

# FURZEFIELD

Swords



*Love where  
you live*

**Glenveagh**  
Home of the new.





## FURZEFIELD

Glenveagh is pleased to introduce Furzefield, a striking new collection of beautifully designed family homes in the heart of the bustle and excitement of Swords, County Dublin.

Furzefield embodies modern, stylish living in the friendly surroundings of Swords - a warm, welcoming and well-established area famed for its 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





## FURZEFIELD

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

Furzefield connects you to it all, conveniently located just a short drive from Dublin city centre, Drogheda and Navan with the M1 and M50 motorways just minutes away.

For those who prefer public transport, regular buses, including the Swords Express, serve Dublin City Centre and beyond, so you can enjoy a stress-free daily commute.



Swords Castle	8 mins
Swords Pavilions Shopping Centre	10 mins
Dublin Airport	17 mins
Donabate Beach	21 mins
Malahide Beach	28 mins
Dublin City Centre	35 mins



### Nearby Bus Routes

Abbeyview → Merrion Square	Swords Express
Rolestown → Lower Abbey Street	41b
Swords → Ashbourne	197
Swords Manor → Lower Abbey Street	41/41c
Swords → Balbriggan	192
Sutton Station → Dublin Airport	102



### Nearby Train Routes

Donabate Dart Station	17 min drive
Malahide Dart Station	21 min drive



FURZEFIELD

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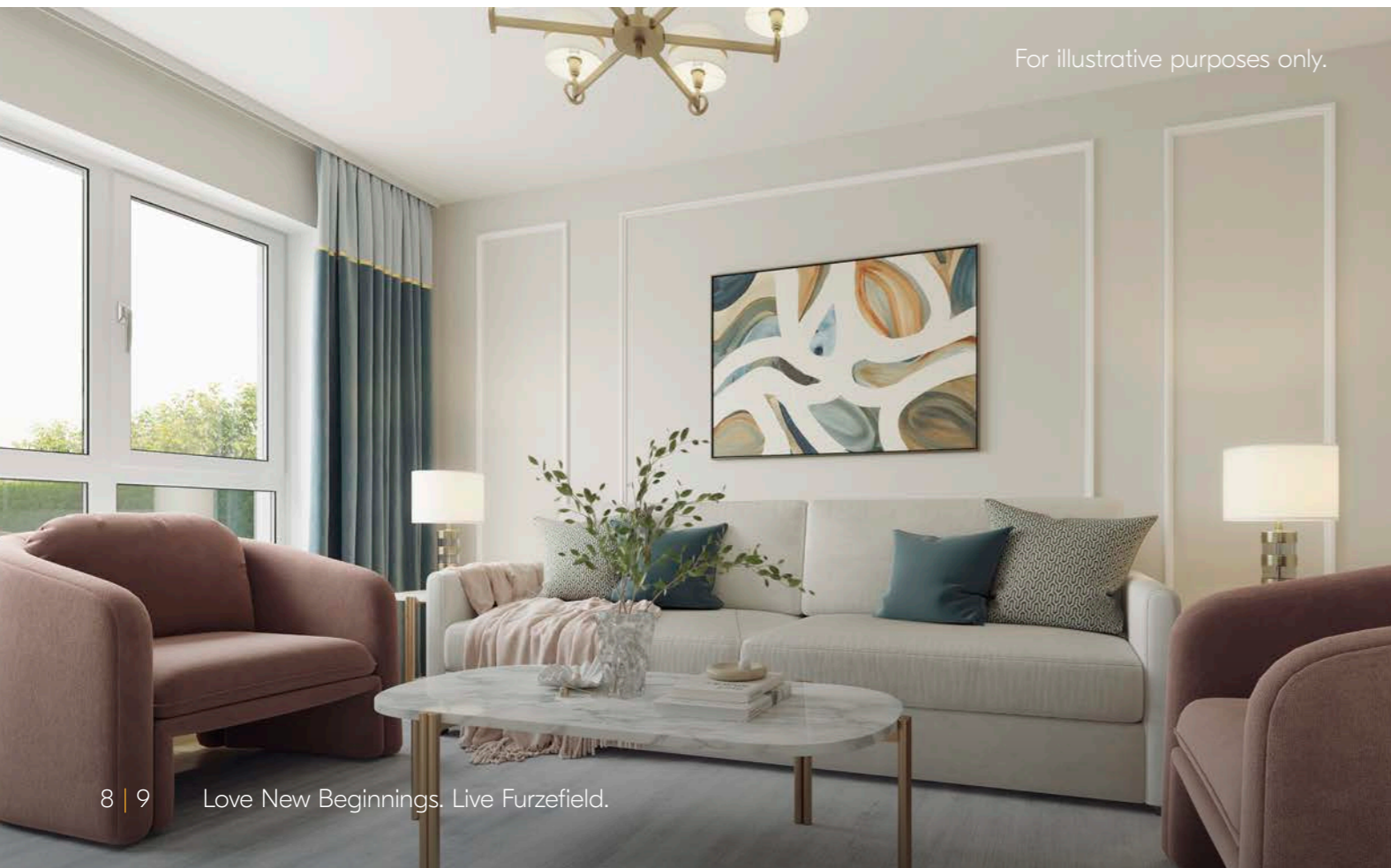
# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Furzefield home is built with you in mind. Whatever 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 real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.

