

The Green
Garristown

Co. Dublin

BRENNAN

TOWN & COUNTRY®



The Green

The Green is an exclusive development of four magnificent detached five bedroom houses. The style combines simple rendered masonry construction and slate roof, with sophisticated zinc and stone detail.

The houses will be constructed to an extremely high standard and turnkey specification internally and externally. Each house will have an A2 energy rating resulting in minimal energy and heating costs.

Each house sits on a site of approximately half an acre and includes a detached garage which is unrivaled in the Dublin residential marketplace.

The design proposal incorporates large areas of glazing to flood the house with light and open up the beautiful countryside views. The design also maximises indoor / outdoor living with a large bi-fold door opening onto a patio area from the living room with south and west facing aspects.









Garristown

Garristown Village is a beautiful and unspoiled traditional rural village with a range of local facilities. The development at the Green is located directly opposite St. Mary's National School which has approximately 214 pupils and 20 teachers. Retail facilities include a convenience store, service station and craft butchers. Other facilities include two public houses, church, Carnegie Library and a Garda Station dating from the 19th century. The serenity of the tree lined and pristine village belies the fact that it is situated on the doorstep of the City and Airport and is within striking distance of the M1, M2 and M50 Motorways.

Cultural and historic References to Garristown

The village is described in Samuel Lewis' Topographical history of 1837 as ' a constabulary police station...with a dispensary...and a windmill on a hill near the village commanding a view over fourteen counties'. The church at Garristown, which originated in the early medieval period, was granted to the Augustinians in 1200AD by the Archbishop of Dublin.

The high lands around the village afford panoramic views ranging from the Mourne Mountains in the north to the Wicklow Mountains in the south. The remnant stub of a windmill which dates from 1736 dominates the landscape around Garristown. The hillfort around the windmill is known as Rath Esa after a princess in Celtic mythology who took up residence on the hill of Garristown as the three most important places in Ireland at the time, Bru na Boinne, Howth Head and the Hill of Tara, were all visible from here.



Amenities

Social & Recreation

Garristown has a vibrant and active community with numerous social and recreational activities and there is an abundance of children's and adults activities on the doorstep.

GAA - Garristown GAA has 11 teams which includes mens, ladies and underage groups and a new clubhouse including gym and the recent development of the pitch has made it one of the best pitches in Dublin. The GAA grounds are within walking distance of the development.

Rugby - There are adult and juvenile teams at Ashbourne, Swords and Drogheda.

Soccer - There are numerous soccer teams playing in the Meath and District League in the environs of Garristown.

Golf - There are golf courses aplenty with courses at Bellewstown, Hollywood Lakes, Ashbourne, Swords and Balbriggan which are all within a 10 - 20 minute drive.

Equestrian and Racing - There are lots of equestrian centres located nearby at Oldtown, Thornton Park and Curragha.

Fairyhouse Racecourse is located approximately 15km away while Bellewstown Racecourse is approximately 12km from Garristown which holds a number of annual summer racing festivals.

The Ward Union Hunt, the only stag hunt in Ireland and the Louth and Meath Hunt hold regular meets within easy access of Garristown.

Other Facilities

Garristown is home to one of Ireland's 62 remaining Carnegie libraries, established in the early 20th century with funding from the Scottish-American industrialist and philanthropist, Andrew Carnegie. Garristown's library is small but beautiful, and has 8,500 items to browse, plus internet access. There's also an Airsoft club in Garristown, with an 8,000 square-metre indoor battlefield.

Convenient for kids, Puddenhill Adventure Centre and Tayto Park are also situated within a 15 minute drive.

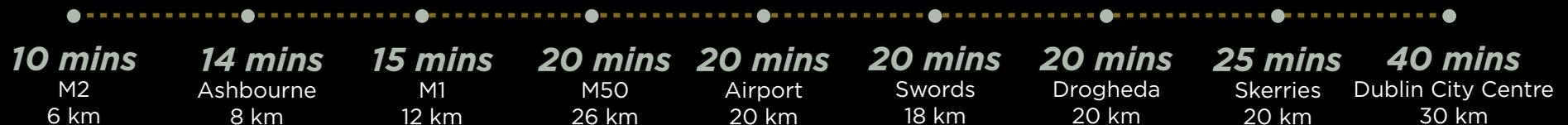
Schools

St. Mary's National School which has approximately 214 pupils and 20 teachers sits directly opposite The Green development Gormanston College is located 15km east of Garristown (less than 20 minutes). It is situated in the grounds of Gormanston Castle (built 1789) and provides boarding and day facilities. There are a number of secondary level schools within 10 to 15-minute drive by bus or car. The development is within easy commuting of all major City schools.

