



Barnwell Park

HANSFIELD, DUBLIN 15



hansfieldhomes.com





Barnwell Park

HANSFIELD, DUBLIN 15

YOUR IDEAL NEW HOME

Barnwell Park is the final phase of the already established and mature residential development of traditional family homes in Hansfield, Dublin 15

Located next to Hansfield train station and with excellent road and bus connections, Barnwell Park is perfect for an easy commute into Dublin City Centre.

Surrounded by a superb choice of schools, parks, shopping, sporting and recreation facilities, these homes offer an ideal location designed around family life.

It's all here on your doorstep at Barnwell Park.



Hansfield Train Station

Hansfield Educate Educate Together Secondary School

Hansfield Educate Educate Together National School

Shops & Services

Linear Park

Barnwell Park
HANSFIELD, DUBLIN 15

New SuperValu under construction

Future Development

Playfield

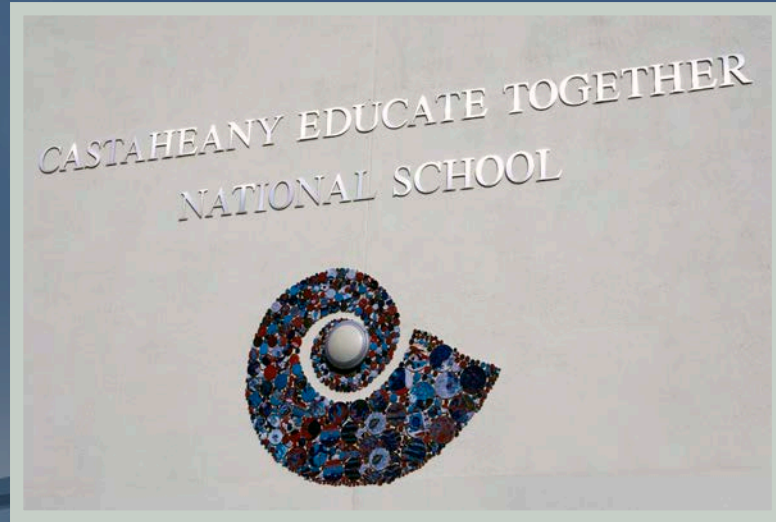
Playground

FRIENDLY & ESTABLISHED NEIGHBOURHOOD

Hansfield Park



Nearby Primary and Secondary Schools



M3 Motorway

GREAT CHOICE OF SCHOOLS

Hansfield Educate Together National and Secondary Schools are both located on Barnwell Road, adjacent to Barnwell Park, offering state of the art facilities for students. Castaheany Educate Together National School and St. Benedict's Primary School are also right beside Barnwell Park, providing an excellent choice of schools within walking distance from your new home.

Castleknock College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.



Hansfield Train Station



EASY COMMUTE

Hansfield's position on the Dunboyne commuter train line sees it served by trains to both Docklands and Connolly Stations daily. The LUAS station at Broombridge is only a short journey from Hansfield by train and the connecting LUAS Green Line is an excellent transport link for commuters travelling into the heart of Dublin City Centre and beyond.

Hansfield is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin City Centre direct to UCD. Barnwell Park is only a short distance south of the M3 Motorway and access to the M50 Motorway is via the Blanchardstown interchange, providing easy access, to various destinations including Dublin Airport.



Broombridge Luas - Train Stop

LIFESTYLE

Barnwell Park benefits from the nearby Blanchardstown Centre which offers a unique shopping and leisure experience. Some of the many fine attractions close to Barnwell Park include the Phoenix Park, the National Aquatic Centre and St Catherine's Park offering acres of woodland, nature walks, playgrounds and sporting facilities.

