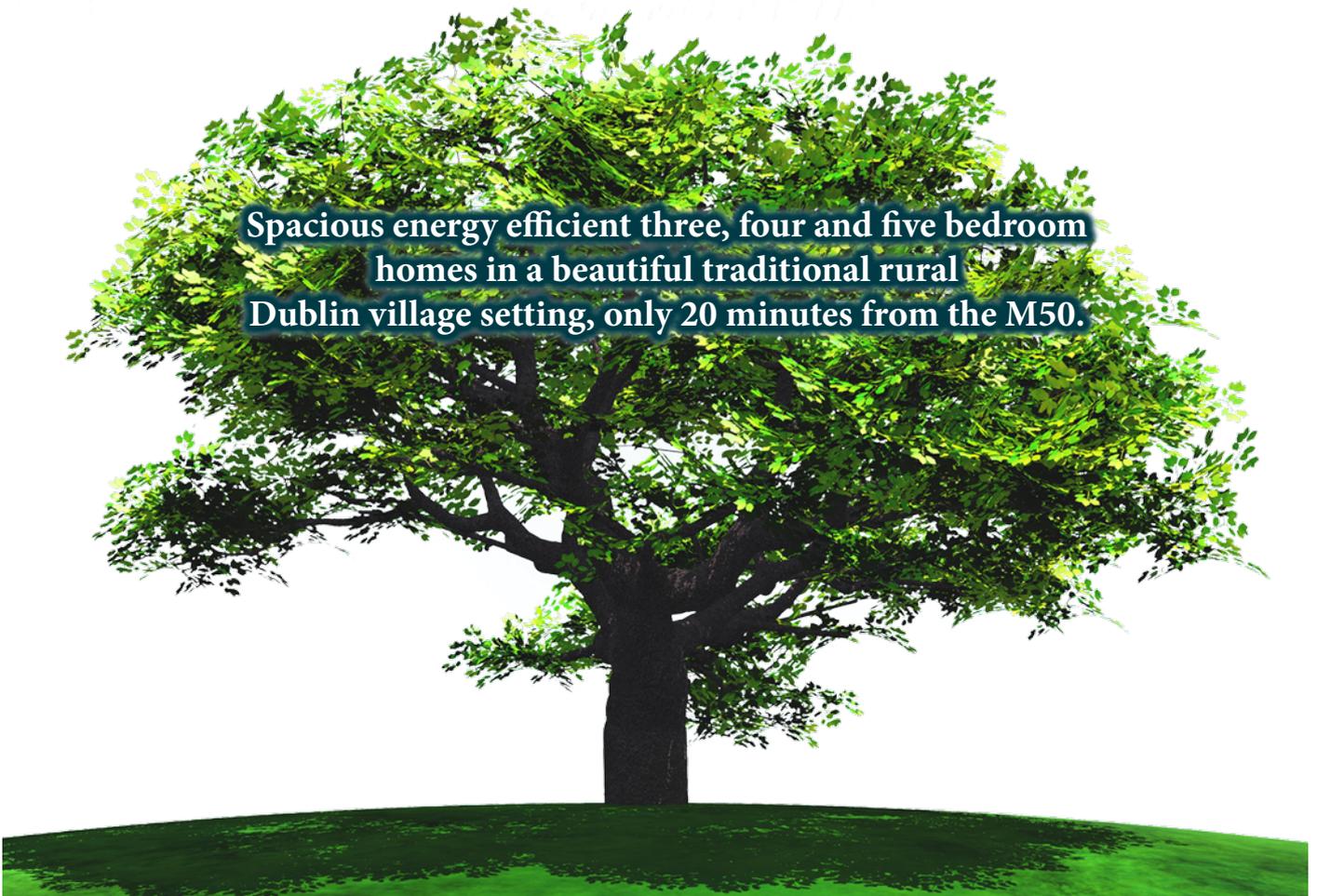




Garristown Orchard

**Spacious energy efficient three, four and five bedroom
homes in a beautiful traditional rural
Dublin village setting, only 20 minutes from the M50.**





Move to the country, live in Dublin. Convenient to the M50 and to Dublin Airport, the beautiful traditional rural Dublin village of Garristown lies between the N2/M2, a mere five minutes, and the M1, only fifteen minutes drive.

