

# KILMARTIN GROVE

Kilmartin



*Love where  
you live*

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



Glenveagh  
Home of the new.





## 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



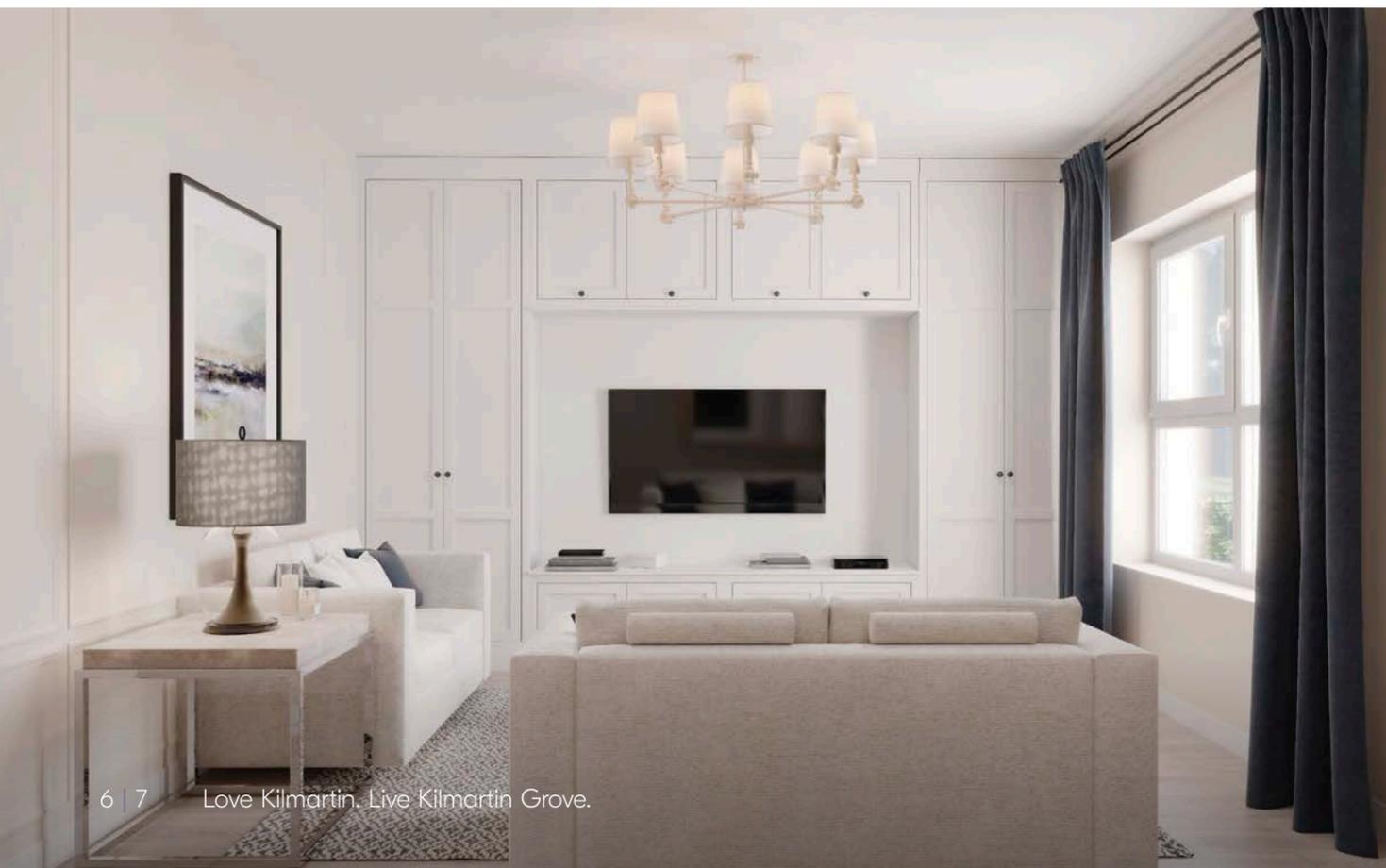
KILMARTIN GROVE

# 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.

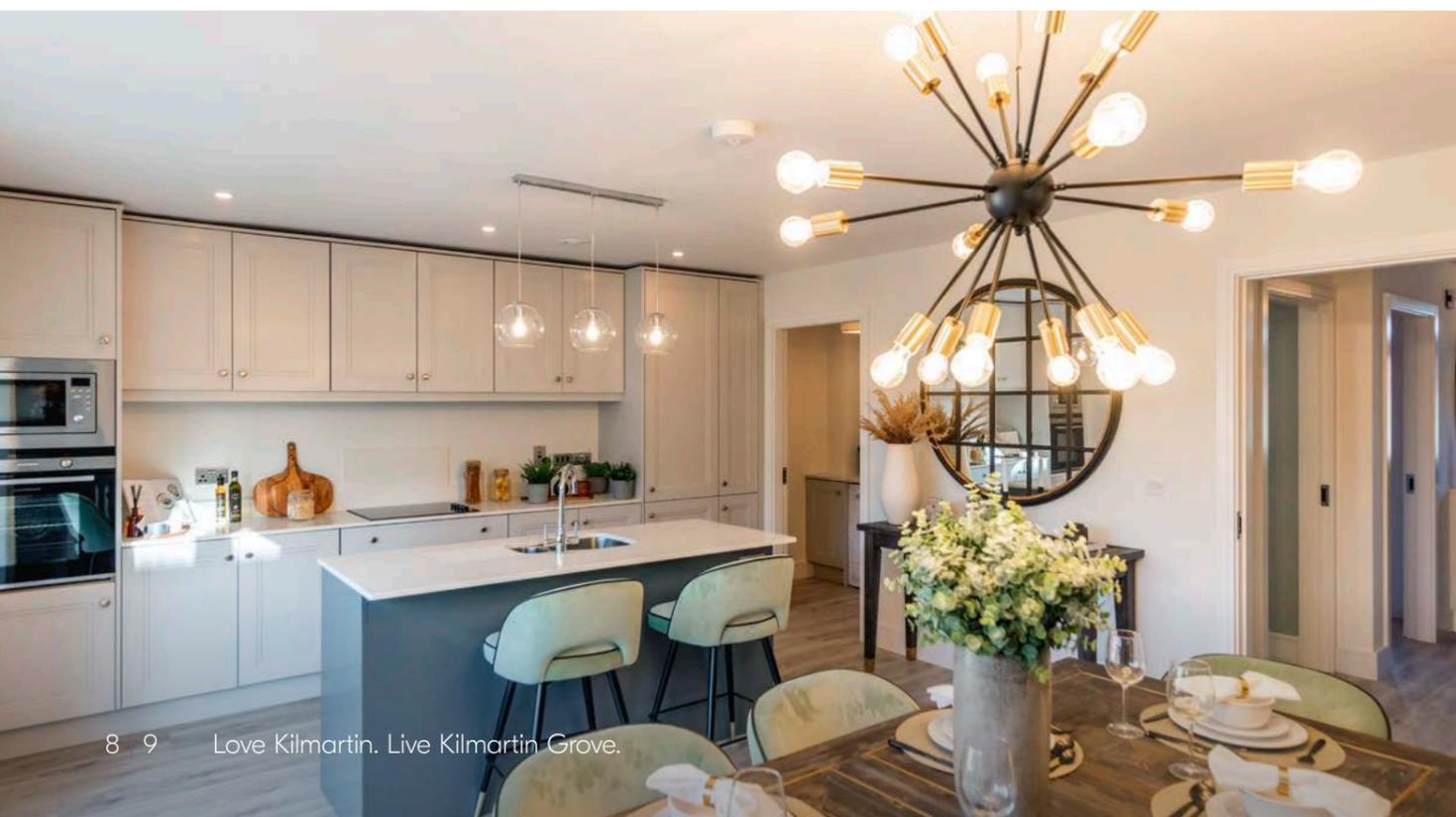
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## 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.



# LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

Glenveagh are proud to support the Local Authority Affordable Purchase Scheme in partnership with Fingal County Council.

The Local Authority Affordable Purchase Scheme helps buyers purchase a newly built home at a reduced price. The scheme is aimed at households or individuals who need to bridge the gap between their deposit, their approved maximum mortgage and the market value of the property they would like to purchase.

If you qualify and avail of the equity, the local authority may be able provide up to a maximum of 21.59% of the market value of your new 3-Bed home or up to a maximum of 23.17% of the market value of your new 2-Bed home in this scheme, in return for the same percentage of equity share in the property. This means that if you buy the home at a 20% discount, for example, the local authority will own a 20% stake in your property.

