



BARNWELL WOODS

HANSFIELD, DUBLIN 15



hansfieldhomes.com



YOUR IDEAL NEW HOME

Barnwell Woods is a new residential development of high quality 3 and 4 bedroom traditional family homes in Hansfield, Dublin 15.

Just 16km west of Dublin City with excellent rail, road and bus connections, this location is perfect for an easy commute to Dublin City Centre.

Surrounded by a superb choice of schools, parks, shopping, sporting and recreation facilities, the homes at Barnwell Woods offer an ideal location designed around family life.

It's all here on your doorstep at
Barnwell Woods.

- Generously Proportioned Homes
- Highly Landscaped Environment
- Traditional Masonry Built Homes
 - High Quality Finishes
- BER Rating A3
- Management Company in Place to Ensure Development is Maintained to a High Standard





Blanchardstown
Centre

Ongar
Village

Station
Roundabout

Ongar
Road

Luttrellstown
Golf Club

Phoenix
Park

Castleknock
Golf Club

Dublin-Dunboyne
Train Line

Barnwell
Estate

Hansfield
Train Station



BARNWELL
WOODS HANSFIELD, DUBLIN 15

IDEAL LOCATION

Ongar Village is only a short stroll away and offers a variety of local shopping facilities, cafés and restaurants. The development also benefits from the nearby Blanchardstown Centre which offers a unique shopping and leisure experience.

The choice of recreational options within easy reach of Hansfield are second to none. The Phoenix Park with its host of amenities is the largest urban park in Dublin, The National Aquatic Centre, one of the world's largest indoor water centres and St. Catherine's Park, with 200 acres of woodland, nature walks, a playground and sporting facilities are all only a short distance away.

The newly opened Hansfield Educate Together National School and Secondary School are both located on Barnwell Road, adjacent to Barnwell Woods, offering state of the art facilities for students.

Castaheany Educate Together National School and St. Benedict's Primary School are also right beside Barnwell Woods, providing an excellent choice of schools within walking distance from your new home.

For further education, Castleknock College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.



EASY COMMUTE



Hansfield's position on the Dunboyne commuter line sees it served by 45 trains daily, with a peak journey time of 25 minutes to Docklands or Connolly Station.

The new LUAS Station at Broombridge is only a short 15 minute journey from Hansfield by train. The LUAS Green Line Cross City is an excellent transport link for commuters travelling into the heart of Dublin City Centre.

