



Glenveagh  
Taylor Hill

Taylor Hill Balbriggan

# Welcome Home

## Glenveagh Taylor Hill Balbriggan

Glenveagh Homes is delighted to introduce Taylor Hill, Balbriggan, in North County Dublin, a new development of A-rated family homes in a most convenient location. Continuing the success of Phase 1, this second phase of the development comprises of two, three & four bedroom homes. Taylor Hill has a home to suit every stage of life from first time buyers to growing families to those downsizing and wanting the convenience of a modern home.

Each of the spacious homes in Taylor Hill have been thoughtfully designed with the needs of the modern family in mind. Step outside and you are met by an abundance of green space, including neighbouring parkland and a children's playground within the development itself. Enjoy being surrounded by family and friends in this beautiful new coastal community.



Taylor Hill Balbriggan





TULIPS  
EACH BUNCH

HYACINTH  
Tete a Tete  
EACH





### Location

The seaside town of Balbriggan is extremely popular for families and commuters thanks to its convenient location and superb transport links. An excellent regular train service from the town to Dublin City Centre makes commuting life easy. Balbriggan itself is a well-established family-oriented town, with plenty of retail outlets and conveniences to suit everyone, from supermarkets to local boutiques and restaurants. The Millfield Shopping Centre is only a short stroll away, and boasts one of Europe's biggest Tesco stores, while the M1 Retail Park is a convenient 20-minute drive away.











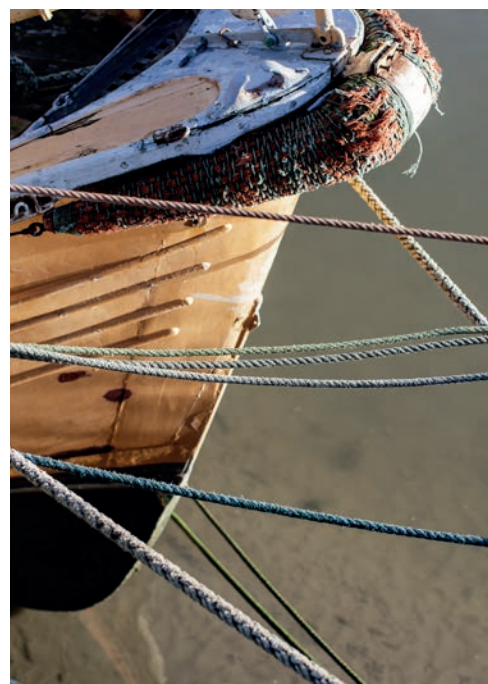


### Local Hotspots

Taylor Hill residents can make the most of coastal living thanks to Balbriggan's location on the picturesque East Coast. Enjoy walks along the beach or see if you can spot the many seals that grace the shoreline of Balbriggan. Ardgillan Castle, which features 194 acres of rolling open grassland, mixed woodland and gardens, is perfect for a family day out, and features stunning views over the Irish Sea, the Mourne Mountains and Lambay Island.



