

Castleland Park

BALBRIGGAN

Glenveagh

Home of the new.





Castleland Park

Families flourish in Castleland Park, an exceptional development of spacious family homes from Glenveagh, home of the new. Situated next to the centre of the bustling North Dublin seaside town of Balbriggan, Castleland Park offers prospective buyers a fine selection of high-spec new homes, all equipped with the very best in modern fixtures and fittings.

Seaside living on Dublin's beautiful north coast

Thoughtful modern design.



Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

All homes are energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and air tightness in all our properties.

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.



Home Office Ready

We're installing fibre optic broadband infrastructure in every home with our partner SIRO. This ensures that your new home is Internet ready from the day you move in.

All you need to do is choose a provider.



Everything within easy reach.

A host of excellent transport links on your doorstep

Just 34km north of Dublin City and 27km south of Drogheda, Balbriggan is an excellent location for commuters to Dublin City and beyond. The M1 is just a few minutes' drive from Castleland Park, connecting residents to Dublin Airport, Dublin City and Belfast, as well as Dublin's outer ring road, the M50.

Balbriggan is on the main Dublin-Drogheda-Dundalk train line, and commuters can enjoy a fast and frequent journey into Dublin City Centre. Plus, the 33, 33X or 33A bus routes are quick and regular, ideal for both students and workers.



Millfield Shopping Centre	6 mins
Balbriggan Beach	6 mins
M1	12 mins
Ardgillan Castle	13 mins
Dublin City	51 mins
Dublin Airport	20 mins



Balbriggan Station	6 mins drive 20 mins walk
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Nearby Bus routes	33 33a 33x
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LOVE
BEING CLOSE
TO IT ALL
LIVE
CASTLELAND
PARK



Castleland Park is the ideal opportunity to enjoy all the comforts of a modern build in a beautiful location by Dublin's stunning north coastline.

Seaside living

- Schools**

 - 1 Gaelscoil Balle Brigín
 - 2 Bracken Educate Together
 - 3 Ardgillan Community College
 - 4 St. Teresas Catholic Primary School
 - 5 Gillians Preschool
 - 6 Balrothery National School
 - 7 Scoil Chormaic CNS
 - 8 Bremlere Educate Together
 - 9 Coláiste Ghlór na Mara
 - 10 St. George's National School
 - 11 Balbriggan Educate Together
 - 12 Balbriggan Community College
 - 13 Saints Peter & Paul J.N.S Catholic Primary School
 - 14 St.Molagas National School
 - 15 Loreto Secondary School
- Shopping**

 - 16 Millfield Shopping Centre / Tesco
 - 17 Castle Mill Shopping Centre
 - 18 The Book Haven
 - 19 Echo Clothing
 - 20 Lidl
 - 21 Balbriggan Retail Park
- Sport / Golf**

 - 22 Balbriggan Golf Clb
 - 23 Balbriggan Karate Club
 - 24 Axis Badminton Club
 - 25 Balbriggan Skate Park
 - 26 Balbriggan Sports Centre
 - 27 Balbriggan FC
 - 28 O'Dwyers GAA
 - 29 DP Gymnastics
- Train stations**

 - 30 Balbriggan Station
- Hotels**

 - 31 Bracken Court Hotel
- Parks / Attractions**

 - 32 Ardgillan Castle & Demense
 - 33 Barnageeragh Bay Steps
 - 34 Balbriggan Beach



Every amenity within a short stroll.



Get the most out of family life in this ideal location. Spend a fun-filled day in Ardgillan Castle, just a few minutes from Castleland Park, a full 194 acres of rolling open grassland, mixed woodland and gardens with stunning views over the Irish Sea and Lambay Island.

Your new neighbourhood

A bustling town with a fine community spirit and plenty of restaurants, bars, supermarkets and local retail outlets. Head to the beach to make the most of the fine weather or catch the latest movie in the local cinema — Balbriggan has it all.



Great for schools, great for leisure.

As a well-established community for families, Balbriggan offers plenty of choice when it comes to schools. Parents can choose from a full range of both primary and secondary schools, including several Educate Together and Bremore Educate Together Secondary School, Gaelscoil Bhaile Brigin and Loreto Secondary School.



