

# SEMPLE WOODS

Donabate

Glenveagh  
Home of the new.







## SEMPLE WOODS

Glenveagh is pleased to present Semple Woods, an outstanding development of 2, 3 and 4-bedroom family homes in the scenic and well-connected community of Donabate, North County Dublin. Enjoy an exceptional lifestyle in this coastal idyll, which offers an unrivalled combination of local amenities, reliable travel links and outdoor activities.



SEMPLE WOODS

**LOVE**  
**DUBLIN'S**  
**BEAUTIFUL COAST**  
**LIVE**  
**SEMPLE WOODS**





SEMPLE WOODS

# LOVE ALL THE SPACE YOU NEED LIVE WITH SPACE TO BREATHE

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

All homes are energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and air tightness in all our properties.



## A-Rated

All homes are energy efficient with a minimum A2/A3 rating on the BER scale with the highest standards of insulation and air tightness in all our properties.





# A COASTAL LOCATION NEXT TO THE CITY

Excellent transport links to anywhere you need to go

Transport links are excellent for all age groups at Semple Woods. Situated only a short walk from Donabate train station, residents can reach Dublin City Centre in 30 minutes – and enjoy some stunning coastal scenery along the way. Alternatively, the main M1 motorway is just a few minutes from Donabate, ideal for drivers who need to get somewhere in a hurry. And with Dublin Airport just 14 minutes away, the world is truly on your doorstep.

	CAR
Newbridge Demesne	4 mins
Donabate Beach	6 mins
M1	9 mins
Dublin Airport	14 mins
Dublin City	30 mins
	TRAIN
Donabate Train Station	2 mins drive 7 mins walk
	BUS
Nearby Bus routes	33B   33D   33E





# LOVE LIFE BESIDE THE BEACH LIVE AN OUTDOOR LIFESTYLE

Donabate is famous for its wonderful beach with breathtaking views of the North Dublin coastline. Enjoy relaxing with a book on a sunny day while the kids play happily in the sand. Or make a long walk in the fresh sea air a daily highlight. There's even plenty of choice for the dare devils in the family – kitesurfing, sailing and windsurfing are all available in the area.



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Schools

- 1 Donabate Community College
- 2 Donabate Portrane Community pre-school
- 3 Donabate Educate Together
- 4 St. Patrick's National School

Shopping

- 5 SuperValu
- 6 Aldi
- 7 Swords Pavilions

Sport / Golf

- 8 St. Patrick's GAA
- 9 Portrane Hockey Club
- 10 Portrane Athletic Football Club
- 11 Donabate Golf Club
- 12 Balcarrick Golf Club
- 13 Corballis Links Golf Club
- 14 Beavers town Golf Club
- 15 Rush Sailing Club
- 16 Rush Golf Club

