

Love where you live

FOGGIE FIELD

Kilruddery



Glenveagh

Home of the new.



FOGGIE FIELD AT KILRUDDERY

Glenveagh is pleased to introduce Foggie Field at Kilruddery, a wonderful new development of high-quality homes only a short stroll from the beautiful surroundings of Killruddery Estate, just a few minutes from the bustling seaside towns of Bray and Greystones on the Dublin-Wicklow border.

Residents can enjoy a rare mix of convenience and tranquillity, with a blend of country, city and coastal living — all in this highly desirable and picturesque locale.

*Love where
you live*

LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY

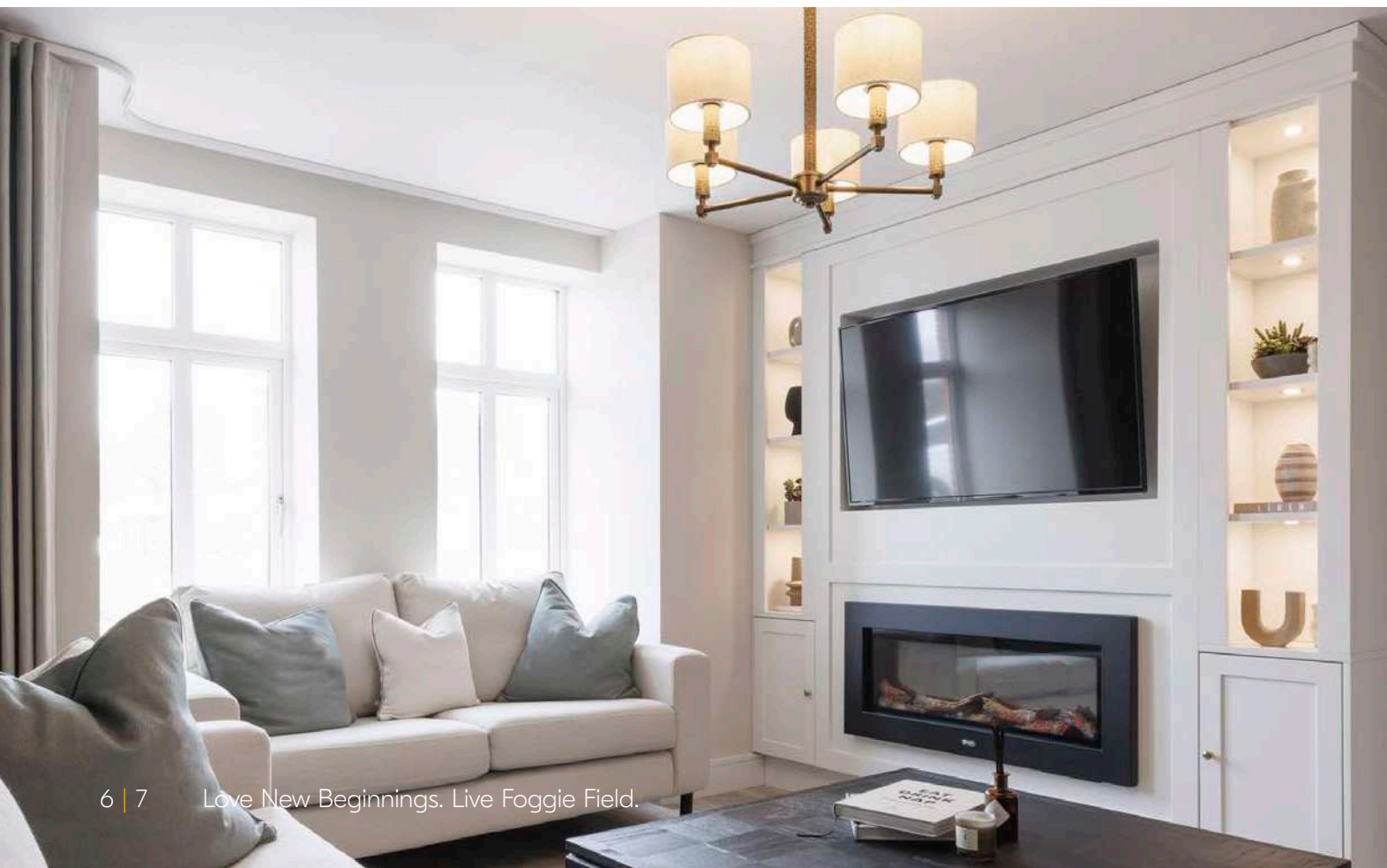


LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Foggie Field 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

Every Glenveagh property performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



LOVE FUTURE COMFORTS 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.

