



Glenveagh  
Semple Woods

Giving Life a New Home

# Welcome Home

## — Semple Woods Donabate —

Glenveagh Homes is pleased to introduce Semple Woods, a beautiful new development of spacious 3-, 4-, and 5-bedroom family homes in the picturesque North Dublin town of Donabate. Located close to the train station and within easy reach of Dublin City Centre, Semple Woods is the ideal choice for families who want the peace of life by the sea yet close to all the amenities needed for modern living.



Sample Woods Donabate

# Seaside Living Beside the Park





### Aerial Key

- |   |   |
|---|---|
| 1. Train Line                             | 8. Scoil Phadraic Cailini<br>(Girls National School)        |
| 2. SuperValu Supermarket<br>& Post Office | 9. Donabate Portrane<br>Educate Together<br>National School |
| 3. Medical Centre<br>& Pharmacy           | 10. Donabate Community<br>College                           |
| 4. Community Centre                       | 11. Newbridge Demense                                       |
| 5. All Weather Pitches                    |   |
| 6. The Waterside Hotel                    |   |
| 7. St. Patrick's Boys<br>National School  |   |

### Simple Woods At A Glance



M1 only 5 minutes  
drive away



12 Km to  
Dublin Airport



20 Km to Dublin  
city centre



Donabate Train  
station is a 10  
minute walk from  
the site



20 - 28 minutes  
train time to  
the city



Stunning Beaches



5 Golf clubs  
within a  
5 minute drive



8 Km to Swords  
and the Pavillions  
Shopping Centre



4 Local Schools



## Location

Seemple Woods is perfectly located only a 10-minute walk from Donabate train station, which offers daily and regular train services to and from Dublin City Centre. At peak times, trains run every 15-20 minutes, making your daily commute short and extremely convenient. The journey is under 30 minutes to Connolly Station in Dublin City Centre.

For commuters, Donabate is conveniently close to the M1 motorway, just a short drive from Dublin Airport and the M50 interchange, which in turn leads to Ireland's network of main roads. Donabate is also only eight kilometres from the buzzing town of Swords, with a wide selection of schools for all ages as well as the impressive Pavilions Shopping Centre.







### Every Amenity On Your Doorstep

Donabate is a lively, family-friendly town with plenty of local amenities to suit every member of the family. A SuperValu supermarket, post office, medical centre and pharmacy ensure that all your daily needs are within walking distance, while eight local restaurants and bars cater for a lively and varied social life. A community centre offering a wide range of groups and events, along with a gym, sauna and steam room, is also located in the town.

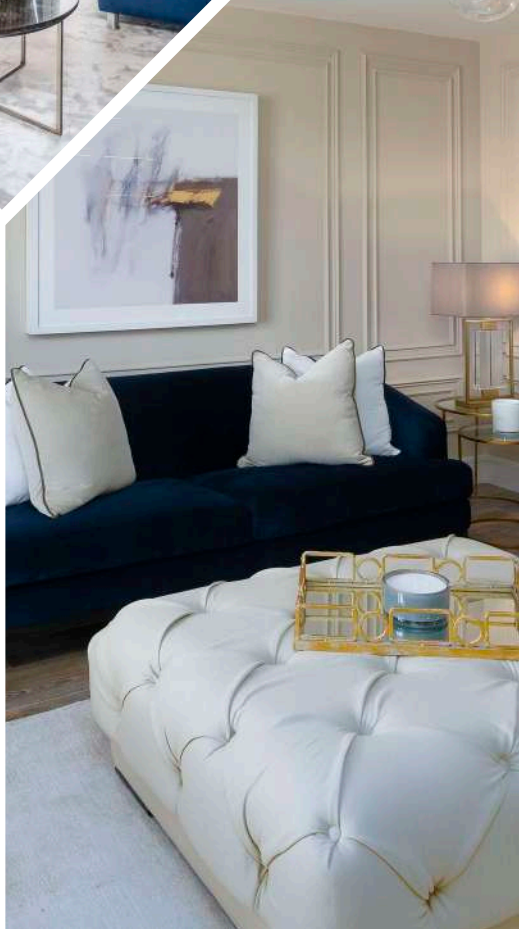
A short walk or drive away is Newbridge Demesne which is an 18th Century Georgian mansion on an historical 370-acre public estate, with visitor centre, landscape park lands, cafe, playground, model farm and playing pitches.







