

Belin Woods

NEWBRIDGE

Glenveagh

Home of the new.





Belin Wood

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.

Riverside living in modern homes



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.



Designed with you in mind.



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.

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

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 mins
The Curragh	9 mins
Kildare Village	12 mins
Dublin City	40 mins
Dublin Airport	42 mins




Newbridge to Heuston	25 min
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Nearby Bus routes	126 129 726
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A photograph of a young child wearing a black riding helmet and a teal jacket, reaching out to touch the nose of a dark horse. The scene is set in a stable with wooden walls. The horse is wearing a black bridle. The child's hand is gently touching the horse's nose.

Thanks to its location on the Athgarvan Road, a scenic spot overlooking the River Liffey, Belin Woods residents can enjoy all the adventure of the countryside while living close to the excitement of a buzzing large town. Why not make it a family day to remember, with a trip to the Curragh Plains and Pollardstown Fen, less than ten minutes away by car.

Country living in a suburban setting

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**
- 1 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
 - 7 Saint Marks Special School
 - 8 Saint Conleths Community College
 - 9 Saint Patricks Church of Ireland
 - 10 Scoil Mhuire Junior School
 - 11 Newbridge Educate Together
 - 12 St.Annes Special Needs School

- Shopping**
- 13 Whitewater Shopping Centre
 - 14 Tesco Superstore
 - 15 Kildare Village

- Sport / Golf**
- 16 Ryston Sports Club
 - 17 Kildare GAA
 - 18 Newbridge Athletic Club
 - 19 Newbridge Town FC
 - 20 Sarsfields GAA
 - 21 Newbridge Golf Club
 - 22 Horse Racing Ireland
 - 23 The Curragh Racecourse
 - 24 Irish National Stud and Gardens

- Train stations**
- 25 Newbridge Station
 - 26 Kildare Station

- Hotels**
- 27 The Keaden Hotel

- Parks**
- 28 Linear Liffey Park
 - 29 Pollardstown Fen

- Churchs**
- 30 Cill Mhuire Church



A vibrant town with excellent shopping, entertainment and dining.



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.

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





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 life is easy in Belin Woods' bright, spacious and airy homes, which are finished to the highest of standards.



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.



Images representative of typical Glenveagh homes



Built to a standard you can trust.

Key Specifications

External Features

- Maintenance free, tasteful mix of brick, type- Lanyon Brick - Elmwood - Red Multiand 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

- 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.
- Pull down attic ladder with insulated & 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
51 - 63 sqm | 553 - 678 sqft