For illustrative purposes only.



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## 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.



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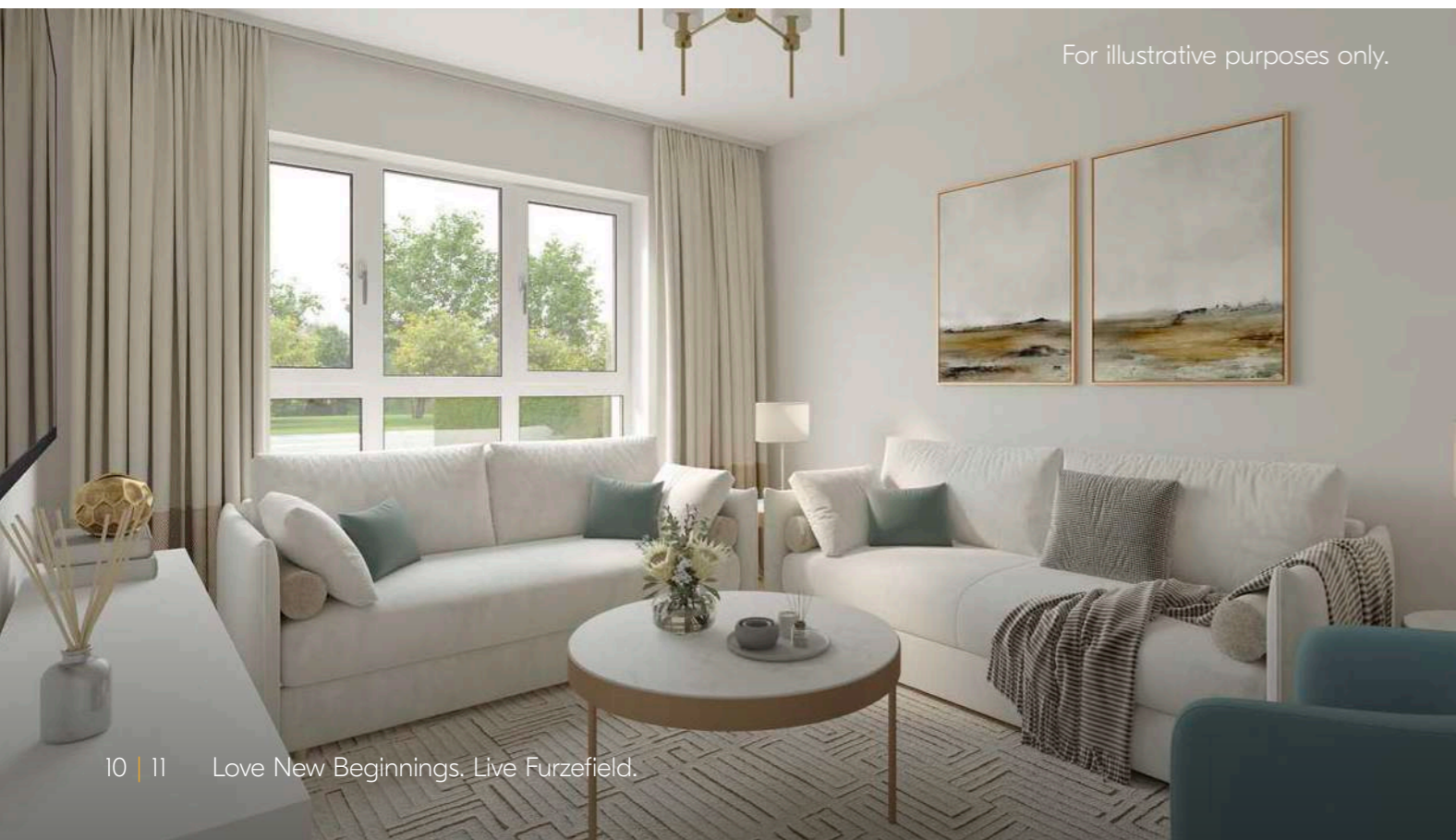
FURZEFIELD

# 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 with a minimum A rating on the BER scale with the highest standards of insulation and airtightness in all our properties.



For illustrative purposes only.



## 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!

## Why is an airtight home a better choice?

Efficiency and sustainability aren'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 airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## 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.

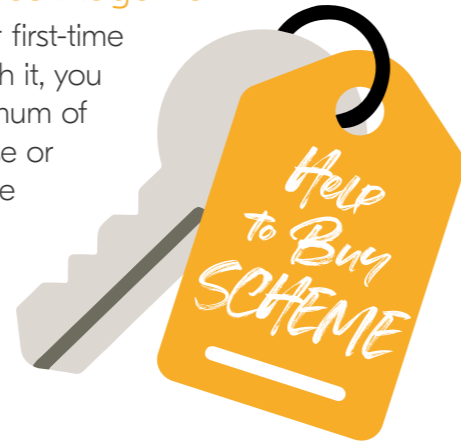
# ROUTES TO PURCHASE

New Glenveagh apartments are more affordable and achievable with the financial supports available to first-time buyers.

## HELP-to-BUY SCHEME

The Help-to-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-to-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-to-Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



## FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.

If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €87,500 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €500,000.