Public Transport

A new bus service connecting the communities of Garristown, Oldtown and Ballyboughal with Balbriggan and Ashbourne has launched in June 2017. The 195 Ashbourne to Balbriggan route runs Monday to Saturday from 7.30am and allows for connecting services to Dublin / Bray and Drogheda.

Travel Times

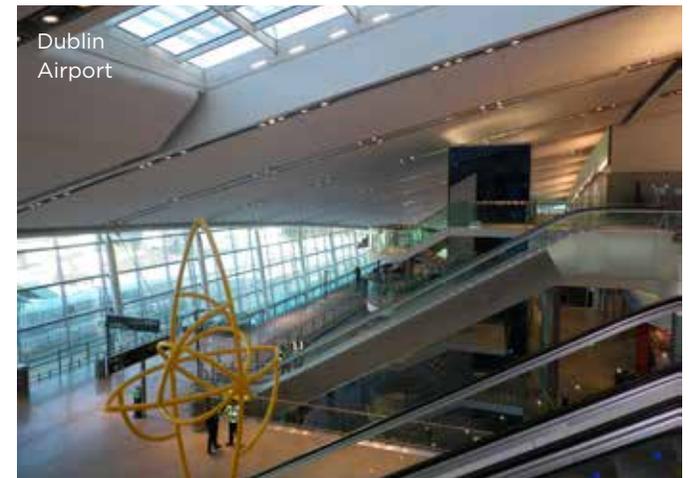


Times and distances are approximate.