Balbriggan is packed with sports clubs catering for every member of the family, including rugby, GAA, soccer and athletics. Golfers will enjoy having the picturesque Balbriggan Golf Club on their doorstep, while the whole family can enjoy all the benefits of an outdoor lifestyle in this beautiful seaside location.





Spacious living rooms are painted in neutral colours so that you can stamp your personality on it from day one.



We put more in so you can get more out.

We install cycle lanes and EV charge points. We integrate green space and playgrounds and we sow wildflower gardens to protect biodiversity in the area. We have a dedicated Customer Care team to help you through the snagging process and invest heavily in community engagement after you move in.

Open plan kitchens feature French doors that open the dining area onto the garden patio and a seeded garden.

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your 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 and 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 master bedroom.
- A-rated condensing Samsung heat pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for Electric Vehicle charge point.
- Outdoor Sockets

Kitchens

- Superb contemporary kitchen by Gallaghers 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

- Munster Joinery uPVC double glazed A rated windows.
- French two-tone double doors open to small patio area.

Wardrobes

- Shaker-style fitted wardrobes supplied by Gallaghers in the master bedroom.

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.
- Photovoltaic Solar Panels fitted to all houses

Guarantee

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

House styles

3 Bed Homes

The Pine

3 Bed Semi-Detached
100 sqm | 1076 sqft

The Alder

3 Bed Semi Detached | Detached
102 sqm | 1098 sqft

The Poplar

3 Bed Semi Detached
108 sqm | 1162 sqft

4 Bed Homes

The Elm

4 Bed Semi Detached
111.2 sqm | 1197 sqft

The Ash

4 Bed Semi Detached | Detached
120-122 sqm | 1296-1313 sqft

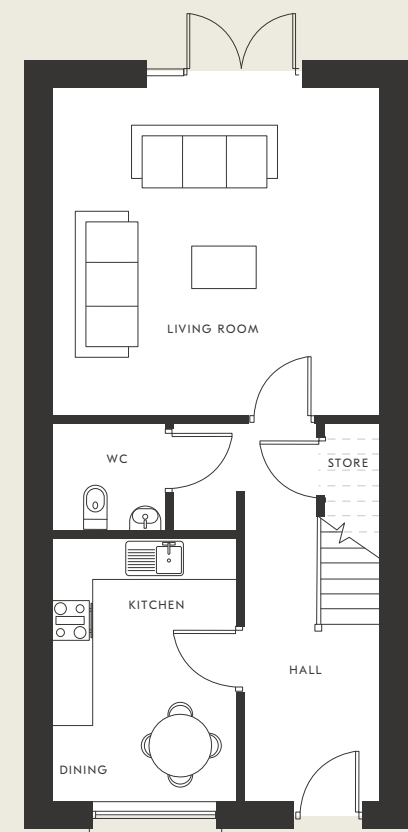
Castleland Park



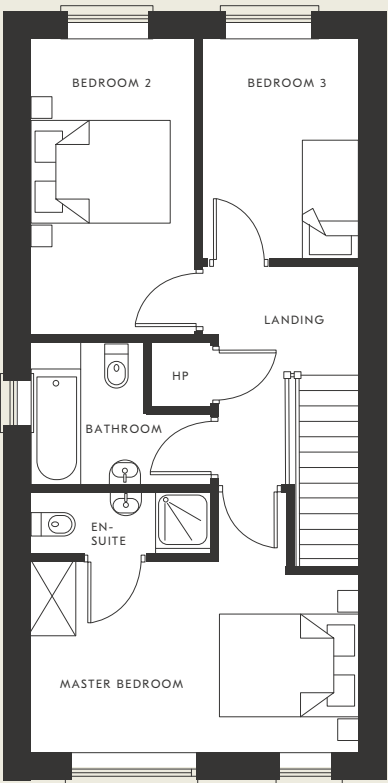
Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

