



HALEY'S HILL

KINSEALY.CO.DUBLIN



WELCOME TO AN
EASY WAY OF LIFE


A luxurious selection of 3 & 4-bedroom semi-detached and terraced homes with a collection of large 1, 2 & 3-bedroom apartments and duplexes. Located just minutes away from a choice of excellent shops, restaurants, bars, schools, and recreational amenities of Malahide and Portmarnock.

THIS IS
HALEY'S HILL

take a
look around



EXPERIENCE
VILLAGE LIVING

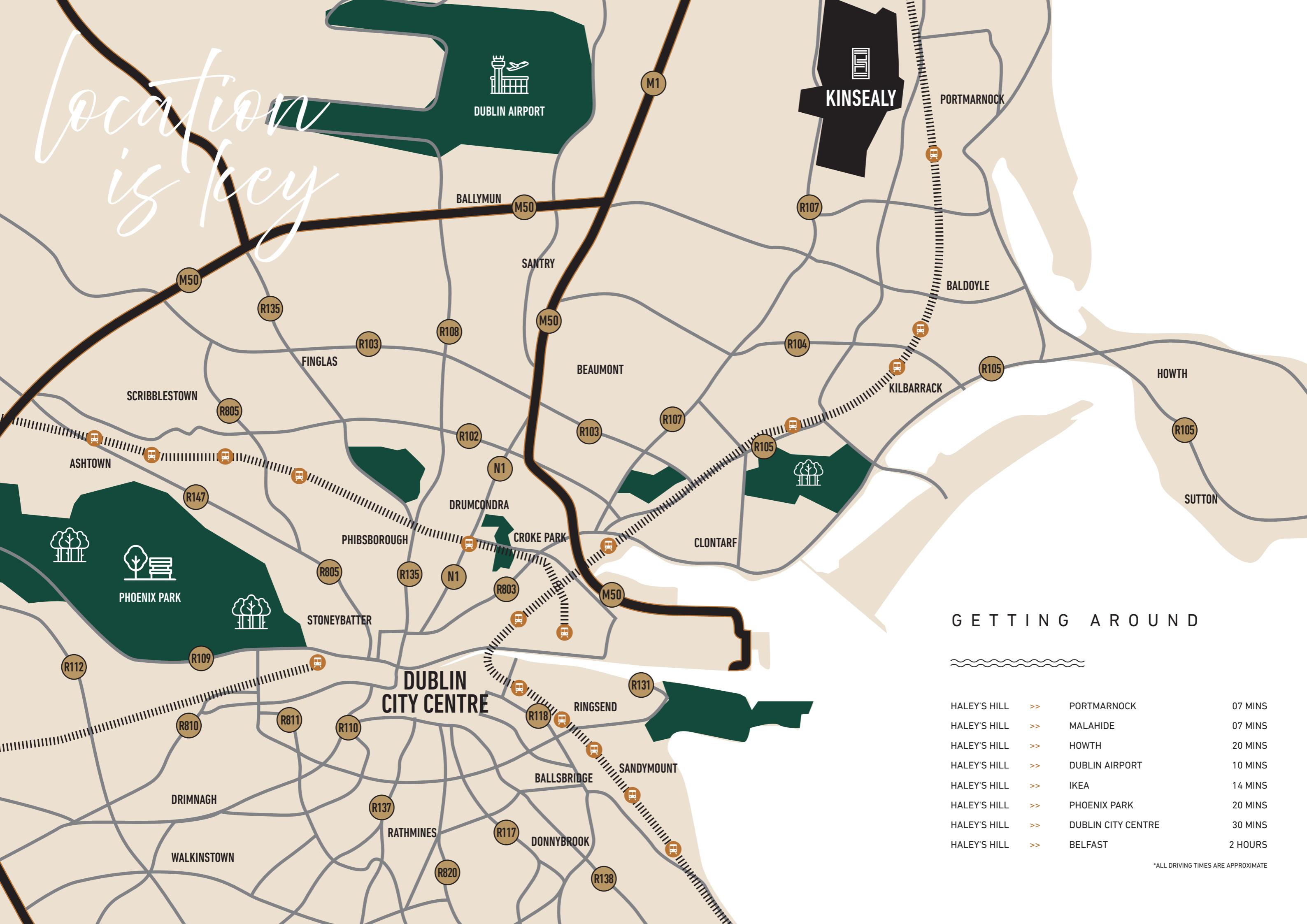


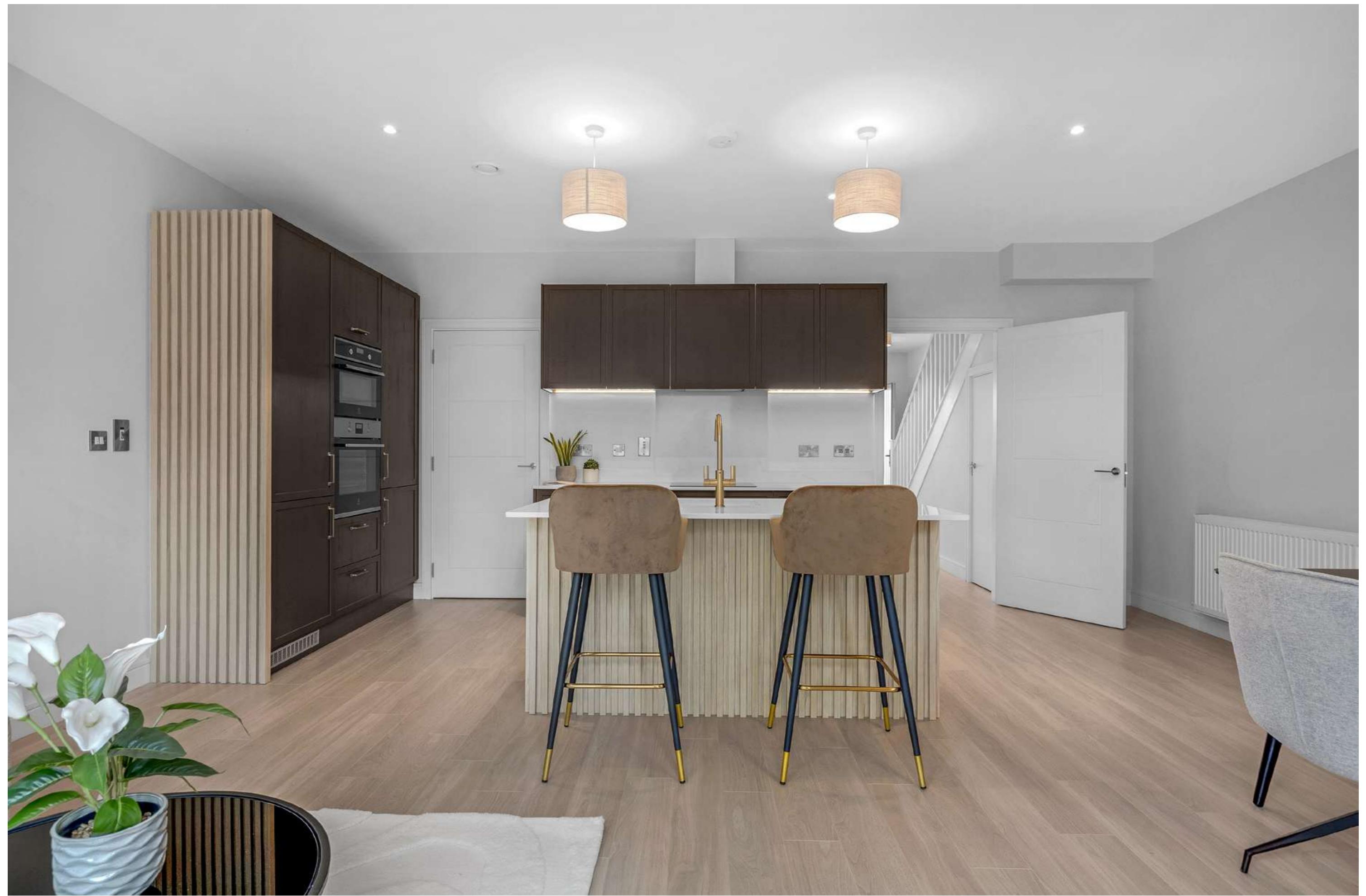
Haley's Hill is just minutes from the popular North Dublin locations of Malahide and Portmarnock. Malahide is a thriving town full of restaurants, cafés, bars and sports clubs, not to mention the wonderful Malahide Castle, with its acres of woodlands and packed events calendar.

