



# GLENHERON

GREYSTONES

A Development by

**CAIRN**  
PLC





# A COASTAL LIFE IS A PERFECT LIFE



## GLENHERON GREYSTONES

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### *Exceptional family homes in a desirable location*

Live life to the fullest at Glenheron, a community made for families. Situated close to the picturesque North Wicklow coastline, Glenheron is an exclusive new development of 50 two, three and four-bed high-quality detached, semi-detached and terraced homes. Designed with a growing family in mind and built to the highest standards, each new dwelling is spacious and packed full of family-friendly features.

With the benefit of excellent transport links, leisure facilities and schools on your doorstep, Glenheron is the perfect location for families of all sizes and stages.



# SET BETWEEN THE **MOUNTAINS** AND THE **SEA**

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## *Love coastal living*

Glenheron is situated close to the charming coastal village of Greystones, which lies just south of Bray on the County Wicklow border with Dublin. Residents in this bustling community can enjoy the very best of coastal living in this idyllic spot, with stunning views across the bay and a magical 6km cliffside walk between Greystones and Bray to enjoy. Imagine taking the short commute home to this stunning location, and knowing that you're home at last.





# BEST OF MODERN LIFE IN A **VIBRANT** SEASIDE LOCATION

## *In the heart of Ireland's garden*

The local area around Glenheron is packed full of family-friendly amenities. Choose from a variety of excellent primary schools in the area, including a Gaelscoil and an Educate Together, while secondary school options include Templecarrig and St David's Holy Faith. Second-to-none transport links mean that all of South Dublin's prestigious schools are extremely accessible, if you want to look further afield.

Choose from a host of local sports clubs to fill your leisure time; why not take advantage of the coastal location and give sailing, rowing or angling a go? If you're more of a land lover, a number of other sports are available in the area, including GAA, rugby, tennis and soccer. Golf fans in particular are spoilt for choice with Charlesland, Delgany and Greystones clubs all on your doorstep.





# AN ENVIABLE LIFESTYLE AWAITS YOU

## *A village that has everything locally*

Greystones is highly regarded as a destination for foodies. There is something to suit everyone, from tasty and healthy dishes at The Happy Pear to gourmet food at The Hungry Monk. Walk off your meal by tackling the cliff walk or simply while away the time browsing in the tempting boutiques and shops in the village. Then, take the kids down to the beach to collect seashells while you simply enjoy the sights and sounds of the beautiful coast.





# A COMMUNITY BUILT AROUND FAMILY LIFE





# EVERY AMENITY RIGHT ON YOUR DOORSTEP

*Perfectly located for so many family activities*

**SCHOOLS**

- 1 St David's Secondary School
- 2 Templecarrig Secondary School
- 3 St Bridget's Primary School
- 4 St Kevin's Primary School
- 5 St Patrick's Primary School
- 6 Educate Together
- 7 Gaelscoil Na gCloch Liath
- 8 Greystones Community School
- 9 St. Laurence's National School

**SPORTS & ACTIVITIES**

- 10 GAA Club
- 11 Rugby Club
- 12 Football Club
- 13 Sailing Clubs
- 14 Angling Club
- 15 Charlesland Golf Club
- 16 Shoreline Leisure Club
- 17 Tennis Club
- 18 Hockey Club
- 19 Greystones Golf Club

**CAFÉS & BARS**

- 20 Pebbles Café
- 21 Theatre Lane
- 22 The Beach House
- 23 The Burnaby
- 24 Happy Pear
- 25 Café Grey
- 26 The Beach House
- 27 Homans Café

