



WONDERFULLY DESIGNED HOMES

# BALLEALLY RISE

HANDS LANE, LUSK

*WONDERFULLY DESIGNED HOMES AT BALLEALLY RISE*

## BALLEALLY RISE OFFERS RESIDENTS VILLAGE LIFE ON THE EDGE OF THE CITY.

Lusk, located just 22km north of Dublin City Centre, has a rich culture heritage which can be explored and seen in its historical buildings and Heritage Centre. Lusk is within easy reach of many surrounding attractions such as Ardgillan Castle, Newbridge House & Farm and Malahide Castle to name a few. Lusk offers an ideal location within easy commute to Dublin City Centre with a wonderful lifestyle right on your doorstep offering the perfect balance of Village and Urban life.



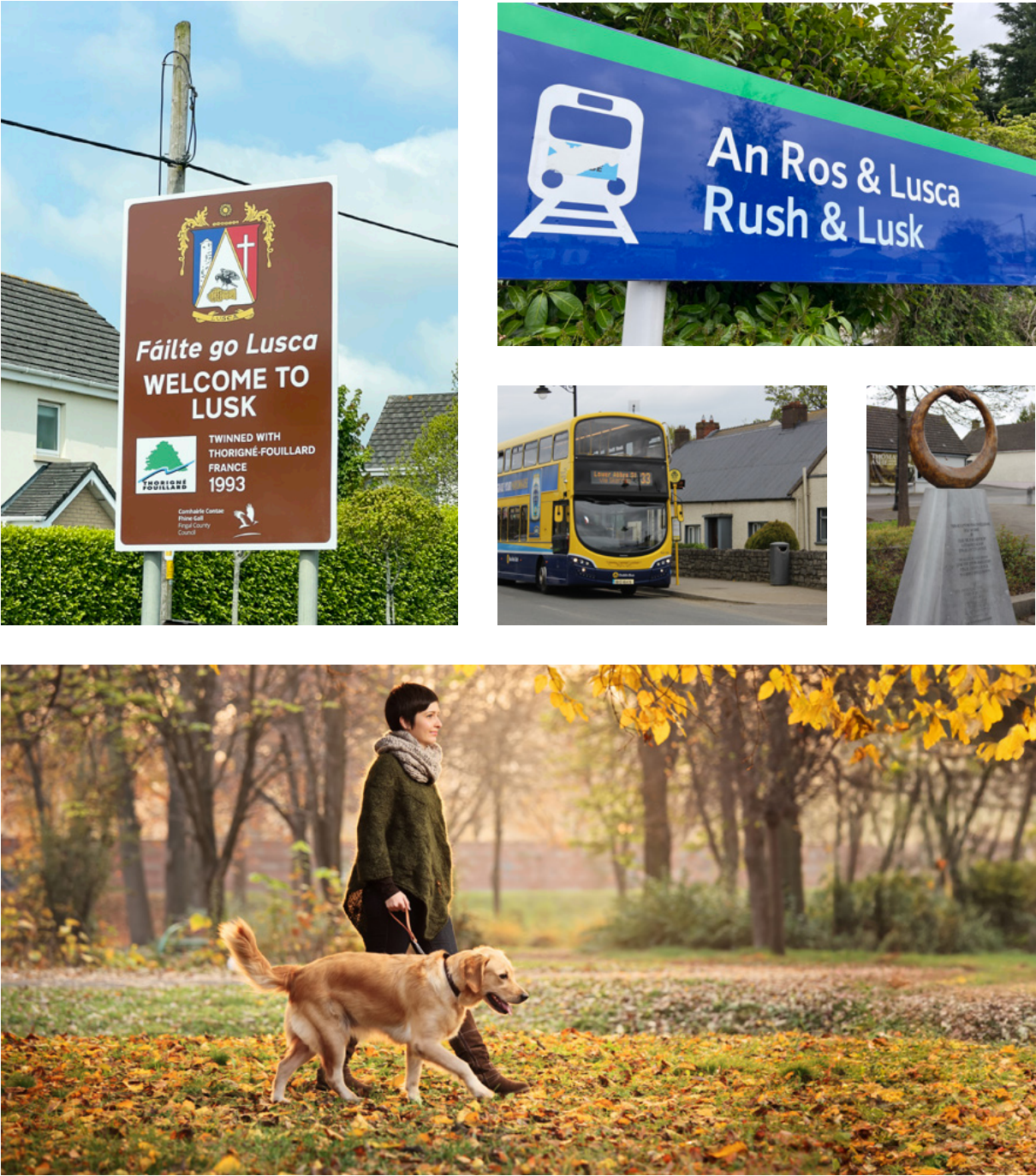




ENJOY THE BEST OF PEACFUL LUSK

OR BE IN THE HEART OF THE CITY IN LESS THAN AN HOUR





**AS A LOCATION FOR FAMILIES YOU CANNOT GET MUCH BETTER THAN LUSK.**

Kids and adults alike can choose from a range of sports clubs to fulfil their leisure needs. Balleally Rise is within walking distance of a beautiful 8.5 acre parkland providing playing fields, tennis courts, green area and playground offering residents a beautiful recreational space. There are also a host of recreational clubs, retail amenities, schools and transport links on your doorstep. Lusk's dedicated 8.5 acre Parkland provides the local community with biodiversity areas, recreational space, a playground and playing fields.

A LAID BACK LIFESTYLE JUST OFF THE EAST COAST

Lusk offers easy access to the many Coastal Walks across Fingal's 88km of coastline stretching from Howth through Sutton, Baldoyle, Portmarnock, Malahide, Donabate, Portrane, Loughshinny, Skerries and Balbriggan.







Families in Balleally Rise can choose from a range of schools in the immediate locality all of which are well regarded. A great selection of local primary schools including Lusk National School, Lusk Senior National School, Corduff National School, Hedgestown National School & Rush & Lusk Educate Together National School. There are also a number of Montessorri Schools, Creches and Afterschool childcare facilities in the locality.

