

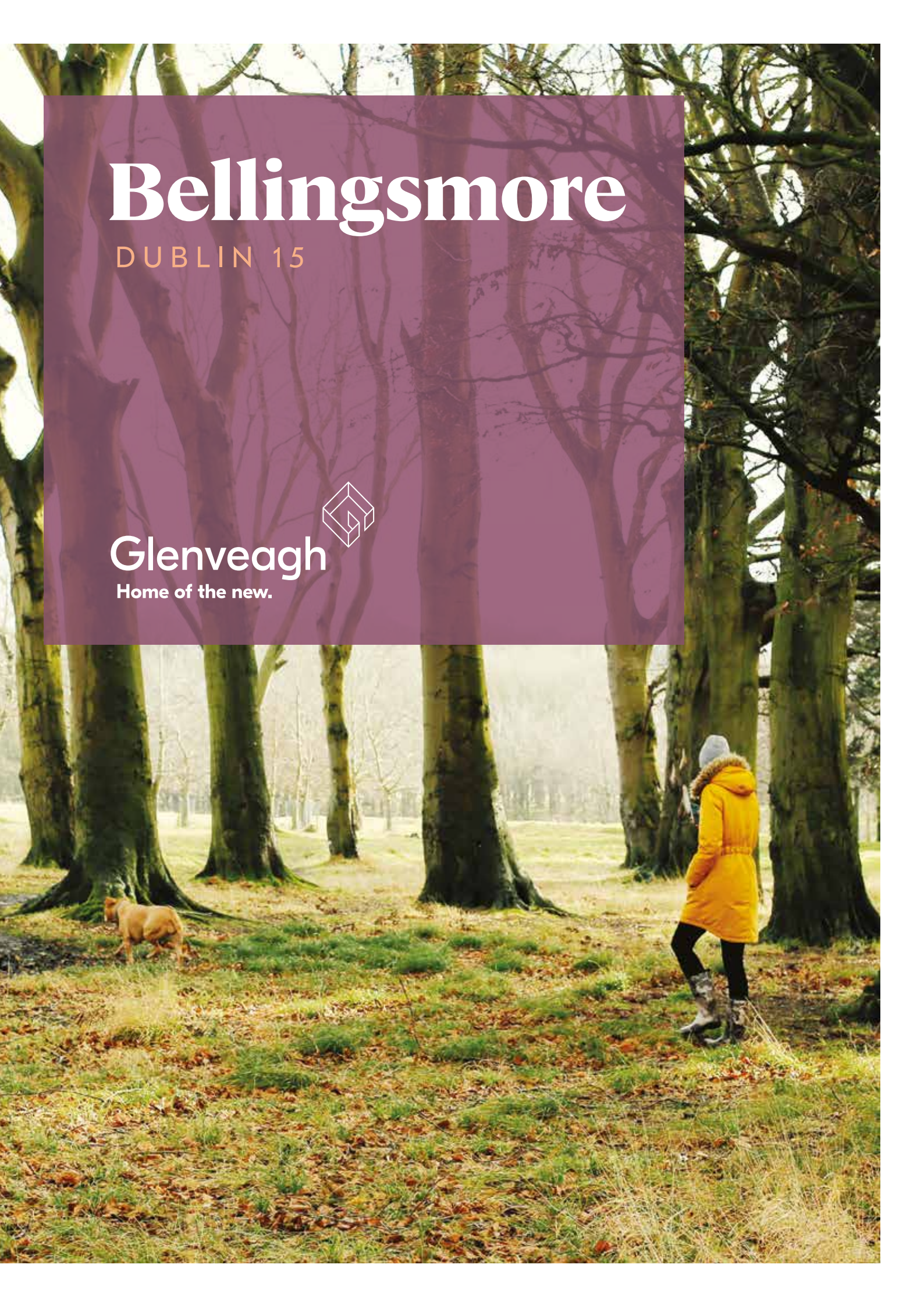
Bellingsmore

DUBLIN 15



Glenveagh

Home of the new.





Bellingsmore

Glenveagh Homes is pleased to introduce Bellingsmore, a beautiful new development of spacious 3 and 4 bedroom family homes in the picturesque townland of Kilmartin, Dublin 15.

Now you're home.

Choose from a wide range of spacious housing options, from three bed semi-detached homes, to four bedroom terraced, semi-detached and detached homes.

Home of real distinction

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Bellingsmore an extremely attractive new development.