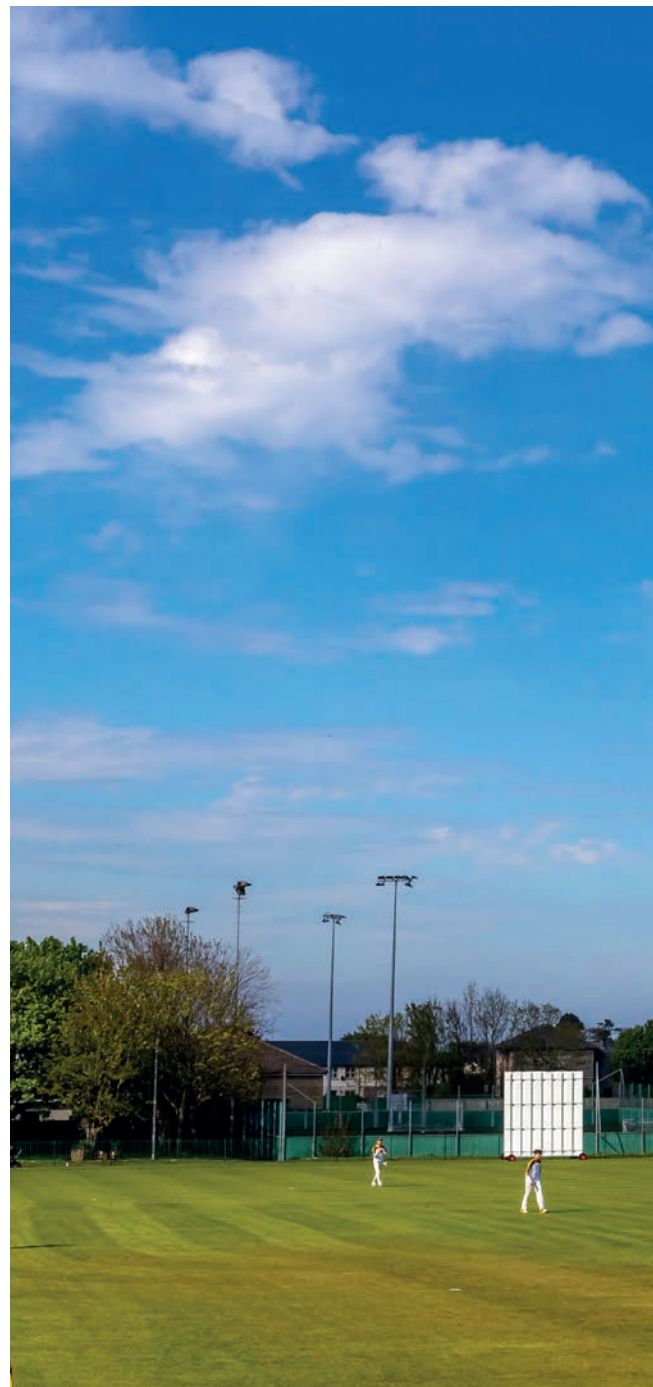








Carnegie Library



Taylor Hill - Balbriggan





Balbriggan Cricket

## Schools

As a well-established family community, Balbriggan residents can choose from a wide range of excellent schools in the area. St George's National School and Coláiste Ghlór na Mara both neighbour the Taylor Hill development, while 14 other primary and secondary schools are located in the area, including Bremlere Educate Together Secondary School, Gaelscoil Bhaile Brigin and Loreto Secondary School.

## Recreation

When it comes to filling your leisure time, Balbriggan has sporting amenities to suit every member of the family. A myriad of excellent sports clubs are located in the immediate area, catering for all kinds of sports, including rugby, cricket, GAA, running and cycling. Golfing enthusiasts will love the challenge of Balbriggan Golf Club, a picturesque course that is included in Golf Digest's top 100 Golf Courses in Ireland. Even the tiny tots can get in on the outdoor fun — Taylor Hill boasts parkland of c. 1.6 acres.

At Your Convenience





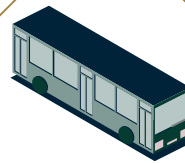
## Transport

As a location, Taylor Hill could not be better positioned. Balbriggan itself is only 34km north of Dublin City and 27km south of Drogheda, and with Taylor Hill only 3 minutes from the main M1 motorway, getting to where you want to be could not be easier. For motorists, the M1 connects onto the M50, which opens up the entire network of main roads in Ireland, while commuters can easily access their workplace via regular train connections from Balbriggan train station and the 33, 33X or 33A bus routes. With Dublin Airport only 20 minutes on the M1 motorway, even heading abroad is simple.



20 minutes

Dublin Airport



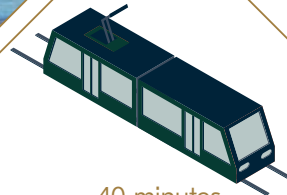
33, 33a & 33x

Dublin City



3 minutes

M1



40 minutes

Dublin City

# Amenities Map





# Transport Map



Maps are for illustrative purposes only

Drogheda

O'Dwyers  
GAA

Balbriggan  
FC



Glenveagh  
Taylor Hill

Phase One





Balbriggan  
Train Station

Balbriggan  
Beach

Balbriggan  
Town

Millfield  
Shopping Centre

Stephenstown  
Industrial Estate

Colaiste Ghlor  
na Mara

St Georges  
National School

3 Minutes To  
M1 Via R122

Scoil Chormaic  
CNS

Bremore  
Educate Together





Taylor Hill - Balbriggan





Glenveagh  
Taylor Hill

BER A3



Specifications & Plans





Taylor Hill - Balbriggan





Choose from a wide range of housing options within the development, from two-bedroom terrace homes to spacious four-bedroom semi-detached homes.

# Quality Homes Real Distinction

## Built to a standard you can trust

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Taylor Hill an extremely attractive new development. Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come. Step inside to reveal interiors that are thoughtfully laid out to suit modern living and are all finished to the highest of standards.









