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**BAY MEADOWS**

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DUBLIN 15

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**BAYMEADOWS.IE**



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# BAY MEADOWS

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DUBLIN 15

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**BAY MEADOWS IS A NEW DEVELOPMENT OF 183 FAMILY HOMES LOCATED IN HOLLYSTOWN, DUBLIN 15. THE SCHEME, BY ARCHTREE DEVELOPMENTS, WILL COMPRISE OF A MIX OF 2, 3 AND 4 BEDROOM FAMILY HOMES.**

These well-proportioned houses have been specifically designed with the needs of a modern family in mind. The exceptional attention to detail within these A rated homes gives them a contemporary feel throughout and ensures purchasers will enjoy the benefit of a brand new high specification house, complete with all the modern lifestyle designs.





**PERFECTLY  
LOCATED IN  
DUBLIN 15**





DUBLIN CITY CENTRE

NORTHWEST/BALLYCOOLIN  
BUSINESS PARK

ABBOTTSTOWN

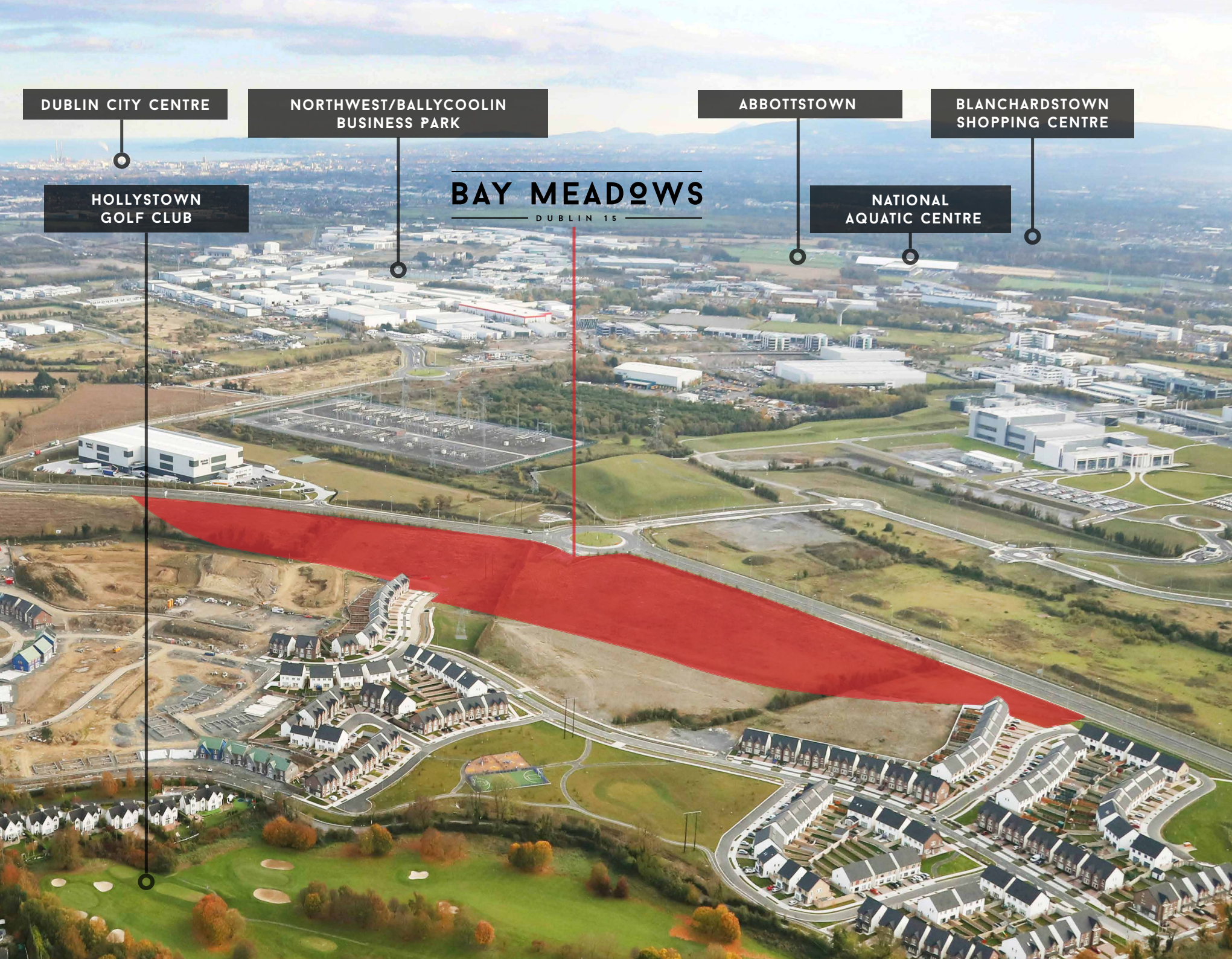
BLANCHARDSTOWN  
SHOPPING CENTRE

HOLLYSTOWN  
GOLF CLUB

# BAY MEADOWS

DUBLIN 15

NATIONAL  
AQUATIC CENTRE













Parks



Golf Courses



Shopping



Bus



Schools



Sports Clubs



Cafe's



Trains

## BAY MEADOWS

DUBLIN 15

40D  
40E

TYRELLSTOWN

St. Luke's  
National School

Hollystown  
Golf Club

Tyrellstown  
Educate Together

Tyrellstown  
Gaa Club

SuperValu

LIDL

Hollystown Rd

Corduff Rd

Corduff Rd

Ballycoolin Rd

Cappagh Rd

N3

Tolka Park

Blanchardstown IT

Corduff Rd

BLANCHARDSTOWN

Blanchardstown  
Shopping Centre

N3

N3

M50

M50

N2

M50

DUBLIN AIRPORT

SWORDS

GLASNEVIN

NAVAN ROAD PARKWAY

ASHTOWN

BROOMBRIDGE

CASTLEKNOCK

HANSFIELD

CLONSILLA

COOLMINE

Educate  
Together





# GETTING AROUND WITH EASE



**5MINS**

BLANCHARDSTOWN  
TOWN CENTRE

**5MINS**

M50 (JUNCTION 6)

