

*Love where you live*

# KILMARTIN GROVE

Kilmartin







## KILMARTIN GROVE

Glenveagh is pleased to introduce Kilmartin Grove, a striking new collection of beautifully designed family homes only a stone's throw away from the hustle and bustle of Dublin's city centre.

Kilmartin Grove perfectly combines modern, stylish living in the leafy surroundings of northwest county Dublin, with a well-established 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





KILMARTIN GROVE

# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Kilmartin Grove home is built with you in mind. Whether 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!

## Thermal comfort

Efficiency and sustainability isn'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 perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

## 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.

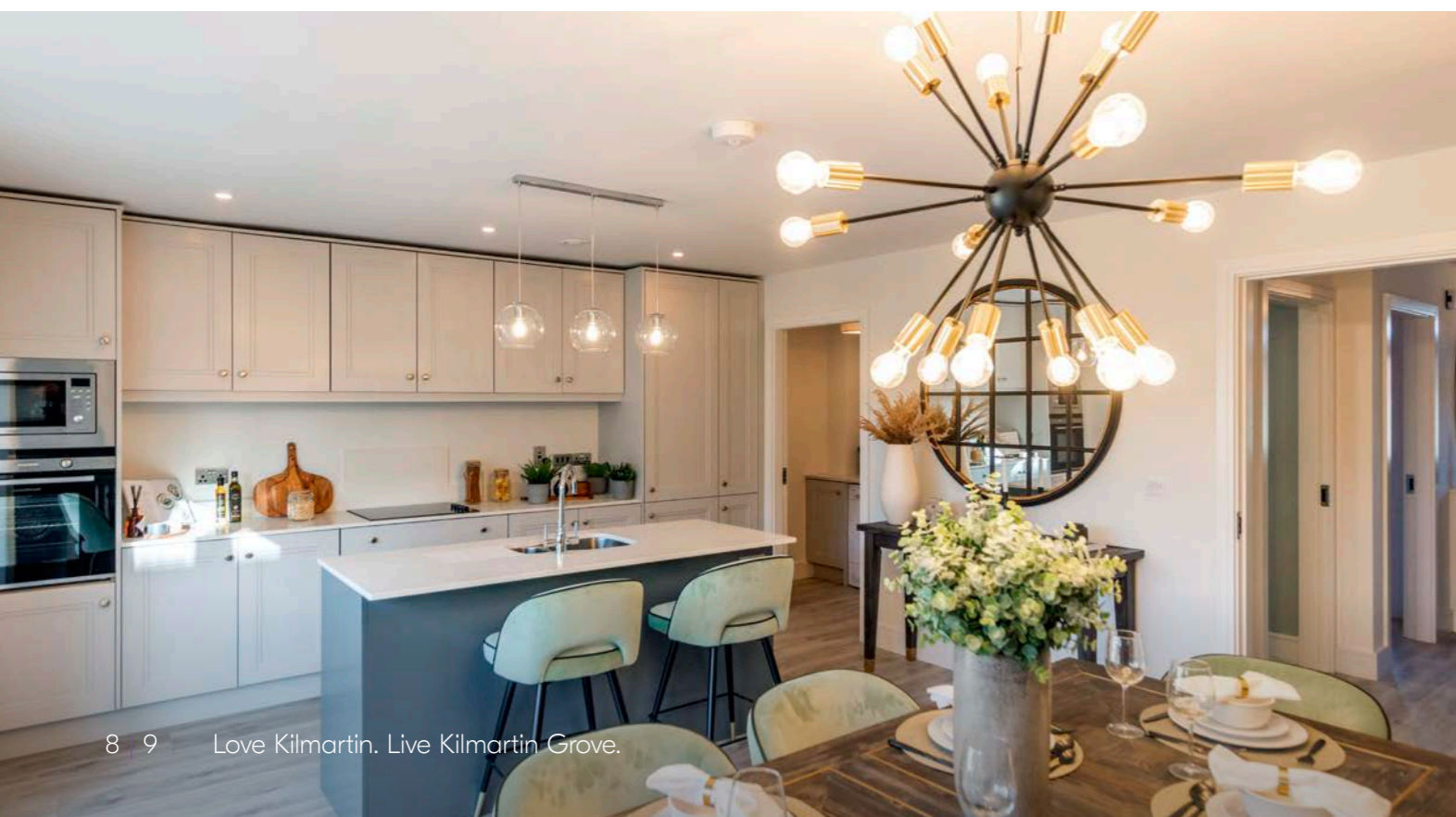
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## 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!