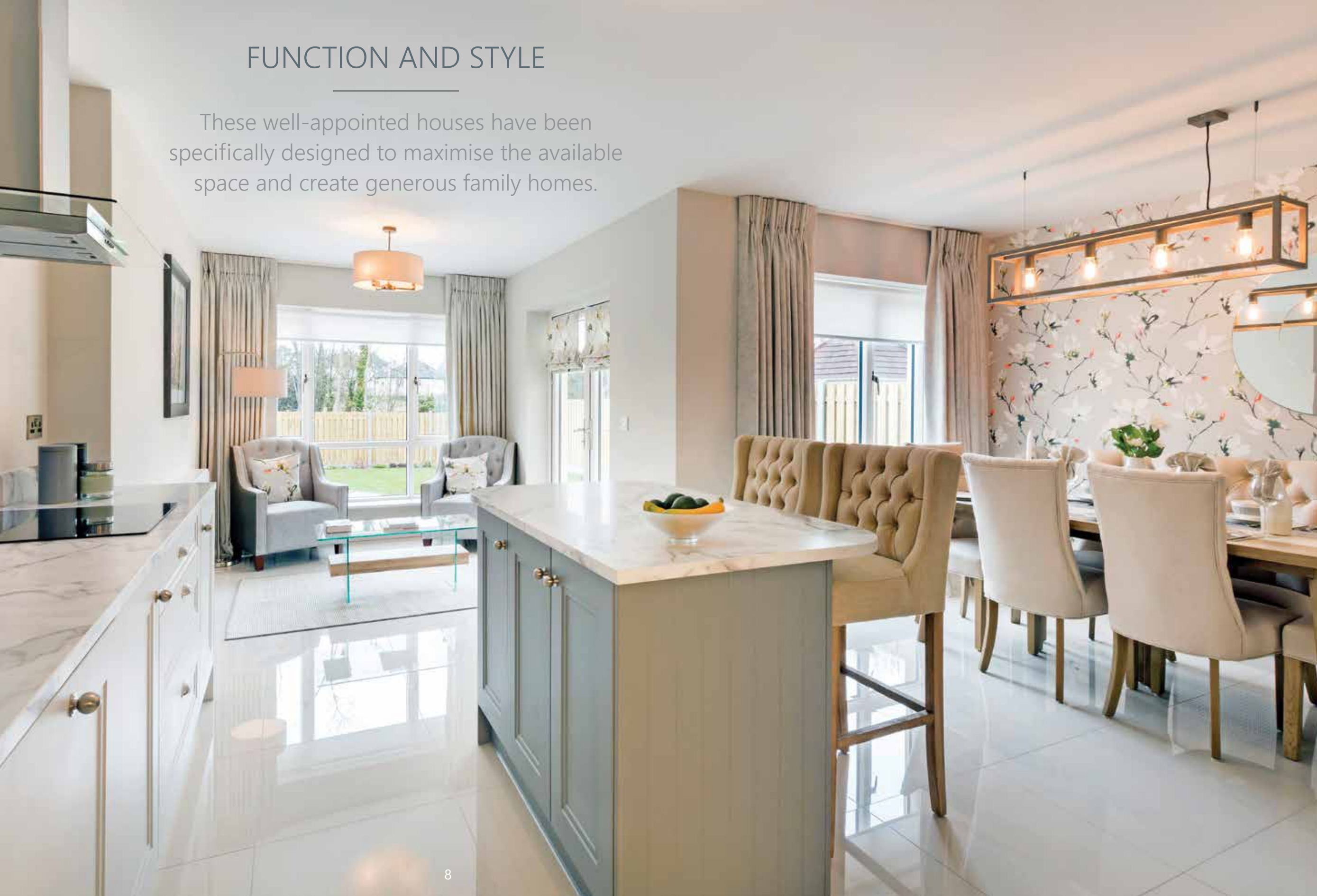
Hansfield is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin City Centre direct to UCD.

Barnwell Woods is only a short distance south of the M3 Motorway and access to the M50 Motorway is via the Blanchardstown interchange, which is only minutes' drive away.



FUNCTION AND STYLE

These well-appointed houses have been specifically designed to maximise the available space and create generous family homes.





A REPUTATION THAT COUNTS



McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing quality housing developments for over 35 years.

At McGarrell Reilly we take great pride in the homes we build, and it shows in every detail. Each project has one thing in common; the McGarrell Reilly Stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.



Millerstown, Kilcock



Stepaside Park, Dublin 18



Clonrath, Lusk



Marlmount, Dundalk

SPECIFICATION

KITCHENS

Superb quality contemporary-styled kitchens from BeSpace Kitchens.
Satin chrome sockets above worktops.
Soft-close drawers and doors.
Stainless-steel bowl and a half sink.
Under sink pull-out recycle bins.

BEDROOMS

High quality shaker style wardrobes by McCauls Wardrobes as per showhouse.

BATHROOM AND EN-SUITE

Quality Twyford sanitary ware.
Polished-chrome heated towel rail.
Pumped thermostatically controlled shower.
Wall tiling as per show house.

HEATING

Natural gas-fired central heating with high-efficiency 'A'-rated gas condensing boiler – zone controlled.
Climote remote heating control system allows you to remotely control your heating and hot water from your mobile phone.

DECORATION AND FINISH

Contemporary internal doors and ironmongery.
Walls painted throughout in "Ammonite."

EXTERNAL / GARDEN

Parking for two cars.
Seeded rear garden.
Patio area paved in Kilsaran shelbourne-buff granite slabs.
Concrete post and quality shiplap timber fencing panels to rear garden.
Side gate to rear garden included.

WINDOWS AND DOORS

High-performance double glazed uPvc maintenance free windows and Ultratech front door by Munster Joinery.
Multi-point locking system to external doors.

