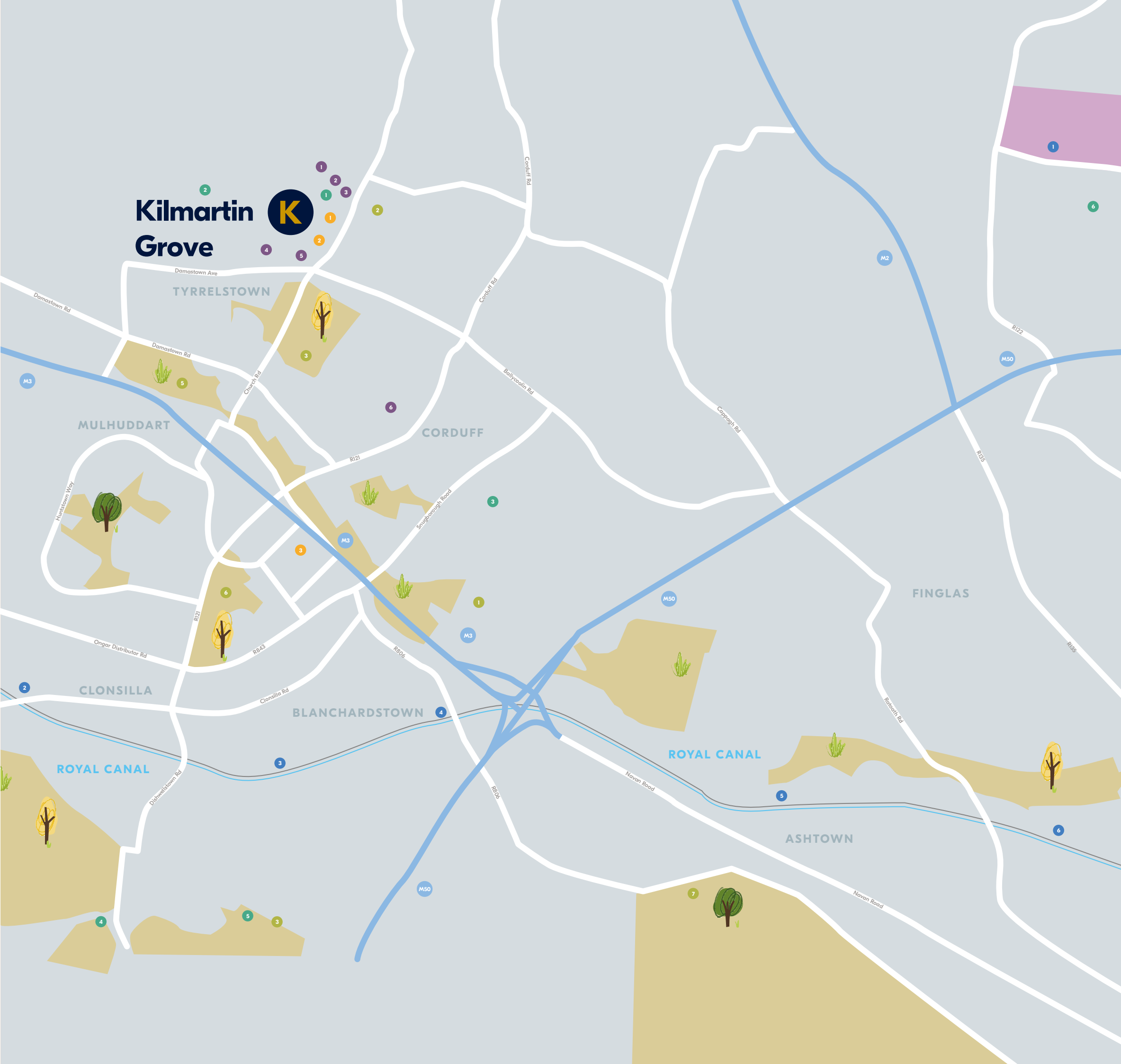
- 1 Tyrrelstown GAA Club
- 2 Tyrrelstown FC
- 3 National Aquatic Centre
- 4 Hermitage Golf Club
- 5 Castleknock Golf Club
- 6 Silloge Park Golf Club

