

---

# ABB EY GREEN

KINSEALY C<sup>o</sup> DUBLIN

K67 H6N6

---

EXCLUSIVE DEVELOPMENT  
OF 48 THREE AND FOUR  
BEDROOM HOMES





Abbey Green is an exclusive development of just 48 three and four-bedroom family homes, occupying an elevated position overlooking the historical Abbeyville, all within a low density, very private, and meticulously landscaped environment.

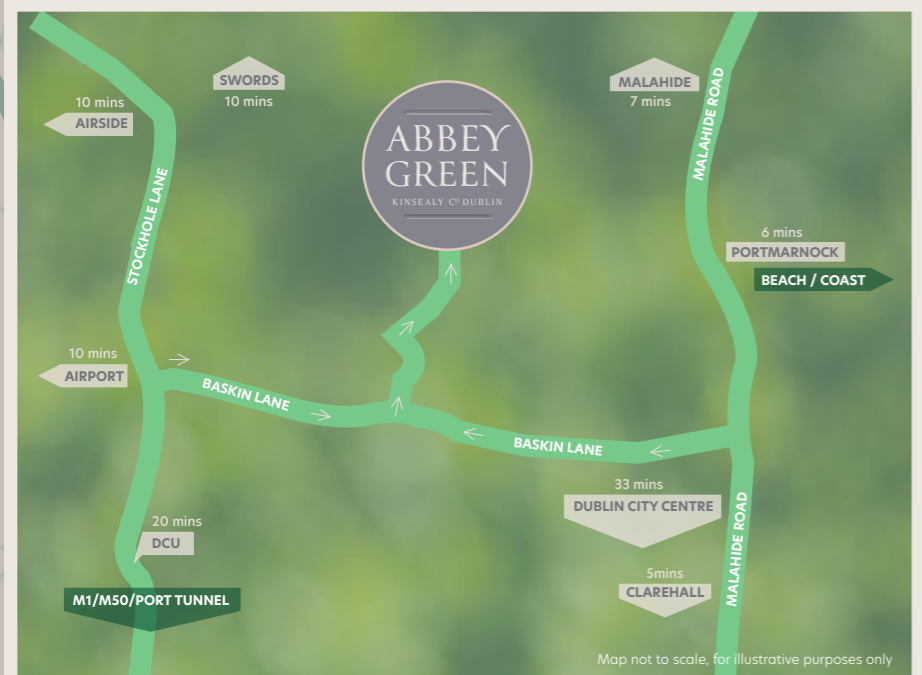
# ABBNEY GREEN

KINSEALY CO DUBLIN  
K67 H6N6

Abbey Green has excellent transport links within the locality with access to both Portmarnock and Malahide DART stations within 5 to 10 minutes' drive. The DART will find you in Dublin City Centre in approximately 30mins. The M50 and M1 are each within 5 minutes' drive, giving a consistent means of reaching anywhere within Dublin and beyond efficiently. Dublin Airport is also within a short drive of your new home.

Dublin's coastline is one of the most beautiful in the country. From the nearby Portmarnock and Malahide beaches, up to Portrane and Rush, and down to Sutton and the Howth cliffs, there is an abundance of day-trips, activities and stunning locations all within walking, cycling, and driving distance of Abbey Green.





**1** BOI, CAMILLE THAI, HOT YOGA IRELAND, FRESH THE GOOD FOOD SUPERMARKET, LIMITLESS HEALTH PHARMACY, ROLLING DONUT, INSOMNIA COFFEE, MEADOWS&BYRNE, NOBLE HOUSES CHINESE RESTAURANT, FINE WINES, BURNELLS RESTAURANT, HILTON DUBLIN AIRPORT HOTEL.

**2** CLAREHALL SHOPPING CENTRE, TESCO EXTRA, TESCO PETROL STATION, EDDIE ROCKETS, MCCABES PHARMACY, KFC, ENERGIE FITNESS, CARPHONE WAREHOUSE, THE NATURAL BAKERY, DEALZ, MAXI ZOO PETSTORE, THE TANNING SHOP, CIRCLE K PETROL STATION.