## KILMARTIN GROVE

# ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located close to Dublin City Centre, Kilmartin Grove offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Kilmartin Grove is a stone's throw from the Blanchardstown Centre which offers an extensive shopping and leisure experience. It's home to over 180 stores, 3 retail parks, 25 Restaurants, the renowned Draíocht Arts Centre and Theatre, along with the Odeon Cinema, making it one of Ireland's largest shopping areas.

So, whether exploring the villages of north county Dublin, popping the gladrags on for a day at Fairyhouse, or dropping over to Blanch for retail therapy, virtually everything you need is on your doorstep.





# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Kilmartin Grove offers a wealth of family friendly activities. Dublin's Phoenix Park with its host of recreational activities including Dublin Zoo, is the largest urban park in the country and facilitates over two thousand sporting and recreational events annually.





# A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Kilmartin and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Kilmartin Grove. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices located around Dublin 15.

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

- Le Chéile Secondary School Abbotstown
- St Luke's National School and Tyrrelstown Educate
- Together National School
- FAI Abbotstown

Third Level education within the local area include Technological University of Dublin – Blanchardstown Campus.

Sport Ireland – the home of Irish sport for all types, with diverse sporting facilities, from the little ones learning to the high-performance athletes leading and those of us still working on it, whether young, old, solo, or together.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Kilmartin. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention the National Aquatic Centre only 5km away.

Kilmartin Grove is also well located for golfing enthusiasts with four 18 hole golf clubs in the vicinity.





# 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 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, pop-up Christmas Events, and supporting Ardmore Rovers. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.







## KILMARTIN GROVE

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

Kilmartin Grove connects you to it all, conveniently located just a short drive from Dublin centre.

For commuters, the M3, M50, M1 and N2 road links are just minutes away. Regular bus routes to the City Centre also mean that you can enjoy a stress-free daily commute.



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National Aquatic Centre	8 minutes
Blanchardstown SC	10 minutes
Phoenix Park	12 minutes
Dublin Airport	16 minutes
Dublin City	18 minutes



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#### Nearby Bus Routes

Blanchardstown Centre to Baggot St.	37
Damastown to Burlington Road	38/38A
Ongar to Burlington Road	39/39A
Broombridge Luas to Tyrrelstown	40E
Blanchardstown SC to Carlton Hotel	238







## **REST EASY, YOU'RE HOME.**

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





## KILMARTIN GROVE

# 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.

### 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 Kilmartin Grove home is covered by a 10 year structural guarantee.



# HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment.

Help-to-Buy cannot be used to purchase previously owned or second-hand homes.

See how the Help-To-Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



# 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. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a new build 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.

For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)



## How the Help-to-Buy Scheme & First Home Scheme work together.

Emmet and Lisa, both first time buyers are eager to get the keys to a new Glenveagh home, listed at €475,000.

<b>Emmet and Lisa's joint salary:</b>	
€83,125	
<b>Maximum mortgage available to them</b>	<b>€332,500</b>
4 x their salary	
<b>Their deposit</b>	<b>€47,500</b>
€30,000 successful Help-to-Buy + €17,500 savings	
<b>Shortfall</b>	<b>€95,000</b>
Made up by the First Home scheme taking a 20% share in the property	
<b>Emmet and Lisa's new Glenveagh home</b>	<b>€475,000</b>

For more details on both schemes, visit [glenveagh.ie](http://glenveagh.ie)



## Schools

- 1 Le Chéile Secondary School
- 2 St. Luke's National School
- 3 Tyrrelstown Educate Together N.S.
- 4 Powerstown Educate Together N.S.
- 5 Gaelscoil An Chuilinn
- 6 Technological University Blanchardstown