Transport

- 1 Dublin Airport
- 2 Hansfield Station
- 3 Clonsilla Station
- 4 Coolmine Station
- 5 Navan RD. Parkway Station
- 6 Ashtown Parkway Station
- 7 Broomsbridge Station/Luas Depot

Places of Interest

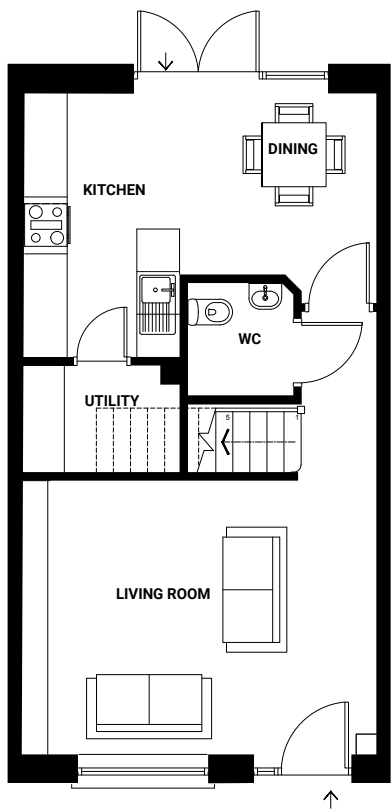
- 1 Connolly Hospital
- 2 Carlton Hotel
- 3 Castleknock Hotel
- 4 Lady's Well Park
- 5 Tolka Valley Park
- 6 Millenium Park
- 7 Phoenix Park