**3** FATHER COLLINS PARK  
**4** CLONGRIFFIN SKATE PARK  
**5** INIS FAIL GAA CLUB  
**6** TRINITY GAELS GAA CLUB  
**7** KINSEALY GRANGE GOLF CENTER AND DRIVING RANGE  
**8** MALAHIDE GOLF CLUB  
**9** PORTMARNOCK GOLF CLUB  
**10** BALDOYLE UNITED GOLF CLUB  
**11** TRACKSIDE LAWN TENNIS CLUB  
**12** BULL ISLAND NATURE RESERVE / ROYAL DUBLIN GOLF CLUB

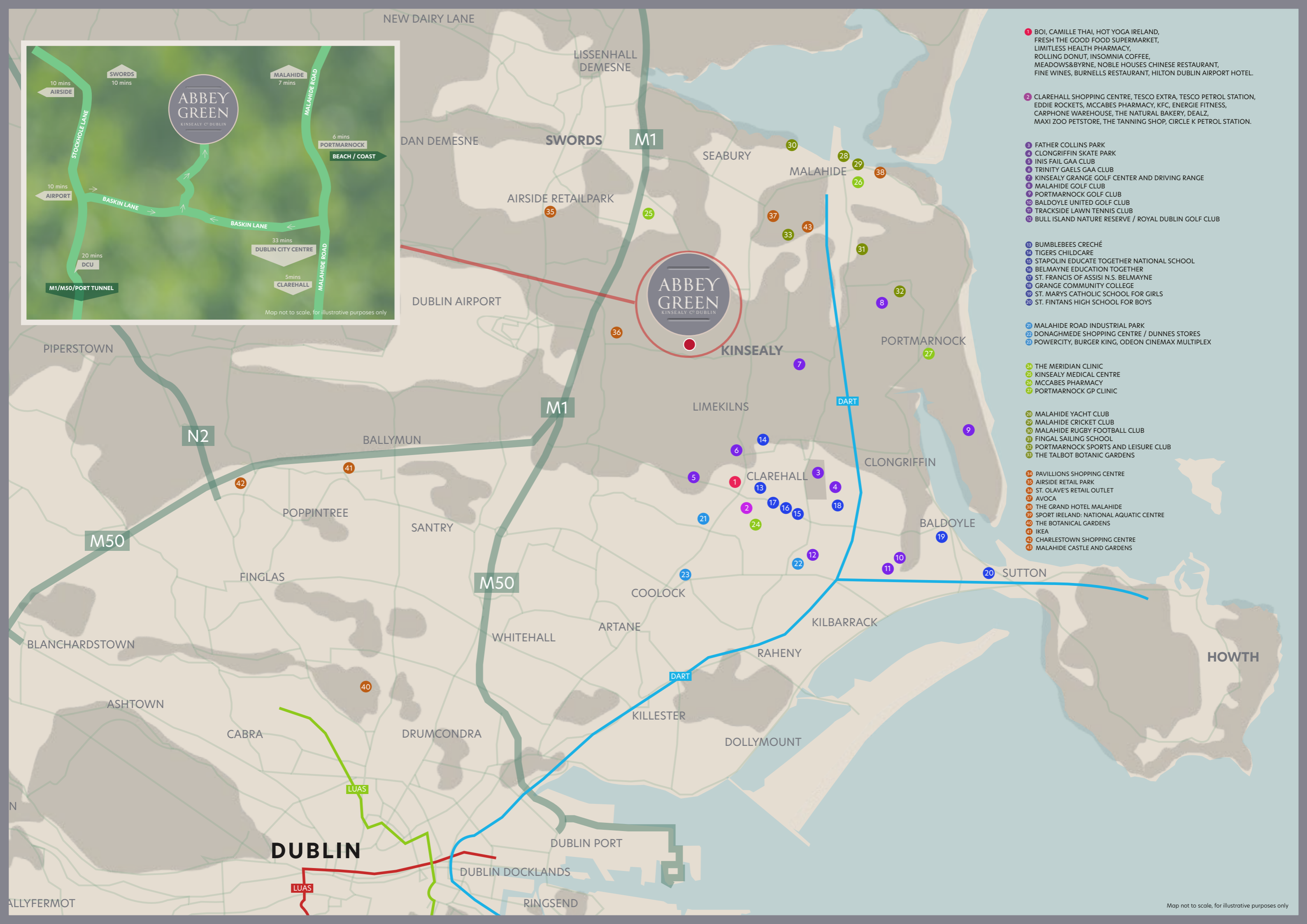
**13** BUMBLEBEES CRECHÉ  
**14** TIGERS CHILDCARE  
**15** STAPOLIN EDUCATE TOGETHER NATIONAL SCHOOL  
**16** BELMAYNE EDUCATION TOGETHER  
**17** ST. FRANCIS OF ASSISI N.S. BELMAYNE  
**18** GRANGE COMMUNITY COLLEGE  
**19** ST. MARYS CATHOLIC SCHOOL FOR GIRLS  
**20** ST. FINTANS HIGH SCHOOL FOR BOYS

