

BALMOSTON

Donabate

*Love where
you live*



Comhairle Contae
Fhine Gall
Fingal County
Council



Glenveagh
Home of the new.





BALMOSTON IN DONABATE

Glenveagh is pleased to introduce Balmoston, a striking new collection of beautifully designed family homes in Donabate.

Balmoston perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of northeast county Dublin, in a welcoming, well-established community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*

LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY

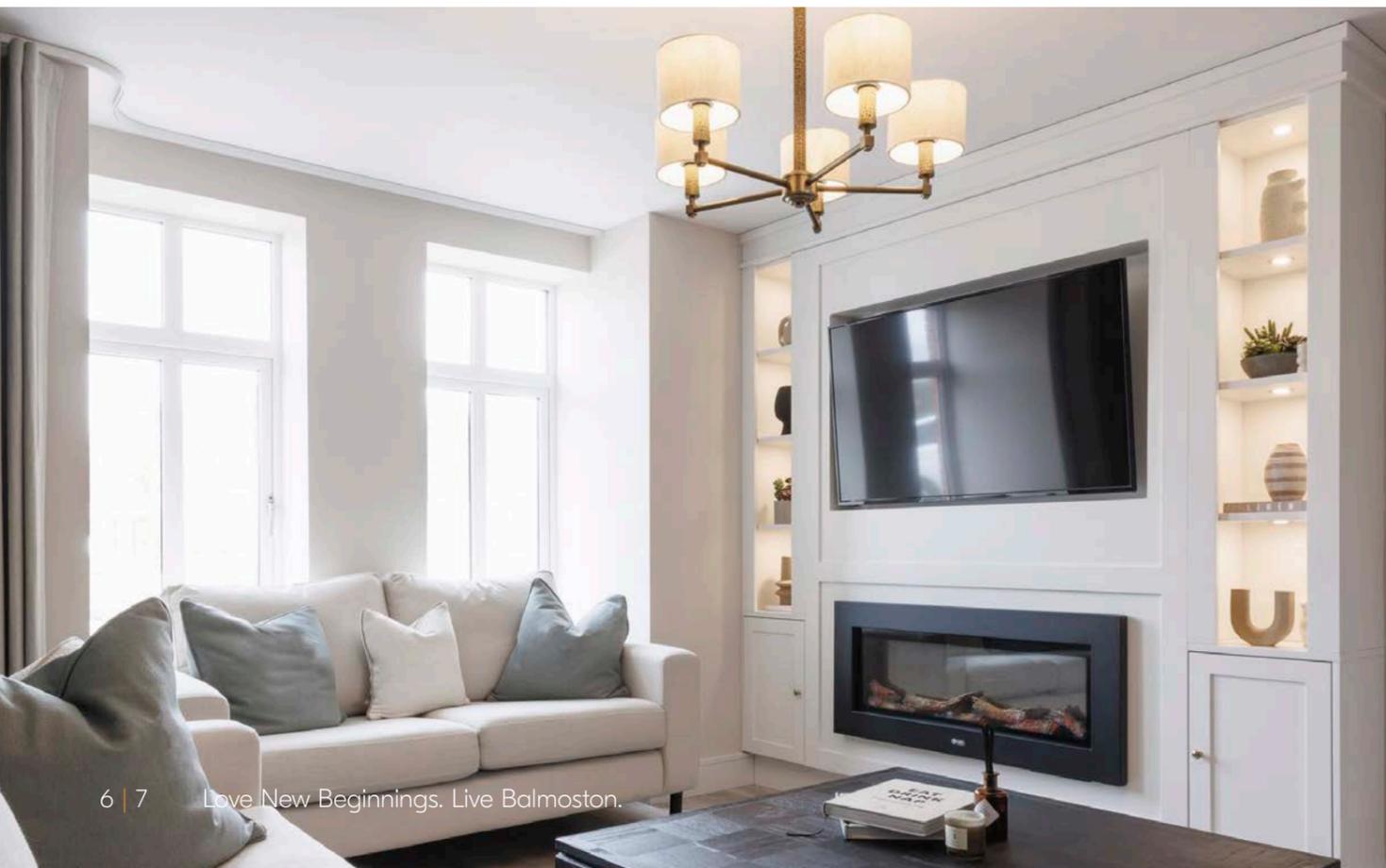


LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Balmoston home is built with you in mind. Whatever 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
COASTAL COMFORTS
LIVE
WITH EFFICIENT
TECHNOLOGIES

Balmoston offers a wealth of family-friendly activities.

One of the most welcome aspects of living in a small coastal community is the careful consideration and focus that has been given to green spaces and beautifully landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids such as Donabate or Portrane beach, the Donabate Cliff Walk, Newbridge House & Farm or a visit to Turvey Nature Reserve.