Large hall and landing areas are kept light and airy to give the overall feeling of relaxed space. Clever lighting and timeless features are used throughout each of these modern homes.



Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.

Everything is within your reach.


Convenient location


For commuters Bellingsmore is the ideal choice. The N3 and N2 road links are just minutes away from the development. Regular bus routes to the City Centre makes Bellingsmore a convenient option for those looking for a stress free daily commute.

Modern, contemporary living only 30 mins from Dublin City Centre, Bellingsmore provides easy access to the M50 and all main arterial routes into and from the city.



	
Blanchardstown Centre	9mins
Dublin City Centre	30mins
Dublin Airport	16mins
N3/M3	8mins
N2/M2	5mins

	
Hansfield Train Station	15mins
Broombridge Train Station	18mins

	
Nearby Bus routes	40D 40E 238 236



A lively, family-friendly townland.



An abundance of family friendly activities can be found in the Dublin 15 area, The Phoenix Park with its host of recreational activities is the largest urban park in Dublin, along with Dublin Zoo, the park facilitates over two thousand sporting and recreational events annually.

An ideal location.

- Schools**

 - 1 Le Chéille Secondary School
 - 2 St. Luke's National School
 - 3 Tyrrelstown Educate Together N.S.
 - 4 Powerstown Educate Together N.S.
 - 5 Gaelscoil An Chuilinn
 - 6 Technological University Blanchardstown
- Shopping**

 - 7 Supervalu
 - 8 Lidl
 - 9 Blanchardstown Centre Retail Park
- Sport / Golf**

 - 10 Tyrrelstown GAA Club
 - 11 National Aquatic Centre
 - 12 Hermitage Golf Club
 - 13 Castleknock Golf Club
 - 14 Silloge Park Golf Club
- Airports**