Popular Secondary Schools closeby include Lusk Community College, Loreto Secondary School Balbriggan, Ardgillan Secondary School, Skerries Community College, St Joseph's Secondary School in Rush and Gormanston College, most of which are on the train line.







## BALLEALLY RISE RESIDENTS CAN ENJOY A HOST OF RECREATIONAL AMENITIES CONVENIENTLY LOCATED ON THEIR DOORSTEP TO SUIT ALL LEISURE REQUIREMENTS.

Lusk Village Quarter is an exciting new development offering retail amenities including food and beverage outlets and shops. Retailers include Lidl, McCabes Pharmacy, Polonez, League Barbers, Belfry & Co Café and Artisan food store to name a few. Lusk Town Centre is home to Fingal Medical Clinic, Super Valu, Stacks Pharmacy, Little Paris Beauty Studio, Resolve Fitness, Man up Barbers and other retail services.

Sports clubs in the area include Lusk United Football Club, Round Towers GAA Club, Lusk Ravens Basketball Club and Lusk Athletics Club. Golf enthusiasts can choose from an incredible selection of world class golf courses nearby, including Malahide, Portmarnock, The Island, Skerries and Rush.





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# BALLEALLY RISE

HANDS LANE, LUSK



Round Towers GAA



HANDS LANE

MINISTERS RD



GC School if Dance

Centra



KILHEDGE RD



St. MacCullins



Lusk Senior National School

CHAPEL RD



Smakpol



Lusk Round Towe



SuperValu



DUBLIN RD

DUBLIN RD

SKERRIES RD

BALLEALLY RISE

R127



Lusk Community College



Rush & Lusk Educate Together

R127



LIDL

R128

R127



Náinra Montessori



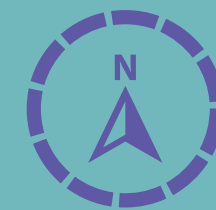
Lusk United FC

# LUSK

RUSH & LUSK







EXPLORE YOUR SURROUNDINGS BY RAIL OR ROAD

## VILLAGE LIFE ON THE EDGE OF THE CITY

Balleally Rise offers the perfect mix between Village life and urban life. There are convenient public transport options that link the village to surrounding towns and the city centre. There is a regular commuter train service connecting residents to the City Centre or Northwards on the main Dublin Belfast line. The 33 Dublin Bus Route is also available alongside the Fingal Express Private bus service via the Port Tunnel offering commuters easy access to the city centre. Swords, Drogheda and Dublin Airport can also be reached by bus from Lusk.

