



GLASLINN
DONABATE

www.glaslinn.ie



Enjoy life by the seaside



Glaslinn is a stunning new development in Donabate, North County Dublin.

Brought to you by Moran Park Homebuilders, Glaslinn is a thoughtful development of spacious two, three and four bedroom family homes in the heart of the bustling seaside town of Donabate. Glaslinn offers a range of house types to suit all buyers, while its most convenient location and excellent transport links will appeal to everyone.



Situated approximately 20 kilometres from Dublin, Donabate is a thriving village full of excellent facilities and amenities, along with second-to-none transport links to Dublin City and beyond.

Enjoy all the modern conveniences of the village itself, stroll down by the sea, or take the family on a day out to Newbridge House and Demesne – it's all on your doorstep.



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DONABATE



Due to its close proximity to the City Centre, Donabate is an ideal location for commuters. Situated on the main Dublin-Belfast line, Donabate is only 22 minutes from Dublin by train thanks to the fast and regular commuter service. Motorists can access the main M1 motorway in just 12 minutes, which in turn leads onto the M50 and the country's network of main roads. For those going further afield, Dublin Airport is just a seven-minute drive away.



As a location for families, you can't get much better than Donabate. An abundance of local schools cater for every age group, including St Patrick's Boys and Girls National Schools, Portrane Donabate Educate Together National School & Donabate College. Kids and adults alike can choose from a range of sports clubs to fill their leisure time, including GAA, watersports and soccer, while golfers will have a hard time choosing between the five championship golf courses on the peninsula, many with breathtaking views of the estuaries and open sea.



Memories are easily made thanks to the many choices for special days out. Newbridge House and Demesne is the perfect location for a family picnic; take a stroll around the farm with the kids or simply enjoy walking through the vast estate. Make the most of sunny days at Donabate Beach, just five minutes away, or treat the kids to a delicious ice cream at the famous Scrumdiddly's, located in the heart of Donabate Village.



EXIT 4
M 1
12 MINS



22 MINS
FROM CONNOLLY STATION
TO DONABATE



DONABATE
IS SERVED BY
DUBLIN BUS ROUTE
33B & 33D

5 MINUTES
DRIVE TO
DONABATE
BEACH





Donabate offers residents the perfect mix between country, coast and city. The village itself offers a wide range of amenities including schools, sports, restaurants and retail outlets including:

- Five championship golf clubs
- All-weather pitches including GAA, soccer and hockey
- Restaurants, bars and cafés
- Library
- Medical centre and pharmacy
- Three local schools including an Educate Together school & Donabate College
- Supermarket
- Community centre with sauna and gym
- Post office
- Newbridge House & Demesne & Malahide Castle





The stunning homes in Glaslinn continue Moran Park Homebuilders' quest to build some of the most desirable homes in perfect locations. Each house is carefully designed with the needs of modern families in mind, with thoughtful layouts and high-quality features such as designer kitchens by Fitzgerald Kitchens, Dimplex A Class Air to Water heat pumps, stylish bathrooms and ensuites with walk-in showers and spacious bedrooms featuring fitted wardrobes.



KITCHENS

- Elegant high quality designer kitchens from bespoke kitchen maker Fitzgerald Kitchens
- Contemporary solid surface worktops as standard
- Satin chrome sockets above worktops as standard
- Soft close drawers and doors as standard
- Under mounted stainless steel sink
- Appliances in the Kitchen as standard including integrated Fridge-Freezer, Oven & Hob with Extractor Hood & Dishwasher and microwave in the 4 bed houses

BEDROOMS

- High quality fitted wardrobes with chrome handles by Fitzgerald makers
- Wardrobes are standard as per show house type

BATHROOM & EN-SUITE

- Stylish Bathrooms and En-suites with attractive high quality sanitary ware & fittings
- Walk in showers standard as per show house
- Quality Ideal Standard sanitary ware as per show house
- Polished chrome heated towel rail standard as per show house

- Pumped thermostatically controlled shower
- Floor & Wall tiling standard as per show house.

