



SeaGreen

greystones cowicklow



Beautiful new 3, 4 and 5 bedroom homes

BER A2



Photograph taken by Robert Mullan 29th September 2015 at 8:16am



From beautiful beaches and the new dynamic harbour front, to boutique shopping and award-winning cuisine SeaGreen provides the keys to a uniquely rewarding place to live, Greystones. There are a host of educational options on your doorstep with 3 schools adjacent and lots of primary & secondary options in the broader area.

From a beautiful elevated site on Chapel Road, the development boasts ocean and village views that are so expansive, on a clear day it will be possible for SeaGreen residents to see Wales, whales, chimney pots, church spires and rolling fields.

Connectivity is excellent with the DART, M11 & M50 all readily accessible.





SeaGreen

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A great place to live...



Lifestyle

When you're thinking of moving to a new area, it's important to consider not just the home you will own, but the area you will live in. What type of lifestyle can you expect to enjoy in your new surrounds? Where will you spend quality time together as a couple, a family or with friends? What type of entertainment and dining options are available to you?

Originally a small fishing village, Greystones is now one of Leinster's most thriving coastal towns and offers a wonderful seaside lifestyle, a mere 45 minutes from Dublin city centre.

Alongside boutique shopping, international standard sports clubs, scenic walks and beach activities, Greystones is also fast becoming a contender as one of Ireland's premier foodie towns.

You'll be spoilt for choice with the number of established & emerging cafés, gastro-pubs and superb restaurants. From fine dining at the Hungry Monk, Chakra or the 3Qs to the best pizza imaginable at the bakery in The Delgany Inn, or perhaps decide yourself who brews the best coffee in town (and make sure to vote in our annual barista competition!)





Glendalough

Wicklow National Park

County Wicklow is recognised around the world as the Garden of Ireland. It is a crown with many jewels – coastline, parks, mountains, lakes, sporting clubs, eateries, thriving communities and all within a gear change of Dublin city.

Wicklow National Park was established in 1991 and currently extends to approximately 20,000 ha (49,420 acres / 200 square km) in area – nearly 10% of the county. The heritage and beauty of Glendalough & Lugnaquilla (Ireland's second highest peak) deserve to be explored and appreciated. There are wonderful walking trails and an array outdoor activities on offer from climbing, hunting, fishing & cycling.





Greystones Rugby Club



Greystones Lawn Tennis Club



Greystones Harbour and Marina



Greystones Athletic & Baseball Club



Brennanstown Riding School Bray

So much to do

Whether you're a professional couple looking for more space, a new family hoping to lay roots, or perhaps a retiree planning a lifestyle change, living in an area that provides easy access to excellent sports clubs and leisure facilities is a must.

Greystones is a truly wonderfully active place to live, a natural playground for young and old alike with walking, cycling, horse riding, swimming, sailing and water sports all offer fun for everyone. The town is home to numerous

all-weather facilities, a skate park, two state of the art leisure centres and hosts some of the best sports clubs in the country with something for all the family; soccer, yoga, pilates, hockey, Gaelic games, tennis, rugby, cricket, sailing and rowing to name but a few.

Not to forget the famous Bray to Greystones or Greystones to Bray cliff walk which starts at the Marina and is just down the hill from SeaGreen.



Local Football Clubs



Eire Og Greystones GAA Club



Greystones Sailing Club



Greystones Cricket Club



Druids Glen Golf Club



Wicklow Scouts



Greystones Driving Range



Colaiste Chraobh Abhann



St. Laurences National School Delgany



Delgany National School



St. Brigid's National School, Greystones



Templecarraig Secondary School

Education

When you're thinking of moving with your family, or planning to have children in the future, it's vital to live in an area that provides easy access to excellent schools. A school within walking distance of home is always preferred, remember the old adage, 'The best school is the one nearest you!'

The stunning new Greystones housing development, SeaGreen, offers the perfect solution. SeaGreen offers new 3, 4 and 5 bedroom traditional family homes in the middle of what ought to be called The Smartest Town in Ireland, simply because of the wonderful choice of primary and secondary schools available. There are a host of schools and educational facilities with three schools immediately next door with the new Greystones Educate Together National School, Temple Carrig Secondary School and Gaelscoil na gCloch Liath.