<b>Property price</b>	<b>€500,000</b>
<b>Household income</b>	<b>€87,500</b>
<b>Mortgage approval</b>	<b>€350,000</b>
<b>Deposit</b>	<b>€20,000</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€100,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,447</b> (based on 35 years and at 4% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.

FURZEFIELD

**LOVE**  
**ADVENTURE AT**  
**EVERY TURN**

**LIVE**  
**TO MAKE LASTING**  
**MEMORIES**

*Furzefield offers a wealth of family-friendly activities close by.*

At the heart of the town lies Swords Castle, an 800-year-old fortification overlooking Swords community park. It's the perfect place to launch a day out learning about the town's rich history, before venturing into the adjacent open green spaces for family picnics and sunny summer strolls. Enjoy year-round excitement, with summertime concerts and vibrant Christmas markets on the castle grounds.





## FURZEFIELD

# ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located in Swords, FurzeField offers easy access to an extensive range of amenities, from shopping and dining out to sports and social activities for all ages.

FurzeField is a just stone's throw from Swords Town Centre, which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including Graingers at The Manor Inn and Two Birds Coffee nearby.

So, whether it's a day exploring Swords Castle, a blockbuster night out at Movies @ Swords, or dropping over to Swords Pavilions Shopping Centre for some retail therapy, virtually everything you need is on your doorstep.



# 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 sponsorships of local sports clubs and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.





## 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 to our doorstep.



## A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Swords and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Furzefield.

There's a wide range of school types nearby, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices in the locality.

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

- Broadmeadow Community National School
- Swords Community College
- Swords Educate Together
- Gaelscoil Bhrian Bóimhe
- Thornleigh Educate Together National School
- St Finians Community College
- Colaiste Choilm

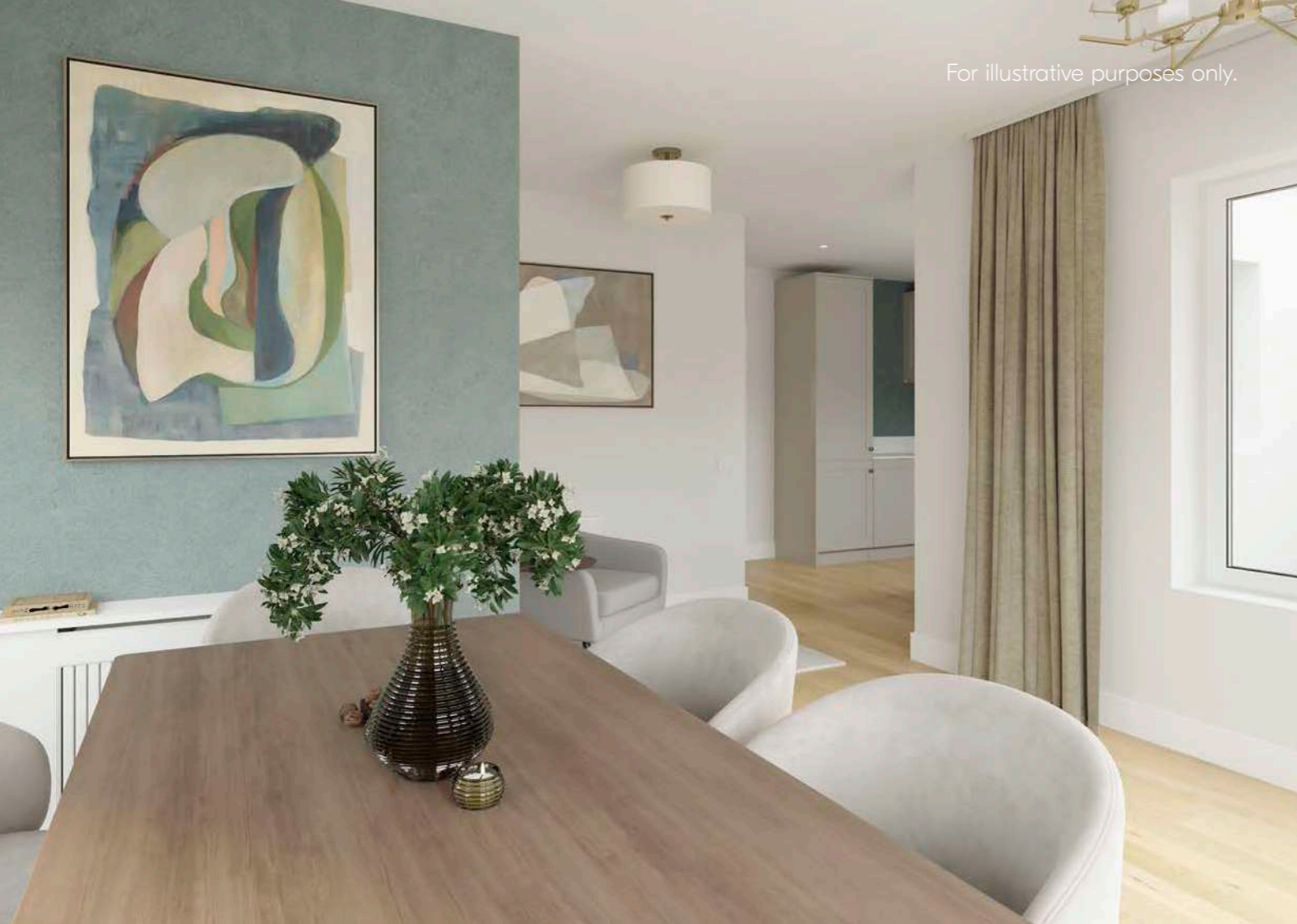
For Third Level education, commuter connections to all the Dublin choices are right on your doorstep. Dublin City University have also announced plans to build a state-of-the-art further education campus in the area.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Swords. In fact, you're spoiled for choice with the selection of athletics, rugby and GAA clubs close by. Furzefield is also well located for golfing enthusiasts with several great courses in the vicinity.