**21** MALAHIDE ROAD INDUSTRIAL PARK  
**22** DONAGHMEDE SHOPPING CENTRE / DUNNES STORES  
**23** POWERCITY, BURGER KING, ODEON CINEMAX MULTIPLEX

**24** THE MERIDIAN CLINIC  
**25** KINSEALY MEDICAL CENTRE  
**26** MCCABES PHARMACY  
**27** PORTMARNOCK GP CLINIC

**28** MALAHIDE YACHT CLUB  
**29** MALAHIDE CRICKET CLUB  
**30** MALAHIDE RUGBY FOOTBALL CLUB  
**31** FINGAL SAILING SCHOOL  
**32** PORTMARNOCK SPORTS AND LEISURE CLUB  
**33** THE TALBOT BOTANIC GARDENS

**34** PAVILLIONS SHOPPING CENTRE  
**35** AIRSIDE RETAIL PARK  
**36** ST. OLAVE'S RETAIL OUTLET  
**37** AVOCA  
**38** THE GRAND HOTEL MALAHIDE  
**39** SPORT IRELAND: NATIONAL AQUATIC CENTRE  
**40** THE BOTANICAL GARDENS  
**41** IKEA  
**42** CHARLESTOWN SHOPPING CENTRE  
**43** MALAHIDE CASTLE AND GARDENS



# ABBNEY GREEN

KINSEALY CO DUBLIN

K67 H6N6



## VIDEOS



HOUSE  
No. 3

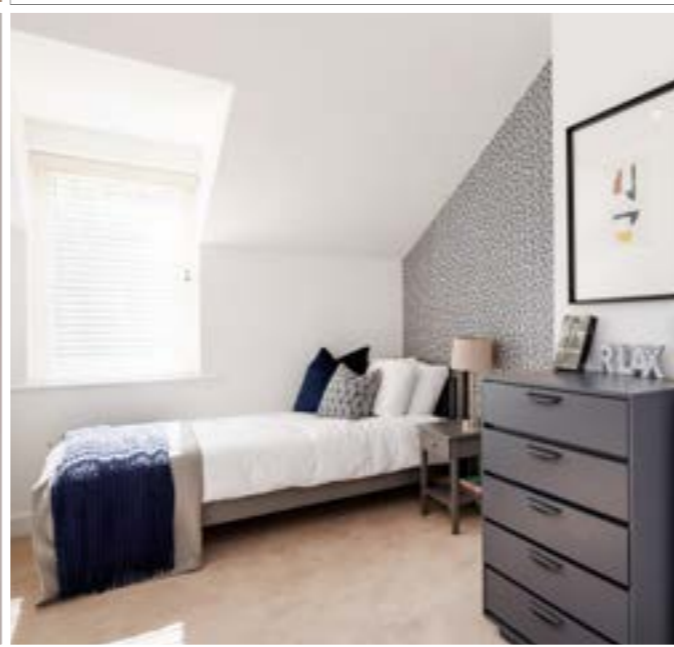


HOUSE  
No. 7

- FOUR BEDROOM DETACHED HOUSE ~ 154 SQUARE METRES
- THREE BEDROOM DETACHED HOUSE ~ 128 SQUARE METRES
- THREE BEDROOM SEMI-DETACHED HOUSE ~ 128 SQUARE METRES
- THREE BEDROOM TOWNHOUSE & END TERRACE ~ 124 SQUARE METRES
- THREE BEDROOM SEMI-DETACHED BUNGALOW ~ 105 SQUARE METRES
- FOUR BEDROOM SEMI-DETACHED BUNGALOW ~ 120 SQUARE METRES