**SHOPPING**

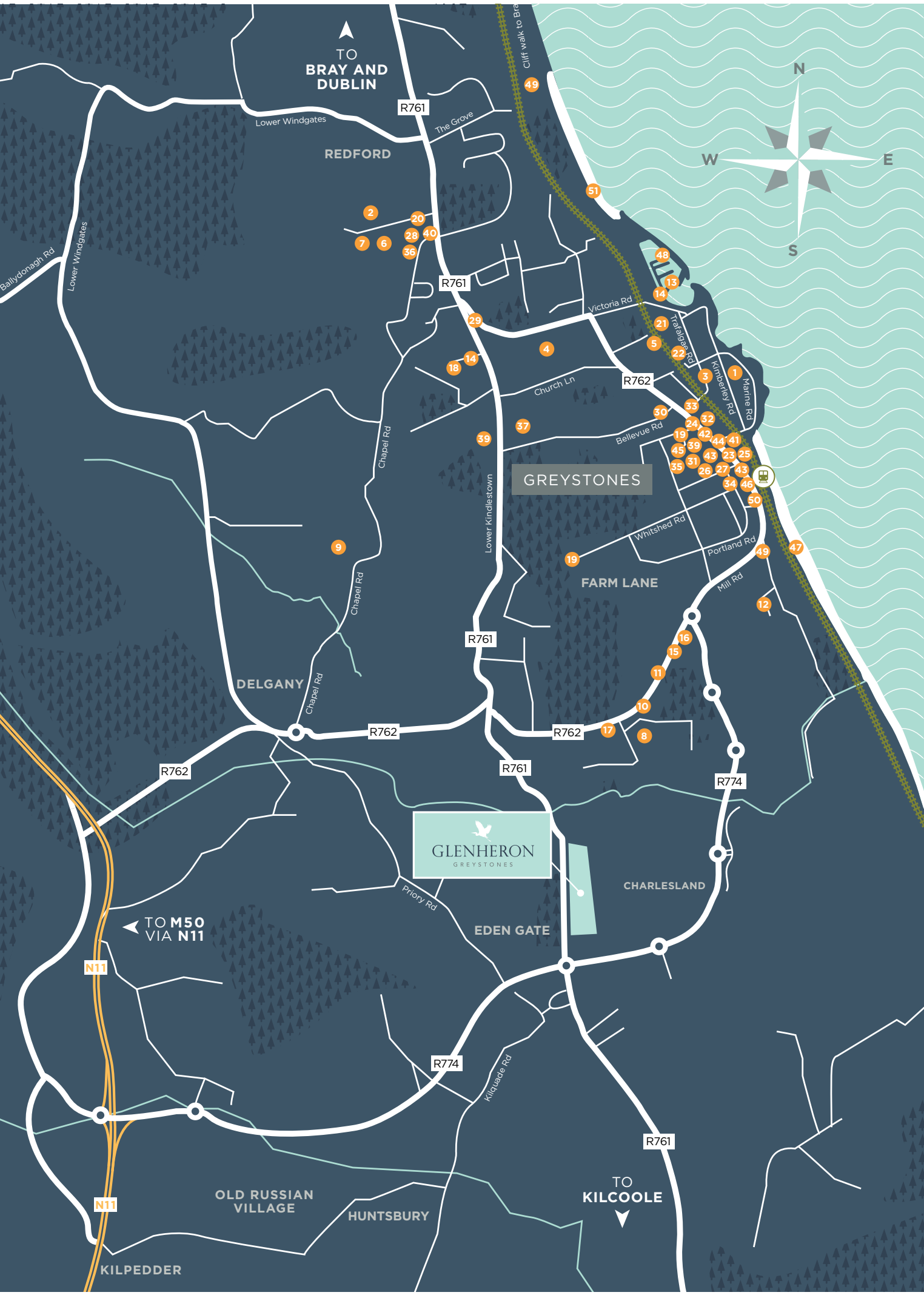
- 28 Fahy's Pharmacy
- 29 Roches Pharmacy
- 30 Concepts
- 31 Rudi & Maddison Boutique
- 32 Boots Pharmacy
- 33 Kilkenny Design Shop
- 34 Butlers Pantry
- 35 Meridian Point
- 36 Lidl
- 37 Tesco
- 38 Donnybrook Fair
- 39 SuperValu
- 40 Blacklion Shopping Centre

**RESTAURANTS**

- 41 3Qs
- 42 Las Tapas
- 43 Hungry Monk
- 44 Bochellis
- 45 Chakra
- 46 Theatre Lane

**PUBLIC AMENITIES**

- 47 South Beach
- 48 Harbour
- 49 Cliff Walk
- 50 Library
- 51 North Beach





# PERFECTLY SITUATED FOR BUSINESS & LEISURE

## Minutes from many everyday conveniences

Glenheron benefits from excellent transport links to Dublin City Centre and beyond. The fast and regular DART service carves its way around the stunning South Dublin coastline to bring commuters into the heart of the city in only 50 minutes. Regular bus services link local neighbourhoods with the city, while the Luas Green Line service is only a twenty minute drive away. For drivers, the M11 Motorway links the Sunny South East with the M50, which in turn opens up Ireland’s network of main roads and motorways.



