

FOLKSTOWN PARK

Balbriggan



*Love where
you live*

Glenveagh
Home of the new.





FOLKSTOWN PARK

Glenveagh is pleased to introduce Folkstown Park, a striking new collection of beautifully designed family homes only 5 minute drive from the picturesque seaside town of Balbriggan.

Folkstown Park embodies modern, stylish living in the fresh, coastal surroundings of north county Dublin - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*

Illustrative purposes only.

LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY



FOLKSTOWN PARK

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Folkstown Park home is built with you in mind. Whether you want space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

The comfort you want, how you want it

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Folkstown Park offers a wealth of family friendly activities close by. Ardgillan Castle and Demesne is spectacular in its setting, overlooking the Irish Sea with views from the Mourne Mountains to Lambay Island. Enjoy weekend woodland walks, stroll through the Rose and Walled Gardens, take a tour of the castle and enjoy regular family events throughout the year.



FOLKSTOWN PARK

ALL INTERESTS, ALL COVERED, ALL NEARBY

Conveniently located between Drogheda and Dublin City Centre, Folkstown Park offers easy access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Folkstown Park is a stone's throw from Balbriggan village which offers a range of local shopping and leisure choices. It's home to countless coffee shops, restaurants and bars, numerous scenic walks and local interest points including the lighthouse and Martello tower, and for more blockbuster views, there's the Omniplex Cinema.

So, whether a warm day at the beach, popping the glad rags on for a trip to Dundalk Races, or dropping over to Drogheda for retail therapy, virtually everything you need is on your doorstep.



FOLKSTOWN PARK

A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Balbriggan and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Folkstown Park. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices in the locality.

Here's a look at where your kids could get the best in education:

- The Franciscan College, Gormanstown
- Loreto Secondary School
- Balbriggan Community College
- Bracken Educate Together National School
- Coláiste Ghlór na Mara
- Balbriggan ETNS
- St George's National School
- Scoil Chormaic CNS
- Balscadden National School

Third Level education within the local area includes Dundalk Institute of Technology, with commuter connections to all the Dublin choices.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Balbriggan. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention all the water-based activities available with the sea so close by.

Folkstown Park is also well located for golfing enthusiasts with four 18 hole golf clubs in the vicinity.



FOLKSTOWN PARK

LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sport clubs such as Balrothery Cricket Club, Balbriggan Cricket Club and Velo Club Balrothery and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group in Balbriggan, that make a difference in our wider communities.





FOLKSTOWN PARK

EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Folkstown Park connects you to it all, conveniently located just a short drive from both Dublin and Drogheda, while the M50, M1 and N2 road links are minutes away.

For commuters, regular bus and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



Balbriggan Beach	5 minutes
Ardgillan Castle	10 minutes
Skerries	12 minutes
Dublin Airport	20 minutes
Dublin City	45 minutes



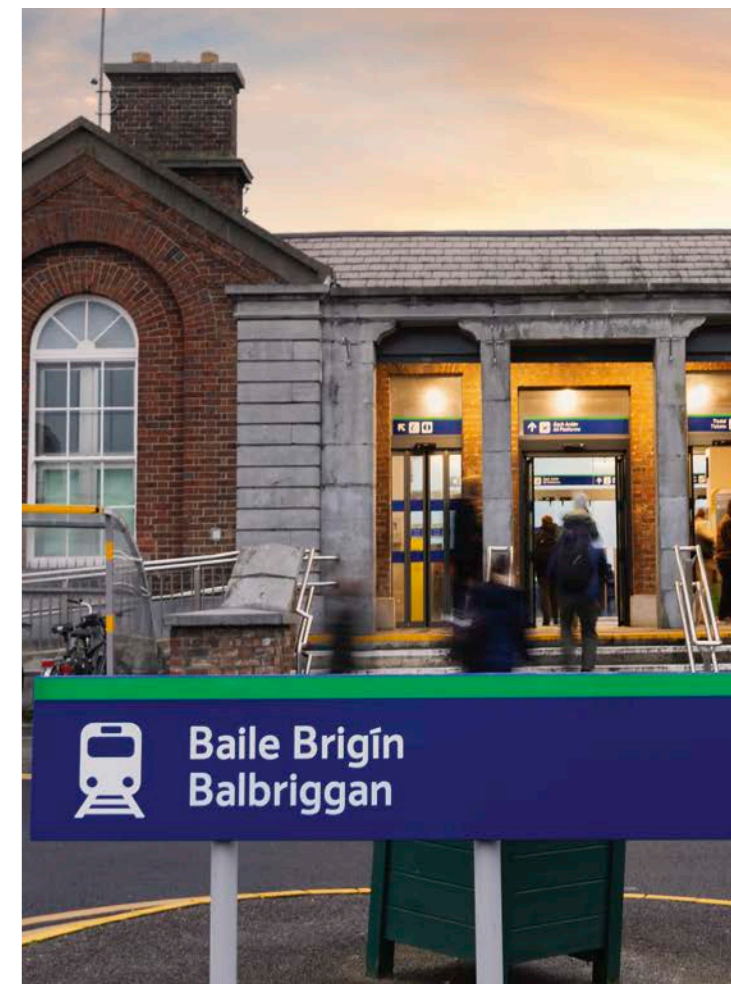
Nearby Bus Routes

Balbriggan to Lower Abbey St	33
Balbriggan Rail Station to Millfield Centre	B1
Balbriggan to Ashbourne	195
Dublin to Balbriggan to Drogheda	101
Balbriggan to Stamullen	192



Nearby Train Routes

Balbriggan Railway Station	30 mins walk 5 mins drive
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ROUTES TO PURCHASE

