



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  
69¢ BUNCH

HYACINTH  
Tete a Tete  
69¢ EACH or  
6/15





### 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 playground!



At Your Convenience

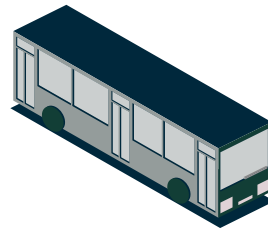


## Transport

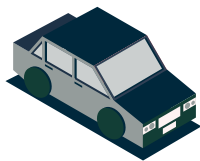
As a location, Taylor Hill could not be better positioned. Balbriggan itself is only 34km north of Dublin City and 27km south of Drogheda, and with Taylor Hill only three minutes from the main M1 motorway, getting to where you want to be could not be easier. For motorists, the M1 connects onto the M50, 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, 33a or 33x bus routes. With Dublin Airport only 20 minutes on the M1 motorway, even heading abroad is simple thanks to Taylor Hill's excellent location.



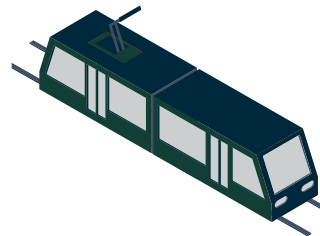
20 minutes  
|  
Dublin Airport



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

Glenveagh  
Taylor Hill

St Georges  
National School

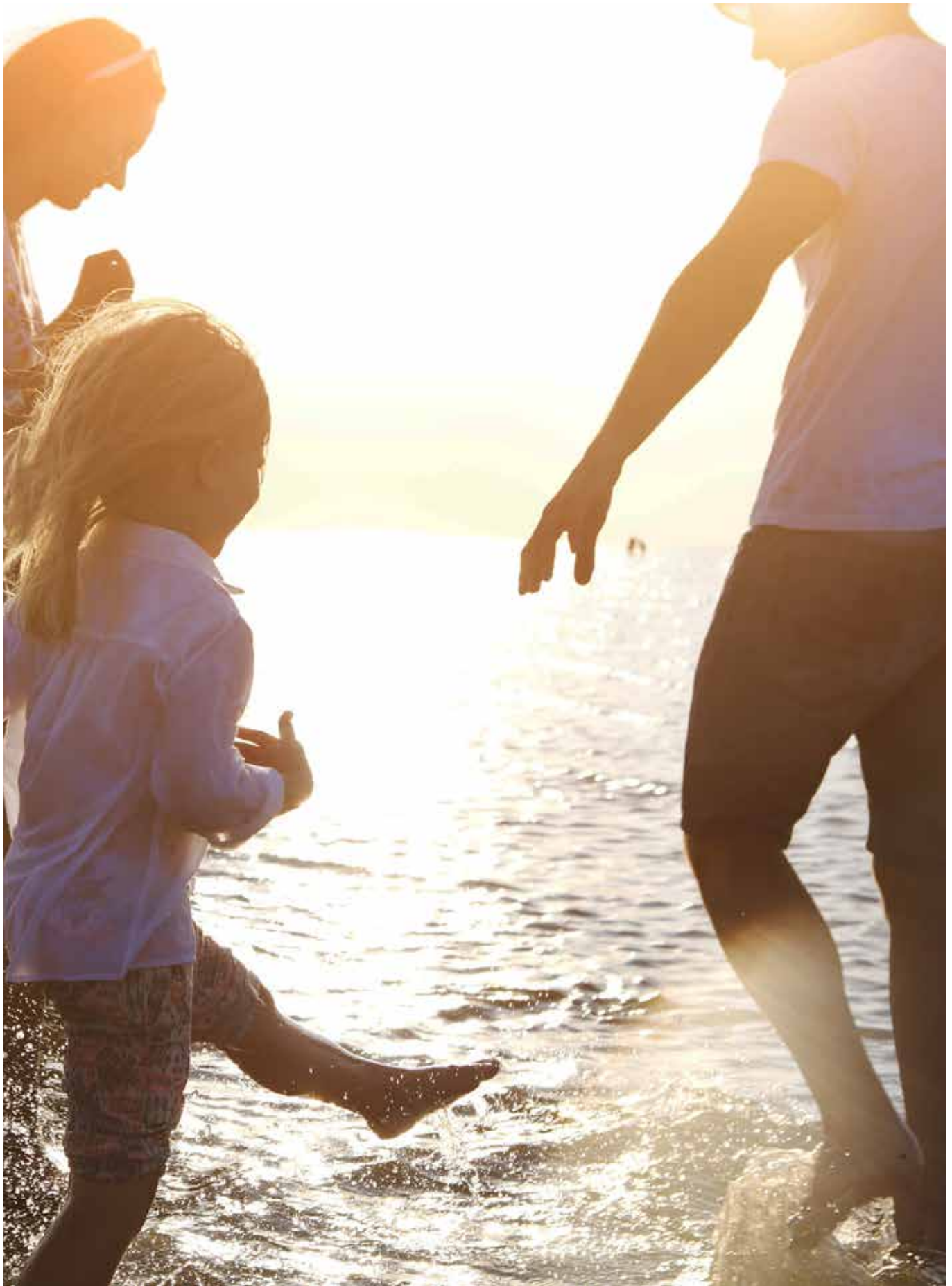
Colaiste Ghlor  
na Mara

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.



CGI's are for illustrative purposes only



Specifications & Plans



CGI's are for illustrative purposes only

Glenveagh Taylor Hill - Balbriggan





A high level of insulation ensures that all homes are energy efficient and inexpensive to run, while generous driveways and private rear gardens enhance the sense of space afforded by these beautiful homes.

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.