The Pine

3 Bed Semi-Detached
100 sqm | 1076 sqft



Ground Floor

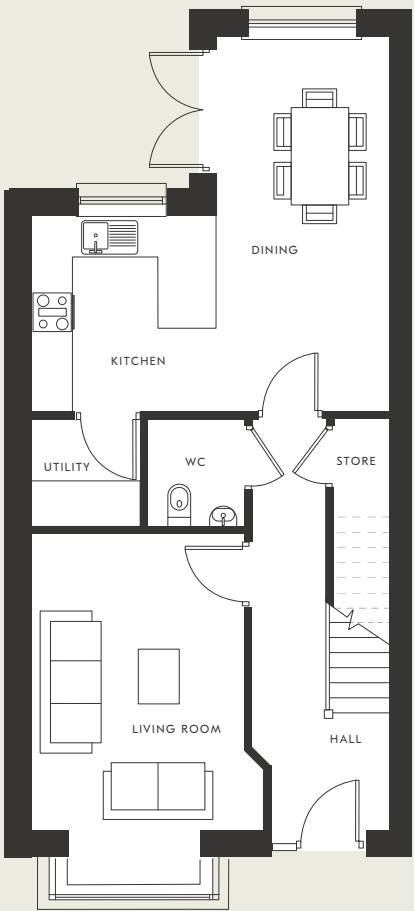


First Floor

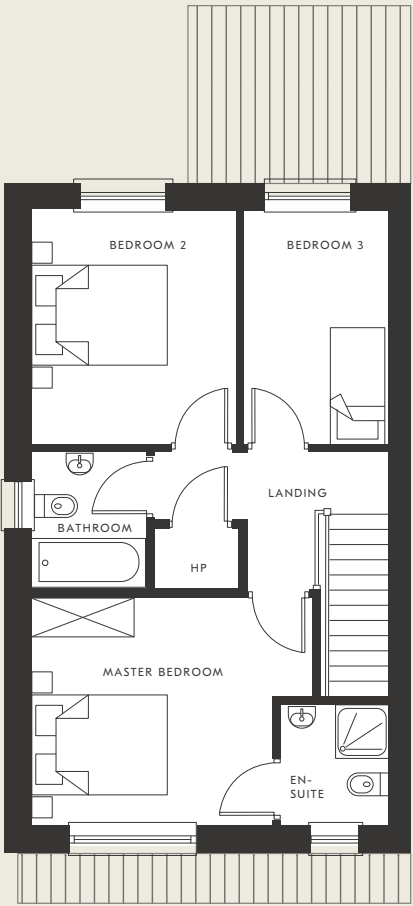
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The Alder