# Built To A Standard You Can Trust



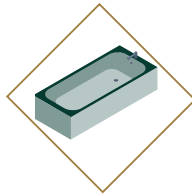
## External Features

- ◆ Maintenance free, tasteful mix of brick and render exteriors.
- ◆ PVC fascia, gutters and downpipes.
- ◆ Composite front doors with secure five-point locking system.
- ◆ Parking spaces supplied with the option for the home owner to install a car charge point.



## Gardens

- ◆ Driveways finished in Kilsaran paving with two car-parking spaces.
- ◆ Seeded gardens with secure post and panel fencing to rear gardens.



## Bathroom & Ensuite

- ◆ Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- ◆ Beautiful taps, shower heads & bath fittings.
- ◆ Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.



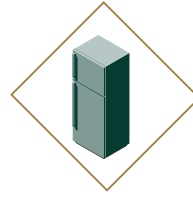
## Electrical & Heating

- ◆ Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- ◆ Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- ◆ TV connection in living and master bedroom.
- ◆ A-rated condensing gas boiler central heating system which is thermostatically controlled to maximise your comfort.
- ◆ Photovoltaic panels fitted to generate additional electricity all year round.



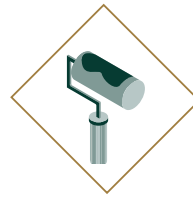
## Windows and Doors

- ◆ Two-toned uPVC double glazed windows with grey exterior and white interior.
- ◆ French double doors to back garden.



## Kitchens

- ◆ Superb contemporary kitchen by Gallagher Kitchens with soft close doors.
- ◆ All kitchen are integrated with an upstand per show house. All kitchens are supplied with an extractor fan.



## Internal Finishes

- ◆ Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- ◆ Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- ◆ Pull-down attic ladder in all homes.



## 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 air tightness in order to retain heat.



## Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom of the two and three bedroom homes and in three of the bedrooms in the four bedroom homes.



## Guarantee

- ◆ Each Taylor Hill home is covered by a 10-year Homebond Structural Guarantee.







# Taylor Hill

## House Types



### The Willow

2 Bed Mid Terrace  
77.8 sq. m / 834 sq. ft.



### The Larch

3 Bed Mid Terrace  
93.4 sq. m / 1005 sq. ft.



### The Poplar

3 Bed End Terrace  
96.2sq. m / 1034 sq. ft.



### The Birch

3 Bedroom End Terrace  
115.4 sq. m / 1242 sq. ft.



### The Alder

3 Bed Semi - Detached  
110 sq. m / 1185 sq. ft.



### The Oak

4 Bed Semi - Detached  
146.2 sq. m / 1573 sq. ft.

### Show Village

#### Show Houses (SH)

No's 1, 2, 6 Taylor Hill Grange  
No. 36, 38 Taylor Hill Boulevard

#### Sales Office (SO)

No. 4 Talyor Hill Grange



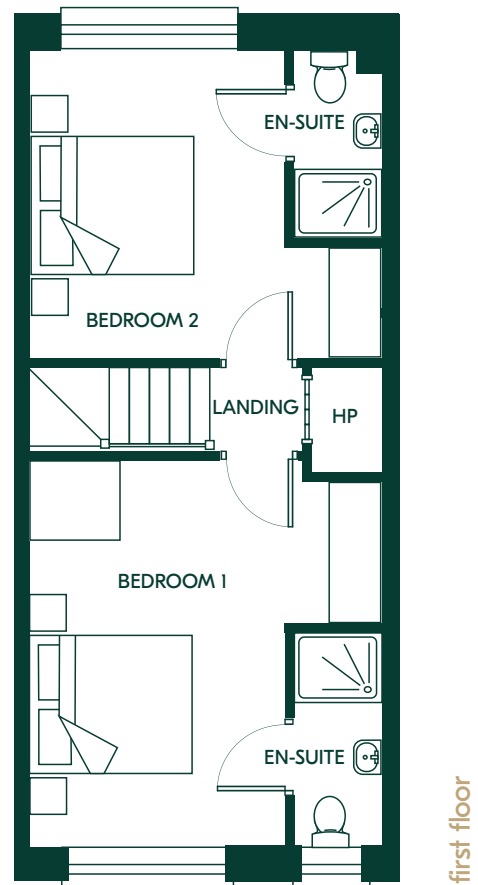
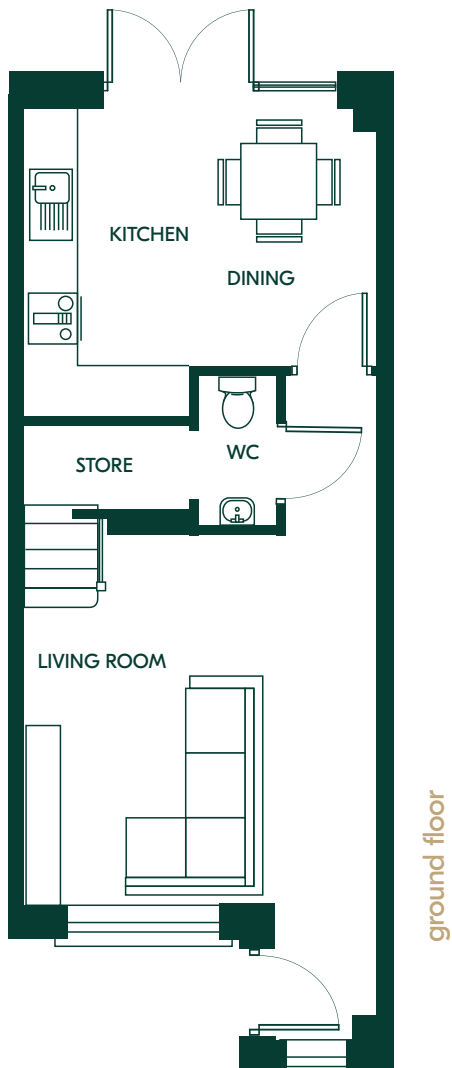