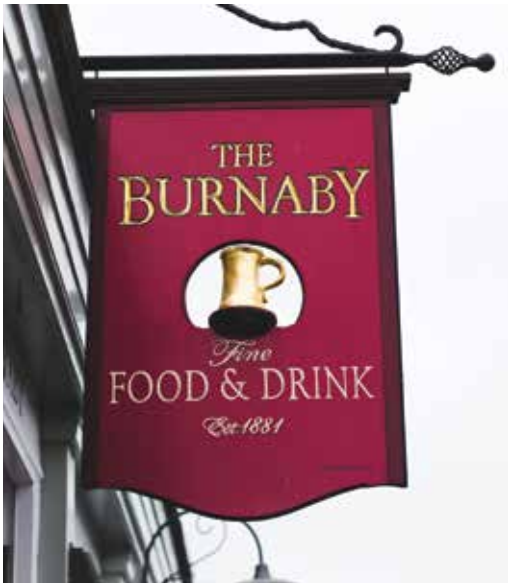
### By Car

Luas Brides Glen	21 mins
The Park, Carrickmines	25 mins
Dundrum Town Centre	30 mins
Ballsbridge	40 mins
St. Stephen’s Green	45 mins
Dublin Airport	50 mins



### By Train

From Greystones to	
Bray Station	9 mins
Dun Laoghaire Station	27 mins
Grand Canal Station	45 mins
Pearse Station	48 mins
Connolly Station	53 mins
(Time estimates from Irish Rail)	







GLENHERON  
GREYSTONES

HOUSE TYPE B







GLENHERON  
GREYSTONES

HOUSE TYPE C







Featured interior photography from Parkside, a Cairn Homes PLC development.



[glenheron.com](https://glenheron.com) *between the mountains to the sea*

## A CAIRN DESIGNED HOME

*When you step inside a Glenheron dwelling, you will be immediately struck by the amount of space and light in these beautiful homes.*

Natural light pours in through the large windows, while the generous living spaces are adaptable for gatherings of all sizes. Every aspect of modern family life is catered for, thanks to such features as separate utility rooms, a high-quality fully fitted kitchen, and ample storage space. Plus, a host of energy-efficiency features such as high levels of insulation throughout make these houses extremely budget friendly to run.