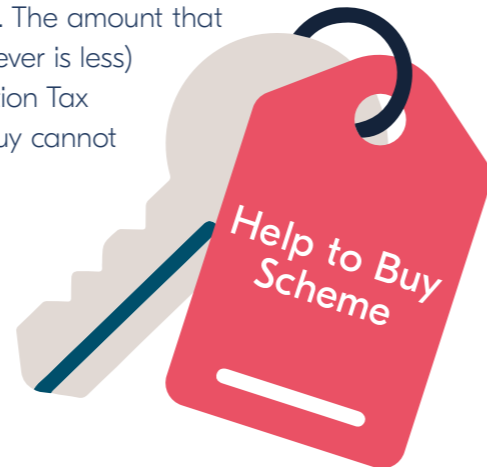
New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting their deposit together. The Help to Buy is a tax rebate scheme tailored to first-time buyers that will help you cover the deposit needed for a newly built house or apartment. The amount that you can claim is up to €30,000 or 10% of the property value (whichever is less) and depends on how much Income Tax and Deposit Interest Retention Tax (DIRT) you have paid over the last 4 years. Unfortunately, Help to Buy cannot be used to purchase previously owned or second-hand homes.

Help-to-Buy Scheme eligibility criteria

- You must be tax-compliant.
- You must take out a mortgage of at least 70% of the property value.
- You must live in the property as your main home for at least 5 years.
- The property value must be €500,000 or less.
- Only newly constructed or self-built homes are applicable.



FIRST HOME SCHEME

Glenveagh support the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders. If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property (this is reduced to 20% if you are also availing of the Help to Buy scheme). It allows eligible first-time buyers to bridge the gap between the deposit, mortgage, and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment.

First Home scheme eligibility criteria

- You need to have mortgage approval from a lender participating in the scheme.
- You must borrow the maximum amount available to you (4 times your gross annual income)
- You shouldn't be taking the assistance of a Marco Prudential Exception from the lender.
- You must have a minimum deposit of 10% of the property purchase price.
- Similarly to the Help to Buy scheme, only newly built houses or apartments are applicable (with the exception of rented properties that are being put on the market).



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



Property price	€425,000
Household income	€74,375
Mortgage approval	€297,500
Deposit	€12,500
Help-to-Buy	€30,000
First Home Scheme	€85,000 (=20% equity share)
Mortgage Monthly Repayments	€1,317 (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit glenveagh.ie/first-time-buyers

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!





FOLKSTOWN PARK

BUILT TO A STANDARD YOU CAN TRUST

External Features

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

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen 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.

Windows & Doors

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

Wardrobes

- Shaker-style fitted wardrobes 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 airtightness in order to retain heat.

Guarantee

Each Folkstown Park home is covered by a 10 year structural guarantee.



REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Folkstown Park are generously sized with a high-level finish to give that luxury feel to your home.



WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in – and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

Schools

- 1 St. George's National School
- 2 Balbriggan Educate Together N.S.
- 3 Bremore Educate Together Secondary School
- 4 Gaelscoil Baile Brigín
- 5 Bracken Educate Together National School
- 6 Coláiste Ghlór na Mara
- 7 Balbriggan Community College
- 8 Loretto Secondary School
- 9 The Franciscan College, Gormanstown
- 10 Balcaddan National School

Shopping

- 11 Supervalu
- 12 Lidl
- 13 Millfield Shopping Centre

Sport

- 14 O'Dwyers GAA Club
- 15 Balbriggan FC
- 16 Balbriggan Cricket Club
- 17 Balbriggan Rugby Club
- 18 Balbriggan Golf Club
- 19 Balbriggan Sport Centre

Airports

- 20 Dublin Airport

Train Stations

- 21 Balbriggan Station

Health

- 22 Balbriggan Primary Care
- 23 Yew Medical Centre
- 24 Balbriggan Medical Centre

Hotels

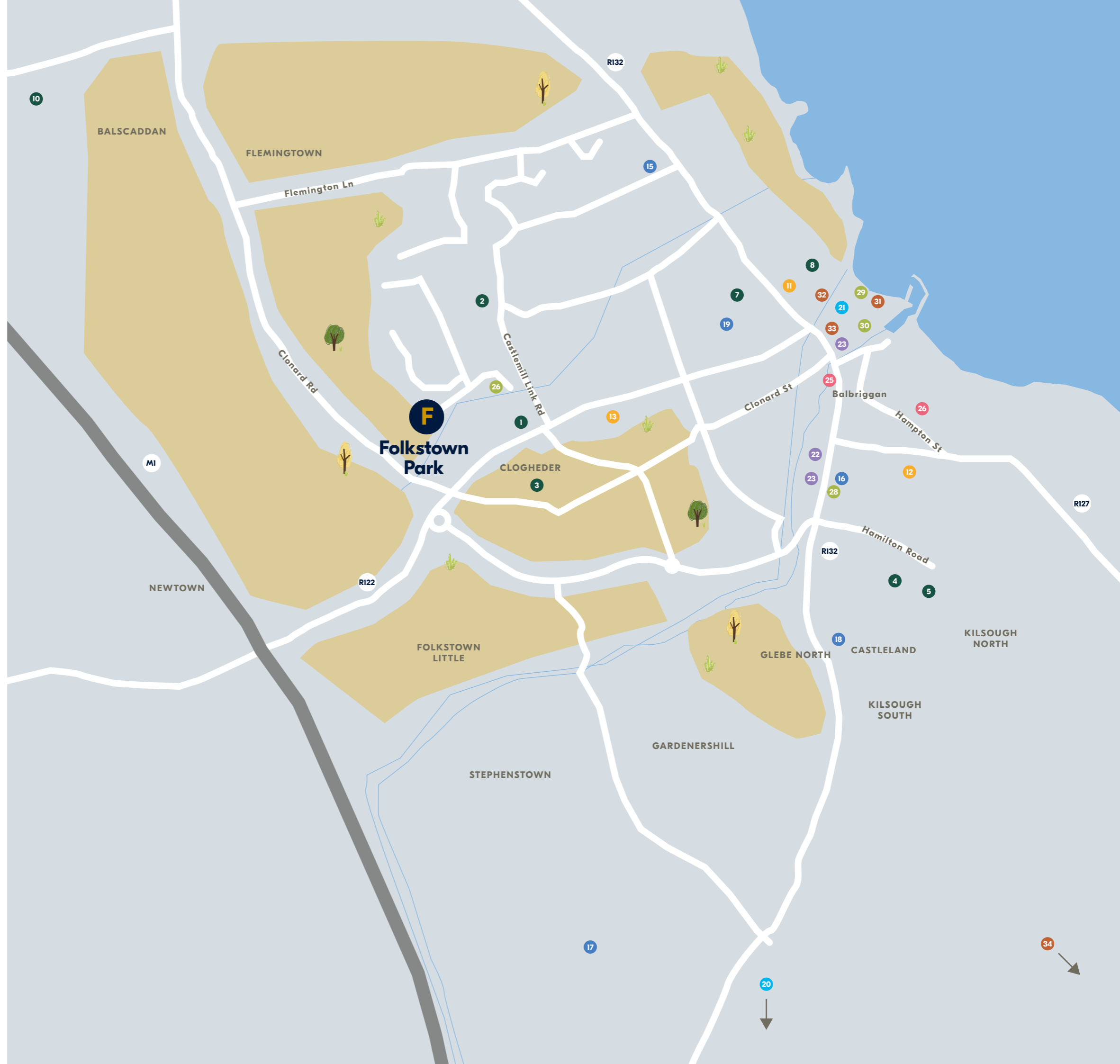
- 25 Bracken Court Hotel
- 26 Bedford House Boutique

