

# FOLKSTOWN PARK

Balbriggan

Love where  
you live



Comhairle Contae  
Fhine Gall  
Fingal County  
Council



Glenveagh  
Home of the new.





## FOLKSTOWN PARK

Glenveagh is pleased to introduce **Folkstown Park**, a striking new collection of beautifully designed family homes only 5 minute drive from the picturesque seaside town of Balbriggan.

**Folkstown Park** embodies modern, stylish living in the fresh, coastal surroundings of **north county Dublin** - a warm, welcoming and well-established area famed for its sense of 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 Folkstone Park 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.



For illustrative purposes only.



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## **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.



For illustrative purposes only.

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Folkstown Park offers a wealth of family friendly activities close by. Ardgillan Castle and Demesne is spectacular in its setting, overlooking the Irish Sea with views from the Mourne Mountains to Lambay Island. Enjoy weekend woodland walks, stroll through the Rose and Walled Gardens, take a tour of the castle and enjoy regular family events throughout the year.





## FOLKSTOWN PARK

# ALL INTERESTS, ALL COVERED, ALL NEARBY

Conveniently located between Drogheda and Dublin City Centre, Folkstone Park offers easy access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Folkstone Park is a stone's throw from Balbriggan village which offers a range of local shopping and leisure choices. It's home to countless coffee shops, restaurants and bars, numerous scenic walks and local interest points including the lighthouse and Martello tower, and for more blockbuster views, there's the Omniplex Cinema.

So, whether a warm day at the beach, popping the glad rags on for a trip to Dundalk Races, or dropping over to Drogheda for retail therapy, virtually everything you need is on your doorstep.



## A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Balbriggan and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Folkstown Park. 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.

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

- The Franciscan College, Gormanstown
- Loreto Secondary School
- Balbriggan Community College
- Bracken Educate Together National School
- Coláiste Ghlór na Mara
- Balbriggan ETNS
- St George's National School
- Scoil Chormaic CNS
- Balscadden National School
- Scoil Chormaic Community National School

Third Level education within the local area includes Dundalk Institute of Technology, with commuter connections to all the Dublin choices.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Balbriggan. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention all the water-based activities available with the sea so close by.

Folkstown Park 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 sponsorships of local sport clubs such as Balrothery Cricket Club, Balbriggan Cricket Club and Velo Club Balrothery and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group in Balbriggan, that make a difference in our wider communities.





## FOLKSTOWN PARK

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

Folkstown Park connects you to it all, conveniently located just a short drive from both Dublin and Drogheda, while the M50, M1 and N2 road links are minutes away.

For commuters, regular bus and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



Balbriggan Beach	5 minutes
Ardgillan Castle	10 minutes
Skerries	12 minutes
Dublin Airport	20 minutes
Dublin City	45 minutes



Nearby Bus Routes	
Balbriggan to Lower Abbey St	33
Balbriggan Rail Station to Millfield Centre	B1
Balbriggan to Ashbourne	195
Dublin to Balbriggan to Drogheda	101
Balbriggan to Stamullen	192



Nearby Train Routes	
Balbriggan Railway Station	30 mins walk
	5 mins drive



# 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 40% of the market value of your new home in this scheme, in return for the same percentage 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 may be eligible to claim Help-to-Buy which can be used to help you with the deposit you need to purchase a Local Authority Affordable Home.

If a loan is required to fund the purchase of the property it must be taken out with an approved lender. You have the option to redeem or 'buy out' the equity share either partially or fully at any time, but you are not required to do so. However, certain events will prompt the local authority to request repayment of their equity share including a breach of the agreement, the sale of the property or the reaching of the 40 year equity share period.

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 <https://www.fingal.ie/AffordableHousing>



## How the Local Authority Affordable Purchase Scheme works

Here's how the Local Authority Affordable Purchase Scheme can help you get the keys to your new Glenveagh home. Let's look at two new Glenveagh Homes with different price points as examples of how the scheme could work for you.