Train stations

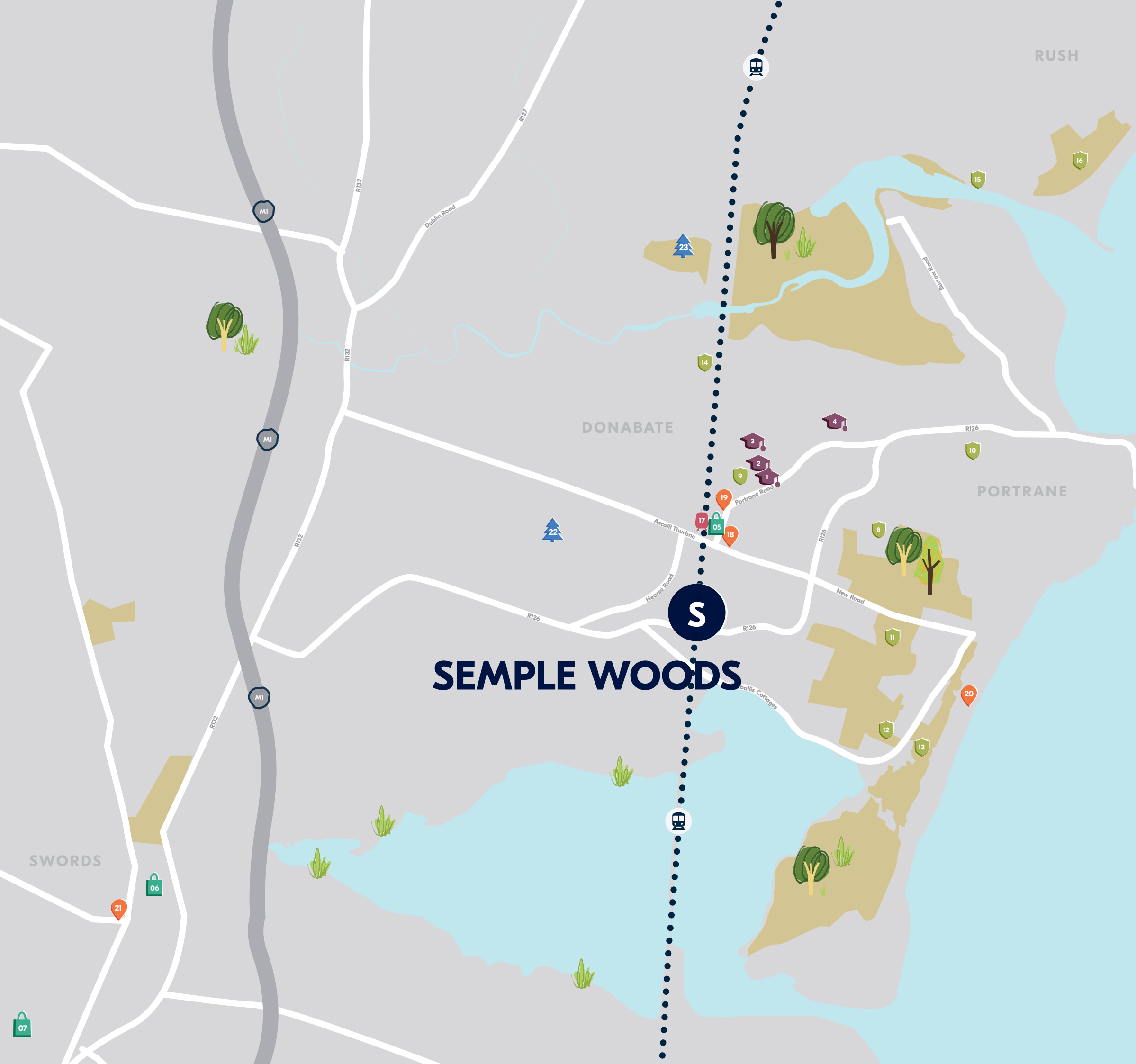
- 17 Donabate Train station
- Train line

Recreation

- 18 Scrumdiddly's
- 19 Keelings
- 20 Donabate Beach
- 21 Swords Castle

Parks & Walks

- 22 Newbridge Park
- 23 Rogerstown Park





## SEMPLE WOODS



## ENJOY FANTASTIC AMENITIES

Semple Woods is surrounded by every amenity a growing family could need. Donabate itself is a lively, family-friendly town, with plenty of bars and restaurants, as well as essentials such as a SuperValu supermarket, post office, medical centre and pharmacy.

If you want even more choice, Donabate is also just eight kilometres from the buzzing town of Swords, which offers a wide range of schools, clubs, eateries and sports facilities, as well as North Dublin's premier shopping centre, the Pavilion.

A wonderful family attraction, Newbridge House and Farm, is adjacent to the town. Explore the wonders of this fine Georgian mansion or simply make the most of the extensive parkland, complete with wildflower meadows. A huge draw is the onsite farm — kids never tire of meeting the baby goats, completing the Farmyard Discovery Trail or saying hello to the new additions in the Mooternity ward!





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## SCHOOLS FOR EVERY AGE GROUP

There are plenty of excellent local options when it comes to education for your kids. St Patrick's National School for boys and Scoil Phádraic Cailíní for girls are both situated close to Semple Woods, while Donabate Community College is a great option for the teens. Even more choice is available in the large town of Swords, just eight kilometres away and easily reached via public transport. Also, Malahide offers more choices with a few secondary schools at a short train commute.



Donabate is wonderful for sports lovers of all ages. There are no fewer than five golf clubs within a ten-minute radius of the town, including The Island, which is rated among the top 20 courses in Ireland. And there's fun for all the family in the many well-established sports clubs in the immediate area — choose from GAA, soccer, hockey and athletics, to name but a few.