## Shopping

- 1 Supervalu
- 2 Lidl
- 3 Blanchardstown Shopping Centre

## Sport

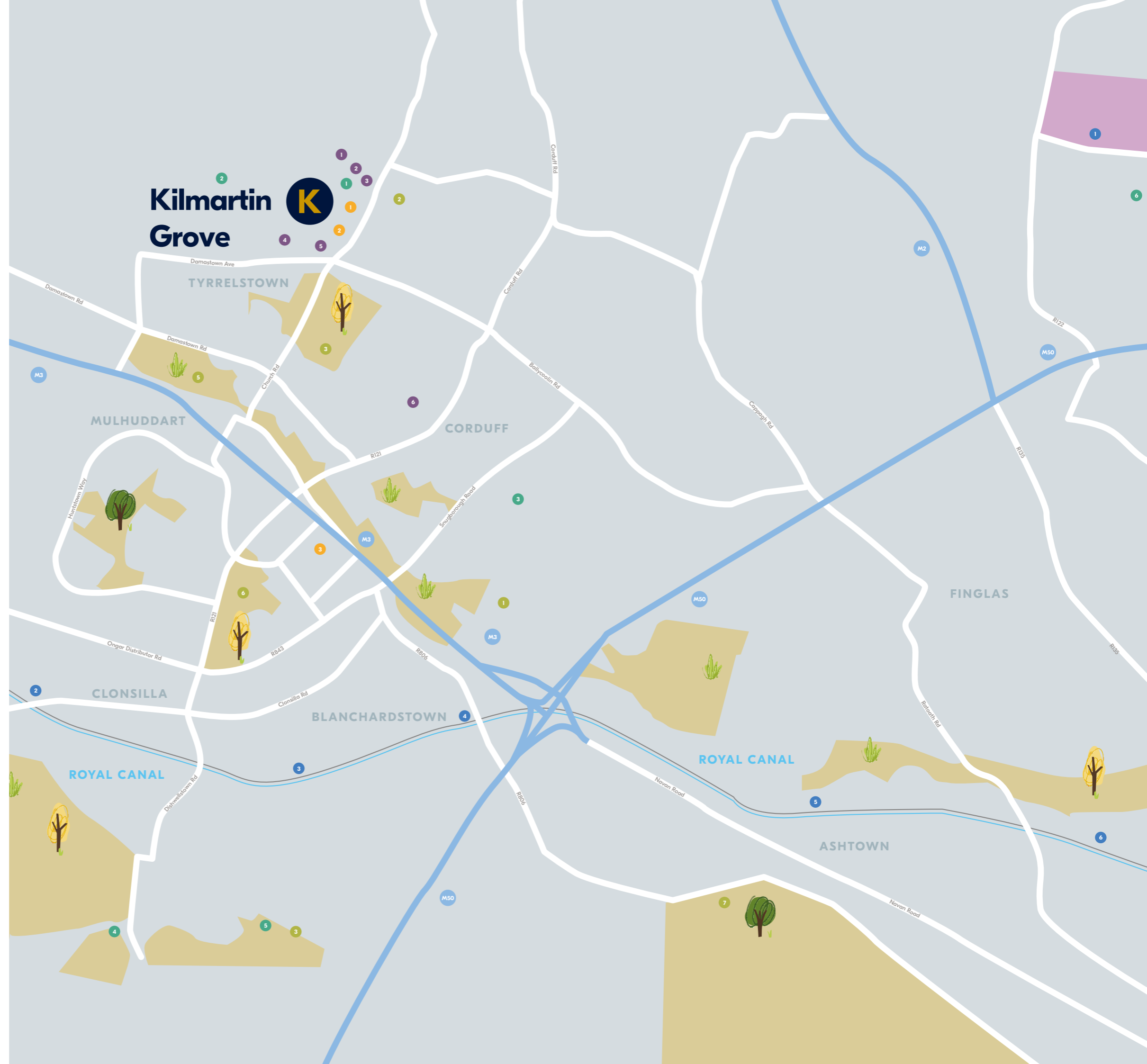
- 1 Tyrrelstown GAA Club
- 2 Tyrrelstown FC
- 3 National Aquatic Centre
- 4 Hermitage Golf Club
- 5 Castleknock Golf Club
- 6 Silloge Park Golf Club

## Transport

- 1 Dublin Airport
- 2 Hansfield Station
- 3 Clonsilla Station
- 4 Coolmine Station
- 5 Navan RD. Parkway Station
- 6 Ashtown Parkway Station
- 7 Broomsbridge Station/Luas Depot

## Places of Interest

- 1 Connolly Hospital
- 2 Carlton Hotel
- 3 Castleknock Hotel
- 4 Lady's Well Park
- 5 Tolka Valley Park
- 6 Millenium Park
- 7 Phoenix Park