**5MINS**

M50 (JUNCTION 5)

**15MINS**

DUBLIN AIRPORT

**20MINS**

HEUSTON STATION

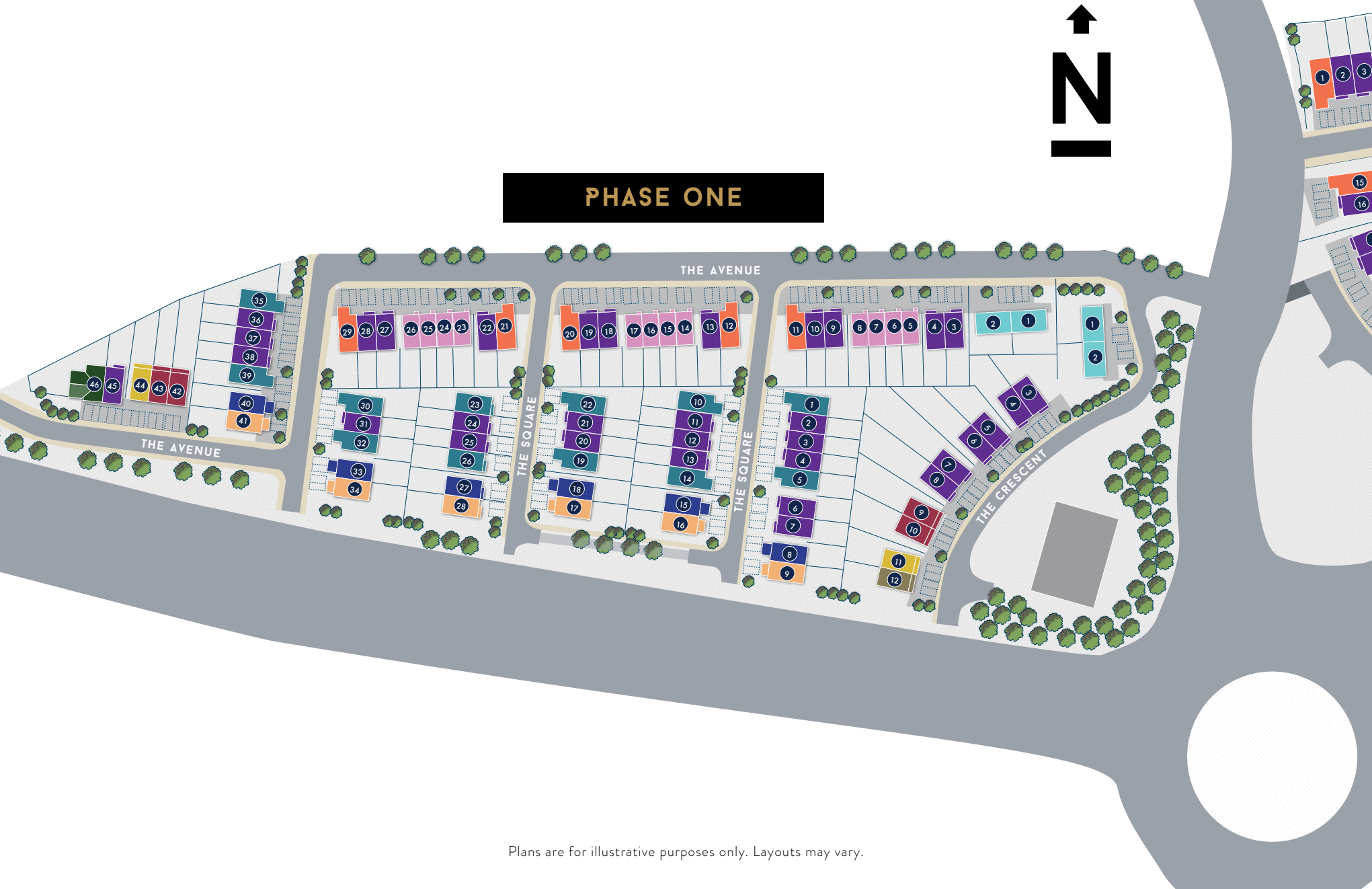
**25MINS**

DUBLIN CITY CENTRE

*Times are approximate.  
Arrival times may vary.*



# SITE PLAN



Plans are for illustrative purposes only. Layouts may vary.



## PHASE TWO



## HOUSE TYPES



**HOUSE TYPE A**  
3 BED MID TERRACE / SEMI DETACHED  
1,201 SQFT / 111.6 SQ.M



**HOUSE TYPE B**  
3 BED END TERRACE  
1,201 SQFT / 111.6 SQ.M



**HOUSE TYPE C**  
3 BED END TERRACE / SEMI DETACHED  
1,233 SQFT / 114.5 SQ.M



**HOUSE TYPE E**  
2 BED END & MID TERRACE  
966 SQFT / 89.8 SQ.M



**HOUSE TYPE F**  
4 BED SEMI DETACHED /  
END OF TERRACE  
1,431 SQFT / 133 SQ.M



**HOUSE TYPE H**  
3 BED SEMI DETACHED  
1,177 SQFT / 109.4 SQ.M



**HOUSE TYPE J**  
4 BED END TERRACE / SEMI DETACHED  
1,621 SQFT / 150.6 SQ.M



**HOUSE TYPE K**  
3 BED SEMI DETACHED  
1,223 SQFT / 113.6 SQ.M



**HOUSE TYPE L**  
3 BED SEMI DETACHED  
1,223 SQFT / 113.6 SQ.M



**HOUSE TYPE M**  
4 BED SEMI DETACHED  
1,655 SQFT / 153.8 SQ.M



**HOUSE TYPE N**  
4 BED END OF TERRACE /  
MID TERRACE / SEMI DETACHED  
1,621 SQFT / 150.6 SQ.M



# SPECIFICATION

## KITCHENS

- High quality fitted kitchens supplied and fitted by Keane Kitchens with efficient built-in extractor fan and soft close drawers
- Each house type has their own kitchen design as per the respective showhouse