3 Bed Semi Detached | Detached
102 sqm | 1098 sqft



Ground Floor

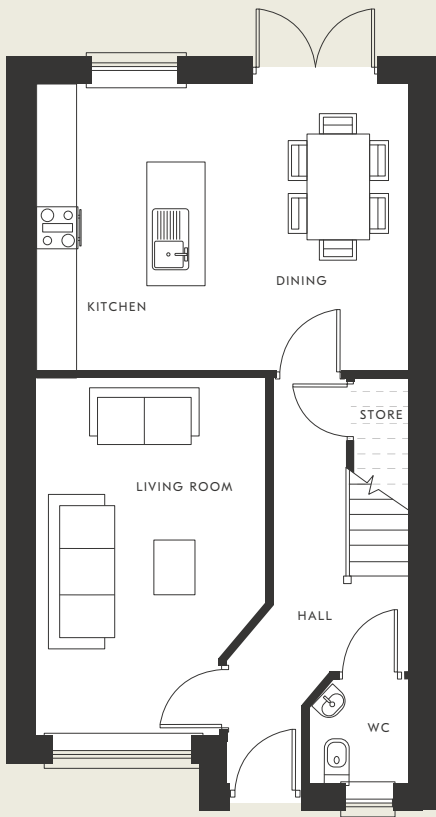


First Floor

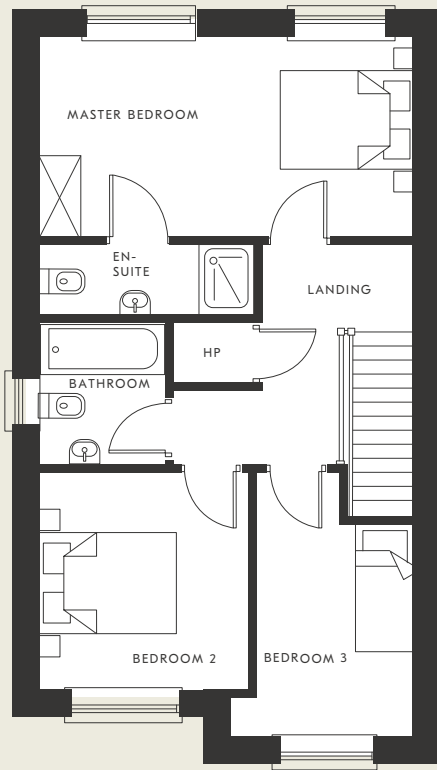
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The Poplar

3 Bed Semi Detached
108 sqm | 1162 sqft



Ground Floor

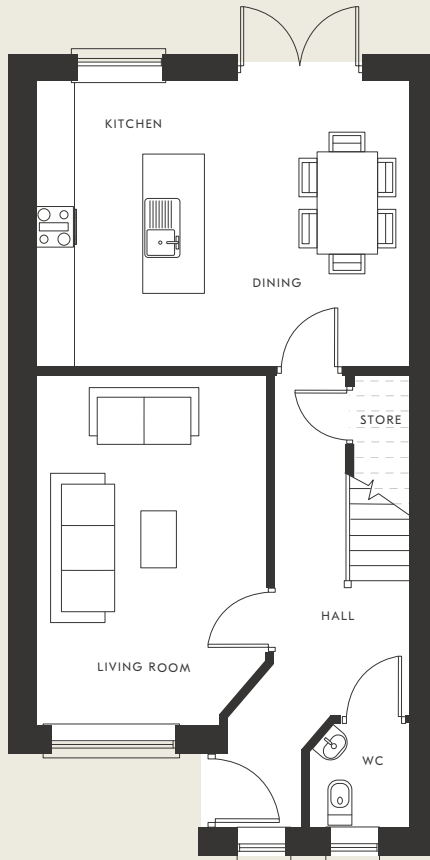


First Floor

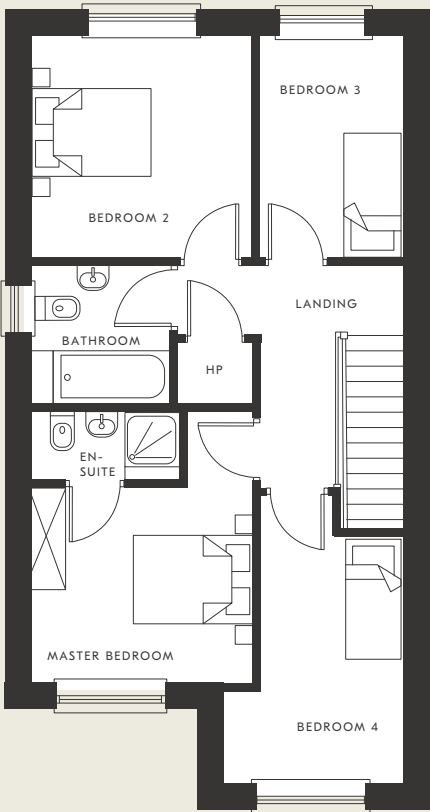
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The Elm

