

# HEREFORD PARK

Leixlip



*Love where  
you live*

  
**Glenveagh**  
Home of the new.



## HEREFORD PARK

Glenveagh is pleased to introduce Hereford Park, a striking new collection of beautifully designed homes only a stone's throw from the historical town of Leixlip.

Hereford Park embodies modern, stylish living in the fresh surroundings of north-east County Kildare - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*

Illustrative purposes only.

**LOVE**  
**A PLACE OF**  
**YOUR OWN**  
**LIVE**  
**CONNECTED TO**  
**YOUR COMMUNITY**





## HEREFORD PARK

# EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Hereford Park connects you to it all, conveniently located just a short drive from Dublin, Maynooth and Naas, while the M50, M1, M7, N4, and N7 road links are minutes away.

For commuters, regular bus and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



Leixlip Castle	4 minutes
St Catherine's Park	6 minutes
Weston Airport	7 minutes
Phoenix Park	20 minutes
Dublin Airport	24 minutes
Dublin City	24 minutes



### Nearby Bus Routes

Leixlip Intel → Ringsend Road	52
Maynooth → Ringsend Road	C3
Maynooth → Ringsend Road	C4
River Forest → Hazelhatch Station	L58
River Forest → Red Cow Luas	L54



### Nearby Train Stations

Leixlip Louisa Bridge Station	4 min drive
Leixlip Confey Train Station	7 min drive





# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

**Hereford Park offers a wealth of family friendly activities close by.**

Leixlip Castle is spectacular in its setting sitting on a breathtaking lawn leading to the picturesque walled garden, conservatory and temple - all enclosed by beautifully crafted iron gates. Enjoy weekend walks around the historical grounds before taking in a tour of the castle. Soak up the history of the Front Hall, Dining Room and Library where you'll find must-see original 17th and 18th century furnishings, plasterwork and tapestries.