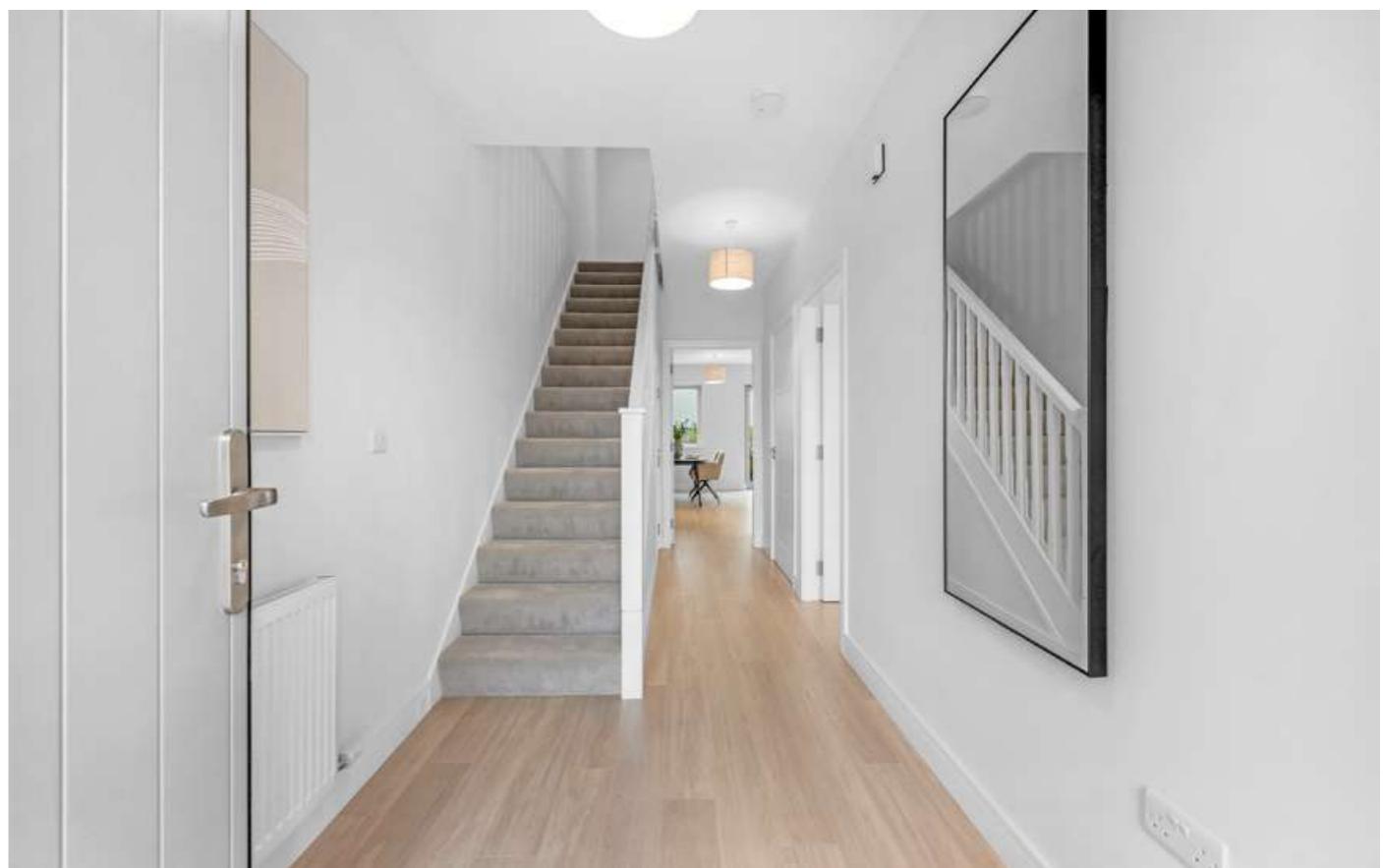
Portmarnock is a charming seaside community with plenty of local shops and amenities, including the famous "white sands" beach. Walk or jog along the shoreline, treat the kids to a leisurely day out with their friends – or for the more brave, this is the ideal spot for an invigorating sea swim!

As established and popular communities, the area around Kinsealy, Malahide and Portmarnock is full of family-friendly amenities including schools and sports clubs. Golfers will feel spoilt with a fine selection of Championship golf courses. If you do want to leave the neighbourhood, public transport options are plentiful to Dublin City Centre and beyond, while the development is just minutes away from the main M50 and M1 motorways.

location
is key







B E A U T I F U L Y D E S I G N E D & W E L L C O N S I D E R E D H O M E S



EACH HOME IS THOUGHTFULLY DESIGNED TO MEET THE DEMANDS OF MODERN FAMILY LIVING. INDUSTRY-LEADING ENERGY EFFICIENCY ENSURES THAT THESE HOMES ARE BOTH COMFORTABLE AND COST-EFFECTIVE THROUGHOUT IN EVERY SEASON. THE EXCEPTIONAL HIGH SPECIFICATION FURTHER ENHANCES THE STYLE AND QUALITY, MAKING THESE WELL-APPOINTED HOMES TRULY STAND OUT.