HEATING

- Dimplex A Class Air to Water heat pumps providing heating and hot water requirements to new A rated Glaslinn homes

DECORATION & FINISH

- Contemporary internal doors, handles, locks and hinges
- Walls painted throughout in a Brighton Moss colour as standard

EXTERNAL AREAS & GARDENS

- Cobble-lock driveway with parking for two cars
- Rear Patio Areas standard as per show houses
- Rear Gardens top soiled and seeded
- Block wall/ concrete post and panel fencing to rear & side gardens
- Side Gate as standard in 4 Bed Houses
- Outside Tap as standard
- Outside power socket as standard as per show house

HOME BOND WARRANTY

- Houses covered under Homebond 10 Year Guarantee Scheme

ENERGY EFFICIENCY

- A3 BER Energy Rated Homes HOME BOND WARRANTY
- Houses covered under Homebond 10 Year Guarantee Scheme

WINDOWS & DOORS

- Double glazed Alu-Clad windows from Munster Joinery engineered to bring nature and technology together. Finished internally with timber & outside finished in Aluminium. Aluminium is suitable for any climate
- Multi point locking system to windows and doors
- Large Alu-Clad sliding doors opening from the kitchen/dining area into the garden paved patio Area

ELECTRICAL SECURITY

- Low energy lighting throughout with LED recessed lighting in selected areas
- Concealed HDMI ducting for cables in living room where applicable
- CAT 5 wiring installed for internet boosters, phone or PC network in living room, kitchen and Master bedroom as standard
- Stylish brushed chrome sockets and switches as standard in kitchen area as per showhouse
- Wired for intruder alarm as standard





Glaslinn offers an attractive and varied mix of house styles, all nestled in beautifully landscaped grounds. Each home is allowed room to breathe thanks to generous private outdoor spaces. Sliding doors lead to your own patio area, situated on the edge of a spacious rear garden. A generous front garden with a cobblelock driveway provides parking for two cars.

SITE PLAN



PORTRANE ROAD

500M TO VILLAGE AND TRAIN STATION

-  **HOUSE TYPE A**
4 bed home
-  **HOUSE TYPE B**
2 bed home
-  **HOUSE TYPE C**
3 bed home
-  **HOUSE TYPE D**
4 bed home



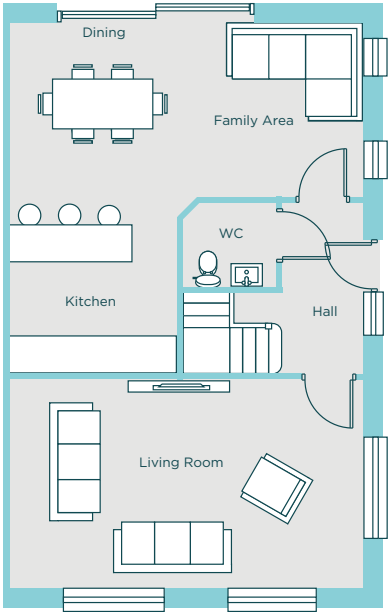
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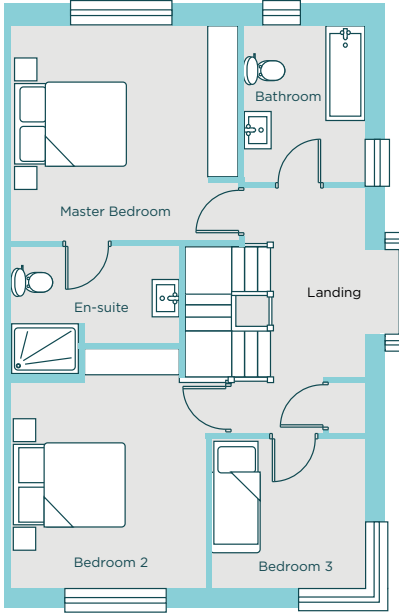
4 Bed Home

172 Sq.m

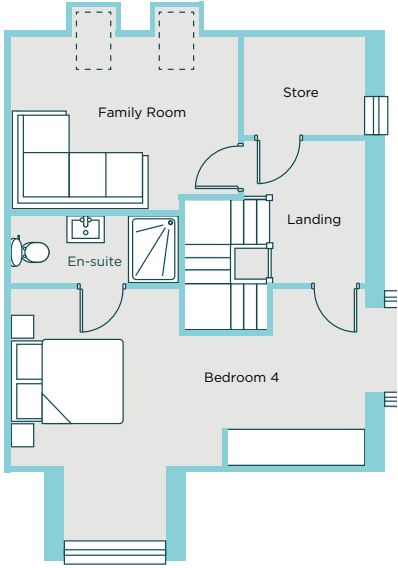
1851 Sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plans are for illustrative purposes. Layouts may vary.