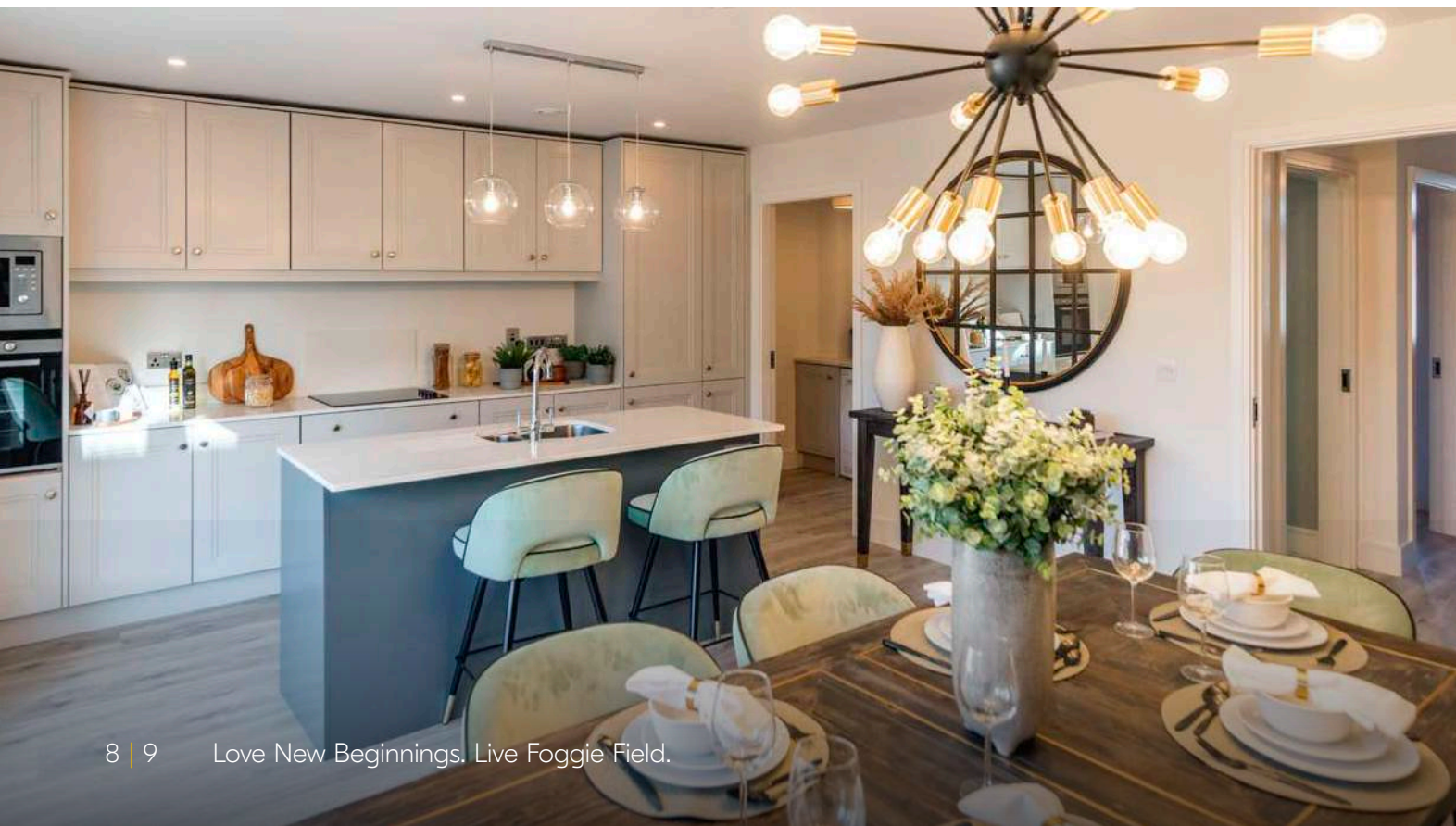
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

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!



LOVE INNOVATION LIVE IN A NEW HOME CONCEPT

Glenveagh has created an innovative new housing concept inspired by Irish community and integrated it into our Foggie Field offering.

Our new spatial approach and layout aims to deliver a renewed sense of community, where high quality public spaces create an environment where neighbours become friends.

Most importantly, this intelligent design incorporates everything modern homeowners hold important. Comfortable, light-filled dedicated spots for home-working, built in parking concealed from the street, a courtyard garden designed as an extension of your living room, relaxing upper floor terrace and of course, stylish own door access.

Whether you're a first-time buyer, downsizer or family, this new home design seamlessly integrates modern living, surrounded by public spaces and pedestrian-friendly streets for a shared and welcoming community.





FOGGIE FIELD AT KILRUDDERY

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

Perhaps Foggie Field at Kilruddery's biggest draw is its great amenities, which belie its tranquil setting. The development is just a few minutes from Bray, one of Ireland's longest-established and most beloved seaside towns. A popular commuter town for many decades, it has plenty to offer by way of supermarkets, local amenities, schools and leisure options.

The famous promenade is home to several popular bars, pubs, cafes and restaurants, offering up delicious food and drinks as well as regular live music. Nearby Killruddery Estate provides a magnificent celebration of the great outdoors, with events for the whole family held on the grounds all year round. There's also plenty for the kids to do, including the Sealife museum, bowling alley and a full calendar of special events and festivals, including the famous Bray Summer Fest.



FRESH, TANTALISING FOOD AWAITS AT KILLRUDDERY ESTATE.

Visit The Pizza Shed for exquisite Neapolitan-style sourdough pizza made with local, seasonal ingredients. Experience farm to fork food at The Grain Store's seasonal supper club - they even offer feasts for private special occasions. Kick back over a cup of seasonal tea at The Tea Room or indulge in the finest coffee at The Coffee Shop, where you'll also find indulgent pastries, luxury sandwiches and rich, fresh soups.