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of high quality Ipstock brick and render
- Black UPVC fascia, soffits and gutters
- Timber gates to rear gardens to houses
- Dark grey roof tiles

WINDOWS & DOORS

- High performance futureproof UPVC, triple glazed windows in Pebble Grey
- Ultratech front door with 5 point locking system in Pebble Grey with chrome ironmongery
- UPVC sliding door on 3 & 4 Bed houses

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in a neutral colour
- Contemporary skirting and architraves throughout
- A min of 2.4 meter ceiling height throughout
- All joinery finished in satin wood paint
- Access hatch and ladder provided to the attic area

DOORS & IRONMONGERY

- Elegant Quebec style contemporary internal doors
- Modern style satin nickel door handle

WARDROBES

- Fitted wardrobes in 2 bedrooms (some layouts have a walk in wardrobe) by Cawleys furniture

KITCHEN

- Stylish contemporary thin shaker style kitchen with Casla Muse stone worktop from Cawleys Kitchens
- Electrolux kitchen appliances included subject to the contracts being signed with 21 days
- These include, oven, hob, integrated dishwasher, integrated fridge/freezer. (4 bed units also include a combi oven)
- The utility room comes with a contemporary countertop with space for washing machine and dryer

HEATING & VENTILATION

- All houses will have A – rated BER certification
- Each house is fitted with a demand control ventilation system
- The central heating system in the houses is an Air Source Heat Pump. The central heating system in the apartments is an Air Exhaust Heat Pump
- The houses & apartments have an air tight membrane and A rated levels of insulation to the walls, roof and floor

ELECTRICAL

- Generous and well – designed electrical and lighting specification
- LED Down Lighters, under counter lighting and pendant provided to the

kitchen area

- A mix of pendant and down lighters provided in other rooms
- 3 & 4 Bedroom houses with private driveways have a duct for EV charging
- Data Point and TV connection
- Generous quantity of electrical sockets throughout, USB socket provided in the kitchen, living room and 2 bedrooms
- Wired for high speed broadband (Siro)
- All houses have an external waterproof socket
- External light to the front and rear

BATHROOMS, ENSUITES & WC

- Stylish and contemporary bathrooms, ensuites and W.C. by Emporio Bathrooms with stylish brushed brass taps and shower fittings throughout
- Contemporary vanity units in bathroom, ensuite and a W.C.
- Bathroom and Ensuite - Calacatta Gold tiled wet areas, partially tiled wall and floor
- W.C. – Concrete effect tiled floor and part tiled wall
- Heated chrome towel radiators in Bathroom, Ensuite and W.C

GARDENS

- Attractive paved driveways to the front
- Rear gardens are seeded and include a paved patio area

DURABILITY

10 Year Homebond Structural Warranty





CGI's are for illustrative purposes only



HALEY'S HILL SITE MAP



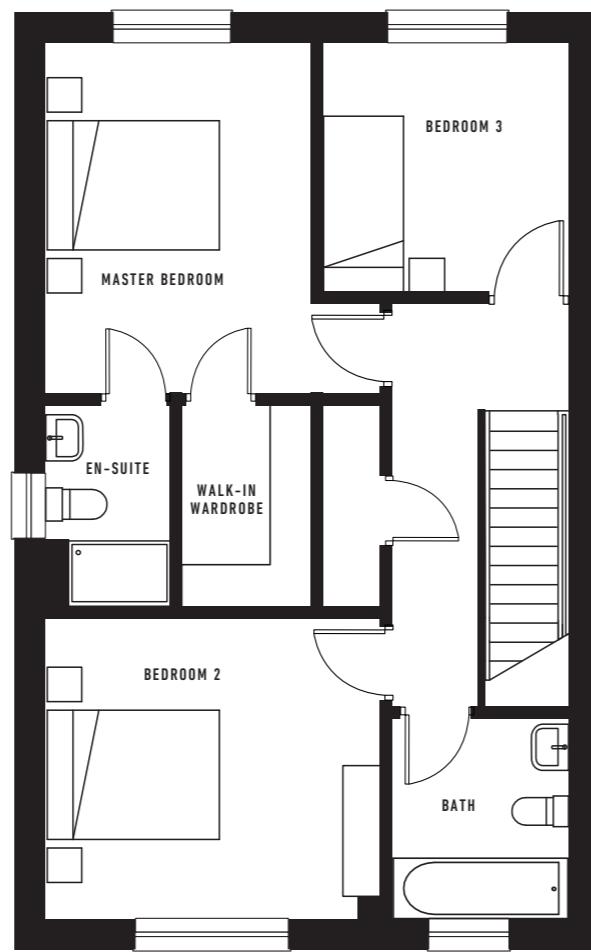
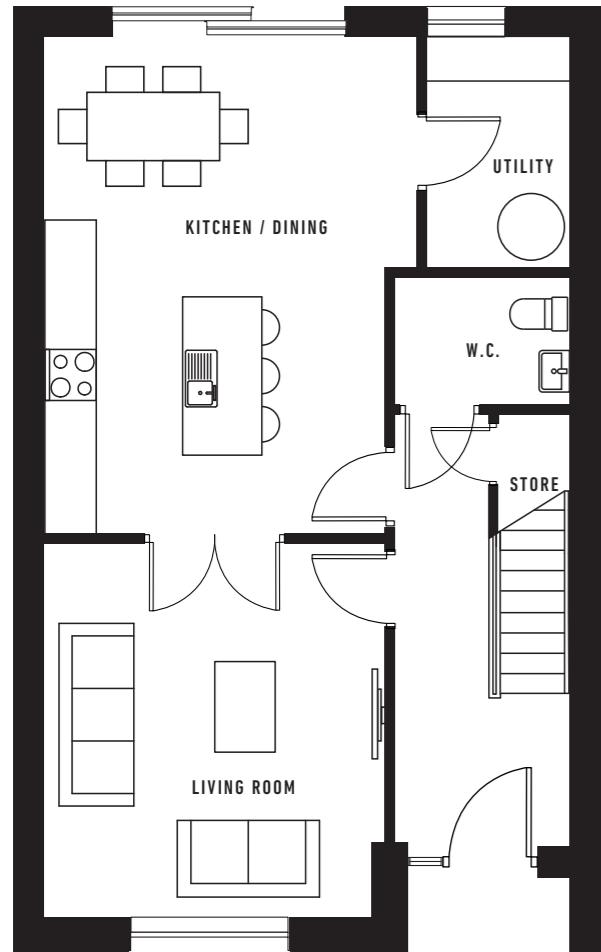
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|--|--|
|  THE ASPEN
3 BED. SEMI DETACHED/TCE/END TCE. 117 SQM / 1,262 SQFT |  THE MAPLE
3 BED MID/END/SEMI D. 117 SQM / 1,262 SQFT |
|  THE ALDER
3 BED. SEMI DETACHED. 123 SQM / 1,325 SQFT |  THE MEADOW
2 BED. APARTMENT. 80.4 SQM / 865 SQFT |
|  THE Sycamore
4 BED. SEMI DETACHED. 141 SQM / 1,520 SQFT |  THE JUNIPER
2 BED. APARTMENT. 80.4 SQM / 865 SQFT |
|  THE WILLOW
4 BED. SEMI DETACHED. 142 SQM / 1,532 SQFT |  THE HEARTH
3 BED. DUPLEX. 116.2 SQ.M /1250 SQ.FT |



