

Glenveagh is pleased to introduce Belin Woods, a wonderful new development of family homes only a short stroll from the bustling town of Newbridge, Co. Kildare. Belin Woods offers the perfect mix between urban excitement and rural adventure for families of all ages and sizes.



Thoughtful design for family living

Homes at Belin Woods are particularly spacious and ideal for families of all ages. A fluid layout is enhanced by the natural light that floods in from the high-spec double-glazed windows and the beautiful two-tone French doors that open to the spacious garden.





Large hall and landing areas are light and airy, to give you that relaxed feeling as soon as you come in the door. Clever lighting and timeless features are used throughout each of these modern homes.



Designed with you in mind.





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

6 | 7

Convenient transport links on your doorstep.

Easy access to where you need to be

Newbridge is located approximately 43km from Dublin, and is a very popular commuter town thanks to its wide selection of transport links. The town is situated on the main Dublin-Cork railway line, and commuters can reach Dublin's Heuston Station in as little as 25 minutes. For ease of use, there is plenty of parking available at the station.

For motorists, the incredibly convenient M7 motorway bypasses Newbridge, linking the town with the M50 and Dublin, and with the M9 to Waterford. A private bus service, Dublin Coach, links the town with the Luas and Dublin Airport, while Bus Éireann No. 126 bus services local towns as well as Dublin.





M7		7 min
The	Curragh	9 min
Kilda	are Village	12 min
Dubl	in City	40 min
Dubl	in Airport	42 min



Newbridge to Heuston	25 n
recordinge to ricustori	25 11



Nearby Bus routes	126 129 726
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Schools for all ages.

Choose from a host of great schools

For families, Belin Woods' location really couldn't be better, as Newbridge is packed with well-established and well-regarded schools at every level.

Younger members of the family can choose from a host of primary and secondary schools, including St.
Conleth's, which is also the location of a branch of the National College of Ireland, while Kildare VTOS Adult Education Centre is located in the town itself.









The perfect location.

Schools

- Patrician Catholic Primary School
- 2 Holy Family Secondary School
- 3 St Conleths & St Mary's Junior and Senior School
- 4 Patrician Catholic Secondary School
- 5 Newbridge College
- 6 Scoil Na Naomh Uilig
- Saint Marks Special School
- 8 Saint Conleths Community College
- Saint Patricks Church of Ireland
- Scoil Mhuire Junior School
- Newbridge Educate Together
- © Gaelscoil Chill Dara
- 3 St.Annes Special Needs School

Shopping

- Whitewater Shopping Centre
- 15 Tesco Superstore
- 16 Kildare Village

Sport / Golf

- Ryston Sports Club
- 18 Kildare GAA
- Newbridge Athletic Club
- Newbridge Town FC
- 21 Sarsfields GAA
- 22 Newbridge Golf Club
- 23 Horse Racing Ireland
- 24 The Curragh Racecourse
- 25 Irish National Stud and Gardens