LOVE SUNDAY STROLLS

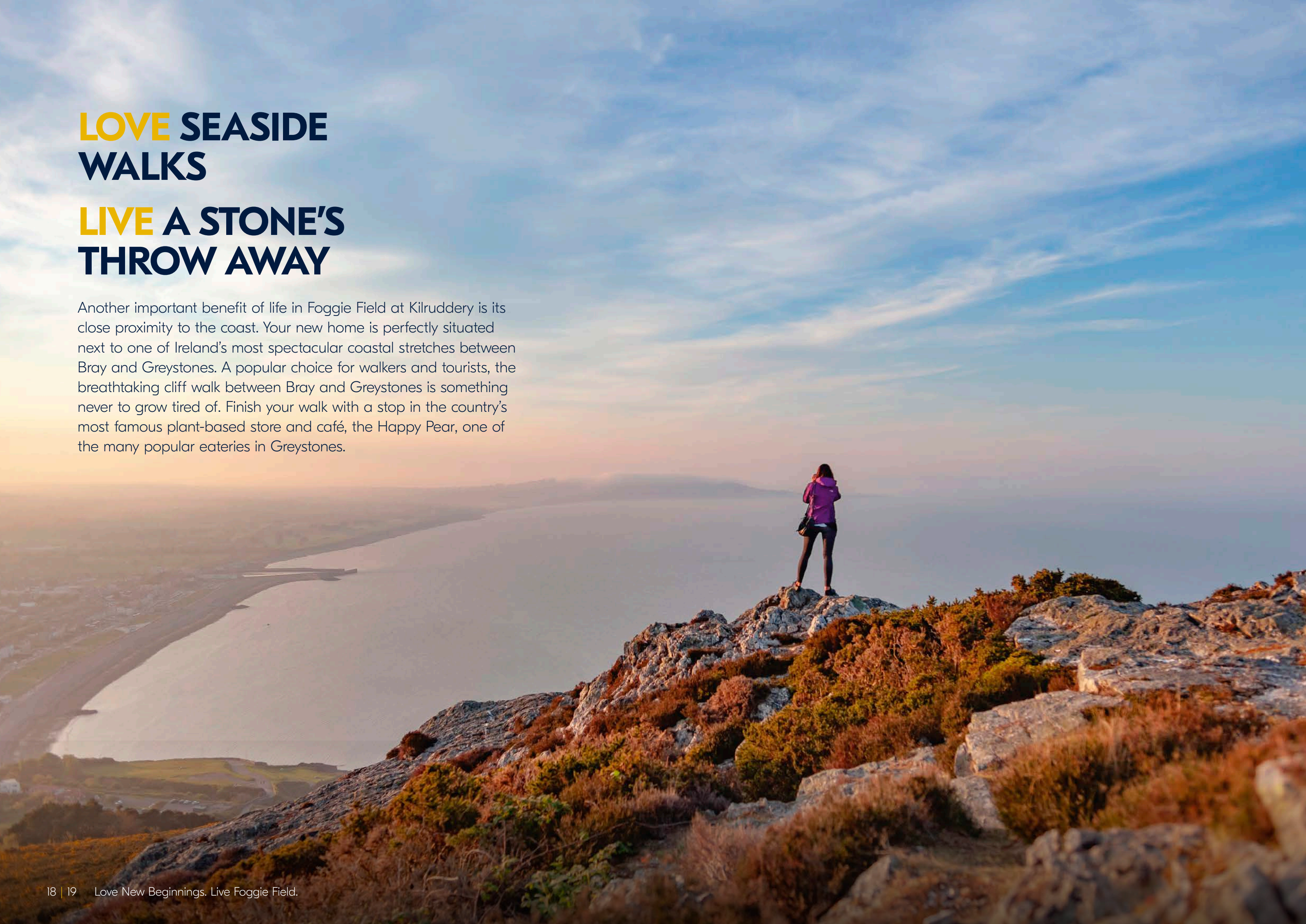
LIVE NEXT DOOR TO NATURE

Foggie Field at Killruddery is located right on the doorstep of the magnificent Killruddery Estate. This prime location offers you the opportunity for Sunday strolls or midweek picnics in the natural surroundings of the Killruddery Estate. The Heritage Killruddery Yard has fun for the whole family with space to shop, eat and make. For a little more opulence, explore the 17th century gardens where you'll find a flowering woodland, walled garden, and long pond walks. Killruddery is also a working bio-diverse farm with 800-acres of land for visitors to discover.

LOVE SEASIDE WALKS

LIVE A STONE'S THROW AWAY

Another important benefit of life in Foggie Field at Kilruddery is its close proximity to the coast. Your new home is perfectly situated next to one of Ireland's most spectacular coastal stretches between Bray and Greystones. A popular choice for walkers and tourists, the breathtaking cliff walk between Bray and Greystones is something never to grow tired of. Finish your walk with a stop in the country's most famous plant-based store and café, the Happy Pear, one of the many popular eateries in Greystones.



A **COMMUNITY** READY FOR SCHOOL WORK AND PLAY TIME

Bray and Greystones offer plenty by way of education, with schools available for children of all ages close to Foggie Field. There are a range of school types too, including Gaelscoileanna, Educate Together and Special Needs options, alongside numerous other secondary, primary, Montessori choices located throughout the surrounding area.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Bray and Greystones. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention athletics, tennis, cricket and golf. And as Foggie Field is so close to the coastline, a host of seaside activities and water sports are always on offer.

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

- Presentation College Bray
- Loreto Girls Secondary School
- Temple Carrig School
- Greystones Educate Together
- St. Gerard's Catholic School
- St. Laurence's National School
- Woodlands Academy
- John Scottus School

Check out these top-class local clubs:

- Ardmore Rovers FC
- Bray Golf Club
- Killegar Riding Club
- Wicklow Lawn Tennis Club
- Bray Emmets GAA Club
- Kilmacanogue GAA
- Wicklow Archery
- Glencormack United FC
- Wicklow County Cricket Club
- Greystones Golf Club

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.



FOGGIE FIELD AT KILRUDDERY

UNRIVALLED TRANSPORT LINKS ALL ON YOUR DOORSTEP

The tranquil surroundings of Foggie Field at Kilruddery are made more appealing considering its convenient location and second-to-none transport links. Kilruddery is just a few minutes from Bray, a popular and well-established commuter town on the Co Wicklow border with Dublin.

It's also located a mere eight minutes from Greystones. From both towns commuters can avail of a fast, frequent and highly reliable DART rail service, straight to the heart of Dublin City. For motorists, Kilruddery is conveniently located just off the N11/M11, which links directly on the main M50 ring road. What's more, a relatively short spin on the M11 will bring you to the idyllic town of Wexford, drenched in medieval history with miles and miles of golden beaches.



Kilruddery Estate	1 minute
Bray	6 minutes
Greystones	8 minutes
N11	11 minutes
M11	18 minutes
Dublin Airport	50 minutes
Dublin City	45 minutes



Bray Train Station	10 minute drive
Greystones Train Station	11 minute drive



Nearby Bus Routes 81 & 184	15 minute walk
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FOGGIE FIELD AT KILRUDDERY

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.

Internal Finishes

- Walls and ceilings painted in Fleetwood in 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 where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.
- Kitchen appliances are included (subject to contracts being signed and returned within 21 days)

Bathroom & Ensuite

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

Windows & Doors

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

Wardrobes

- Wardrobes included in a minimum of 2 bedrooms across all house types.

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 Foggie Field home is covered by a 10 year structural guarantee.

*Not applicable to Juniper and Ash units.

