



Glenveagh
Taylor Hill

Giving Life a New Home



Taylor Hill Balbriggan

Welcome Home

Glenveagh Taylor Hill Balbriggan

Glenveagh Homes is delighted to introduce Taylor Hill, Balbriggan, in North County Dublin, a new development of A-rated family homes in a most convenient location.

This phase of the development comprises of 135 houses with a choice ranging from two bedroom terrace homes to four bedroom detached homes. Taylor Hill has a home to suit every stage of life from first time buyers to growing families to those downsizing and wanting the convenience of a modern home.

Each of the spacious homes in Taylor Hill has been thoughtfully designed with the needs of modern families today in mind. Step outside and you are met by an abundance of green space, including neighbouring parkland and a children's playground within the development itself. Enjoy being surrounded by family and friends in this beautiful new coastal community.

Openhearted homemaking



Taylor Hill Balbriggan



TULIPS
6.97 ea / BUNCH

HYACINTH
2.97 ea / Tete a Tete
or
6.97 ea / EACH



Location

The seaside town of Balbriggan is extremely popular for families and commuters thanks to its convenient location and superb transport links. An excellent regular train service from the town to Dublin City Centre makes commuting life easy. Balbriggan itself is a well-established family-oriented town, with plenty of retail outlets and conveniences to suit everyone, from big supermarkets to local boutiques and restaurants. The Millfield Shopping Centre is only a stroll away, and boasts one of Europe's biggest Tesco stores, while the M1 Retail Park is a convenient 20-minute drive away.



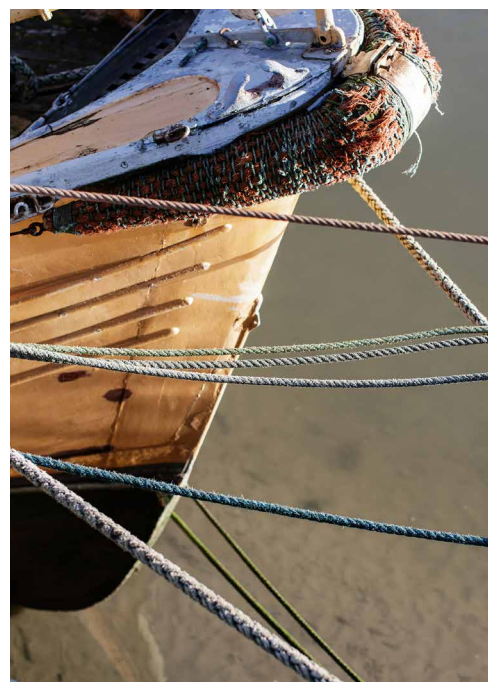
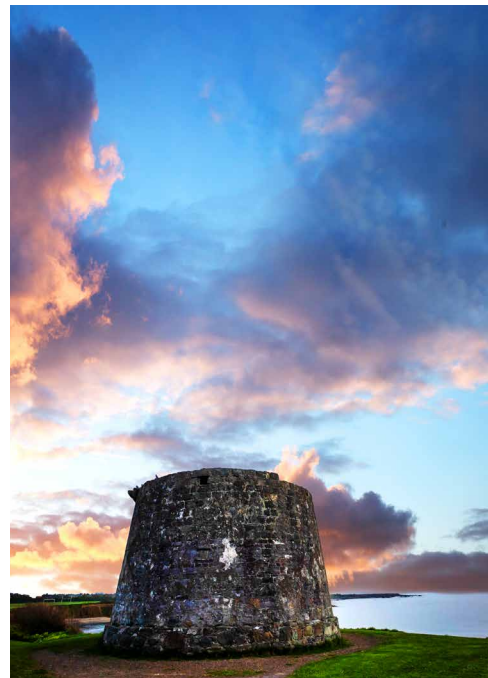