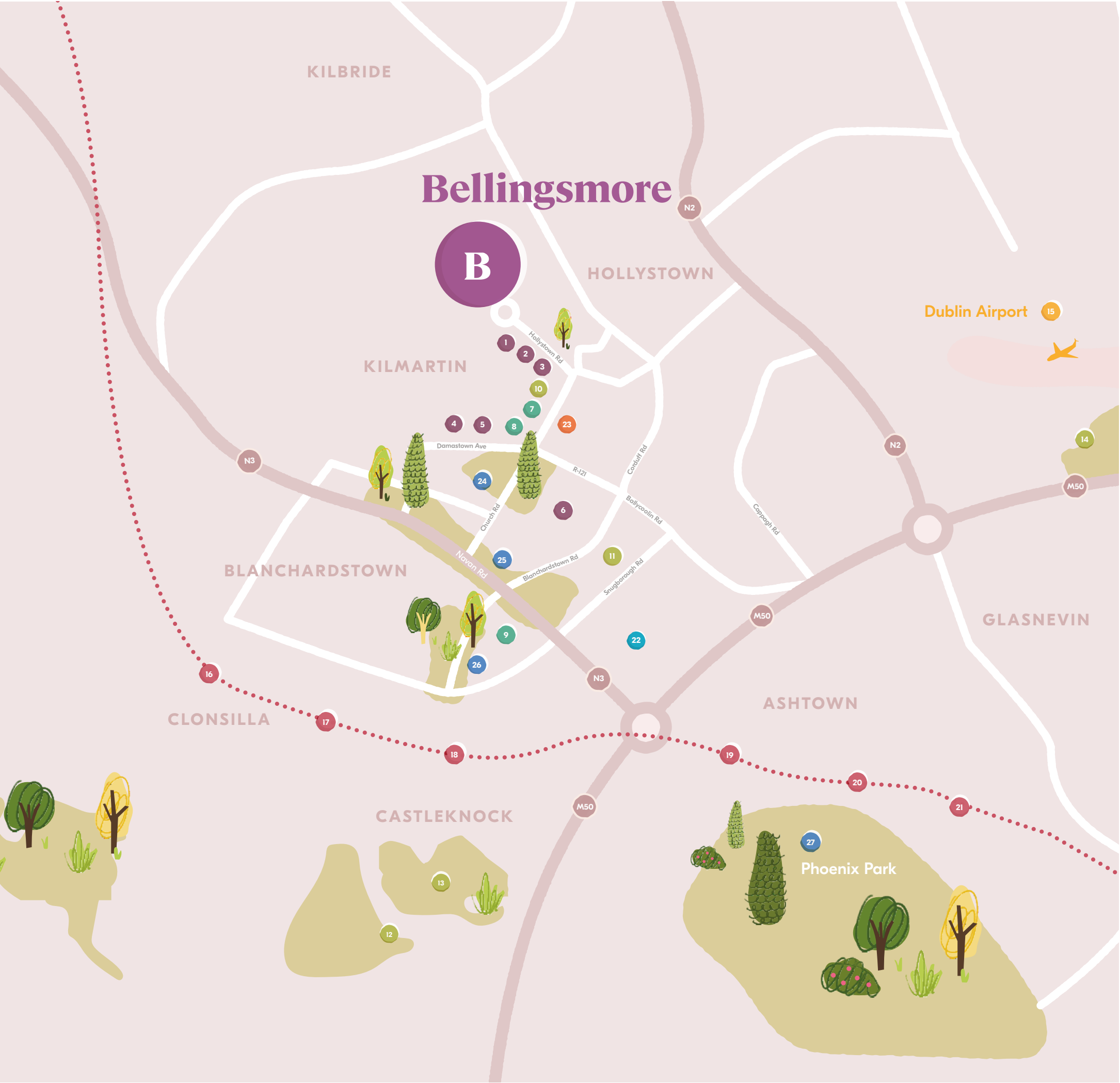
 - 15 Dublin Airport
- Train stations**

 - 16 Hansfield Station
 - 17 Clonsilla Station
 - 18 Coolmine Station
 - 19 Navan Rd. Parkway Station
 - 20 Ashtown Parkway. Station
 - 21 Broomsbridge Station / Luas Depot
- Hospitals**

 - 22 Connolly Hospital
- Hotels**

 - 23 Carlton Hotel
- Parks**

 - 24 Lady's Well Park
 - 25 Tolka Valley Park
 - 26 Millenium Park
 - 27 Phoenix Park



You belong here.



Bellingsmore also benefits from the nearby Blanchardstown Centre which offers a unique shopping and leisure experience. It is home to over 180 stores, 3 retail parks, 25 Restaurants, the renowned Draíocht Arts Centre and Theatre and the Odeon Cinema, making it one of Ireland's largest shopping centres.



Local area

Kilmartin is well served with plenty of local amenities to suit every member of the family. Retail amenities include a SuperValu and Lidl supermarket, post office, medical centre and pharmacy ensure that all your daily needs are within walking distance.



All on your doorstep.

Bellingsmore can meet your educational needs no matter what your stage of life with three local schools within walking distance: Le Chéile Secondary School, St Lukes National School and Tyrrelstown Educate Together National School. Third Level education within the local area include Technological University of Dublin — Blanchardstown Campus.



Bellingsmore is located close to numerous sporting activities for all the family, with a GAA pitch within walking distance and the National Aquatic Centre only 5km away. Bellingsmore is also well located for golfing enthusiasts with four 18 hole golf clubs in the vicinity.



Whether you are a First Time Buyer or a growing family looking for extra space, Bellingsmore has the right home for you.

Step inside modern living.



Step inside to reveal interiors that are thoughtfully laid out to suit modern living and are all finished to the highest of standards.





Built to a standard you can trust.

Key Specifications

External Features

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

Gardens

- Driveways finished in Kilsaran paving.
- Seeded gardens with secure post and panel fencing to rear gardens.

Internal Finishes

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Samsung heating pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for electric vehicle charge point.

Kitchens

- Superb contemporary Bespace kitchen with soft close doors.
- All kitchens are fitted with an upstand as in the show houses.

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.

Windows & Doors

- uPVC double glazed A rated windows.
- French two-tone double doors to back garden.

Wardrobes

- Shaker-style fitted wardrobes supplied by Bespace in master and second bedroom as in the show houses. Also fitted in third bedroom in 4 bed houses

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.

Guarantee

- Each Bellingsmore home is covered by a 10 year Homebond structural guarantee.