BALMOSTON IN DONABATE

ALL INTERESTS, ALL COVERED, **ALL NEARBY.**

Conveniently located close to Donabate, Balmoston offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Balmoston is a short spin from the Pavilions Swords Shopping Centre, one of Dublin's premier shopping destinations. With over 100 global and national retailers to choose from, the Pavilions' world-class stores offer an unrivalled destination for the best shopping, dining and entertainment, along with an extraordinary program of services. So, whether you're strolling the sandy beaches of northeast Dublin or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.



A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

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

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Donabate. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Balmoston is also well located for golfing enthusiasts with Donabate Golf Club, a 27-hole golf club, right in the heart of the area.

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

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phadraic Cailiní National School
- Donabate Portrane Educate Together National School
- St Patrick's Boys National School
- Gaelscoil Na Mara



BALLYMASTONE RECREATIONAL HUB

Balmoston is conveniently located a short stroll from the soon to be, Ballymastone Recreational Hub. Fingal County Council have commenced the development of the hub that will serve the community and surrounding areas for generations to come. The multi-sport recreational hub will offer world-class sports and fitness facilities and will cater to a wide spectrum of interests and age groups across the community.

Ballymastone Recreational Hub features:

- All-weather 8 lane 400m Athletic Track
- Floodlit Grass Sports Pitch (100m x 64m)
- All-weather Pitch (1 GAA/2 Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 No. Spaces incl. 20 No. Universally Accessible Spaces)
- Bicycle Parking: 300
- Bleacher seating
- Dedicated Walking and Cycling infrastructure



For illustrative purposes only.



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





BALMOSTON IN DONABATE

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

The tranquil surroundings and second-to-none transport links of Donabate make for a popular and ideal spot to put down roots. Balmoston is just a few minutes away from Donabate, a popular and well-established commuter town in northeast Dublin.

Residents in Balmoston are connected to it all with its convenient location. The train station is conveniently located just a 10-minute walk from the development so you can sit back and enjoy the option of a stress-free commute into the city via fast and frequent bus and train routes. For commuters, the M50 (link to M1) and R132 road links are minutes away. A short drive via the motorway will have you in Dublin City Centre. What's more, a relatively short spin will bring you to the idyllic Newbridge House & Farm, Ireland's best intact Georgian mansion.



Donabate Station - Connolly Station	25 mins
Donabate Station - Pearse Station	35 mins



Dublin Airport	13 mins
Swords Pavilions Shopping Centre	10 mins
Dublin City Centre	35 mins
Donabate Beach	3 mins



Bus Routes via Donabate

- 33B Swords Pavilions to Portrane
- 33T Donabate to Lusk
- 33D Portrane to St. Stephens Green/
Custom House Quay
- 33E Skerries to Dublin Abbey Street



BALMOSTON IN DONABATE



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 31.11% of the market value of your new 3-Bed home or up to a maximum of 29.65% 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/Balmoston

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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 €460,000 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 €104,444 in return for a 30.43% equity share in the property.

For more information on the scheme, please visit www.fingal.ie/AffordableHousing/Balmoston

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!





BALMOSTON IN DONABATE

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 in Glenveagh Mist 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 and 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 Balmoston home is covered by a 10 year structural guarantee.

*Not applicable to Juniper and Ash units.

REST EASY, YOU'RE HOME.

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





WE'RE HERE **TO HELP** YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our Greencare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting, and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

Schools

- 1 Rush National School
- 2 St. Joseph's Secondary School
- 3 Lusk Senior National School
- 4 St. Finian's Community College
- 5 Donabate Community College
- 6 Scoil Phadraic Cailini National School
- 7 Donabate Portrane Educate Together National School
- 8 St Patricks' Boys National School
- 9 Gaelscoil Na Mara

Sports Clubs

- 1 Portrane Hockey Club
- 2 Swords Cricket Club
- 3 St Patrick's Donabate GAA Club
- 4 St. Ita's AFC
- 5 Portrane AFC
- 6 Donabate Golf Club
- 7 Donabate Portrane Tennis Club

Cafes and Restaurants

- 1 Cates Cafe
- 2 Cuppacabana
- 3 An Bacus Beag
- 4 Pasta Castello
- 5 Chungs Chinese Restaurant
- 6 Keelings
- 7 Shoreline Bar & Bistro