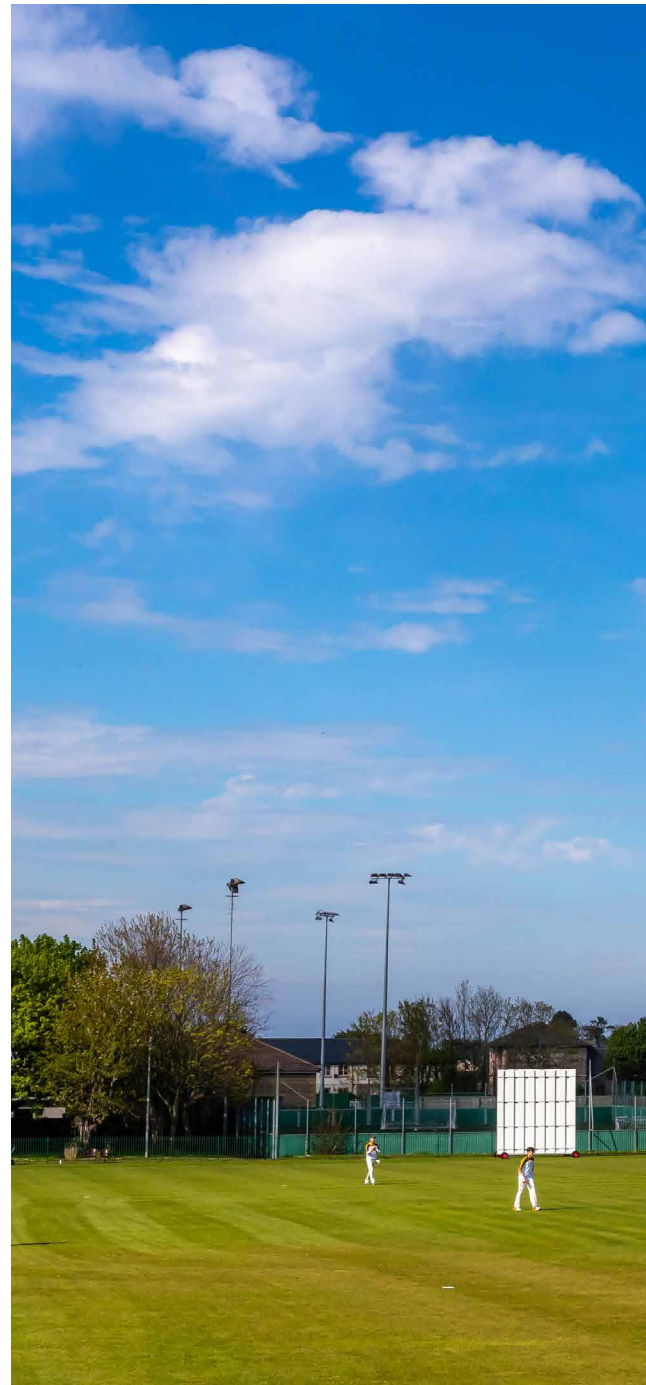


Local Hotspots

Taylor Hill residents can make the most of coastal living thanks to Balbriggan's location on the picturesque East Coast. Enjoy walks along the beach or see if you can spot one of many seals that follow the fishing boats into the harbour at the end of the day. Ardgillan Castle, which features 194 acres of rolling open grassland, mixed woodland and gardens, is perfect for a family day out, and features stunning views over the Irish Sea, the Mourne Mountains and Lambay Island.







Glenveagh Taylor Hill - Balbriggan



Schools

As a well-established family community, Balbriggan residents can choose from a wide range of excellent schools in the area. St George's National School and Coláiste Ghlór na Mara both neighbour the Taylor Hill development, while 14 other primary and secondary schools are located in the area, including several Educate Together primary schools and Bremore Educate Together Secondary School, Gaelscoil Bhaile Brigin and Loreto Secondary School.

Recreation

When it comes to filling your leisure time, Balbriggan has sporting amenities to suit every member of the family. A myriad of excellent sports clubs are located in the immediate area, catering for all kinds of sports, including rugby, cricket, GAA, running and cycling. Golfing enthusiasts will love the challenge of Balbriggan Golf Club, a picturesque course that is included in Golf Digest's top 100 Golf Courses in Ireland. Even the tiny tots can get in on the outdoor fun – Taylor Hill boasts parkland of c. 1.6 acres with its very own

At Your Convenience

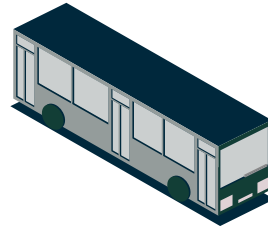


Transport

As a location, Taylor Hill could not be better positioned. Balbriggan itself is only 34km north of Dublin City and 27km south of Drogheda, and with Taylor Hill only three minutes from the main M1 motorway, getting to where you want to be could not be easier. For motorists, the M1 connects onto the M50, which opens up the entire network of main roads in Ireland, while commuters can easily access their workplace via regular train connections from Balbriggan train station and the 33, 33X or 33A bus routes. With Dublin Airport only 20 minutes on the M1 motorway, even heading abroad is simple thanks to Taylor Hill's excellent location.