Please note First Time Buyers are eligible to claim HTB on Local Authority Affordable Purchase Schemes. A qualifying loan must be taken out on the qualifying residence, with a qualifying lender. As of the 11th of October 2023, the combined value of your mortgage and your affordable dwelling contribution can now be used to calculate your loan-to-value ratio in a Help To Buy application. The loan-to-value ratio must be a minimum of 70% of the full market value.

The Council may not seek realisation of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time by means of one or a series of payments to the Council. The minimum amount of redemption payment is €10,000.

To find out about the Local Authority Affordable Purchase Scheme and how you can make your new Glenveagh home more achievable, please visit [www.fingal.ie/AffordableHousing/Kilmartin](http://www.fingal.ie/AffordableHousing/Kilmartin)



## Here's how the Local Authority Affordable Purchase Scheme can get you the keys to your new Glenveagh home.

Let's use a new Glenveagh Home listed on the market for €410,000 as an example.

For a couple with a joint income of €80,000 & Mortgage Approval in Principle (AIP) of €320,000, their purchasing capacity will be calculated as €355,556. This will be their purchase price.

This purchase price is equal to the amount of their mortgage AIP, plus a 10% deposit of €35,556, as required for First Time Buyers.

The Local Authority will then make up the difference between this purchase price & the market value of the property.

The Local authority will contribute €54,444 in return for a 13.27% equity share in the property.

For more information on the scheme, please visit [www.fingal.ie/AffordableHousing/Kilmartin](http://www.fingal.ie/AffordableHousing/Kilmartin)

## 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

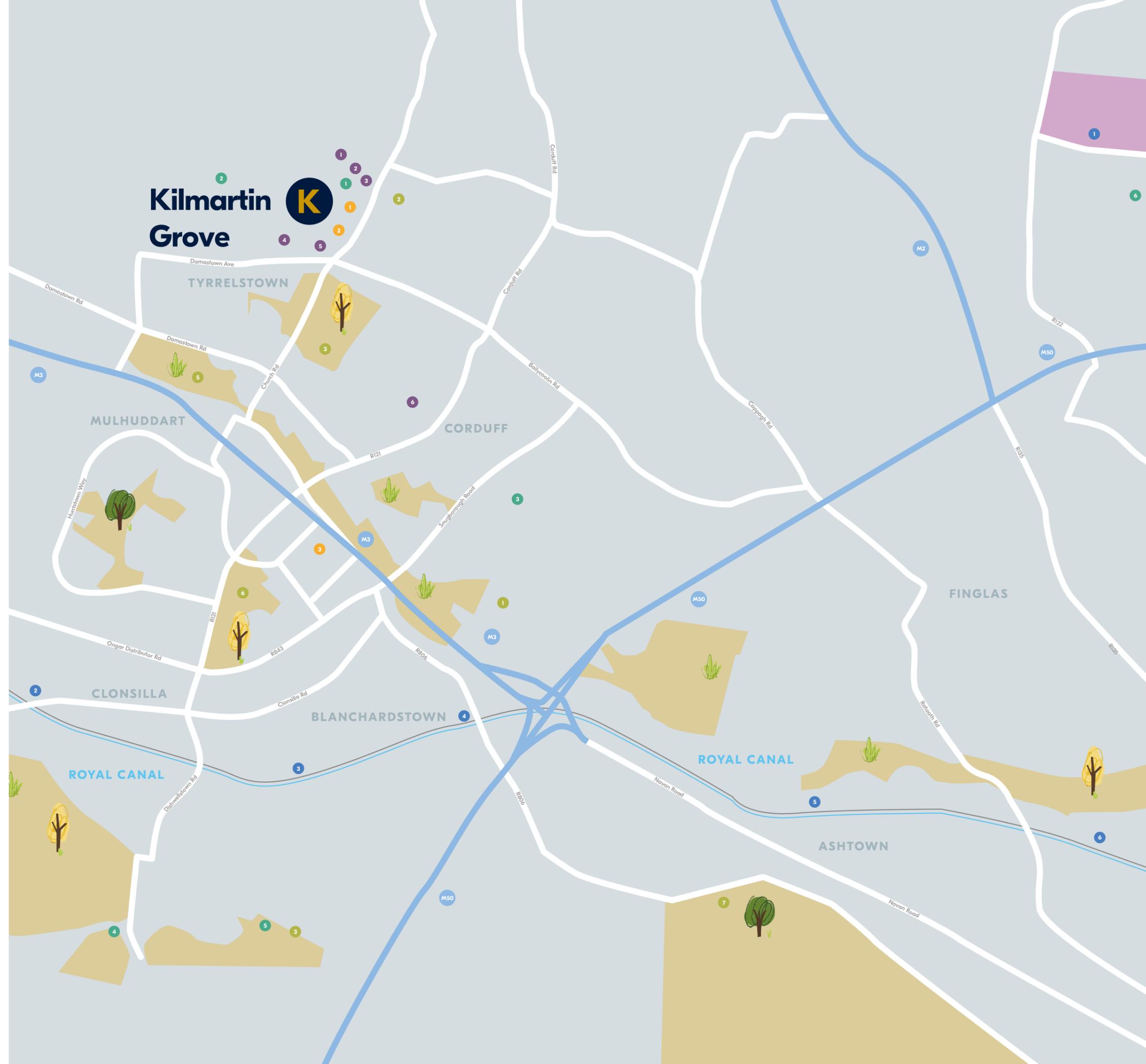
- 1 Tyrrelstown GAA Club
- 2 Tyrrelstown FC
- 3 National Aquatic Centre
- 4 Hermitage Golf Club
- 5 Castleknock Golf Club
- 6 Silloge Park Golf Club