# REST EASY, YOU'RE HOME.

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





For illustrative purposes only.

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## FURZEFIELD

# BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

### 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 Glenveagh Mist 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.

### Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

### Bathroom & Ensuite

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

### Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Modern 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 to retain heat.

### Guarantee

- Each Furzeffield home is covered by a 10-year structural guarantee.

## Schools

- 1 Broadmeadow Community National School
- 2 Swords Community College
- 3 Swords Educate Together
- 4 Gaelscoil Bhrian Bóirimhe
- 5 Thornleigh Educate Together National School
- 6 St Finians Community College
- 7 Colaiste Choilm

## Sports Clubs

- 1 St. Colmcille's GAA Club
- 2 Swords Manor FC
- 3 Fingallians GAA Club
- 4 St. Finian's GAA
- 5 The Pilates Club Swords
- 6 Swords Lawn Tennis Club
- 7 Fit Box Studio
- 8 Swords Boxing Club
- 9 Swords Open Golf Course
- 10 Forrest Little Golf Course

## Cafes and Restaurants

- 1 Look Mam, No Hands
- 2 Two Birds Coffee
- 3 The Cottage
- 4 Graingers, The Manor Inn
- 5 Fabio's Traditional Italian Pizza & Pasta
- 6 Forty Four Main Street
- 7 Orchard Lounge Bar
- 8 The Old Schoolhouse

## Supermarkets

- 1 JC's Supermarket
- 2 Lidl
- 3 SuperValu at Swords Pavilions Shopping Centre
- 4 Aldi
- 5 Tesco

## Health

- 1 Millers Glen Medical
- 2 Swords Family Practice
- 3 The Medical Centre

## Hotels

- 1 The Forty Four Hotel
- 2 The Old Borough Hotel
- 3 Rose Cottage B&B

## Parks

- 1 Rathbeale Archaeological Park
- 2 Ward River Valley Park
- 3 Swords Community Park