# HOUSE STYLES

## Apartments

**The Cherry**  
1 Bed Triplex  
57.5 - 67.5 sqm | 619 - 727 sqft

## 2 Bed Homes

**The Hazel**  
2 Bed Mid & End Terrace  
85 sqm | 915 sqft

**The Maple**  
2 Bed & Study Mid Terrace  
93.7 sqm | 1009 sqft

## 3 Bed Homes

**The Larch**  
3 Bed Mid & End Terrace  
92.2 sqm | 992 sqft

**The Holly**  
3 Bed Mid & End Terrace  
94.3 sqm | 1015 sqft

**The Cedar**  
3 Bed End Terrace  
95.7 sqm | 1030 sqft

**The Poplar**  
3 Bed End Terrace  
97.39 sqm | 1048 sqft

**The Hawthorn**  
3 Bed Mid & End Terrace  
102sqm | 1098sqft

**The Pine**  
3 Bed Semi Detached  
111.4 sqm | 1199 sqft

**The Alder**  
3 Bed Semi Detached |  
Mid & End Terrace  
115sqm | 1238sqft

**The Birch**  
3 Bed End Terrace  
115.4 sqm | 1242 sqft

**The Juniper**  
3 Bed Semi Detached | Mid & End Terrace  
115.41 sqm | 1242 sqft

**The Beech**  
3 Bed Semi Detached | Mid & End Terrace  
120.3 sqm | 1295 sqft

**The Rowan**  
3 Bed End Terrace  
115.94 sqm | 1248 sqft

**The Chestnut**  
3 Bed Semi Detached | End Terrace  
124.27 sqm | 1338 sqft

## 4 Bed Homes

**The Ash**  
4 Bed Detached | Semi Deatched  