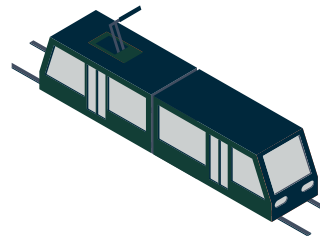
20 minutes
|
Dublin Airport



33, 33a & 33x
|
Dublin City



3 minutes
|
M1



40 minutes
|
Dublin City

Amenities Map



Transport Map





O'Dwyers
GAA

Balbriggan
FC

Balbriggan
Train Station

Balbriggan
Beach

Loreto
School

Balbriggan
Town

Castlemill Link
Road

Stephenstown
Industrial Estate

Millfield
Shopping Centre

Skerries

Balbriggan
Golf Club

Argillan
Castle

Techrete
Ireland Ltd



St Georges
National School

Colaiste Ghlor
na Mara

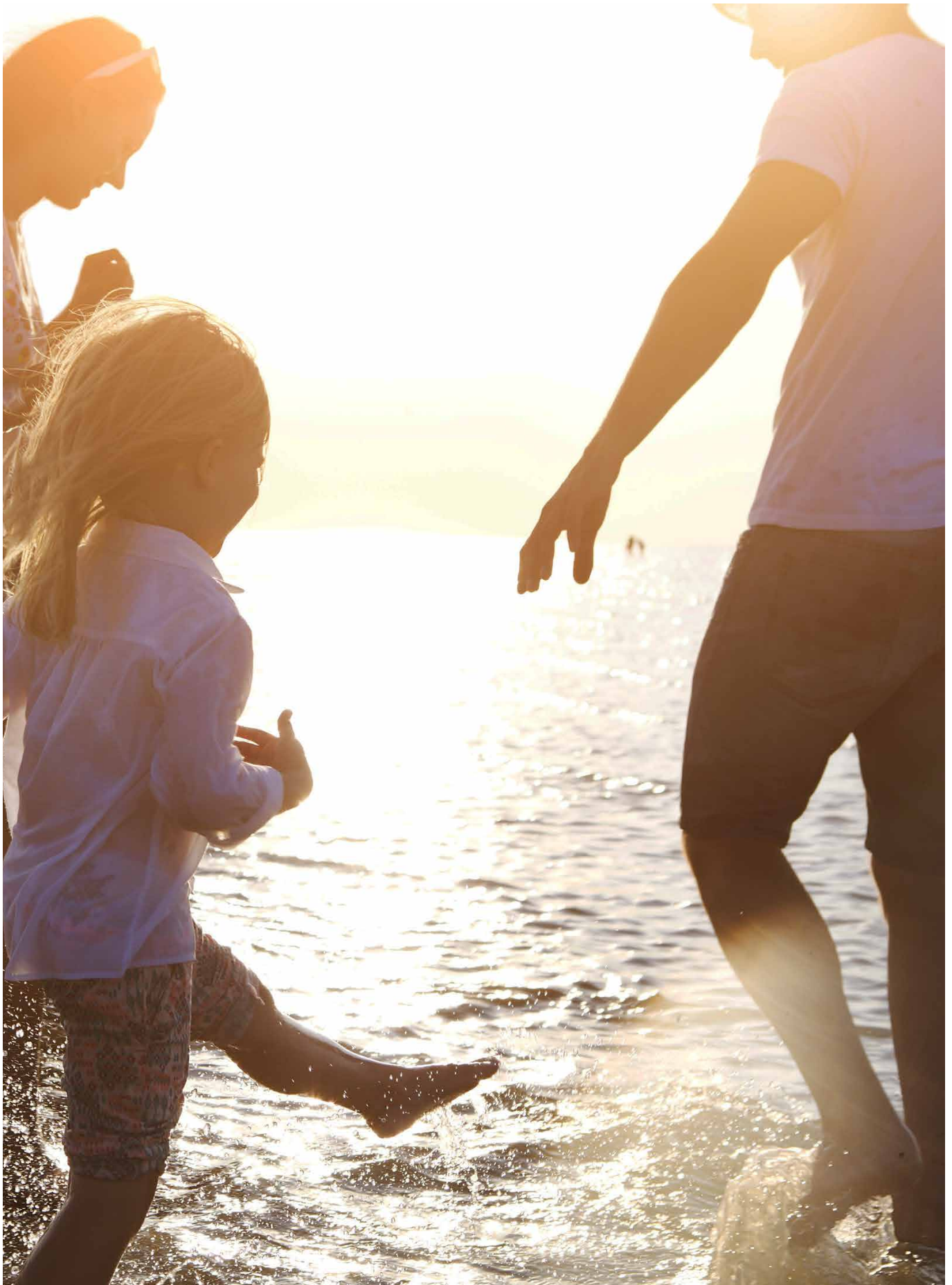
Scoil Chormaic
CNS

Bremore
Educate Together

3 Minutes To
M1 Via R122







Glenveagh Taylor Hill - Balbriggan



Glenveagh
Taylor Hill

BER A3



Specifications & Plans

Quality Homes Real Distinction

Built to a standard you can trust

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Taylor Hill an extremely attractive new development. Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come. Step inside to reveal interiors that are thoughtfully laid out to suit modern living and all finished to the highest of standards.

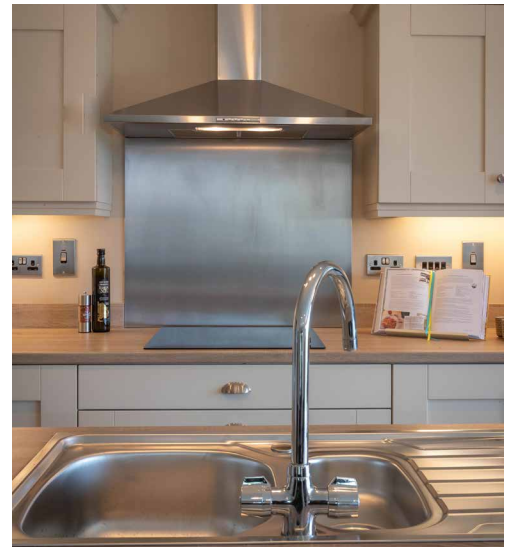
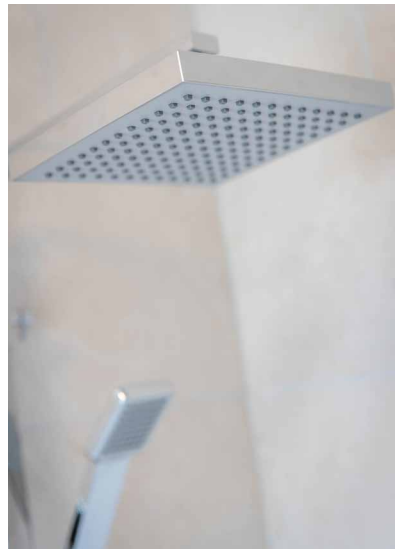




Glenveagh Taylor Hill - Balbriggan



Choose from a wide range of housing options within the development, from two-bedroom terraced homes to spacious four-bedroom semi-detached and detached homes.