Parks

- 27 Pollinator's Walk
- 28 Balbriggan Old Town Park
- 29 Balbriggan Beach
- 30 Quay Street Playground Park

Attractions

- 31 Balbriggan Beach
- 32 Salt Cave Halotherapy
- 33 Omniplex Cinema
- 34 Ardgillan Castle and Demesne



HOUSE STYLES

Maisonettes

- **The Cherry**
1 Bed Maisonette
58 sqm | 624 sqft
- **The Bramble**
1 Bed Maisonette
68 sqm | 732 sqft
- **The Laurel**
1 Bed Triplex
57.5-67.5 sqm | 619-727 sqft

2 Bed Homes

- **The Hazel**
2 Bed Mid Terrace
77.8-78.2 sqm | 838-842 sqft
- **The Chestnut**
2 Bed Mid & End Terrace
86.6-86.8 sqm | 932-935 sqft
- **The Aspen**
2 Bed Mid & Terrace | Semi-Detached and Detached and Detached
87.9-88.3 sqm | 946-951 sqft

3 Bed Homes

- **The Poplar**
3 Bed Semi Detached | Mid & End Terrace
94.8-95.8 sqm | 1,021-1,031 sqft
- **The Larch**
3 Bed Mid & End Terrace
110.7-111.2 sqm | 1,192-1,197 sqft
- **The Birch**
3 Bed Mid & End Terrace
114.7 sqm | 1,234 sqft
- **The Beech**
3 Bed End Terrace
119.6 sqm | 1,287 sqft

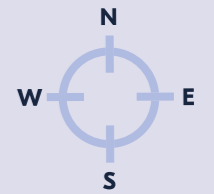
4 Bed Homes

- **The Ash**
Semi Detached & Detached
143 sqm | 1,539 sqft

5 Bed Homes

- **The Elder**
5 Bed Semi-Detached/Detached
183.9 sqm | 1,979 sqft

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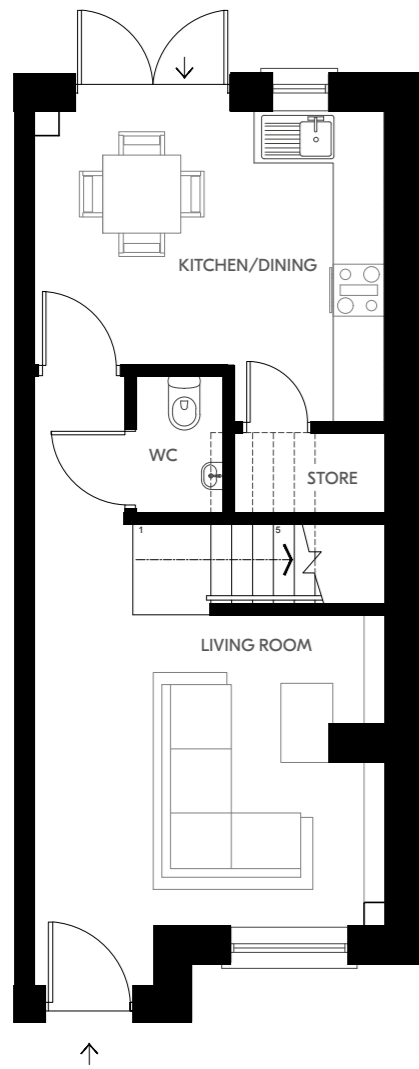