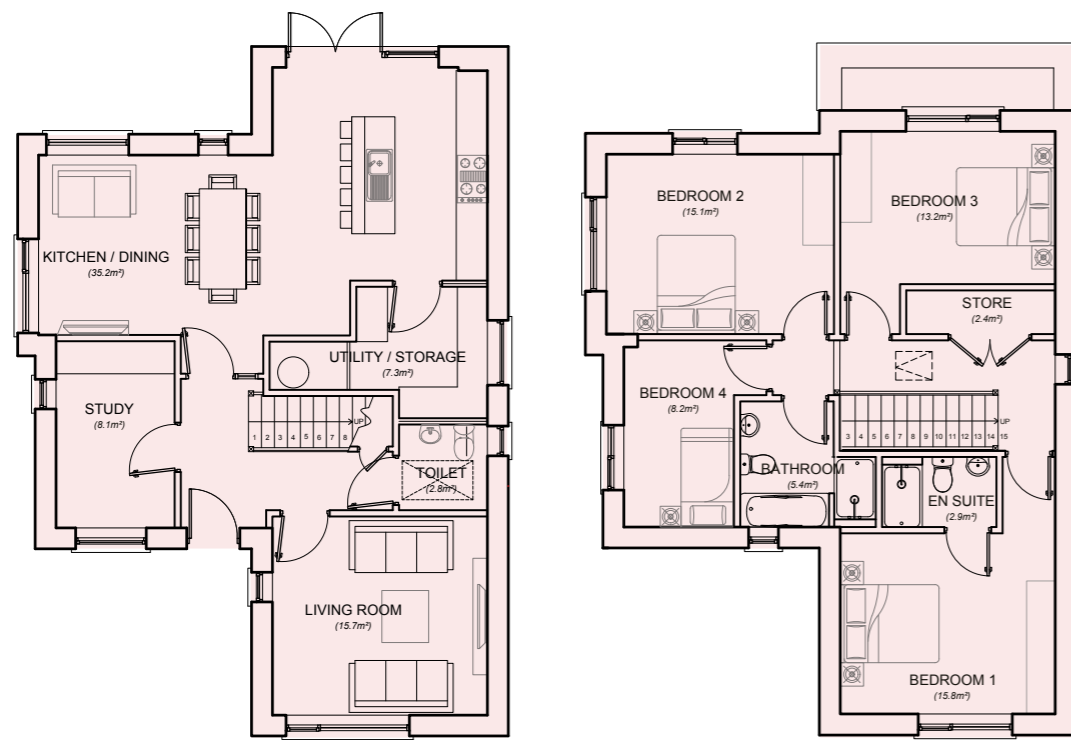


—  
ABBEY  
GREEN  
—  
KINSEALY CO DUBLIN  
—





FOUR BEDROOM DETACHED HOUSE  
154 SQUARE METRES

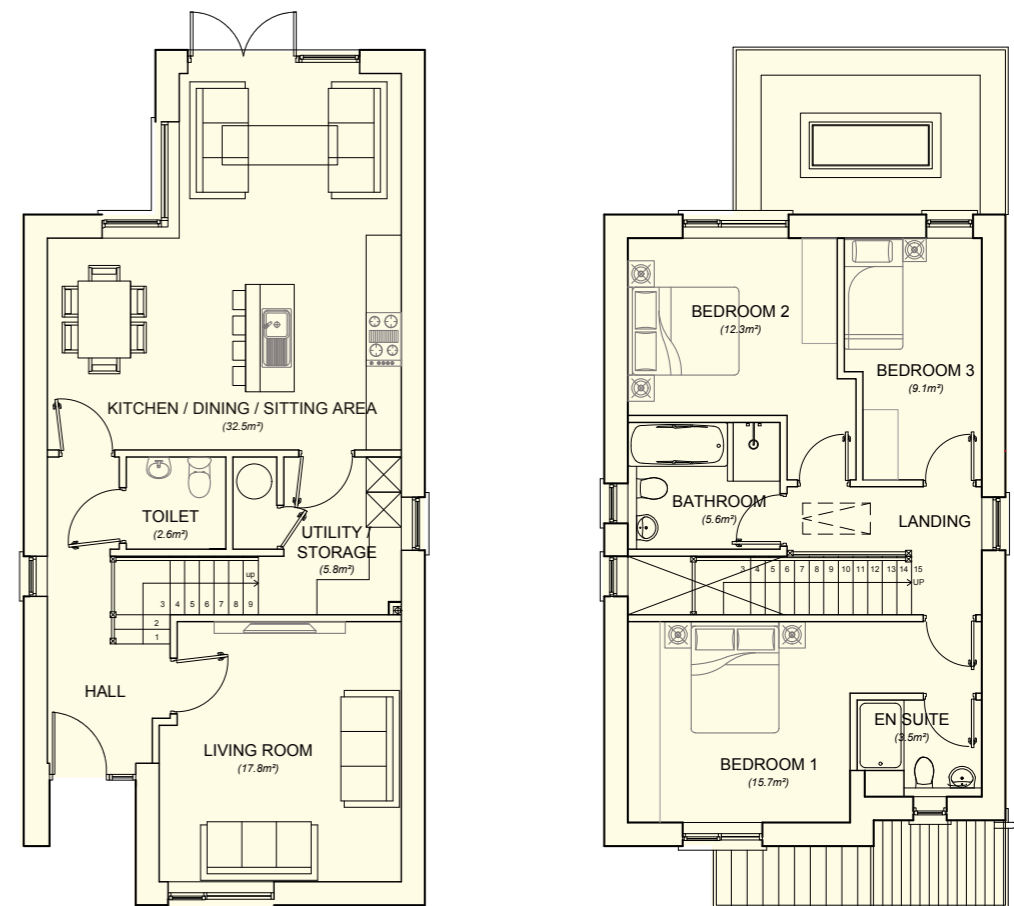


GROUND FLOOR

FIRST FLOOR



THREE BEDROOM DETACHED HOUSE  
128 SQUARE METRES



GROUND FLOOR

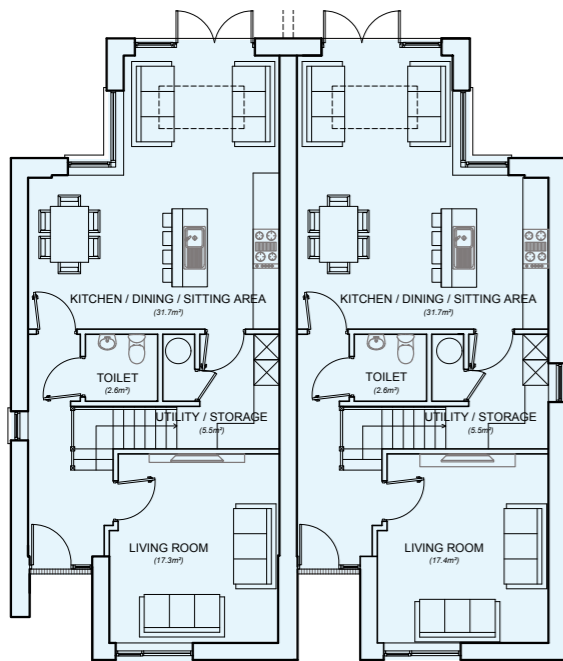
FIRST FLOOR