# Site Plan



# The Willow

2 Bed Mid Terrace  
77.8 sq. m / 834 sq. ft.



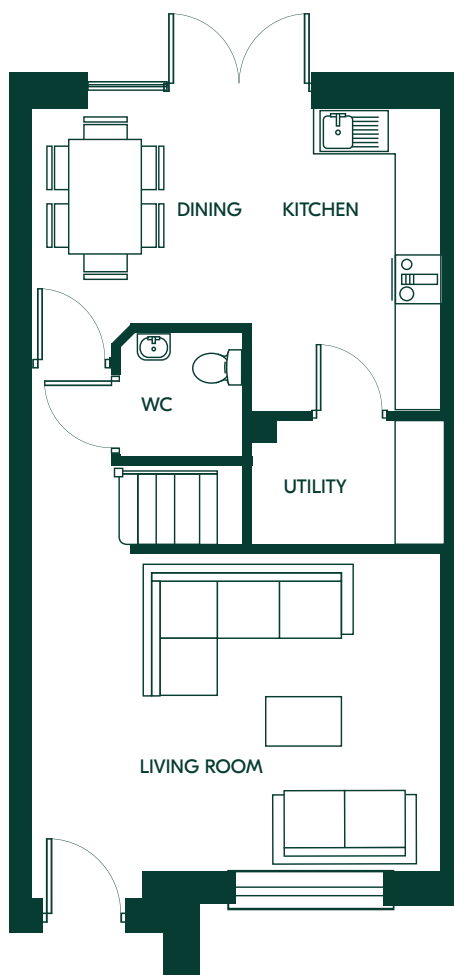




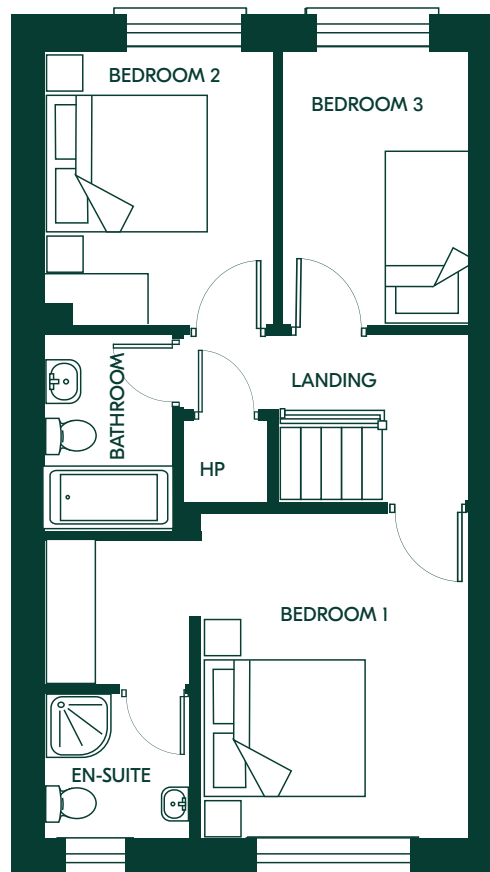
# The Larch

3 Bed / Mid Terrace

93.4 sq. m / 1005 sq. ft.