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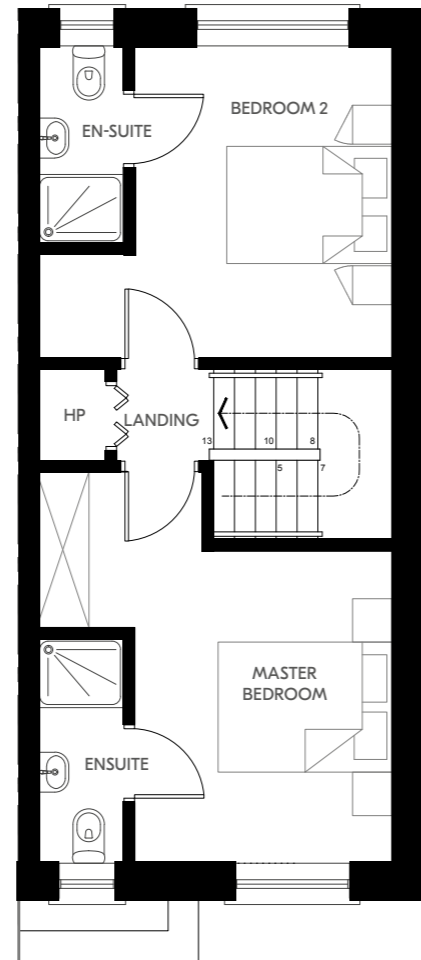
THE HAZEL

2 Bed Mid Terrace

77.8-78.2sqm | 838-842sqft



Ground Floor



First Floor

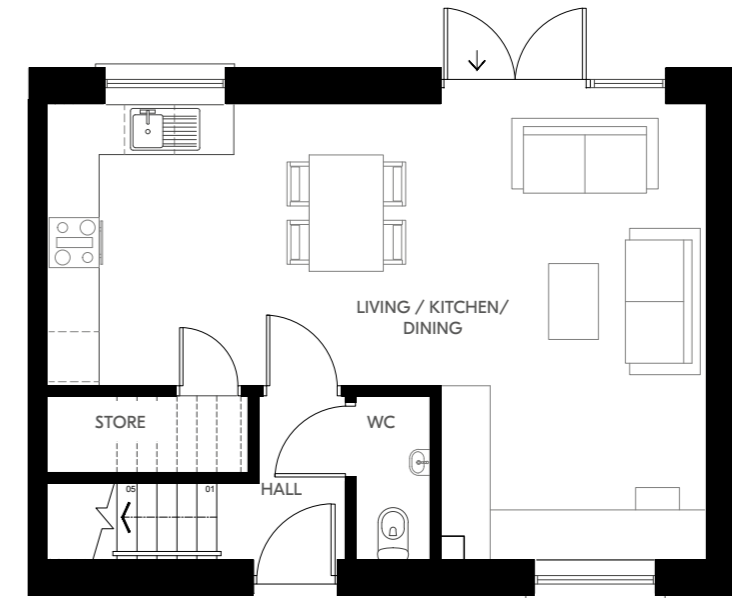
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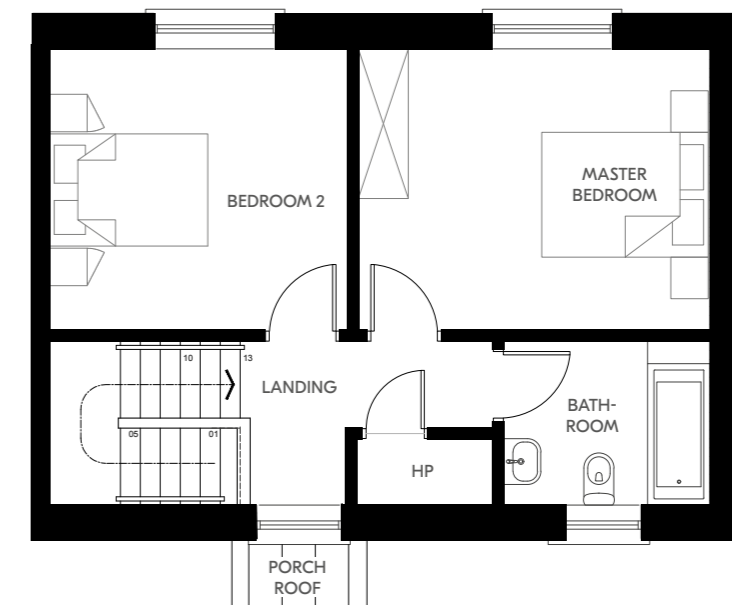
THE CHESTNUT