143.9 sqm | 1549 sqft

**The Oak**  
4 Bed Semi Detached  
146.4 sqm | 1576 sqft

**The Sycamore**  
4 Bed & Study Mid Terrace  
154sqm | 1658sqft

**The Spruce**  
4 Bed & Study Semi Deatched |  
Mid & End Terrace  
154sqm | 1658sqft

**The Linden**  
4 Bed & Study Mid Terrace  
154sqm | 1658sqft

**The Elm**  
4 Bed Semi Detached  
157.6 sqm | 1696 sqft



# KILMARTIN GROVE

EXISTING DEVELOPMENT  
**WILKINSONS  
BROOK**

**BELLINGSMORE**  
EXISTING DEVELOPMENT

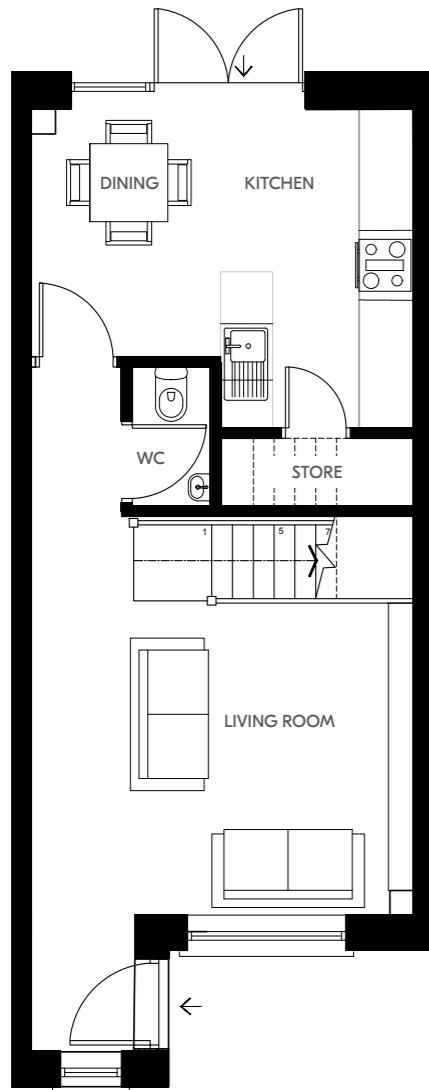
**KG**

ENTRANCE

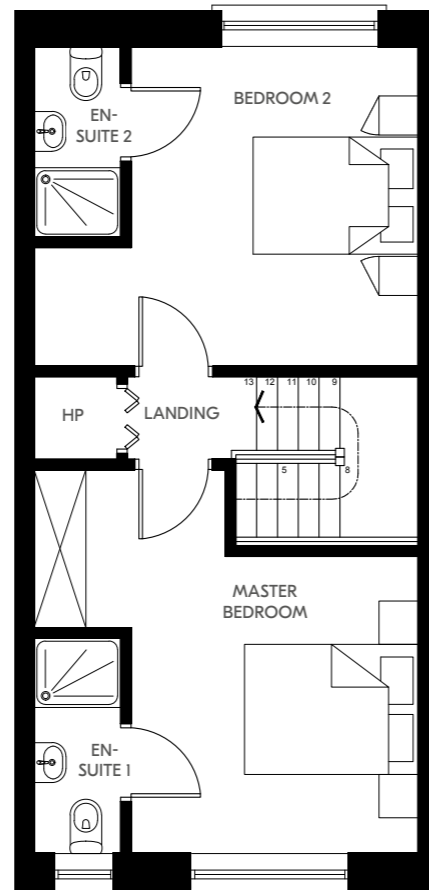


# THE HAZEL

2 Bed Mid & End Terrace  
85 sq.m | 915 sq.ft



Ground Floor



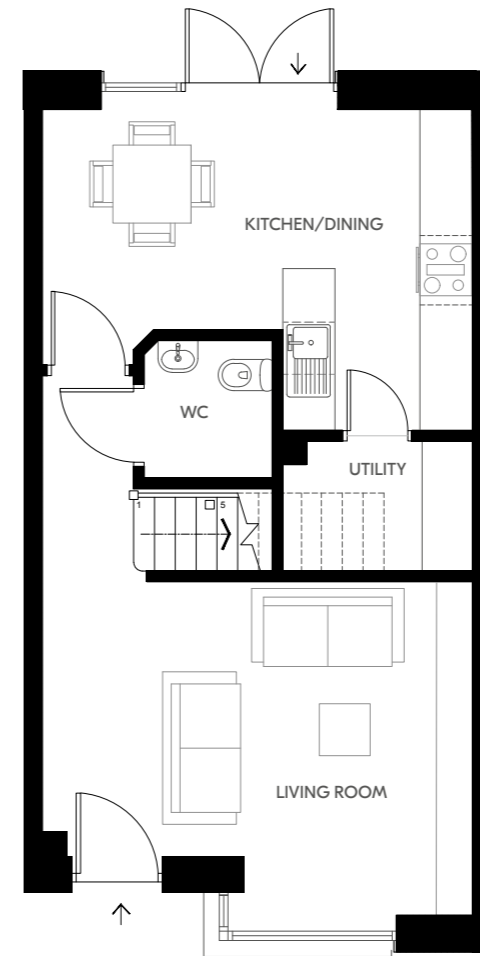
First Floor

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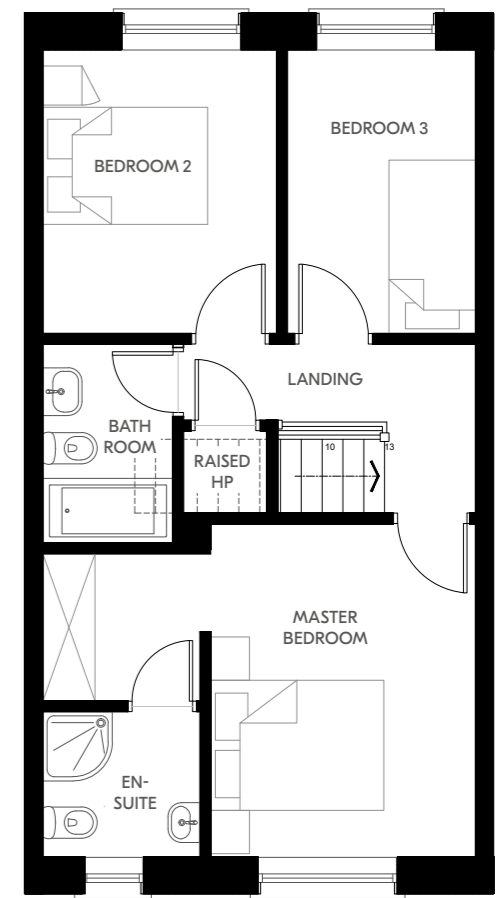
For illustrative purposes.

# THE LARCH

3 Bed Mid & End Terrace  
92.2 sq.m | 992 sq.ft



Ground Floor



First Floor

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For illustrative purposes.





Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

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**Glenveagh**  
Home of the new.