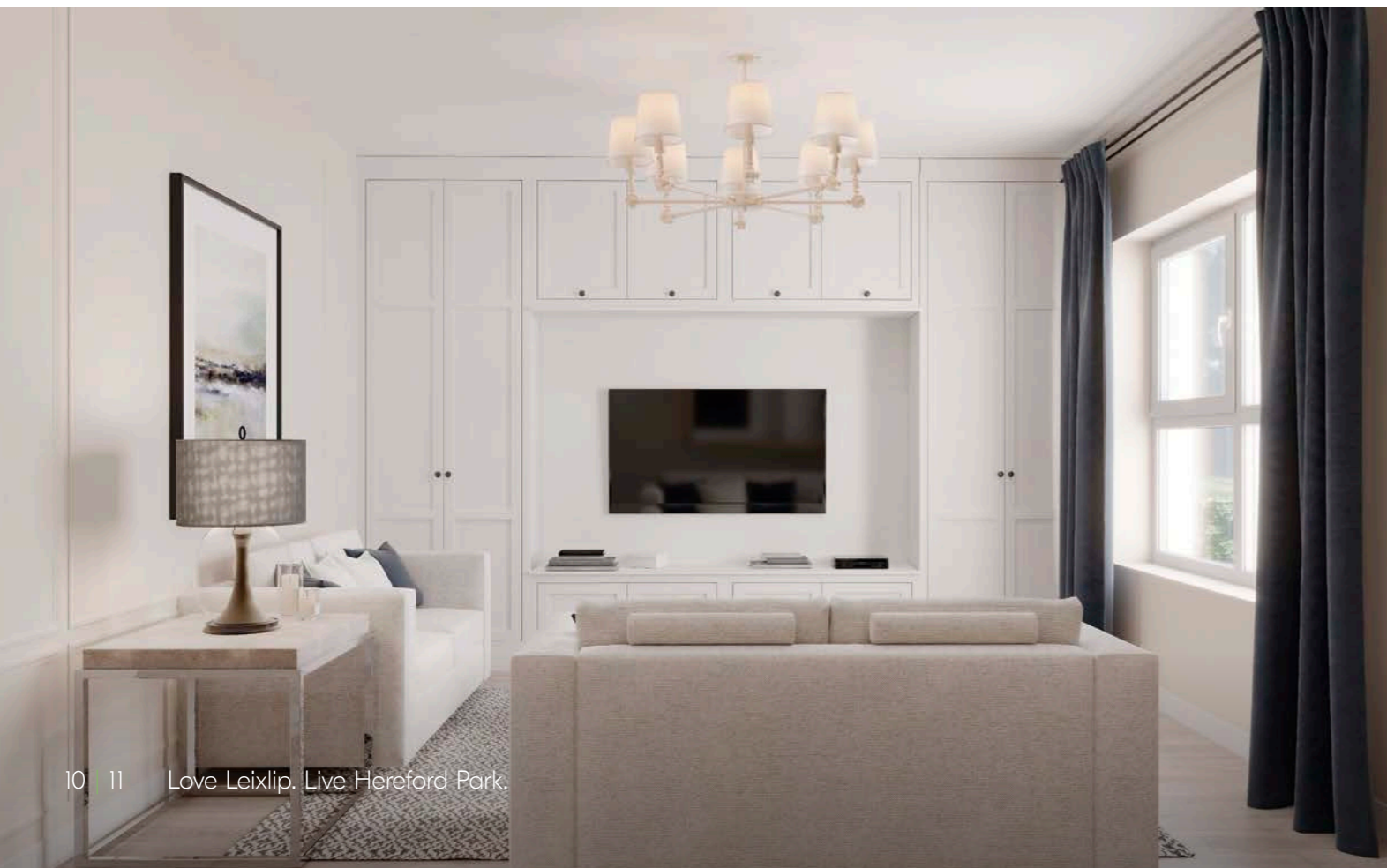
HEREFORD PARK

# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Hereford Park home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

## The comfort you want, how you want it

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



## A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

## Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!



# ROUTES TO PURCHASE

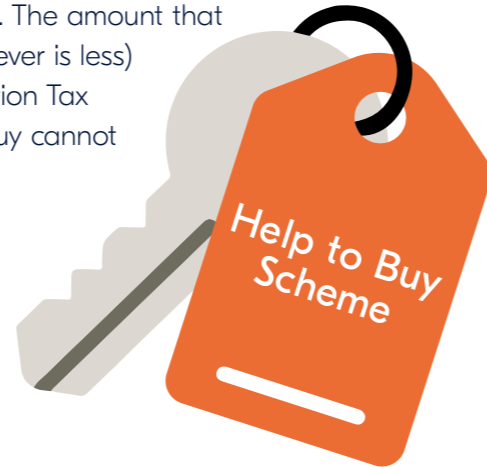
New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting their deposit together. The Help to Buy is a tax rebate scheme tailored to first-time buyers that will help you cover the deposit needed for a newly built house or apartment. The amount that you can claim is up to €30,000 or 10% of the property value (whichever is less) and depends on how much Income Tax and Deposit Interest Retention Tax (DIRT) you have paid over the last 4 years. Unfortunately, Help to Buy cannot be used to purchase previously owned or second-hand homes.

### Help-to-Buy Scheme eligibility criteria

- You must be tax-compliant.
- You must take out a mortgage of at least 70% of the property value.
- You must live in the property as your main home for at least 5 years.
- The property value must be €500,000 or less.
- Only newly constructed or self-built homes are applicable.



## FIRST HOME SCHEME

Glenveagh support the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders. If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property (this is reduced to 20% if you are also availing of the Help to Buy scheme). It allows eligible first-time buyers to bridge the gap between the deposit, mortgage, and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment.

### First Home scheme eligibility criteria

- You need to have mortgage approval from a lender participating in the scheme.
- You must borrow the maximum amount available to you (4 times your gross annual income)
- You shouldn't be taking the assistance of a Macro Prudential Exception from the lender.
- You must have a minimum deposit of 10% of the property purchase price.
- Similarly to the Help to Buy scheme, only newly built houses or apartments are applicable (with the exception of rented properties that are being put on the market).