# SITE PLAN

**HOUSE TYPE B**  
4 BEDROOM SEMI-DETACHED  
APPROX. 131 SQ. M. / 1,412 SQ.FT.

**HOUSE TYPE C**  
4 BEDROOM DETACHED  
APPROX. 171 SQ.M. / 1,835 SQ.FT.

**HOUSE TYPE C1**  
4 BEDROOM DETACHED  
APPROX. 171 SQ.M. / 1,835 SQ.FT.

**HOUSE TYPE D**  
3 BEDROOM SEMI-DETACHED  
APPROX. 110 SQ.M. / 1,186 SQ.FT.

**HOUSE TYPE A**

**HOUSE TYPE E**

**HOUSE TYPE E1**

**HOUSE TYPE F**

**HOUSE TYPE G**

**HOUSE TYPE H**



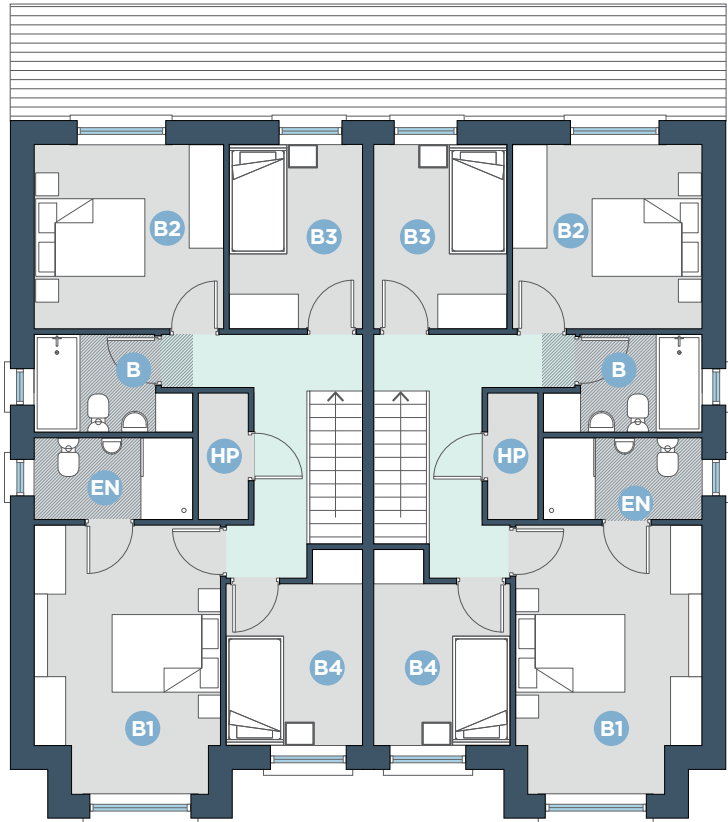
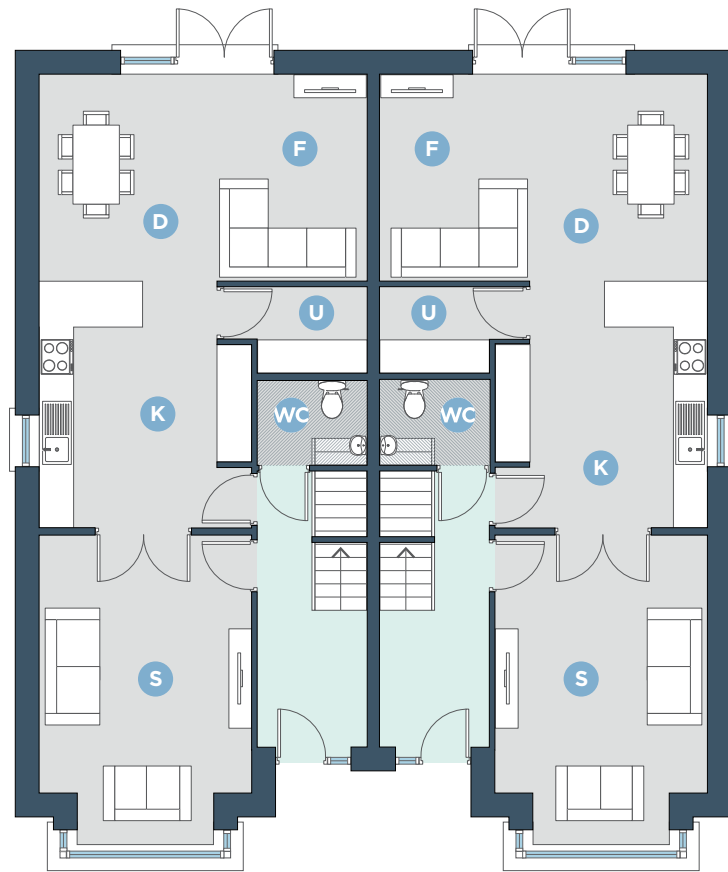


# HOUSE TYPE B

4 BEDROOM SEMI-DETACHED  
APPROX. 131 SQ .M. / 1,412 SQ.FT.

## HOUSE TYPE B KEY

K	Kitchen
D	Dining Area
F	Family Area
S	Sitting Room
U	Utility
WC	Toilet
B1	Bedroom 1
B2	Bedroom 2
B3	Bedroom 3
B4	Bedroom 4
B	Bathroom
EN	Ensuite
HP	Hot Press

