

# MILLER'S GLEN

Swords



*Love where  
you live*

**Glenveagh**  
Home of the new.







## MILLER'S GLEN

Glenveagh is pleased to introduce Miller's Glen, a striking new collection of beautifully designed family homes in the heart of the bustle and excitement of Swords, County Dublin.

Miller's Glen embodies modern, stylish living in the friendly surroundings of Swords - 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*



**LOVE**  
**A PLACE OF**  
**YOUR OWN**  
**LIVE**  
**CONNECTED TO**  
**YOUR COMMUNITY**







MILLER'S GLEN

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

Miller's Glen connects you to it all, conveniently located just a short drive from Dublin City Centre, Drogheda and Navan with the M1 and M50 motorways just minutes away.

For those who prefer public transport, regular buses, including the Swords Express, serve Dublin City Centre and beyond, so you can enjoy a stress-free daily commute.



|                                  |         |
|----------------------------------|---------|
| Swords Pavilions Shopping Centre | 8 mins  |
| Swords Castle                    | 6 mins  |
| Airside Retail Park              | 9 mins  |
| Dublin Airport                   | 15 mins |
| Donabate Beach                   | 17 mins |
| Malahide Beach                   | 19 mins |
| Dublin City Centre               | 25 mins |



Nearby Bus Routes

|                                   |                |
|-----------------------------------|----------------|
| Abbeyview → Merrion Square        | Swords Express |
| Swords Manor → Lower Abbey Street | 41/41c         |
| Rolestown → Lower Abbey Street    | 41b            |
| Swords → Ashbourne                | 197            |
| Swords → Balbriggan               | 192            |
| Sutton Station → Dublin Airport   | 102            |



Nearby Train Routes

|                       |              |
|-----------------------|--------------|
| Donabate Dart Station | 13 min drive |
| Malahide Dart Station | 15 min drive |





# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Miller's Glen home is built with you in mind. Whatever 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 real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes only.



**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.



For illustrative purposes only.



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 with 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.

**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.



# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Miller's Glen offers a wealth  
of family-friendly activities close by.

At the heart of the town lies Swords Castle, an 800-year-old fortification overlooking Swords community park. It's the perfect place to launch a day out learning about the town's rich history, before venturing into the adjacent open green spaces for family picnics and sunny summer strolls. Enjoy year-round excitement, with summertime concerts and vibrant Christmas markets on the castle grounds.





MILLER'S GLEN

## ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located in Swords, Miller's Glen offers easy access to an extensive range of amenities, from shopping and dining out to sports and social activities for all ages.

Miller's Glen is a just stone's throw from Swords Town Centre, which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including Graingers at The Manor Inn and Two Birds Coffee nearby.

So, whether it's a day exploring Swords Castle, a blockbuster night out at Movies @ Swords, or dropping over to Swords Pavilions Shopping Centre for some retail therapy, virtually everything you need is on your doorstep.





# 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 sports clubs and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.







## 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 to our doorstep.





## A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Swords and the surrounding area offer plenty by way of education, with schools available for children of all ages close to Miller's Glen.

There's a wide range of school types nearby, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality

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

- Swords Educate Together
- Broadmeadow Community National School
- Gaelscoil Bhrian Bóroimhe
- Thornleigh Educate Together National School
- Swords Community College
- St Finians Community College
- Colaiste Choilm

For Third Level education, commuter connections to all the Dublin choices are right on your doorstep. Dublin City University have also announced plans to build a state-of-the-art further education campus in the area.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Swords. In fact, you're spoiled for choice with the selection of athletics, rugby and GAA clubs close by. Miller's Glen is also well located for golfing enthusiasts with a number of great courses in the vicinity.





## REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Miller's Glen are generously sized with a high-level finish to give that luxury feel to your home.





For illustrative purposes only.



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## MILLER'S GLEN

# BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

### 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 Glenveagh Mist 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.
- Condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point.

### Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Modern 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 to retain heat.

### Guarantee

- Each Miller's Glen home is covered by a 10-year structural guarantee.