## BATHROOMS & EN-SUITES

- Top-quality sanitary ware
- Guest WC & en-suite in all houses
- Extensive tiling provided as per show house
- Heated towel rails in both the main bathroom and en-suite

## ENERGY EFFICIENCY

- Impressive A3 BER energy rating
- Extensive wall and floor insulation and exceptional air tightness throughout
- Energy-efficient PVC windows & doors
- A-rated condensing boiler unit and zoned heating control

## SECURITY & SAFETY

- Top-quality smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors

## ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- Data points and digital tv connections to kitchen, living room and main bedroom
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points

## HEATING & WATER SERVICES

- Highly efficient gas-fired central heating system with thermostatic zoned heating control, including hot water control
- Fully pressurised hot & cold water system

## INTERNAL FINISHES

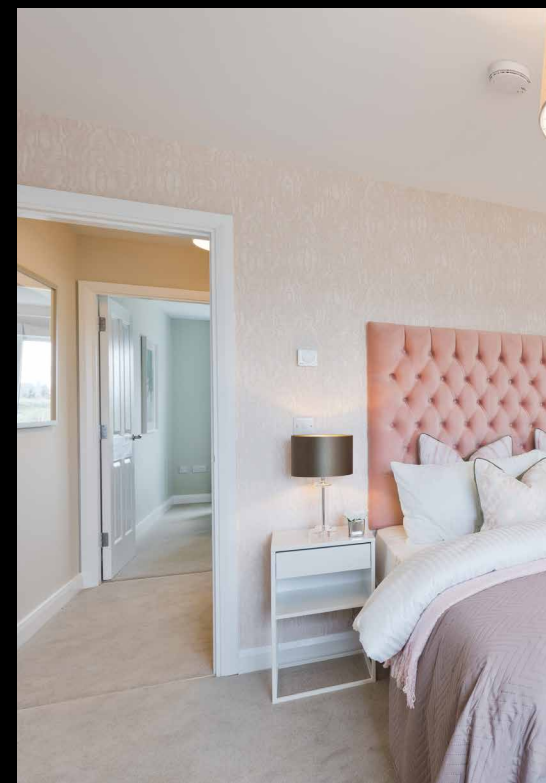
- All walls, ceilings and joinery painted and finished to a high standard
- Built in wardrobes in each of the bedrooms by Keane Kitchens
- Attractive staircases featuring painted softwood balustrades, newel post and painted hardwood handrails
- Extensive attic storage with pull-down ladder access

## EXTERNAL FINISHES

- Attractive brick and render facades
- Maintenance-free UPVC fascia soffits and downpipes
- Paved front driveways
- All gardens raked and seeded
- Architecturally designed, open green spaces with extensive landscaping