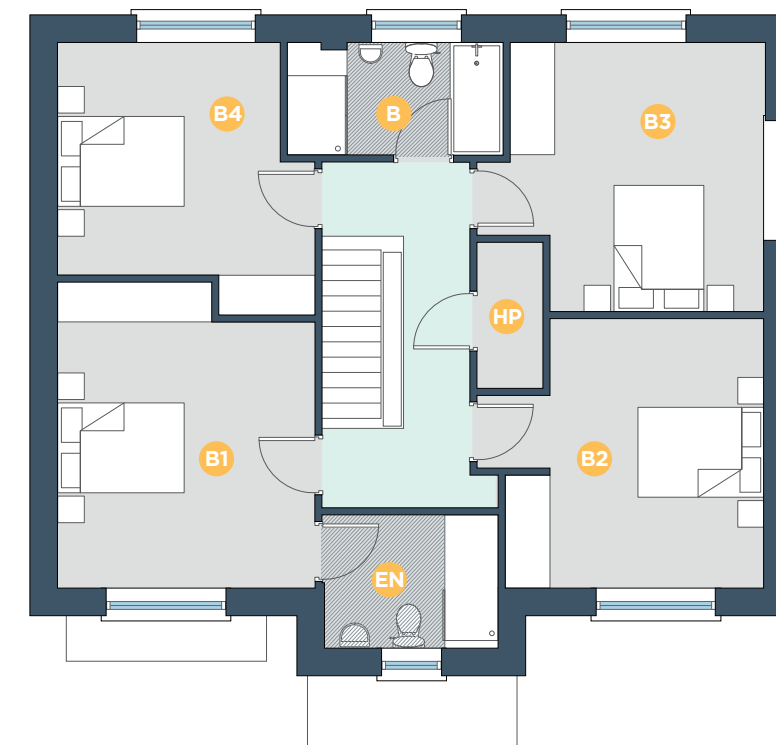
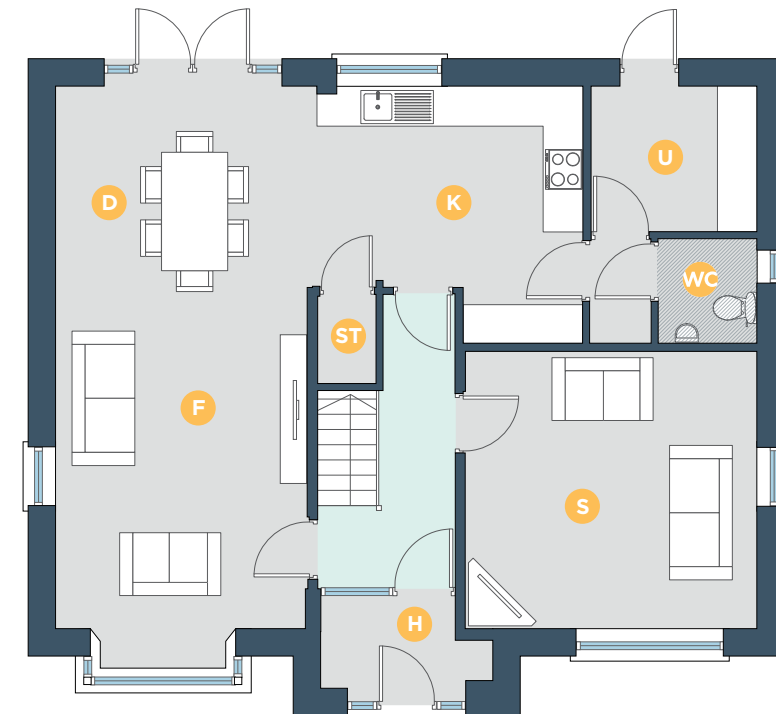


# HOUSE TYPE C

4 BEDROOM DETACHED  
APPROX. 171 SQ.M. / 1,835 SQ.FT.

## HOUSE TYPE C KEY

H	Hall/Boot Room
K	Kitchen
D	Dining Area
F	Family Area
S	Sitting Room
U	Utility
ST	Store Room
WC	Toilet
B1	Bedroom 1
B2	Bedroom 2
B3	Bedroom 3
B4	Bedroom 4
B	Bathroom
EN	Ensuite
HP	Hot Press