2 Bed Homes

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 sqft

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

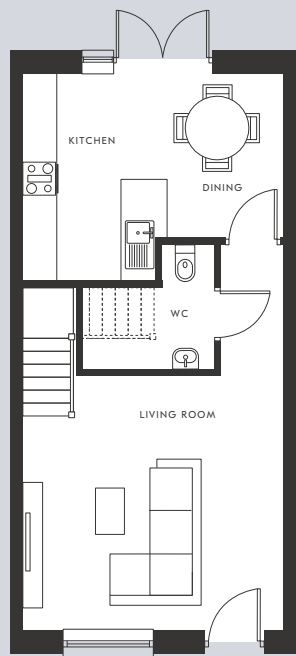


Belin Woods

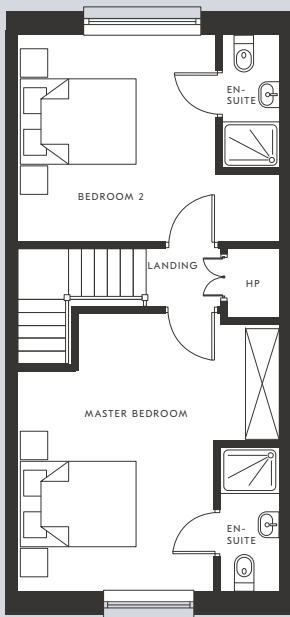
Show Houses (SH)
No.s 12 - 15 The View

The Hazel

2 Bed Mid | End Terrace
88 sqm | 943 sqft



Ground Floor

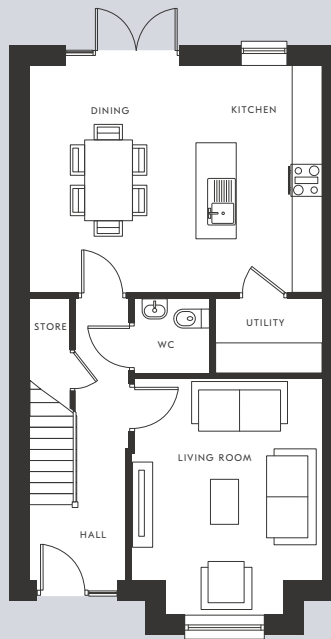


First Floor

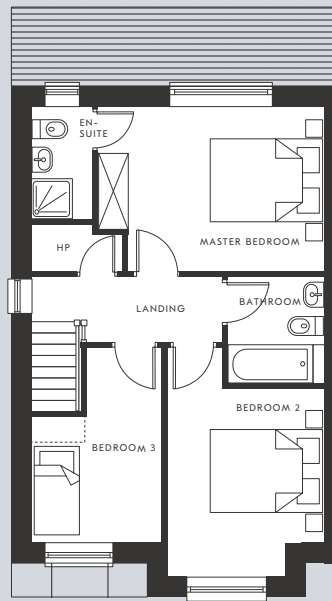
Floor plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

The Larch

3 Bed Semi Detached
113 sqm | 1213 sqft



Ground Floor

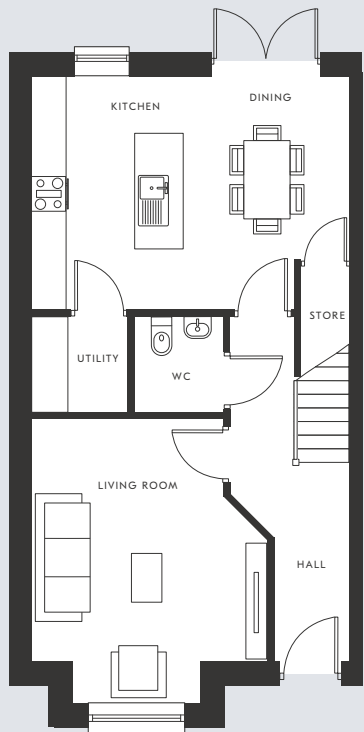


First Floor

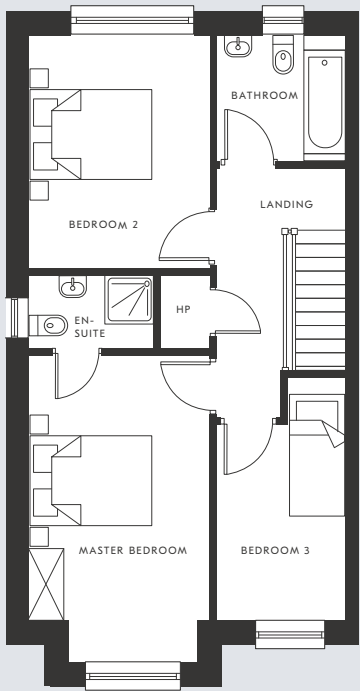
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The Beech