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



<b>Property price</b>	<b>€425,000</b>
<b>Household income</b>	<b>€74,375</b>
<b>Mortgage approval</b>	<b>€297,500</b>
<b>Deposit</b>	<b>€12,500</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€85,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,317</b> (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)



# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, and pop-up Christmas Events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





## WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in – and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

# A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

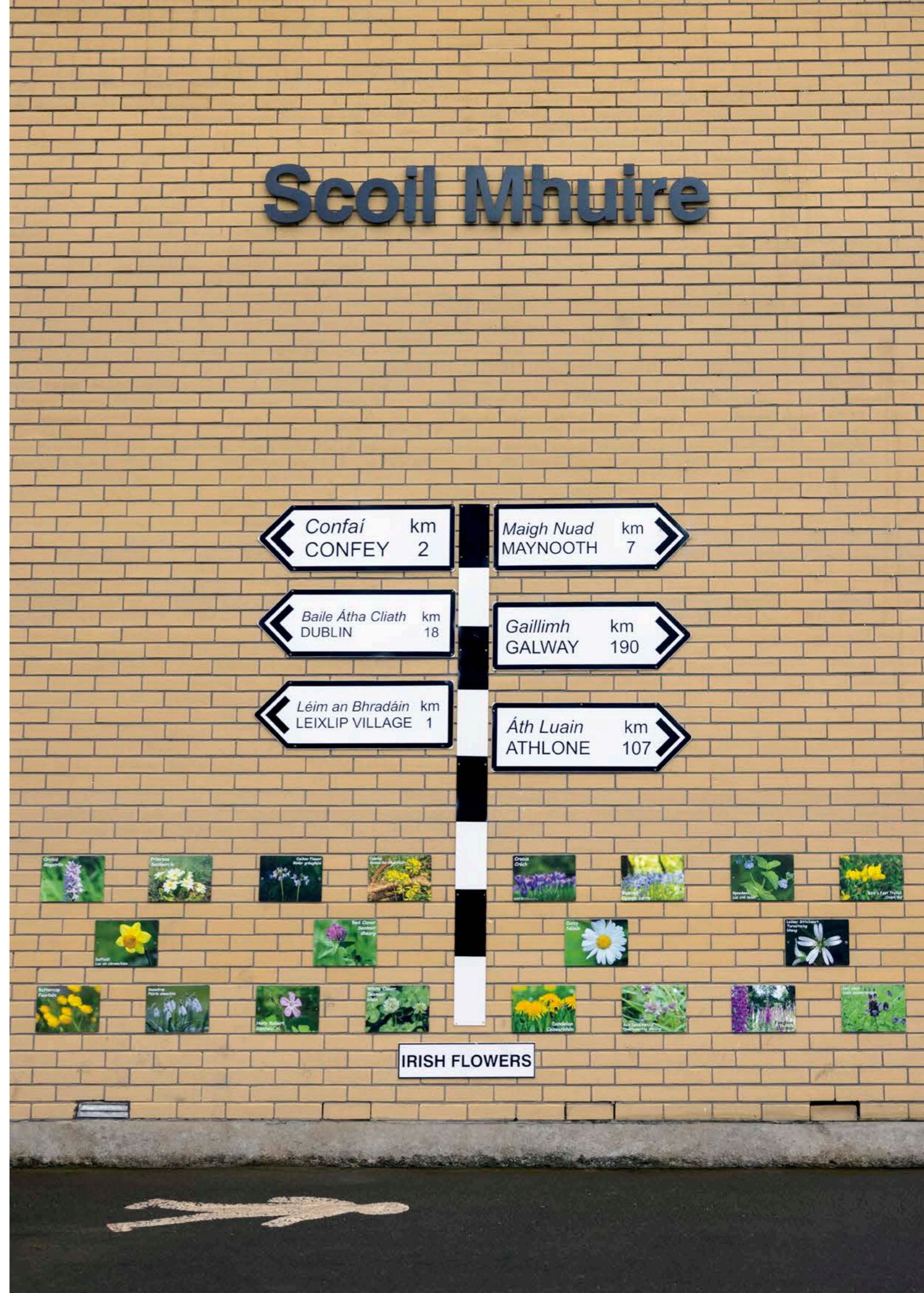
Leixlip and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Hereford Park. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality

## Here's a look at where your kids could get the best in education:

- Leixlip Educate Together National School
- Scoil Chearbhaill Uí Dhálaigh
- San Carlo Senior School
- Confey Community College Leixlip

Third Level education within the local area includes Maynooth University and Celbridge Further Education and Training Centre, with commuter connections to all the Dublin choices.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Leixlip. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs close by. Hereford Park is also well located for golfing enthusiasts with great 18-hole golf courses in the vicinity.



HEREFORD PARK



## REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Hereford Park are generously sized with a high-level finish to give that luxury feel to your home.



## HEREFORD PARK

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

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

### Gardens

- Seeded gardens (where applicable).