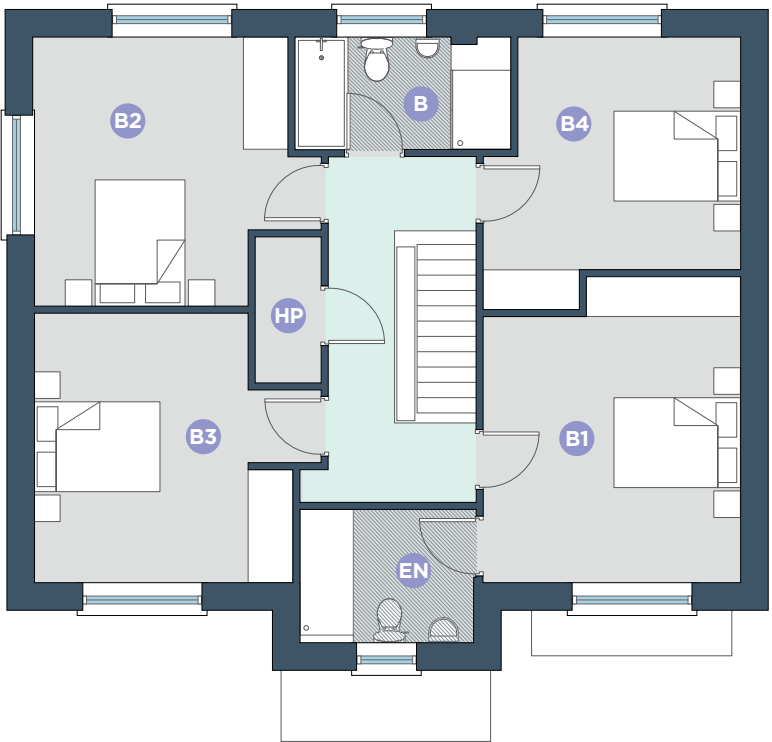
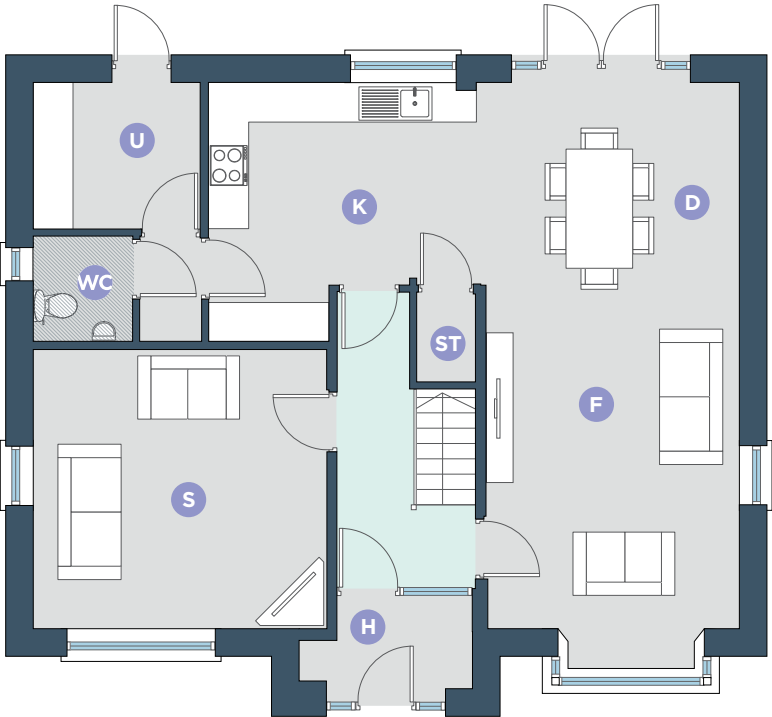


# HOUSE TYPE C1

4 BEDROOM DETACHED  
APPROX. 171 SQ.M. / 1,835 SQ.FT.

## HOUSE TYPE C1 KEY

H	Hall/Boot Room
K	Kitchen
D	Dining Area
F	Family Area
S	Sitting Room
U	Utility
ST	Store Room
WC	Toilet
B1	Bedroom 1
B2	Bedroom 2
B3	Bedroom 3
B4	Bedroom 4
B	Bathroom
EN	Ensuite
HP	Hot Press