House styles

3 Bed Homes

The Poplar

3 Bed Semi Detached | End Terrace
129.4 sqm – 133 sqm | 1391 sqft – 1431 sqft

The Elm

3 Bed Semi Detached
132.4 sqm | 1,425 sqft

The Beech

3 Bed (+Study) Semi Detached | End Terrace
148.3 sqm | 1,596 sqft

4 Bed Homes

The Oak

4 Bed Semi Detached
152.7 sqm | 1,643 sqft

The Ash

4 Bed Detached | Semi Detached
161.7 sqm | 1,740 sqft

The Aspen

4 Bed Mid Terrace
171.4 sqm | 1,844 sqft

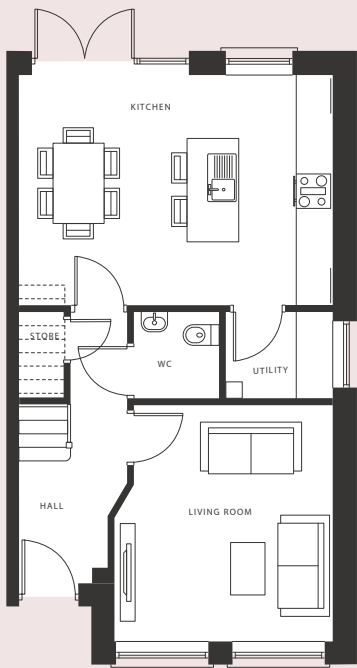
The Alder

4 Bed Semi Detached
177.5 sqm | 1,911 sqft

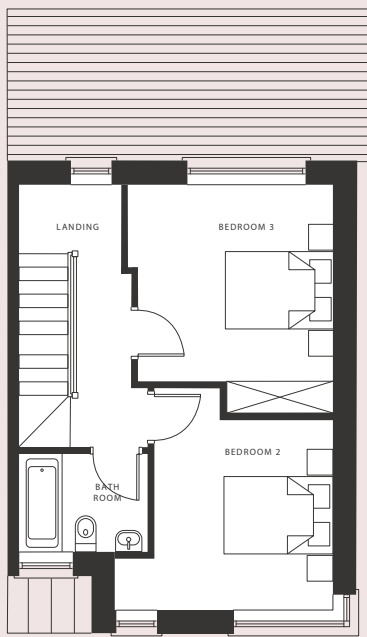


The Poplar

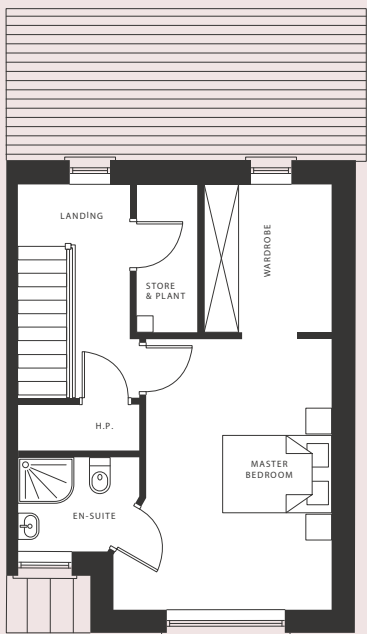
3 Bed Semi Detached | End Terrace
129.4 sqm — 133 sqm | 1391 sqft — 1431 sqft



Ground Floor



First Floor

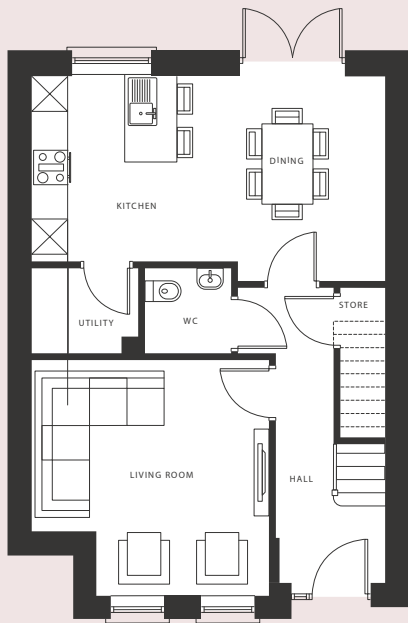


Second Floor

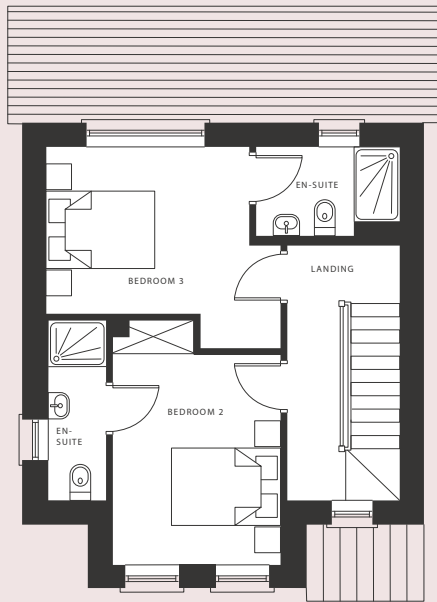
Floor plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