Within the broader area there is also St. David's Holy Faith Secondary School and St. Patrick's National School, St. Laurence's National School, St. Brigid's National School & St. Kevin's National School.

Your local schools:

Greystones Educate Together	(400 metres)
Temple Carrig Secondary School	(500 metres)
Gaelscoil na gCloch Liath	(400 metres)
St. David's Holy Faith Secondary School	(2km)
St. Patrick's National School	(1.1km)
St. Laurence's National School	(850 metres)
St. Brigid's National School	(1.8km)
St. Kevin's National School	(900 metres)



Templecarrig Secondary School
An Gael Scoil
Greystones Educate Together

Blacklion
Shopping Centre

Greystones
Marina

St. Killians
Church



St. Patrick's
National School

DART
Station

Tesco

Donnybrook Fair

Greystones
Golf Club



For directions, search Google Maps for Seagreen Greystones or alternatively input the GPS coordinates 53°08'45.6"N 6°05'09.6"W'

Another quality development by:



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Disclaimer: These particulars and any accompanying documentation are set out as a general outline only and do not constitute any part of an offer, and are strictly on that basis. Measurements are approximate and drawings, maps and plans are not to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout. Sherry FitzGerald New Homes. PSRA registration no: 002183.



www.facebook.com/
WoodGroupHomes

www.seagreengreystones.ie



SeaGreen

greystones co wicklow



Beautiful new 3 and 5 bedroom homes



The Portland

3 BED HOME

The Portland is a large 3 bedroom home extending to 109 sq.m. and hosts an array of special features and spaces to include the 'boot-room', 'multi-media gallery' and bi-folding doors linking the kitchen and living room.

3 BED

Semi-detached, approx.

1,176 sq.ft. /

109.2 sq.m.





The Somerby

5 BED HOME

The Somerby is our largest house extending to 171 sq.m. and accommodates five bedrooms, two of which are ensuite. The top floor ensuite bedroom has a wonderful surprise of a 'cabrio-balcony'... an amazing new Velux window which opens up to the landscape.

5 BED

Semi-detached, approx.
1,840 sq.ft. /
171 sq.m.





SEAGREEN WILL BOAST THE HIGHEST QUALITY SPECIFICATION AND ATTENTION TO DETAIL IN ALL FEATURES OF ITS DESIGN, A TRADEMARK THAT PEOPLE HAVE COME TO EXPECT FROM WOOD GROUP HOMES.

DEVELOPMENT

- ◆ SeaGreen is nestled on the north shore of Greystones, and is a low density, low rise development of 180 homes with unrivalled views across the Irish Sea.
- ◆ The houses all have private gardens, and there are 3.3 acres of amenity lands in 7 separate open space areas.
- ◆ Homes are BER rated A2, with a high specification and generous finishes.
- ◆ No service charges.

CONSTRUCTION

- ◆ Traditional solid masonry concrete block and brick construction with vaulted trussed roofs allowing full use of attic space when converted, high performance insulation envelope, triple glazed state of the art timber windows, plastered walls, skimmed ceilings and high quality finishes and painting throughout.
- ◆ 3 zone thermostatically controlled space and water heating as well as individual radiator thermostats in every room.

Exterior

- ◆ Full brick or half brick elevations, granite sills and string course and detailing, with nap render finish
- ◆ Cobble lock natural stone paving to all house paths and patios. Environmentally friendly permeable paving to driveways as standard
- ◆ Private rear garden with a stylish patio area directly off living area, the gardens are top soiled, raked and seeded.
- ◆ Side gates as standard
- ◆ Outside tap
- ◆ Outside power socket
- ◆ Outside lighting and CCTV wiring front and back
- ◆ Maintenance free uPVC fascia, soffit and gutters
- ◆ Pressure treated solid timber panel fencing between concrete posts to rear gardens.