The M1 Motorway is just a 10min drive away offering easy access North or South and access to the M50 motorway with links to all major routes.

### From Balleally Rise By Car

SuperValu Lusk  
04 Mins

Rush & Lusk Train Station  
06 Mins

Rush North Beach  
14 Mins

Skerries Harbour  
14 Mins

Newbridge House & Farm  
15 Mins

Donabate Beach  
16 Mins

Dublin Airport  
19 Mins

Malahide  
24 Mins

Dublin City  
40 Mins

Travel times are approximate and may vary.





HIGH QUALITY FINISHES  
IN EVERY BALLEALLY RISE HOME

Heating, Ventilation & Water Systems

- Pressurized hot and cold water supply to kitchen, bathrooms, ensuites and utility room where present
- Highly efficient air source heat pump

Electrical

- Wired for broadband
- Data point and TV connections
- Generous quantity of electrical sockets and lighting
- Recessed downlight to kitchen
- Ducting for EV charging point

Energy Efficiency

- BER A2 rated homes

Kitchen and Wardrobes

- Contemporary fitted kitchen from a kitchen specialist

Bathroom

- Stylish sanitaryware fitted to all bathrooms
- Tiled floor and part tiled wall

Interior Finishes

- Internal walls painted to a high standard, one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

External Finishes

- Attractive brick and render façade
- Maintenance free Upvc windows
- Composite front door with 5 point locking system
- Attractive paved driveways
- Seeded gardens as standard