## Schools

- 1 St Finian's Community College
- 2 Colaiste Choilm
- 3 Thornleigh Educate Together National School
- 4 Gaelscoil Bhrian Bóroimhe
- 5 Swords Educate Together
- 6 Broadmeadow Community National School
- 7 Swords Community College

## Sports Clubs

- 1 St. Colmcille's GAA Club
- 2 Swords Manor FC
- 3 Fingallians GAA Club
- 4 St. Finian's GAA
- 5 The Pilates Club Swords
- 6 Swords Lawn Tennis Club
- 7 Fit Box Studio
- 8 Swords Boxing Club
- 9 Swords Open Golf Course
- 10 Forrest Little Golf Course

## Cafes and Restaurants

- 1 Look Mam, No Hands
- 2 Two Birds Coffee
- 3 The Cottage
- 4 Graingers, The Manor Inn
- 5 Fabio's Traditional Italian Pizza & Pasta
- 6 Forty Four Main Street
- 7 Orchard Lounge Bar
- 8 The Old Schoolhouse

## Supermarkets

- 1 JC's Supermarket
- 2 Lidl
- 3 SuperValu at Swords Pavillions Shopping Centre
- 4 Aldi
- 5 Tesco

## Health

- 1 Millers Glen Medical
- 2 Swords Family Practice
- 3 The Medical Centre

## Hotels

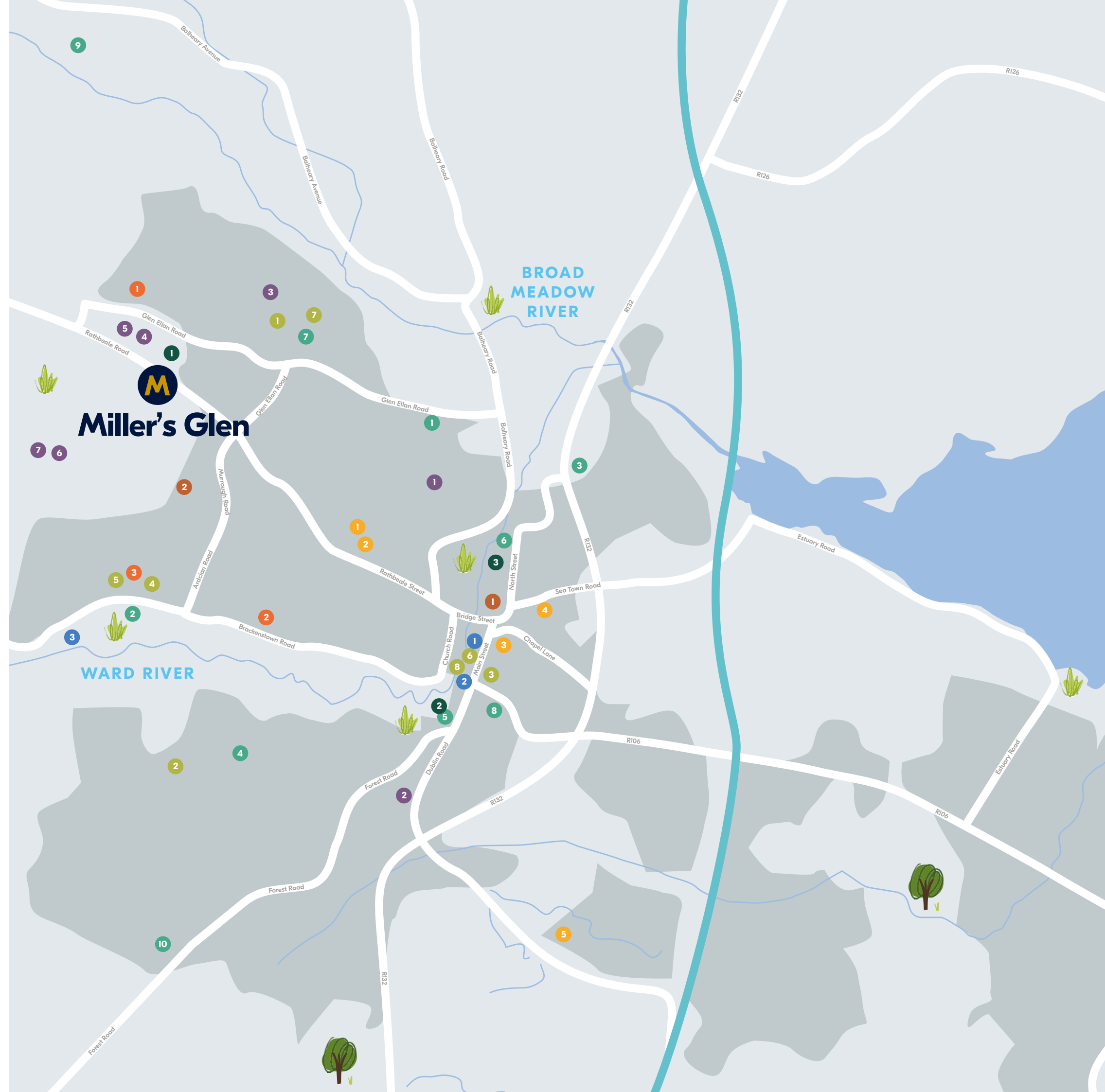
- 1 The Forty Four Hotel
- 2 The Old Borough Hotel
- 3 Rose Cottage B&B