ELECTRICAL SECURITY

Wired for TV, telephone and intruder alarm.
External lighting to front and rear gardens.

ENERGY EFFICIENCY

BER 'A3' energy rating.
PV solar panels for reduced electricity running costs.
High levels of roof, wall and floor insulation.

HomeBond Warranty

10-year HomeBond Guarantee.



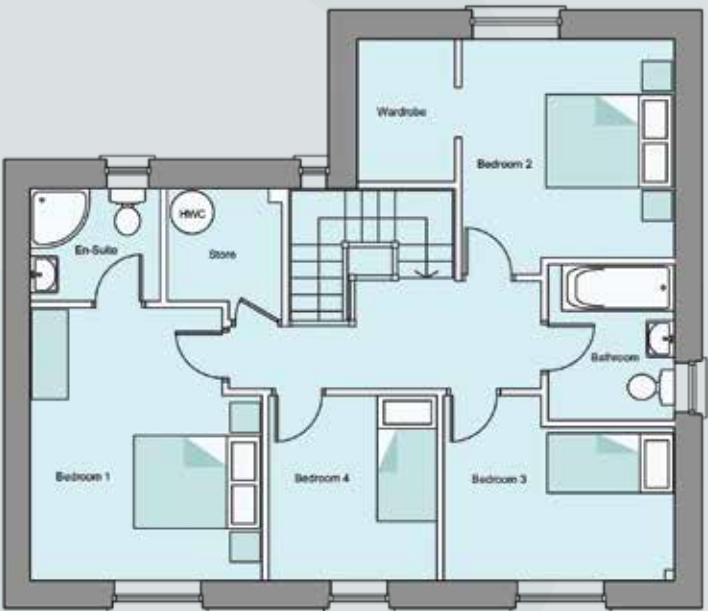


THE ASH

4 BEDROOM DETACHED AND SEMI-DETACHED HOUSE
136 SQ.M. / 1,464 SQ.FT.