Train stations

- 26 Newbridge Station
- 27 Kildare Station

Hotels

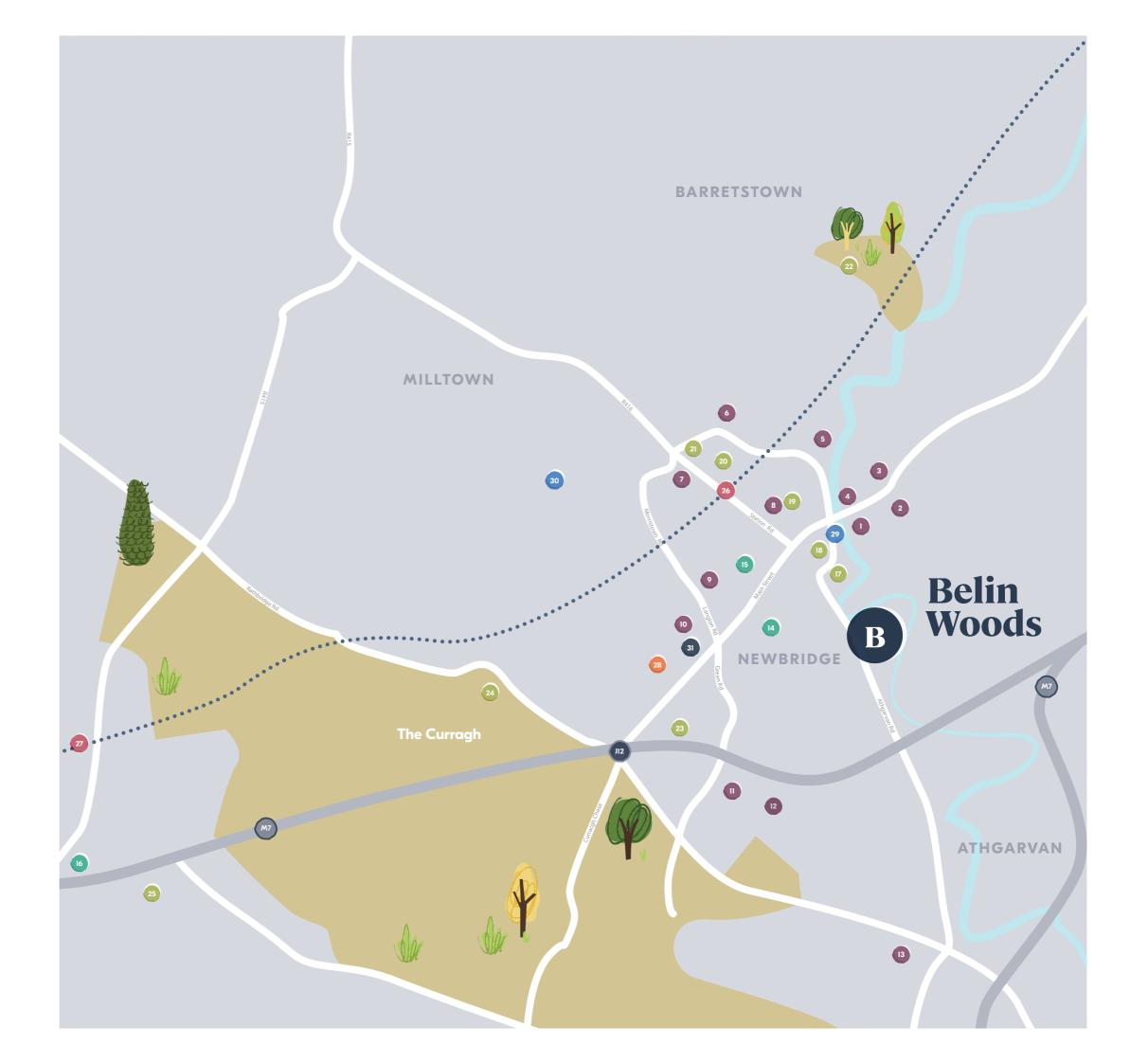
23 The Keaden Hotel

Parks

- 29 Linear Liffey Park
- 30 Pollardstown Fen

Churchs

31 Cill Mhuire Church



A vibrant town with excellent shopping, entertainment and dining.





After enjoying some retail therapy, at the nearby Whitewater Shopping Centre, why not meet some friends to see the latest blockbuster movie, at the six-screen Odeon Cinema in Whitewater? While you're there, enjoy dinner and drinks. Choose from an array of fast food and sit down restaurants including Milano's and Nando's











Local area

Residents in Belin Woods can choose from an array of shopping, dining and leisure experiences. Newbridge Town Centre is home to some fantastic restaurants and bars, while shoppers from all over the country flock to nearby Kildare Village for great discount cost saving shopping.

