



Glebe Hill  
[www.glebehill.ie](http://www.glebehill.ie)

**your new home... delivered**

# An exclusive development of 27 new contemporary homes

**Glebe Hill** is an exciting development of beautifully designed and spacious homes in an excellent location on Brackenstown Road in Swords, opposite River Valley Park and a short walk to Swords village.

Located in an attractive cul-de-sac layout, all houses overlook an area of open space. There are private gardens front and back, and off-street parking with all houses.

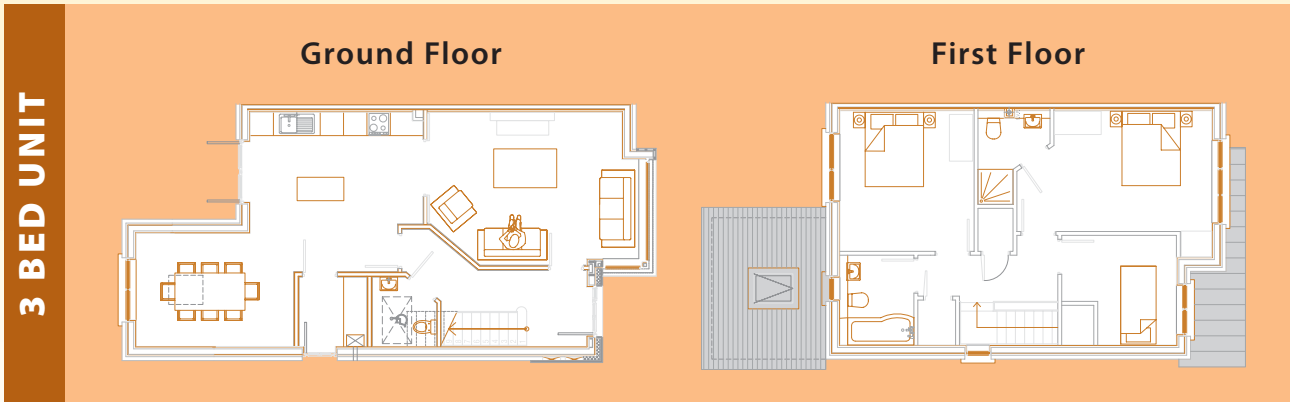
Excellent building standards feature throughout: these are highly efficient homes with an 'A' BER rating.

- Designer kitchen from Kube Kitchens
- Nordmende integrated appliances including extractor hood, fridge freezer & integrated dishwasher, gas hob, oven and microwave
- Gas fired central heating: zone controlled – high efficiency condensing gas boiler
- Designer electric insert fire
- A3 Building Energy Rating (BER)
- Solar panels to reduce heating and water costs
- High level of insulation throughout
- Covered by the 10 year HomeBond guarantee scheme
- All houses have a master en-suite
- Floor and generous wall tiling to bathroom and en-suite
- Heated towel rails in all bathrooms and en-suite
- High quality uPVC double glazed windows
- Spacious utility room with washing machine
- Fitted wardrobes



**BER A3**





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**Glebe Hill** is within walking distance of Main Street, Swords, with a choice of local shops and restaurants, and the Pavilions Shopping Centre.

Glebe Hill is also located in close proximity to Dublin Airport and provides easy access to the M50 and M1 motorways.

There are frequent bus services to Dublin city centre by Dublin Bus and Swords Express.



Developer



Selling Agents



Tel (01) 845 3459

Tel (01) 634 2466

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 issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The receiver reserves the right to make alterations to the design, specification and layout. Knight Frank, PSRA Licence Number 001880. Kevin Flanagan Estate Agents, PSRA Licence Number 001878.