GROUND FLOOR



FIRST FLOOR

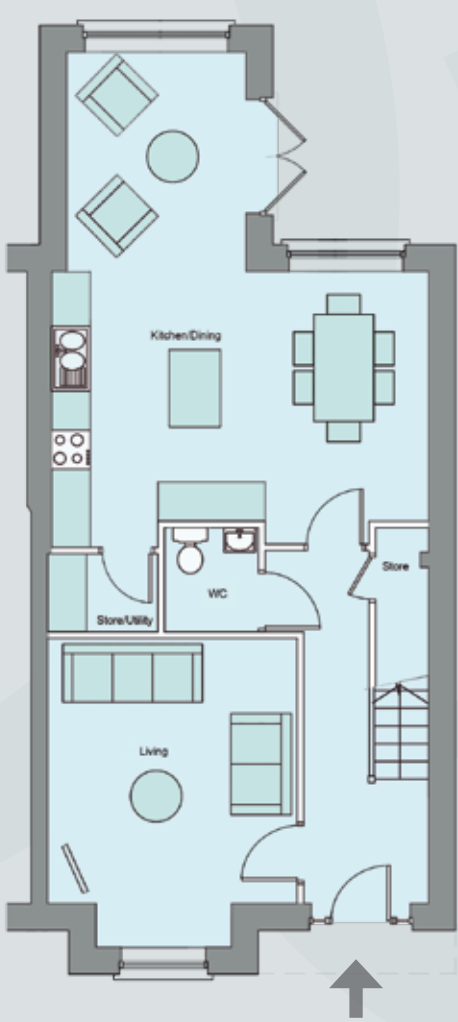


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

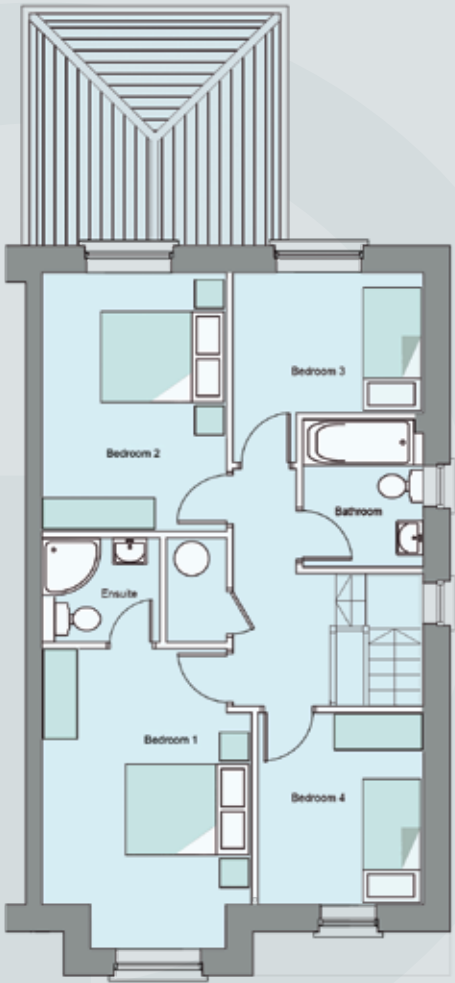


THE ALDER

4 BEDROOM SEMI-DETACHED HOUSE
131 SQ.M. / 1,410 SQ.FT.



GROUND FLOOR



FIRST FLOOR

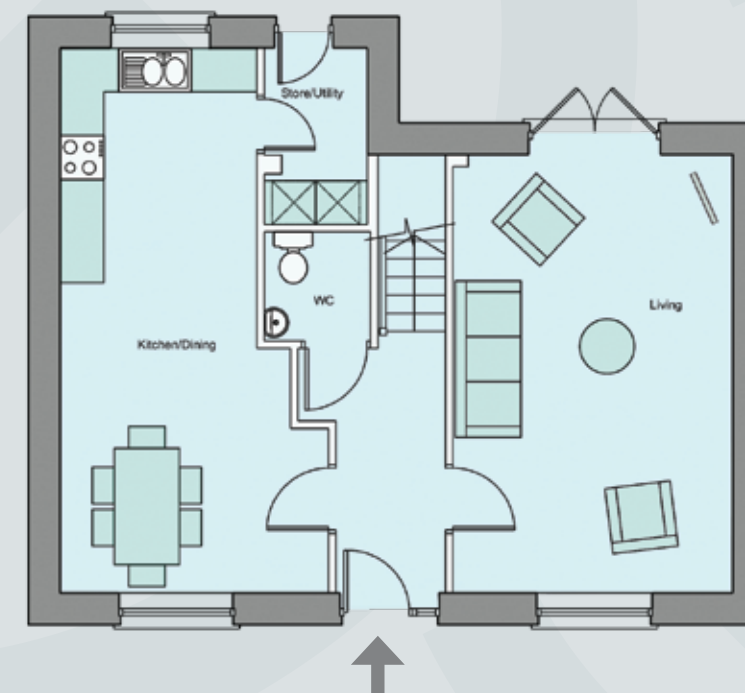


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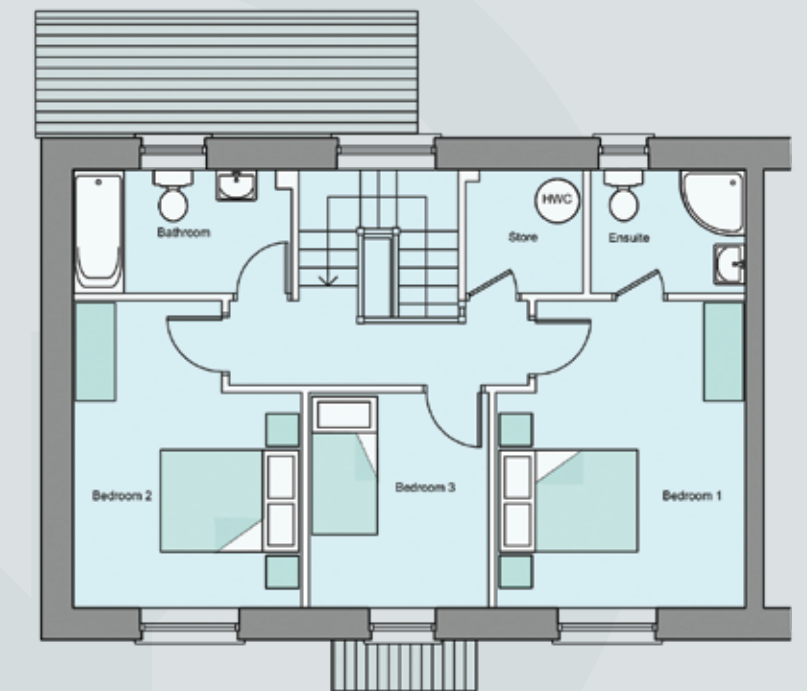