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Bright kitchens feature french doors that open the dining area onto the garden.



SEMPLE WOODS



## FLEXIBLE DESIGN TO FIT YOUR FAMILY

Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one. Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.





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# BUILT TO A STANDARD YOU CAN TRUST.

## External Features

- Maintenance free, monocouche/tasteful mix of brick, type - Lanyon Brick - Elmwood - Red Multiand with render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

## Gardens

- Seeded gardens.

## Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet 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.

## Kitchens

- Superb contemporary kitchen with soft close doors.
- All kitchens are fitted with an upstand.

## Bathroom & Ensuite

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

## Windows & Doors

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

## Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

## 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.

## Guarantee

- Each Semple Woods home is covered by a 10 year Homebond structural guarantee.



Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in Glenveagh Homes Ltd sourcing alternative finishes. The finished home may therefore vary from the information provided above.



# SEMPLE WOODS



## HOUSE STYLES

### 2 Bed Homes

- **The Willow**  
2 Bed Semi Detached  
81.7 sqm | 880 sqft

### 3 Bed Homes

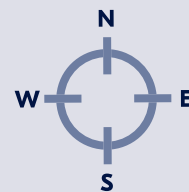
- **The Holly**  
3 Bed Mid Terrace  
94.2 sqm | 1014 sqft
- **The Alder**  
3 Bed End Terrace | Mid Terrace | Semi Detached  
94.8 sqm | 1021 sqft
- **The Poplar**  
3 Bed Semi Detached  
113.4 sqm | 1221 sqft

- **The Beech**  
3 Bed End Terrace  
115.6 sqm | 1244 sqft

- **The Birch**  
3 Bed Detached | Semi Detached  
120.4 - 121.4 sqm | 1296 - 1307 sqft

### 4 Bed Homes

- **The Elm**  
4 Bed Detached  
149.8 sqm | 1612 sqft



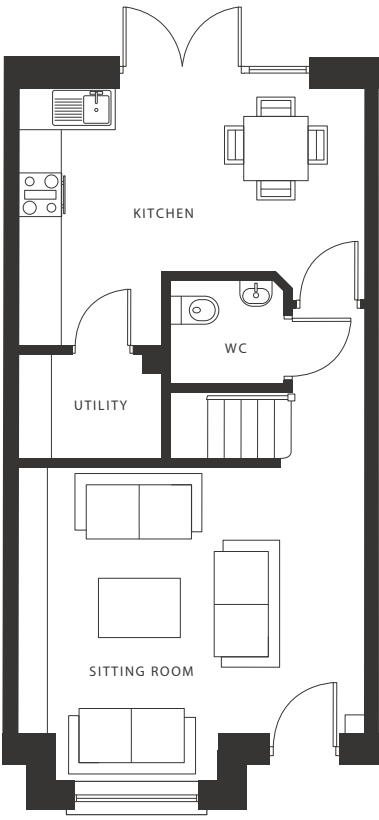
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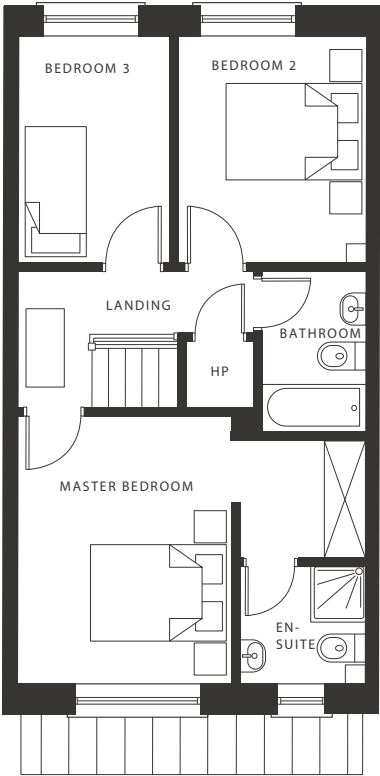
# THE HOLLY