## 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

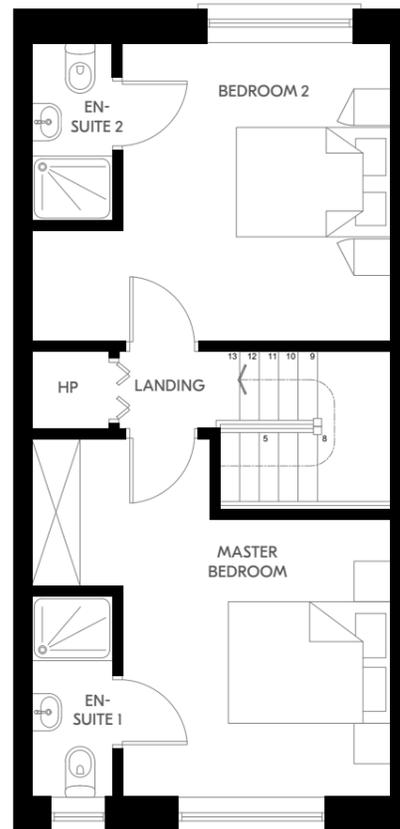


# THE HAZEL

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



Ground Floor



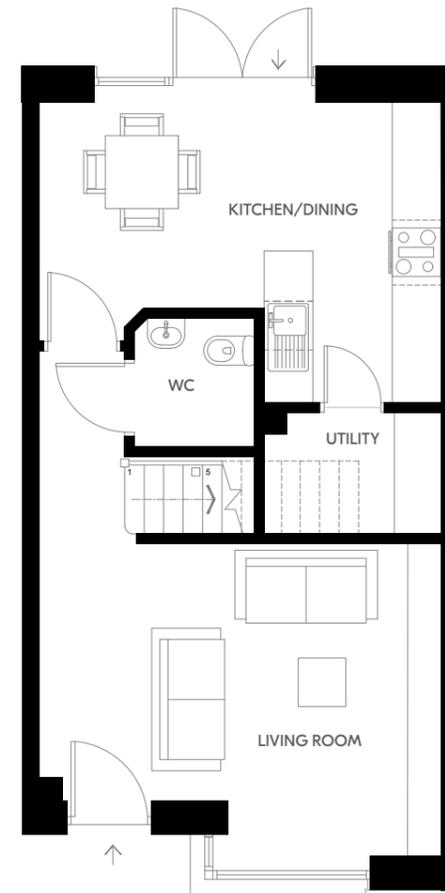
First Floor

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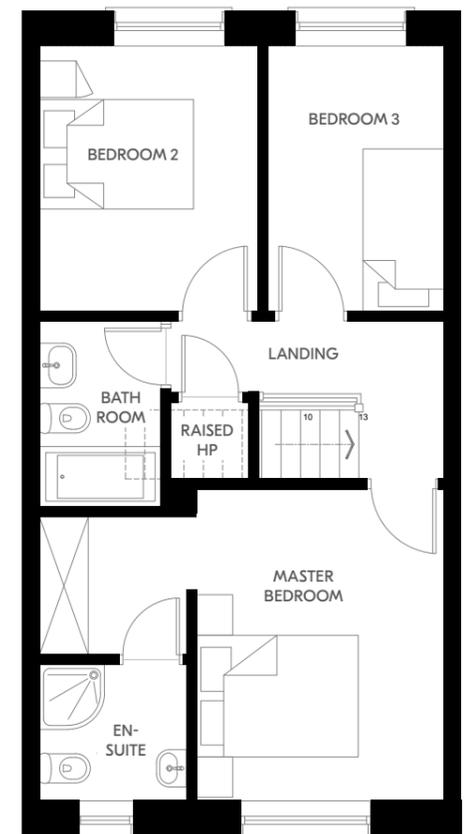
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# THE LARCH

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