## GENERAL

- Each home is covered by 10 year Homebond structural guarantee





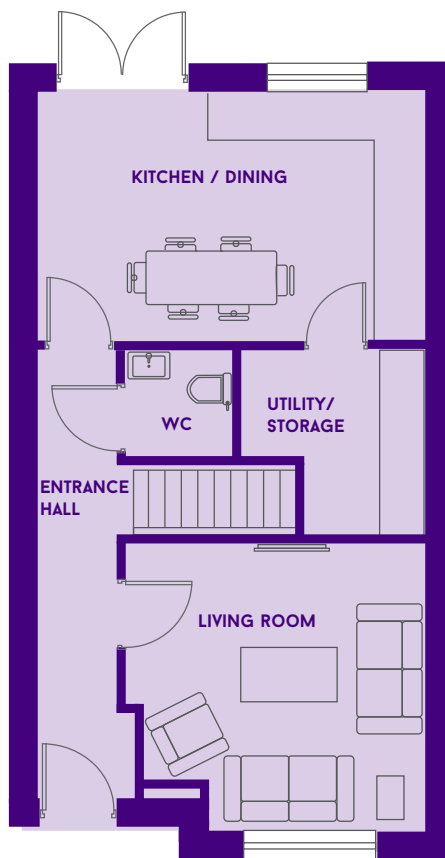




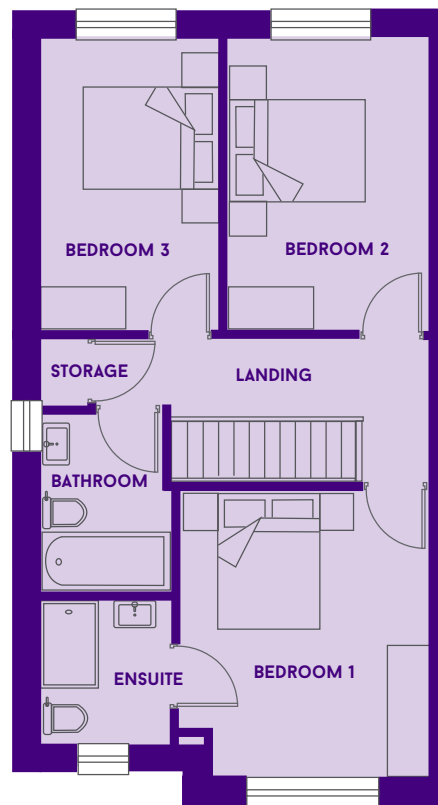
# HOUSE TYPE A

3 BED MID TERRACE & SEMI DETACHED

1,201 SQFT / 111.6 SQ.M



GROUND FLOOR



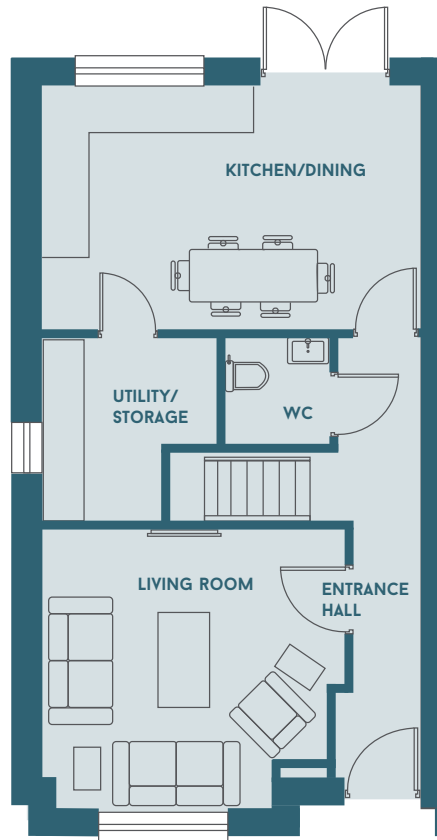
FIRST FLOOR



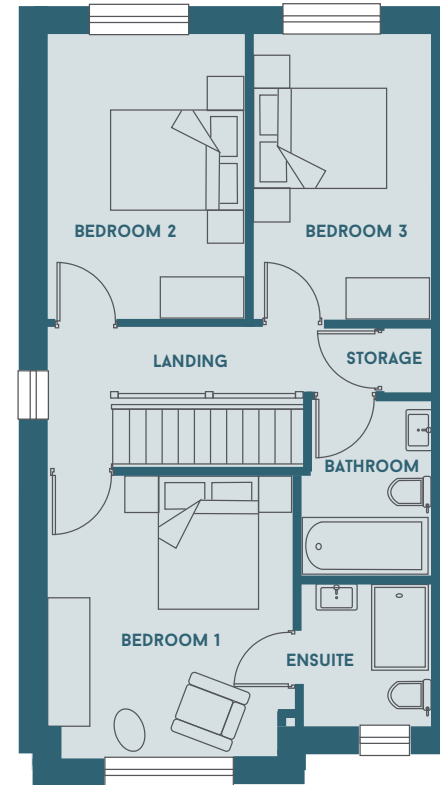
# HOUSE TYPE B

3 BED END TERRACE

1,201 SQFT / 111.6 SQ.M



GROUND FLOOR



FIRST FLOOR

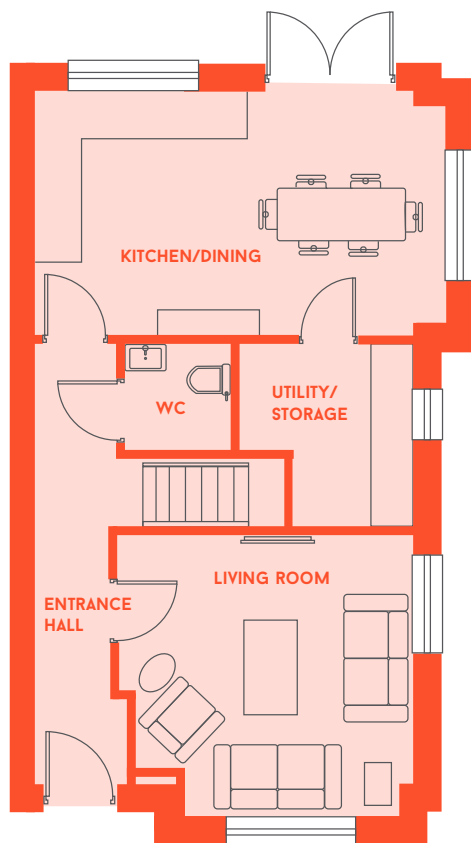




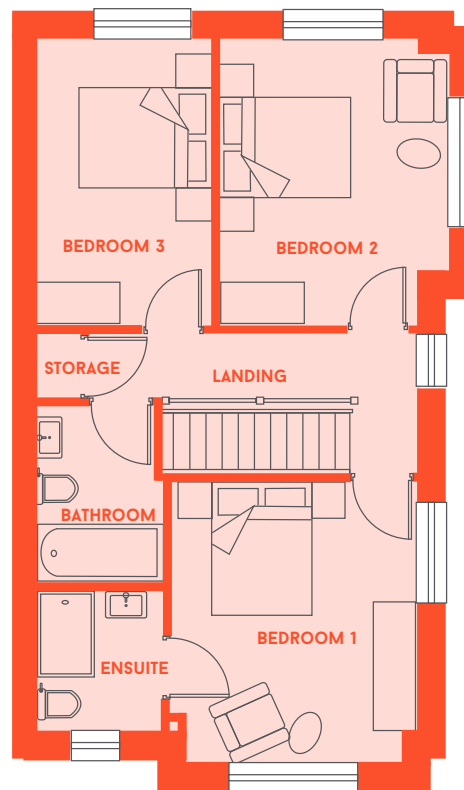