3 Bed Mid Terrace

94.2 sqm | 1014 sqft



Ground Floor



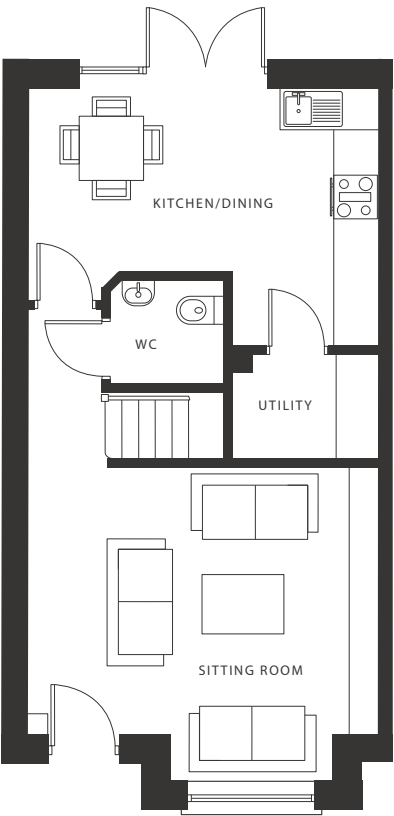
First Floor

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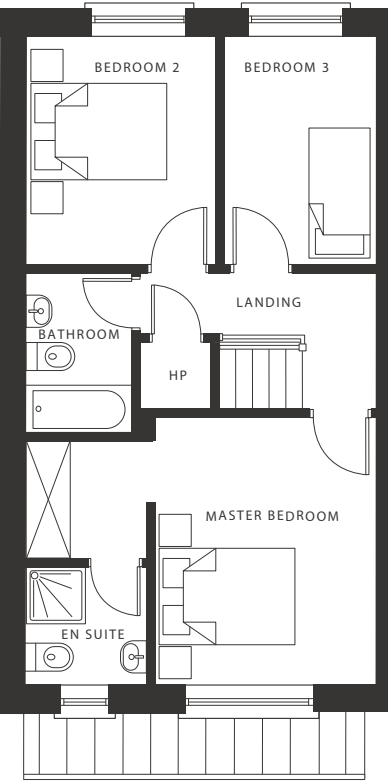
# THE ALDER

3 Bed End Terrace | Semi Detached

94.8 sqm | 1021 sqft



Ground Floor



First Floor

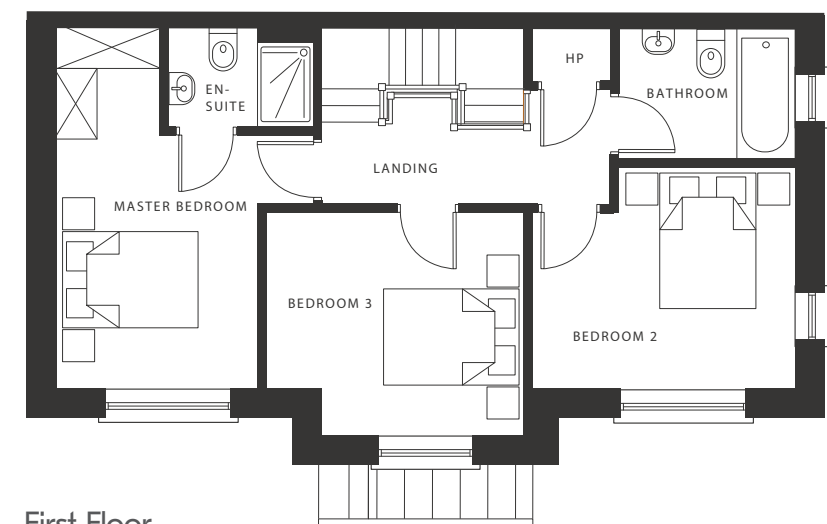
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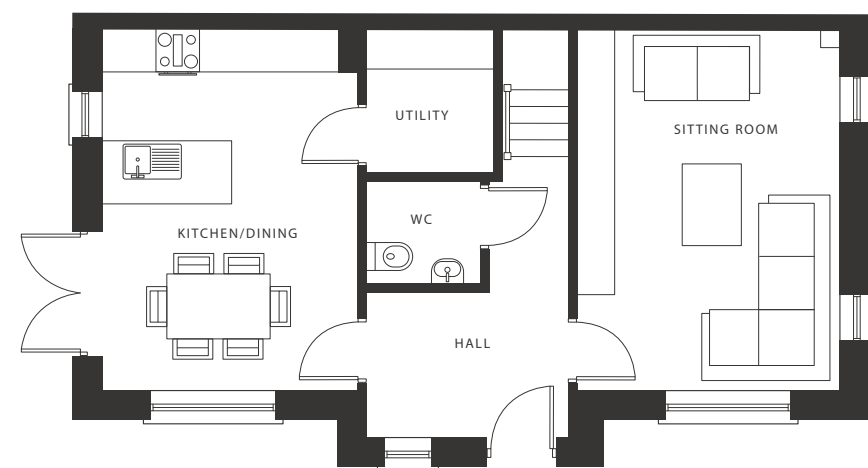
# THE BEECH