The Elm

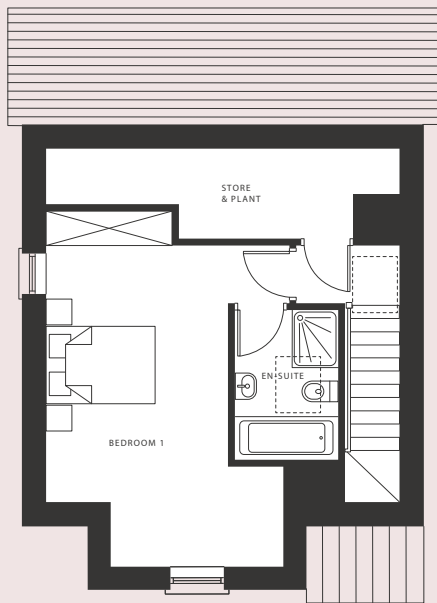
3 Bed Semi Detached
132.4 sqm | 1,425 sqft



Ground Floor



First Floor

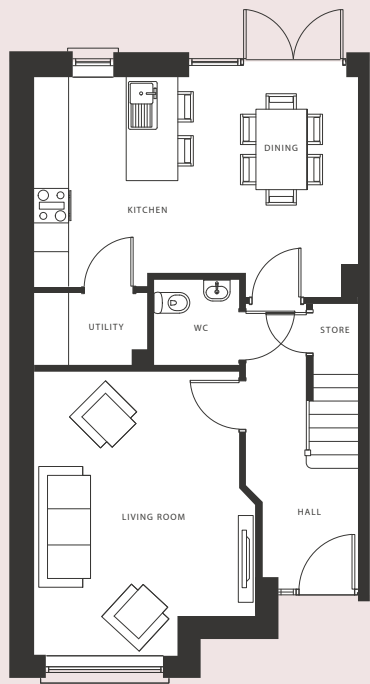


Second Floor

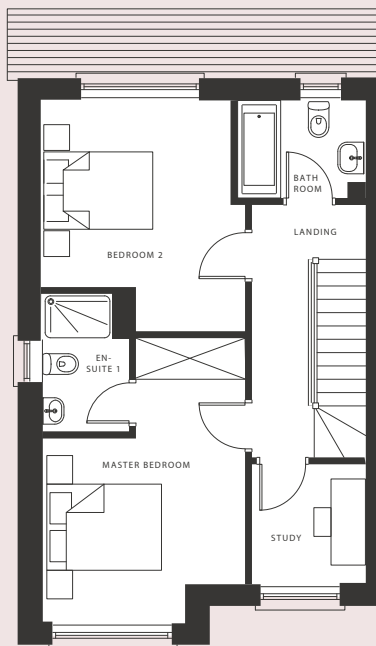
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The Beech

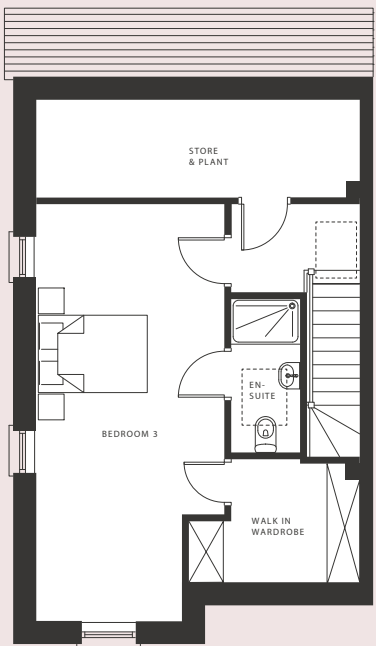
3 Bed (+Study) Semi Detached | End Terrace
148.3 sqm | 1,596 sqft