## Parks

- 1 Rathbeale Archaeological Park
- 2 Ward River Valley Park
- 3 Swords Community Park

## Attractions

- 1 Swords Castle
- 2 Glasmole Abbey





# HOUSE STYLES

### Apartments & Duplexes

- The Wren**  
1 Bed Apartment  
47.2 - 55.7 sqm | 508 - 600 sqft
- The Canary**  
2 Bed Duplex  
91 - 106 sqm | 979 - 1,140 sqft
- The Hummingbird**  
3 Bed Duplex  
107 sqm | 1,152 sqft

### 2 Bed Homes

- The Harrier**  
2 Bed Mid Terrace | Semi Detached  
86.7-87 sqm | 933-938 sqft

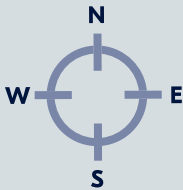
### 3 Bed Homes

- The Dipper**  
3 Bed Semi Detached  
101.6 sqm | 1,093 sqft
- The Pheasant**  
3 Bed Mid & End Terrace  
103.7 - 109.3 sqm | 1,116 - 1,176 sqft
- The Sanderling**  
3 Bed End Terrace | Side Entry  
108 sqm | 1,162 sqft
- The Lark**  
3 Bed End Terrace | Semi Detached  
111.9 sqm | 1,204 sqft
- The Heron**  
3 Bed Mid & End Terrace  
113.7 sqm | 1,224 sqft
- The Pintail**  
3 Bed Semi Detached  
114.3 sqm | 1,230 sqft
- The Robin**  
3 Bed End Terrace | Semi Detached |  
Detached | Side Entry  
115.6 sqm | 1,244 sqft
- The Moorhen**  
3 Bed End Terrace  
116 sqm | 1,249 sqft
- The Brambling**  
3 Bed Mid & End Terrace | Semi Detached  
138.9 - 139.4 sqm | 1495 - 1,500 sqft
- The Curlew**  
3 Bed Semi Detached | Side Entry  
142 sqm | 1,528 sqft

### 4 Bed Homes

- The Firecrest**  
4 Bed End Terrace  
132.5 sqm | 1,426 sqft
- The Redshank**  
4 Bed End Terrace | Side Entry  
133 sqm | 1,432 sqft
- The Eider**  
4 Bed Semi Detached | 3 Storey  
153 sqm | 1,647 sqft
- The Linnet**  
4 Bed Semi Detached | 3 Storey | Side Entry  
153 sqm | 1,647 sqft
- The Owl**  
4 Bed Semi Detached + Study | 3 Storey  
153.5 sqm | 1,653 sqft

# MILLER'S GLEN



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you live

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.