Imagery featured from Glenveagh Cois Glaisin, Navan



# Built To A Standard You Can Trust



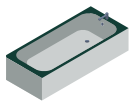
## External Features

- ◆ 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  
1,624 sqft / 151 sqm

### Show Houses (SH)

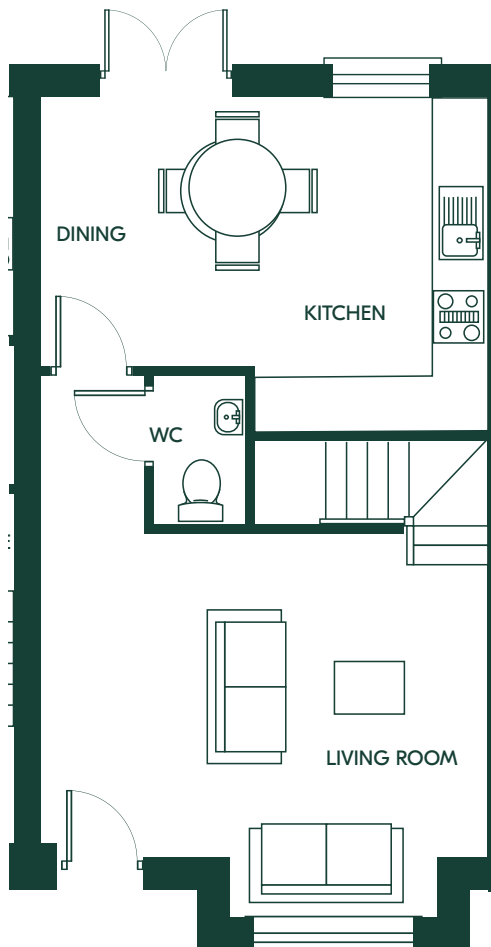
No's 5, 7, 8, 9, & 14 Taylor Hill Green