HALEY'S HILL FLOOR PLANS

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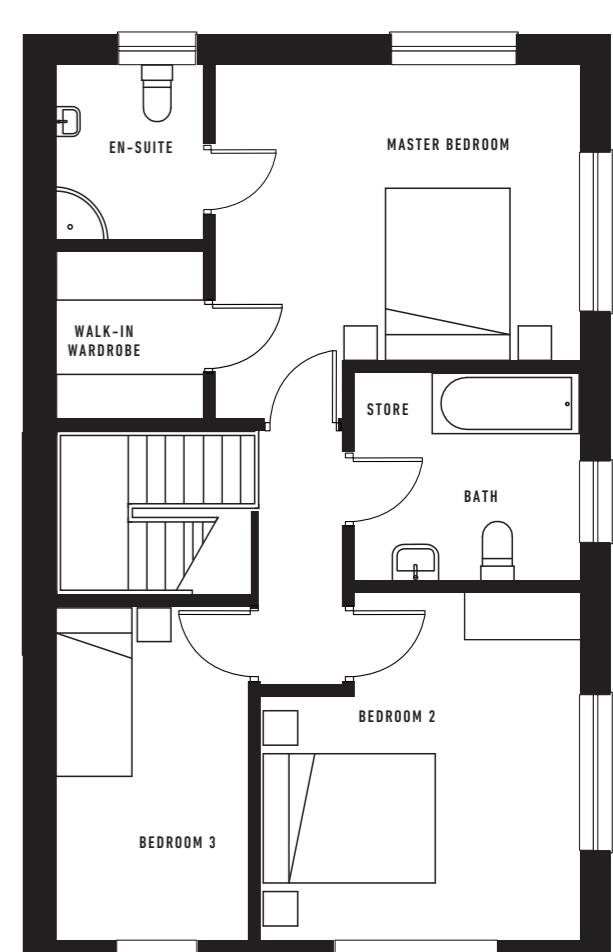
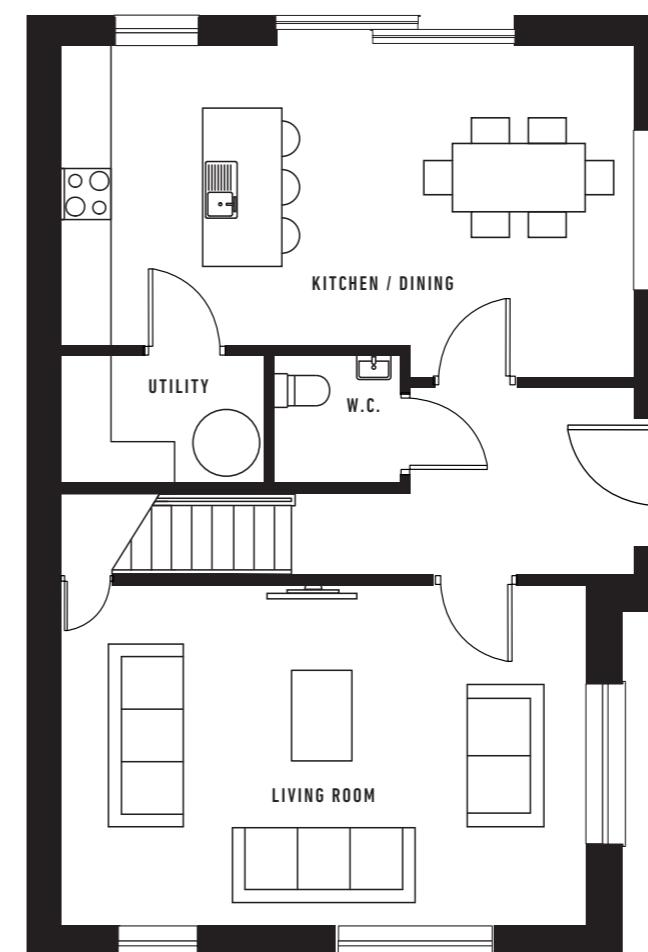
	THE ASPEN	3 BED. SEMI DETACHED/TCE/END TCE 117 SQM / 1,262 SQFT
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GROUND FLOOR