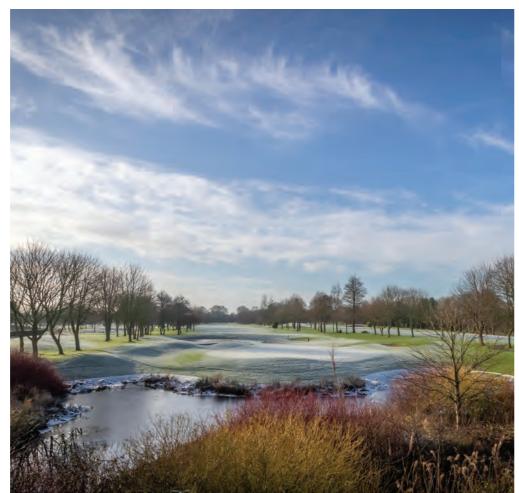




Life lived outdoors

Belin Woods is close to the Liffey Linear Park, a seven-acre amenity alongside the River Liffey. The Gables Guest House & Leisure Centre is located next to Belin Woods, and features a 20 metre swimming pool and gym. Many popular sports are accessible in the area, including GAA, soccer, rugby and golf. Watersports and fishing are widely available on the River Liffey.

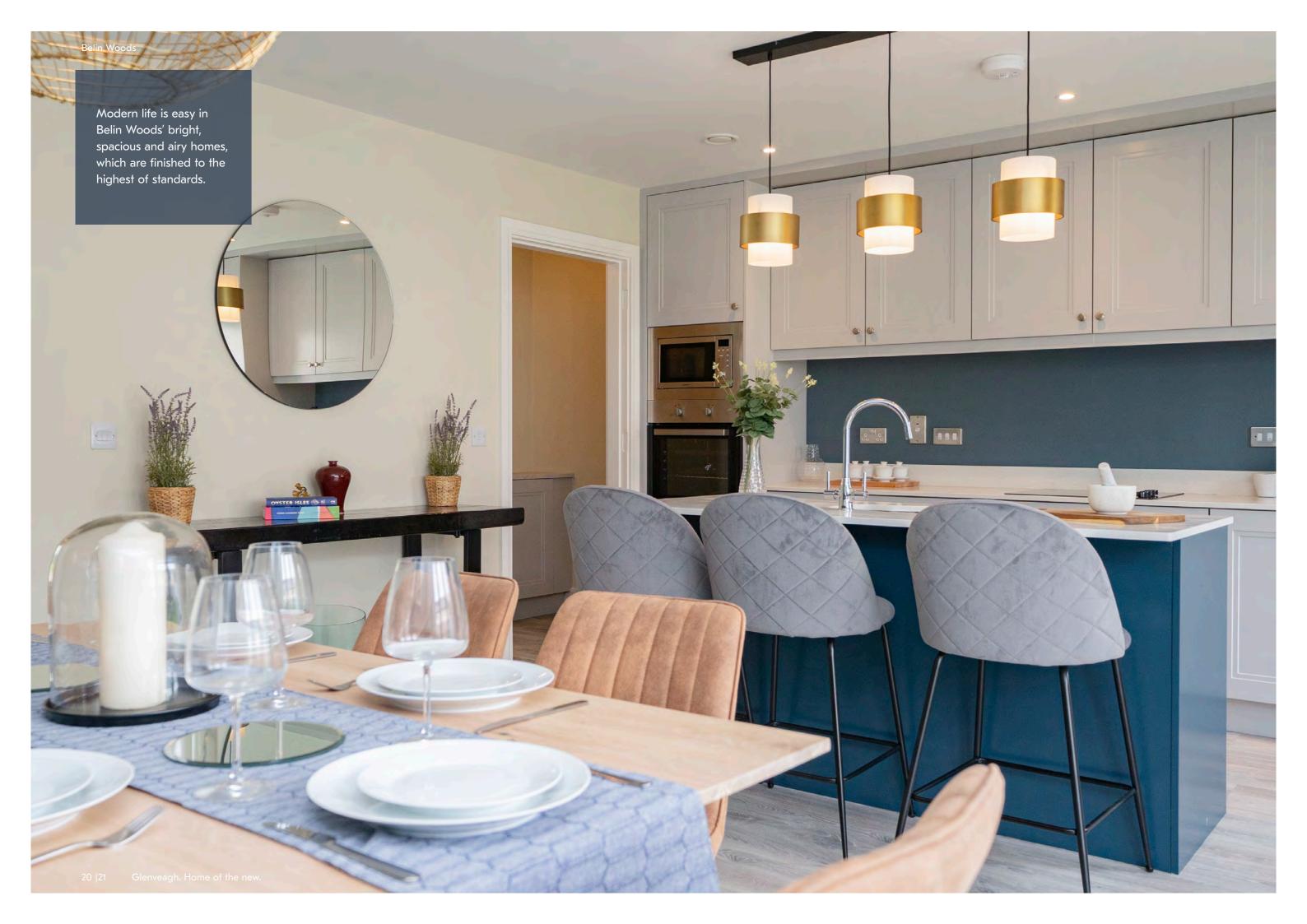
Newbridge is situated in the heartland of Ireland's equestrian scene. The Curragh has a long and fascinating history, and most notably was the meeting ground of the mythical Fianna; led by Fionn Mac Cumhail, the warriors raced their horses from the neighbouring Hill of Allen. Now, the area is home to Europe's oldest grasslands, as well as Ireland's premier flat racecourse. Enjoy a walk through history on the beautiful lands or join the crowds for an exciting race meeting — it's all just a short drive from your front door.