## Attractions

- 1 Swords Castle
- 2 Glasmore Abbey



# HOUSE STYLES

## Apartments & Duplexes

**The Dunnock**  
1 Bed Apartment  
50 - 54 sqm | 538 - 586 sqft

**The Duck**  
1 Bed Apartment + Study  
62 - 63 sqm | 672 - 677 sqft

**The Finch**  
2 Bed Apartment  
72 - 94 sqm | 773 - 1,011 sqft

**The Fernwren**  
2 Bed Duplex  
86 sqm | 918 - 925 sqft

**The Hawfinch**  
3 Bed Duplex  
111 - 130 sqm | 1,190 - 1,401 sqft

## 3 Bed Homes

**The Jackdaw**  
3 Bed Detached  
104 sqm | 1,124 sqft

**The Pheasant**  
3 Bed Mid & End of Terrace  
110 sqm | 1,181 - 1,185 sqft

**The Sanderling**  
3 Bed Mid, End, Semi & Detached  
113 sqm | 1,214 - 1,216 sqft

**The Kingfisher**  
3 Bed End of Terrace, Extended Kitchen | Side Entry  
123 sqm | 1,324 sqft

**The Kestrel**  
3 Bed End of Terrace, Semi Detached & Detached + Study  
127 sqm | 1,367 sqft

**The Goldfinch**  
3 Bed End of Terrace, Semi Detached & Detached, Extended Kitchen  
132 sqm | 1,417 sqft

**The Brambling**  
3 Bed Mid & End of Terrace + Study | 3 Storey  