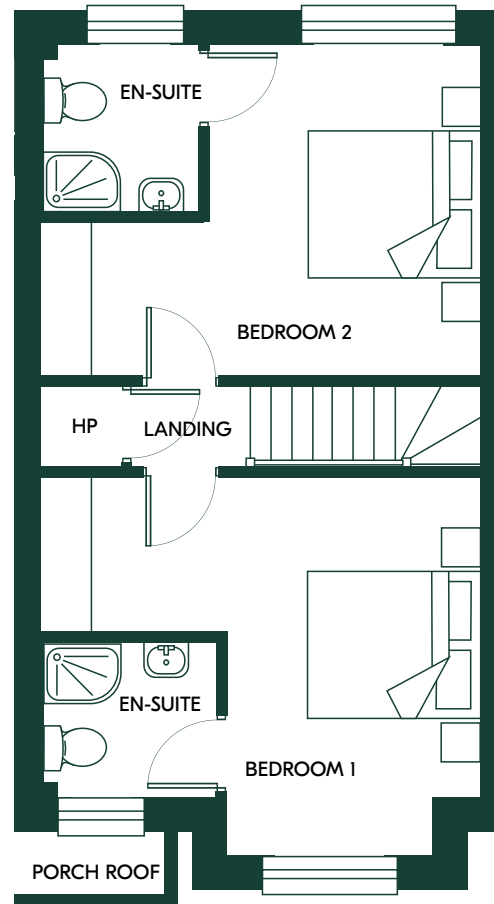


# The Wren

2 Bed Terrace  
953 sqft / 89 sqm



ground floor



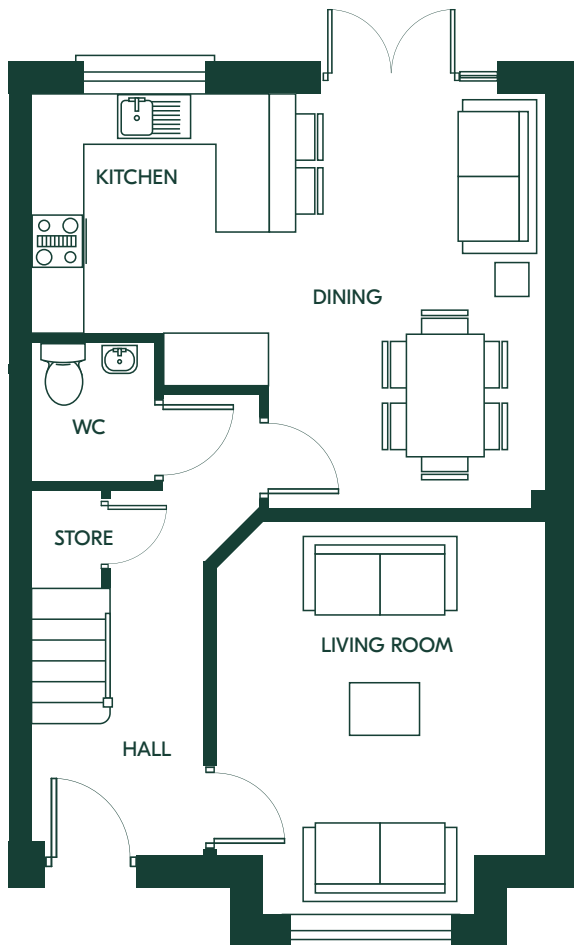
first floor



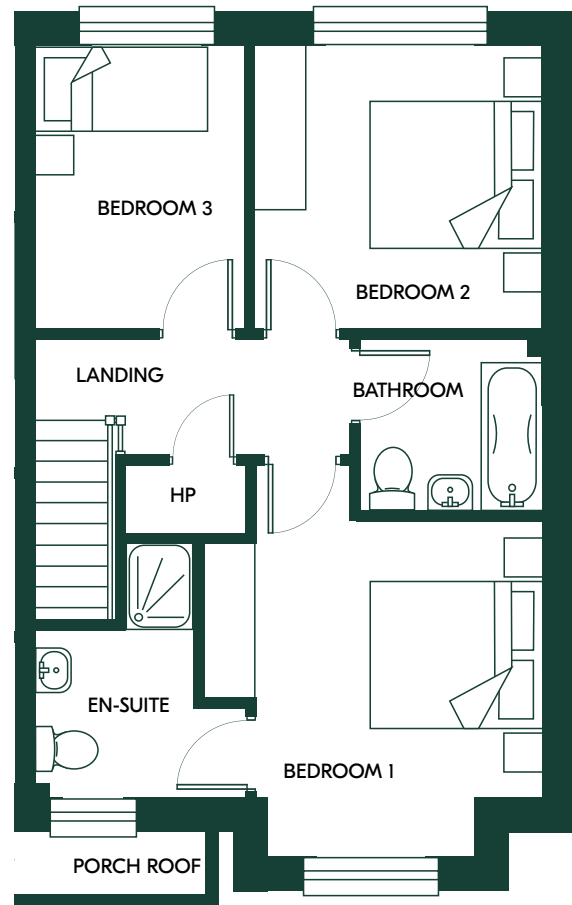


# The Finch

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



ground floor



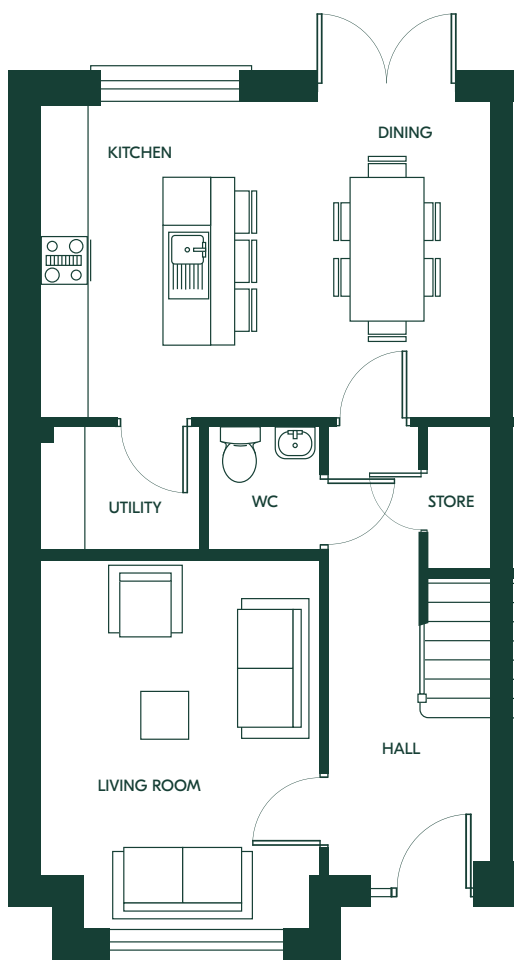
first floor