# HOUSE TYPE C

3 BED END TERRACE & SEMI DETACHED

1,233 SQFT / 114.5 SQ.M



GROUND FLOOR



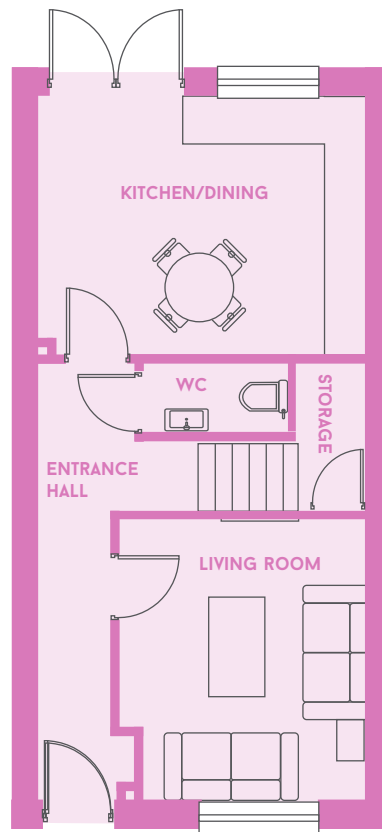
FIRST FLOOR



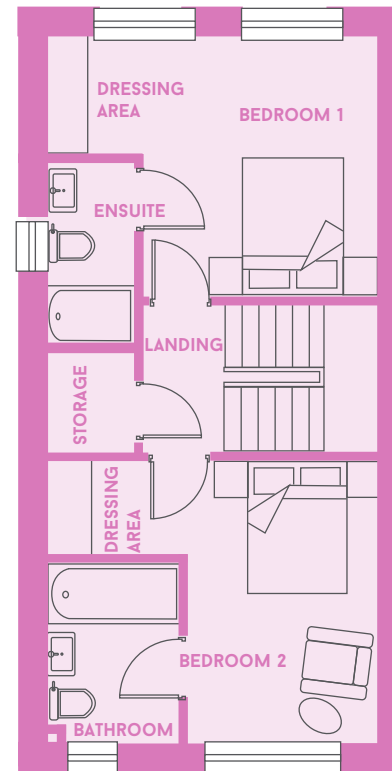
# HOUSE TYPE E

2 BED END & MID TERRACE

966 SQFT / 89.8 SQ.M



GROUND FLOOR



FIRST FLOOR





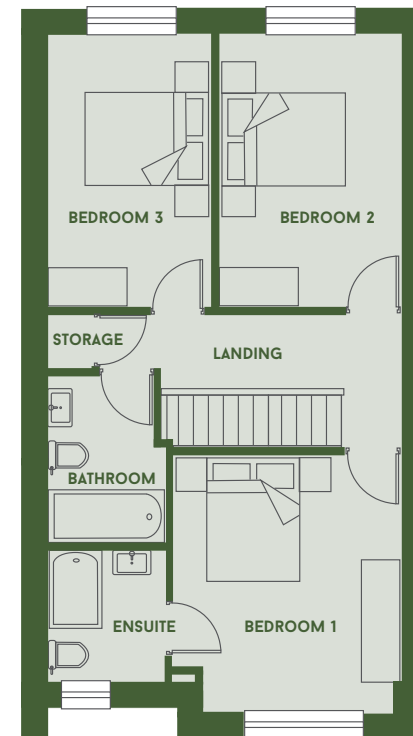
# HOUSE TYPE F

4 BED SEMI DETACHED & END OF TERRACE

1,431 SQFT / 133 SQ.M



GROUND FLOOR



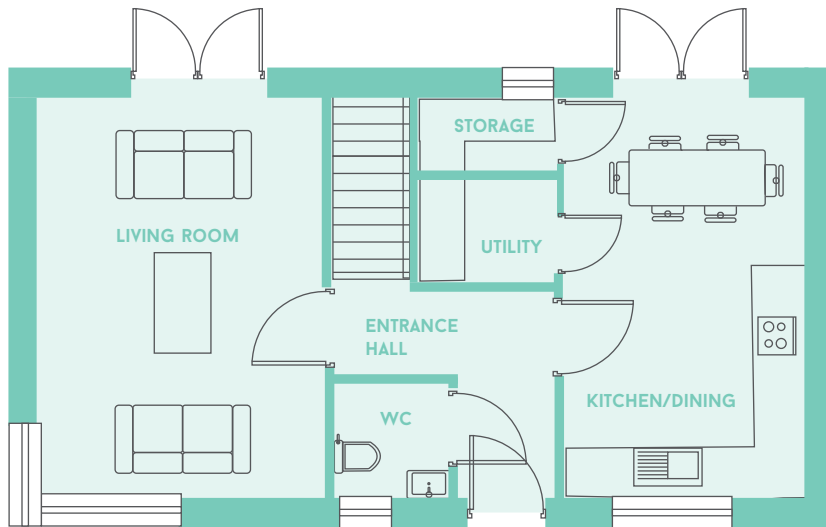
FIRST FLOOR



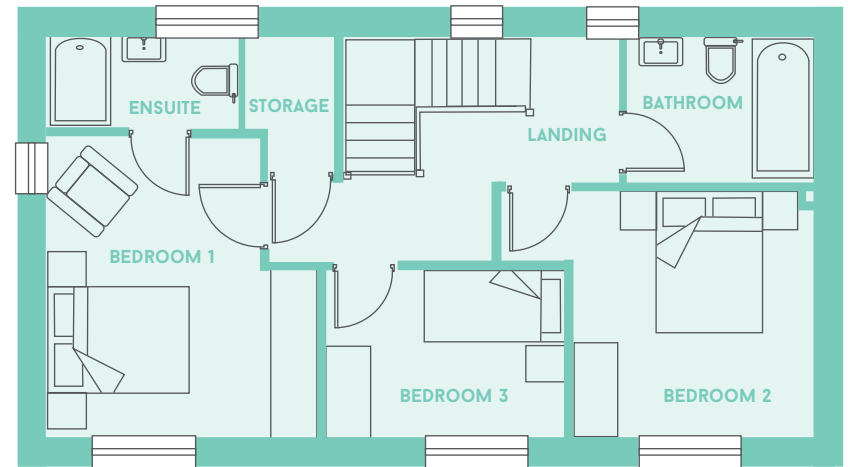
# HOUSE TYPE H

3 BED SEMI DETACHED