THE SYCAMORE

3 BEDROOM SEMI-DETACHED
115 SQ.M. / 1,240 SQ.FT.



GROUND FLOOR



FIRST FLOOR

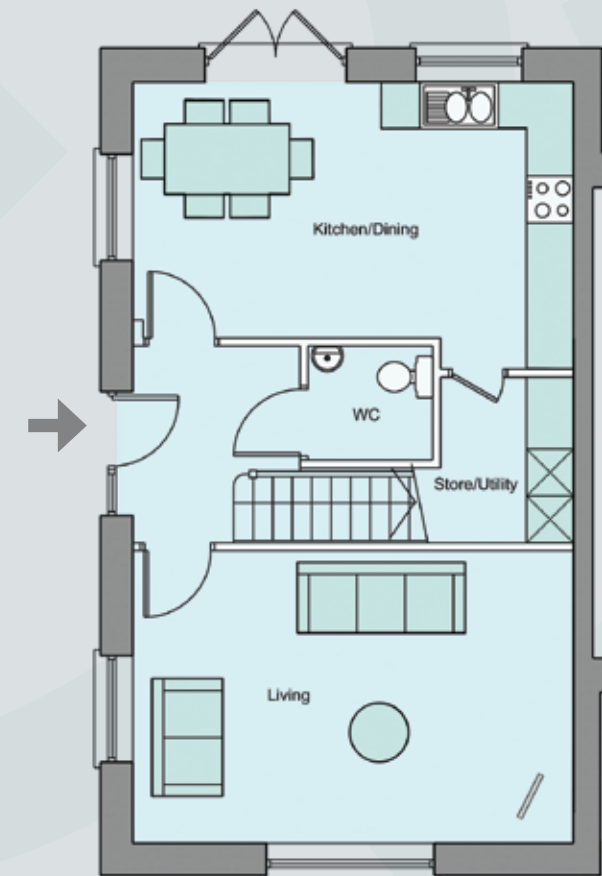


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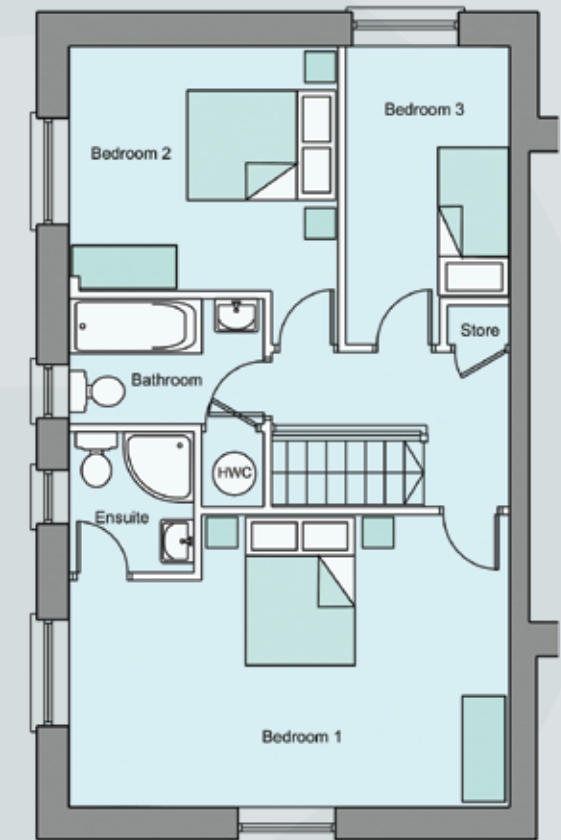