Welcome to Garristown Orchard, a 24 dwelling development of elegant, spacious and energy efficient luxurious homes with a choice of three, four and five bedroom styles to appeal to a wide buyer audience including families and first time buyers. Once you step inside these large new homes, it will then become immediately apparent why they have huge appeal, particularly for those with growing families, given their roomy floor area, energy efficiency, high specification finish and self-contained rural village setting, close to Ashbourne and Swords. Better still, these luxury new homes, with

some units now completed, are ready for immediate sale and occupation – you could be at home at Garristown Orchard in a few weeks.

Set in one of the highest points of Fingal, surrounded by beautiful rolling countryside and perched up over Ashbourne, Garristown with its inherent ambience, is a rural village of immense character. This wonderful picturesque tree-lined village offers the best of both worlds, wholesome country village living convenient to Ashbourne and Swords and close to the M2 making for a simple short commute to the Capital.

Garristown is primarily sustained by its mainly agricultural based hinterland and its resident population who largely commute within the county and surrounding area for work. The village supports St. Mary's National School, R.C.

church, community hall, library, GAA complex, post office, public house and various retail outlets including a craft butcher, convenience store and service station. Ashbourne, located some 8km to the south, provides for excellent additional services and facilities with all the main retail multiples present as well a further excellent choice of hospitality, leisure, recreational and educational facilities.

Those into outdoor recreation will be overwhelmed by all the area has to offer including Tayto Park; Puddenhill Activity Centre; scouts group; point to point, horse trails and hunting; racing at Bellewstown; multiple golf courses and much much more. Garristown is one of County Dublin's best kept secrets.

Discover it for yourself but Shhhhh! There are only a handful of these fantastic new family homes.

Distances



• Ashbourne 8km (5 miles)



• M50 22.5km (14 miles)



• Gormanston College 15km (9.5 miles)



• N2 5km (3 miles)



• Balbriggan 17km (10.5 miles)



• M2 7km (4.5 miles)



• Swords 18.5km (11.5 miles)



• M1 13km (8 miles)



• Drogheda Train Station 19.5km (12 miles)



• Dublin Airport 22.5km (14 miles)



Features

Internal:

- Tailor-made wardrobe units to all but final bedroom
- Panel interior doors with chrome style internal ironmongery
- Painted throughout
- Wired for security alarm
- Generous electrical specification including smoke and heat detectors
- Television points to reception rooms and bedrooms
- Ensuite to master bedroom
- Fitted with contemporary BeSpace kitchens
- Central heating and domestic hot water system from Air to Water type heat pump (bid farewell to gas and oil with this greener, cleaner and more cost-efficient system)
- Pressurised pump water system
- Floor tiling and selected wall tiling to Bathrooms and Ensuities

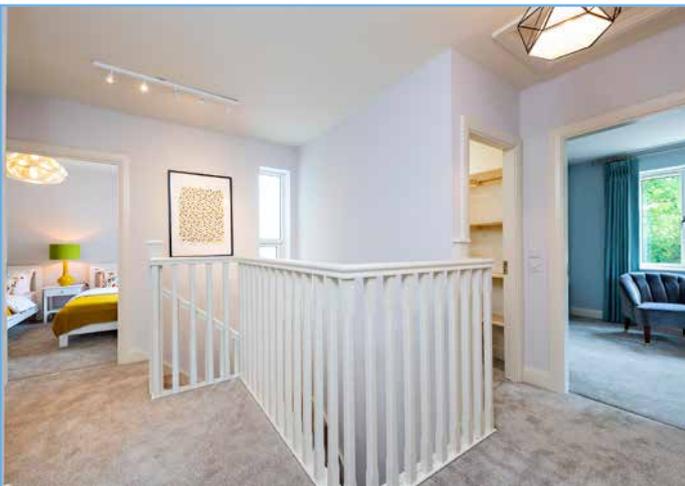
External:

- Gardens laid in lawn
- Enclosed rear garden with water tap and electric socket
- Generous sized Granite paved patio and alfresco dining area
- Surfaced private driveway
- Painted nap plaster render to front elevation along with maintenance free dash finish to other elevations
- Maintenance free PVC fascia, soffit and double glazed windows

General

- Traditional concrete block construction
- Global Home Warranties Ltd. structural insurance
- A3 energy rating
- High Speed Fibre Broadband Available (option to work from home)







GARRISTOWN ORCHARD

LARGE 4 BED HOMES



House No's. 14, 15, 16, 17 & 18

Estimated floor area from 137.7 sq. metres / 1,482 sq. feet

GROUND FLOOR:

Entrance Hall: 3.5m x 1.9/1.5m

Living Room: 6.1m x 3.9/2.5m

Kitchen / Dining Room: 9.0m x 4.1/3.2m

Utility Room

W.C.