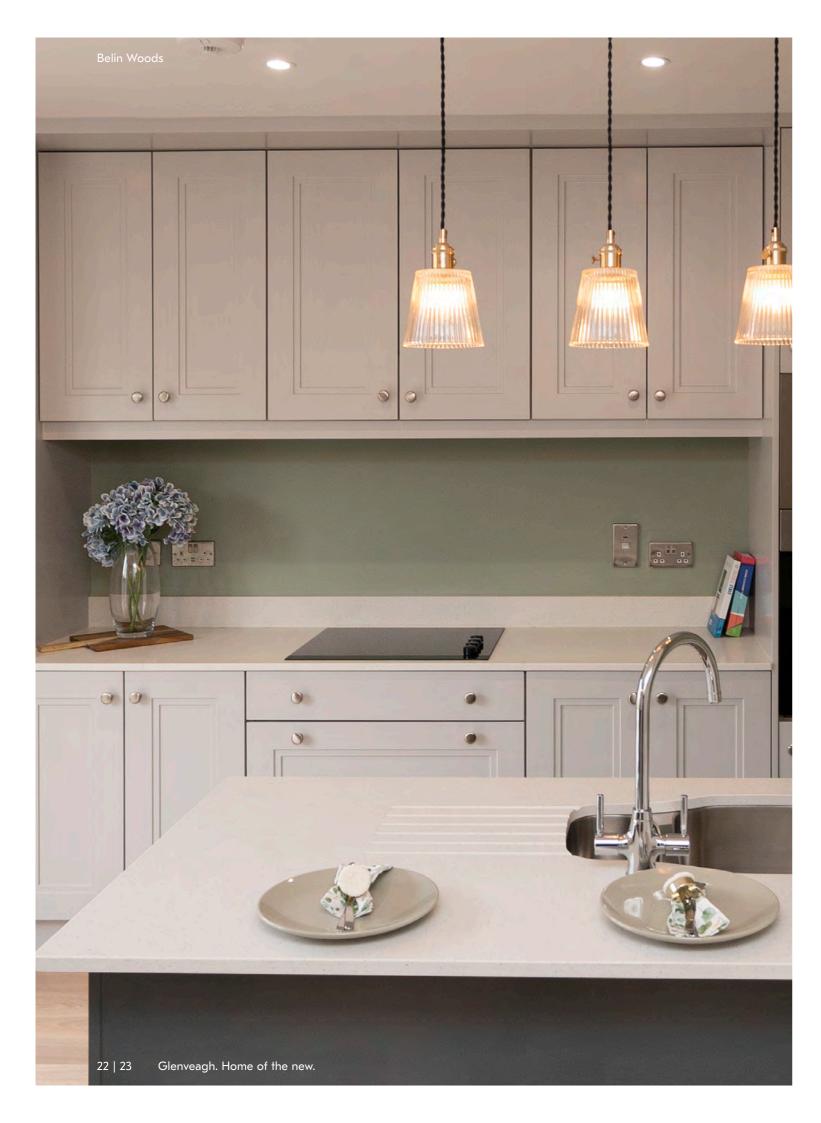












Modern living inside and out.