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 and 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

Discover more Glenveagh communities



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 St. Patrick's Loreto Primary School
- 2 St. Peter's Primary School
- 3 Bray School Project National School
- 4 Colaiste Raithin
- 5 St. Andrew's National School
- 6 Presentation College, Bray
- 7 North Wicklow ET Secondary School
- 8 St. Kilian's Community School
- 9 Loreto Girl's Secondary School

Sports Clubs

- 1 Bray Golf Club
- 2 Old Conna Golf Club
- 3 Bray Runners Athletic Club
- 4 Bray Emmets GAA Club
- 5 Ardmore Rovers Football Club
- 6 Bray Wanderers Football Club

Cafes and Restaurants

- 1 The Grain Store Restaurant
- 2 The Coffee Shop
- 3 Dockyard No.8
- 4 Tower Bistro
- 5 Crêperie Chez Louis
- 6 Peacock Food Fair
- 7 Catalyst Coffee - Beach
- 8 Pink Salt Indian Restaurant
- 9 Avoca Fern House Cafe

Supermarkets

- 1 SuperValu
- 2 Aldi
- 3 Lidl
- 4 Tesco Superstore

Places of Interest

- 1 Kilruddery Estate
- 2 Bray Seafront
- 3 Swan Sanctuary
- 4 Festina Lente
- 5 Bray Head Cliff Walk
- 6 Farm Shop in Kilruddery Estate

Transport

- 1 Bray Train Station
- 2 Bus Depot



HOUSE STYLES

Apartments

- The Cherry**
1 Bed Triplex
52.6 - 59.9 sqm | 566 - 645 sqft

2 Bed Homes

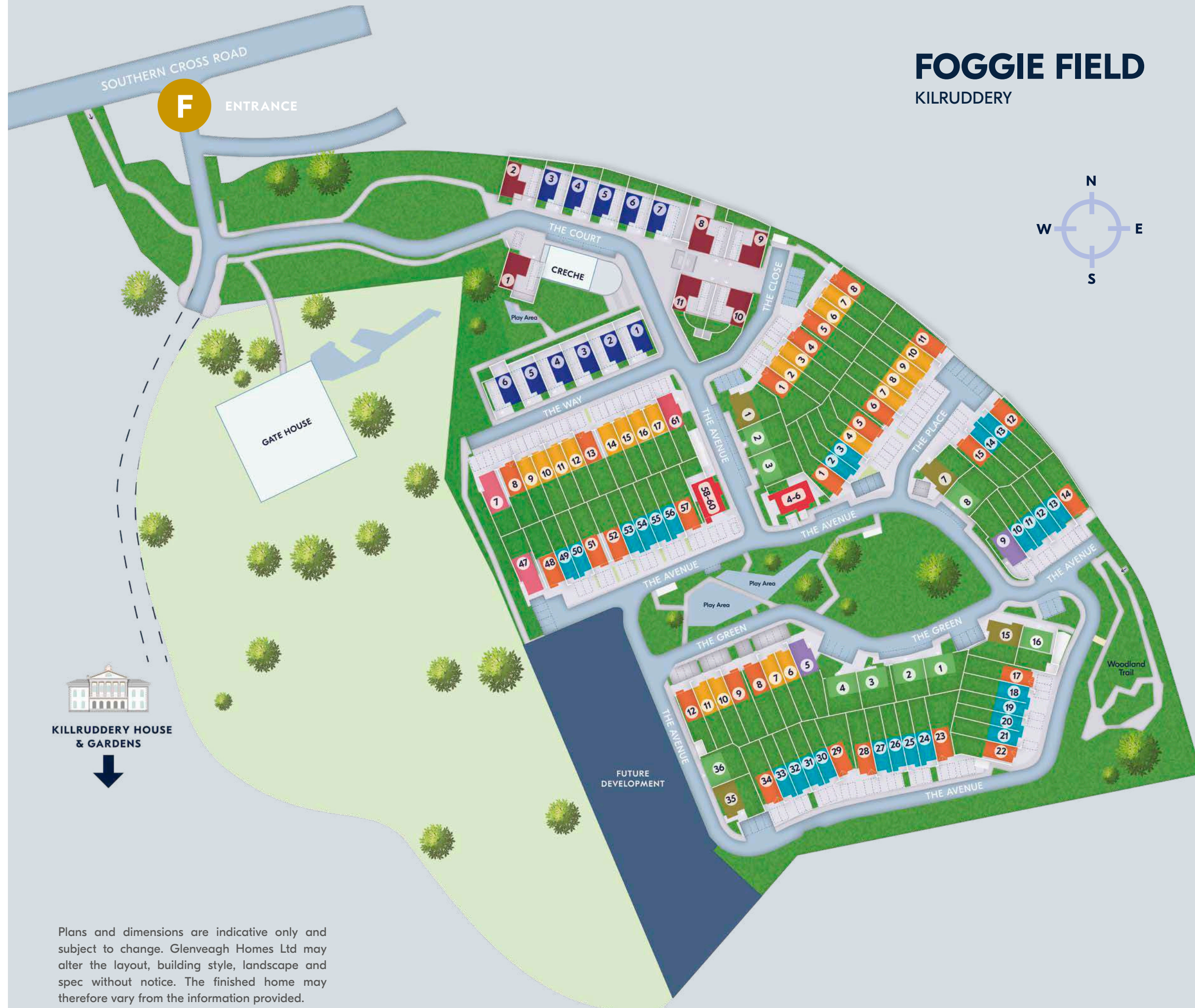
- The Willow**
2 Bed Detached Bungalow
64.3 sqm | 692 sqft
- The Hazel**
2 Bed Mid Terrace
86.5 sqm | 931 sqft

3 Bed Homes

- The Birch**
3 Bed Mid & End Terrace
91.1 - 93.8 sqm | 981 - 1010 sqft
- The Beech**
3 Bed End Terrace
94.8 - 96.4 sqm | 1020 - 1038 sqft
- The Juniper**
3 Mid & End Terrace
100.3 sqm | 1080 sqft
- The Alder**
3 Bed End Terrace
114.8 sqm | 1236 sqft
- The Pine**
3 Bed Semi Detached | Mid & End Terrac
114.4 - 115 sqm | 1231 - 1238 sqft
- The Poplar**
3 Bed Semi Detached | End Terrace
124.1 sqm | 1336 sqft
- The Holly**
3 Bed End Terrace
115.6 sqm | 1244 sqft