FIRST FLOOR:

Landing

Master Bedroom: 4.2m x 3.0/2.6m

Ensuite

Bedroom 2: 4.2m x 2.9m

Bedroom 3: 4.2m x 2.9m

Bedroom 4: 3.1m x 2.3m

Bathroom: 2.4m x 1.8m

Hotpress



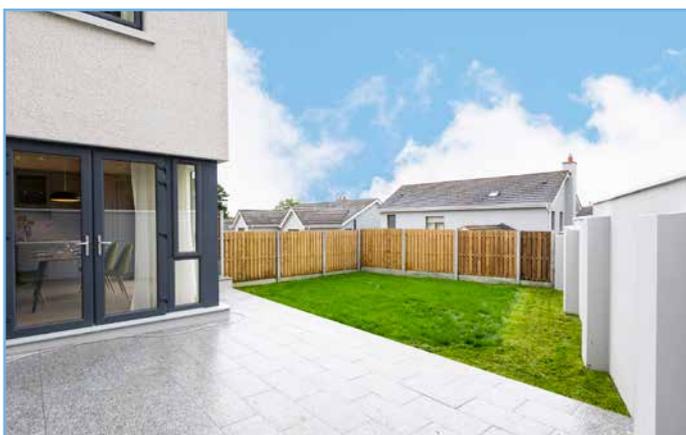
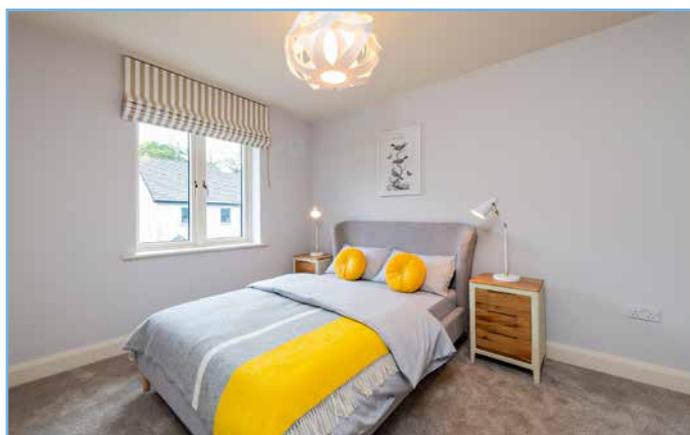
Ground Floor



First Floor



Actual floor plans will vary and are potentially subject to change. These diagrams are for illustration purposes only i.e. No. 14 has additional windows, No 18 is opposite hand (mirrored left to right), etc, etc. This is not an exhaustive list.



GARRISTOWN ORCHARD ADDITIONAL HOUSE TYPES

House No. 19
3 Bedroom End/Corner House

House No. 20
3 Bedroom House

House No. 21
3 Bedroom End House

House No. 22
5 Bedroom End/Corner House

Details regarding these additional house types can be obtained from the selling agents.

Not to scale for illustration purposes only.



Garristown
Orchard

- 4 Bed Homes
- 3 Bed Homes
- 5 Bed Home



Transport

Garristown is located on the R130 (Coolquoy Common / Grallagh Road) close to the N2. The area facilitates convenient connection to the motorway network particularly to the M1, M2, M3 and M50 routes. Train services can be easily accessed at Balbriggan Station on the northern line, linking Dublin with Belfast and feeding into the greater rail network. Pop further down to catch the DART from Malahide with plans already afoot to extend this service northwards to Balbriggan. Dublin Airport is situated conveniently nearby too.