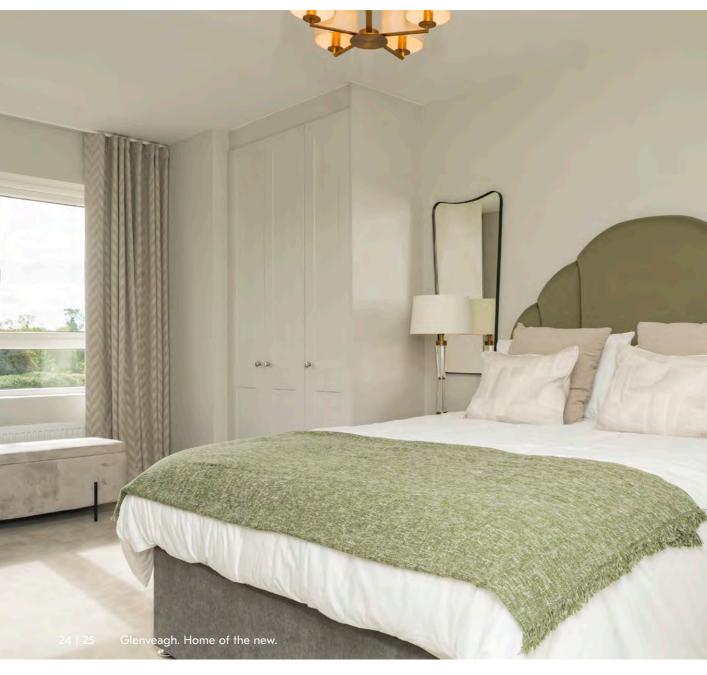
Step inside to reveal interiors that are thoughtfully laid out to suit modern living and are all finished to the highest of standards.

On a bright day, open the stunning French doors to the garden and enjoy some outdoor living in the comfort of your own home.









Built to a standard you can trust.

Key Specifications

External Features

- Maintenance free, tasteful mix of red or yellow (buff) brick with render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

 Seeded gardens with secure boundary to rear gardens.

Internal Finishes

- · Painted white throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull down attic ladder with insulated $\boldsymbol{\delta}$ airtight access hatch

Electrical & Heating

- Generous lighting, power points and switches
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and main bedroom.
- A-rated condensing Samsung pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for Electric Vehicle charge point.

Kitchens

- Superb contemporary kitchen by Fitzgeralds Kitchens with soft close doors.
- · All kitchens are fitted with an upstand.

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.

Windows & Doors

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

Wardrobes

• Shaker-style fitted wardrobes supplied by Fitzgeralds Kitchens.

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 Belin Woods home is covered by a 10 year Homebond structural guarantee.



House styles

1 Bed Homes

The Laurel

1 Bed Apartment

2 Bed Homes

51 - 63 sqm | 553 - 678 sqft

The Hazel

2 Bed Mid | End Terrace

88 - 91 sqm | 943 - 982 sqft

3 Bed Homes

- The Beech
 3 Bed Mid | End Terrace
 102 104 sqm | 1097 -1119 sqff
- The Larch
 3 Bed Semi Detached
 113 sqm | 1213 sqft
- The Poplar
 3 Bed Semi Detached
 113 sqm | 1213 sqft

4 Bed Homes

- The Oak
 4 Bed Semi Detached
 128 sqm | 1382 sqft
- The Ash
 4 Bed Semi Detached
 143 sqm | 1541 sqft
- The Elm
 4 Bed End Terrace
 145 153 sqm | 1564 1647 sqft