**Example 1** - (Based on a house with open market value of €430,000)

<b>Minimum sale price:</b>	<b>€278,000</b>
<b>*Typical gross house income:</b>	<b>€62,550</b>
<b>Mortgage amount</b>	<b>€250,200</b>
<b>Deposit:</b>	<b>€27,800</b>
*Claim up to €27,800 of this with Help To Buy	
<b>Monthly Mortgage Repayments:</b>	<b>€1,034</b>
Based on an interest rate of 3.5%	

**Example 2** - (Based on a house with open market value of €475,000)

<b>Minimum sale price:</b>	<b>€384,000</b>
<b>*Typical gross house income:</b>	<b>€86,400</b>
<b>Mortgage amount</b>	<b>€345,600</b>
<b>Deposit:</b>	<b>€38,400</b>
*Claim up to €30,000 of this with Help To Buy	
<b>Monthly Mortgage Repayments:</b>	<b>€1,428</b>
Based on an interest rate of 3.5%	

All figures are for illustrative purposes only.

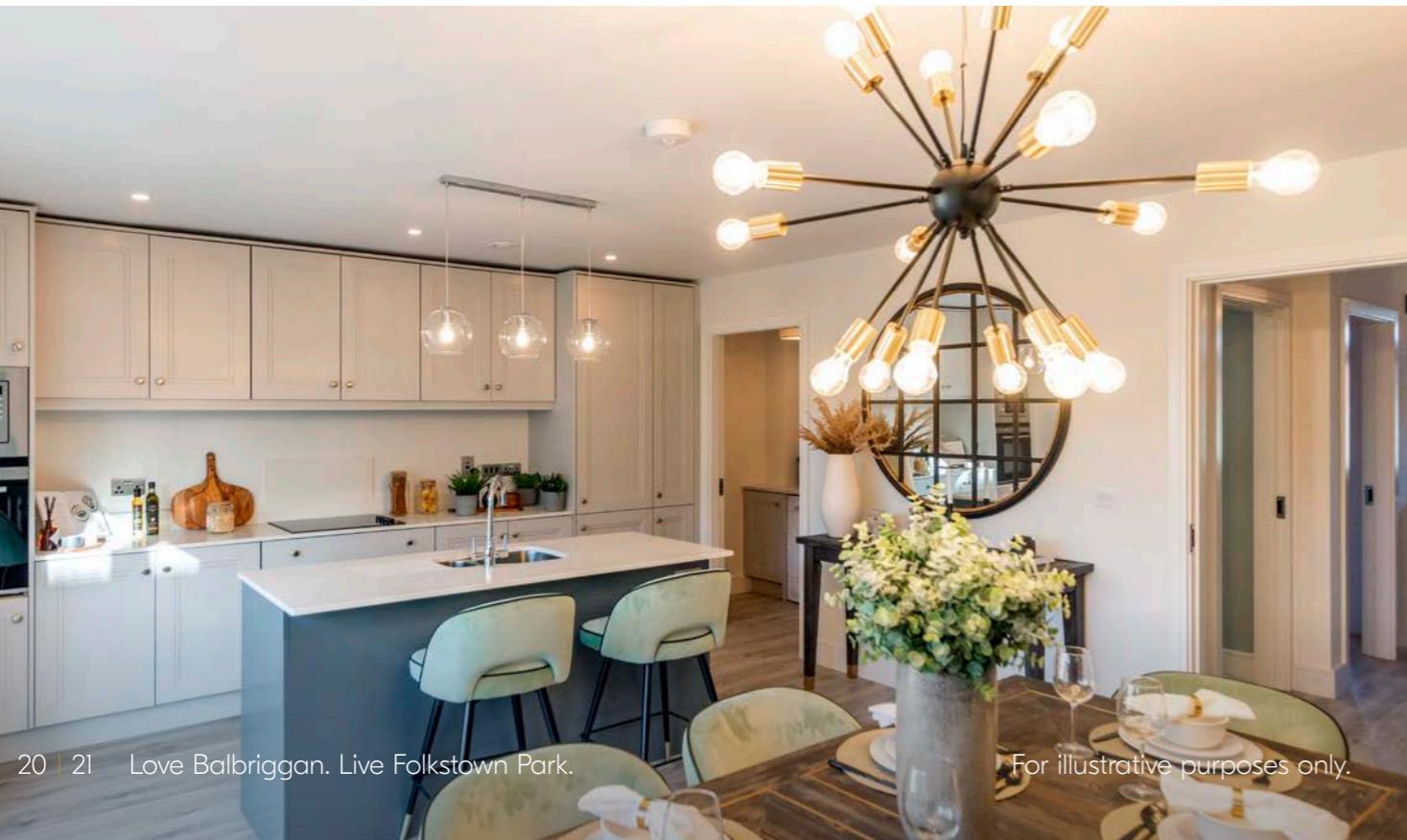
\*T&Cs apply when using the Help to Buy scheme. Find out more at <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

\*Income to be assessed by the Council and exceptions apply. For more information on the affordable purchase scheme, please visit <https://www.fingal.ie/AffordableHousing>

# 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.



For illustrative purposes only.