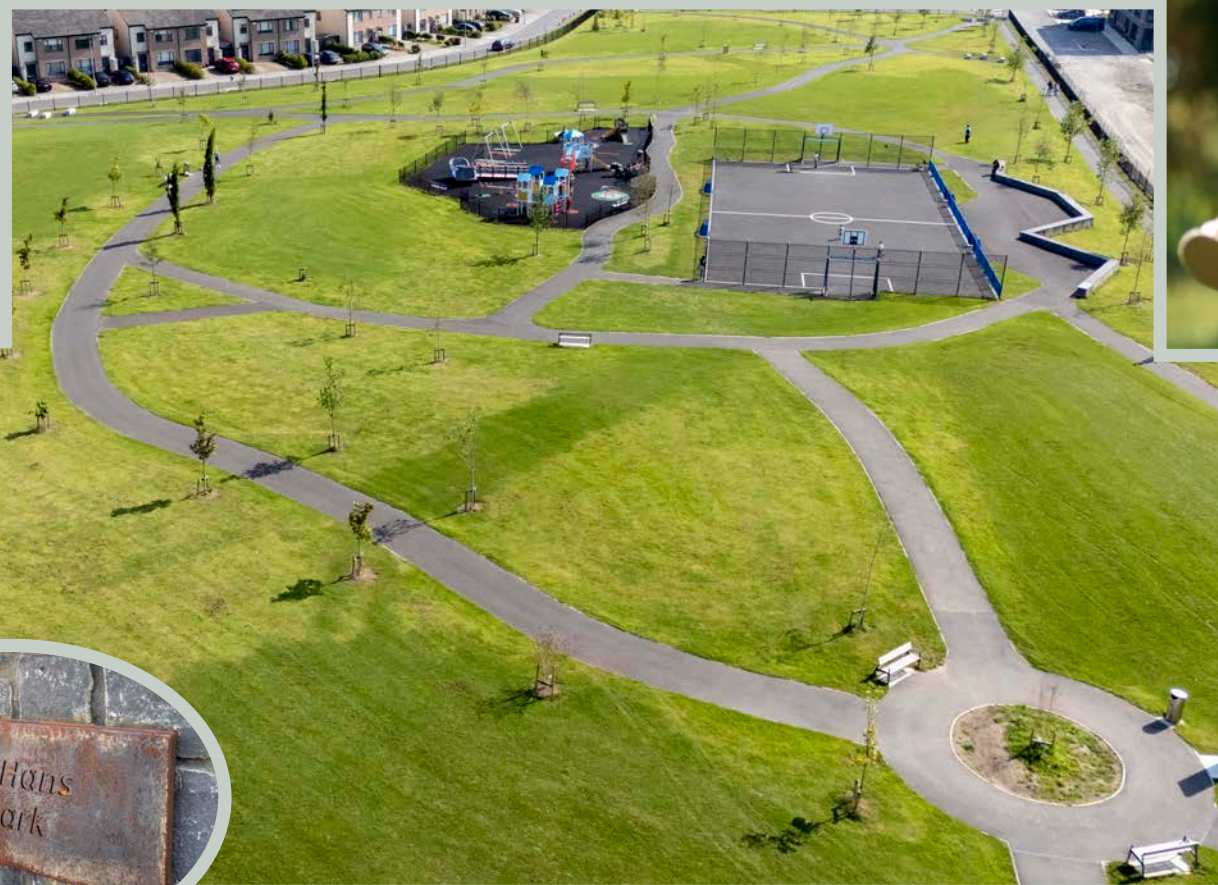
Ongar Village is only a short stroll away boasting a variety of local shopping facilities, cafés and restaurants. The new Hansfield Park is right on the doorstep offering enjoyable and safe play and relaxation environment for the residents.