The Hazel

2 Bed Mid | End Terrace 88 sqm | 943 sqft





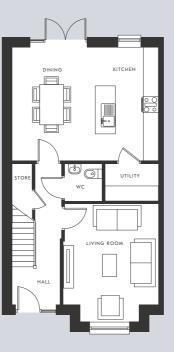


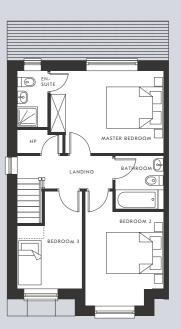
First Floor

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 Larch

3 Bed Semi Detached 113 sqm | 1213 sqft





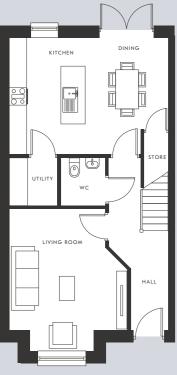
Ground Floor

First Floor

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The Beech

3 Bed Mid | End Terrace 104 sqm | 1119 sqft





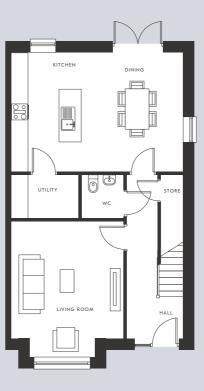


First Floor

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The Oak

4 Bed Semi Detached 128 sqm | 1382 sqft



Ground Floor

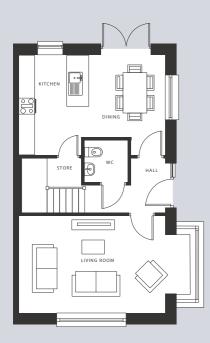


First Floor

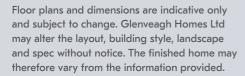
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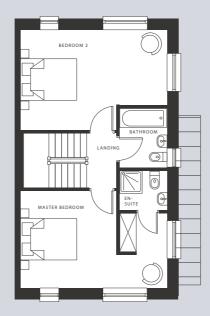
The Elm

4 Bed End Terrace 145 - 153 sqm | 1564 - 1647 sqft

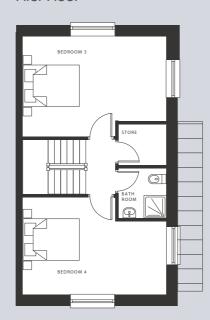


Ground Floor





First Floor



Second Floor

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.









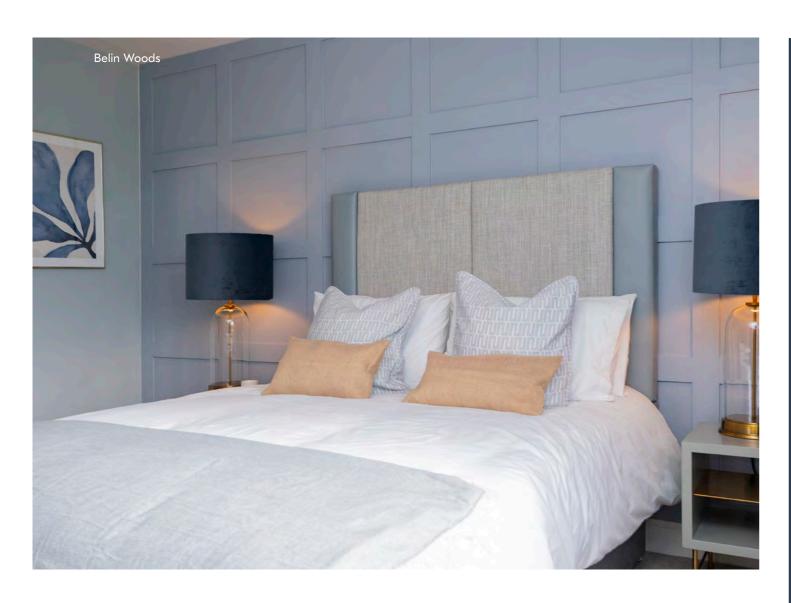


Other developments

Holsteiner Park, Clonee
Cluain Adain, Navan
Cois Glaisin, Navan
Ruxton Oaks, Navan
The Hawthorns, Tullamore
Knightsgate, Rush, Co. Dublin
Semple Woods, Donabate, Co Dublin
Cnoc Dubh, Ballyboughal, Co Dublin
Oldbridge Manor, Drogheda South
Proby Place, Blackrock
Marina Village, Greystones
Blackrock Villas, Cork
Mount Woods, Cork

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Selling agent



Professional team

Developer, Glenveagh Homes Architectural Designers, AKM Solicitor, Kane Tuohy

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