INTERIOR

- ◆ Fully fitted kitchens incorporating Electrolux (or equal) kitchen appliances including as standard; gas hob, cooker, extractor fan, fridge, freezer, dishwasher and microwave.
- ◆ The 3 bedroom homes have a choice of either Sudberry Mossel kitchen cabinets with Aosta Quartz worktops, or Sudberry Light Grey cabinets with Frostina Quartz worktops.
- ◆ The 4/5 bedroom homes feature kitchen cabinets of Hampton Cashmere with Florence Quartz worktops and incorporate a separate larder
- ◆ All homes have separate utility areas
- ◆ Luxury wardrobes in all main bedrooms featuring sliding and swing doors of Light Grey Shaker doors with Sonoma carcasses and a variety of storage options
- ◆ Velux Cabrio roof light balcony to 4/5 bedroom home
- ◆ All homes feature wall mounted Gasco electric fires, which combine adjustable heat settings and unique LED flame-effect technology to add stylish warmth to all living rooms
- ◆ Low energy recessed lighting (per show houses). Under cabinet lighting, Cat 5 cabling for high speed broadband, smoke, heat and carbon monoxide detectors all as standard
- ◆ Wired for alarm and CCTV
- ◆ Very high specification joinery ironmongery fit out, including panelled solid moulded doors, American White Oak joinery to stairs, and Gavi Satin Nickel door handles
- ◆ Wall mounted vanity cabinets to bathrooms per show house standard
- ◆ High pressure pump-fed showers
- ◆ Buyers' choice of colours to internal walls
- ◆ Tiling allowance to walls and floors in entrance porches, kitchens and bathrooms
- ◆ Pull down stairs for easy attic access in 3 bedroom home.

ENERGY EFFICIENCY

- ◆ A2 BER rating
- ◆ Gas fired and Solar Enhanced Heating System, which ensures green, environmentally friendly solar energy coupled with instant heat and hot water on demand from an A rated condensing gas boiler
- ◆ Solar powered heat storage radiator in landing to all homes.
- ◆ Solar Thermal panels in all homes
- ◆ Thermostatically controlled radiators throughout
- ◆ Norwegian made NorDan N-tech triple glazed timber windows giving market leading thermal and acoustic performance, with fully reversible, one handle operated 'tilt and turn' sashes
- ◆ High specification air tightness and insulation including blow fibre 'Foam-Lok' open cell spray foam insulation in attics to achieve high thermal values and maximise space usage.

HOME BOND WARRANTY

- ◆ 10 Year Homebond Latent Defects Insurance giving comprehensive cover for Defects Insurance, Structural Insurance and Loss of Deposit, and 5 Year Homebond cover for mechanical and electrical, water and smoke ingress.

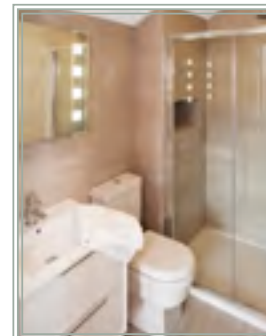


ABOUT YOUR BUILDER

Wood Group Homes are a third generation family-run company that have been building premium quality homes for 50 years. Wood Group Homes combine superb craftsmanship and attention to detail with progressive architecture and design, to create homes with character and personality.

The quality of their work can be seen in recent developments such as Churchfields, CherryGlade and the latest offering at Glendale.

See more at www.woodgroup.ie



SITE PLAN

PHASE ONE

- The Somerby
- The Portland
- The Kinlen



Indicative layout for illustrative purposes only.