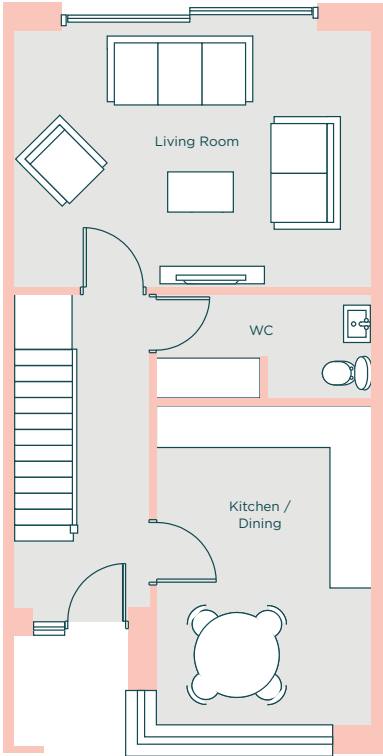
HOUSE TYPE

B

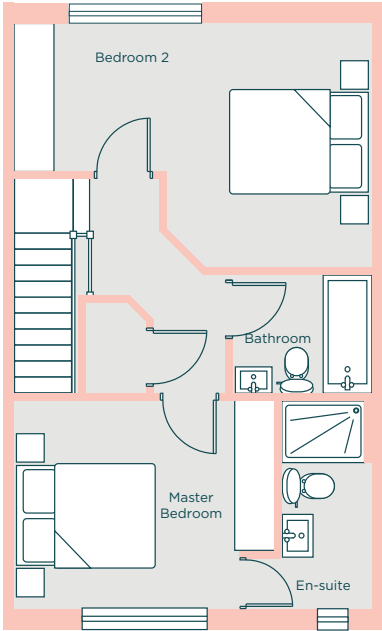
2 Bed Home

89 Sq.m

957 Sq.ft



GROUND FLOOR



FIRST FLOOR

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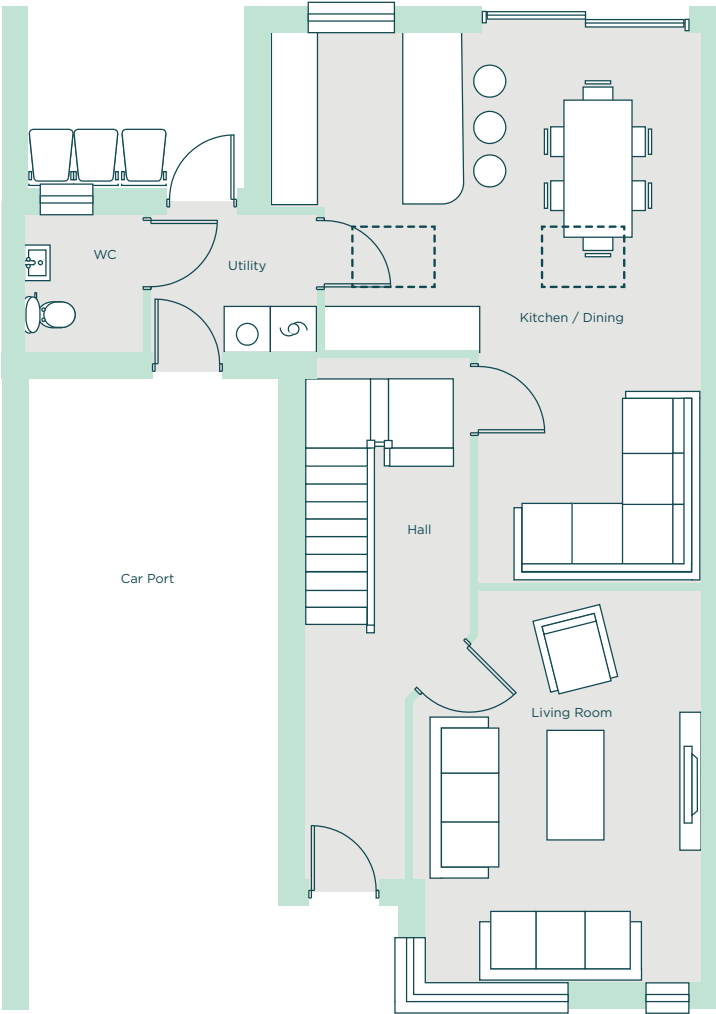
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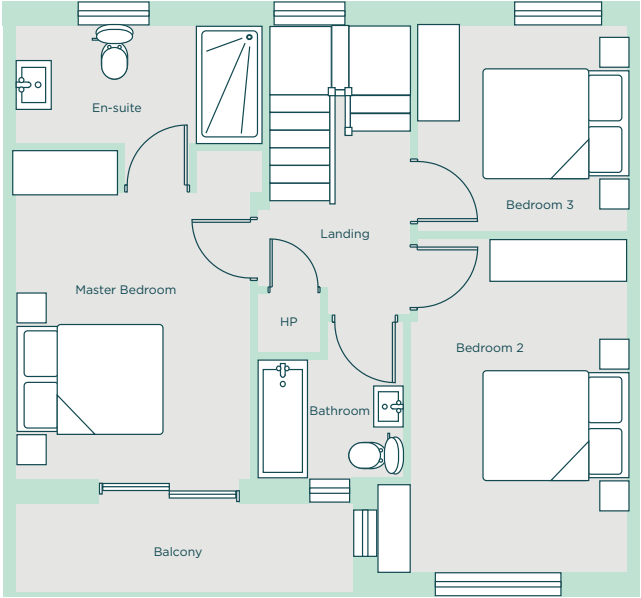
3 Bed Home