2 Bed Mid & End Terrace

86.6 – 86.8 sqm | 932 – 935 sqft



Ground Floor



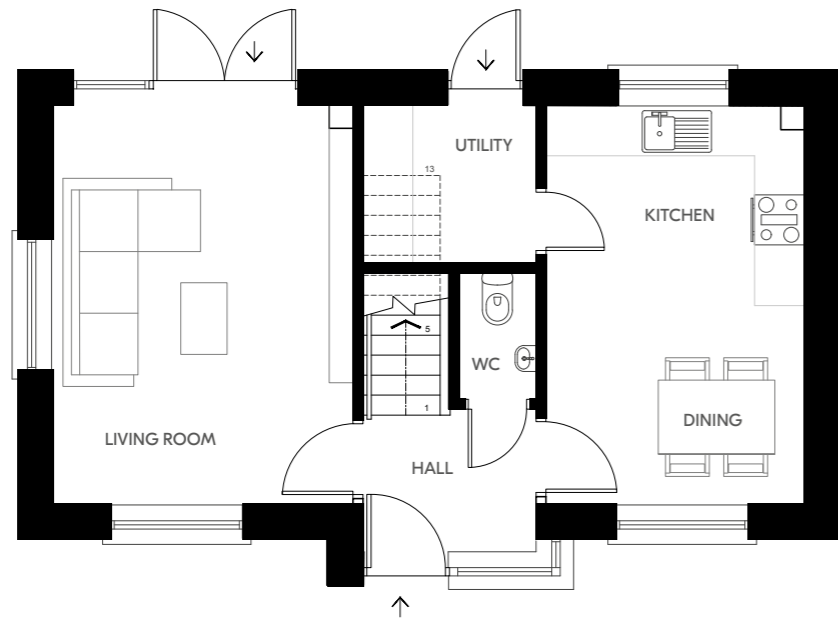
First Floor

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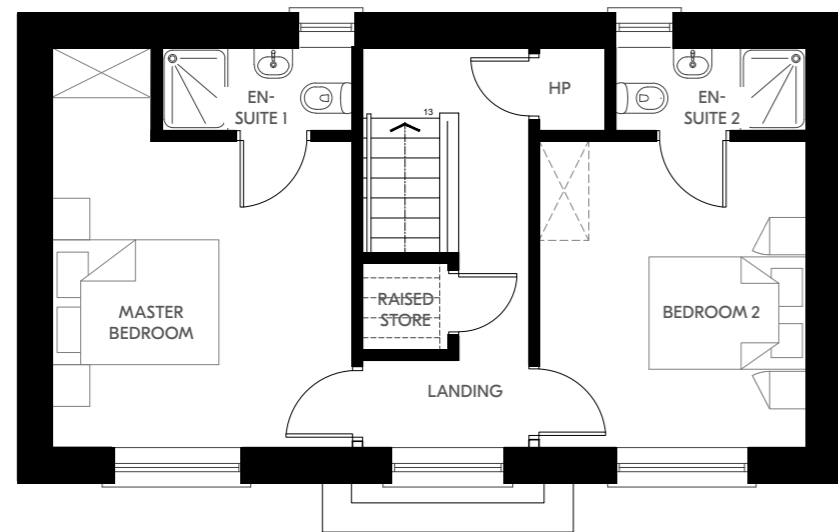
For illustrative purposes.

THE ASPEN

2 Bed Mid & Terrace | Semi-Detached and Detached
87.9 – 88.3 sqm | 946 – 951 sqft



Ground Floor



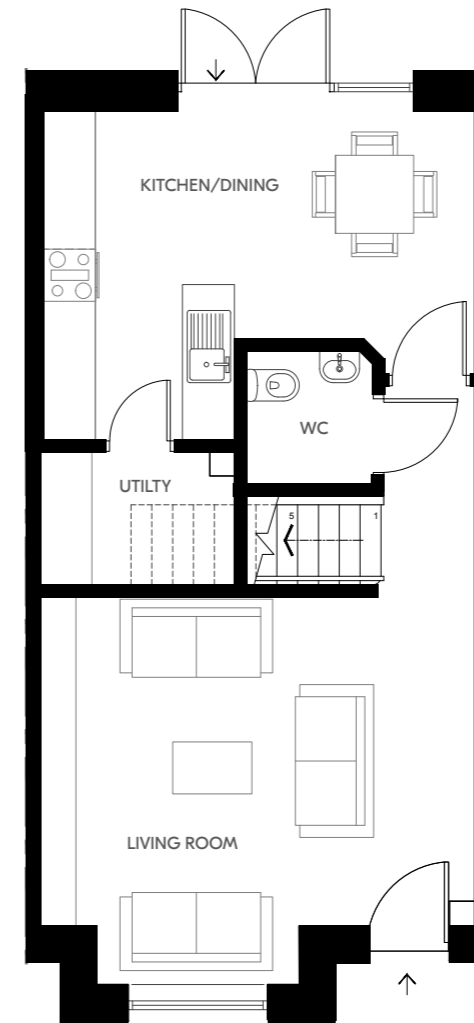
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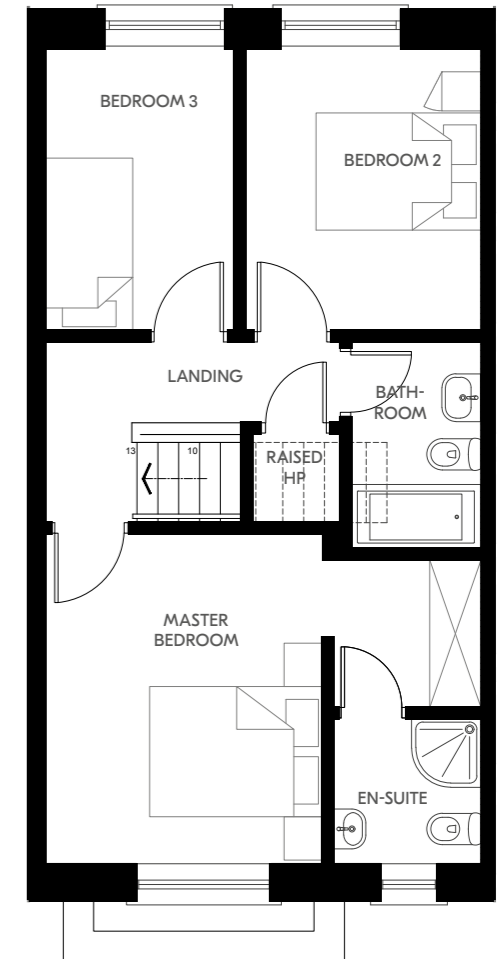
For illustrative purposes.

THE POPLAR

3 Bed Semi Detached | Mid & End Terrace
94.8-95.8 sqm | 1,021-1,031 sqft



Ground Floor



First Floor

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For illustrative purposes.