3 Bed End Terrace

115.6 sqm | 1244 sqft



First Floor



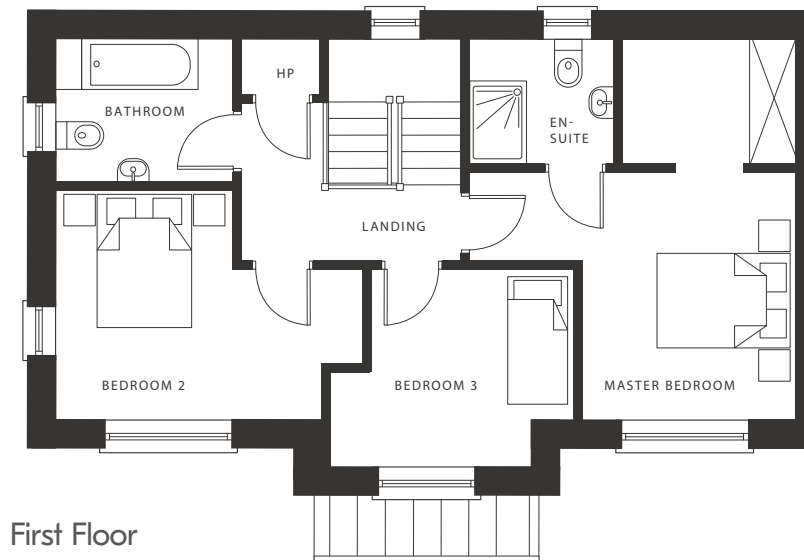
Ground Floor

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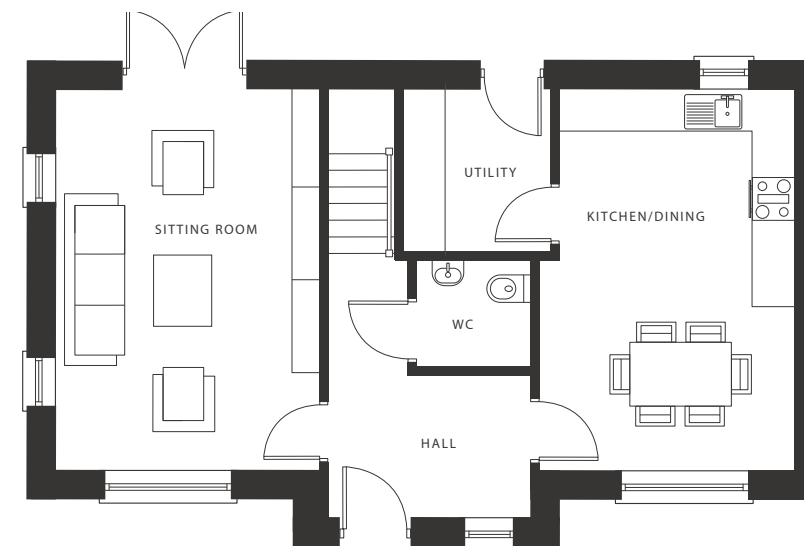
# THE BIRCH