4 Bed Homes

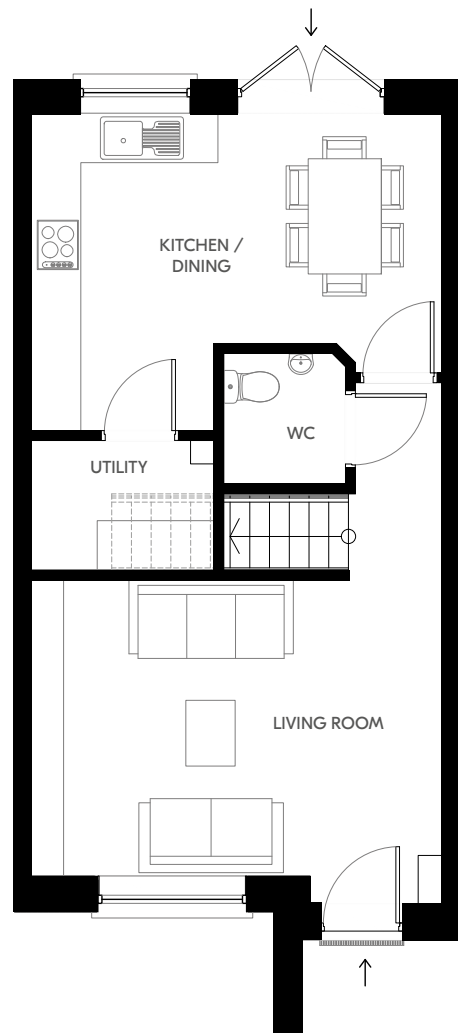
- The Ash**
4 Bed Semi Detached | End Terrace
151.8 sqm | 1634 sqft



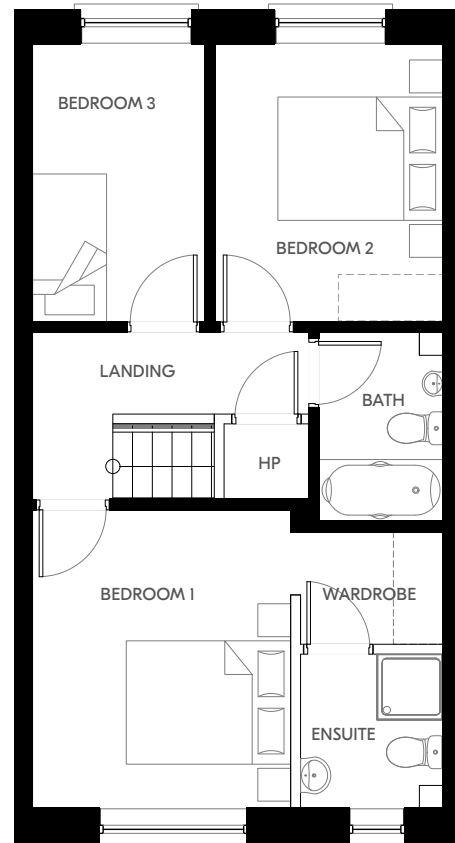
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THE BIRCH

3 Bed Mid & End Terrace
 91.2 – 93.8 sqm | 981 – 1010 sqft



Ground Floor



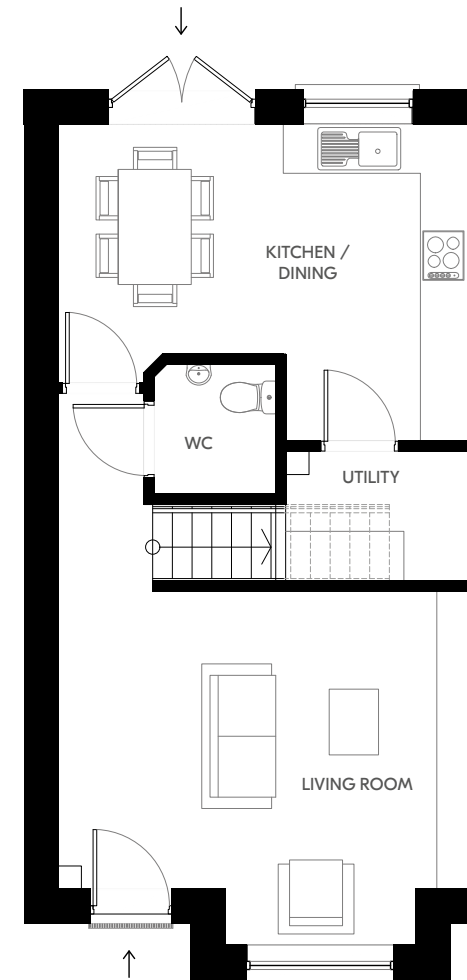
First Floor

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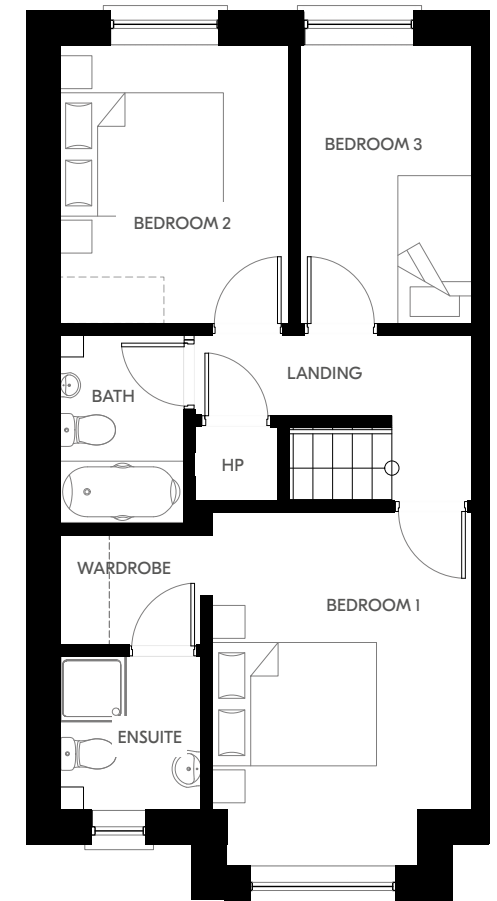
For illustrative purposes.