### 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.

### Kitchen

- Superb modern 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 airtightness in order to retain heat.

### Guarantee

Each Hereford Park home is covered by a 10 year structural guarantee.

### Schools

- 1 Leixlip Educate Together National School
- 2 Little Harvard Crèche & Montessori
- 3 Scoil Chearbhaill Uí Dhálaigh
- 4 Colaiste Chiarain
- 5 Scoil Bhride
- 6 Weston Primary School
- 7 San Carlo Senior School
- 8 Confey Community College Leixlip

### Shopping

- 1 ALDI
- 2 Lidl
- 3 SuperValu
- 4 Eurospar

### Sport

- 1 Leixlip GAA Club
- 2 MU Barnhall R.F.C.
- 3 Le Chéile Athletics Club
- 4 Leixlip Amenities Sports Centre
- 5 Leixlip United AFC
- 6 Leixlip Tennis Club
- 7 Leixlip Boxing Academy
- 8 Lucan Golf Club
- 9 Salmon Leap Canoe Club

### Airport

- 1 Weston Airport

### Train Stations

- 1 Leixlip Louisa Bridge Station
- 2 Leixlip Confey Train Station

### Health

- 1 Leixlip Health Centre
- 2 Kelly Medical Centre
- 3 Ryevale Medical Practice

### Hotels

- 1 Court Yard Hotel Leixlip
- 2 Springfield Hotel

### Parks

- 1 St Catherine's Park

### Attractions

- 1 Leixlip Castle
- 2 The Wonderful Barn
- 3 Castletown House

### Cafés/Restaurants

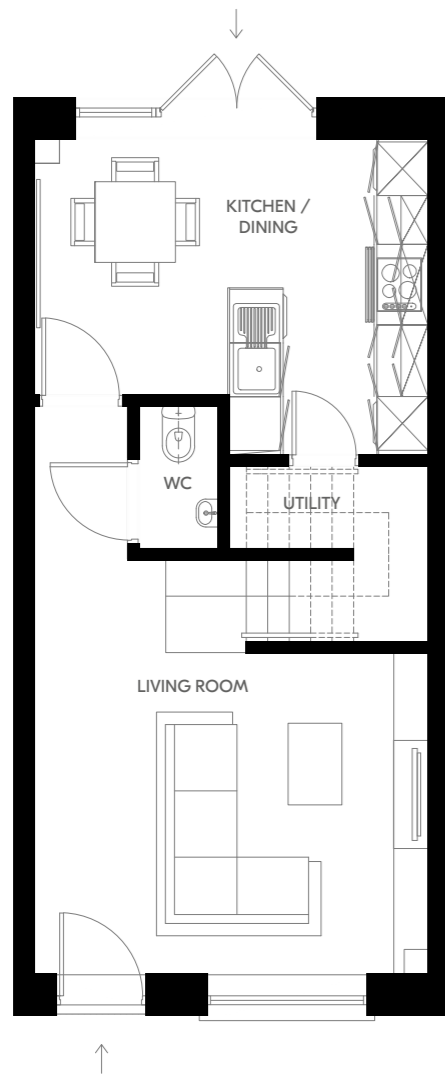
- 1 Town Leixlip
- 2 SoCoffee
- 3 Rustic Wood Fired Pizza
- 4 Da Vinci's Italian Restaurant & Bar
- 5 Diep Takeaway Leixlip