## 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.

## Why is an airtight home a better choice?

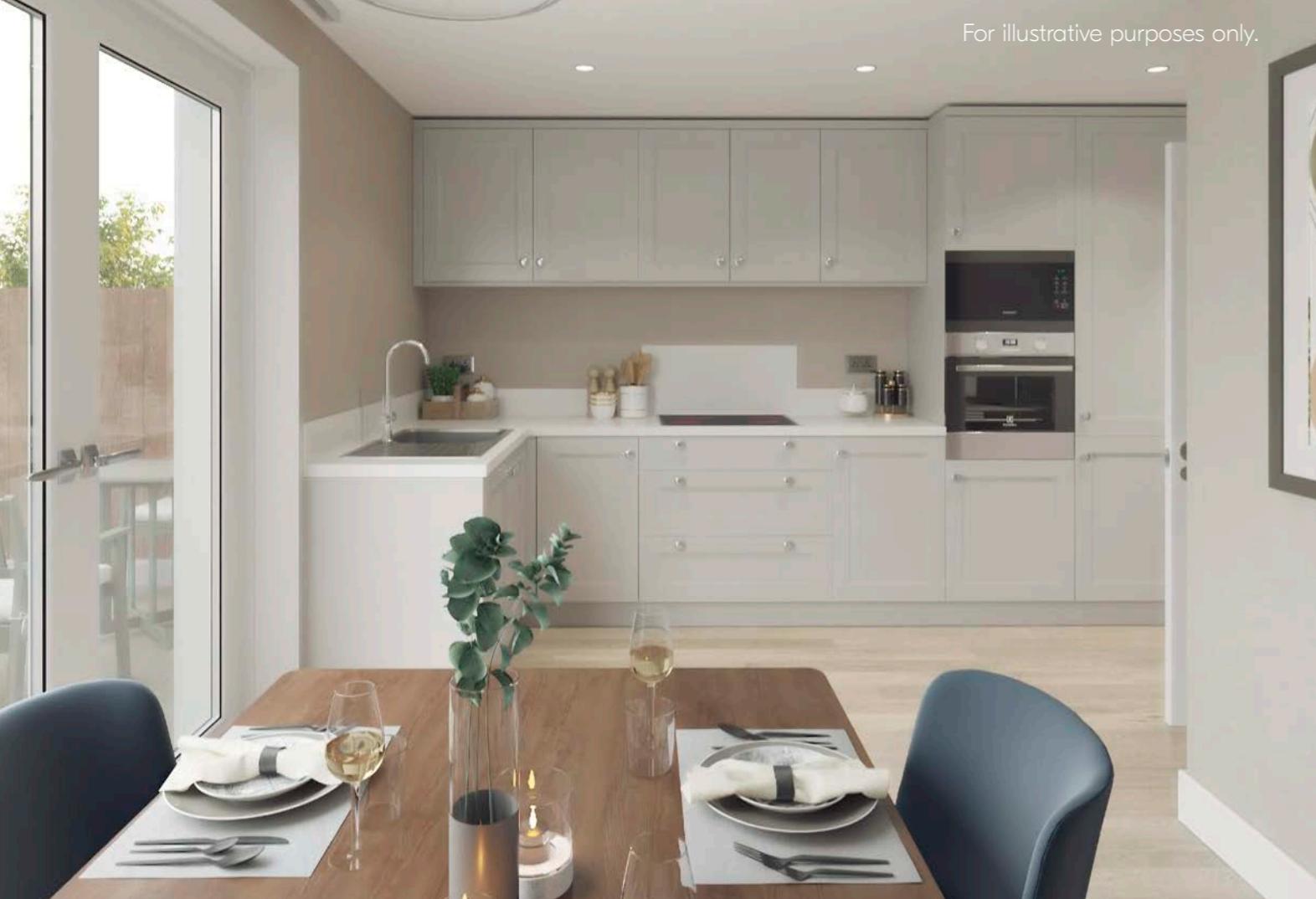
Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## Experience the Future of Home Comfort