THE BEECH

3 Bed End Terrace
 94.8 – 96.4 sqm | 1020 – 1038 sqft



Ground Floor



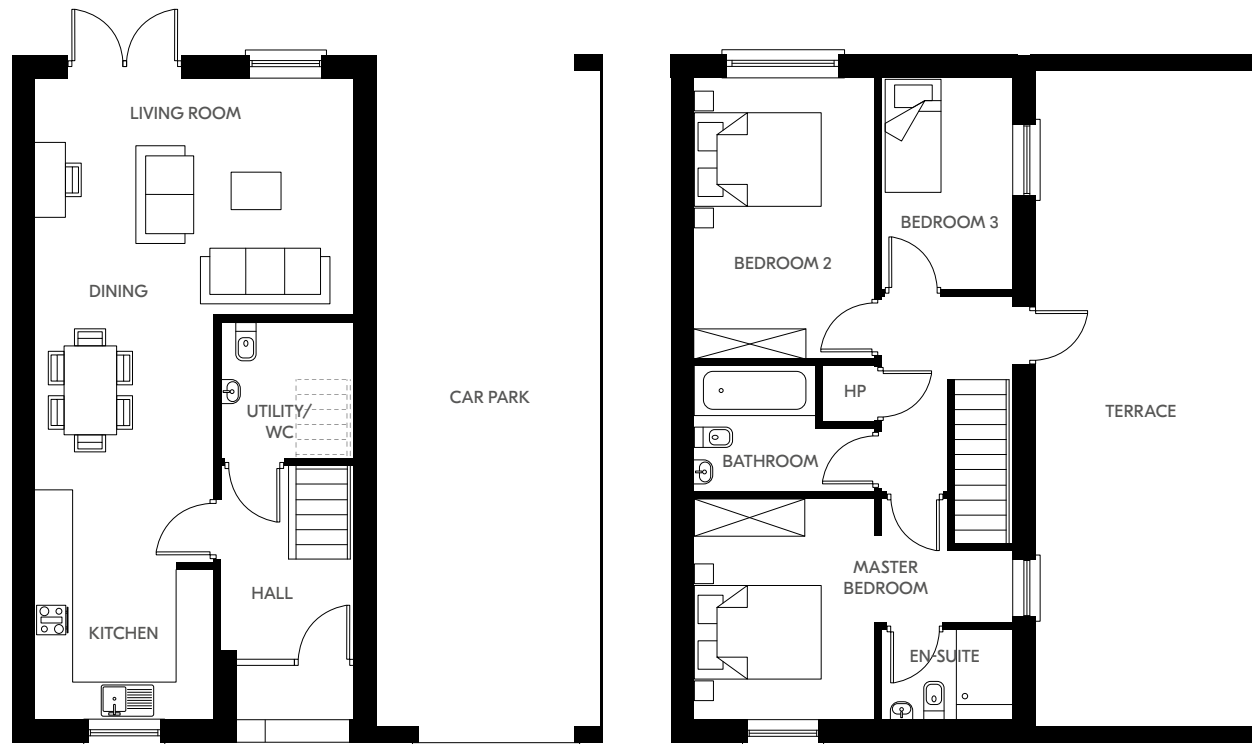
First Floor

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For illustrative purposes.

THE JUNIPER

3 Mid & End Terrace
100.3 sqm | 1080 sqft



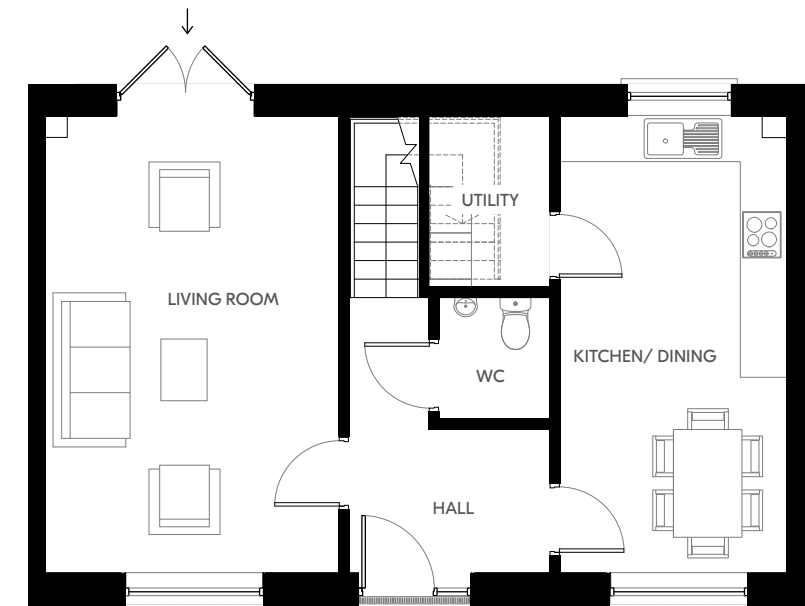
Ground Floor

First Floor

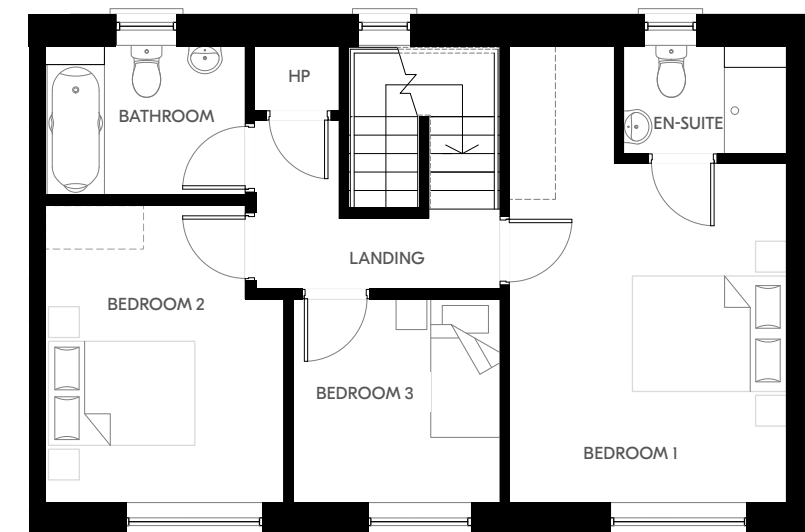
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THE PINE