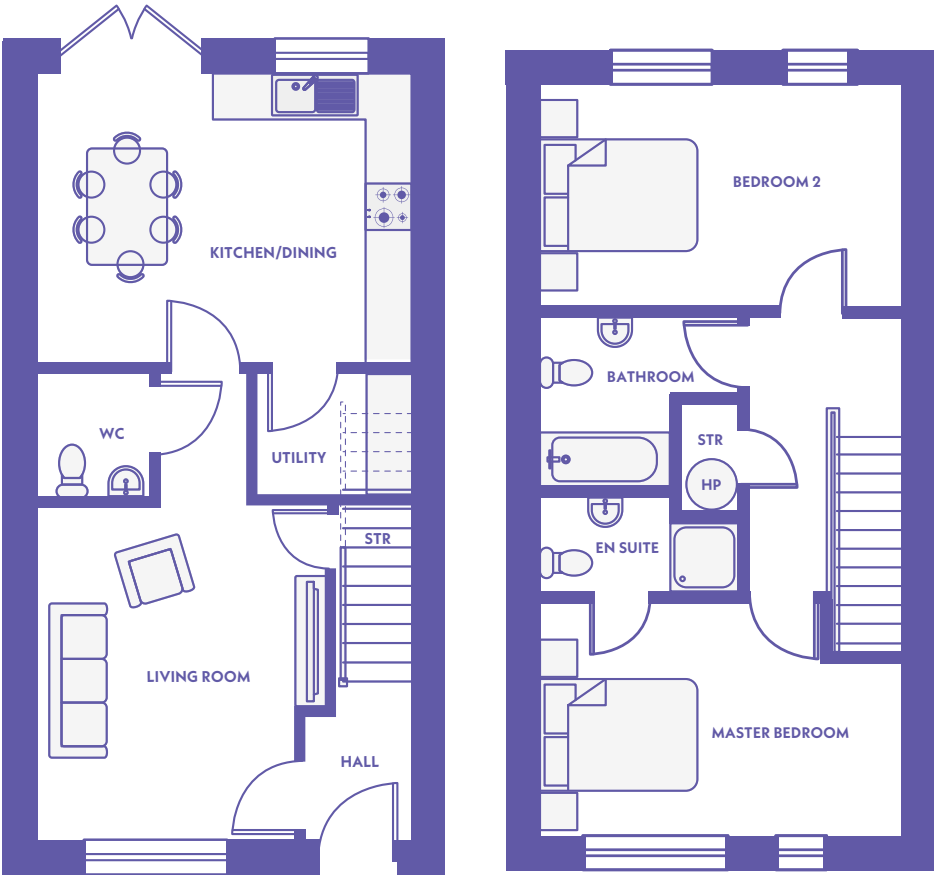




	<b>THE WALNUT (1)</b> 2 Bed Mid Terrace - 91 sqm / 980 sqft		<b>THE OAK (2)</b> 3 Bed End Terrace - 113 sqm / 1216 sqft
	<b>THE MAPLE (1A)</b> 2 Bed End Terrace - 92 sqm / 990 sqft		<b>THE CHESTNUT (2A)</b> 3 Bed End Terrace - 115 sqm / 1238 sqft
	<b>THE HAZEL (1B)</b> 2 Bed End Terrace - 94 sqm / 1012 sqft		<b>THE WILLOW (2B)</b> 3 Bed End Terrace - 115 sqm / 1238 sqft
	<b>THE ALDER (1C)</b> 2 Bed End Terrace - 93 sqm / 1001 sqft		<b>SOLD</b>



THE WALNUT (1) 2 Bed Mid Terrace - 91 sqm / 980 sqft



GROUND FLOOR

FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
LAYOUT MAY VARY DURING CONSTRUCTION AND HOUSES MAY BE HANDED.

THE MAPLE (1A) 2 Bed End Terrace - 92 sqm / 990 sqft



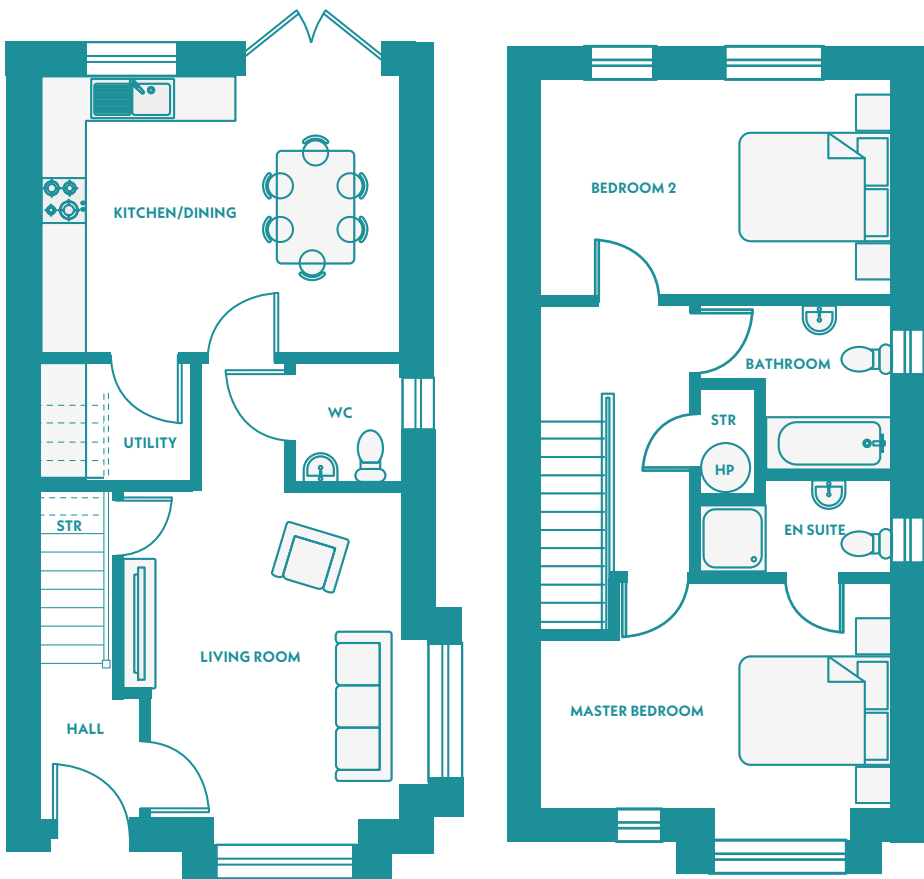
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THE HAZEL (1B) 2 Bed End Terrace - 94 sqm / 1012 sqft