ground floor

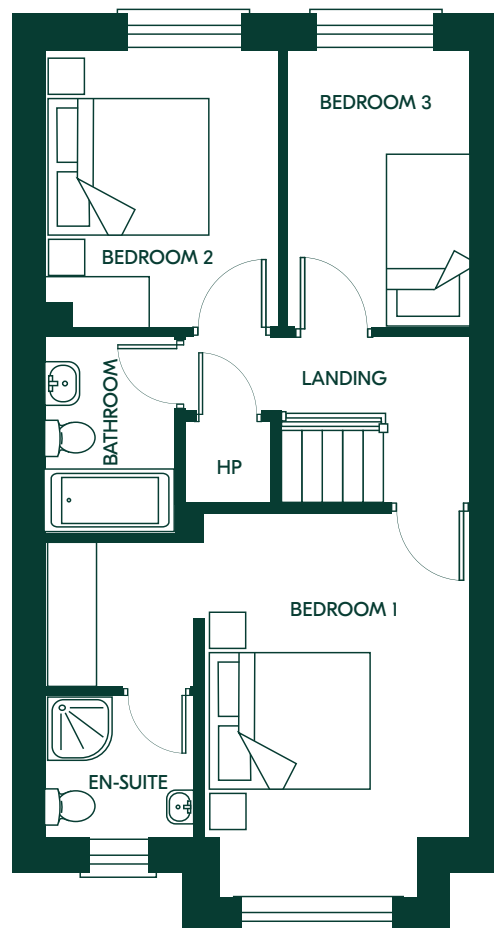
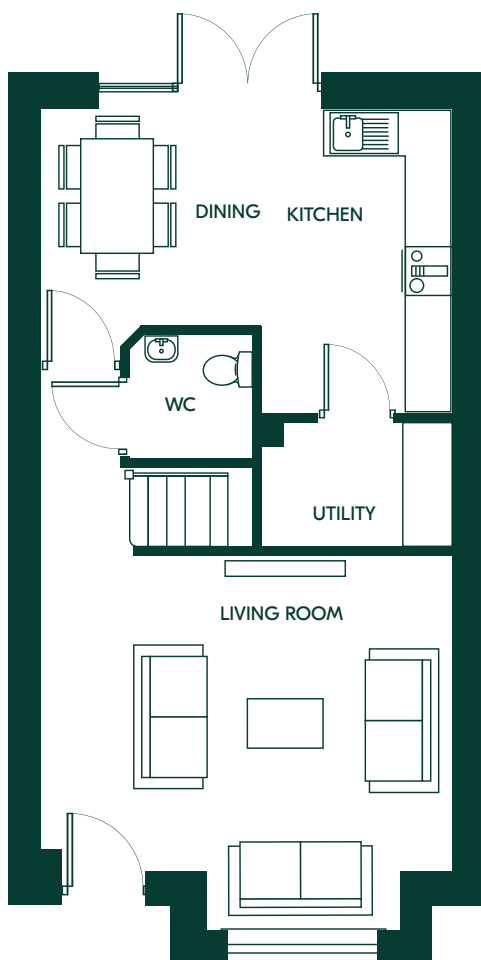