Plans are for illustrative purposes only

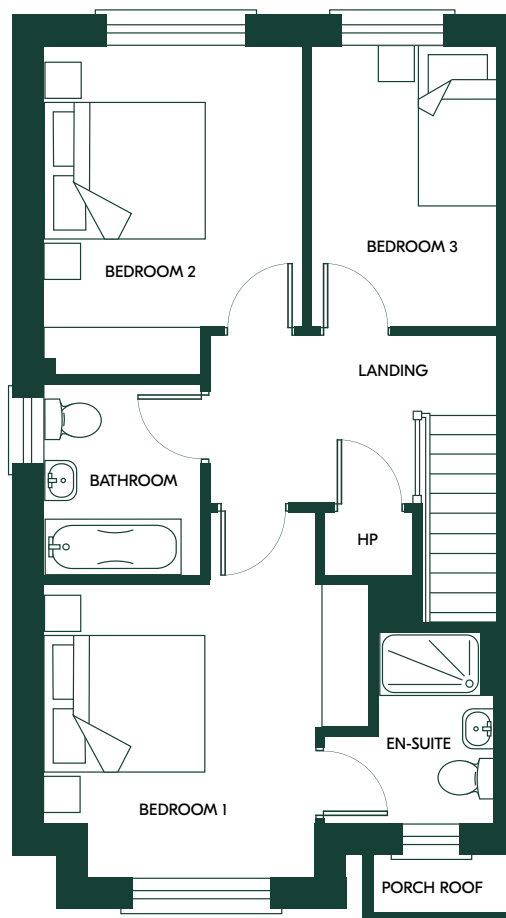


## The Swallow

3 Bed Semi Detached  
1,223 sqft / 114 sqm



ground floor

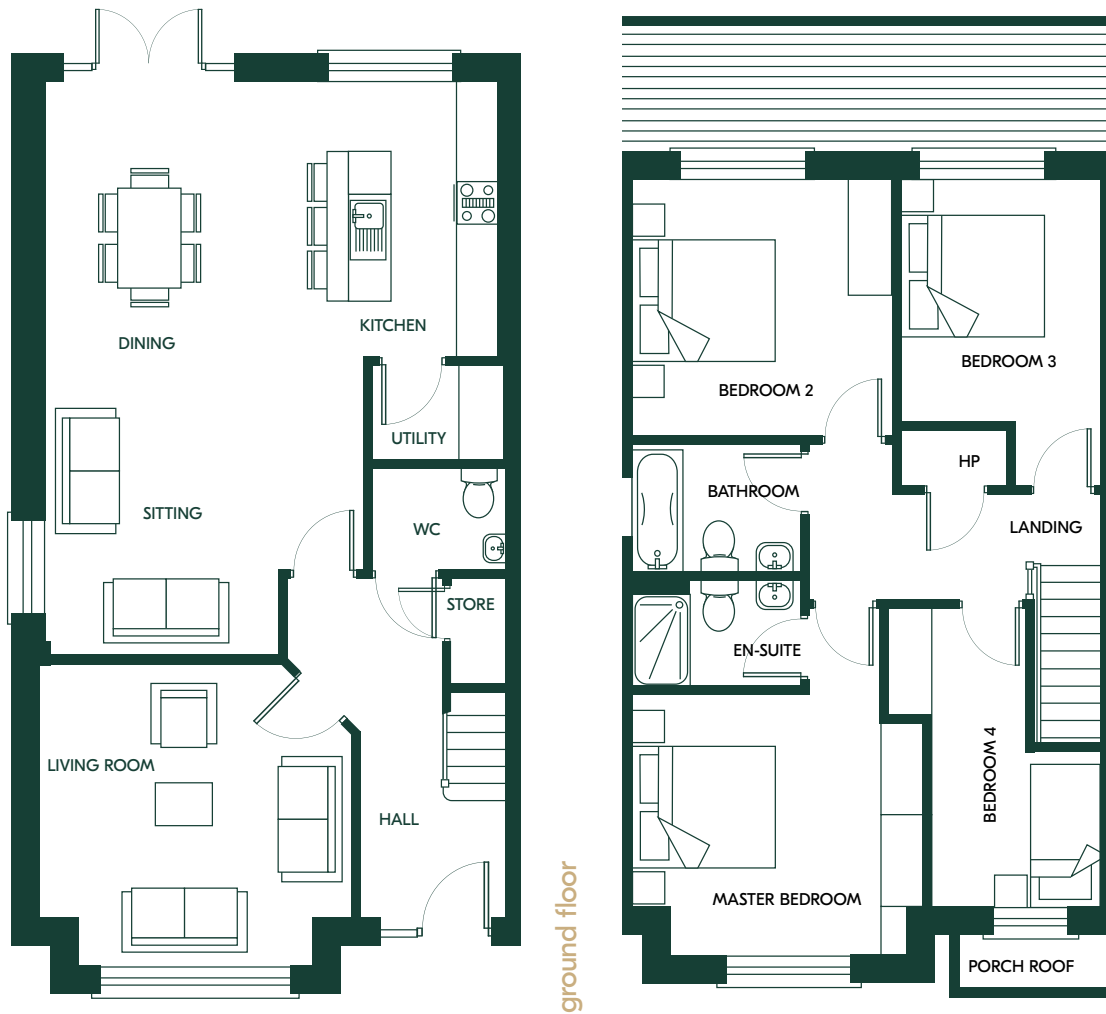


first floor



# The Dove

4 Bed Semi Detached  
1,582 sqft / 147 sqm



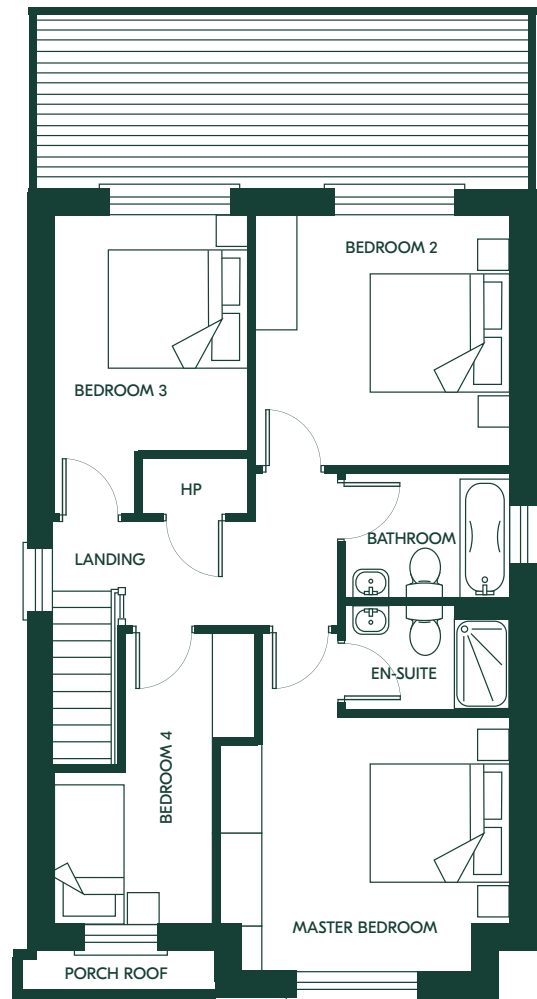
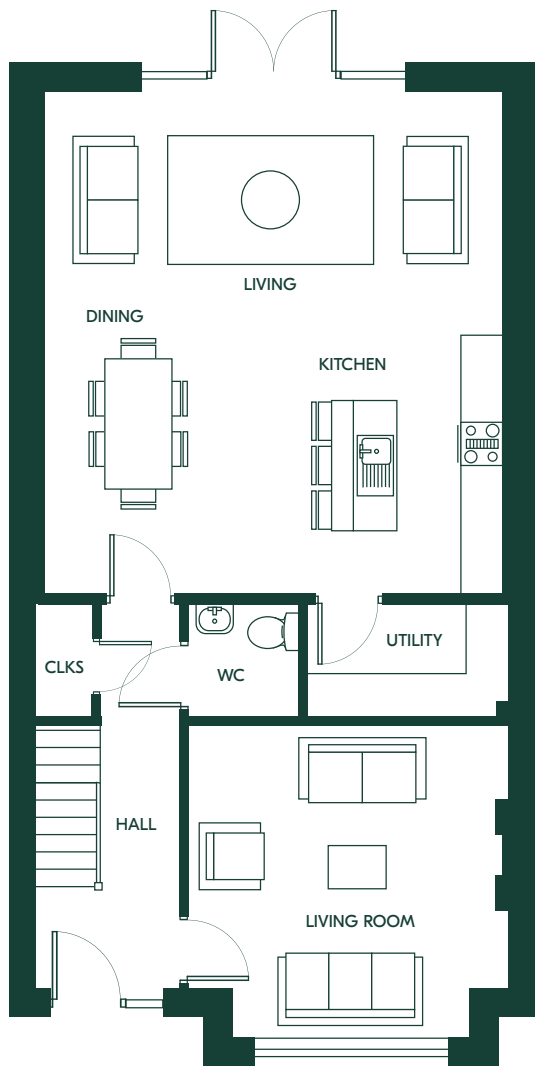
Plans are for illustrative purposes only





# The Starling

4 Bed Detached  
1,624 sqft / 151 sqm





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## 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.



# A Development By



## Glenveagh Homes

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Maynooth | Co. Kildare  
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### Solicitor



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Dublin 2  
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### Architect



DOC Centre | Block B  
Maynooth Business Campus  
Maynooth

### Interior Designer



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