Supermarkets

- 1 SuperValu Donabate
- 2 Tesco Superstore
- 3 Aldi
- 4 Grogan's

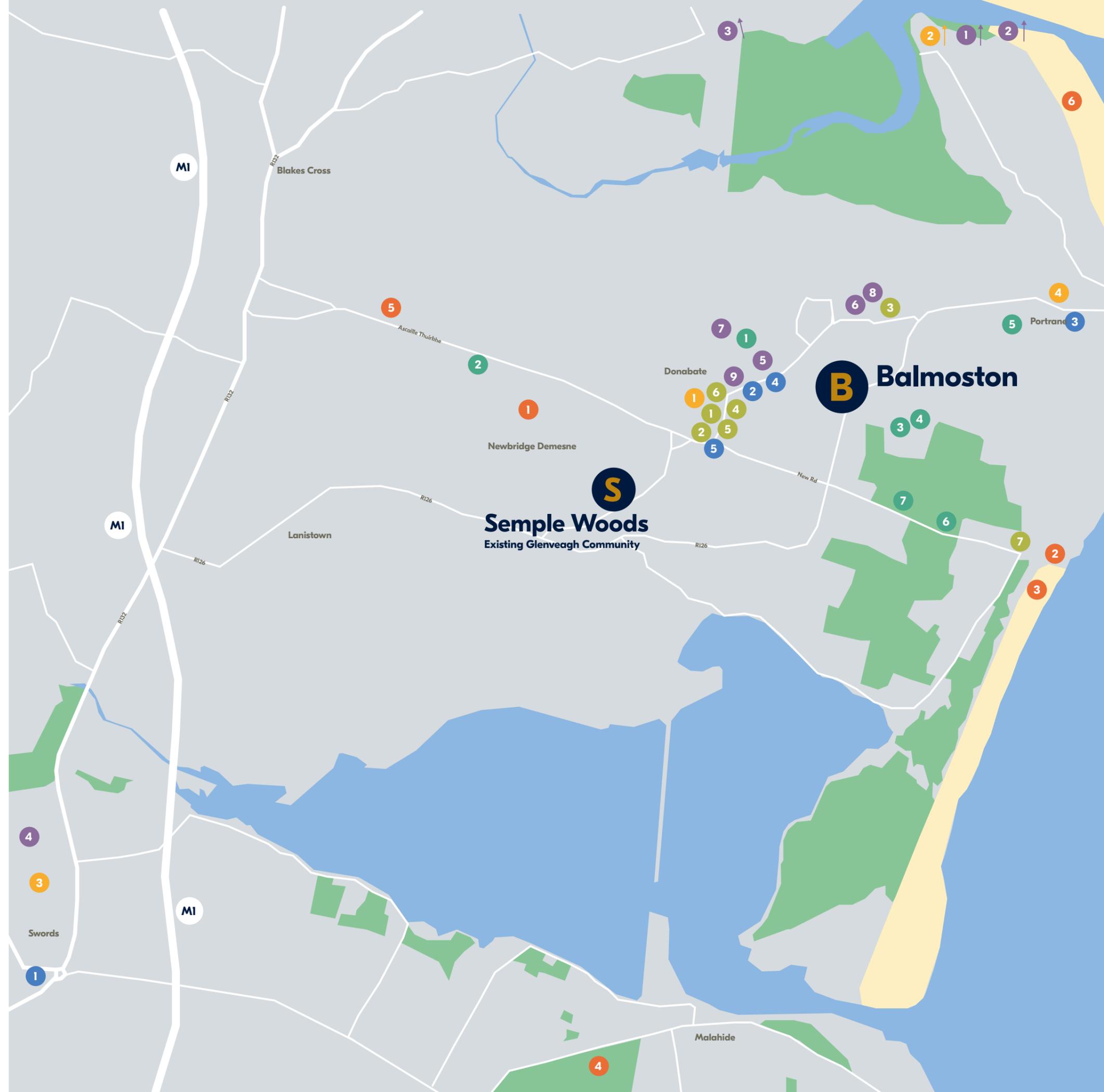
Places of Interest

- 1 Newbridge House & Farm
- 2 Donabate Portrane Cliff Walk
- 3 Donabate Beach
- 4 Malahide Castle & Gardens
- 5 Turvey Nature Reserve
- 6 Portrane Beach

Transport

Bus Routes via Donabate

- 1 33B - Swords Pavilions to Portrane
- 2 33T - Donabate to Lusk
- 3 33D - Portrane to St. Stephens Green/Custom House Quay
- 4 33E - Skerries to Dublin Abbey Street
- 5 Train Station



THE MAPLE

2 Bed Mid Terrace
87.2 sqm | 939 sqft



Ground Floor

First Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

For illustrative purposes.

THE HOLLY

3 Bed Mid Terrace
102.7 - 107.7 sqm | 1105 - 1159 sqft



Ground Floor

First Floor

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THE JUNIPER

3 Bed End Terrace
105.5 sqm | 1136 sqftt



Ground Floor

First Floor

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THE CEDAR

3 Bed End Terrace
106.2 sqm | 1143 sqft



Ground Floor

First Floor

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For illustrative purposes.





Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **McCauley Daye O'Connell Architects**

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