first floor



# The Poplar

3 Bed End of Terrace  
96.2 sq. m / 1034 sq. ft.

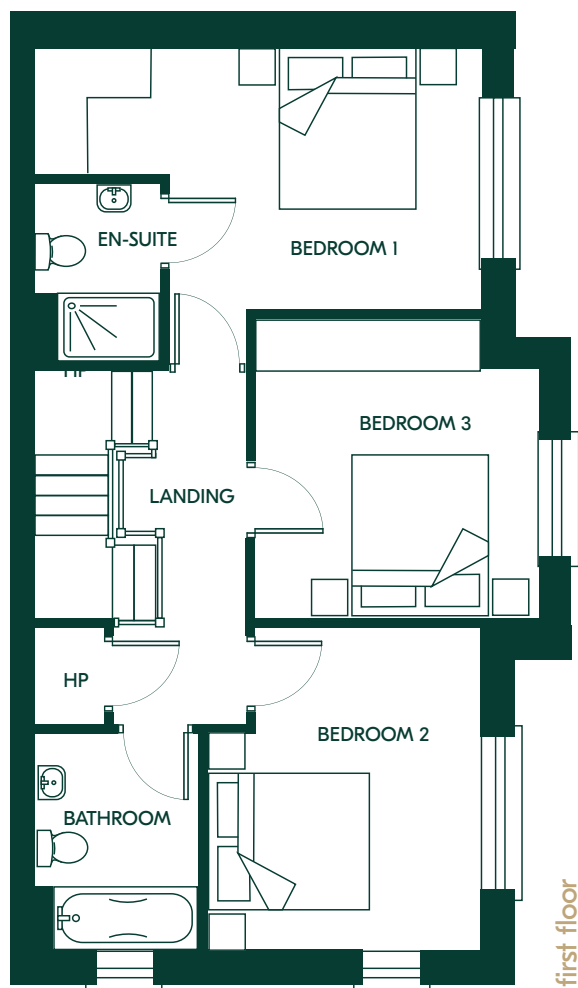
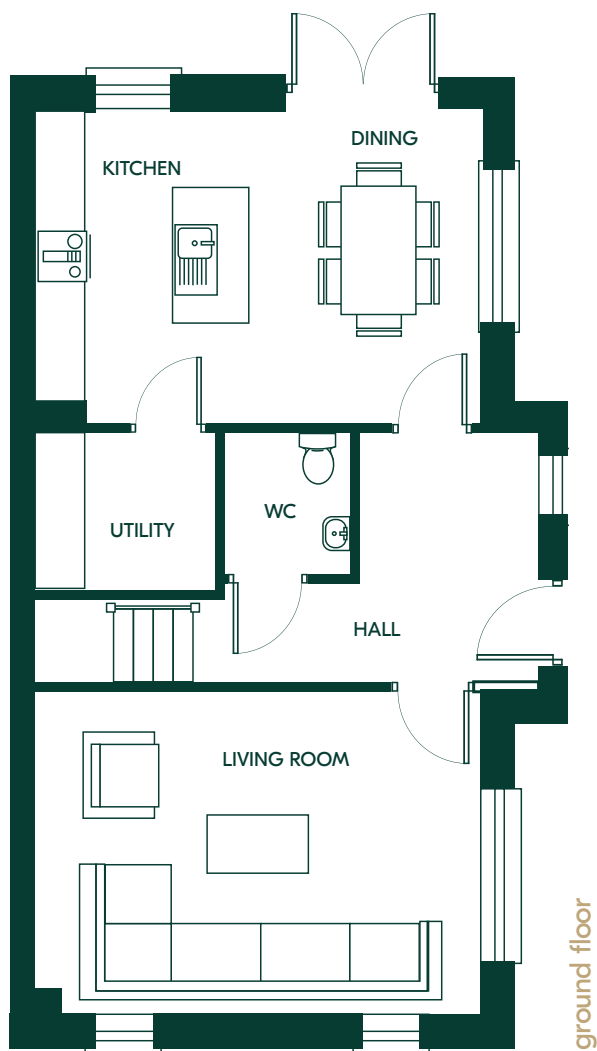




# The Birch

3 Bedroom End Terrace

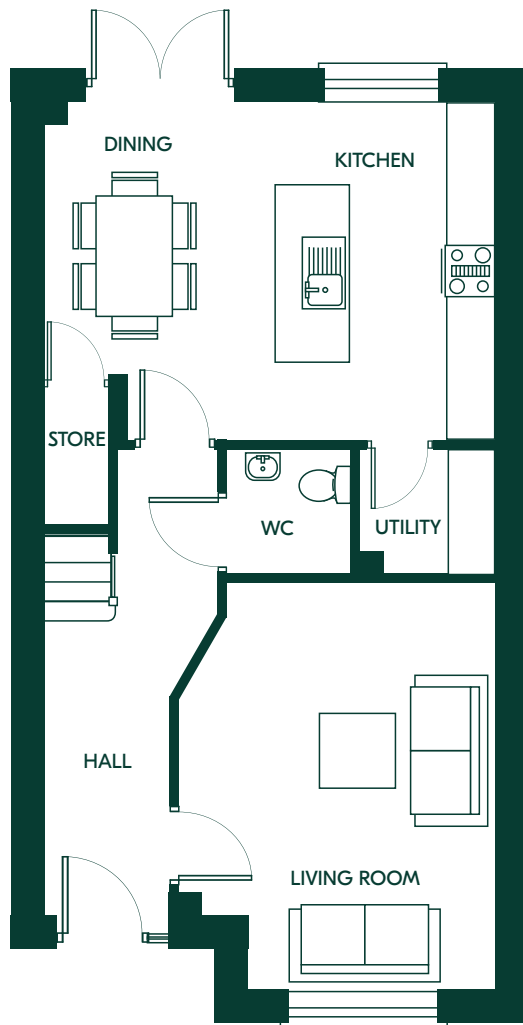
115.4 sq. m / 1242 sq. ft.