Ground Floor



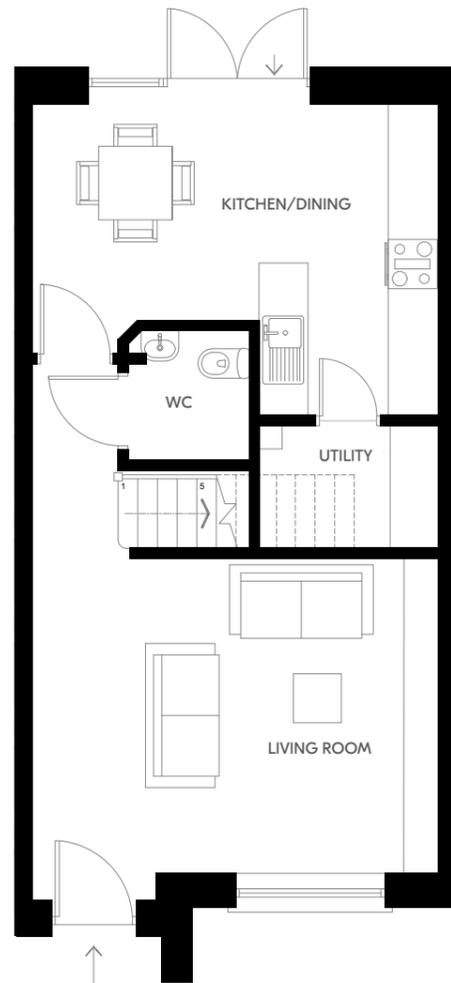
First Floor

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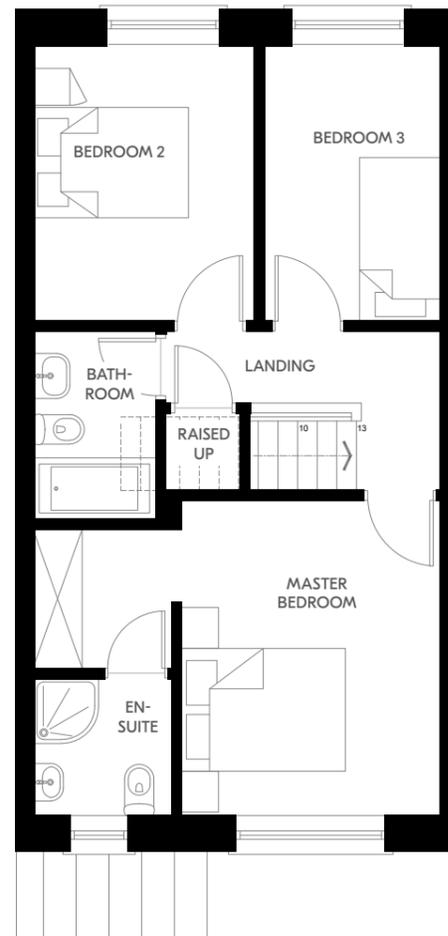
For illustrative purposes.

# THE HOLLY

3 Bed Mid & End Terrace  
94.3 sq.m | 1015 sq.ft



Ground Floor



First Floor

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Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

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