TO DELGANY



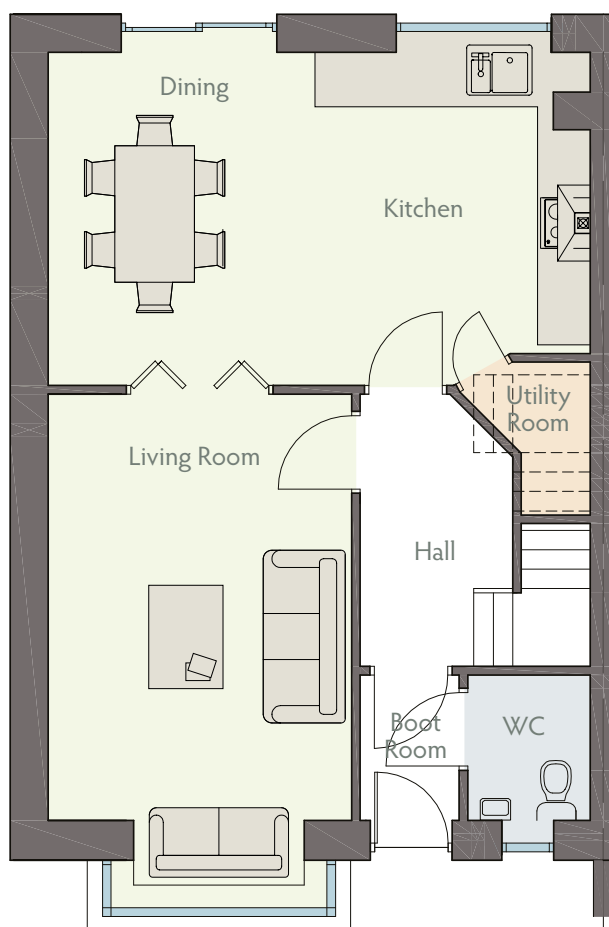

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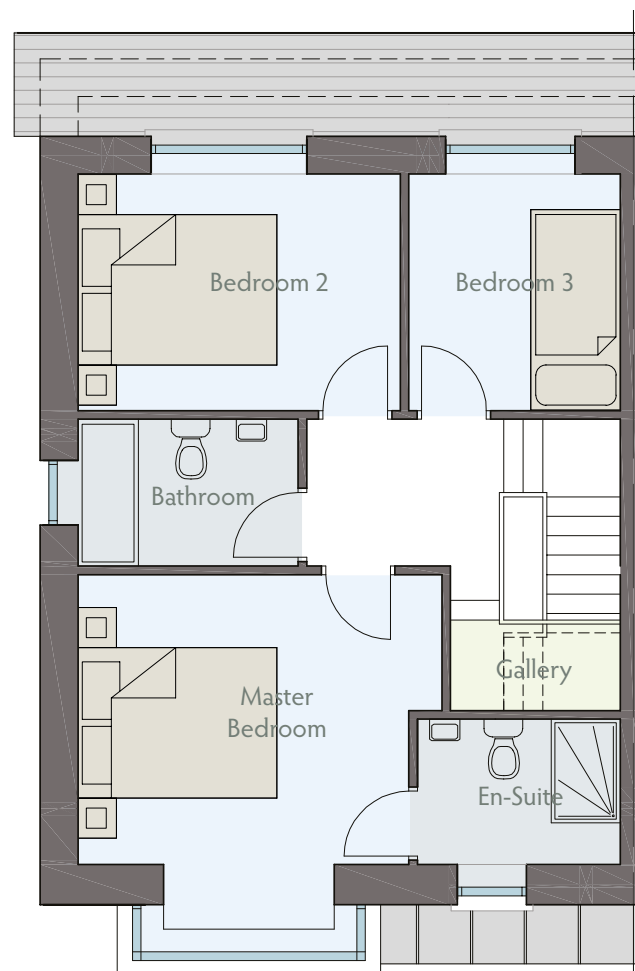
The Portland - 3 BED

Semi-detached, approx. 1,176 sq.ft. / 109.2 sq.m.