Built To A Standard You Can Trust



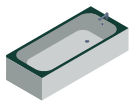
External Features

- ◆ Maintenance free, tasteful mix of brick and render exteriors.
- ◆ PVC fascia, gutters and downpipes.
- ◆ Composite front doors with secure five-point locking system.



Gardens

- ◆ Driveways finished in Kilsaran paving with two car-parking spaces.
- ◆ Seeded gardens with secure post and panel fencing to rear gardens.



Bathroom & Ensuite

- ◆ Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- ◆ Beautiful taps, shower heads & bath fittings.
- ◆ Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.



Electrical & Heating

- ◆ Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- ◆ Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- ◆ TV connection in living and master bedroom.
- ◆ Wired for an intruder alarm.
- ◆ A-rated condensing gas boiler central heating system which is thermostatically controlled to maximise your comfort.
- ◆ Photovoltaic panels fitted to generate electricity all year round.



Windows and Doors

- ◆ Two-toned uPVC double glazed windows with grey exterior and white interior.
- ◆ French double doors to back garden.



Kitchens

- ◆ Superb contemporary kitchen by Gallagher Kitchens with soft close doors.
- ◆ All kitchens are integrated with an upstand and elegant stainless steel extractor fan as in the show houses.
- ◆ Stainless steel sink featuring an elegant tap.



Internal Finishes

- ◆ Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- ◆ Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- ◆ Pull-down attic ladder in all homes.



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 air tightness in order to retain heat.



Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom as in the show houses.



Guarantee

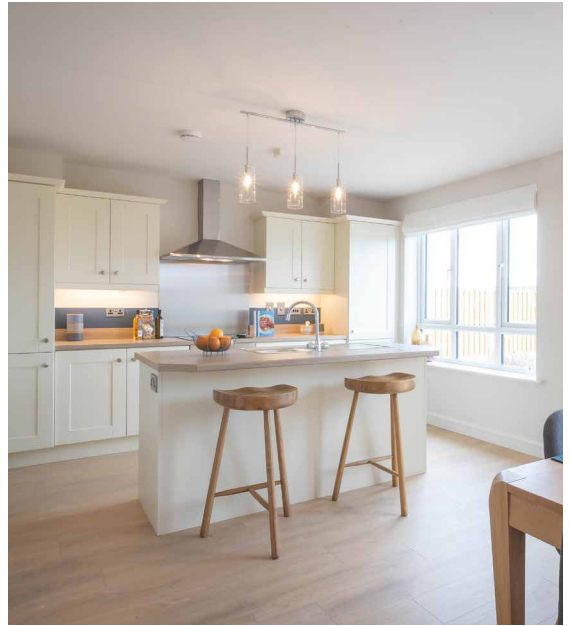
- ◆ Each Taylor Hill home is covered by a 10-year Homebond Structural Guarantee.

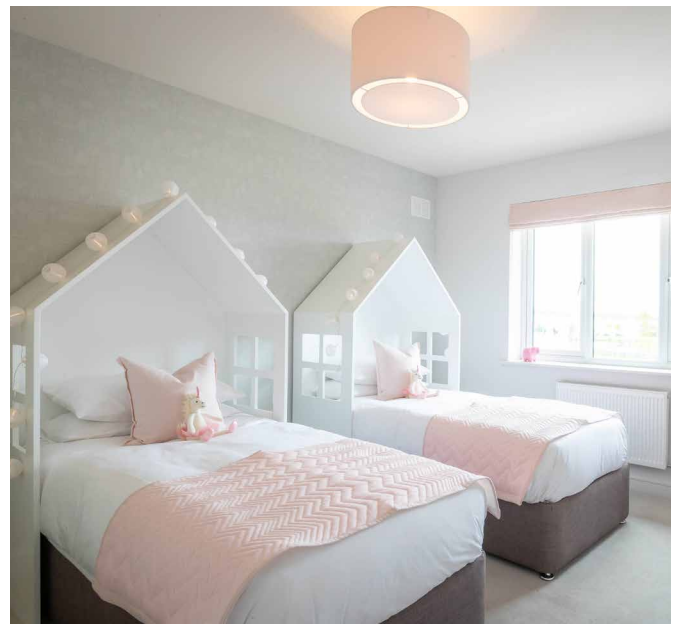


Glenveagh Taylor Hill - Balbriggan



Imagery featured from Glenveagh Cois Glaisín, Navan





Glenveagh Taylor Hill

House Types



The Wren

2 Bed Terrace
953 sqft / 89 sqm



The Finch

3 Bed Terrace / End of Terrace
1,098 sqft / 102 sqm



The Swallow

3 Bed Semi Detached
1,223 sqft / 114 sqm



The Dove

4 Bed Semi Detached
1,582 sqft / 147 sqm



The Starling

4 Bed Detached
1,642 sqft / 151 sqm

Show Houses (SH)