THE BEECH

DOUBLE FRONTED 3 BEDROOM HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR

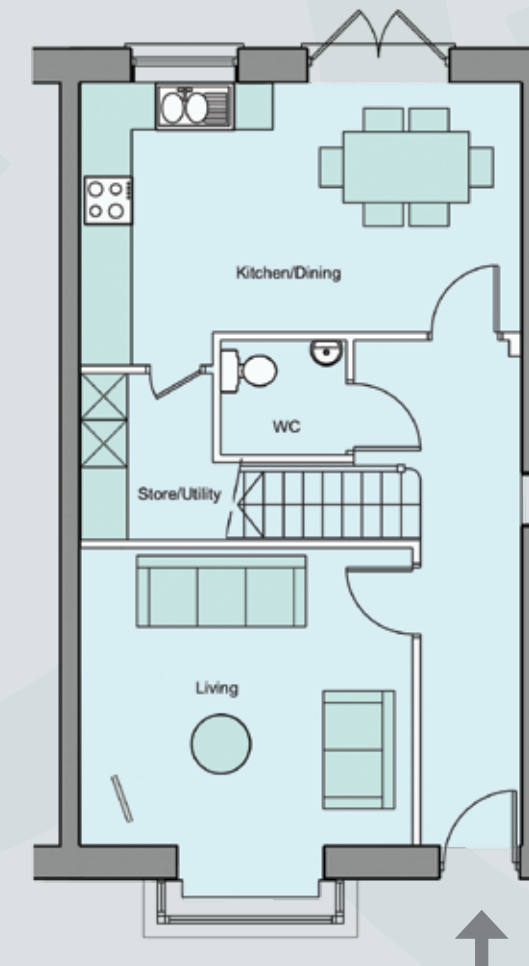


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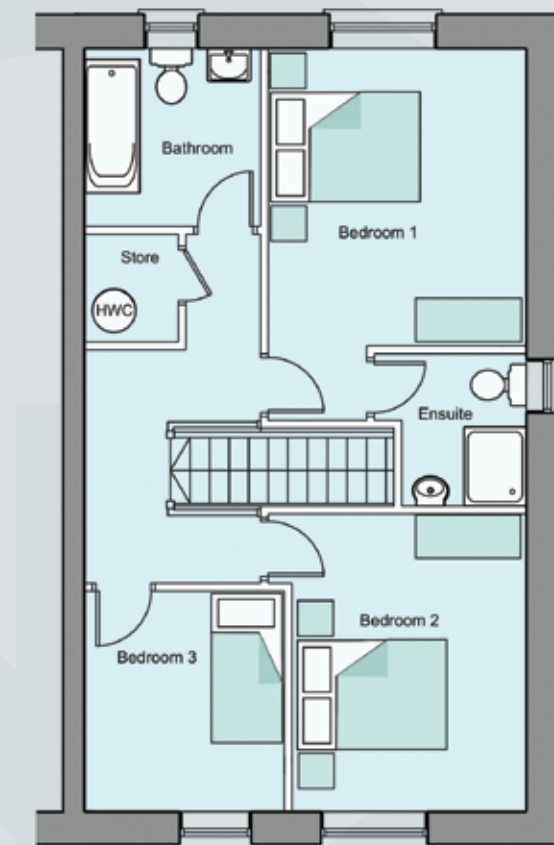


