

# BAILE NA MÓNA

Swords

*Love where  
you live*



Comhairle Contae  
Fhine Gall  
Fingal County  
Council



**Glenveagh**  
Home of the new.





## BAILE NA MÓNA

Glenveagh is pleased to introduce Baile na Móna, a striking new collection of beautifully designed family homes in the heart of the bustle and excitement of Swords, County Dublin.

Baile na Móna 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**



BAILE NA MÓNA

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

Baile na Móna 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	7 mins
Swords Castle	4 mins
Airside Retail Park	8 mins
Dublin Airport	13 mins
Donabate Beach	18 mins
Malahide Beach	21 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	15 min drive
Malahide Dart Station	16 min drive



# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

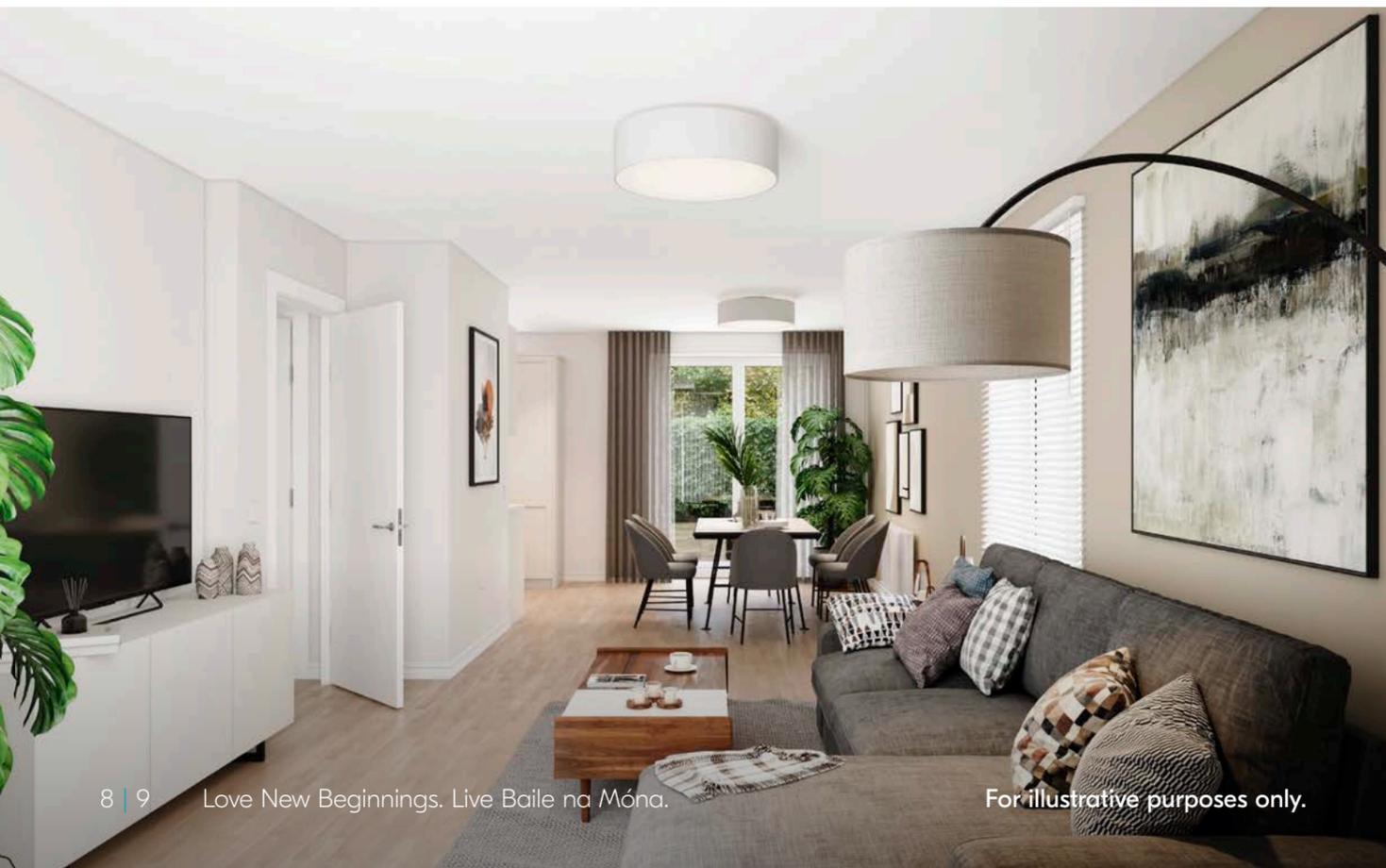
The interior of every Baile na Móna home is built with you in mind. Whatever you want – space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