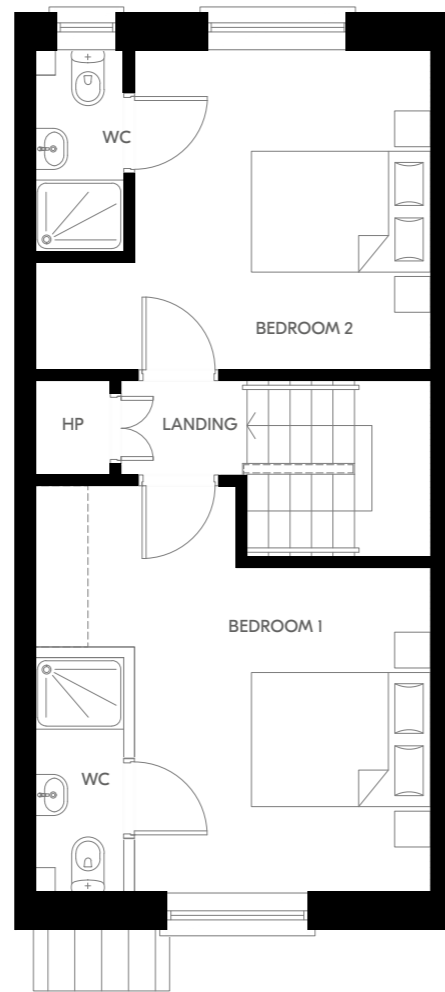


# THE HAZEL

2 Bed Mid & End Terrace  
83.1 - 83.7 sqm | 894 - 901 sqft



Ground Floor



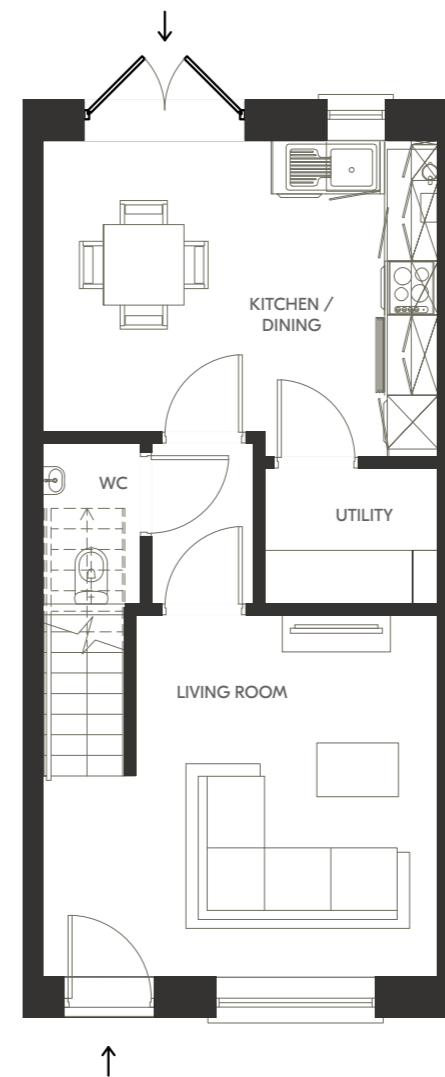
First Floor

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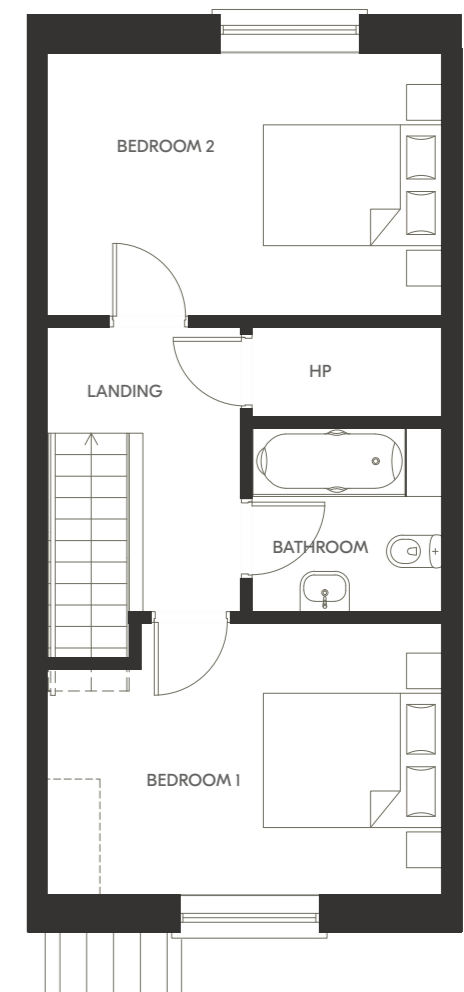
For illustrative purposes.

# THE WILLOW

2 Bed Mid & End Terrace  
83.1 - 83.7 sqm | 894 - 901 sqft



Ground Floor



First Floor

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For illustrative purposes.



# THE POPLAR

3 Bed Mid & End Terrace  
 103.8 - 104.5 sqm | 1117 - 1125 sqft



Ground Floor

First Floor

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For illustrative purposes.