130 Sq.m

1400 Sq.ft



GROUND FLOOR



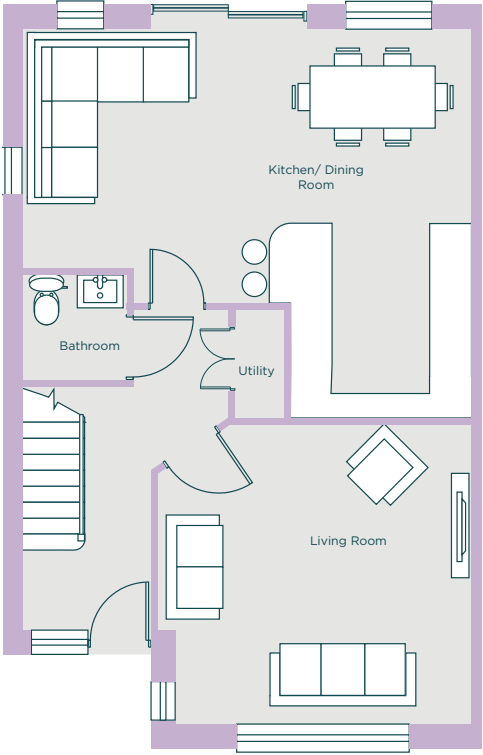
FIRST FLOOR

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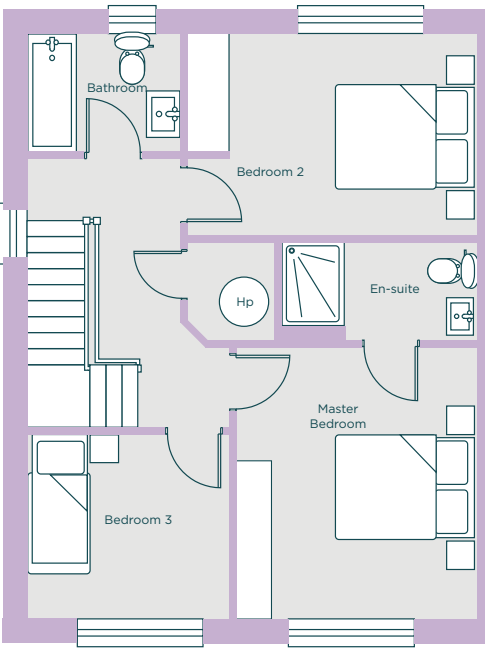
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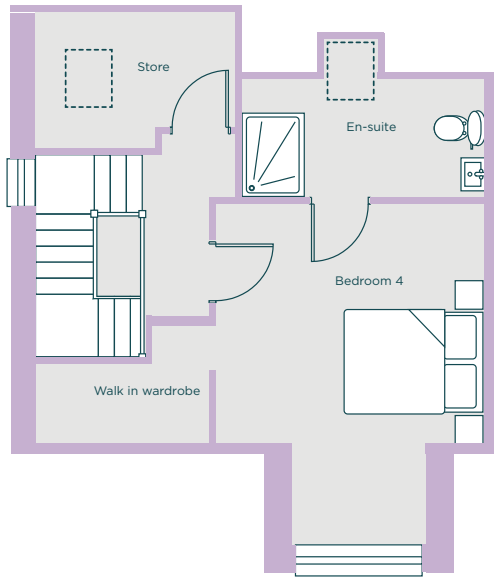
4 Bed Home
156 Sq.m
1680 Sq.ft