1,177 SQFT / 109.4 SQ.M



GROUND FLOOR



FIRST FLOOR

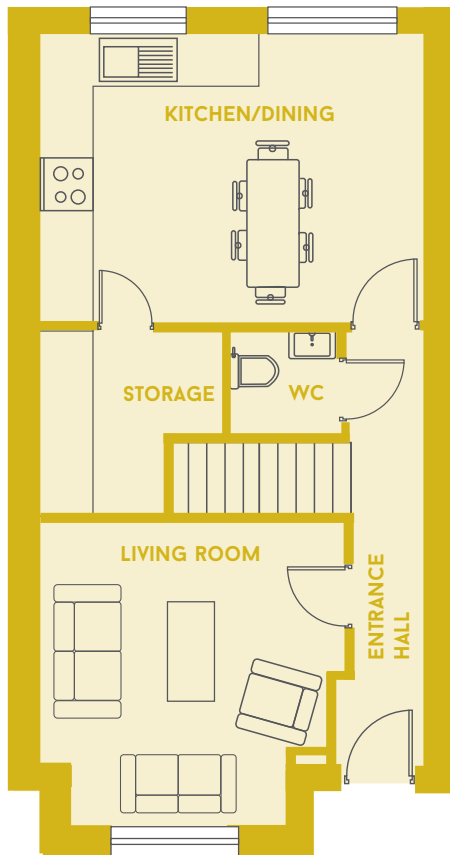




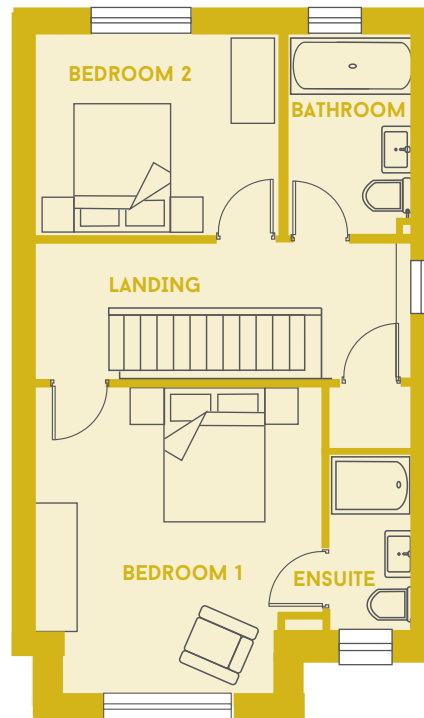
# HOUSE TYPE J

4 BED END TERRACE & SEMI DETACHED

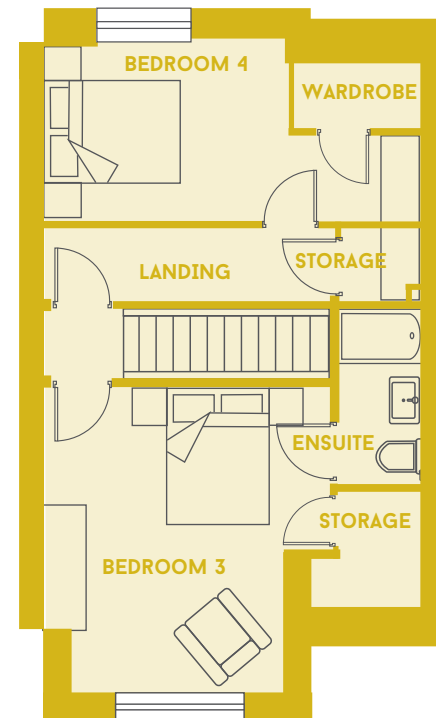
1,621 SQFT / 150.6 SQ.M



GROUND FLOOR



FIRST FLOOR



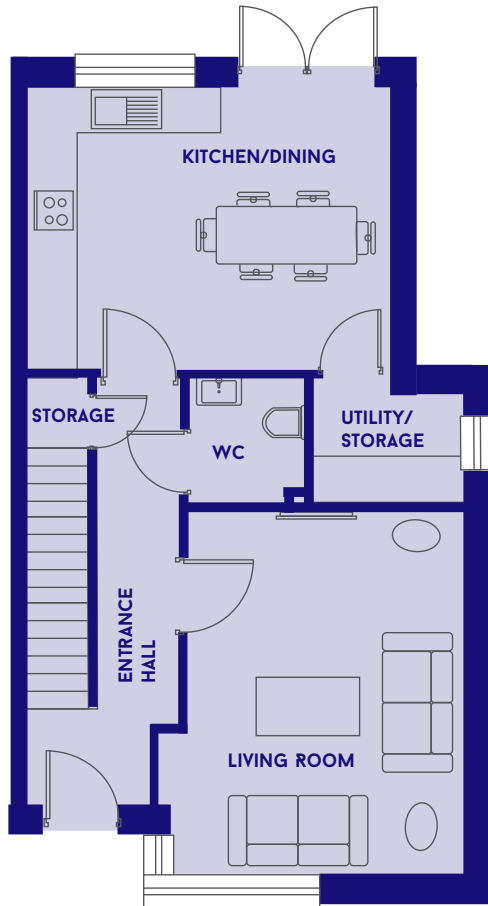
SECOND FLOOR



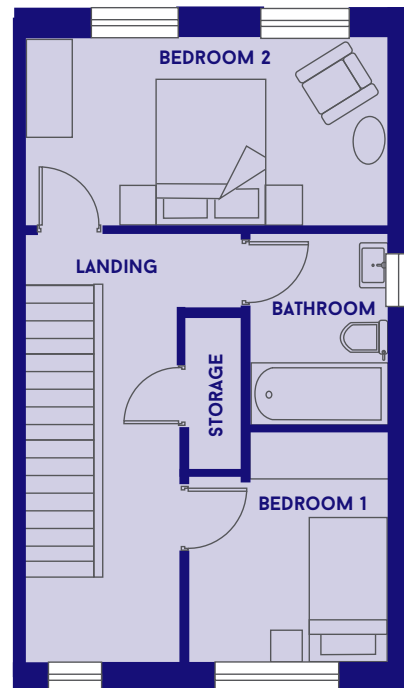
# HOUSE TYPE K

3 BED SEMI DETACHED

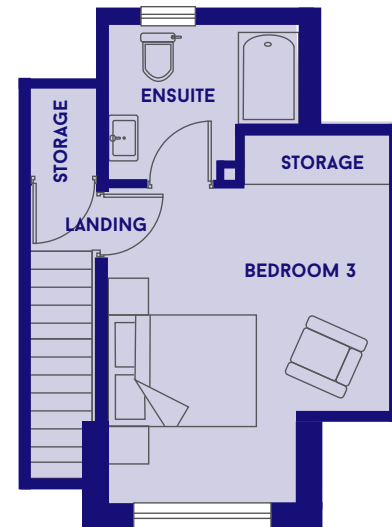
1,223 SQFT / 113.6 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