For Illustrative Purposes



# THE PHEASANT

3 Bed Mid & End Terrace  
103.7 - 109.3 sqm | 1,116 - 1,176 sqft



Ground Floor

First Floor

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# THE HERON

3 Bed Mid & End Terrace  
113.7 sqm | 1,224 sqft



Ground Floor

First Floor

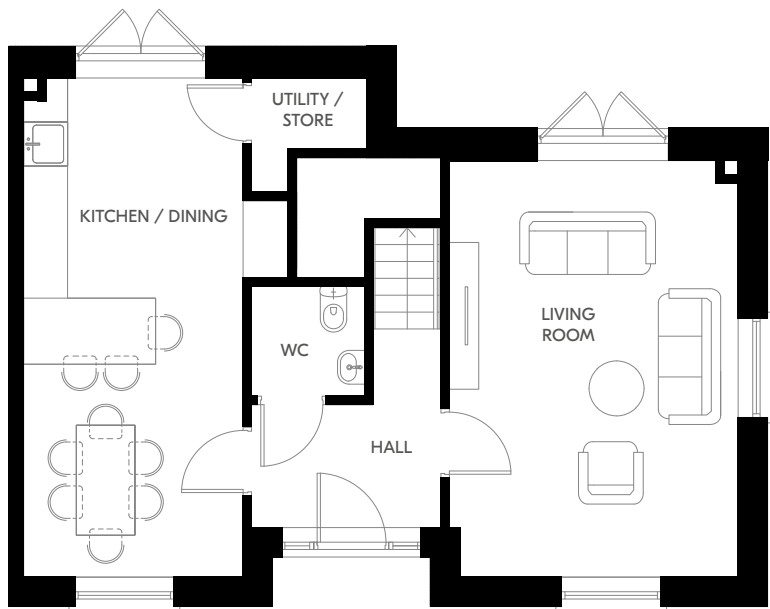
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# THE PINTAIL

3 Bed Semi Detached  
114.3 sqm | 1,230 sqft



Ground Floor



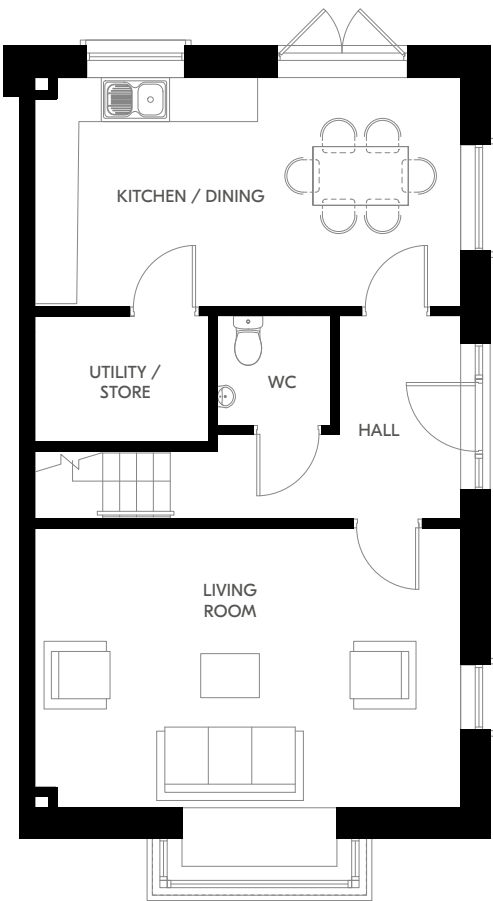
First Floor

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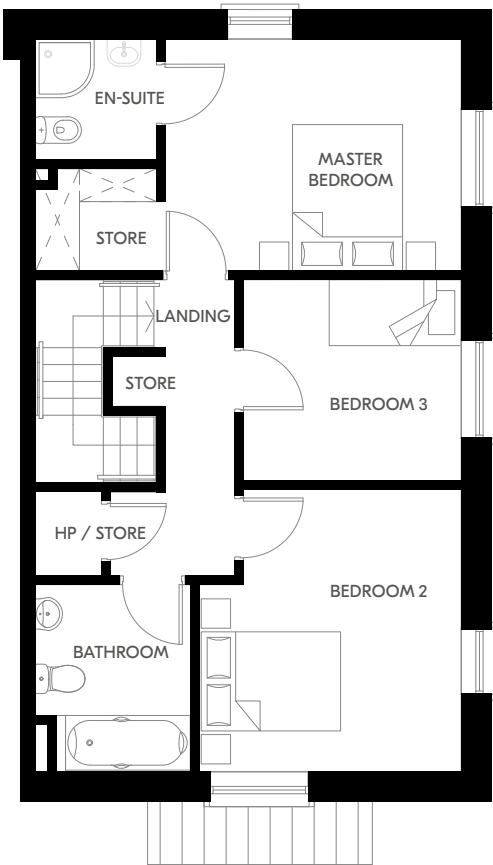
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# THE ROBIN