THE LARCH

3 Bed Mid & End Terrace
110.7-111.2sqm | 1,192-1197 sqft



Ground Floor

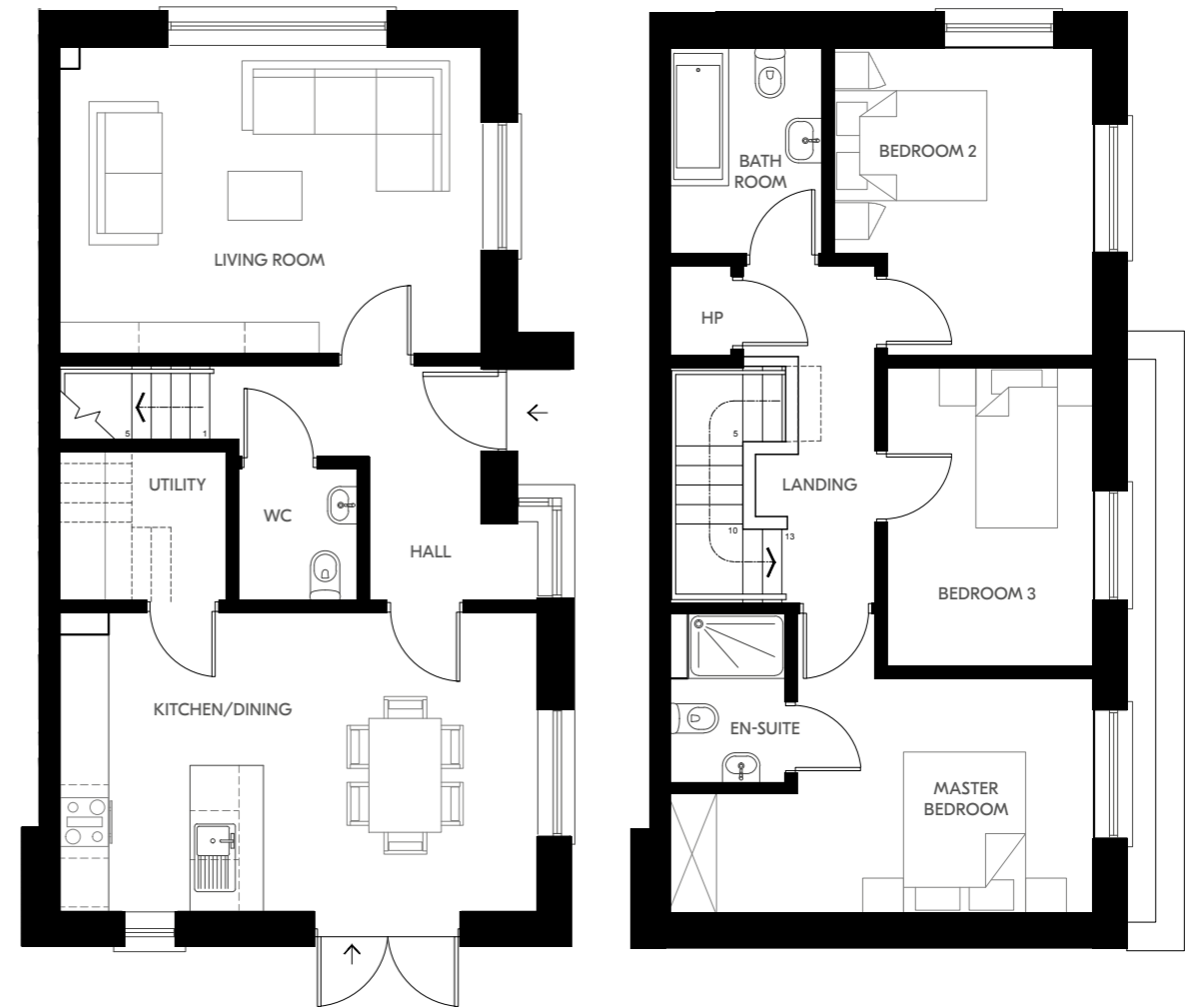
First Floor

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For illustrative purposes.

THE BIRCH

3 Bed Mid & End Terrace
114.7sqm | 1,234 sqft



Ground Floor

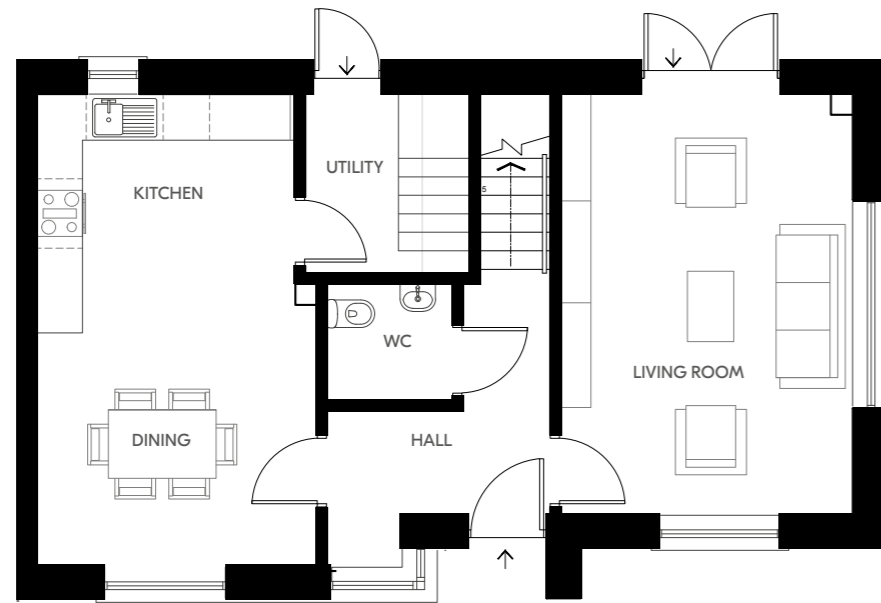
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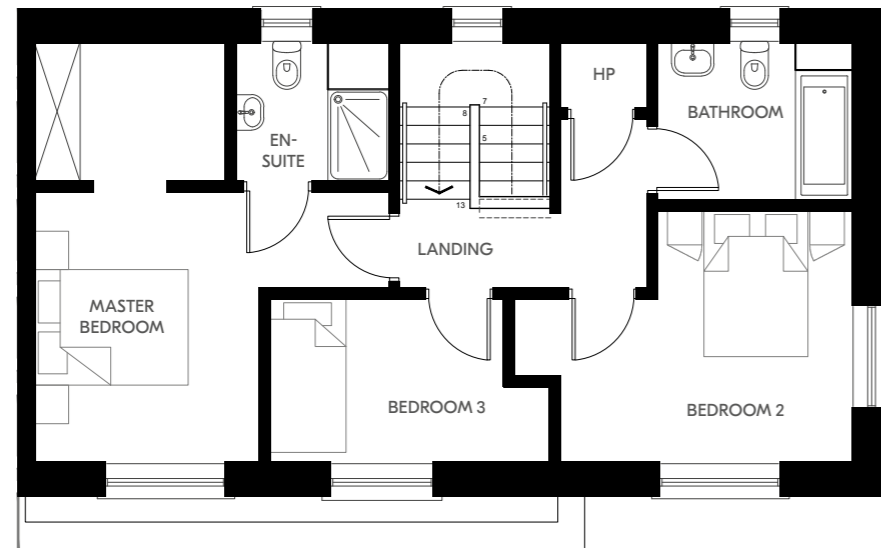
For illustrative purposes.