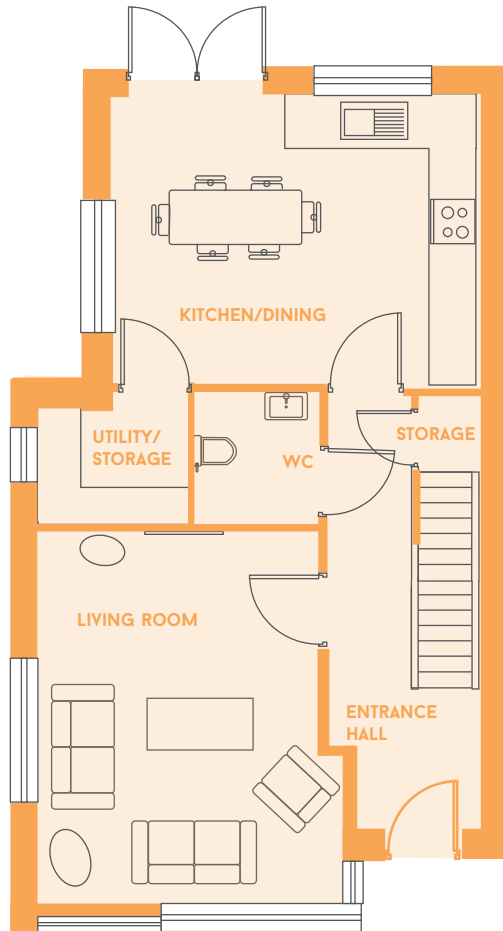




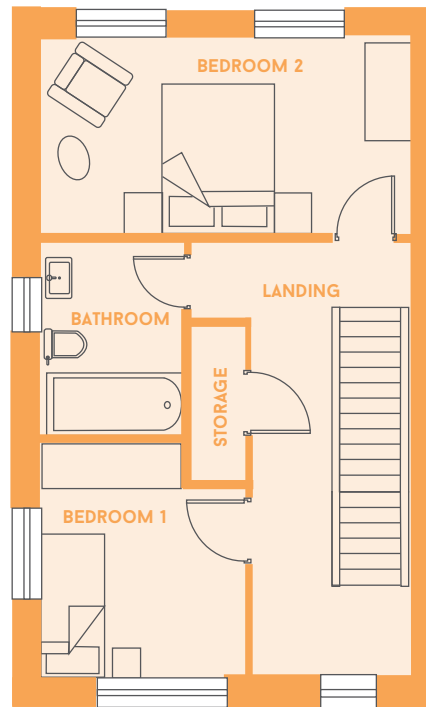
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3 BED SEMI DETACHED