Ground Floor



First Floor

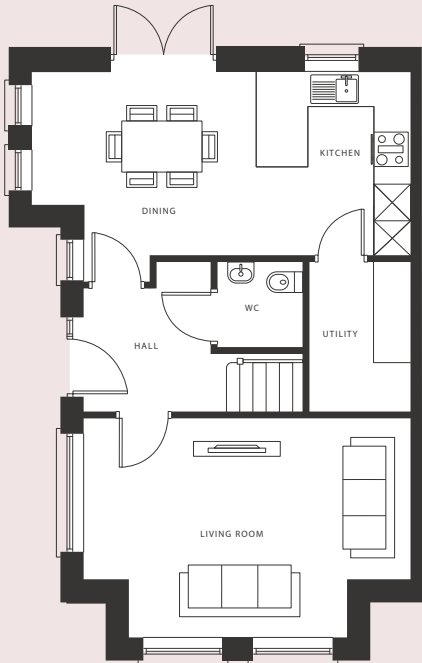


Second Floor

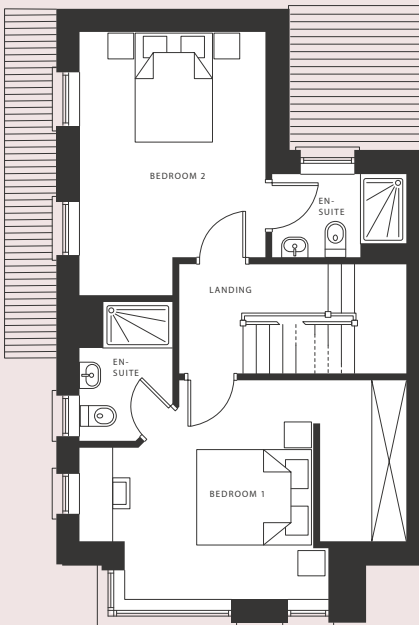
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The Oak

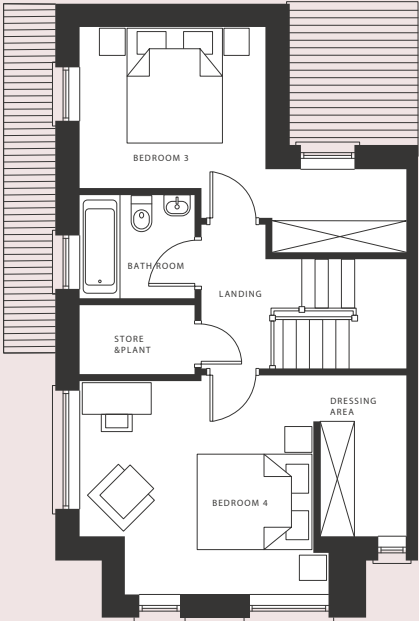
4 Bed Semi Detached
152.7 sqm | 1,643 sqft



Ground Floor



First Floor

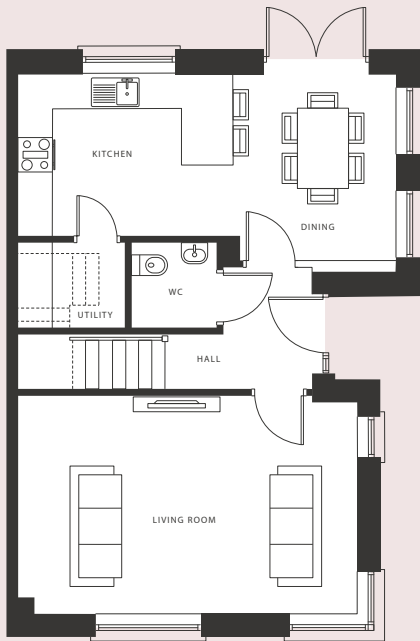


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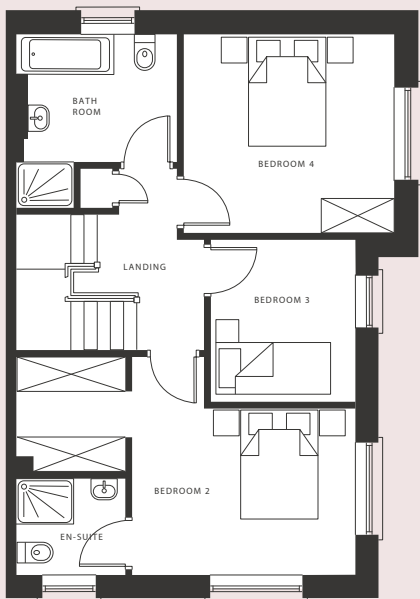
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The Ash