Step into a smarter, cleaner, and more efficient way to live with our fully electric home heating system. Powered by solar energy and supported by advanced battery storage, this system delivers consistent comfort, lower energy bills, and true energy independence. Designed for sustainability and performance, it includes ceiling-mounted radiant/infrared heat panels in ground-floor living areas, an electric hot water system, PV solar panels, and a 5kWh battery with inverter, all working together to create a greener, more comfortable home.

## 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.



## FOLKSTOWN PARK

# BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

### 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.
- Powered by solar energy and battery storage, featuring radiant heat panels, electric hot water system, PV solar panels, and a 5kWh battery for lower bills, energy independence, and year-round comfort.
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors
- Ergonomic kitchen design.
- All kitchens are fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- Double Glazed Windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Modern fitted Wardrobes in the master bedroom.

### Energy Efficiency

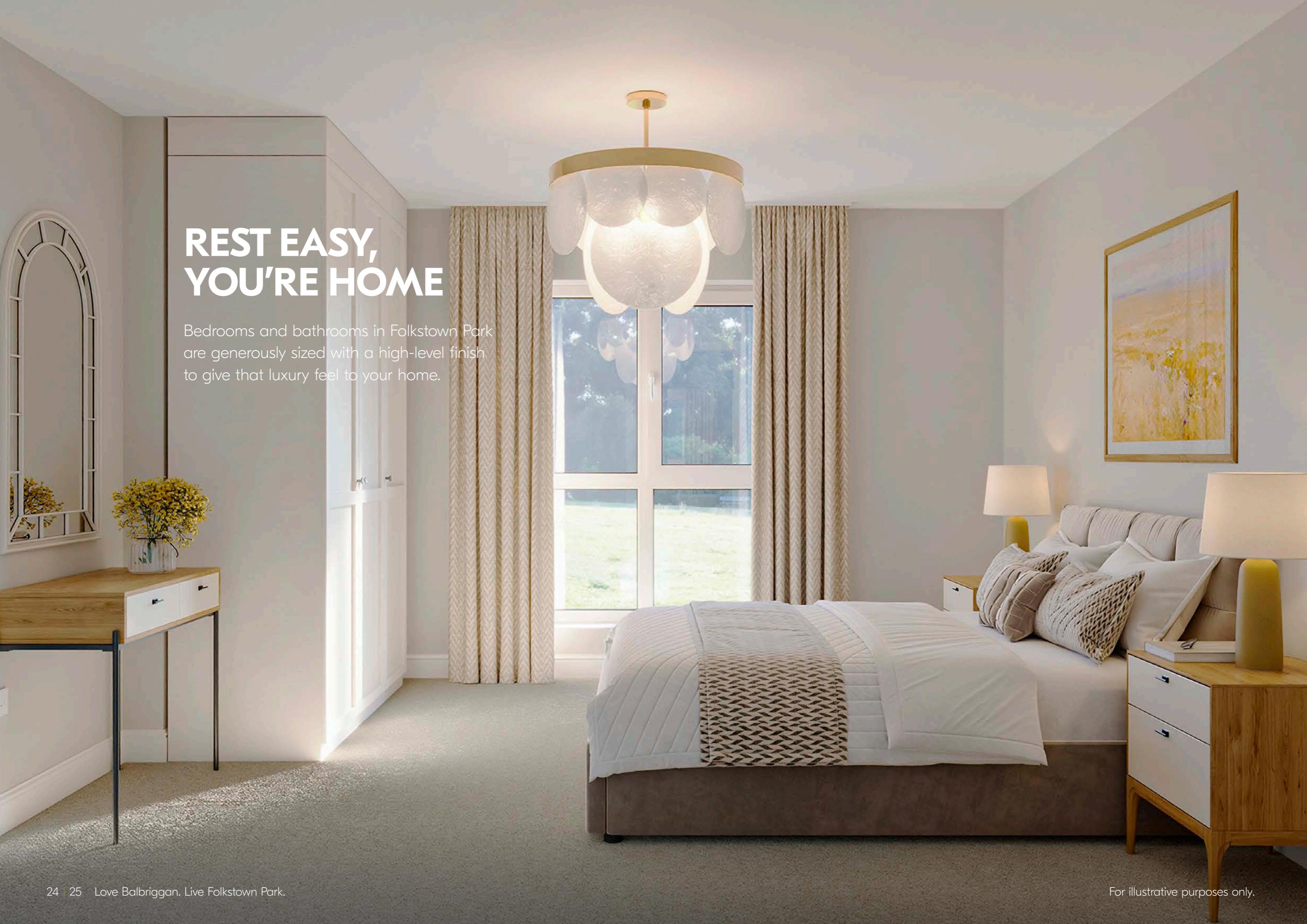
- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