139 sqm | 1,497 - 1,500 sqft

**The Dunlin**  
3 Bed End of Terrace + Study | 3 Storey | Side Entry  
139 sqm | 1,498 sqft

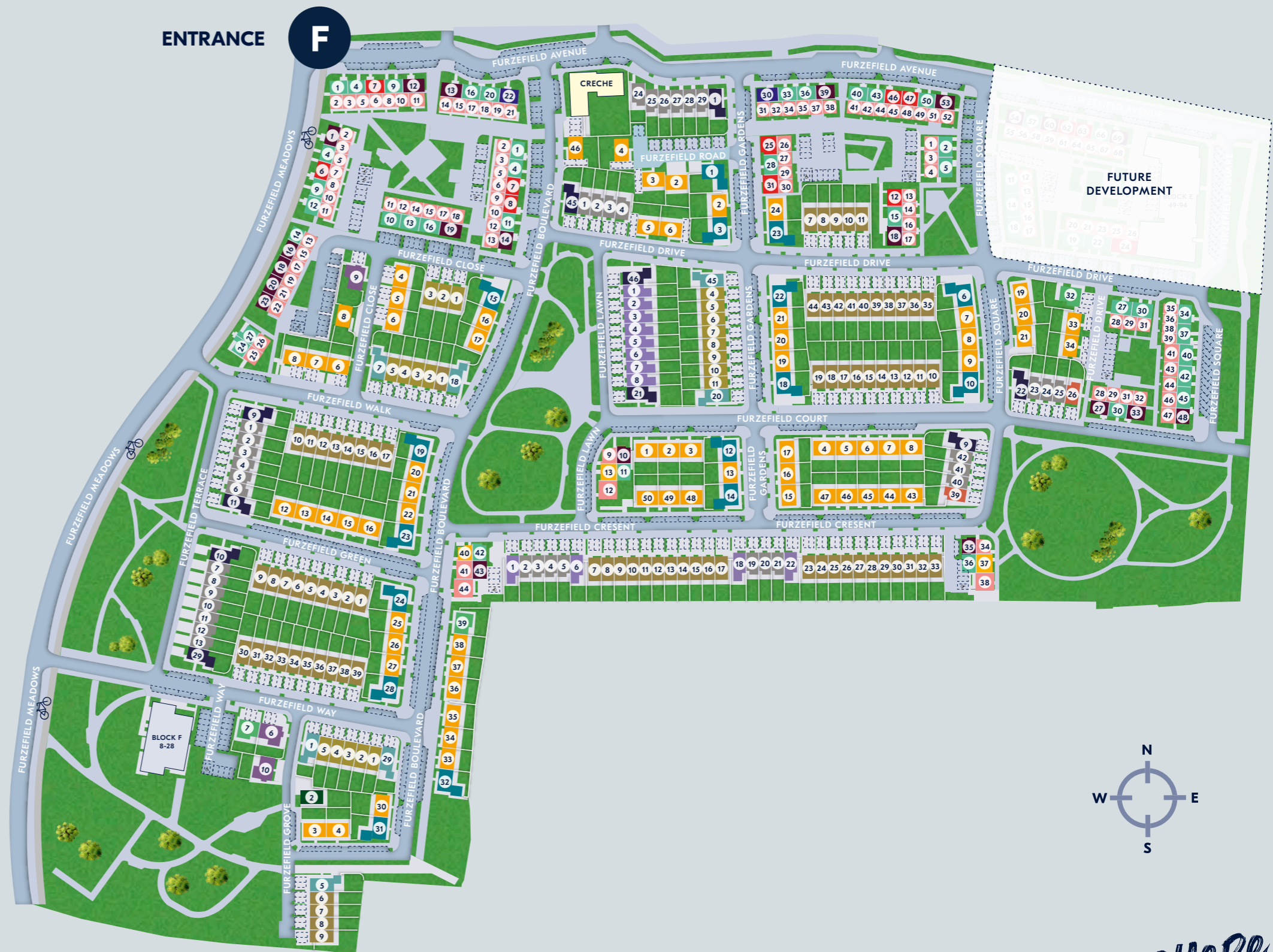
## 4 Bed Homes

**The Corncrake**  
4 Bed Semi Detached & Detached | Double Fronted  
141 - 143 sqm | 1,519 - 1,536 sqft

**The Merlin**  
4 Bed Mid & End of Terrace | 3 Storey  
156 sqm | 1,676 sqft

**The Rook**  
4 Bed End Terrace  
157 sqm | 1,690 sqft

## Retail Units

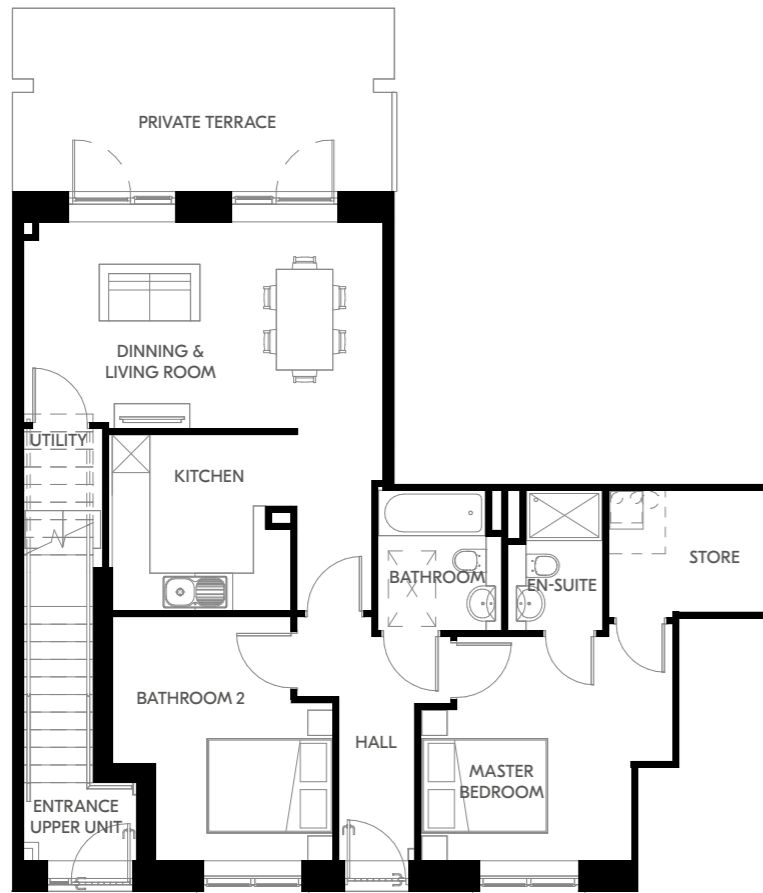


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*Love where you live*

# THE FINCH

2 Bed Apartment  
72 - 94 sqm | 773 - 1,011 sqft



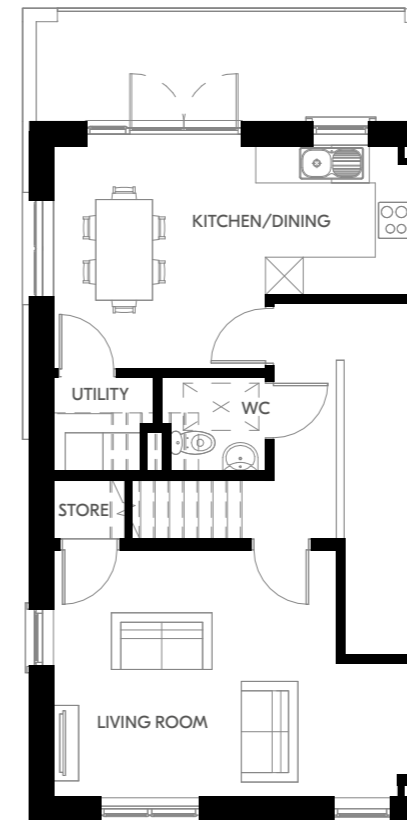
Ground Floor

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# THE HAWFINCH

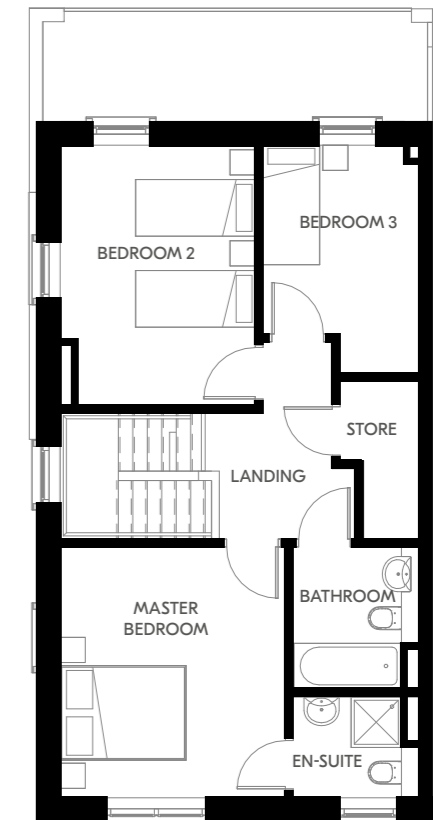
3 Bed Duplex  
111 - 130 sqm | 1,190 - 1,401 sqft



First Floor

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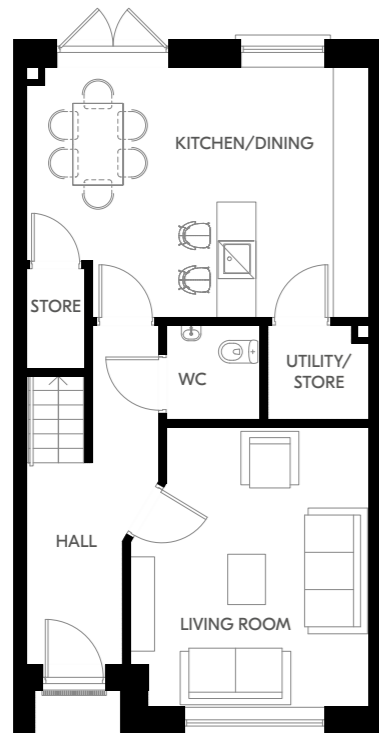
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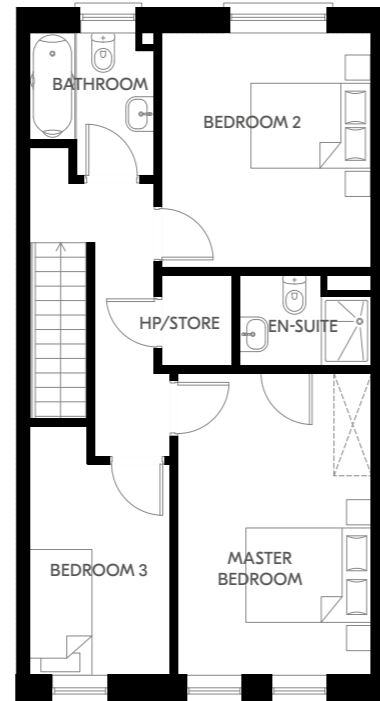
Second Floor