GROUND FLOOR



FIRST FLOOR



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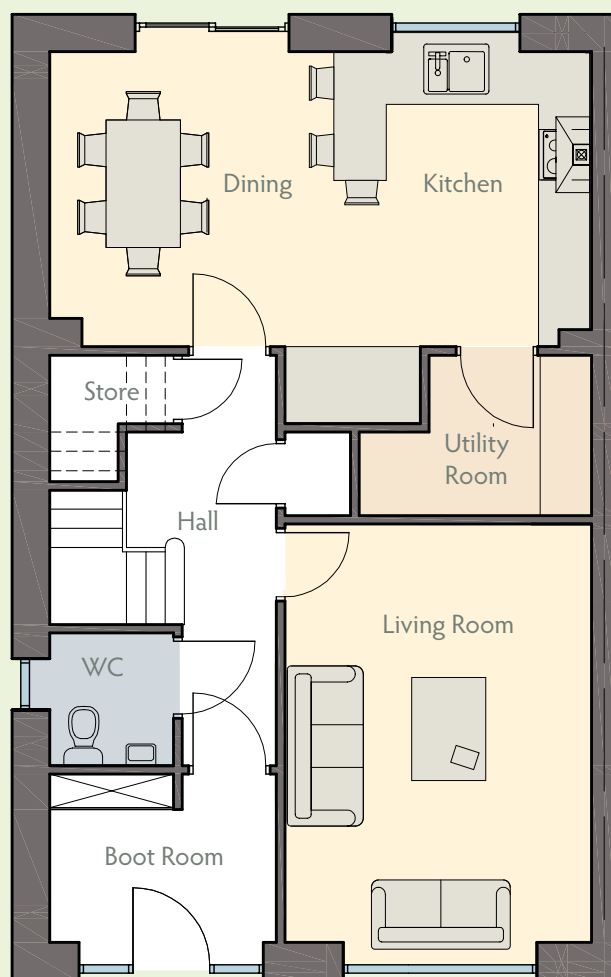
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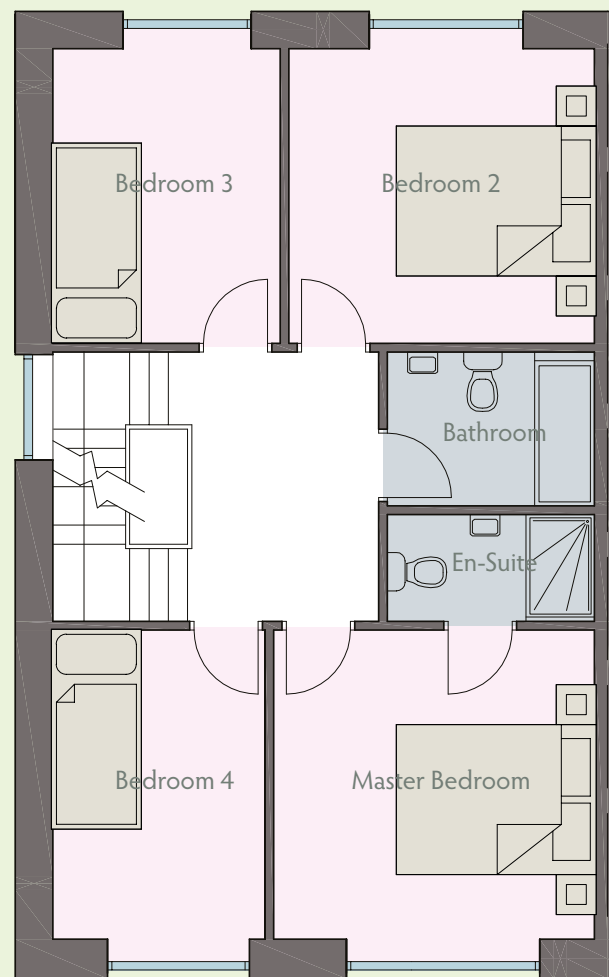
The Somerby - 5 BED

Semi-detached, approx. 1,840 sq.ft. / 171 sq.m.