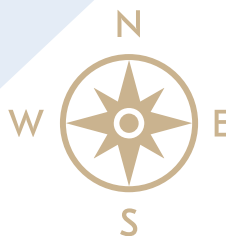




# Site Plan

-  **The Sanderling**  
3 Bed Mid Terrace
-  **The Dove**  
3 Bed End Terrace
-  **The Starling**  
3 Bed End - Mid Terrace
-  **The Moorhen**  
3 Bed End Terrace
-  **The Swallow**  
4 Bed End Terrace / Detached
-  **The Finch**  
4 Bed End Terrace / Semi-Detached
-  **The Kestrel**  
5 Bed Detached
-  **The Swift**  
5 Bed Detached

**SH Showhouse**   **SO Sales Office**





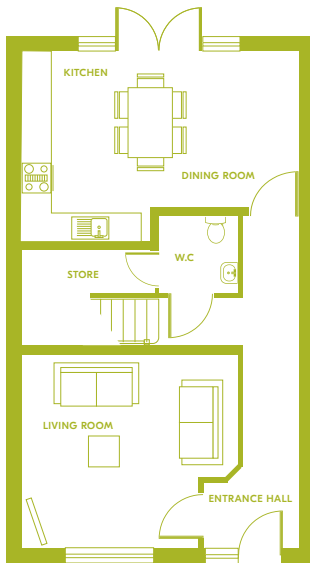
# The Sanderling

## 3 Bed Mid Terrace

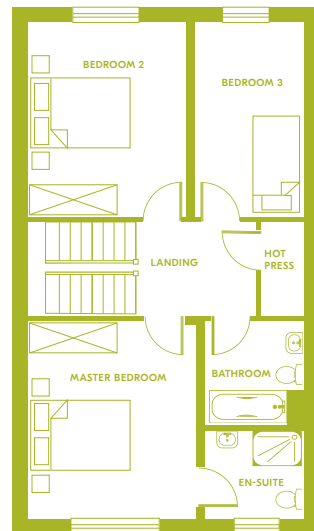
117 sqm / 1,264 sqft



Ground Floor



First Floor