Nearby Blanchardstown Shopping Centre



Phoenix Park



Hansfield Park right on the doorstep



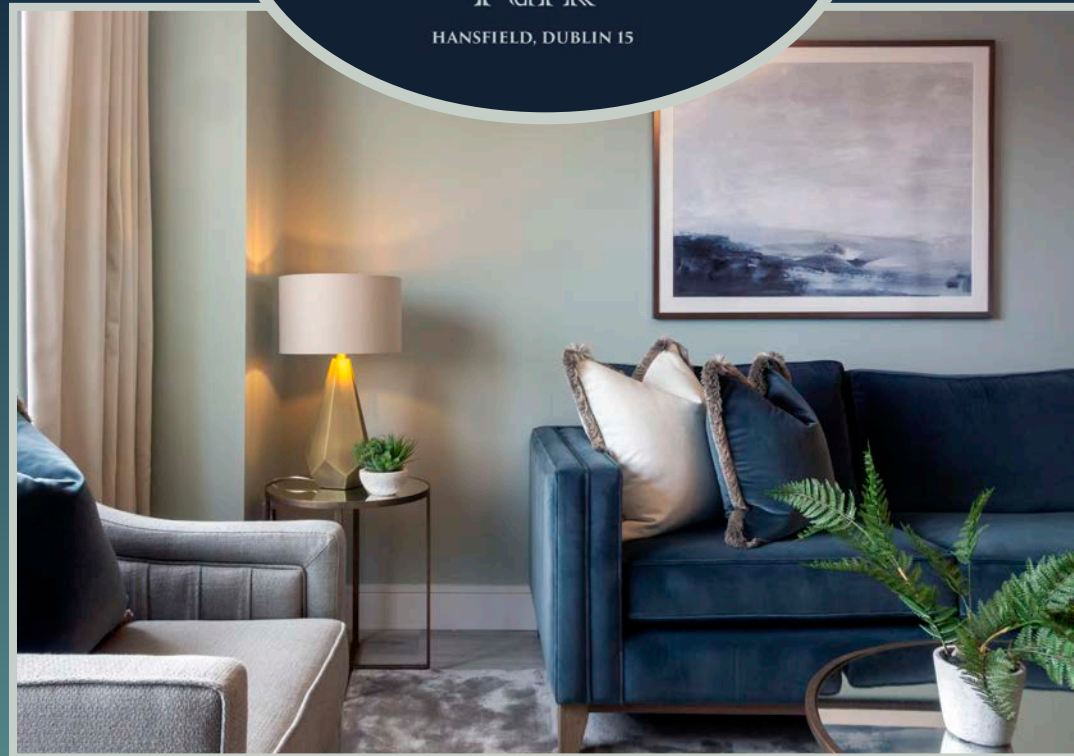
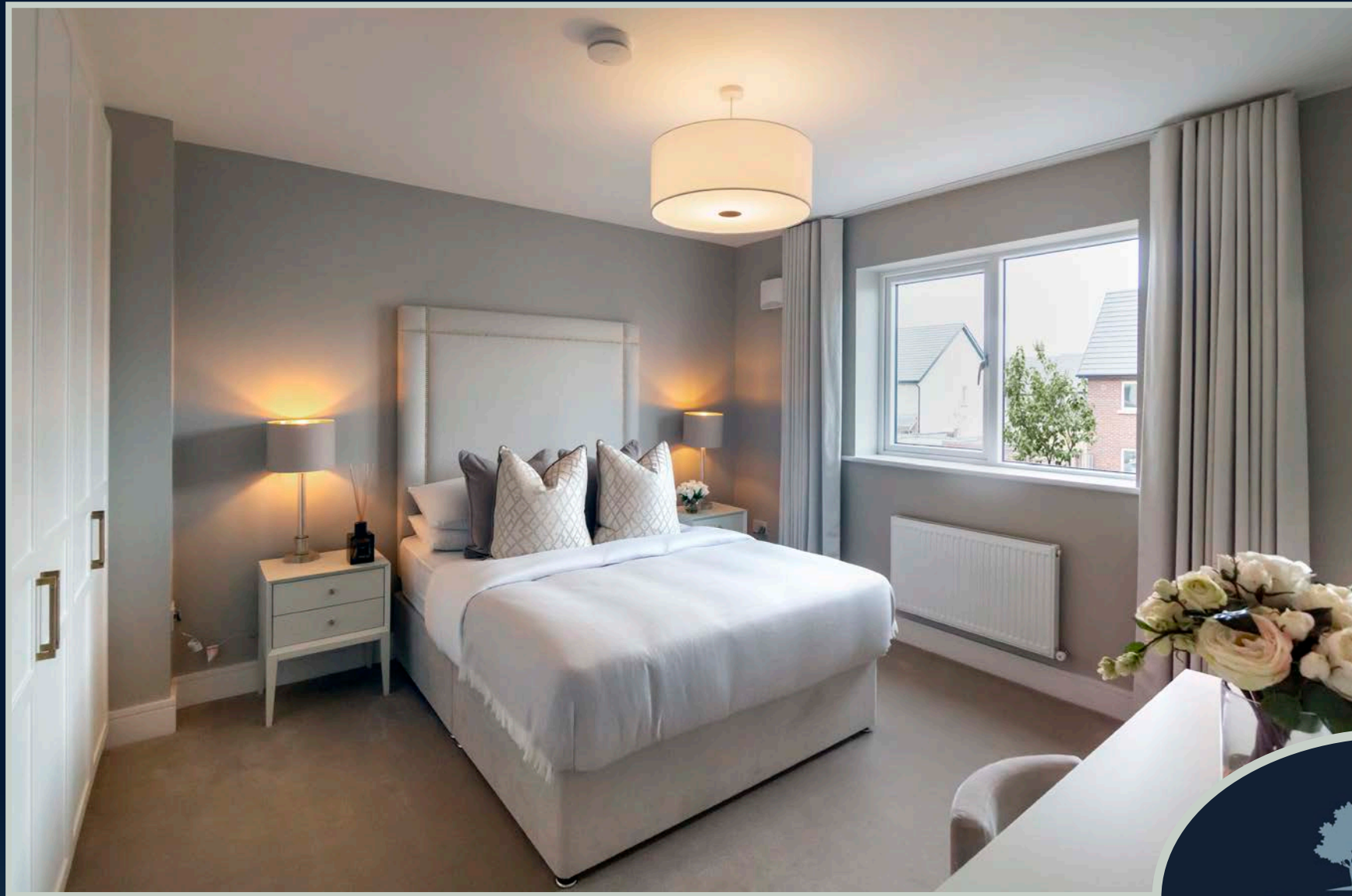
Ongar Village