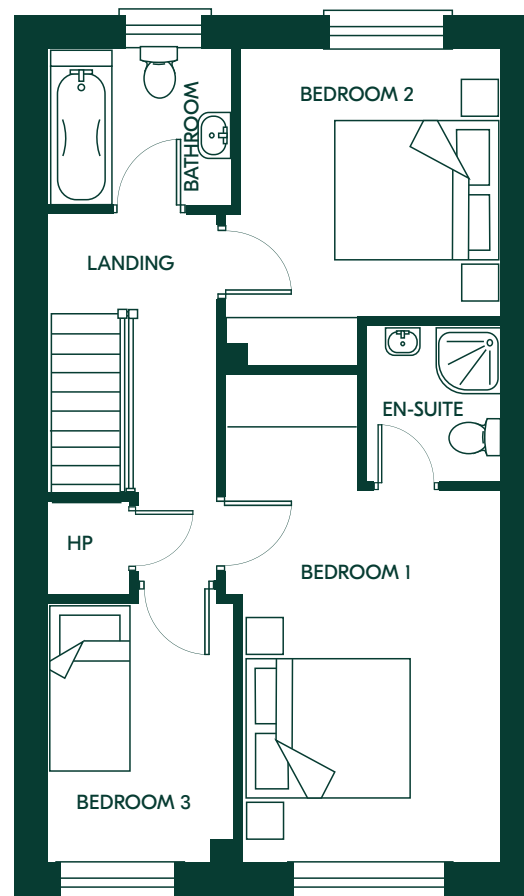


# The Alder

3 Bedroom Semi — Detached  
110 sq. m / 1185 sq. ft.



ground floor



first floor

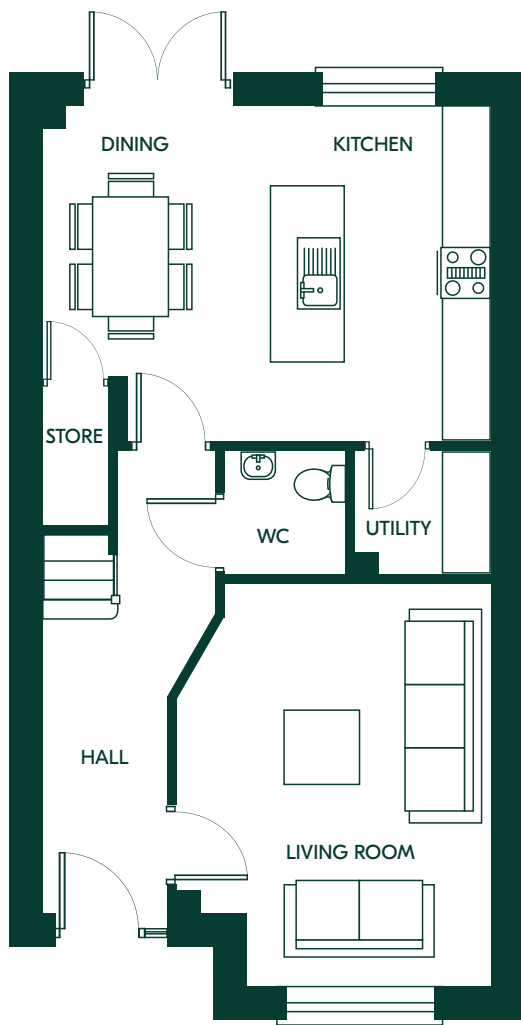
Plans are for illustrative purposes only