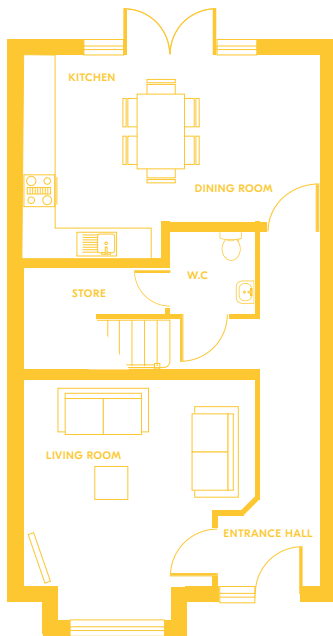
# The Dove

## 3 Bed End Terrace

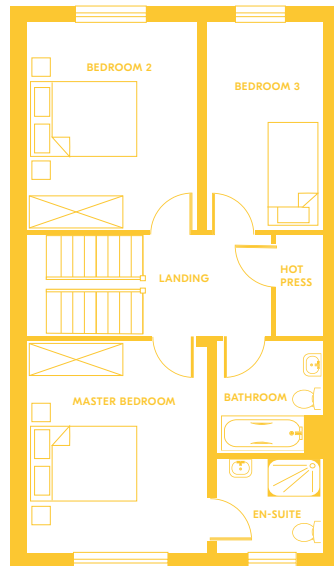
118 sqm / 1,276 sqft



Ground Floor



First Floor



# The Starling

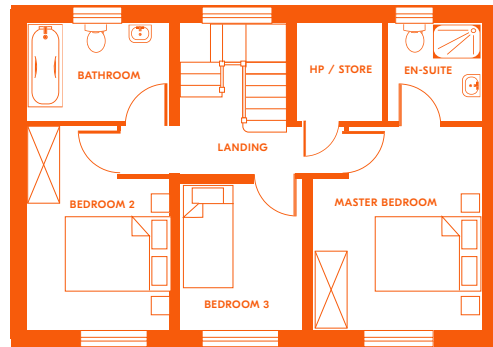
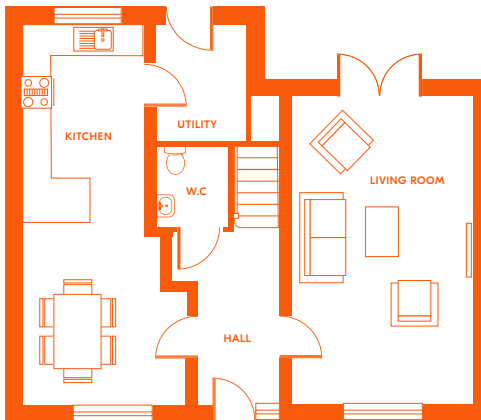
## 3 Bed End - Mid Terrace

117 sqm / 1,259 sqft



Ground Floor

First Floor



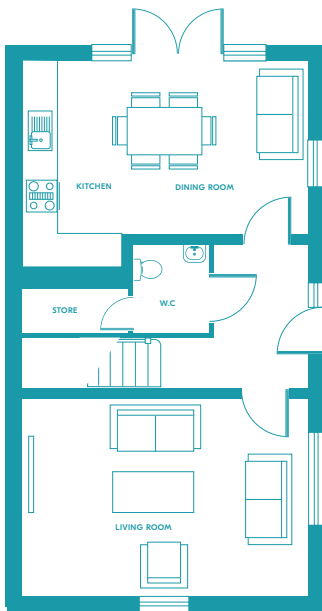
# The Moorhen

## 3 Bed End Terrace

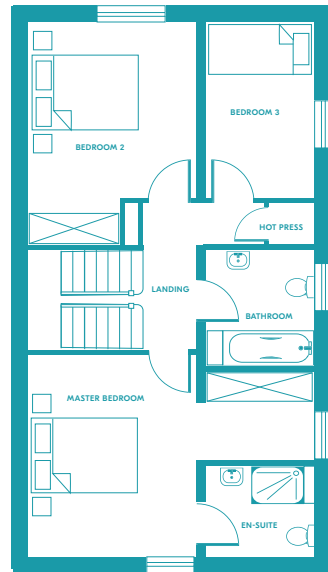
114 sqm / 1,227 sqft



Ground Floor



First Floor



# The Swallow

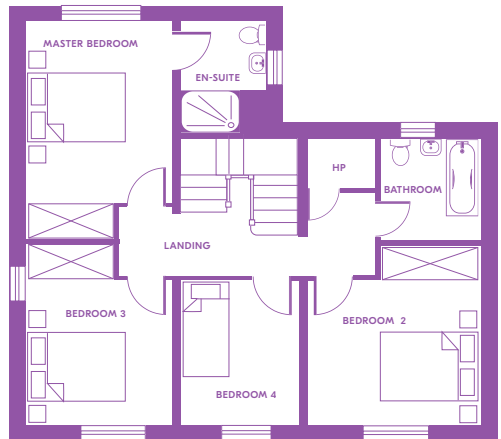
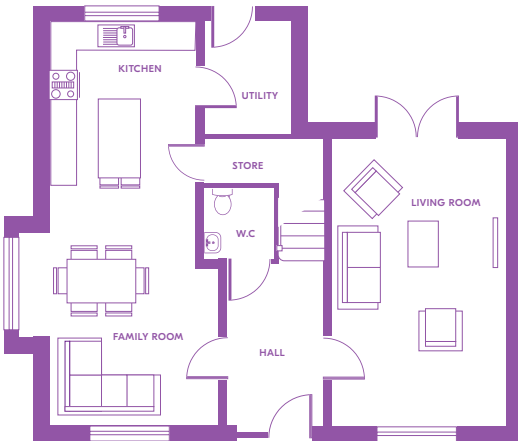
4 Bed End Terrace / Detached