These well-appointed houses maximise the available space and create generous family homes.



Generous living space
with a contemporary
feel throughout.



A REPUTATION THAT COUNTS



McGarrell Reilly Homes have delivered some truly outstanding developments since establishment over 40 years ago including both housing and commercial developments. Each project has one thing in common; the McGarrell Reilly stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.



Millerstown, Kilcock



Stepaside Park, Dublin 18



Clonrath, Lusk



Marlmount, Dundalk

SPECIFICATION



EXTERNAL FEATURES

- High quality brick and render façades.
- PVC Foscia soffits, gutters and down-pipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Private parking for two cars.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.



INTERNAL FINISHES

- Fiber optic cable (cat 6) and media hub installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Contemporary grooved architrave and skirting.
- Painted throughout.



KITCHENS

- Superior quality contemporary step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink
- Pull out recycle bins.
- Separate utility room with below countertop space provided for washing machine/dryer.



BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.



ENERGY EFFICIENCY

- A2 Building Energy Rating (BER)
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.



BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.



HOMEBOND WARRANTY

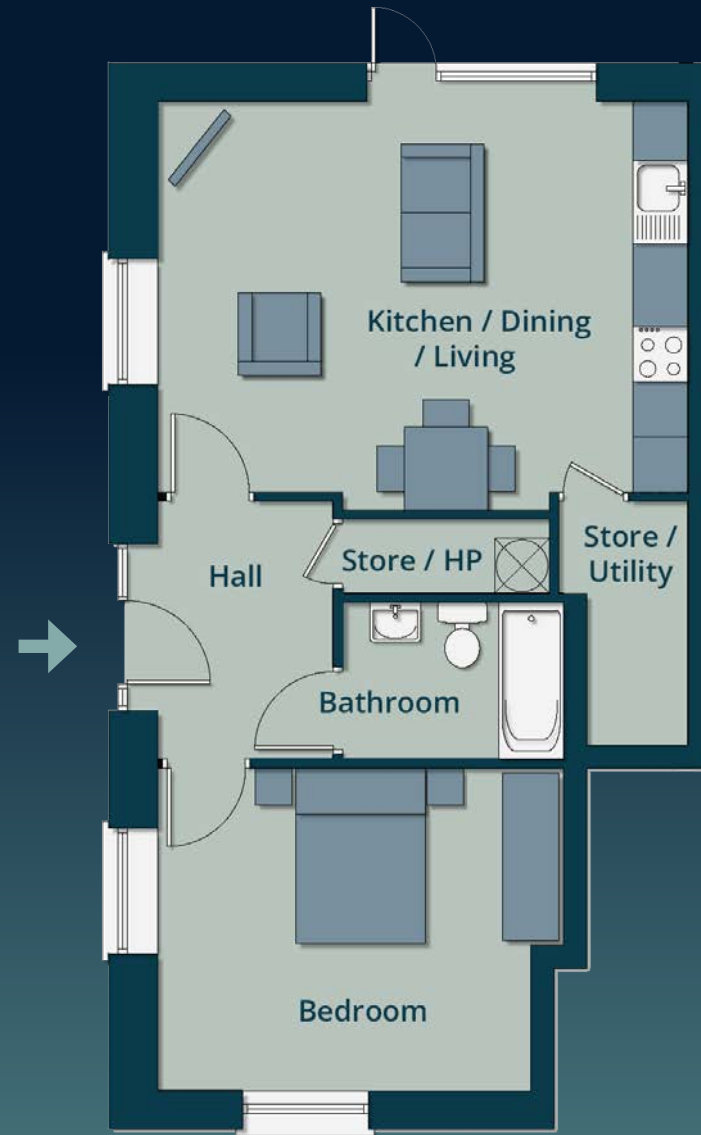
- 10 year structural/latent defects insurance and mechanical & electrical inherent defects.