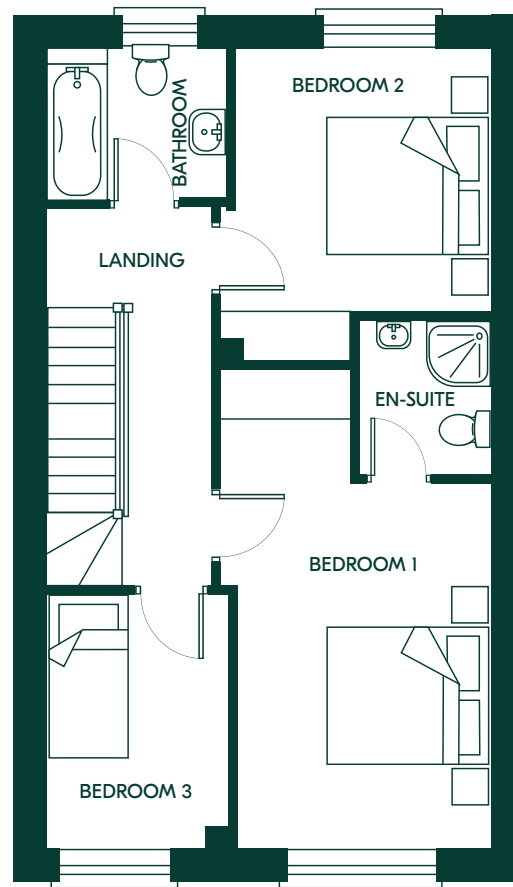


# The Oak

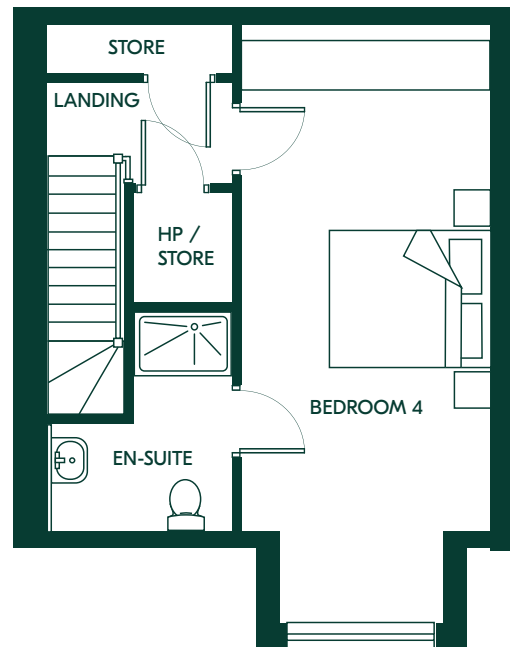
4 Bedroom Semi — Detached  
146.2 sq. m / 1573 sq. ft.



ground floor



first floor



second floor









### Ledwill Park - Kilcock, Co. Kildare

Ledwill Park is a beautiful development comprising large 2, 3, & 4 bedroom terrace, semi-detached and detached homes, located within the townland of Branganstown, a short stroll from the town of Kilcock, County Kildare.

Each of these modern homes offers a family, either starting out or seeking a larger home an opportunity to live within a thriving community approximately 35km west of Dublin.

### Cois Glaisin — Navan Co. Meath

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Johnstown, Navan. The scheme was designed with modern living in mind. careful consideration was given to the layouts, storage and optimising space.



### Knightsgate - Rush, Co Dublin

A beautiful new development of 129 large 3 & 4 semi-detached and detached homes located within a short stroll of the thriving seaside village of Rush in North County Dublin. Each of these modern homes offers a young family, either starting out or seeking a larger home an opportunity to live along the coast and just c.20km from Dublin City Centre.

### Cnoc Dubh - Ballyboughal, Co. Dublin

Cnoc Dubh, Ballyboughal is an exclusive new development set in the leafy village of Ballyboughal, Co. Dublin. Situated just minutes from the major transport networks such as Dublin International Airport c. 13km and c.8km from the M50 Motorway and c. 21km from Dublin City Centre.

Cnoc Dubh is an exclusive new development consisting of generously sized 3, 4 & 5 bedroom contemporary family homes.



### Semple Woods - Donabate, Co. Dublin

Semple Woods is a beautiful new development of spacious 3, 4 and 5 bedroom family homes in the picturesque North Dublin town of Donabate. Located close to the train station and within easy reach of Dublin City Centre, Semple Woods is the ideal choice for families.





# Glenveagh Homes

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

## Other Glenveagh Developments

Barnhall Meadows, Leixlip  
Semple Woods, Donabate  
Cnoc Dubh , Ballyboughal  
Holsteiner Park, Clonee  
Cois Glaisin, Navan  
Cluain Adain, Navan  
Ledwill Park, Kilcock  
Proby Place, Blackrock  
Marina Village, Greystones

 **Knight  
Frank**  
**01 634 2466**  
PRSA Licence: 001880

### Professional Team

Developer	Glenveagh Homes
Selling Agent	Knight Frank
Architect	Doran Cray
Solicitor	Kane Tuohy

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