4 Bed Semi Detached
111.2 sqm | 1197 sqft



Ground Floor

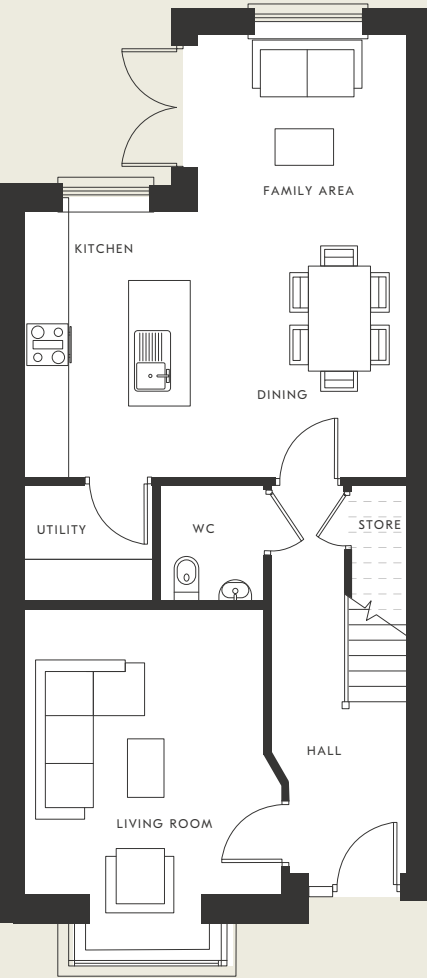


First Floor

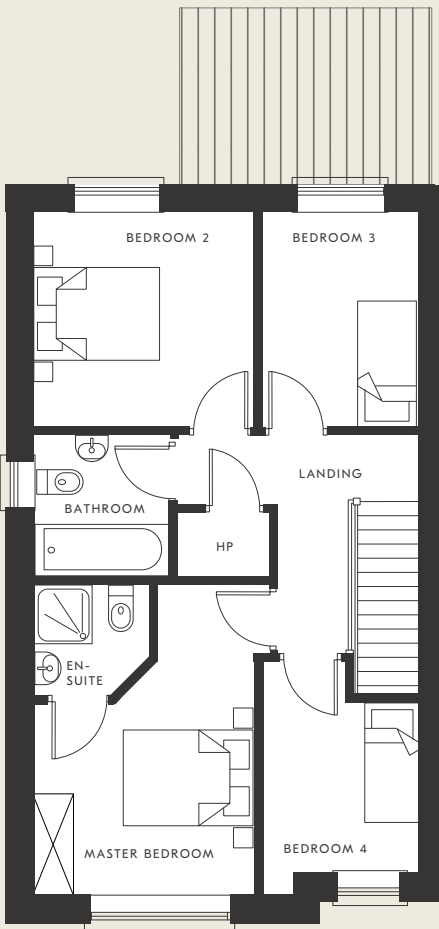
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The Ash

4 Bed Semi Detached | Detached
120-122 sqm | 1296-1313 sqft



Ground Floor



First Floor

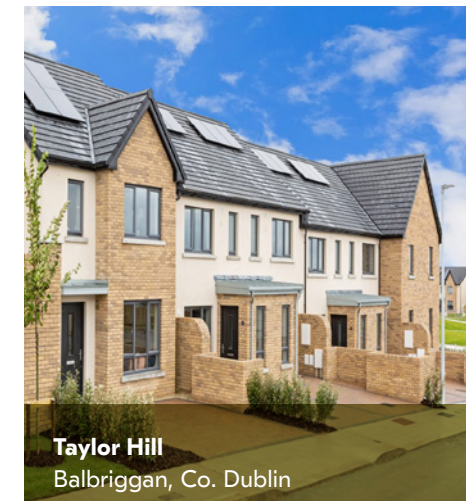
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Home of the new.

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

We don't just build homes,
we build lasting communities.



Other developments

Holsteiner Park, Clonee
Cluain Adain, Navan
Ruxton Oaks, Navan
The Hawthorns, Tullamore
Belin Woods, Newbridge
Walkers Gate, Co. Kildare
Riversend @ Effernock, Trim
Oldbridge Manor, Drogheda South
Ravens Mill, Rolestown, Co. Dublin
Knightsgate, Rush, Co. Dublin
Barnoaks, Citywest, Co. Dublin
Belingsmore, Kilmartin, D15
Proby Place, Blackrock
Marina Village, Greystones
Blackrock Villas, Cork
Mount Woods, Cork

For more information visit:
glenveagh.ie



Selling Agent



**Knight
Frank**

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PRSA Licence: 001880

Professional team

Developer, **Glenveagh Homes**
Architect, **AKM Design**
Solicitor, **Mason Hayes & Curran**

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