# THE PHEASANT

3 Bed Mid & End of Terrace  
110 sqm | 1,181 - 1,185 sqft



Ground Floor



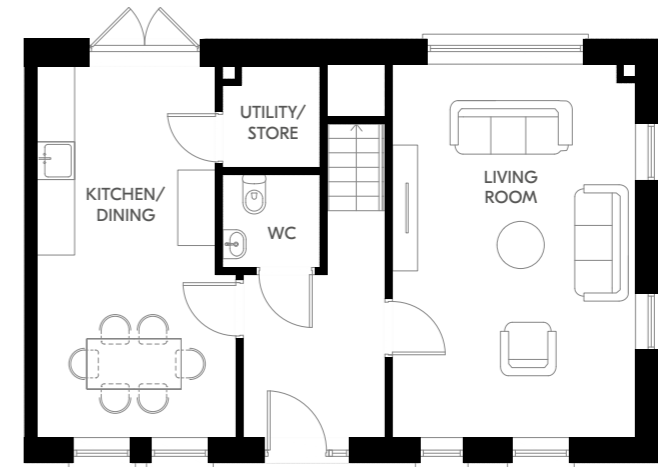
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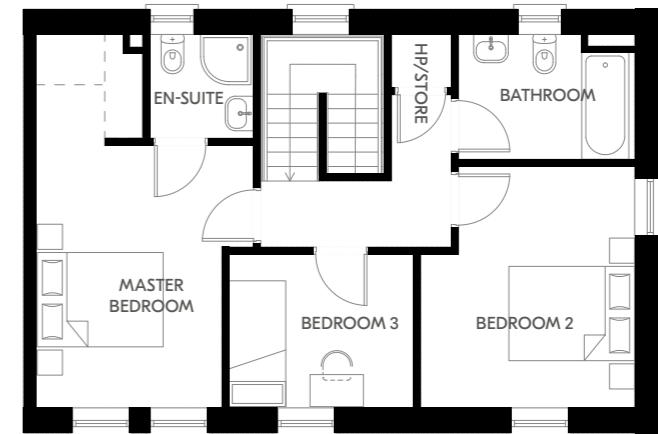
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# THE SANDERLING

3 Bed Mid, End, Semi & Detached  
113 sqm | 1,214 - 1,216 sqft



Ground Floor



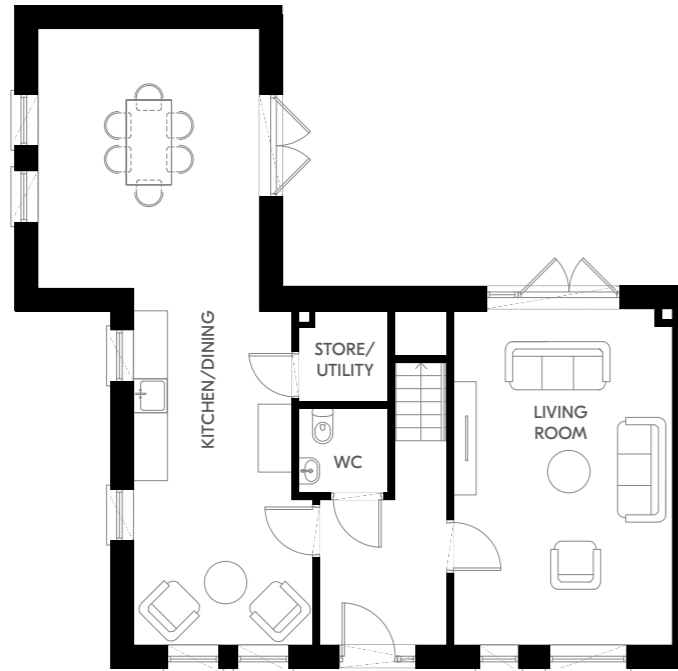
First Floor

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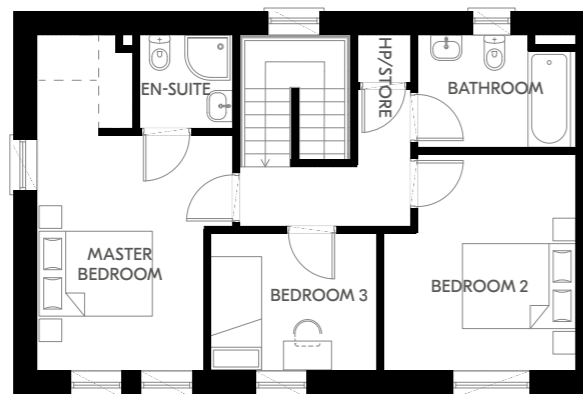
For illustrative purposes.

# THE GOLDFINCH

3 Bed End of Terrace, Semi Detached & Detached, Extended Kitchen  
132 sqm | 1,417 sqftt



Ground Floor



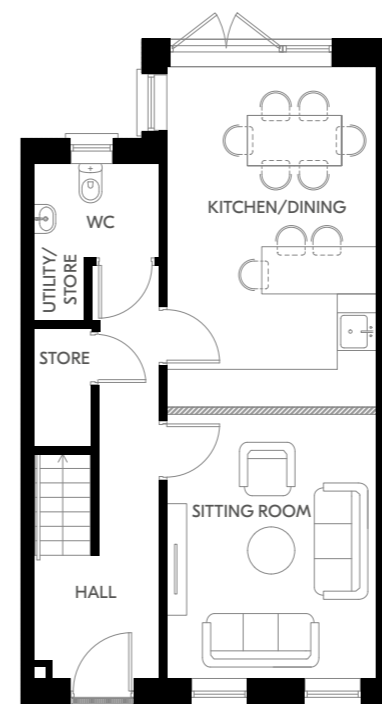
First Floor

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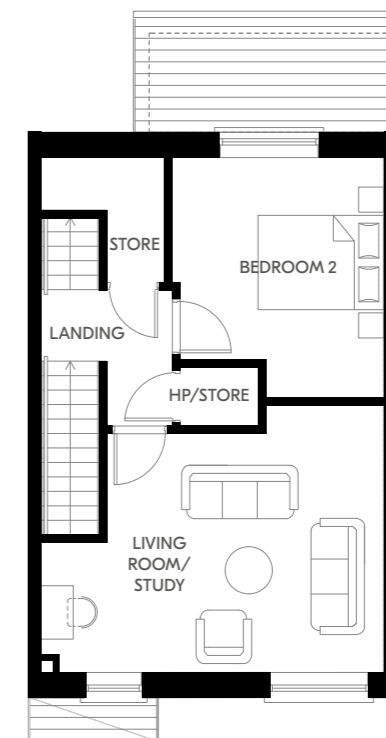
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# THE BRAMBLING