# THE BIRCH

3 Bed End Terrace  
 104.5 sqm | 1125 sqft



Ground Floor

First Floor

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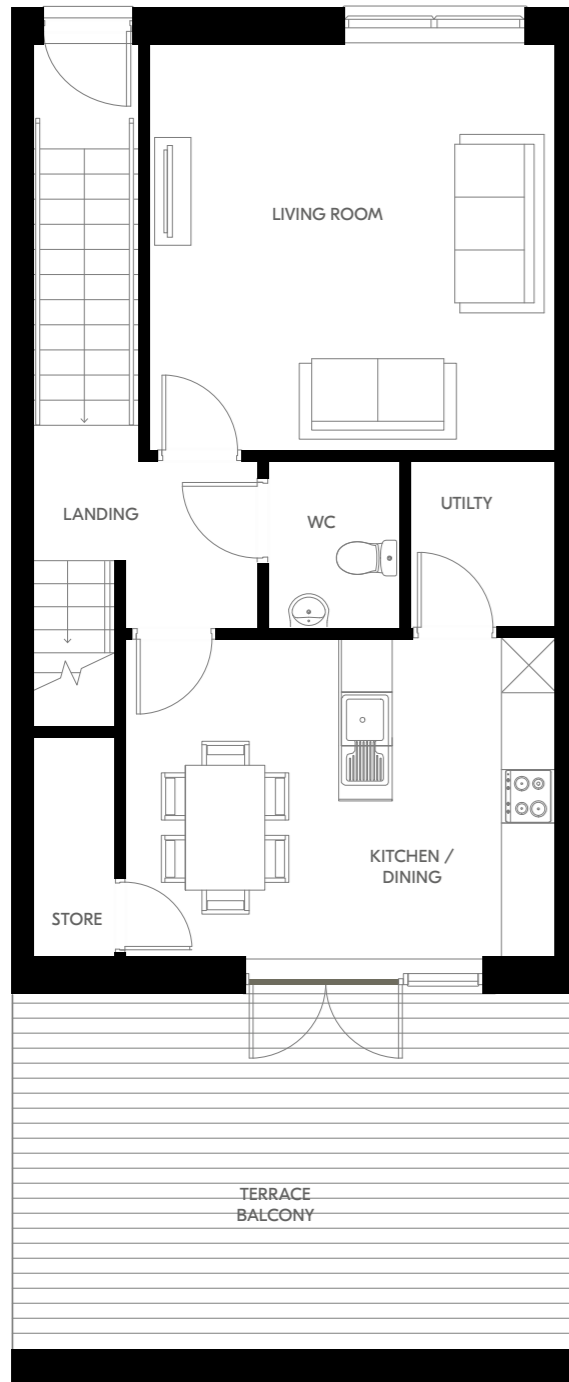
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# THE LAUREL