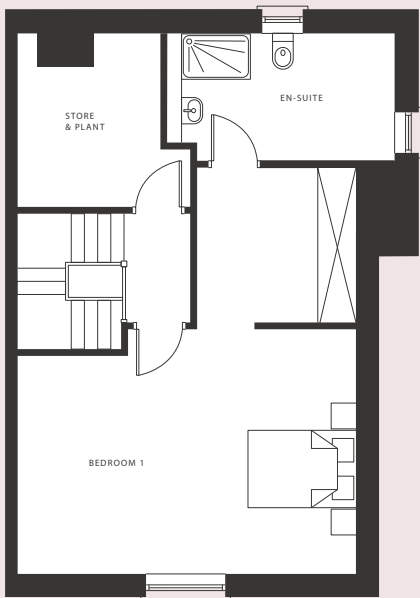
4 Bed Detached | Semi Detached
161.7 sqm | 1,740 sqft



Ground Floor



First Floor

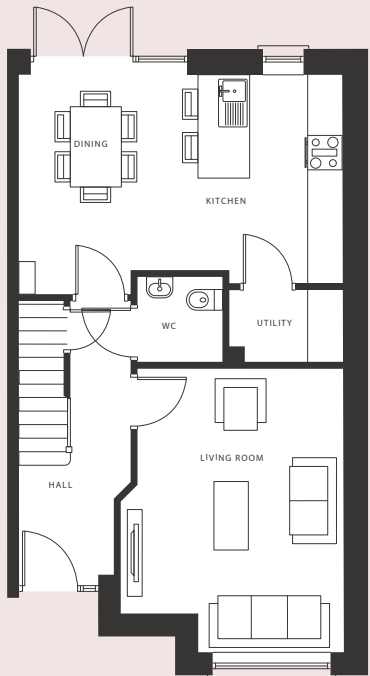


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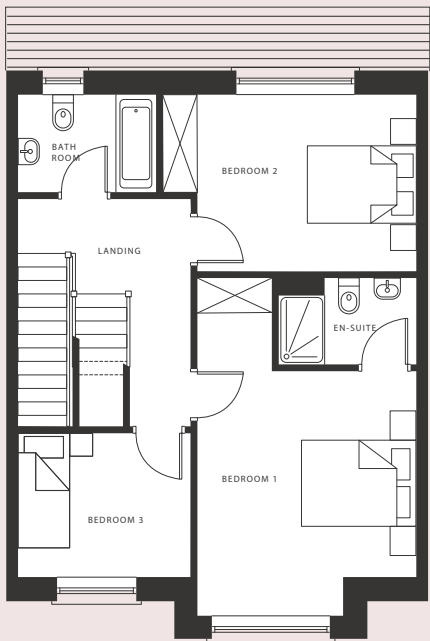
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The Aspen

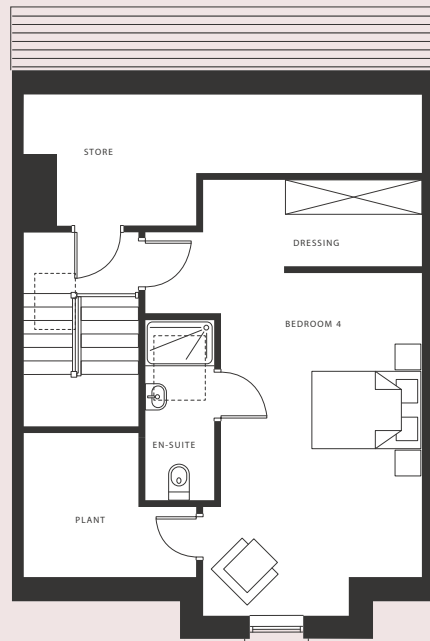
4 Bed Mid Terrace
171.4 sqm | 1,844 sqft