### Guarantee

Each Folkstown Park home is covered by a 10 year structural guarantee.

## REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Folkstown Park 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 to our doorstep.

## Schools

- 1 St. George's National School
- 2 Balbriggan Educate Together N.S.
- 3 Bremore Educate Together Secondary School
- 4 Gaelscoil Baile Brígin
- 5 Bracken Educate Together National School
- 6 Coláiste Ghél na Mara
- 7 Balbriggan Community College
- 8 Loretto Secondary School
- 9 The Franciscan College, Gormanstown
- 10 Balscadden National School
- 11 Scoil Chormaic Community National School

## Shopping

- 11 Supervalu
- 12 Lidl
- 13 Millfield Shopping Centre

## Sport

- 14 O'Dwyers GAA Club
- 15 Balbriggan FC
- 16 Balbriggan Cricket Club
- 17 Balbriggan Rugby Club
- 18 Balbriggan Golf Club
- 19 Balbriggan Sport Centre

## Airports

- 20 Dublin Airport

## Train Stations

- 21 Balbriggan Station

## Health

- 22 Balbriggan Primary Care
- 23 Yew Medical Centre
- 24 Balbriggan Medical Centre

## Hotels

- 25 Bracken Court Hotel
- 26 Bedford House Boutique

## Parks

- 27 Pollinator's Walk
- 28 Ballbriggan Old Town Park
- 29 Balbriggan Beach
- 30 Quay Street Playground Park

## Attractions

- 31 Balbriggan Beach
- 32 Salt Cave Halotherapy
- 33 Omniplex Cinema
- 34 Ardgillan Castle and Demesne



# HOUSE STYLES

## Maisonettes/ Apartments/ Duplexes

### The Bramble

1 Bed Duplex  
53 sqm | 565 sqft

### The Cherry

1 Bed Maisonette  
56 - 68 sqm | 603 - 732 sqft

### The Apple

2 Bed Apartment  
71 sqm | 764 sqft

### The Laurel

3 Bed Duplex  
117 sqm | 1,259 sqft

## 1 Bed Homes

### The Honeysuckle

1 Bed Bungalow  
51 sqm | 552 sqft

## 2 Bed Homes

### The Chestnut

2 Bed End & Mid Terrace |  
Semi Detached Bungalow  
67 sqm | 721 sqft

### The Willow

2 Bed Mid Terrace  
74 sqm | 794 sqft

### The Maple

2 Bed Semi Detached Bungalow  
80 sqm | 861 sqft

### The Hazel

2 Bed Semi Detached  
88.1 sqm | 949 sqft

### The Spruce

2 Bed End & Mid Terrace  
86.54 - 86.8 sqm | 932 - 935 sqft

## 3 Bed Homes

### The Pine

3 Bed End of Terrace | Semi Detached  
92 sqm | 989 sqft

### The Birch

3 Bed | End of Terrace | Semi  
Detached  
102 sqm | 1,100 sqft

### The Beech

3 Bed | Semi Detached  
104 sqm | 1,119 sqft

### The Larch

3 Bed Semi Detached  
119.5 sqm | 1,287 sqft

### The Hornbeam

3 Bed Mid & End Terrace  
131 sqm | 1,405 sqft

## 4 Bed Homes

### The Alder

4 Bed Detached  
142.9 sqm | 1,539 sqft

### The Linden

4 Bed End Terrace  
154 sqm | 1,654 sqft

### The Elm

4 Bed Semi Detached  
155 sqm | 1,674 sqft



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Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