Apartment TYPE 1

1 BEDROOM APARTMENT - 55 SQ.M. / 592 SQ.FT.
2 BARNWELL ROW



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Apartment TYPE 2

2 BEDROOM APARTMENT - 79 SQ.M. / 850 SQ.FT.
6 STATION STREET

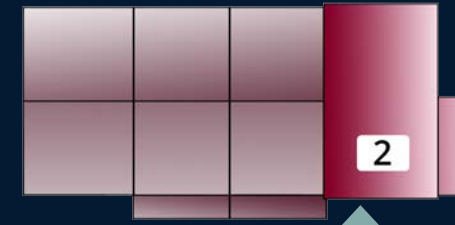


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Apartment TYPE 3

2 BEDROOM APARTMENT - 85 SQ.M. / 915 SQ.FT.
74 STATION ROAD

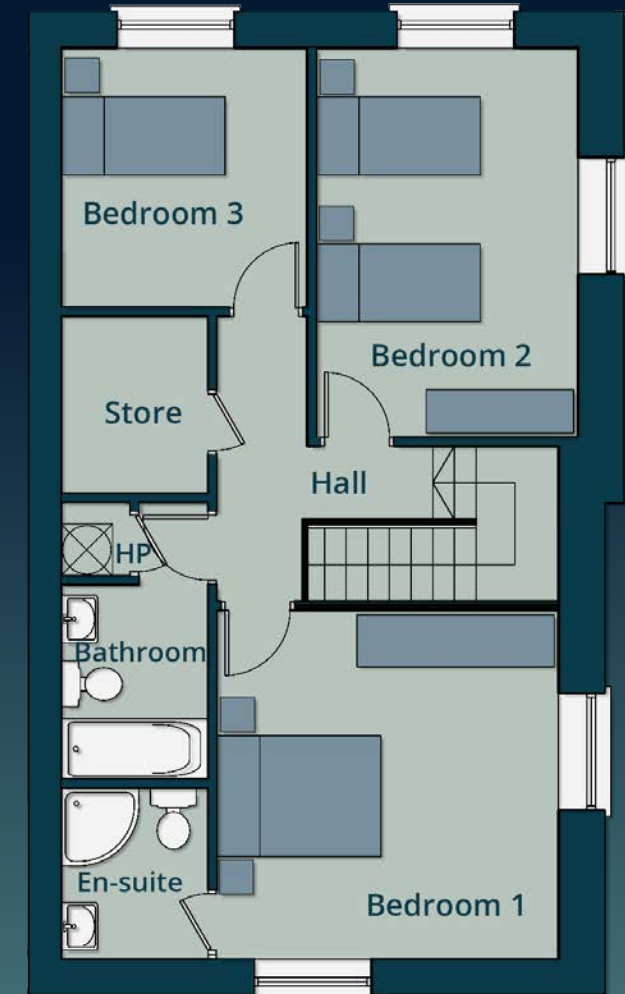


Duplex TYPE 1

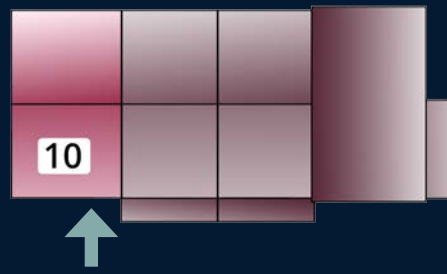
3 BEDROOM DUPLEX END-OF-TERRACE- 123 SQ.M. / 1,324 SQ.FT.
2 STATION STREET



GROUND FLOOR



FIRST FLOOR



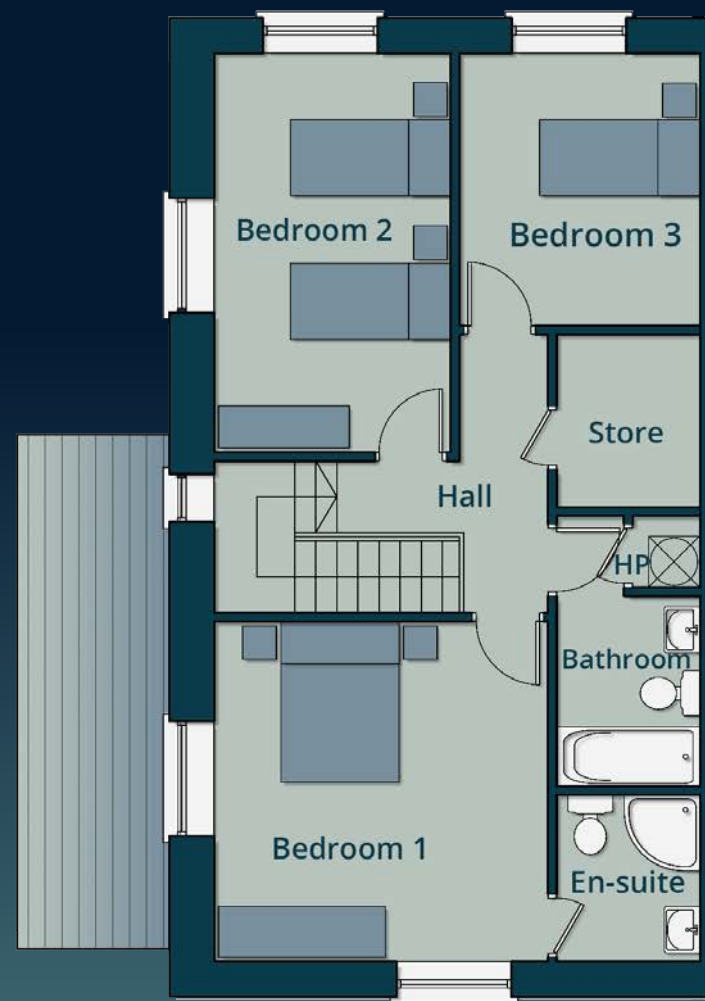
Duplex

TYPE 2

3 BEDROOM DUPLEX END-OF-TERRACE - 124 SQ.M. / 1,335 SQ.FT.
10 STATION STREET



GROUND FLOOR

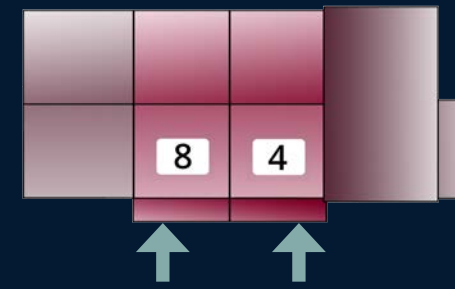


FIRST FLOOR

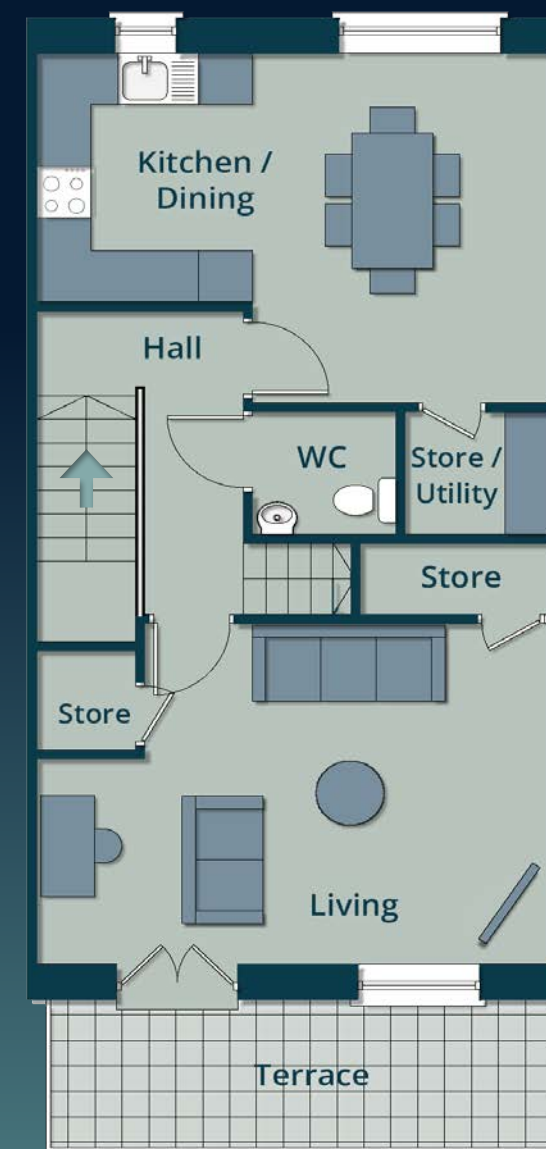


Duplex

TYPE 3



3 BEDROOM DUPLEX MID-TERRACE - 120 SQ.M. / 1,292 SQ.FT.
4 & 8 STATION STREET