THE BEECH

3 Bed End Terrace
119.6sqm | 1,287 sqft



Ground Floor



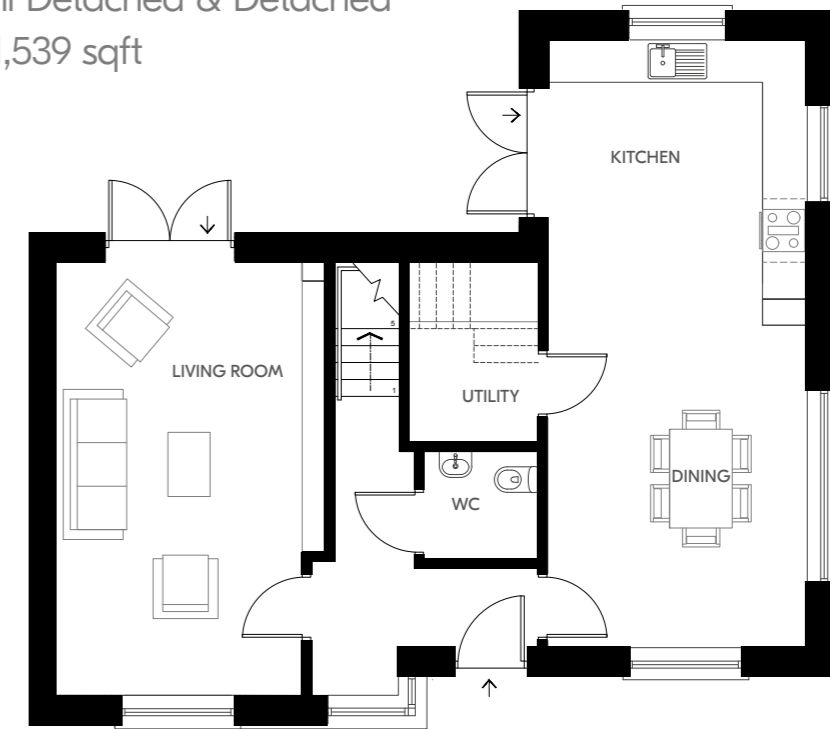
First Floor

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For illustrative purposes.

THE ASH

4 Bed Semi Detached & Detached
143 sqm | 1,539 sqft



Ground Floor



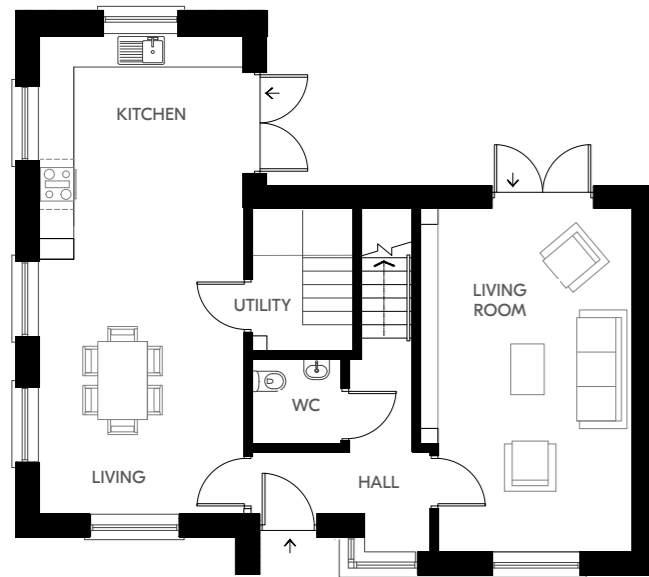
First Floor

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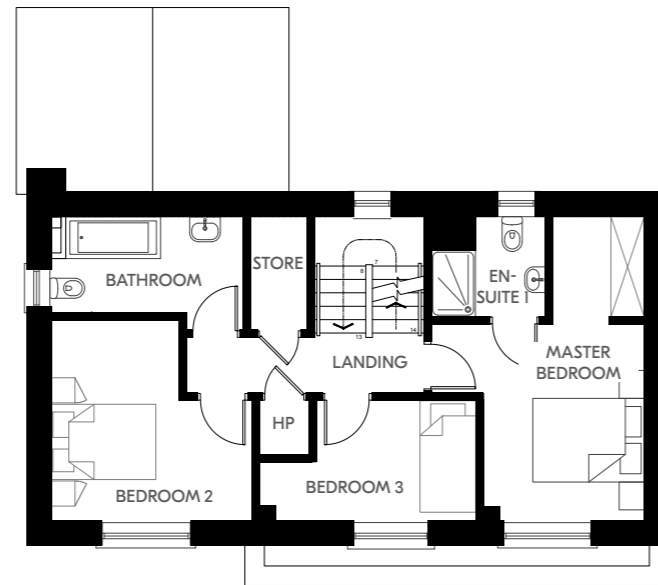
For illustrative purposes.