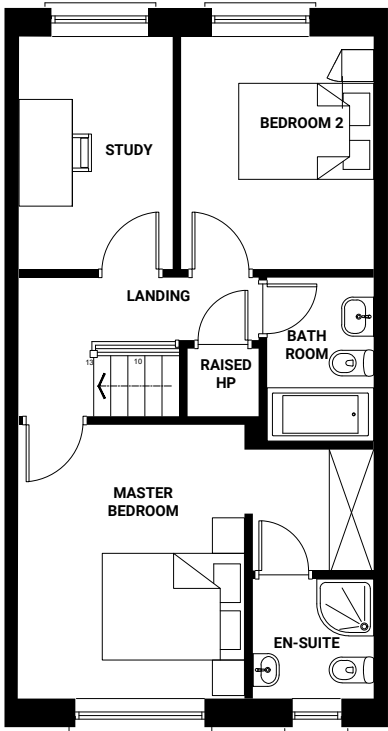


# THE MAPLE

2 bedroom & Study Mid Terrace  
92.5 sqm | 996 sqft



Ground Floor

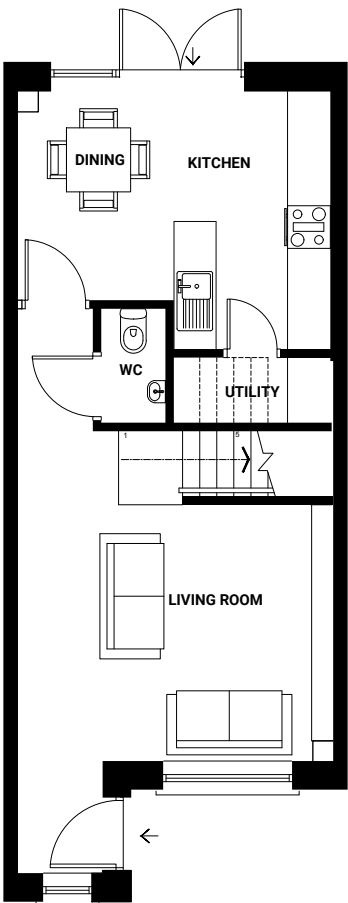


First Floor

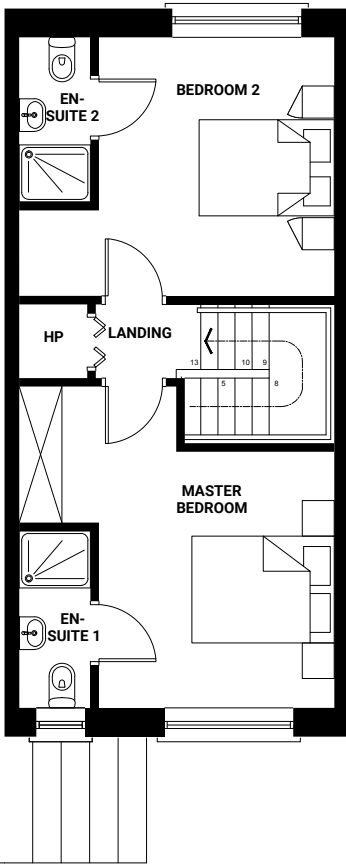
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# THE HAZEL

2 Bed Mid & End Terrace  
84-84.66 sqm | 904-911 sqft



Ground Floor



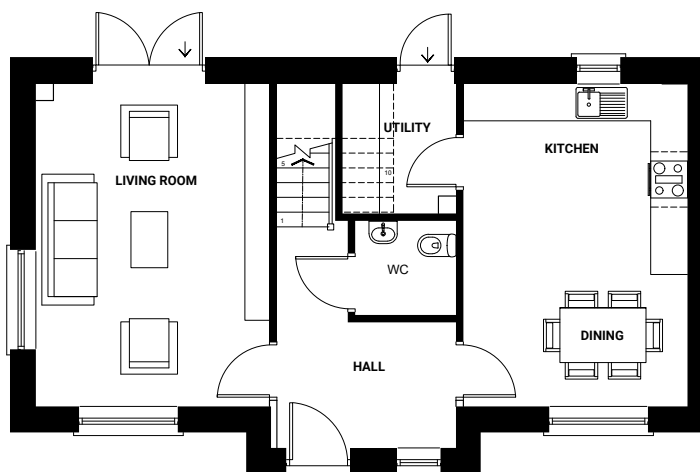
First Floor

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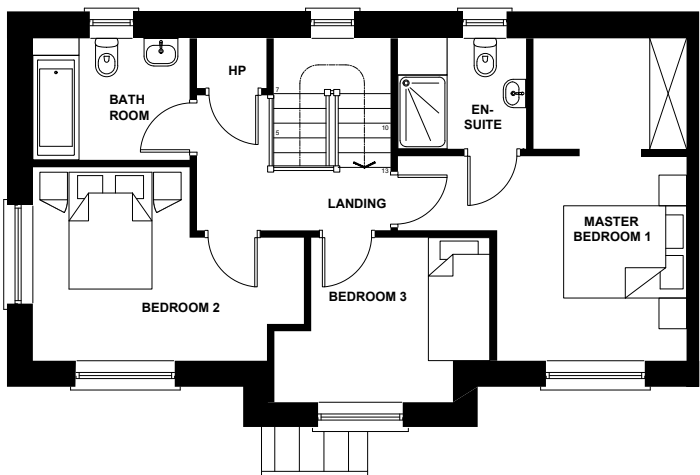