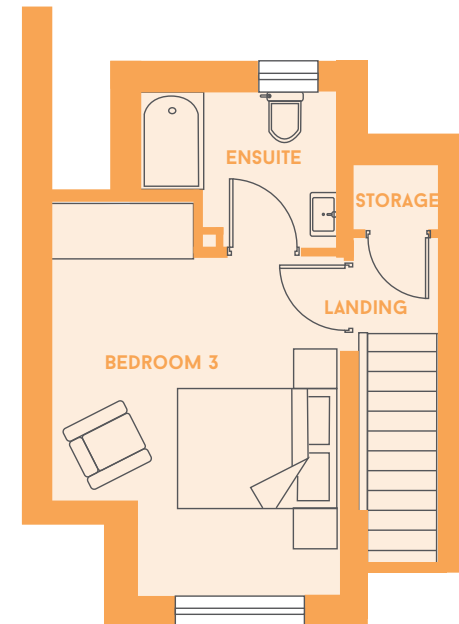
1,223 SQFT / 113.6 SQ.M



GROUND FLOOR



FIRST FLOOR



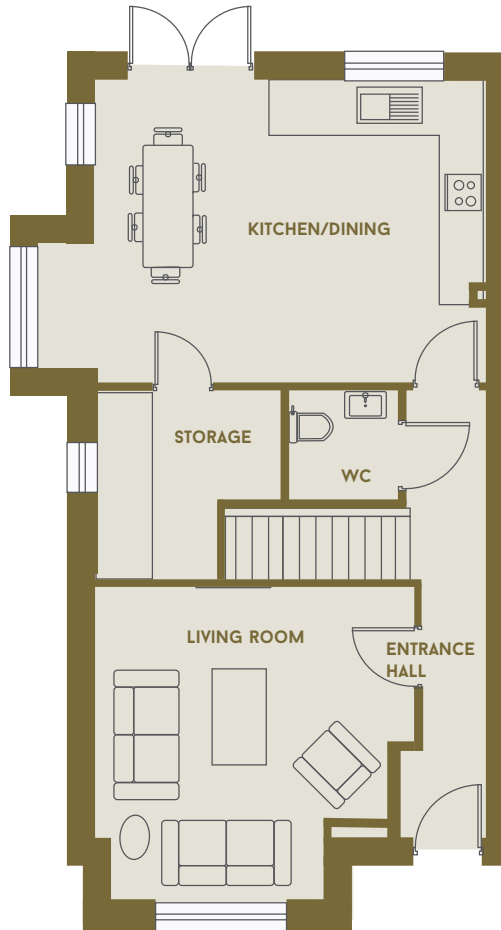
SECOND FLOOR



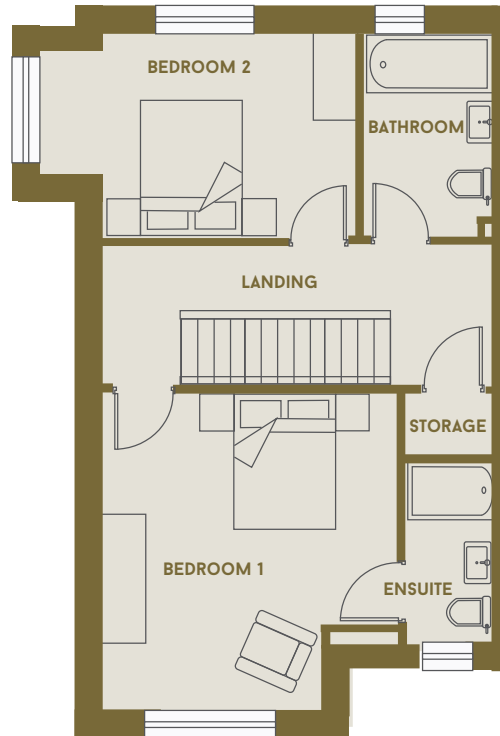
# HOUSE TYPE M

4 BED SEMI DETACHED

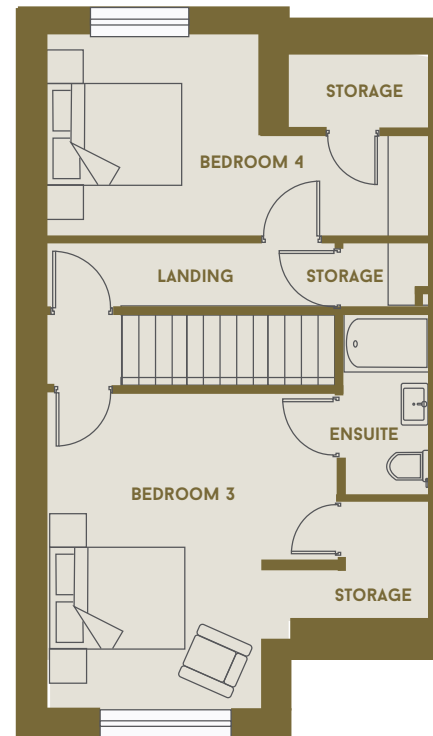
1,655 SQFT / 153.8 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

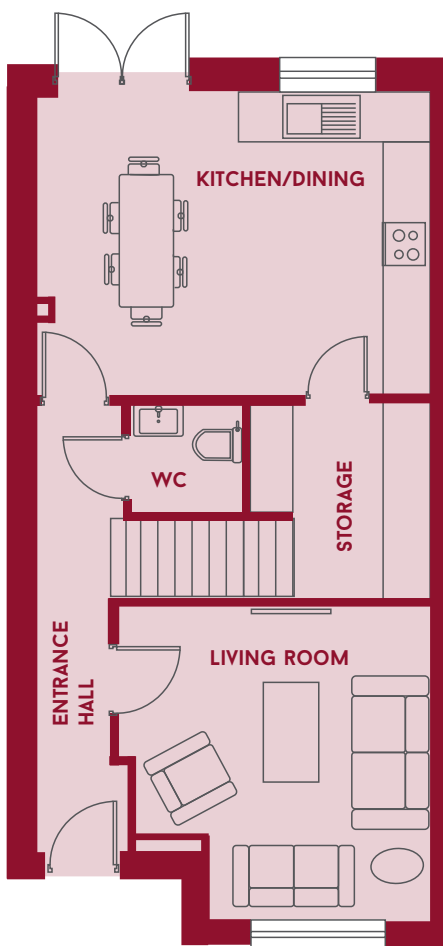




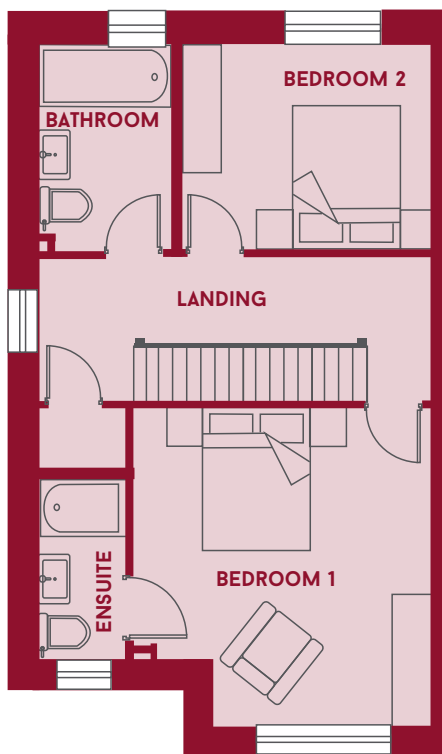
# HOUSE TYPE N

4 BED END OF TERRACE, MID TERRACE & SEMI DETACHED

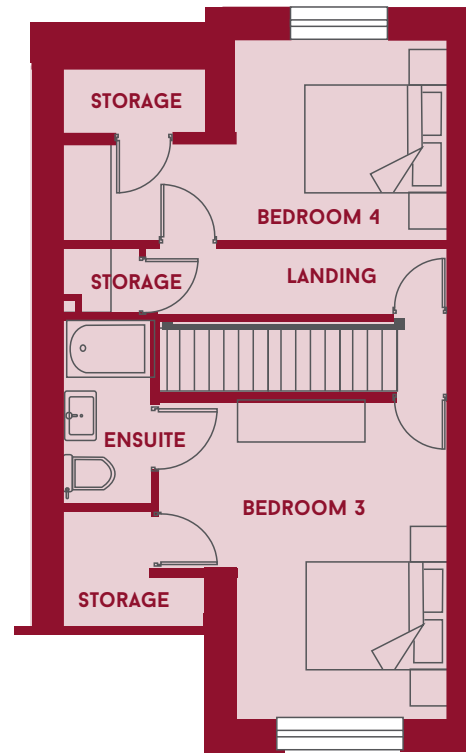
1,621 SQFT / 150.6 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# ABOUT ARCHTREE DEVELOPMENTS

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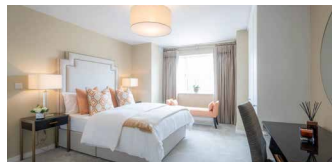
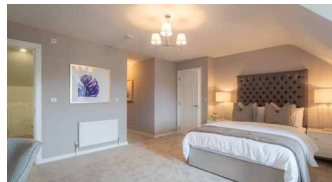


Archtree believes in choosing desirable locations with excellent amenities and transport links, and building homes that work for that community and that area, ultimately adding to the fabric of the existing neighbourhood. We bring together the vast experience and network of our management team to gather the best tradespeople to build homes using high-quality materials, while combining the latest innovations with tried-and-trusted methods.

Our developments are built with longevity and practicality in mind – from communal green areas to house designs fit for the future, our emphasis is on aesthetically pleasing design and a high-quality build that will stand the test of time.

Other Developments Under Construction  
St Pancras, Terenure.

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





**PSRA LICENCE NO: 002885**



**Disclaimer:** These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The developer reserves the right to make alterations to the design, specification and layout. Kelly Walsh PSRA Registration Number 002885.





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