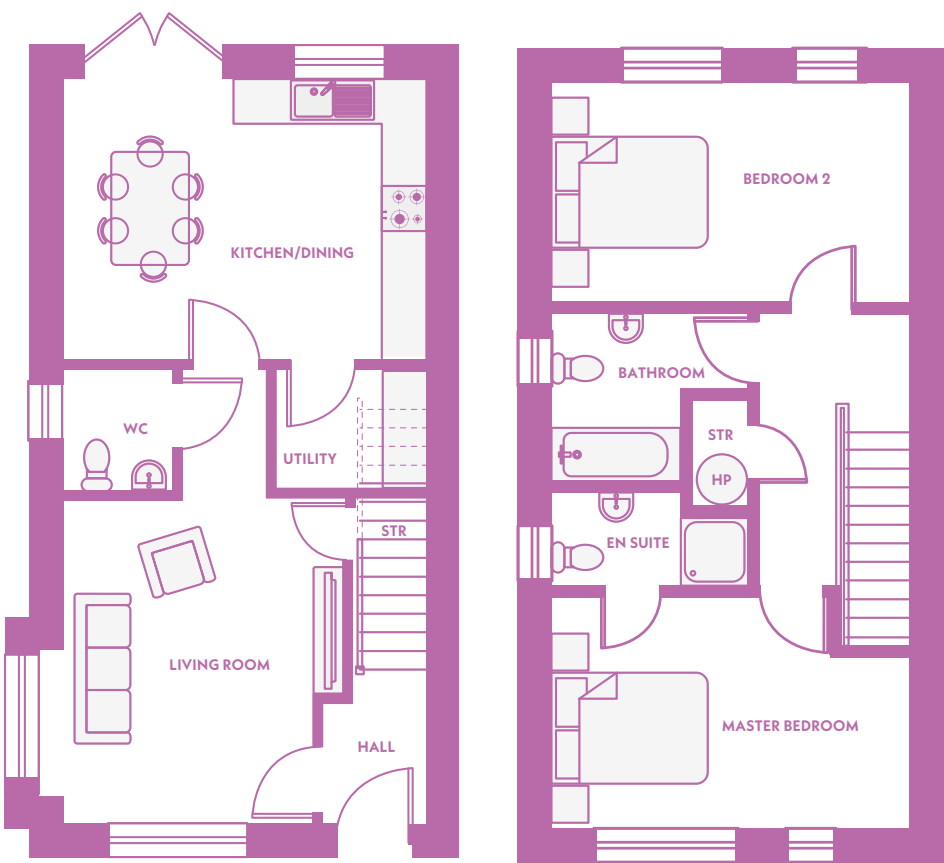


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THE ALDER (1C) 2 Bed Mid Terrace - 93 sqm / 1001 sqft



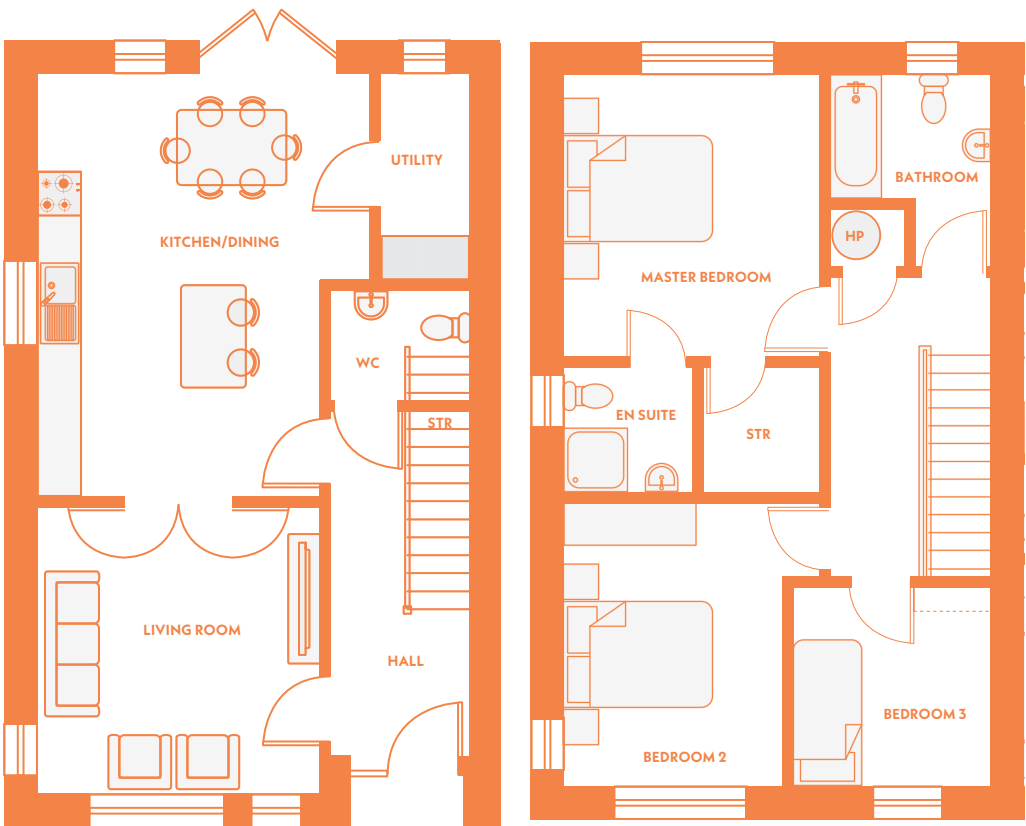
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THE OAK (2) 3 Bed End Terrace - 113 sqm / 1216 sqft