# THE BEECH

3 Bed Semi Detached  
111.4 - 115.4 sqm | 1199 - 1242 sqft



Ground Floor

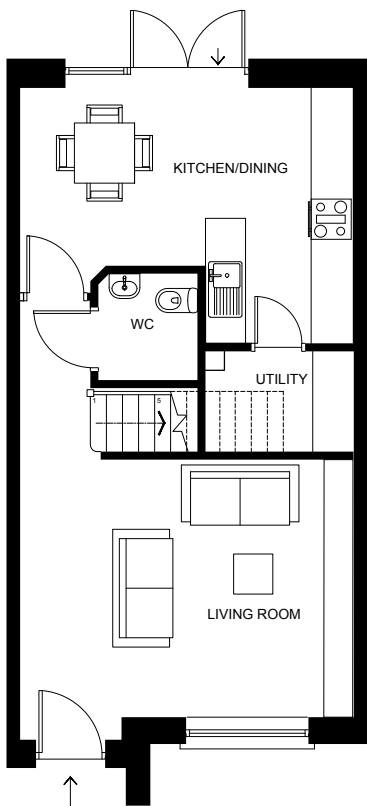


First Floor

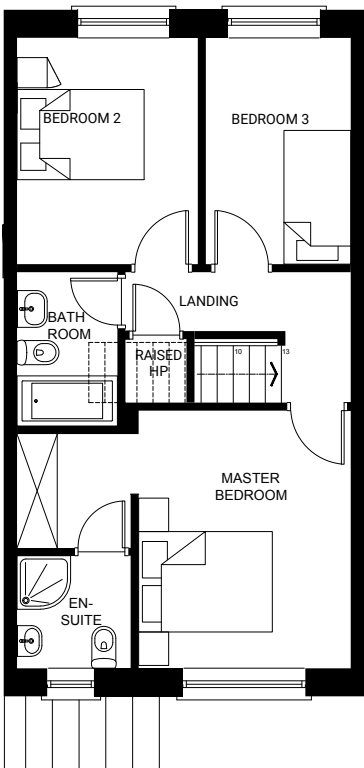
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# THE LARCH

3 Bed Mid & End Terrace  
82.2 - 82.5 sqm | 885 - 888 sqft



Ground Floor



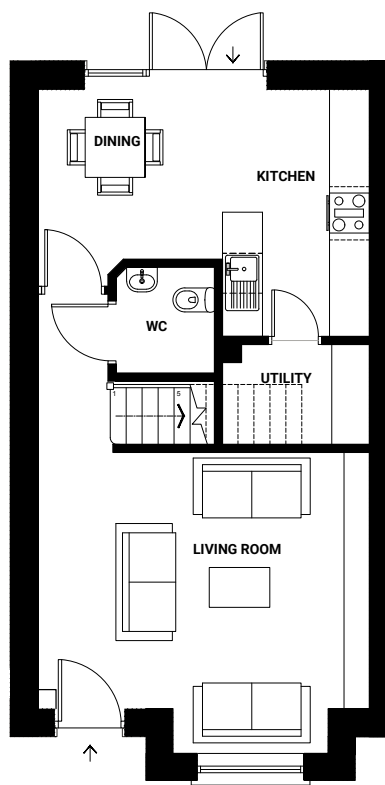
First Floor

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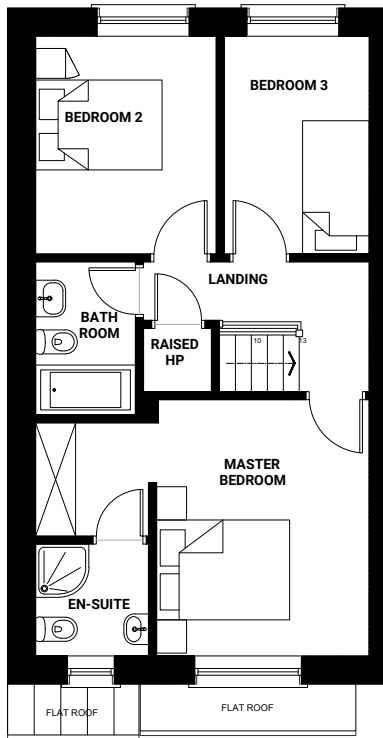