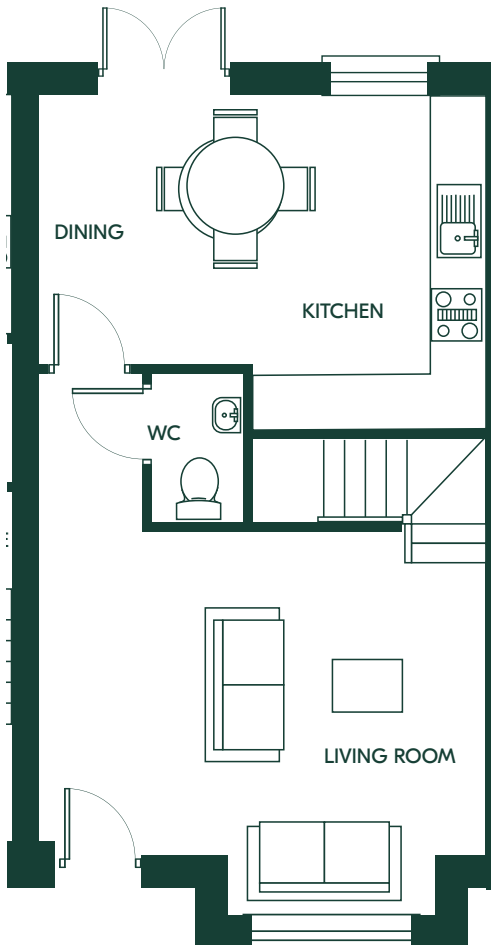
No's 5, 7, & 9 Taylor Hill Green



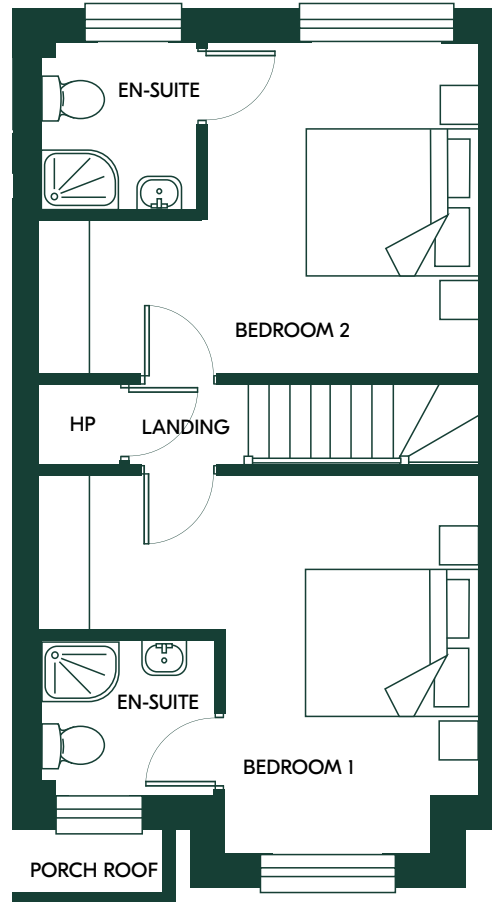


The Wren

2 Bed Terrace
953 sqft / 89 sqm



ground floor

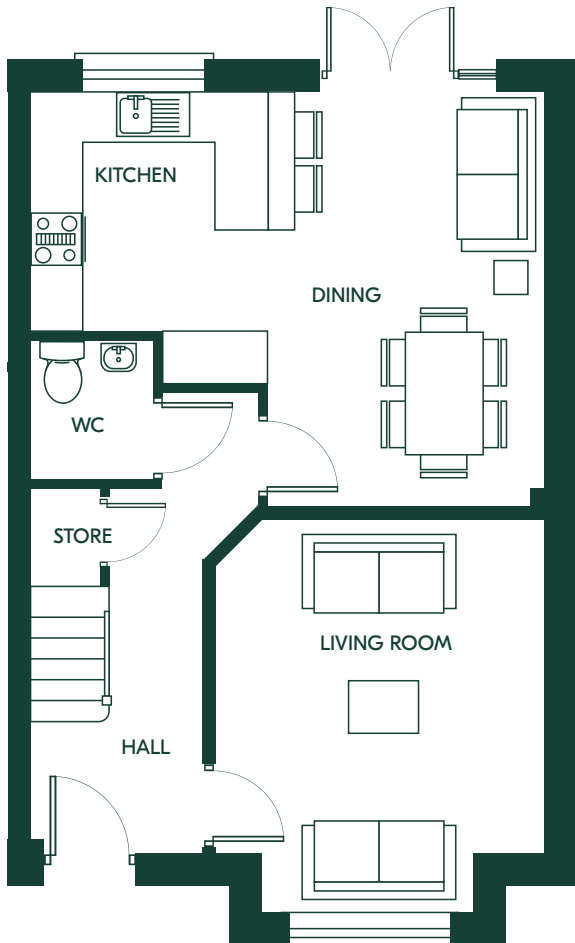


first floor

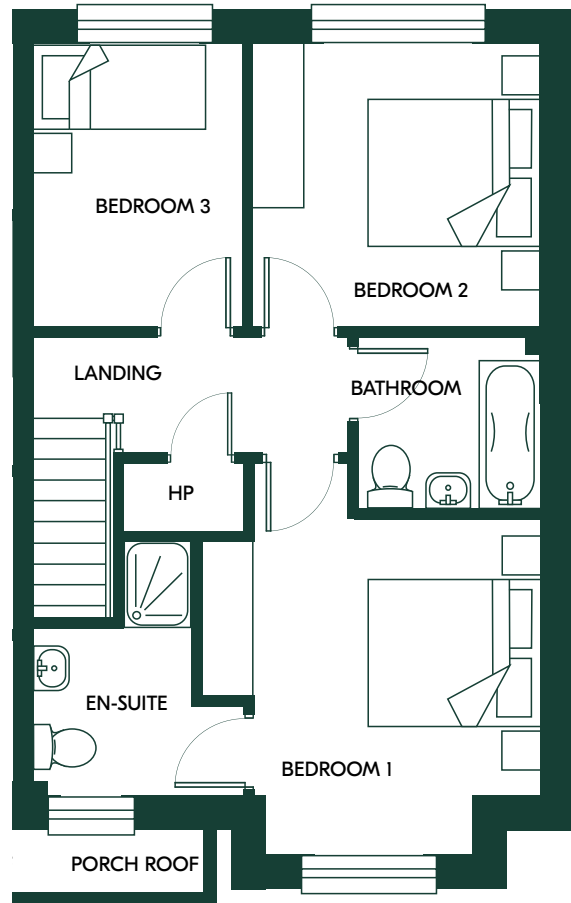


◆ The Finch