THE BEECH

SEMI-DETACHED 3 BEDROOM HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR

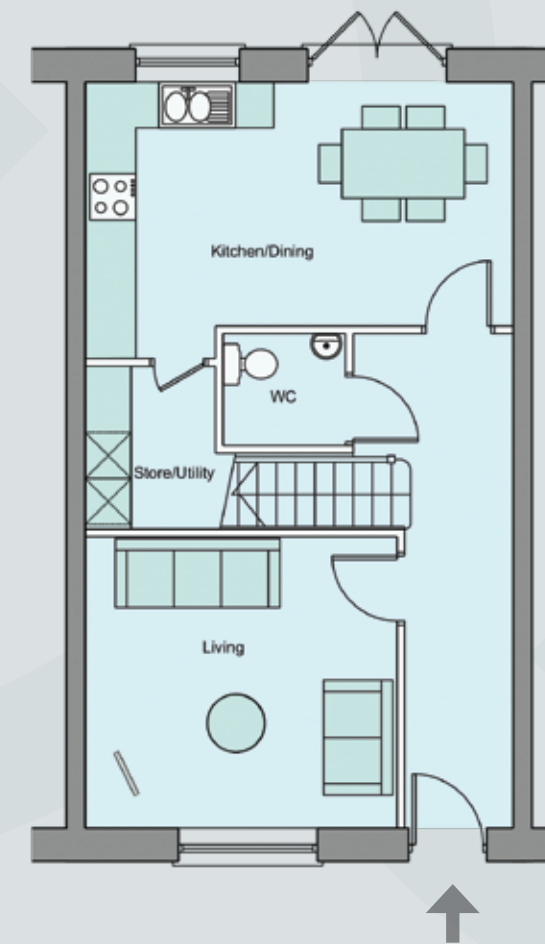


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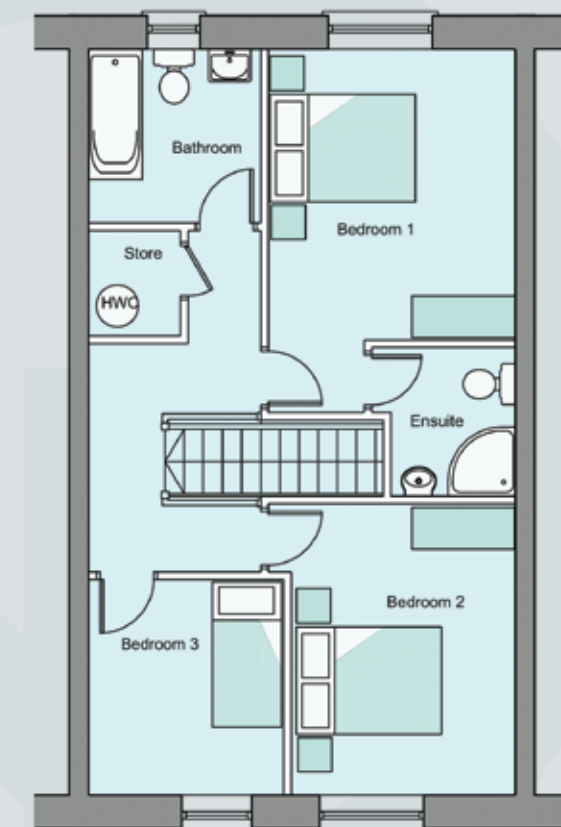


THE BEECH

3 BEDROOM TOWNHOUSE
110 SQ.M. / 1,184 SQ.FT.



GROUND FLOOR



FIRST FLOOR



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HANSFIELD, DUBLIN 15

THE ASH
4 Bedroom Detached
& Semi-Detached House

THE ALDER
4 Bedroom Semi-Detached
House

THE OAK
Three Storey 4 Bedroom
Semi-Detached House

THE WILLOW
Three Storey 4 Bedroom
Semi-Detached House

THE SYCAMORE
3 Bedroom Detached
& Semi-Detached House

THE SYCAMORE
3 Bedroom Semi-Detached
& Townhouse

THE BEECH
3 Bedroom Semi-Detached
House

THE BEECH
3 Bedroom Townhouse

THE BEECH
3 Bedroom Double Fronted
House





PROFESSIONAL TEAM

Solicitors

Eversheds Sutherland
One Earlsfort Centre
Earlsfort Terrace
Dublin 2

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Engineers

Cronin & Sutton Consulting
45 Fitzwilliam Place
Dublin 2

DEVELOPER



SALES AGENT

 **KELLY WALSH**
property advisors & agents

01.664.5500

www.kellywalsh.ie

PSP Licence Number 002885



hansfieldhomes.com

HomeBond/Warranty

10-year HomeBond Guarantee Scheme

BER Rating



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