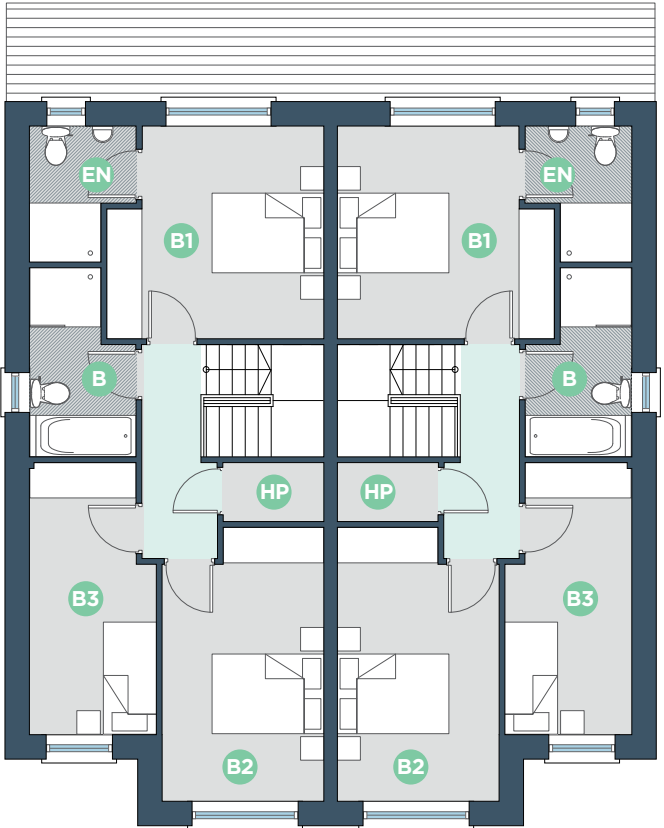
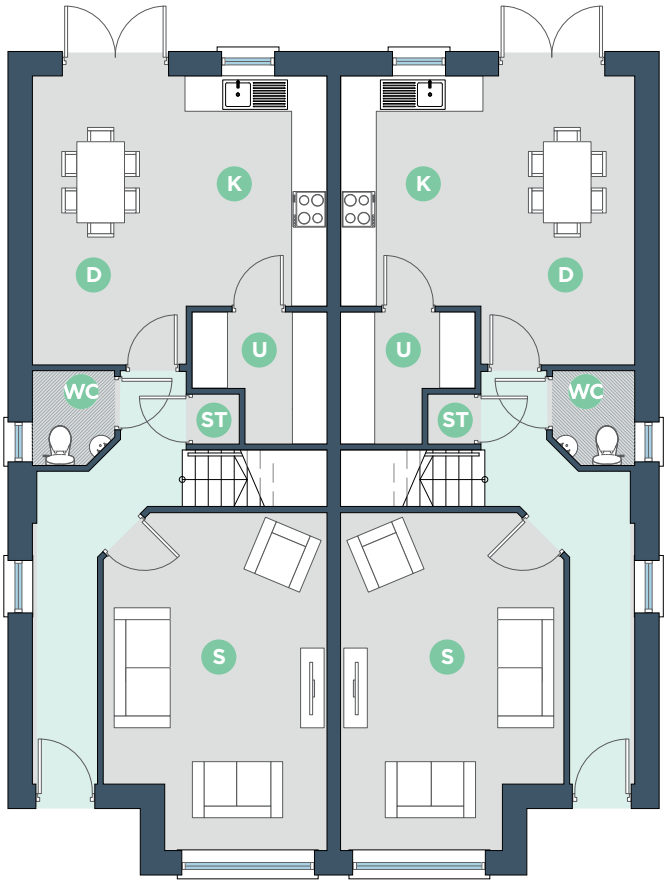