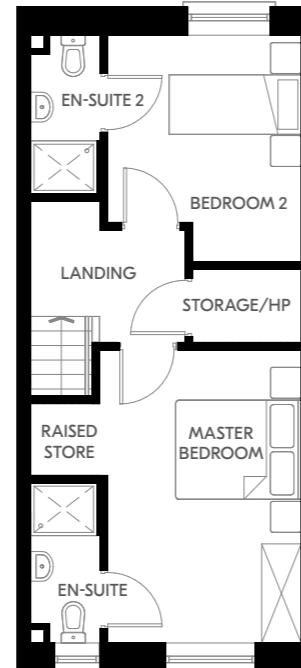
For Illustrative Purposes

## THE WILLOW

2 Bed Mid Terrace  
74 sqm | 794 sqft



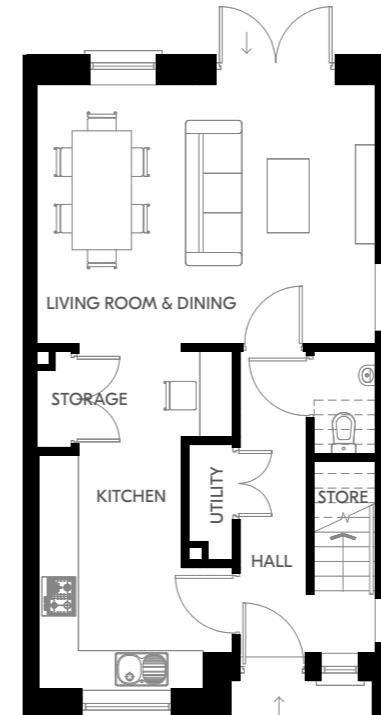
Ground Floor



First Floor

## THE PINE

3 Bed End of Terrace | Semi Detached  
92 sqm | 989 sqft



Ground Floor



First Floor

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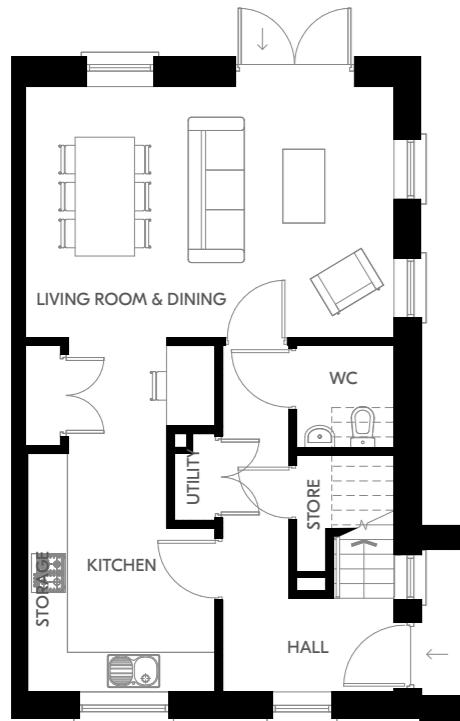
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## THE BIRCH