3 Bed Terrace / End of Terrace
1,098 sqft / 102 sqm



ground floor



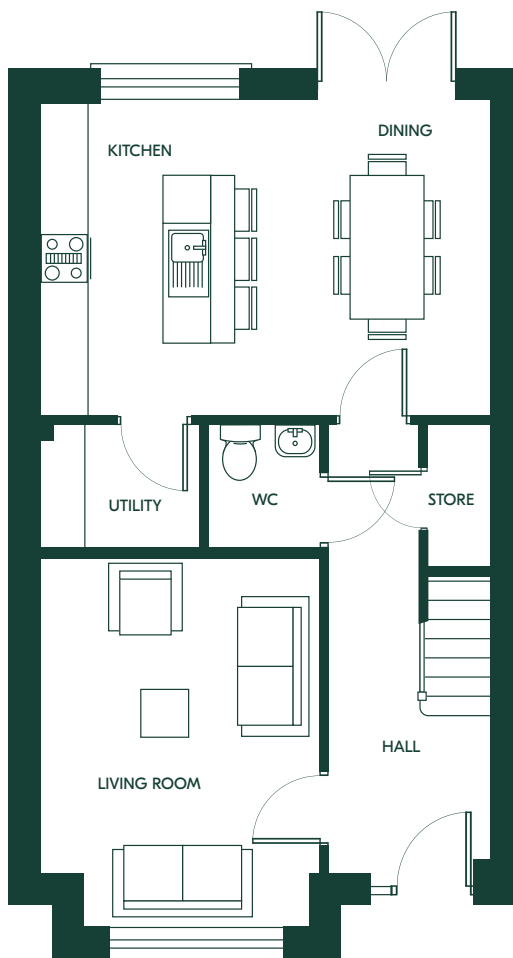
first floor

Plans are for illustrative purposes only

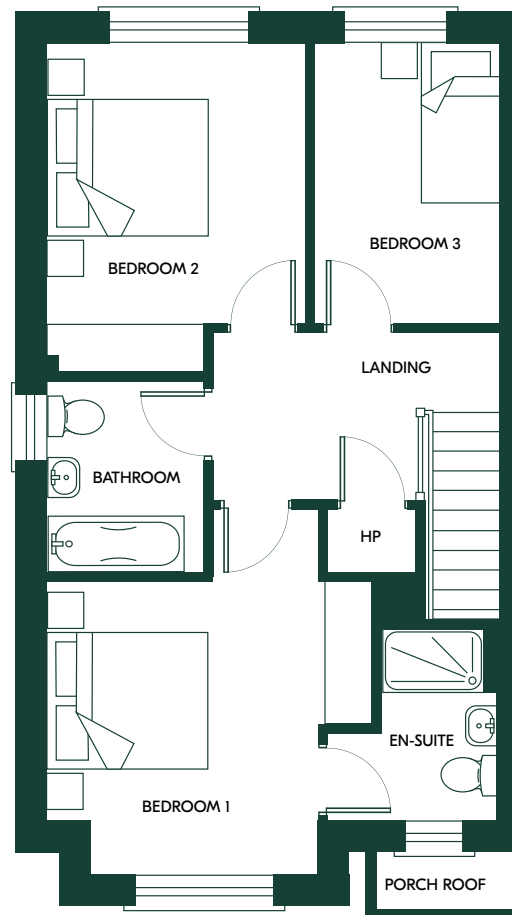


The Swallow

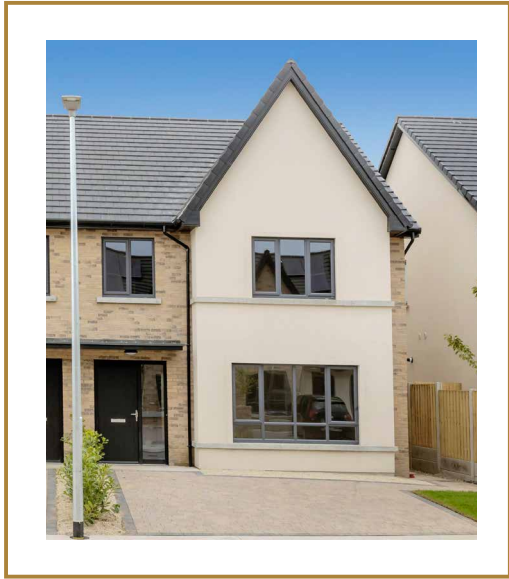
3 Bed Semi Detached
1,223 sqft / 114 sqm