GROUND FLOOR



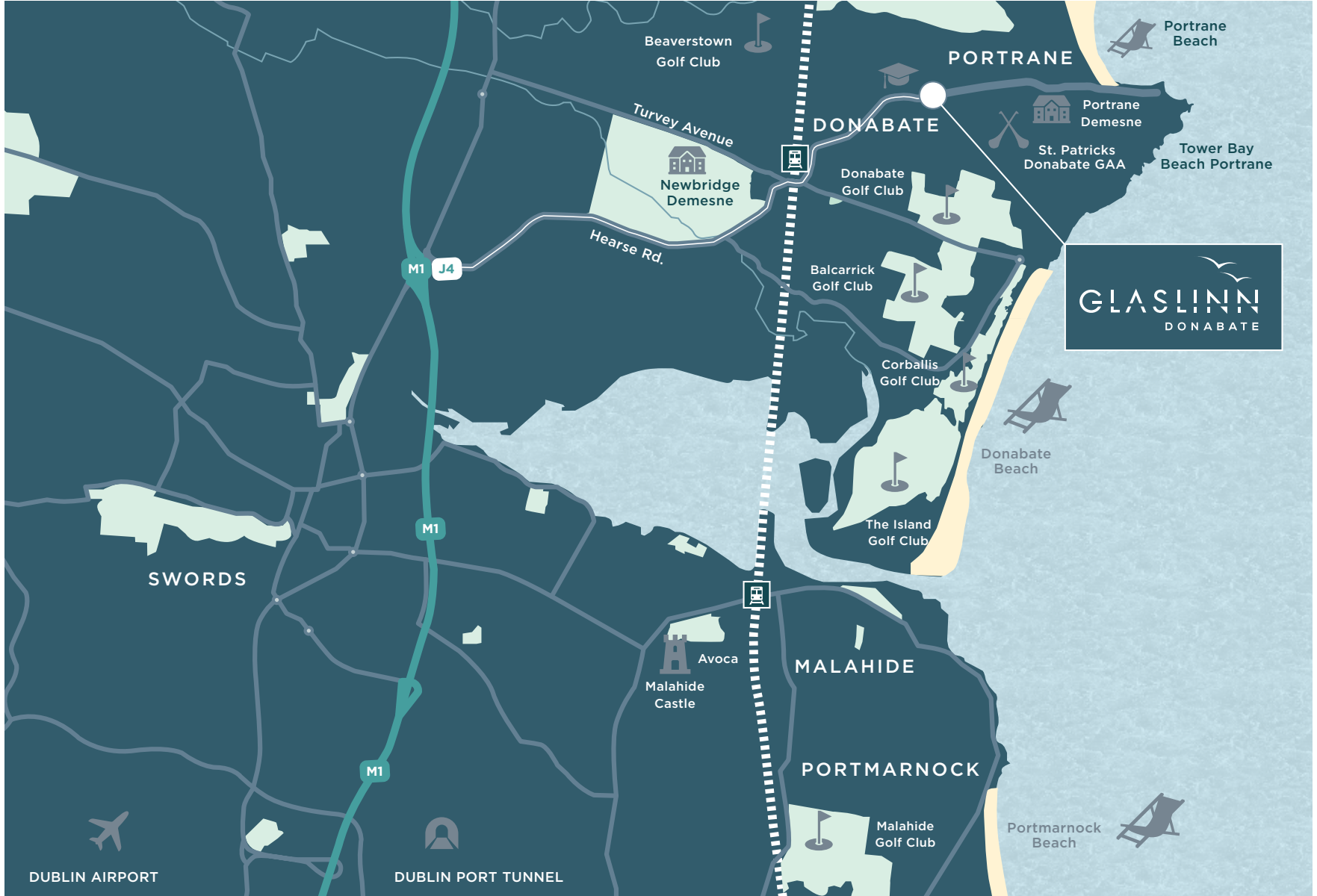
FIRST FLOOR



SECOND FLOOR

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LOCATION MAP



Donabate Train Station

Donabate Educate Together National School

All-weather pitch

Donabate Community College

Donabate Community Centre

SuperValu

St. Patricks Church



GLASLINN
DONABATE

PROFESSIONAL TEAM

SELLING AGENT



PSRA: 001417

01 849 0129
glaslinn@reagrimes.ie

**21 Strand Street,
Skerries, Co. Dublin**

DEVELOPER



**19 Fitzwilliam Square,
Dublin 2**

LEGAL



01 6644 200
**Eversheds Sutherland, One
Earlsfort Centre, Earlsfort
Terrace, Dublin 2**

SOLICITOR **Eversheds Sutherland**

ARCHITECT **McGrane & Partners Architects Ltd.**

ENGINEERS **Waterman Moylan Consulting Engineers**

QUANTITY SURVEYOR **Jessup & Associates Ltd.**

TOWN PLANNER **Brock McClure Planning & Development Consultants**

INTERIOR DESIGN **House & Garden Furnishings**

LANDSCAPING **SAP Landscapes**



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