FIRST FLOOR

	THE ALDER	3 BED. SEMI DETACHED 123 SQM / 1,325 SQFT
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GROUND FLOOR

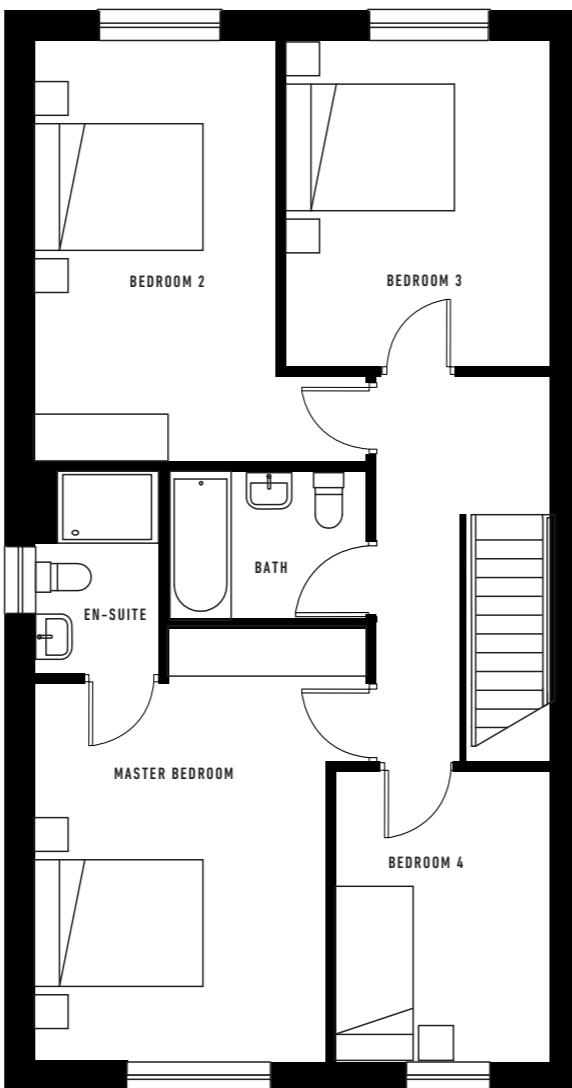
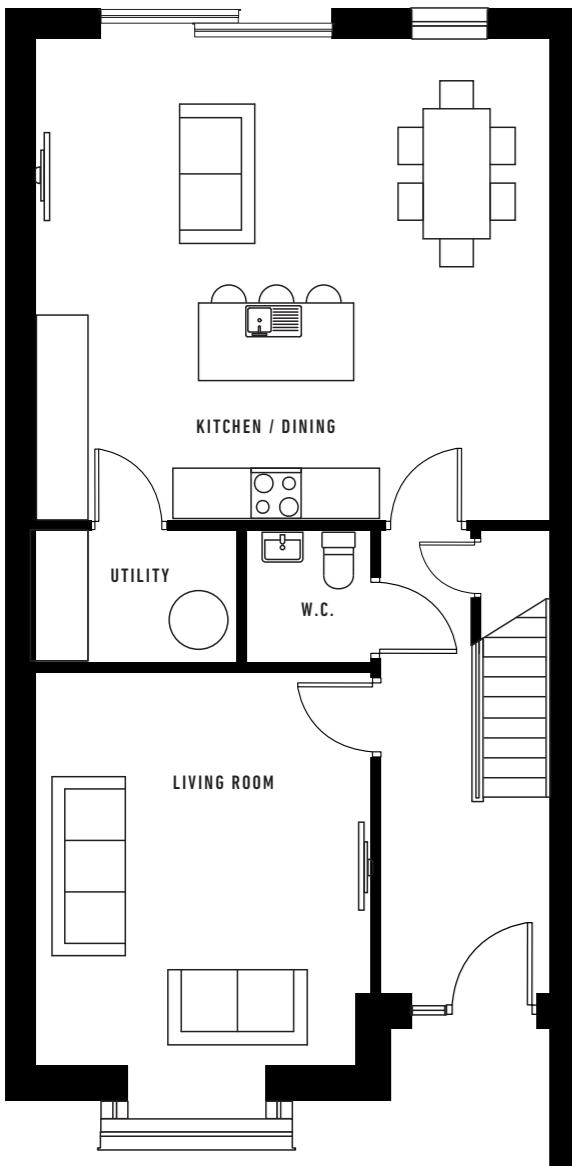
FIRST FLOOR

HALEY'S HILL FLOOR PLANS

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 THE SYCAMORE

4 BED. SEMI DETACHED
141 SQM / 1,520 SQFT



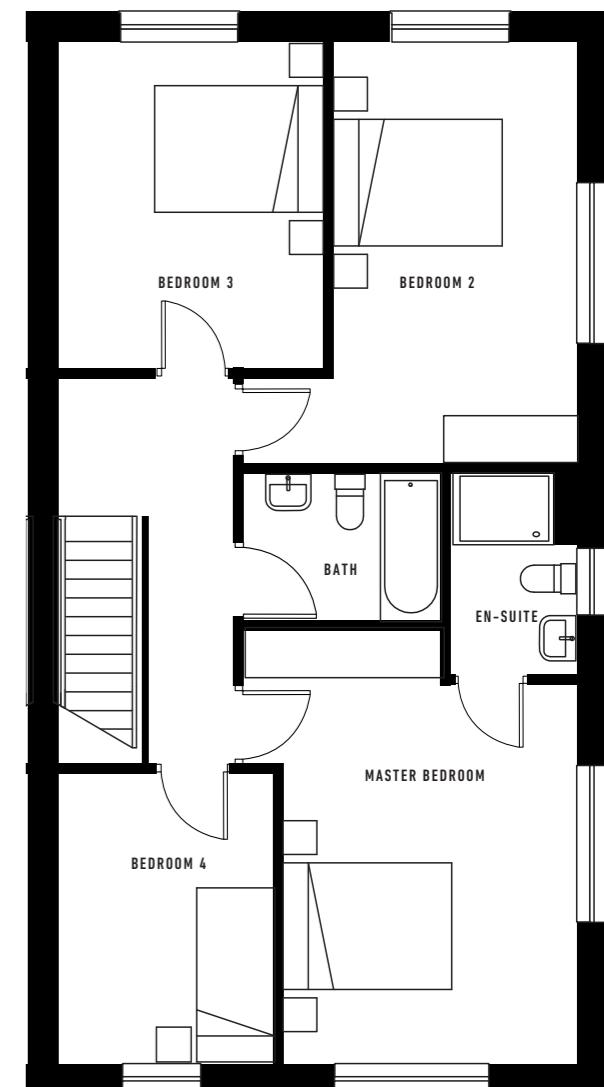
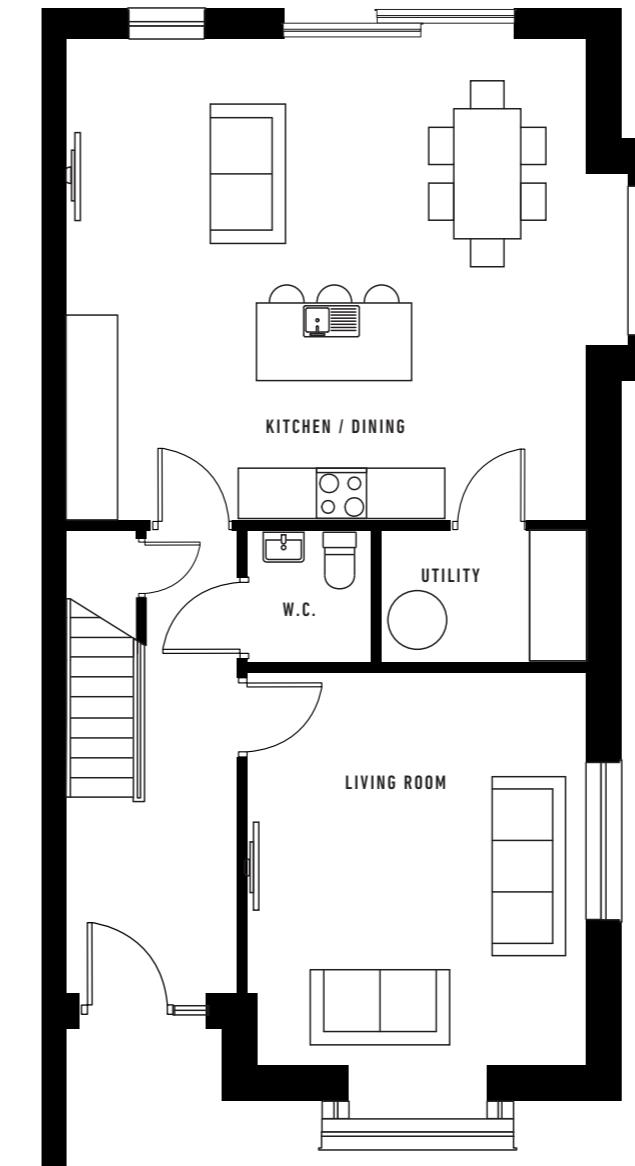
GROUND FLOOR

FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & HOUSES MAY BE HANDED

 THE WILLOW

4 BED. SEMI DETACHED
142 SQM / 1,532 SQFT



GROUND FLOOR

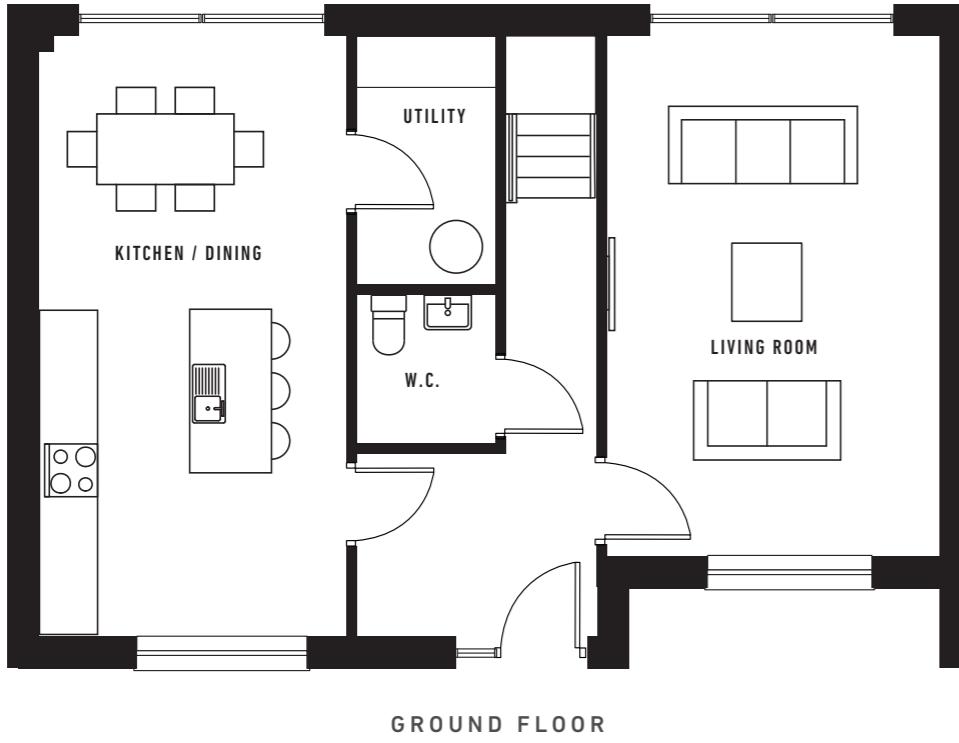
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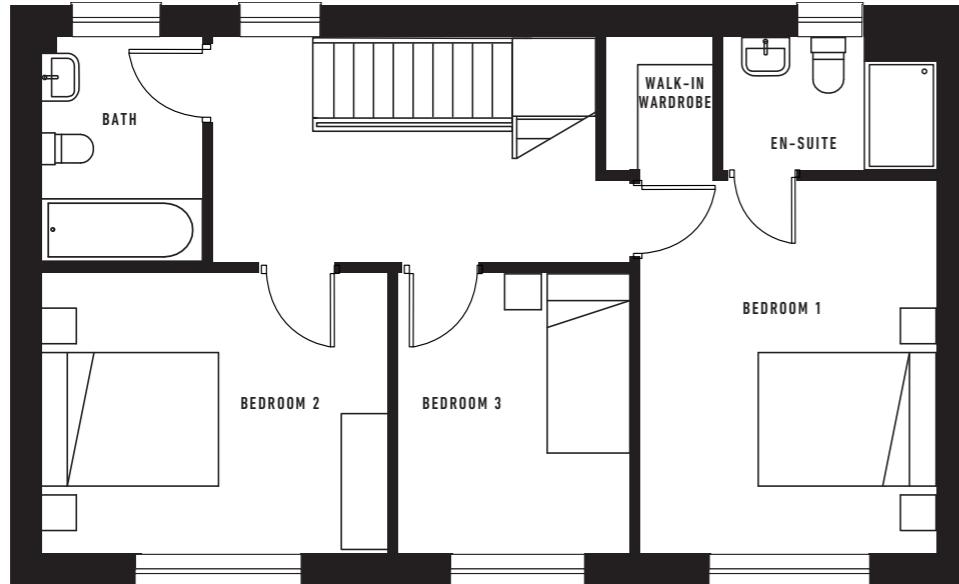
HALEY'S HILL FLOOR PLANS