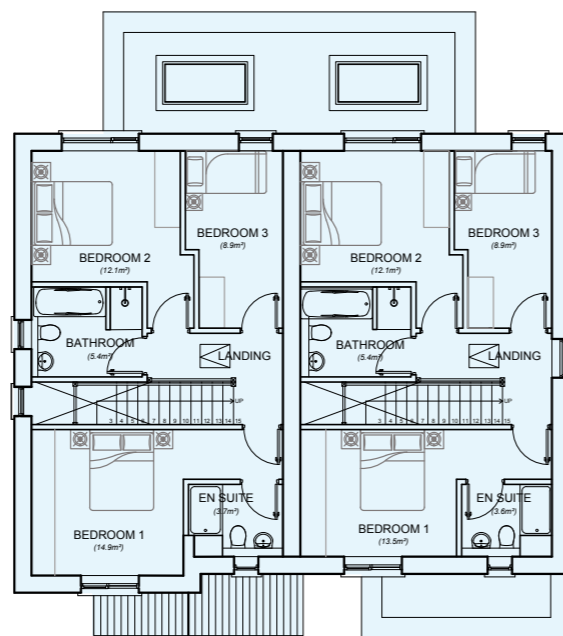
THREE BEDROOM SEMI-DETACHED HOUSE  
128 SQUARE METRES



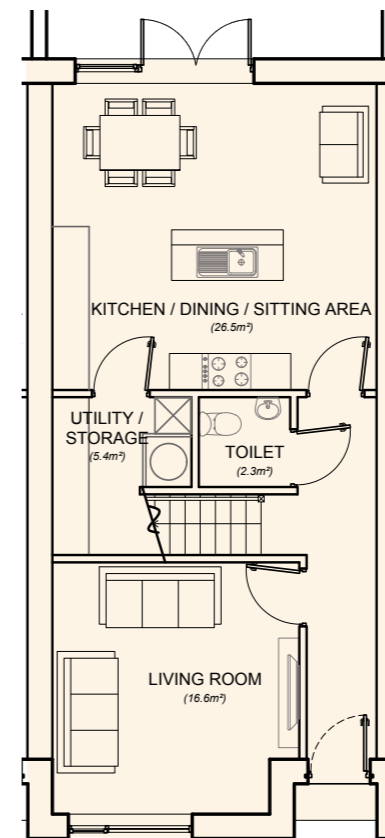
THREE BEDROOM TOWNHOUSE  
124 SQUARE METRES



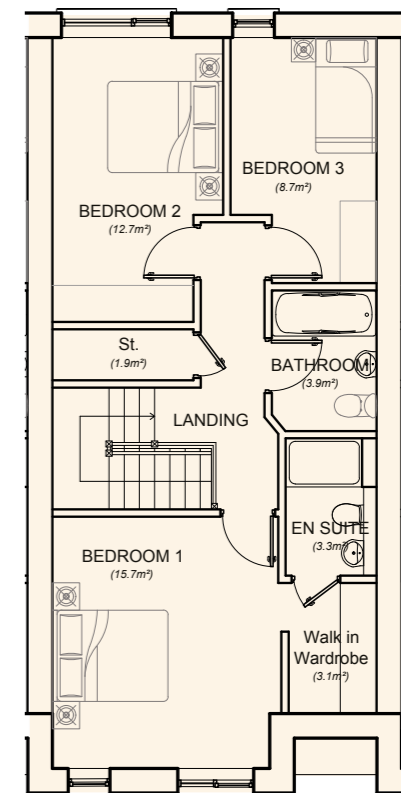
GROUND FLOOR



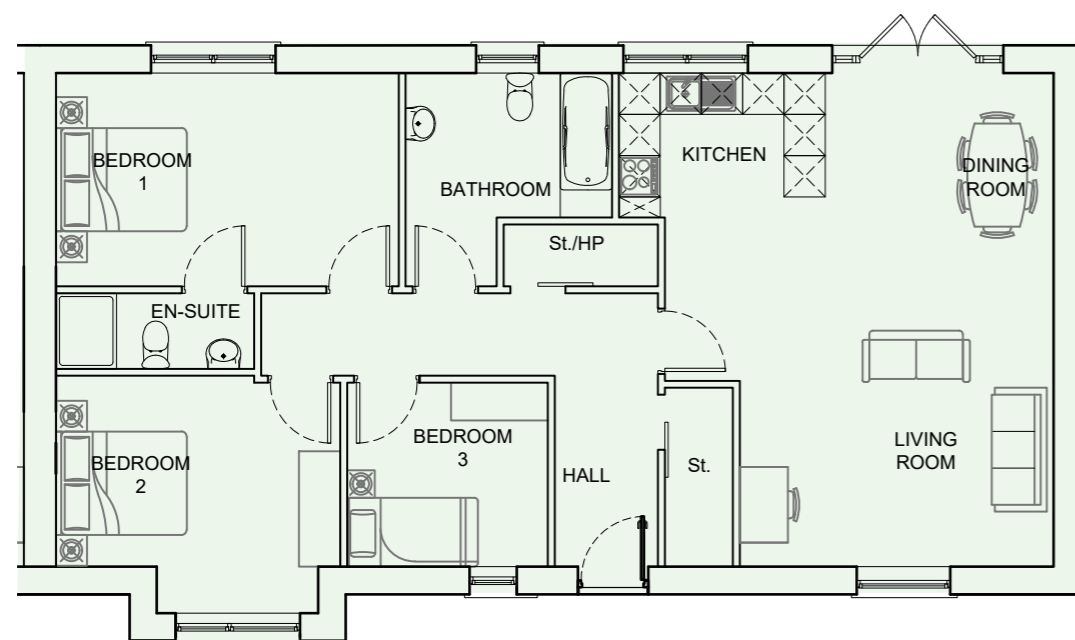
FIRST FLOOR



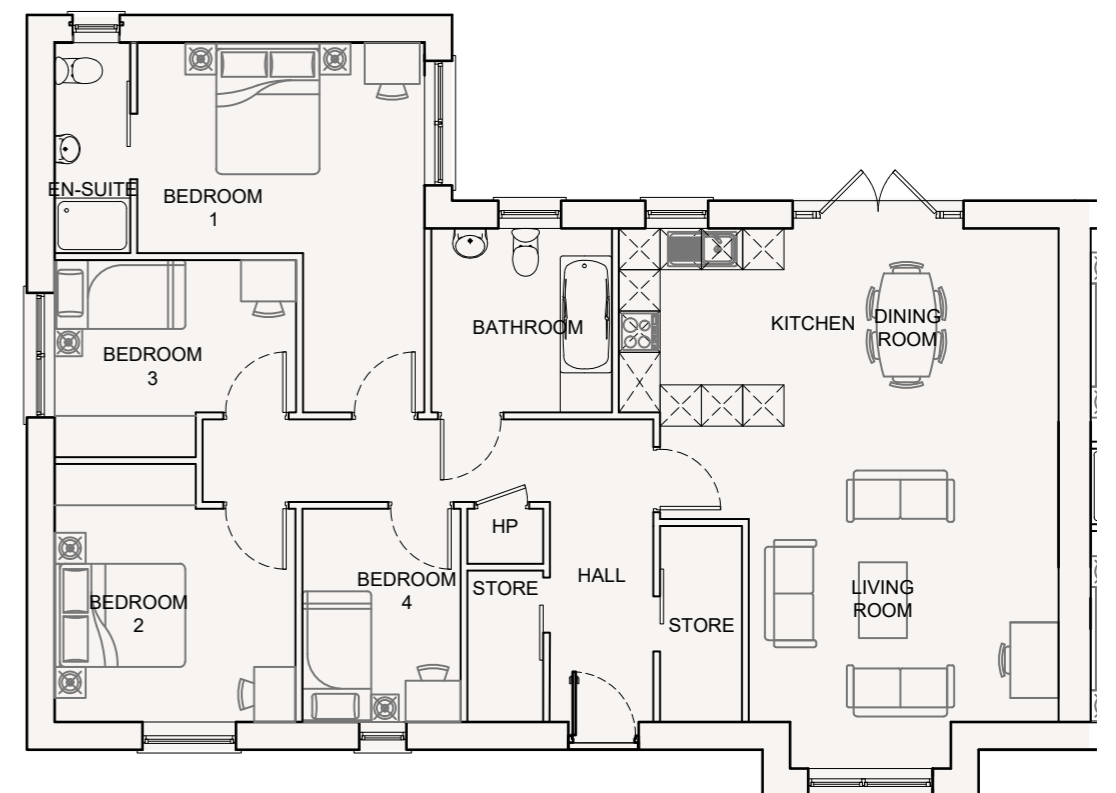
GROUND FLOOR



FIRST FLOOR



THREE BEDROOM SEMI-DETACHED BUNGALOW  
105 SQUARE METRES



FOUR BEDROOM SEMI-DETACHED BUNGALOW  
120 SQUARE METRES







---

# ABBHEY GREEN

KINSEALY C<sup>o</sup> DUBLIN  
K67 H6N6

---

PROUDLY CONSTRUCTED BY:



AbbeyGreen.ie

ALL ENQUIRES TO:

 **KELLY WALSH**  
property advisors & agents

**01.664.5500**

**www.kellywalsh.ie**



Disclaimer: The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Jackie Greene Construction Limited may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Kelly Walsh has the authority to bind Jackie Greene Construction Limited in any way or to make or give any representation or warranty in relation to this development or any part of it.