THE ELDER

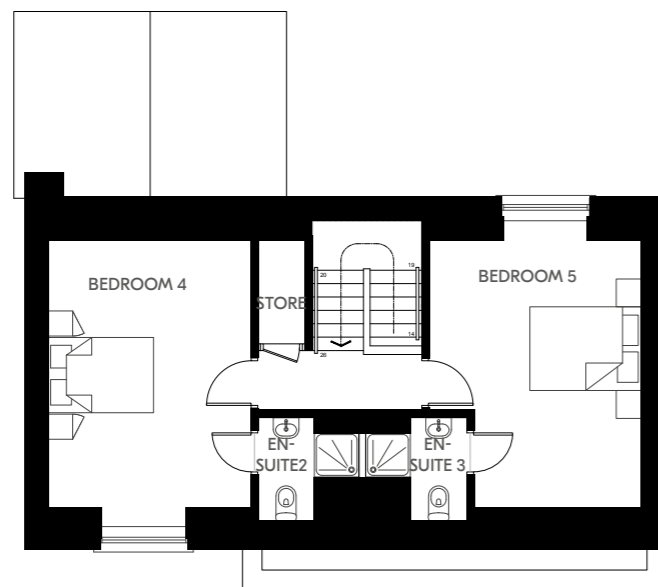
5 Bed Semi-Detached/Detached
183.9sqm | 1,979sqft



Ground Floor



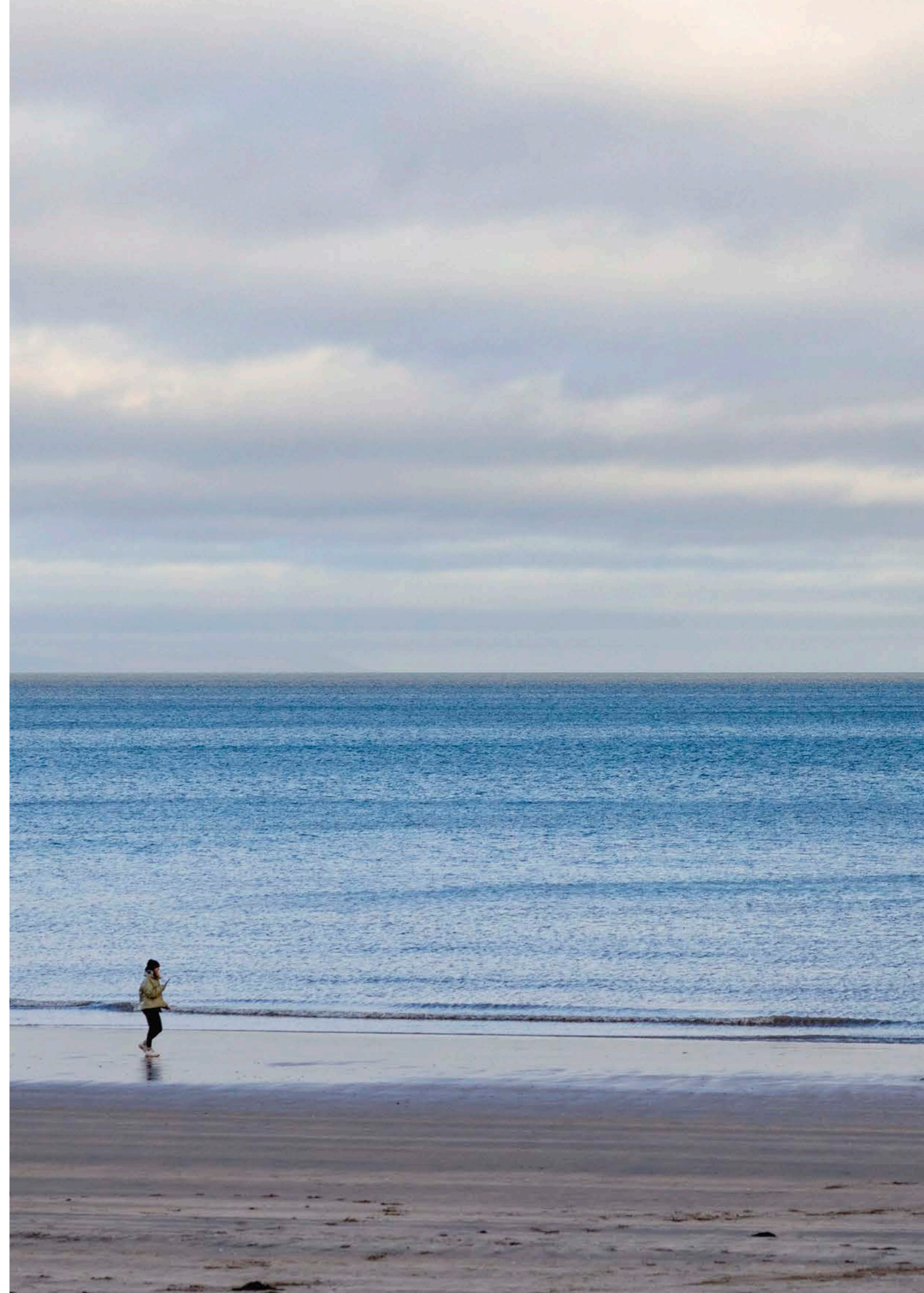
First Floor



Second Floor

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LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

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.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

Discover more Glenveagh communities:



Maple Woods
Ballinacurra, Midleton, Cork



Farranshock Park
Mullingar, Westmeath



Foggie Field
Kilruddery, Wicklow



Foxwood Barn
Citywest, Dublin



Kilmartin Grove
Kilmartin, Dublin



Cluain Adain
Navan, Meath



Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

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