3 Bed Semi Detached | Detached

120.4 - 121.4 sqm | 1296 - 1307 sqft



First Floor



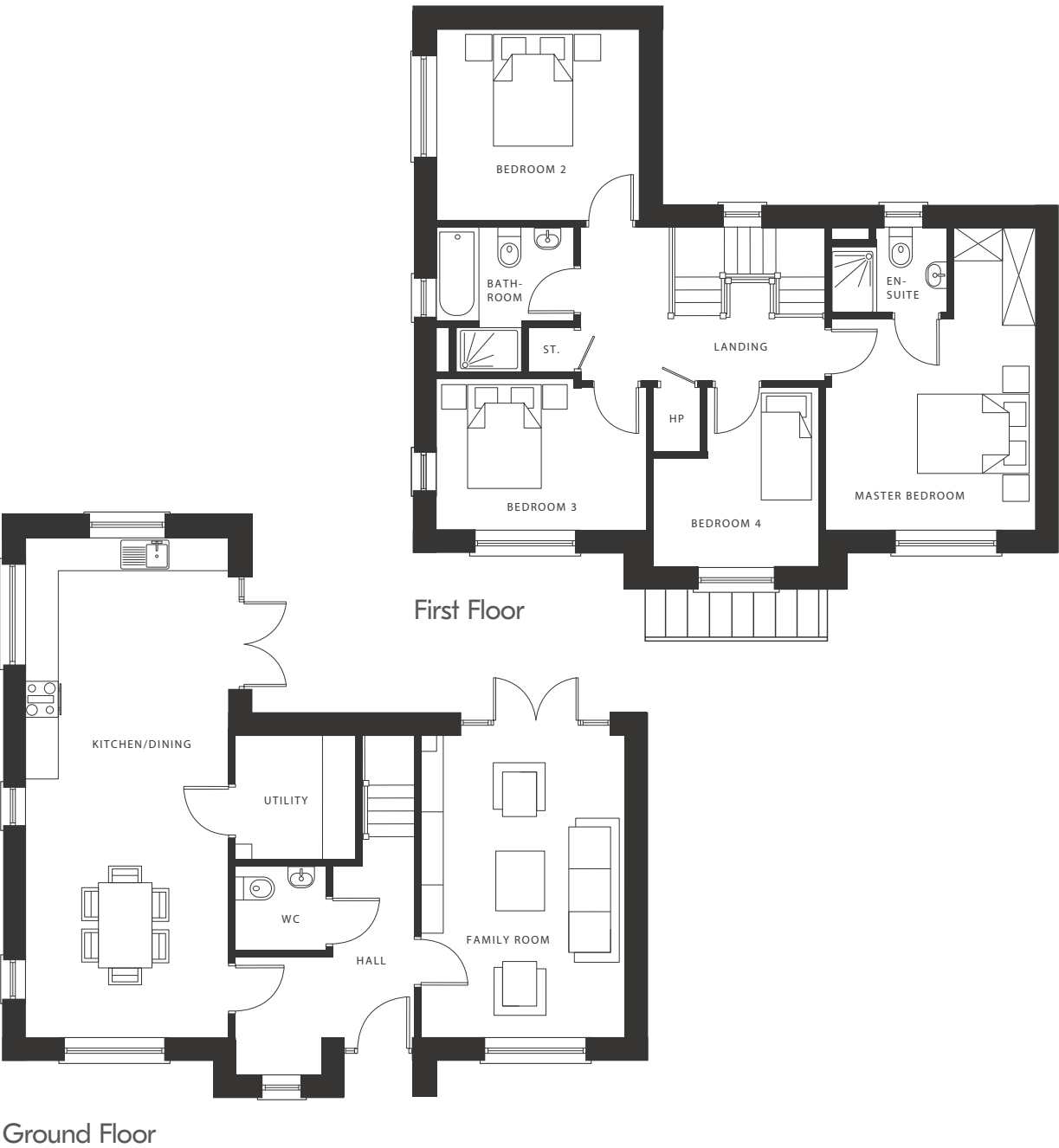
Ground Floor

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# THE ELM

4 Bed Detached  
149.8 sqm | 1612 sqft



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# LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

## Discover more Glenveagh developments



**Belin Woods**  
Newbridge, Co. Kildare



**Walkers Gate**  
Kildare Town, Co. Kildare



**Ravens Mill**  
Rolestown, Co. Dublin



**Barnoaks**  
Citywest, Co. Dublin



**Riversend @ Effernock**  
Trim, Co. Meath



**Baker Hall**  
Navan, Co. Meath





Selling Agent



Professional team

Developer, **Glenveagh Homes**  
Architect, **AKM Design**  
Solicitor, **TBC**

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