ground floor

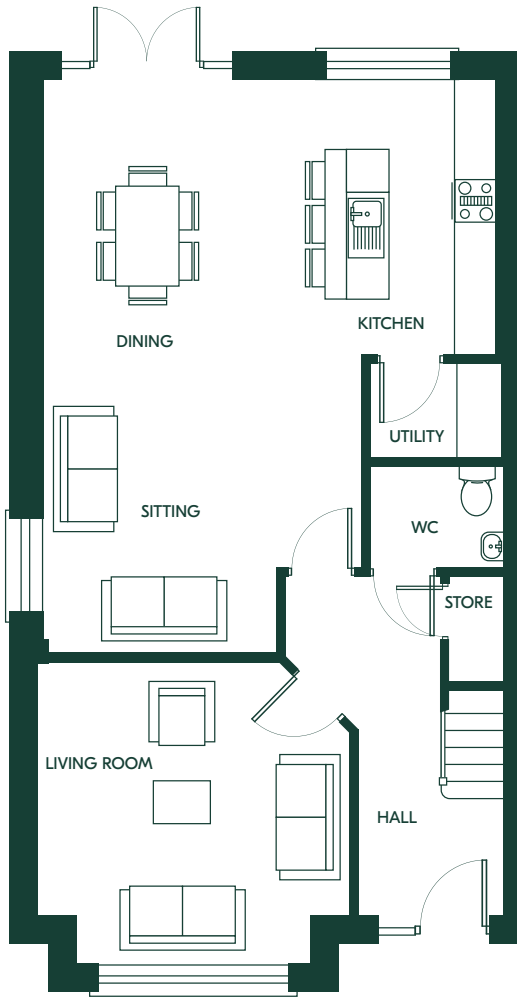


first floor

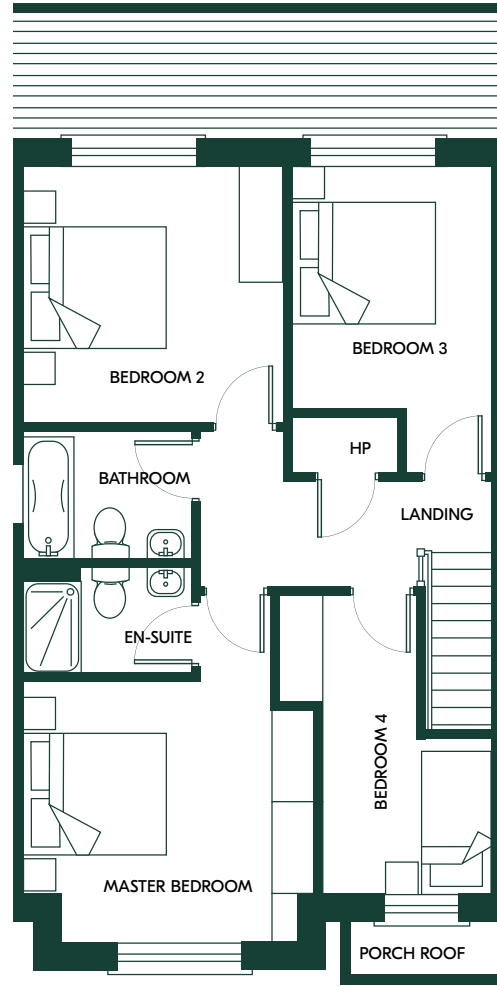


The Dove

4 Bed Semi Detached
1,582 sqft / 147 sqm

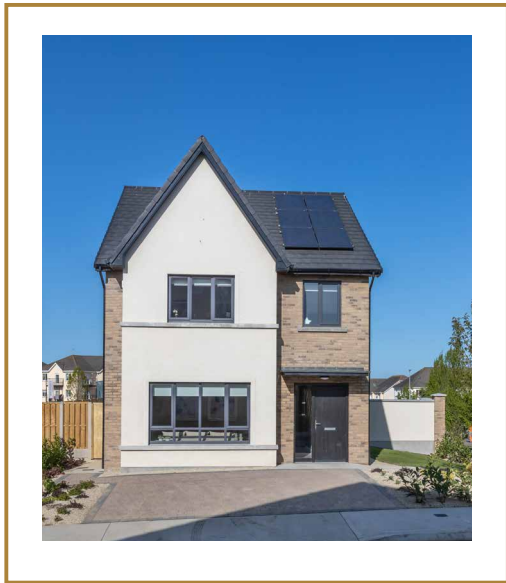


ground floor



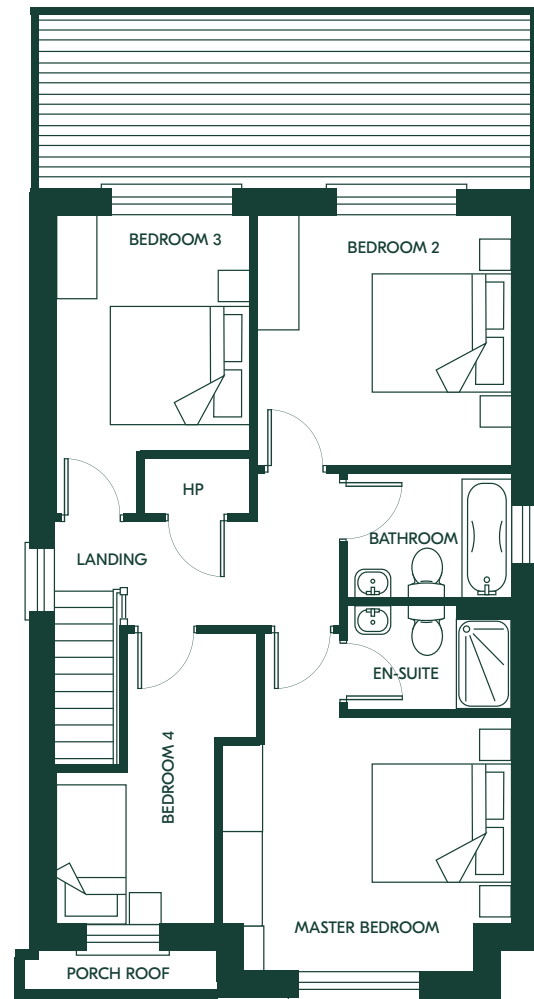
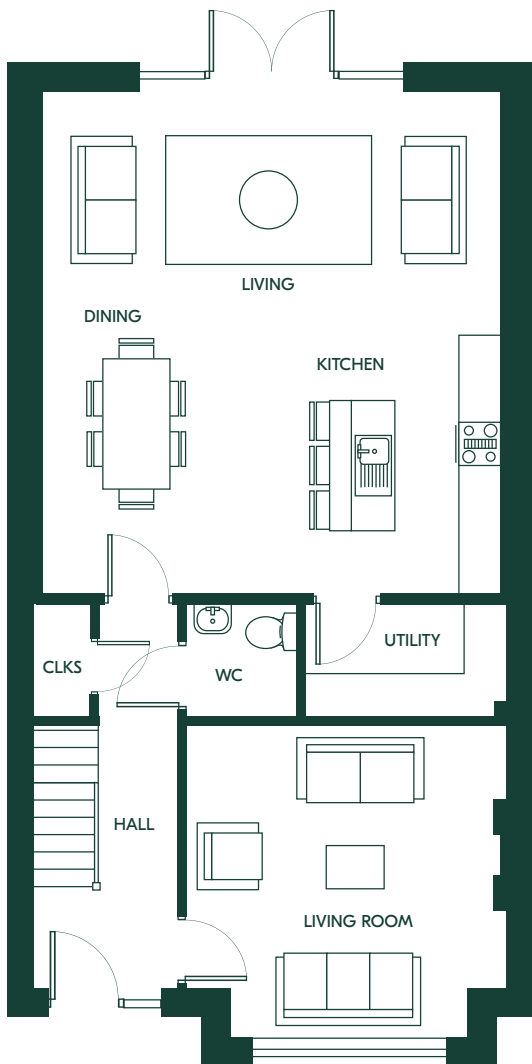
first floor

Plans are for illustrative purposes only



The Starling

4 Bed Detached
1,624 sqft / 151 sqm



ground floor

first floor



Glenveagh Taylor Hill - Balbriggan



Glenveagh Homes

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple — but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.



Glenveagh Marina Village - Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the waters edge. The houses are finished to the highest standards and the development boasts several awards.

Glenveagh Cois Glaisin - Navan

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Johnstown Navan. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.



Glenveagh Holsteiner Park - Clonee

Glenveagh Holsteiner Park is a development of the highest calibre, offering stunning 4 and 5 bedroom, detached homes situated within a private gated development, in the heart of Clonee.

Glenveagh Herbert Hill - Dundrum

Located directly opposite the Dundrum Shopping Centre and just minutes from the village are a range of luxury apartments for all stages of life. The development comprises 1, 2 & 3 bedroom apartments, right beside the Luas, some with fantastic views of the city.



Glenveagh Cluain Adain - Navan

A new development in the convenient location of Clonmagadden comprising a selection of extra-large two, three and four bedroom homes. Finished to the highest standards and feature contemporary kitchens and a host of clever touches to enhance modern life.