146 sqm / 1,571 sqft



Ground Floor

First Floor



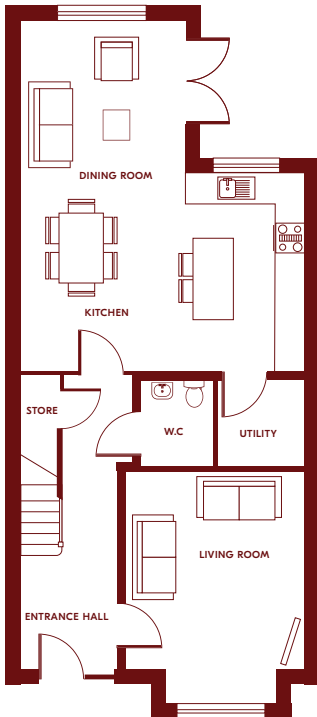
# The Finch

4 Bed End Terrace / Semi-Detached

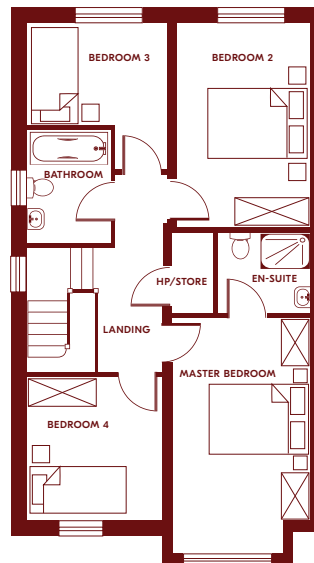
133 sqm / 1,435 sqft



Ground Floor



First Floor



# The Kestrel

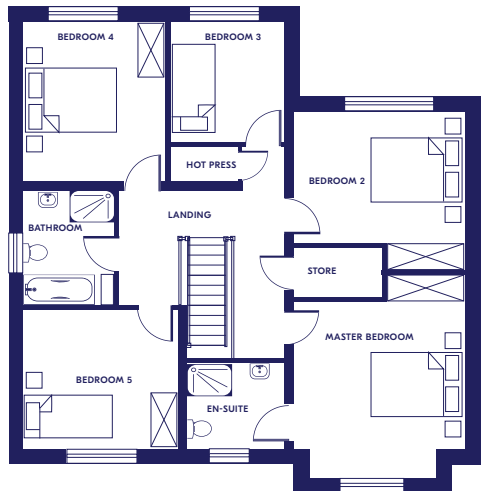
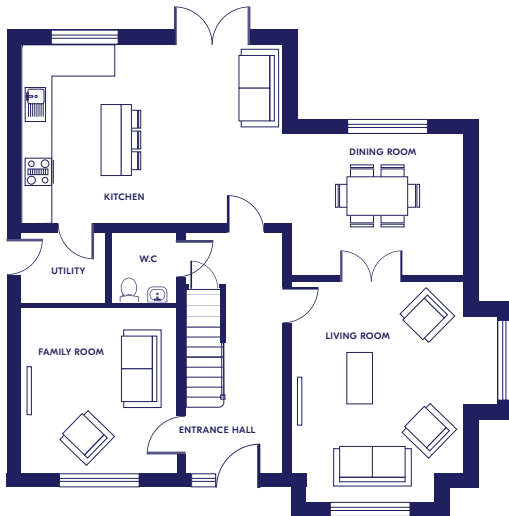
5 Bed Detached