Tayto Park

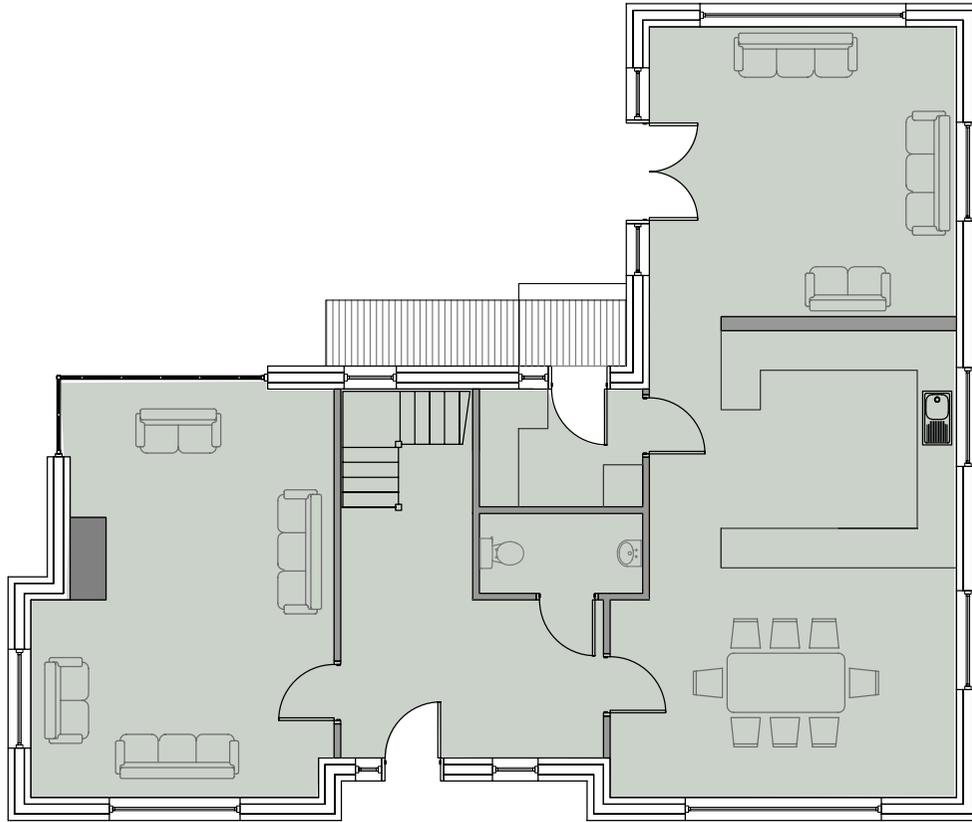


Hollywood Lakes Golf Club

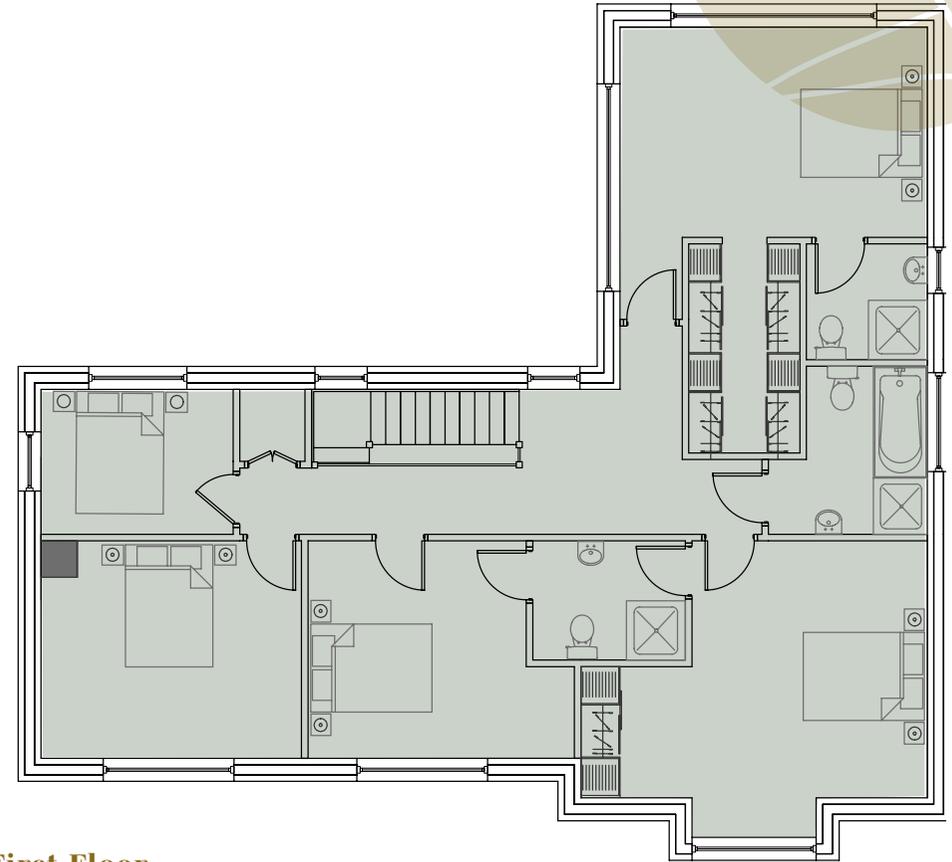


Dublin Airport

Floor Plan



Ground Floor



First Floor

Specification

External Features

The external finish of each home has been designed to create a high end and inviting environment with finished and semi-mature landscaping.

Traditional rendered and painted façade with modern glazing with stone and zinc detailing

High quality natural Spanish slates and vernacular eaves detailing

Triple-glazed aluclad windows with 120mm frames incorporating a hardwood inner structure and aluminum exterior frame with an exceptional energy performance for maximum efficiency and a market leading u-value of 0.7.

Prestige hardwood front door finished in cement grey RAL 7033 with chrome finished architectural iron mongery.

Bi-fold patio doors to large landscaped private rear gardens and large patio area from the lounge maximising outdoor living space.

Visually appealing and high quality driveway with parking for multiple vehicles. Detached garage for increased security and storage.

Rear gardens will have a high closed boarded fence providing privacy with evergreen laurel or similar type hedging that will, over time, camouflage the fence providing a beautiful soft mature garden.

Ornate parkland iron fencing along with an ornate wrought iron pillar with planting behind to create an instant boundary. Lawns will be sown.

Energy Efficiency

A2 BER energy rating.

State of the art heat pump with underfloor heating on ground floor. Energy saving light fittings.

Security & Safety

Smoke detectors fitted throughout (mains powered with battery backup). Carbon monoxide detection.

Hard-wired for future intruder alarm system.

Triple-locking system to all windows and doors. Safety restrictors provided on upper floor windows.

Heating

Air to Water Heat pump - 8kW Daikin floor mounted Split System air to water heat pump & Integrated 180Ltr Hot Water Cylinder with expansion and controls for heating and hot water production.

Ground Floor under floor heating with digital thermostats in all rooms.

First Floor Low temperature high efficiency Aluminum radiators installed in all rooms. Pressurised hot & cold water systems.

Wardrobes & Storage

Contemporary fitted wardrobes Master Dressing Room.

Media & Communications

Wired for high-speed broadband (Cat 6).

Telephone/data points in living areas and bedrooms.

USB charging point in main living room, kitchen and master bedroom.

TV connection point in all living areas and bedrooms.

Main infrastructure installed to accommodate Eir and Virgin Media. Provision for Sky to main living room.

Electrical

Generous lighting and power points. Satin chrome sockets and light switches on ground floor. External weatherproof power point.

Bathrooms & Ensuites

High quality tiling to floors and wet area walls in main bathroom, downstairs WC and ensuite.

Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.