3 Bed Mid | End Terrace
104 sqm | 1119 sqft



Ground Floor

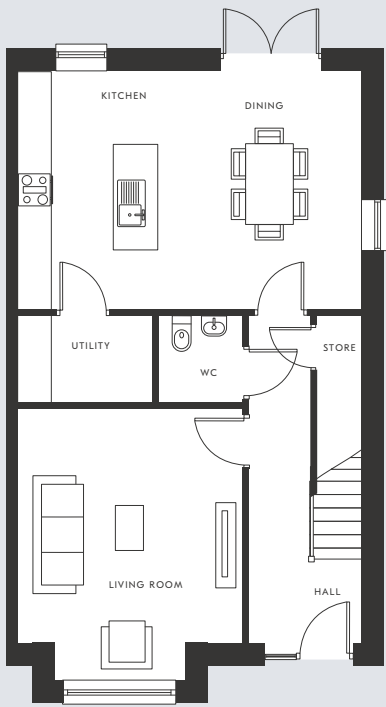


First Floor

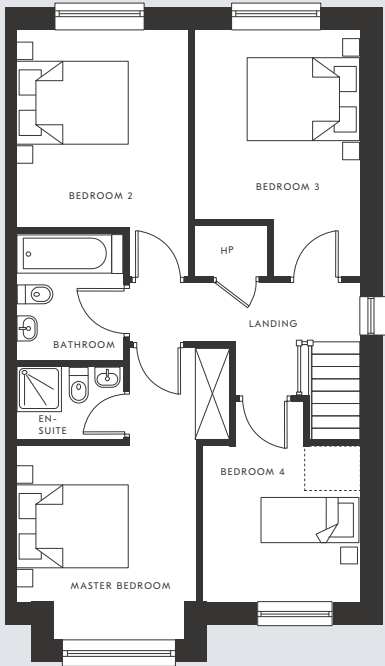
Floor plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

The Oak

4 Bed Semi Detached
128 sqm | 1382 sqft



Ground Floor

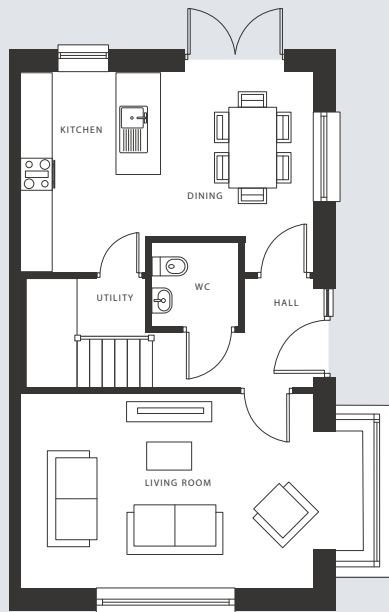


First Floor

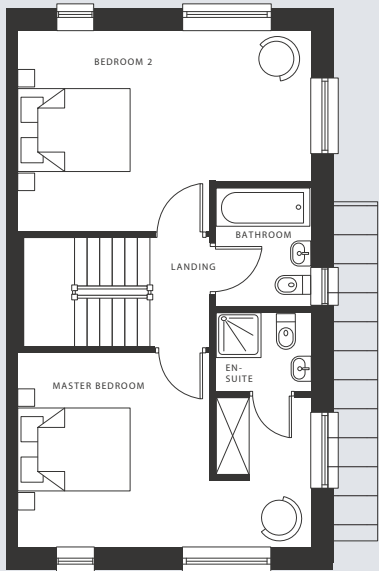
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The Elm

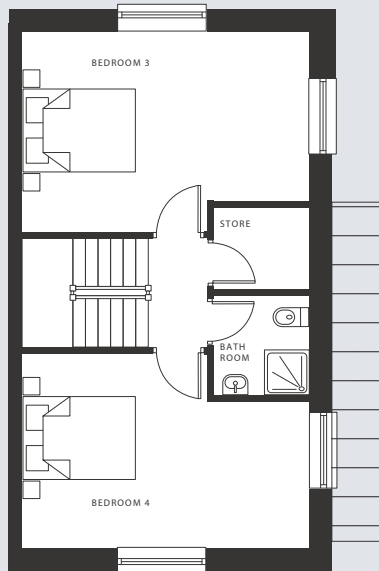
4 Bed End Terrace
 145 - 153 sqm | 1564 - 1647 sqft



Ground Floor



First Floor



Second Floor

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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



Bellingsmore
 Kilmartin, Dublin 15



Barnhall Meadows
 Leixlip, Co. Kildare



Taylor Hill
 Balbriggan, Co. Dublin



Ledwill Park
 Kilcock, Co. Kildare

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

Belin Woods



Selling agent

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Frank**
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PRSA Licence: 001880

Professional team

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

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