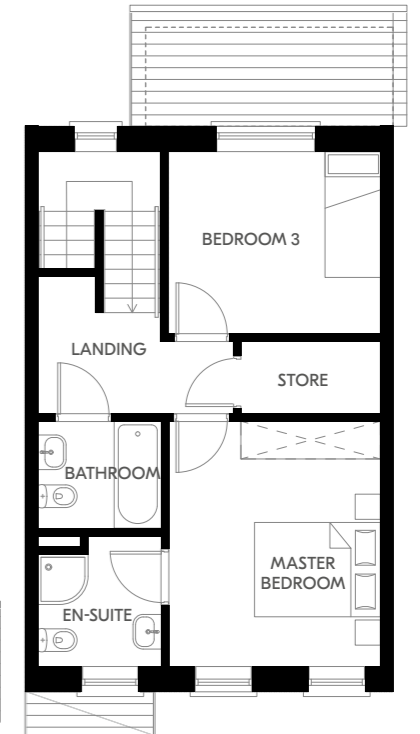
3 Bed Mid & End of Terrace + Study | 3 Storey  
139 sqm | 1,497 - 1,500 sqft



Ground Floor



First Floor



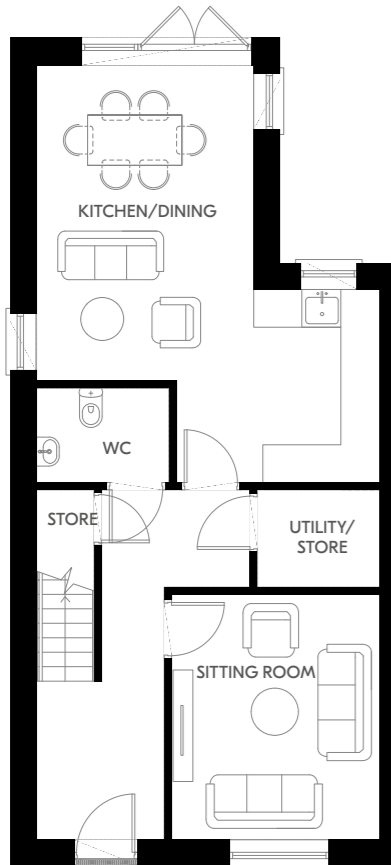
Second Floor

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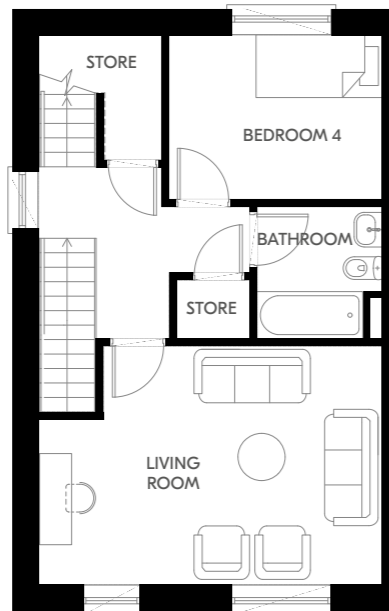
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# THE MERLIN

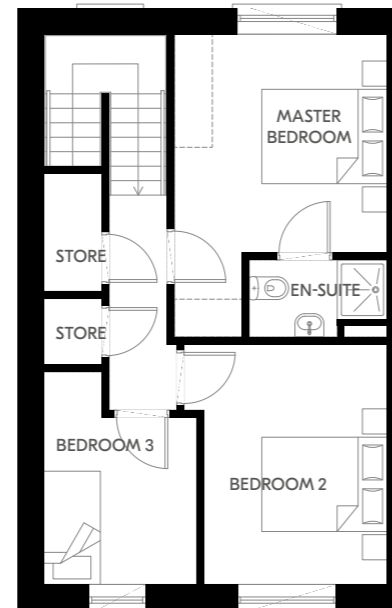
4 Bed Mid & End of Terrace | 3 Storey  
156 sqm | 1,676 sqft



Ground Floor



First Floor



Second Floor

Plans 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.

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# 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://www.glenveagh.ie)

DISCOVER OUR FULL RANGE OF COMMUNITIES AT [GLENVEAGH.IE](https://www.glenveagh.ie)



**Rath Rua**  
Portlaoise, Laois



**Greville Park**  
Mullingar, Westmeath



**Balmoston**  
Donabate, Dublin



**Kilmartin Grove**  
Kilmartin, Dublin



**Miller's Glen**  
Swords



**Belcamp**  
Balgriffin



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Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **Sheehan & Company LLP Solicitors**

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