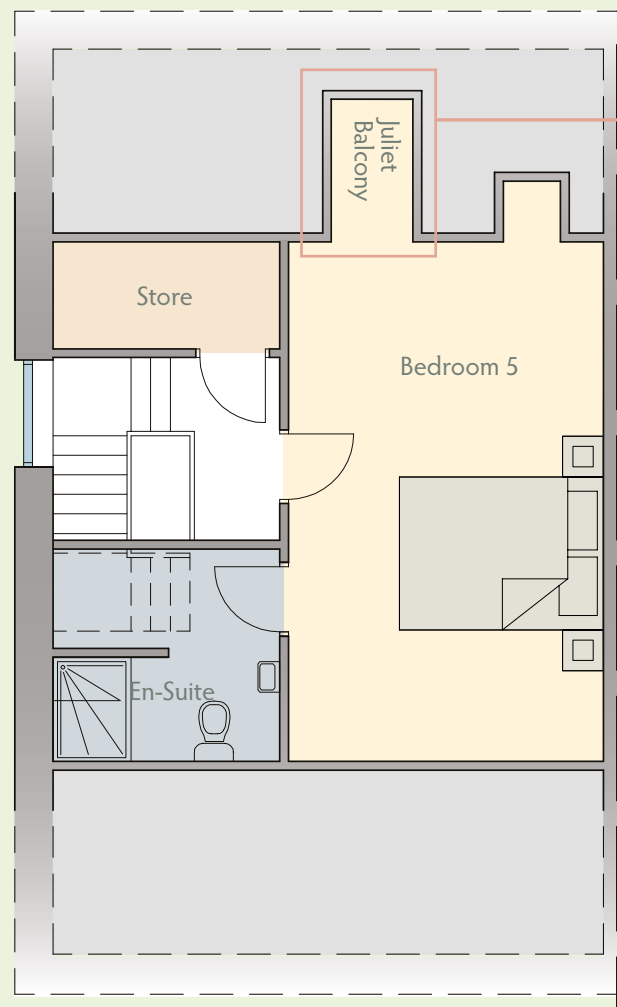
GROUND FLOOR



FIRST FLOOR



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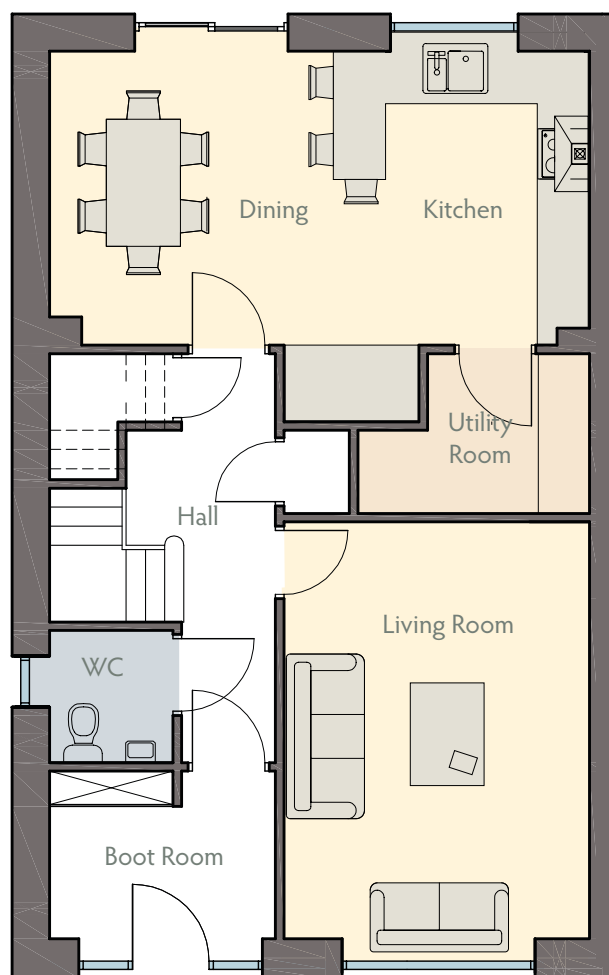