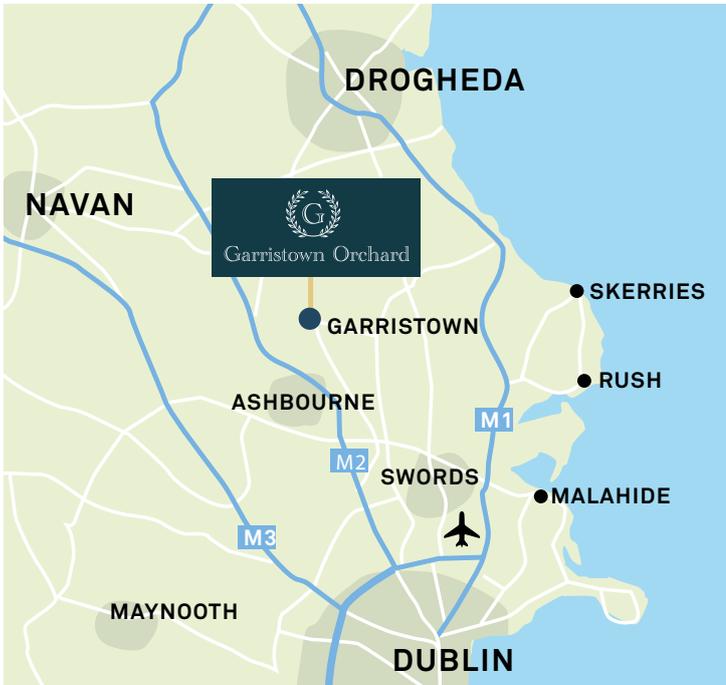


A bus service presently connects Balbriggan and Ashbourne routing through Garristown, Oldtown, Ballyboughal and Naul. Operating Monday to Saturday, the 195 Locallink services ensures easy connections to Balbriggan and Ashbourne that allow further bus or rail connections to Dublin and elsewhere through the country.



Education

There is a choice of Montessori and preschool childcare facilities located locally. St Mary's National School provides an excellent primary education and is located within the village. The secondary schools that serve the area are the renowned Gormanston College as well as other campuses at Ashbourne, Balbriggan and Swords.



BER RATING

BER A3

SOLE SELLING AGENT

Quillsen
TM

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PSRA REGISTRATION NO.

002250

DIRECTIONS

For those using Sat-navs or internet mapping for ease of locating the development, please use GPS coordinates 53.567, -6.381 for the showhouse (Number 14). Alternatively as this new property has not, at time of going to print, being assigned an Eircode, use Eircode A42 X766 being an adjacent property, already sold, but will take you in the correct general direction.

FROM THE M50

Leave at Junction 5 to merge with M2/N2 towards Ashbourne. Continue to the end of the motorway where you meet a roundabout (Pillo Hotel ahead). Take the first exit to join the N2 northwards in the direction of Slane. Continue on this road for 4.7km passing through a set of traffic lights and taking the next road to the right, L5007. Proceed along the L5007 to Garristown, where you will meet a four crossroads. At this junction proceed straight through and continue ahead a T junction where you take a left. A short distance up take the first road to the right onto Chapel Lane and similarly a short distance on, take the first road to the right into Garristown Orchard.

FROM SWORDS

Take the R125 in the direction of Ashbourne for some 8.7km taking a right at its intersection with the R130. Continue to the village of Garristown turning right off the Main Street to keep on the R130. Continue along the R130 for a further 250 metres taking the first road to the right onto Chapel Lane and similarly a short distance on, take the first road to the right into Garristown Orchard.

FROM ASHBOURNE

Take the R135 northwards in the direction of Slane. Take the L1030 to the right opposite Ashbourne Retail Park. Continue along the L1030 for some 6km where you will meet at a T-junction. At this point, take a left onto the R130 and continue into Garristown Village passing St Mary's National School on the left hand side. Take a right beyond Gormley's Bar & Lounge to keep on the R130. Continue along the R130 for a further 250 metres taking the first road to the right onto Chapel Lane and similarly a short distance on, take the first road to the right into Garristown Orchard.



**Orchard Eco
Developments**

These particulars are issued by Quillsen on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts, dimensions and/or scales may be approximate or representative of the development rather than exact specifications of the actual unit. The developer reserves the right to make alterations to the design and specification of the properties with/without prior notice.