Glenveagh Taylor Hill - Balbriggan

A Development By



Glenveagh Homes

Digital Offices | Block B
Maynooth Business Campus
Maynooth | Co. Kildare
www.glenveagh.ie

— Selling Agent —

 **Knight
Frank**
01 634 2466
PRSA Licence: 001880

www.knightfrank.ie

— Solicitor —

KANETUOHY
SOLICITORS

www.kanetuohy.ie

— Architect —

 **DORAN | CRAY**
ARCHITECTURAL SERVICES

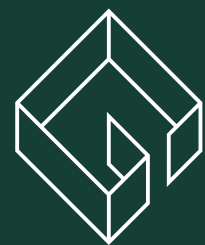
— Interior Designer —

**House
Garden**
Furnishings 

www.houseandgarden.ie

The information in this document including any plans, descriptions, images, specifications or dimensions in it or separately provided or communicated to prospective buyers is indicative and intended to act as a guide only. Any such information, plans, descriptions, images, specifications or dimensions (including any information or details which may be given verbally) should not be relied upon as the basis for any offer or contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are estimates only and may vary. Prospective buyers are responsible for making their own enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document.

Glenveagh Homes Ltd may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. Information about transport and local amenities is provided as a guide only and may be subject to change. Please refer to your contract pack (if applicable) for further information on anything not covered by this document. Glenveagh Homes Ltd does not authorise the Agent(s) or its staff to make or give any representation or warranty in respect of this development. All statements contained in this document are made without responsibility on the part of Glenveagh Homes Ltd.



Glenveagh Homes