3 Bed | End of Terrace | Semi Detached  
102 sqm | 1,100 sqft



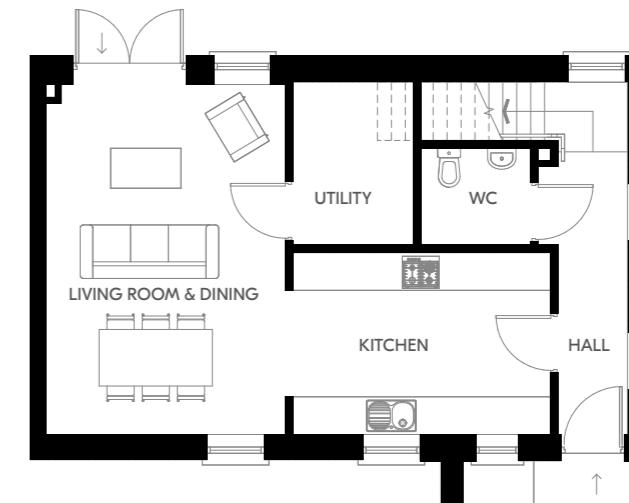
Ground Floor



First Floor

## THE BEECH

3 Bed | Semi Detached  
104 sqm | 1,119 sqft



Ground Floor



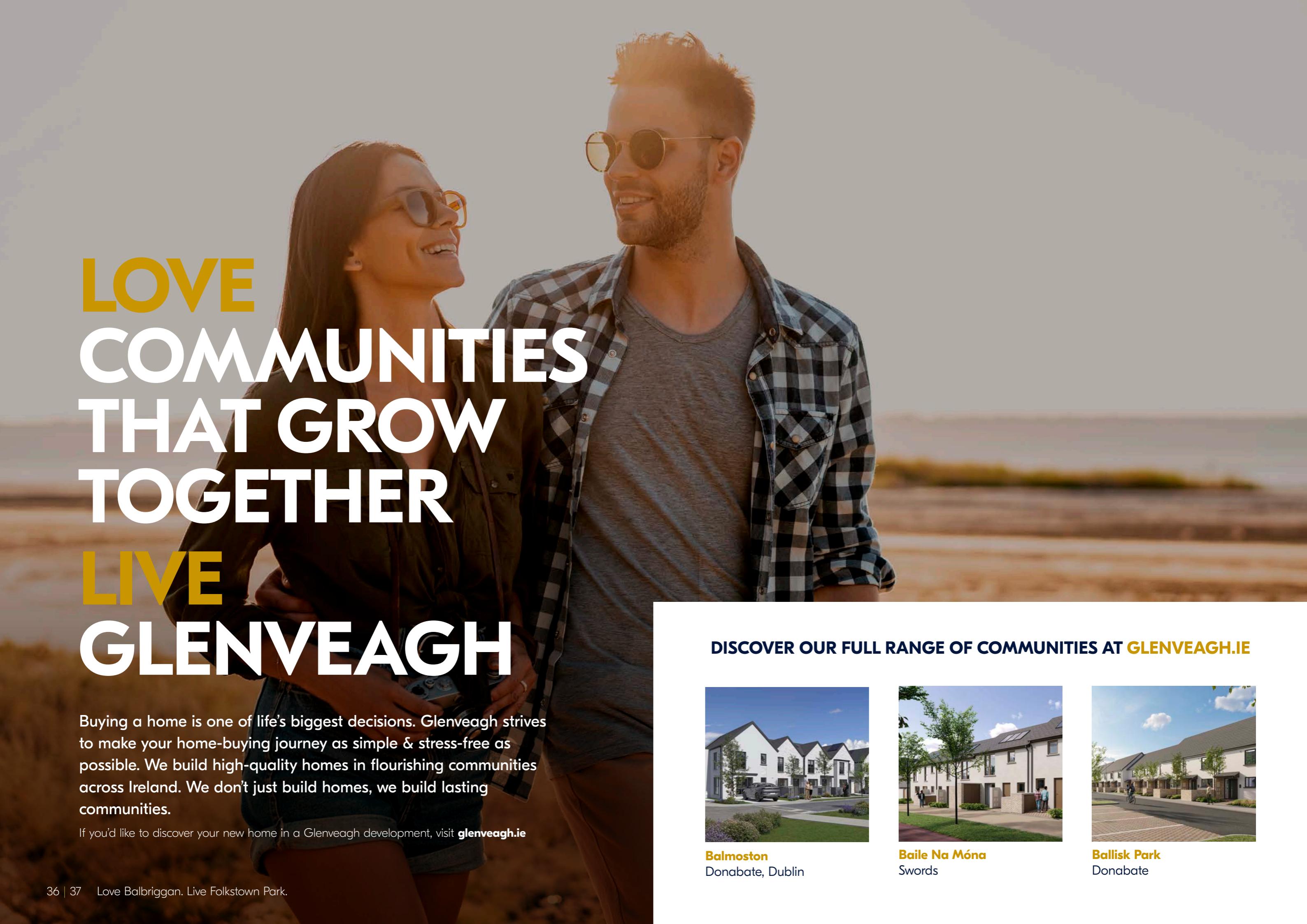
First Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](http://glenveagh.ie)

DISCOVER OUR FULL RANGE OF COMMUNITIES AT [GLENVEAGH.IE](http://GLENVEAGH.IE)



**Balmston**  
Donabate, Dublin



**Baile Na Móna**  
Swords



**Ballisk Park**  
Donabate



For illustrative purposes only.



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Selling agent

**Knight Frank**

01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **Mason Hayes Curran**

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