House type D's unique Juliet Balcony

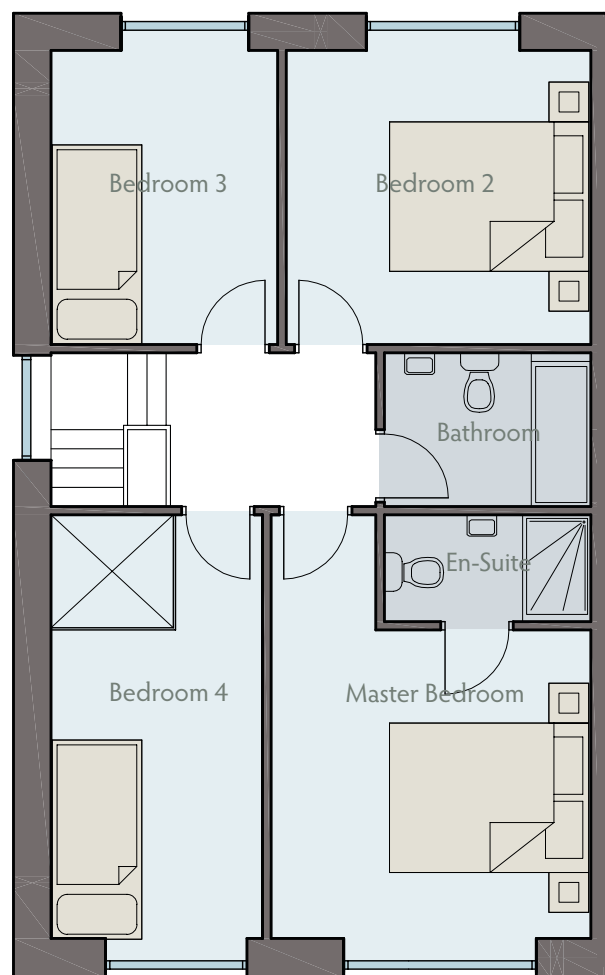
The Kinlen - 4 BED

Semi-detached, approx. 1,420 sq.ft. / 132 sq.m.

GROUND FLOOR



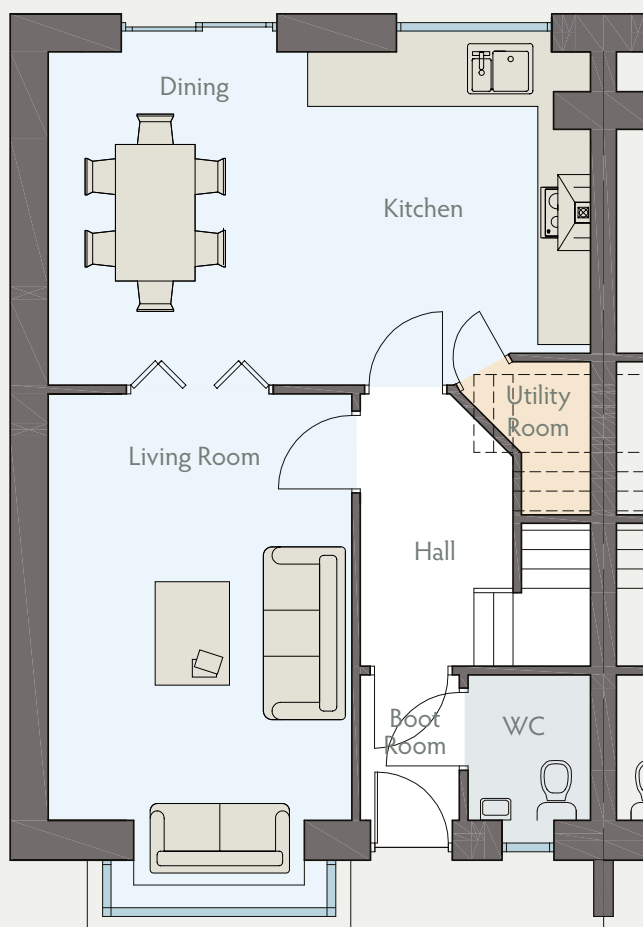
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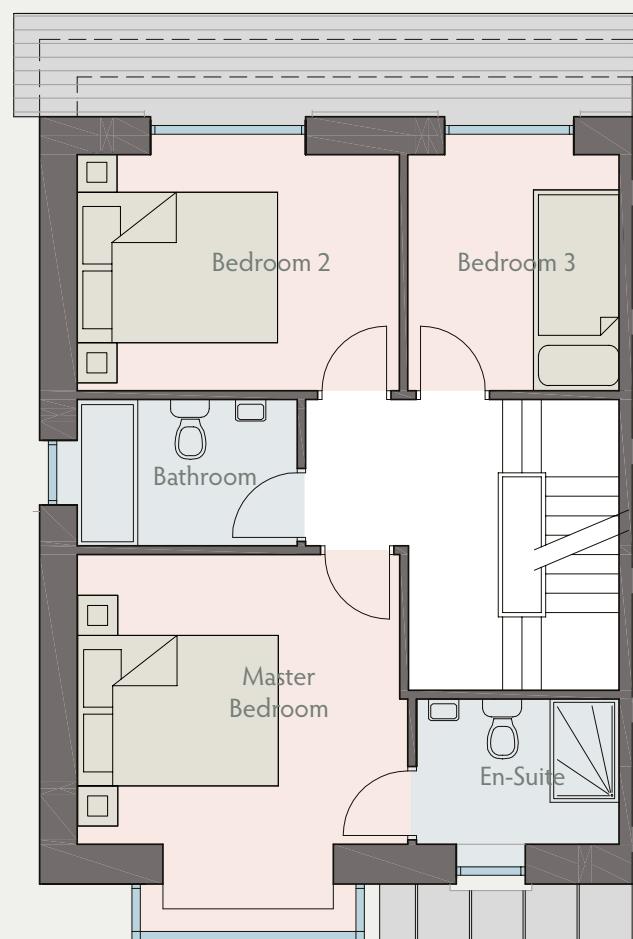
The Wyndham - 4 BED