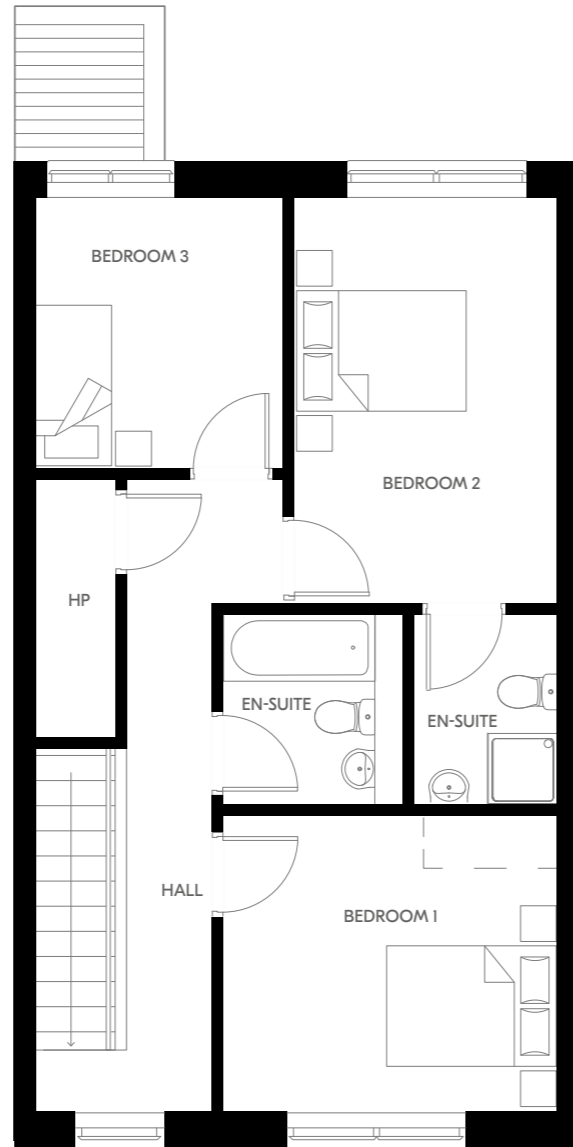
3 Bed Duplex

121 - 124.2 sqm | 1302 - 1337 sqft

ENTRANCE AT GROUND FLOOR



First Floor



Second Floor

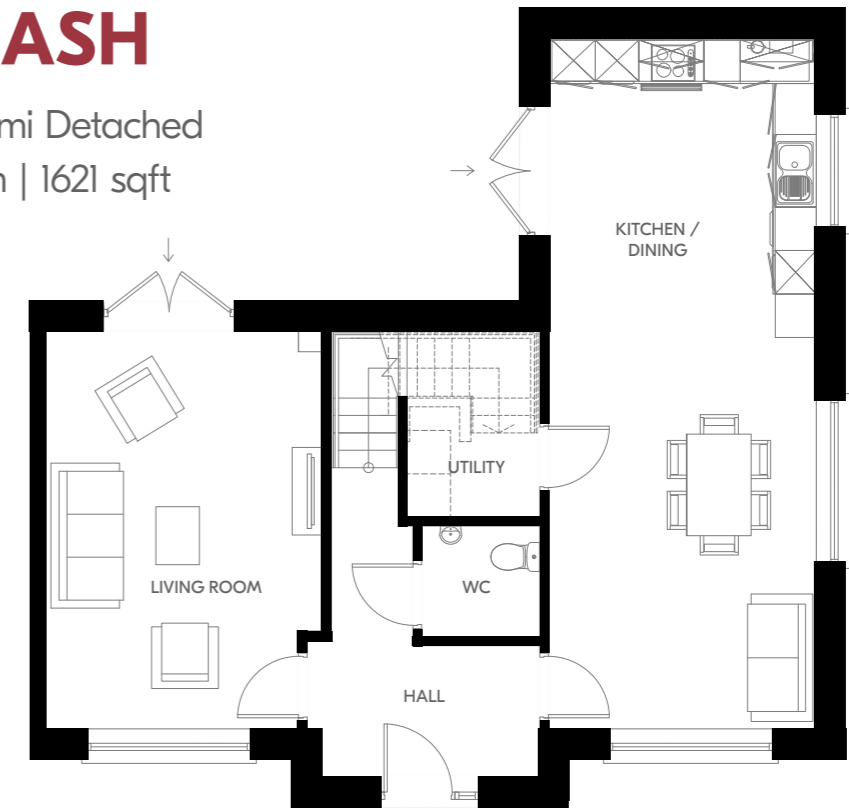
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For illustrative purposes.