3 Bed Semi Detached | Mid & End Terrace
114.4 – 115 sqm | 1231 – 1238 sqft



Ground Floor



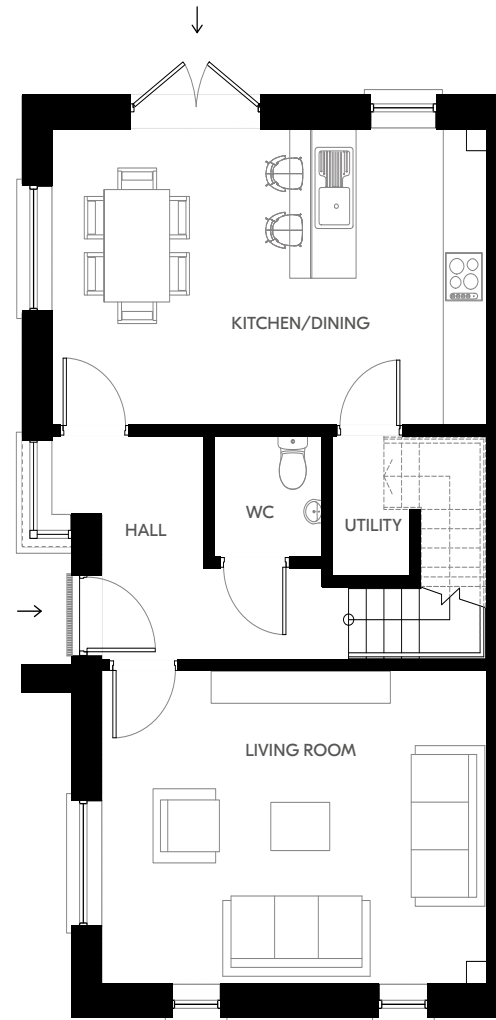
First Floor

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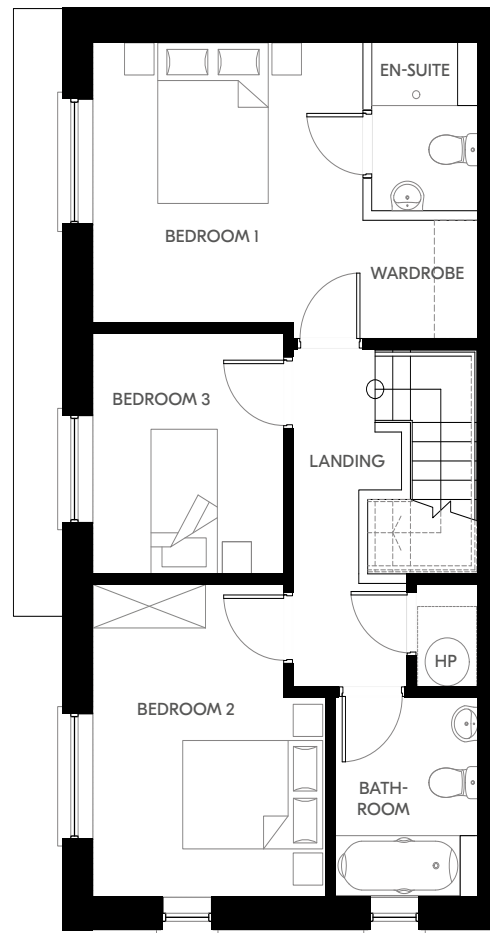
For illustrative purposes.