Heated towel rails in all bathrooms. High quality sanitary ware. Natural light ceiling tube to internal bathrooms.

Kitchens & Utility Rooms

Solid wood in-frame kitchens with soft-close doors and drawers. Fully-integrated kitchen cooking and fridge/freezer appliances.

Separate utility room with below counter top space provided for washing machine or condensing washer/dryer.

Interior Finishes

High quality solid timber painted doors. Architectural grooved architrave & skirting.

Satin chrome finish ironmongery. Internal smooth finish painting throughout. Superior quality internal joinery with hardwood handrail on stairs. Pull-down attic ladder.

Warranty

Warranty cover under HomeBond 10-year Structural and Latent Defect Insurance.

Asking Price

€625,000.

BER Details



BER No. available on request.

Developer

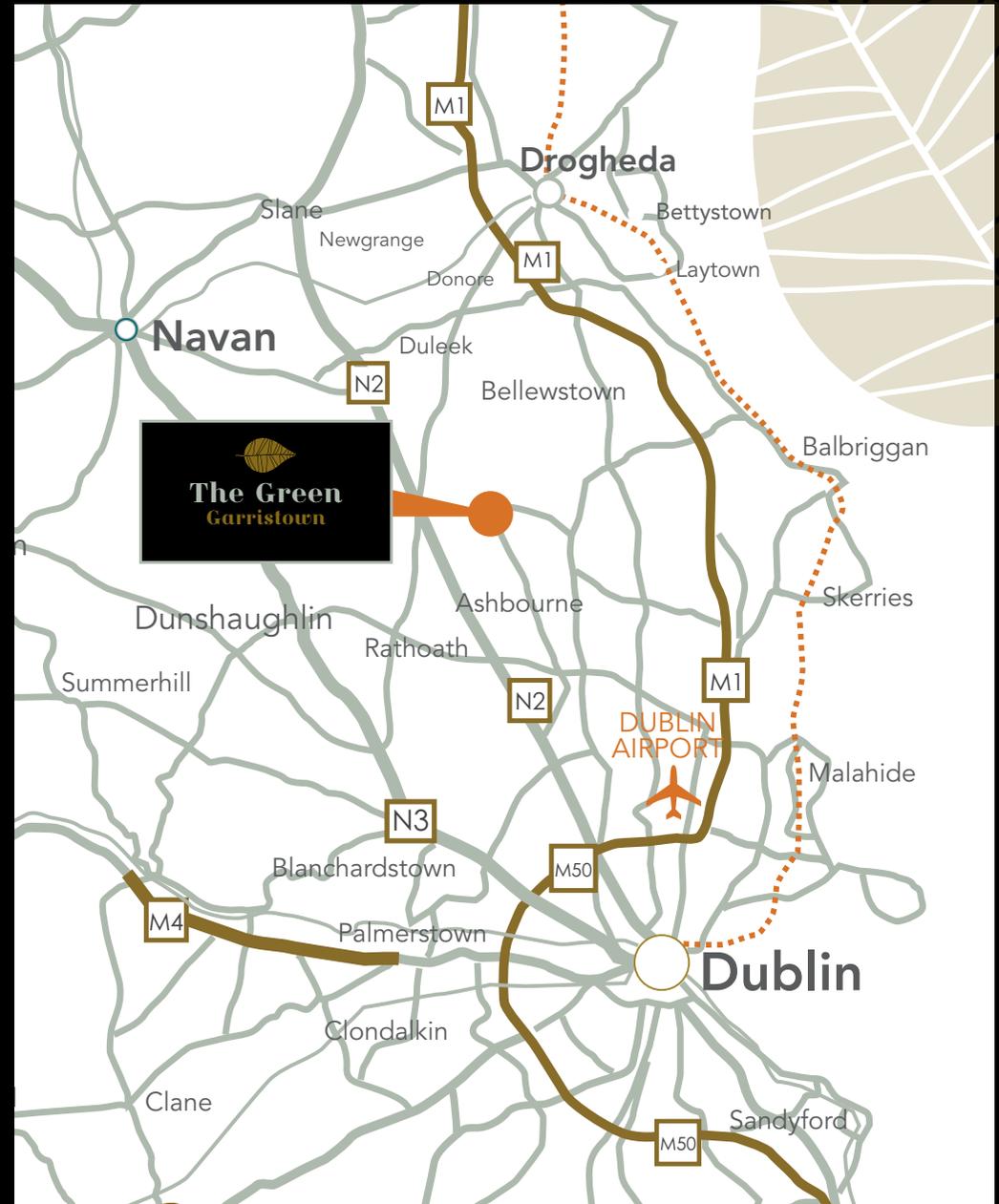
JR Tuite Developments.

Selling Agent

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