185 sqm / 2,000 sqft



Ground Floor

First Floor



# The Swift

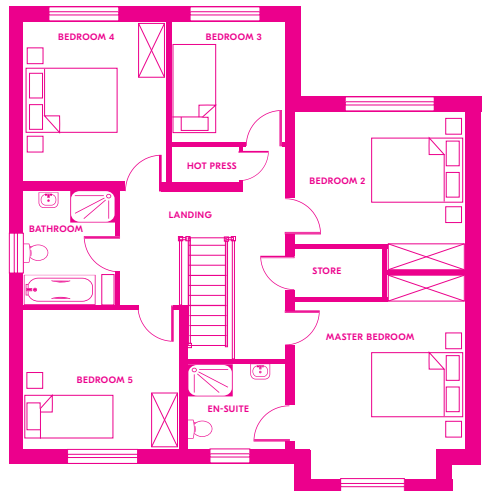
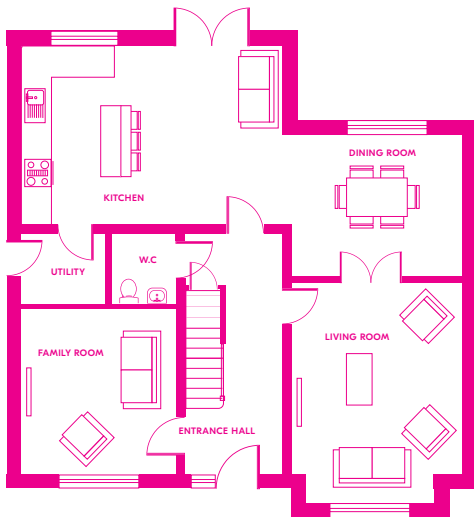
## 5 Bed Detached

184 sqm / 1,984 sqft



Ground Floor

First Floor



Cnoc Dubh, Ballyboughal



Cois Glaisin, Navan



Taylor Hill, Balbriggan

Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.



Cluain Adain, Navan

## Giving Life A New Home

Our homes are planned, designed and built well.

# Built To A Standard You Can Trust



## External Features

- Maintenance free, tasteful mix of brick and render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.



## Electrical & Heating

- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Samsung heating pump heating system which is thermostatically controlled to maximise your comfort.



## Kitchens

- Superb contemporary kitchen with soft close doors.
- All kitchens with an upstand and elegant stainless steel extractor fan as in the show houses.
- Stainless steel sink featuring an elegant tap.



## Gardens

- Driveways finished in paving with two car-parking spaces.
- Seeded gardens with secure post and panel fencing to rear gardens.



## Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.



## Windows & Doors

- uPVC double glazed A rated windows.
- French double doors to back garden.



## Wardrobes

- Shaker-style fitted wardrobes supplied in master and second bedroom as in the show houses.



## Internal Finishes

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull-down attic ladder in all homes.



## 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 Simple Woods home is covered by a 10-year Structural Guarantee.



# Glenveagh Homes

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

## Other Glenveagh Developments

Taylor Hill, Balbriggan  
Cnoc Dubh , Ballyboughal  
Holsteiner Park, Clonee  
Cois Glaisin, Navan  
Cluain Adain, Navan  
Herbert Hill, Dundrum  
Proby Place, Blackrock  
Marina Village, Greystones  
Ledwill Park, Kilcock

## Lead Agent

 **Knight  
Frank**  
**01 634 2466**  
PRSA Licence: 001880

## Joint Agent

**Dillon Marshall**  
— New Homes —  
**01 496 7574**  
PRSA Licence No: 001314

## Professional Team

Developer	Glenveagh Homes
Architect	Doran Cray
Solicitor	Kane Tuohy

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