GROUND FLOOR



FIRST FLOOR



THE BEECH

TYPE B

3 BEDROOM TERRACED HOUSE - 109 SQ.M. / 1,173 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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THE BEECH

TYPE B1

3 BEDROOM END-OF-TERRACE HOUSE - 109 SQ.M. / 1,173 SQ.FT.

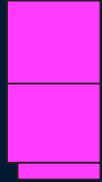


GROUND FLOOR

FIRST FLOOR



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THE BEECH

TYPE B2

3 BEDROOM SEMI-DETACHED HOUSE - 111 SQ.M. / 1,195 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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THE ALDER

TYPE G

4 BEDROOM END-OF-TERRACE HOUSE - 126 SQ.M. / 1,356 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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TERRACED



SEMI-DETACHED



THE ALMOND

TYPE M/M1

4 BEDROOM TERRACED
& SEMI-DETACHED HOUSE - 144 SQ.M. / 1,550 SQ.FT.



THE ALMOND

TYPE M2

4 BEDROOM END-OF-TERRACE HOUSE - 144 SQ.M. / 1,550 SQ.FT.



GROUND FLOOR



FIRST FLOOR



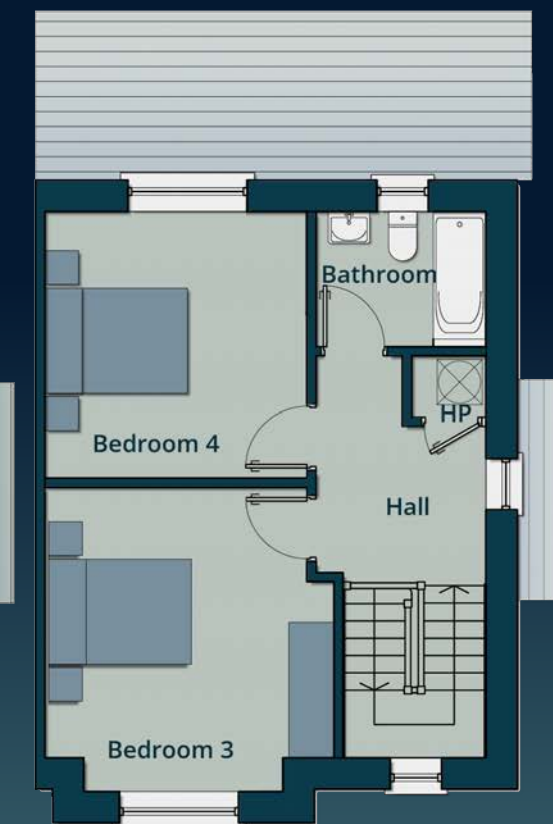
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR




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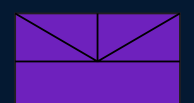


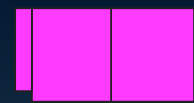
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- 


THE BEECH
Type B
3 Bedroom Terraced
- 

THE BEECH
Type B1
3 Bedroom Double Fronted
- 

THE BEECH
Type B2
3 Bedroom Semi-Detached
- 

THE ALDER
Type G
4 Bedroom Semi-Detached
- 

THE ALMOND
Type M
4 Bedroom Terraced
- 

THE ALMOND
Type M1
4 Bedroom Semi-Detached
- 

THE ALMOND
Type M2
4 Bedroom Double Fronted



Barnwell Park

HANSFIELD, DUBLIN 15



Barnwell Woods, Hansfield



Beechwood, Hansfield



Barnwell, Hansfield



LOCATION MAP

Not to scale. This map is for information purposes only and may be subject to variation and change.

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