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	THE MAPLE	3 BED. MID TERRACE 117 SQM / 1,262 SQFT
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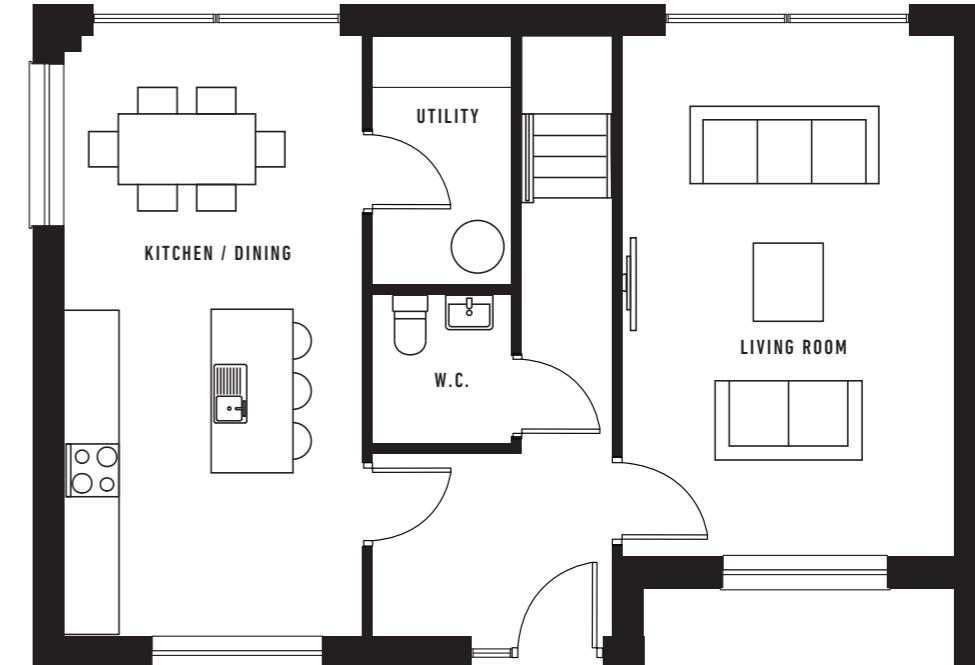
GROUND FLOOR



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & HOUSES MAY BE HANDED

	THE MAPLE	3 BED. SEMI DETACHED / END TERRACE 117 SQM / 1,262 SQFT
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GROUND FLOOR



FIRST FLOOR

NOTE - ABOVE PLAN IS FOR UNITS 72 & 74. UNITS 73 & 77 ARE HANDED AND HAVE A GABLE WINDOW IN THE LIVING ROOM, NOT IN THE KITCHEN AND ONE WINDOW IN THE MAIN BATHROOM.