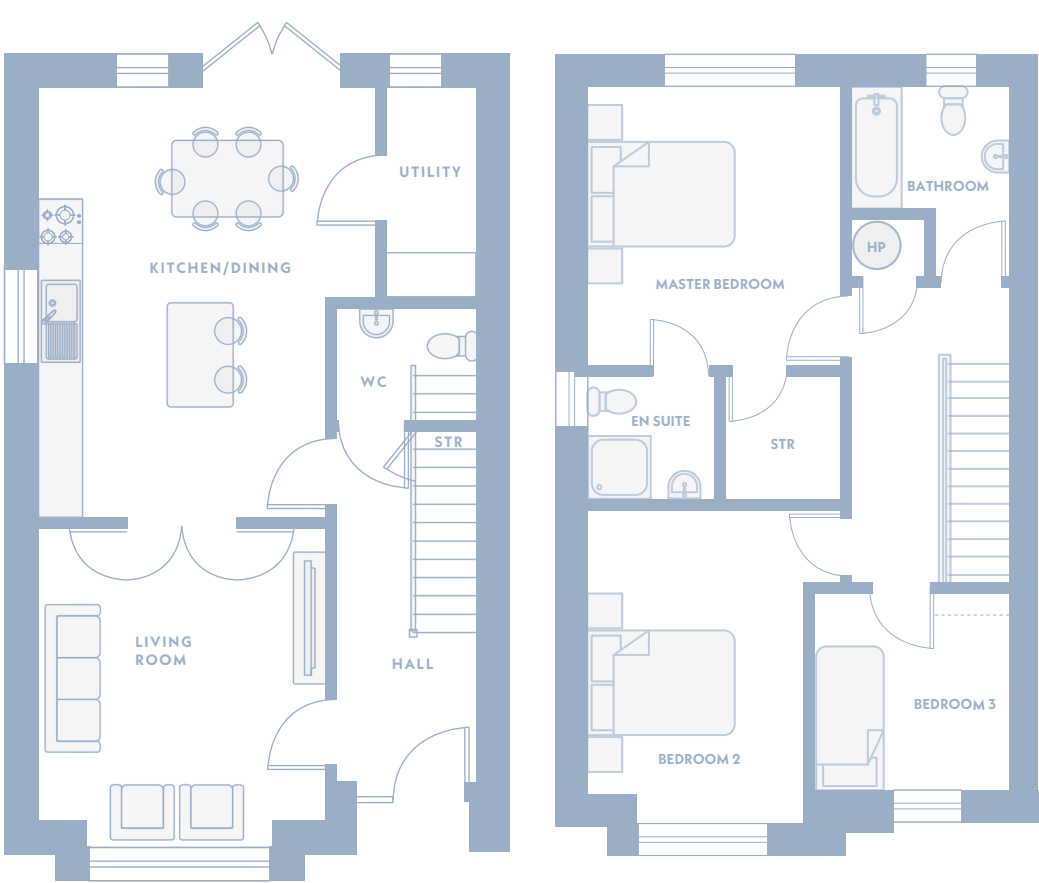


GROUND FLOOR

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THE CHESTNUT (2A) 3 Bed End Terrace - 115 sqm / 1238 sqft