Semi-detached, approx. 1,464 sq.ft. / 136 sq.m.

GROUND FLOOR



FIRST FLOOR

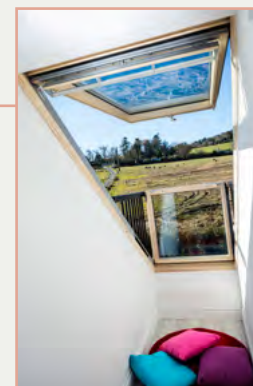
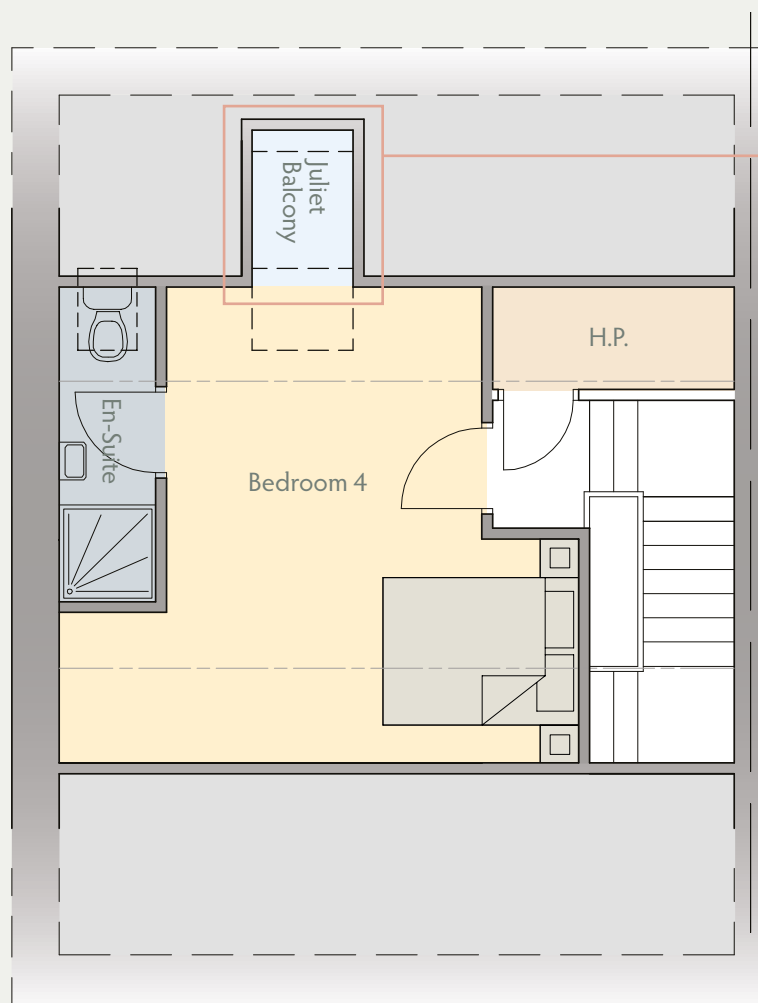


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ATTIC FLOOR



House type E's unique Juliet Balcony