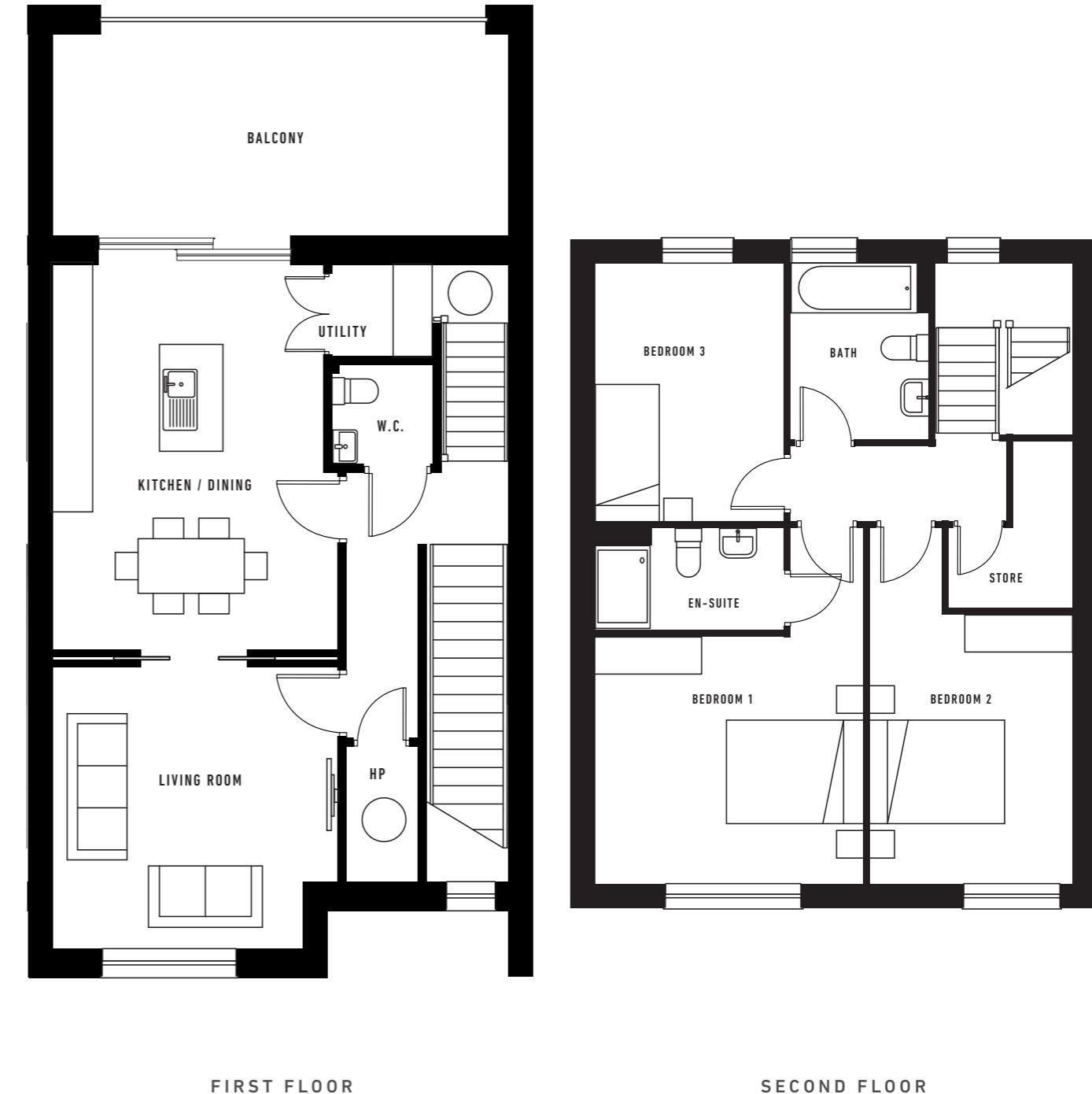
HALEY'S HILL FLOOR PLANS

HALEY'S HILL FLOOR PLANS

	THE HEARTH	3 BED. END TERRACE. 1ST FLOOR DUPLEX 116.2 SQM / 1,250 SQFT
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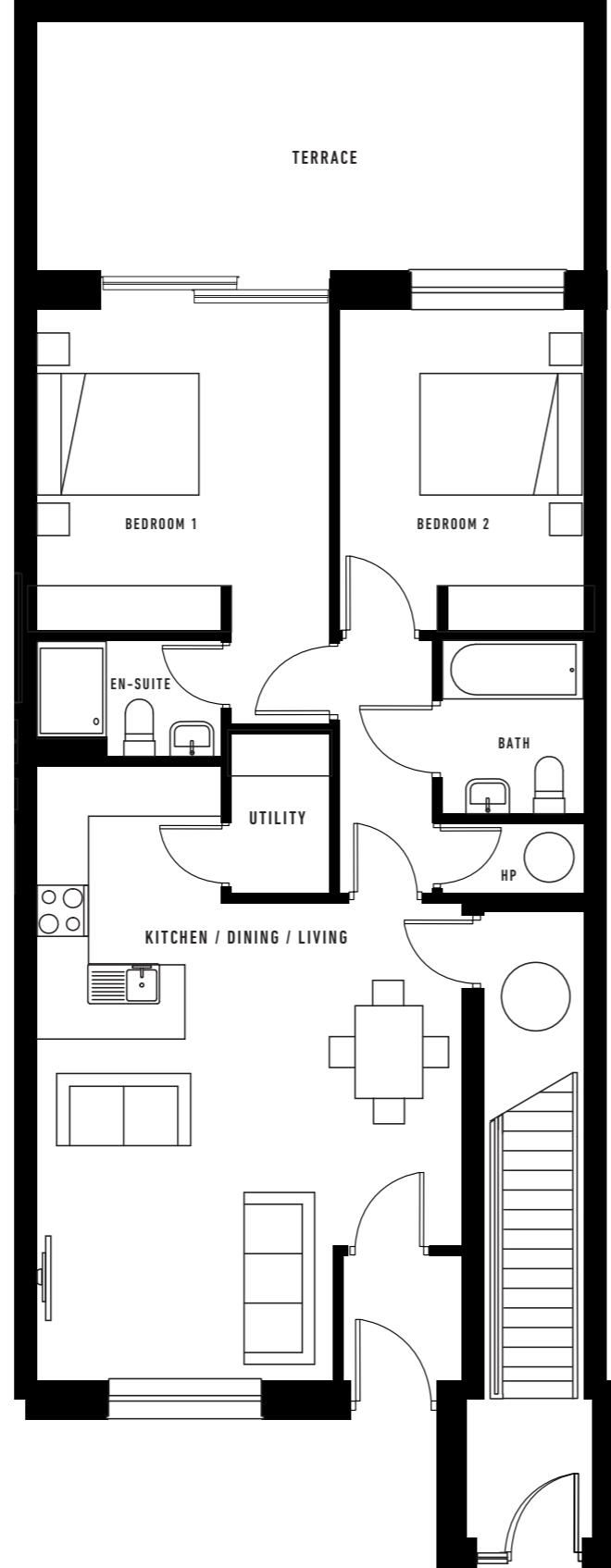
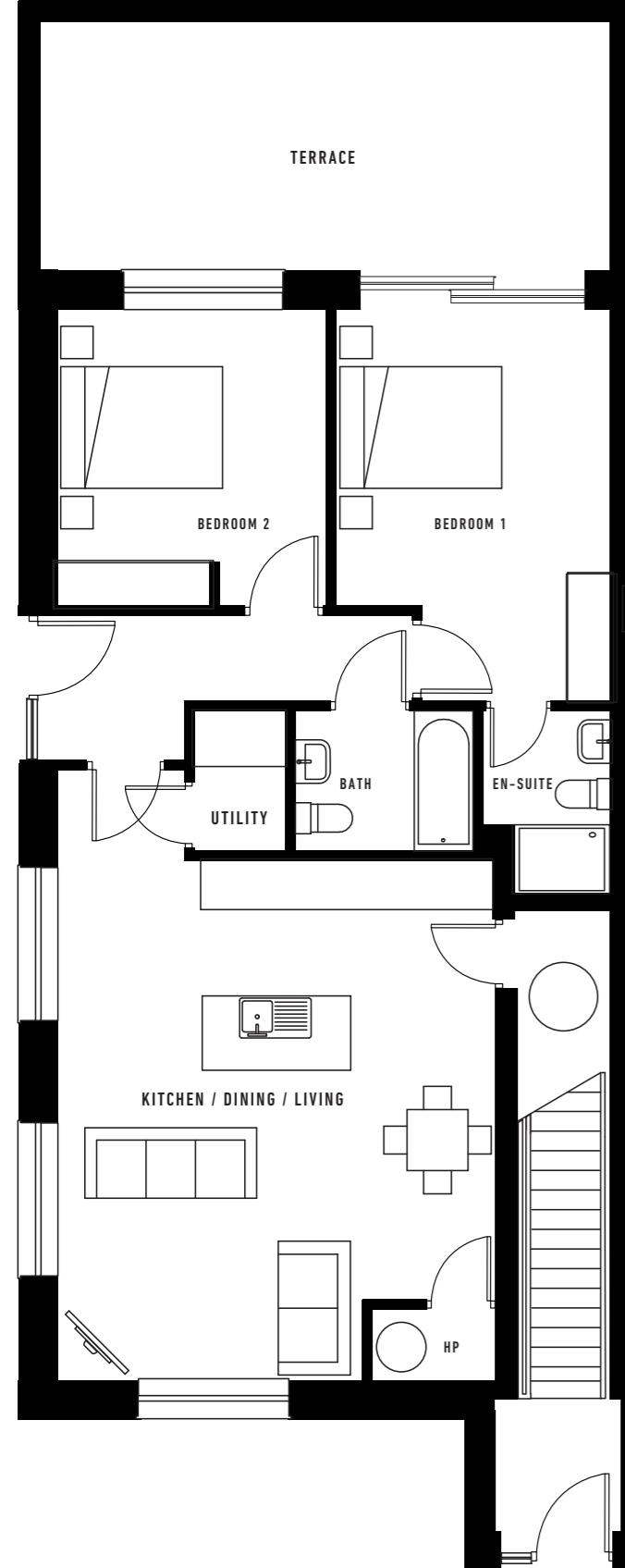


	THE HEARTH	3 BED. MID/END TERRACE. 1ST FLOOR DUPLEX. 116.2 SQM / 1,250 SQFT
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FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & APARTMENTS MAY BE HANDED
ABOVE PLAN IS FOR UNITS 1 & 36.

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PROFESSIONAL TEAM



Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our

commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.

DEVELOPED BY
Lagan Homes Ireland Ltd,
1st Floor,
Block 10 – 4 ,
Blanchardstown
Corporate Park,
Dublin 15,
D15X98N7

SALES AGENTS
Sherry FitzGerald
New Homes
176 Pembroke Rd,
Ballsbridge,
Dublin 4,
D04 EN80
(01) 667 1888

SALES AGENTS
Grimes New Homes
99 Strand Street,
Skerries,
Co. Dublin,
K34 R278
haleyhill@grimes.ie
(01) 849 0129

ARCHITECTS
JFOC Architects,
3+4 Greenmount House,
Harold's Cross,
Dublin 6W,
D6W X008

SOLICITORS
Eversheds Sutherland,
One Earlsfort Centre
Earlsfort Terrace,
Dublin 2,
D02 X668



PSRA: 001417



PSRA 002183

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