# HOUSE TYPE D

3 BEDROOM SEMI-DETACHED  
APPROX. 110 SQ.M. / 1,186 SQ.FT.

## HOUSE TYPE D KEY

K	Kitchen
D	Dining Area
S	Sitting Room
U	Utility
ST	Store Room
WC	Toilet
B1	Bedroom 1
B2	Bedroom 2
B3	Bedroom 3
B	Bathroom
EN	Ensuite
HP	Hot Press





# SPECIFICATIONS

## EXTERNAL FEATURES

- High quality natural stone cladding and low-maintenance self-coloured Monocouche render to facades.
- Natural granite window sills and surrounds to stone cladding.
- Carlson Alu-Clad high performance Scandinavian windows with low u-value for energy efficiency.
- Hardwood front door with three-point locking system.
- Large glazed patio doors to private rear gardens.
- Side passage gate (where applicable).
- Decorative paved patio area to rear garden with external wall light and external tap.
- Compact garden shed.
- Seeded gardens, with concrete post and treated timber panel walls.

## ENERGY EFFICIENCY

- A3 BER energy rating.
- Wired for future electric car charging point.
- Solar photovoltaic panels on the house roof to generate additional electricity.
- Highly-insulated-air tight design works with low-energy Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation.
- High levels of roof, walls and floor insulation.
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms.
- A-Rated condensing boiler unit and zoned-heating controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings and pendant light fittings throughout.

## SECURITY & SAFETY

- Smoke detectors fitted through-out (mains powered with battery backup).
- Carbon monoxide detection.
- Wired for future intruder alarm system.
- Triple locking system to all windows and doors.
- Safety restrictors provided on upper floor windows.

## MEDIA & COMMUNICATIONS

- Wired for high speed broadband to all rooms (Cat 5e).
- Telephone & TV points in all living areas and bedrooms.
- Satellite TV point in main living room.
- USB charging point in kitchen and master bedroom.
- Main infrastructure installed to accommodate Eir & Virgin Media.

## ELECTRICAL

- Generous lighting and power points.
- Satin chrome sockets and light switches in kitchen worktop area.
- Recessed LED downlighters in hallway.
- Dimmable 5 amp ambient lamp lighting in main living room.
- External weather-proof power point.

## BATHROOMS & ENSUITES

- High quality tiling to floors and wet area walls in main bathroom downstairs WC and ensuite.
- Contemporary shower enclosure with pressurised water supply, and fitted shower screen.
- Heated towel rails to all bathrooms.
- Electric underfloor comfort heating in master ensuite.
- High quality sanitary ware.

## WARDROBES & STORAGE

- Contemporary fitted wardrobes in all bedrooms.

## HEATING

- Gas fired central heating system, thermostatic zoned heating with remote control.
- Pressurised hot & cold water.
- Underfloor heating (to ground floor of house type A and C).

## KITCHENS & UTILITY ROOMS

- Contemporary European designed kitchens with Silestone worktop, soft close doors, and drawers.
- Fully integrated dishwasher, kitchen cooking, and fridge/freezer appliances.
- Stainless steel sink draining board and mixing tap.
- Separate utility room with below counter space provided for washing machine and dryer.

## INTERIOR FINISHES

- High quality solid timber painted doors.
- Contemporary architrave & skirting.
- Satin chrome finish ironmongery.
- High quality floor tiling to kitchen area.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with hardwood handrail to stairs.

## WARRANTY

- 10yr Warranty cover by HomeBond.



# CAIRN HOMES PLC

*The Cairn Homes plc motto is  
‘Designed for living. Built for life’,  
and nowhere is this more apparent than  
in our developments aimed at families.*

Recognising that families grow and evolve over time, Cairn Homes plc designs and builds homes that anticipate the diverse space requirements of modern lifestyles and pairs these with other home buyer's priorities such as ambient natural light-filled spaces and energy efficiency. Plus every home buyer benefits from the Cairn Customer Satisfaction Commitment, which features dedicated Customer Service teams that look after your needs throughout the buying process and, just as importantly, after you have moved into your new home.

To find out more about our other developments please visit  
[www.cairnhomes.com](http://www.cairnhomes.com)





A Development by



PSRA Licence No: 002183

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