3 Bed End Terrace | Semi Detached | Detached | Side Entry  
115.6 sqm | 1,244 sqft



Ground Floor



First Floor

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# THE FIRECREST

4 Bed End Terrace  
132.5 sqm | 1,426 sqft



Ground Floor

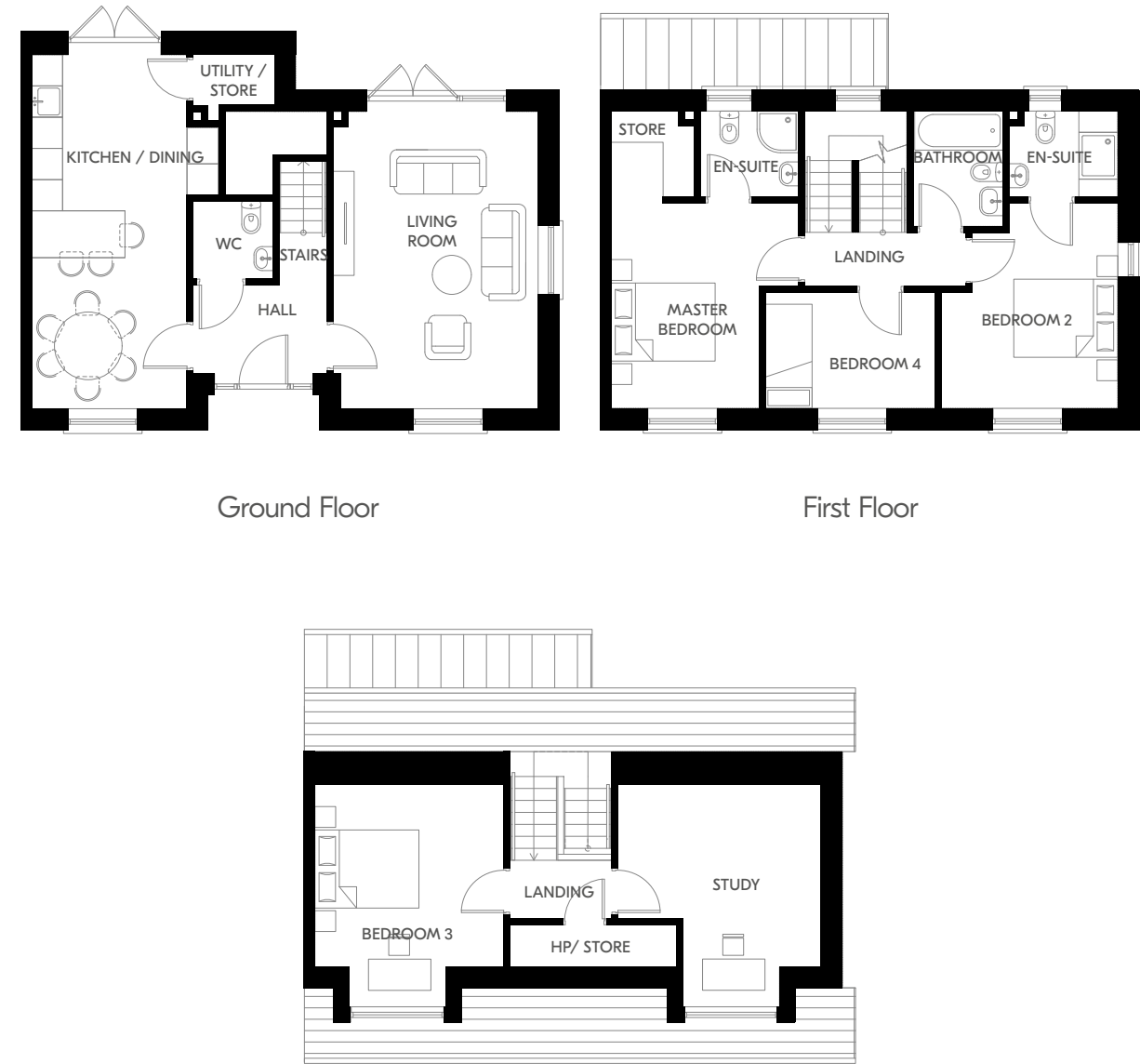
First Floor

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# THE OWL

4 Bed Semi Detached + Study | 3 Storey  
153.5 sqm | 1,653 sqft



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://glenveagh.ie)

DISCOVER OUR FULL RANGE OF COMMUNITIES AT [GLENVEAGH.IE](https://glenveagh.ie)



**Rath Rua**  
Portlaoise, Laois



**Greville Park**  
Mullingar, Westmeath



**Balmoston**  
Donabate, Dublin



**Kilmartin Grove**  
Kilmartin, Dublin



**Maple Woods**  
Midleton, Co. Cork



**Blackrock Villas**  
Blackrock, Co. Cork





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Selling agent



**01 634 2466**

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **Mason Hayes Curran**

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