# THE BIRCH

3 Bed End Terrace  
115.4 sqm | 1242 sqft



Ground Floor

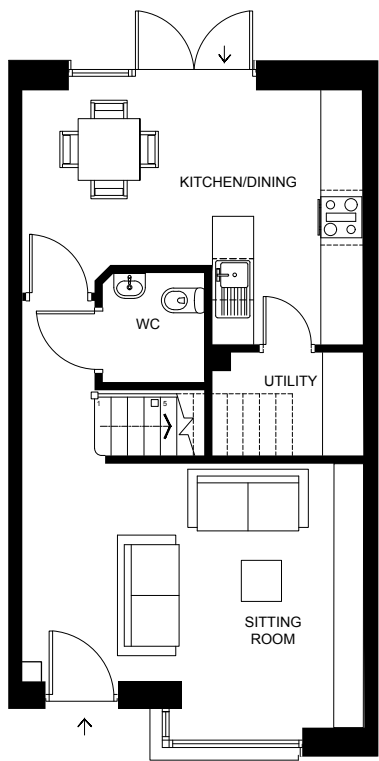


First Floor

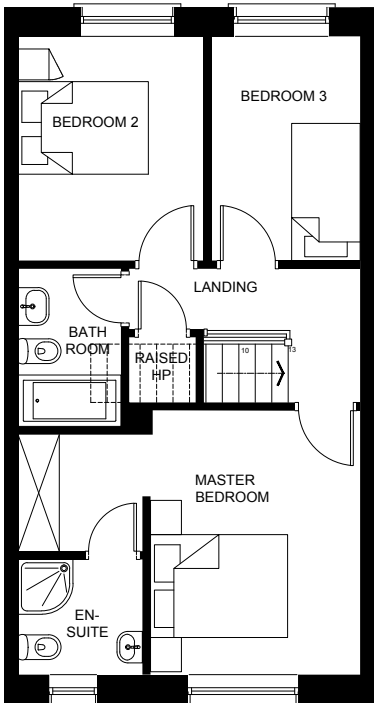
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# THE HOLLY

3 Bed Mid & End Terrace  
93.2 - 101.8 sqm | 1003 - 1096 sqft



Ground Floor



First Floor

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# THE ELM

4 Bed Semi Detached  
157.6 sqm | 1696 sqft



Ground Floor

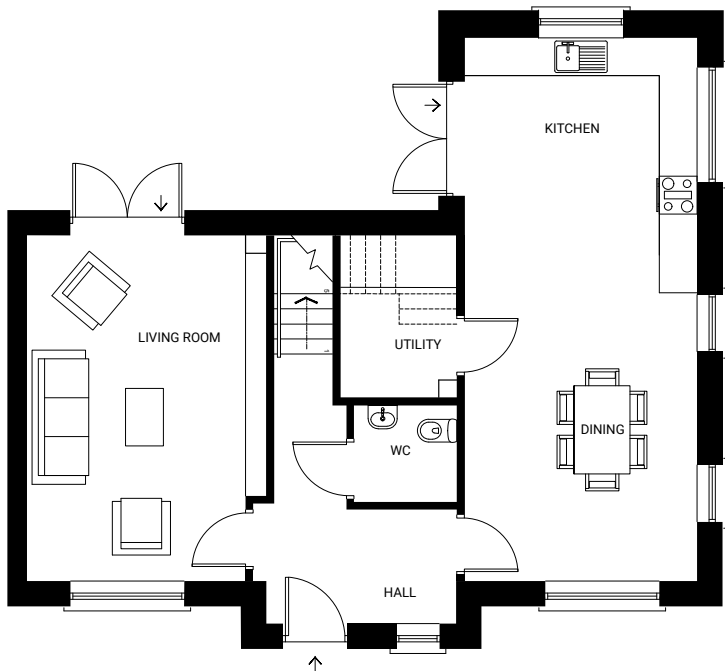
First Floor

Second Floor

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# THE OAK

4 Bed Semi Detached  
146.4 sqm | 1576 sqft



Ground Floor



First Floor

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Selling agent



**01 634 2466**

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **RDI**

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