Ground Floor



First Floor

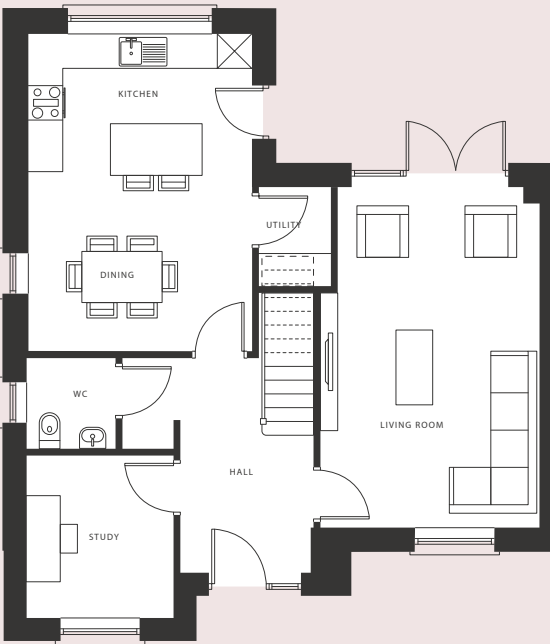


Second Floor

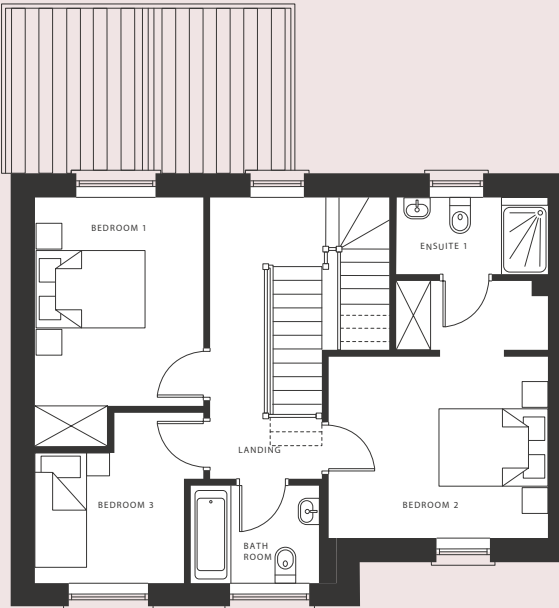
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The Alder

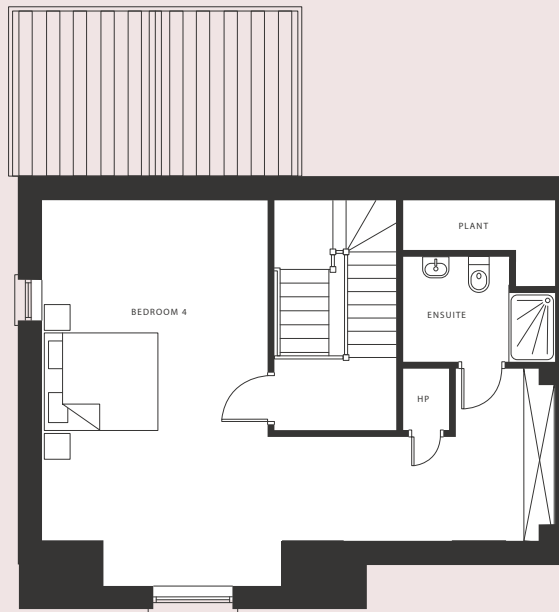
4 Bed Semi Detached
177.5 sqm | 1,911 sqft



Ground Floor



First Floor



Second Floor

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Home of the new.

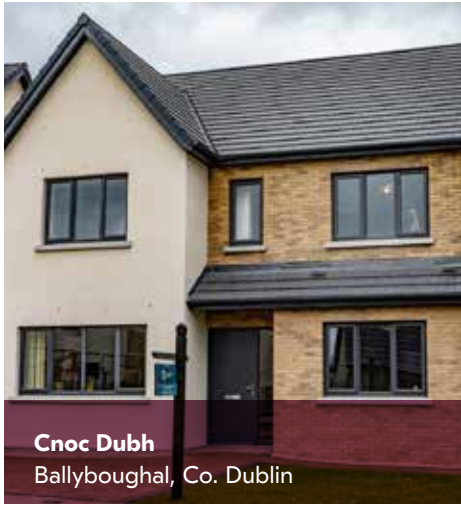
The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great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



Silver Banks
Stamullen, Co. Meath



Semple Woods
Donabate, Co. Dublin



Cnoc Dubh
Ballyboughal, Co. Dublin



Taylor Hill
Balbriggan, Co. Dublin



Cois Glaisin
Navan, Co. Meath

Other developments

- Holsteiner Park**, Clonee
- Cluain Adain**, Navan
- Knightsgate**, Rush, Co. Dublin
- Oldbridge Manor**, Drogheda South
- Barnhall Meadows**, Leixlip
- Ledwill Park**, Kilcock
- Proby Place**, Blackrock
- Marina Village**, Greystones
- Blackrock Villas**, Cork
- Mount Woods**, Cork

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PRSA Licence: 001880

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Developer, **Glenveagh Homes**
Architect, **Doran Cray**
Solicitor, **Kane Tuohy**

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BER A2/A3



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