# THE ASH

4 Bed Semi Detached

150.6 sqm | 1621 sqft



Ground Floor



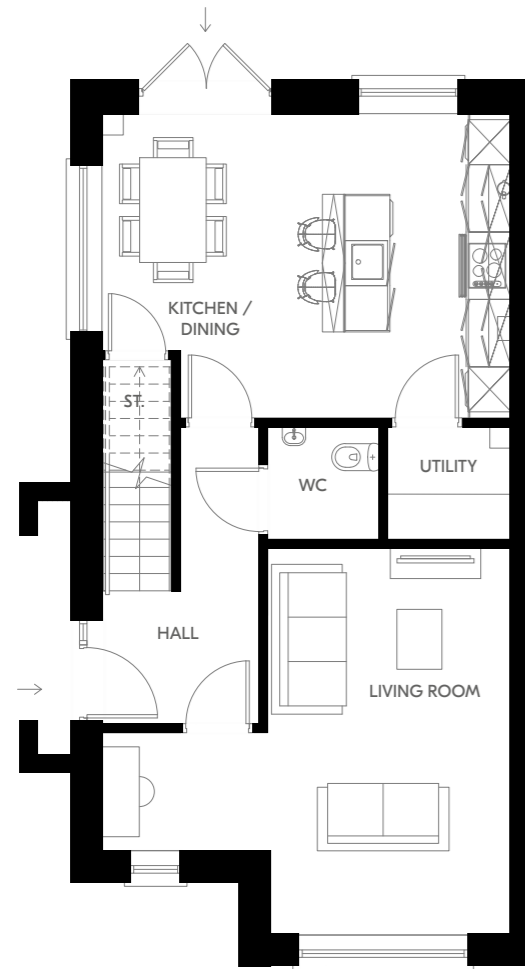
First Floor

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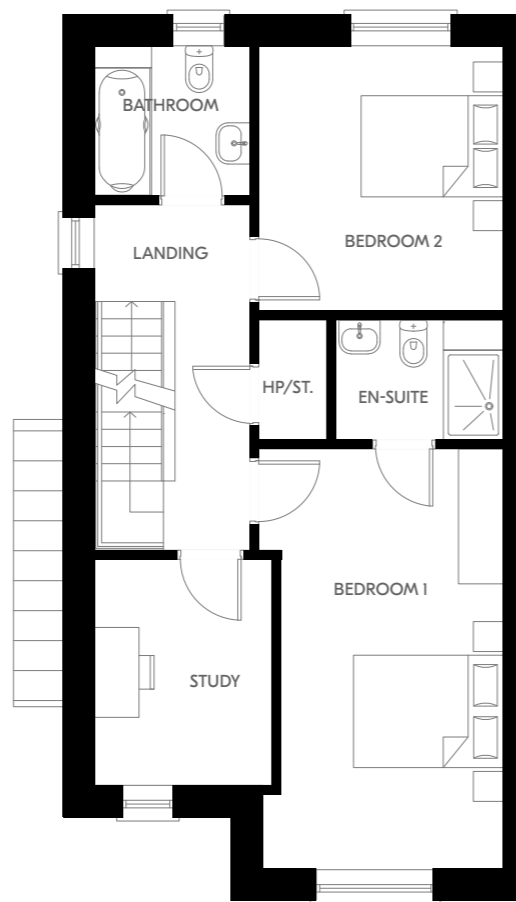
For illustrative purposes.

# THE ELM

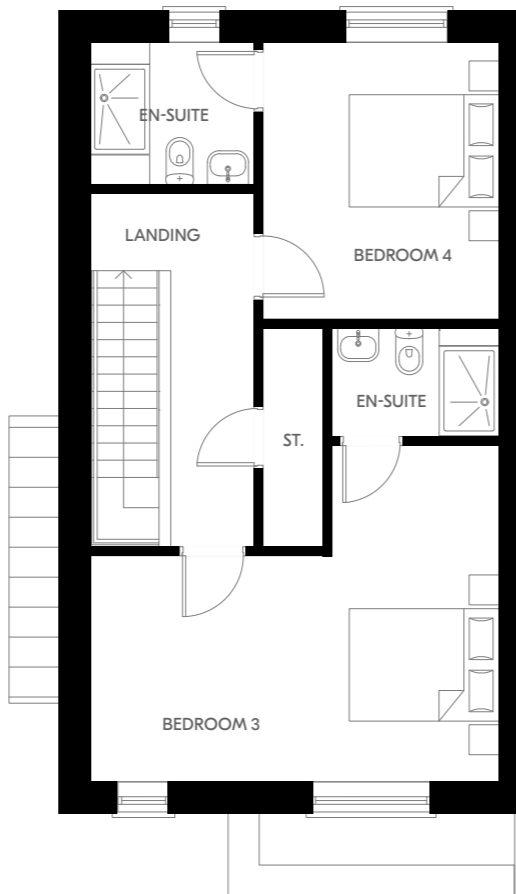
4 Bed Semi Detached + Study  
168.9 sqm | 1818 sqft



Ground Floor



First Floor



Second Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

## Discover more Glenveagh communities:



**Balmoston**  
Donabate, Dublin



**Folkstown Park**  
Balbriggan, Dublin



**Foggie Field**  
Kilruddery, Wicklow



**Foxwood Barn**  
Citywest, Dublin



**Kilmartin Grove**  
Kilmartin, Dublin



**Cluain Adain**  
Navan, Meath

Illustrative purposes only.





Selling agent



**01 628 6128**

PSRA Licence: 003764

Developer: **Glenveagh Homes**

Architect: **AKM Design**

Solicitor: **Sheehan & Company**

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