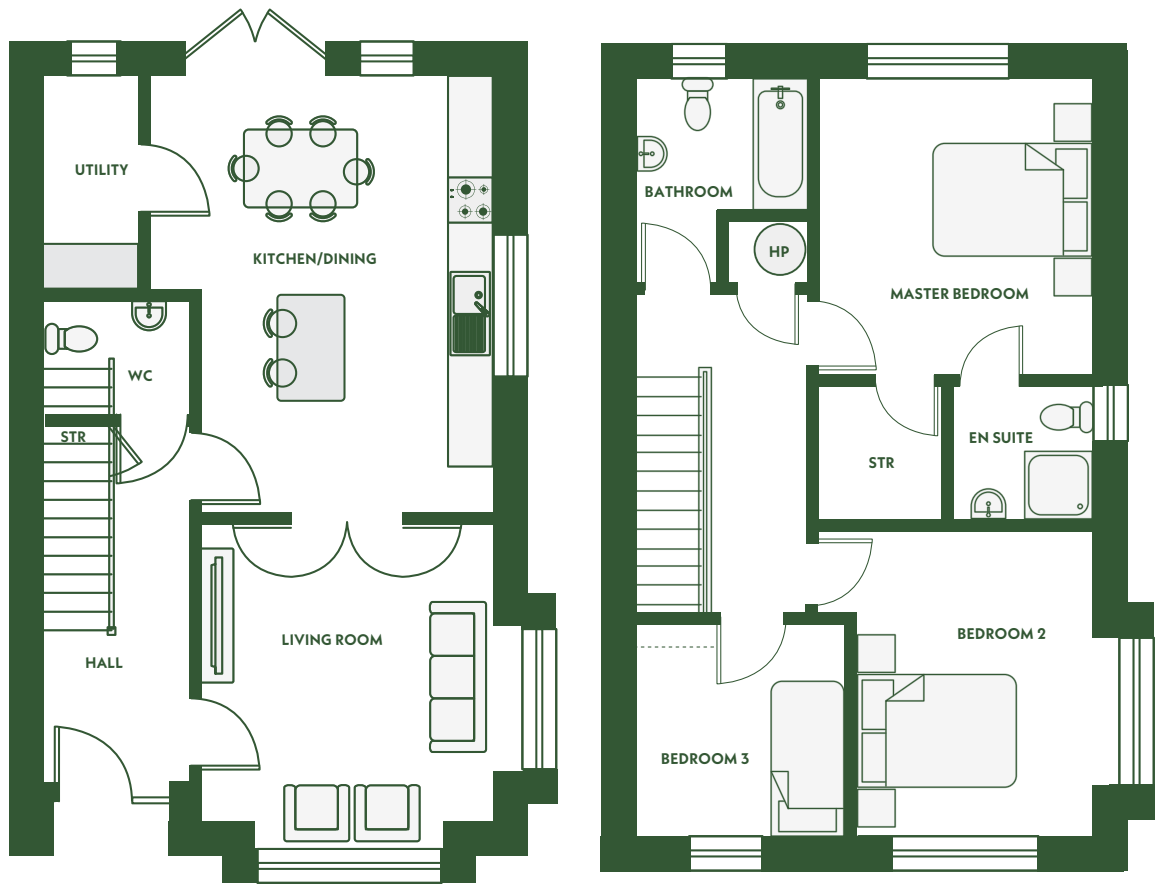
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# THE WILLOW (2B) 3 Bed End Terrace - 115 sqm / 1238 sqft



GROUND FLOOR

FIRST FLOOR

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HOMES WITH EVERY COMFORT







Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern,

innovative, and different. Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction. We welcome sustainable and nature-rich places where

communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



## BALLEALLY RISE PROFESSIONAL TEAM

		
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Rialtas na hÉireann  
Government of Ireland

Comhairle Contae  
Fine Gall  
Fingal County  
Council







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