THE ALDER

3 Bed End Terrace
114.8 sq.m | 1236 sq.ft



Ground Floor



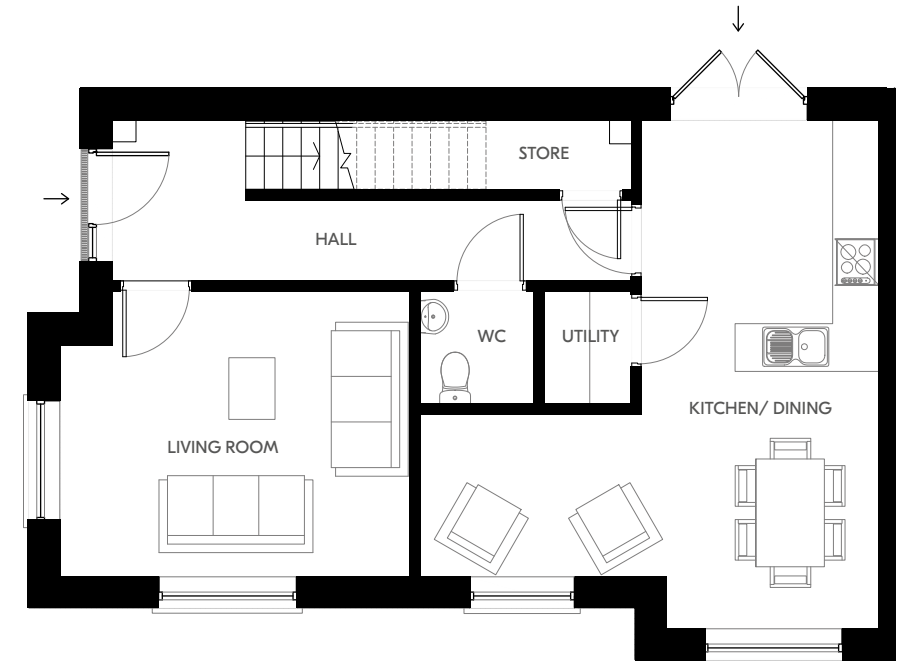
First Floor

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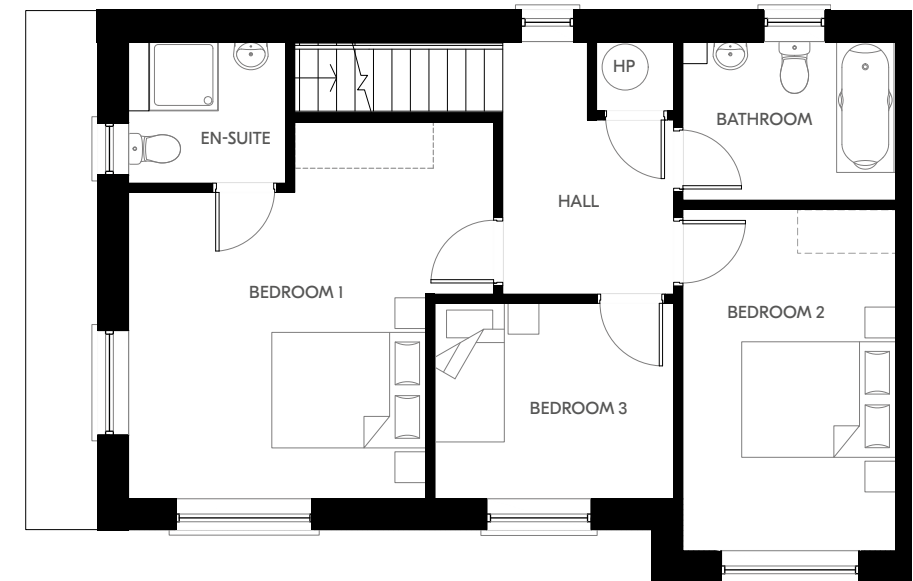
For illustrative purposes.

THE POPLAR

3 Bed Semi Detached | Mid & End Terrace
124.1 sqm | 1336 sqft



Ground Floor



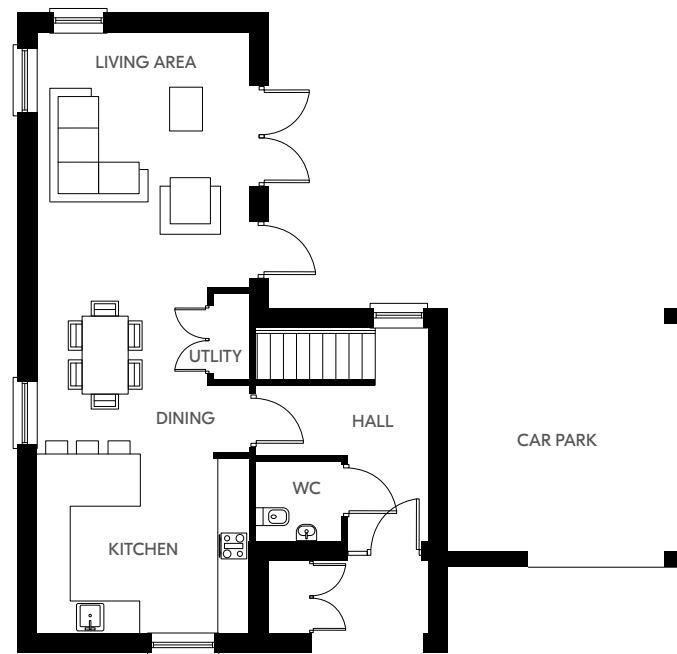
First Floor

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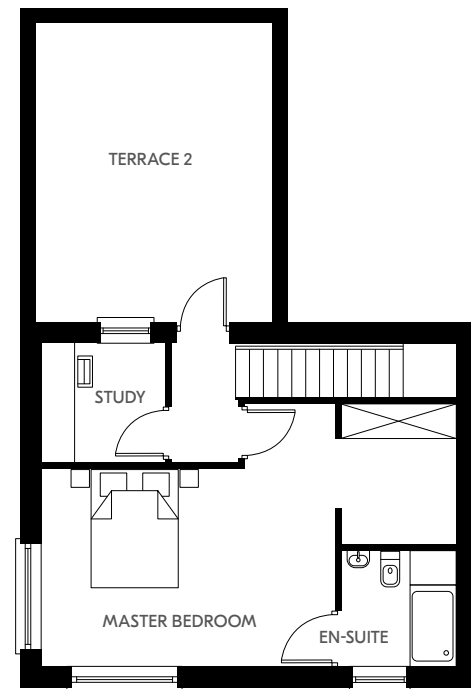
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THE ASH

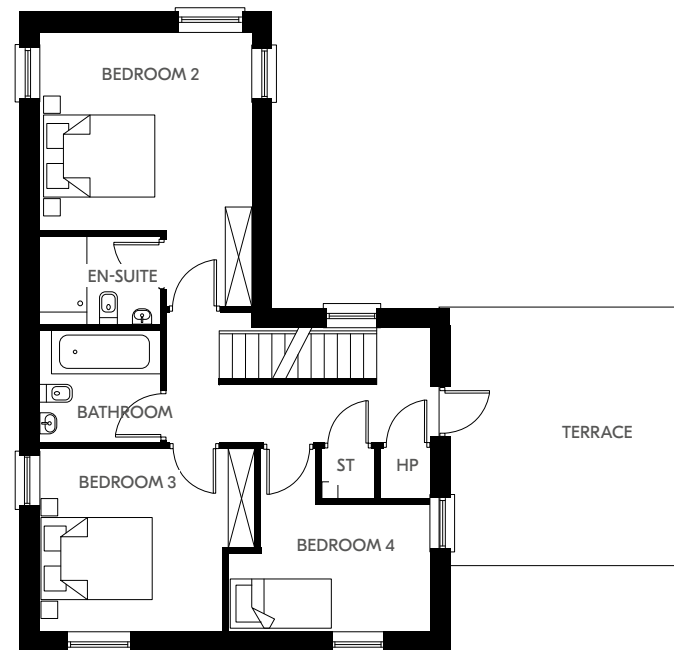
4 Bed Semi Detached | End Terrace
151.8 sqm | 1634 sqft



Ground Floor



Second Floor



First Floor



Selling agent:



PSRA 002233

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **RDJ**

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