## 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.



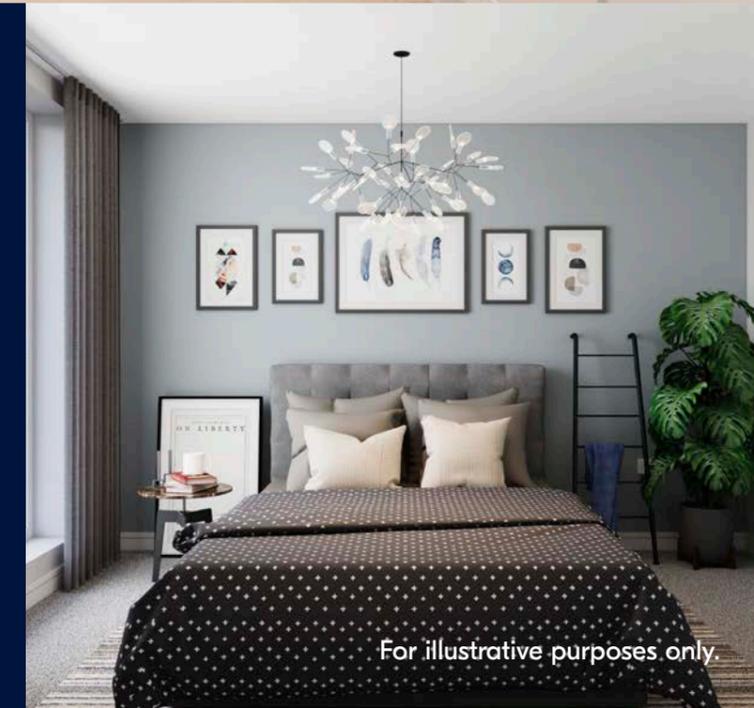
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## A-Rated Specs and Standards

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.

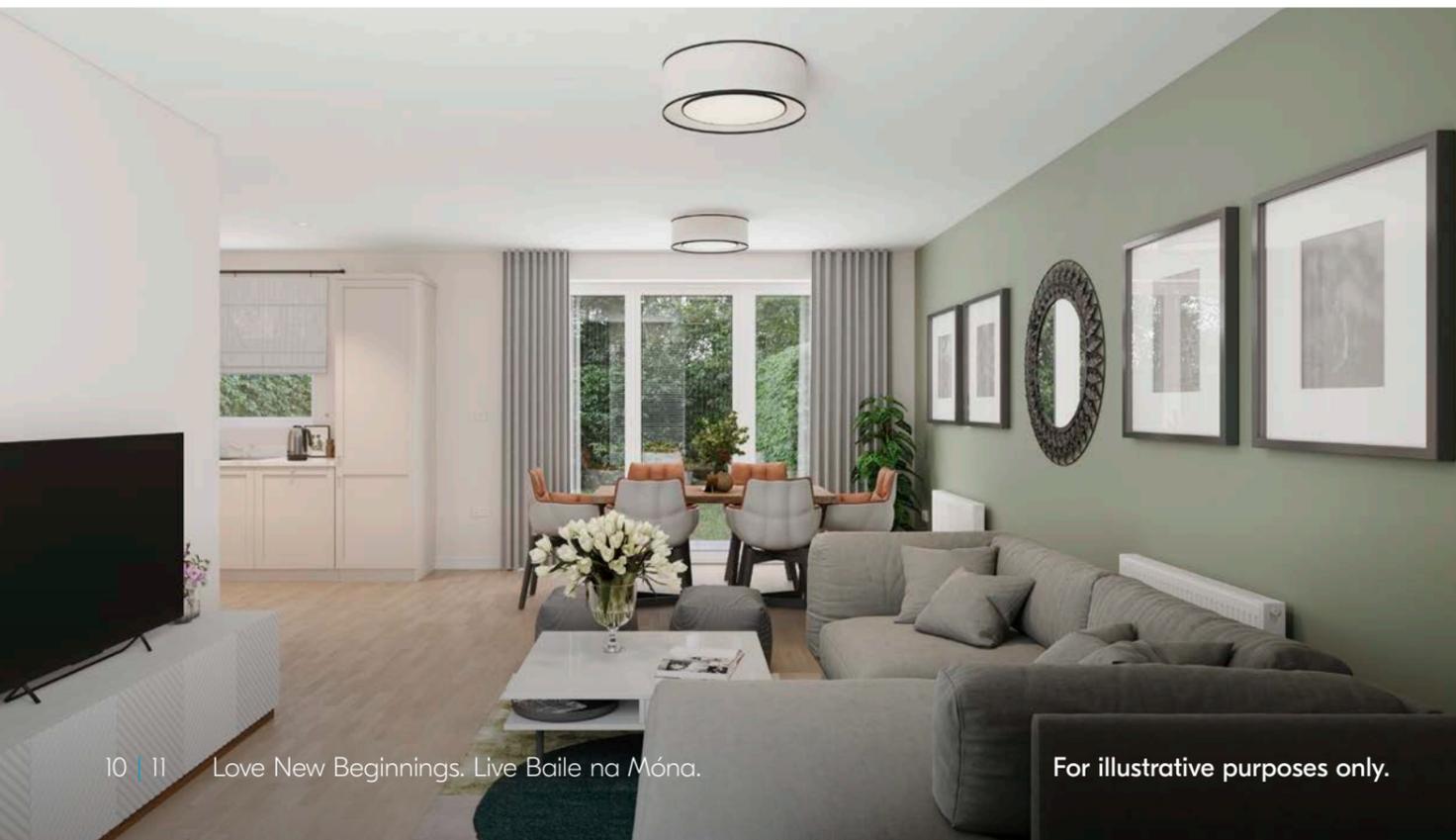
## How a heat pump works for your home

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.

## Future plans for electric vehicles

Times are changing and we're ready to keep up. As electric vehicles become increasingly common on Irish roads, plans are already in place for the construction of on-site charging facilities in Baile na Móna.



# LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

Glenveagh are proud to support the Local Authority Affordable Purchase Scheme in partnership with Fingal County Council.

The Local Authority Affordable Purchase Scheme helps buyers purchase a newly built home at a reduced price. The scheme is aimed at households or individuals who need to bridge the gap between their deposit, their approved maximum mortgage and the market value of the property they would like to purchase.

If you qualify and avail of the equity, the local authority may be able provide up to a maximum of 40% of the market value of your new home in this scheme, in return for the same percentage equity share in the property. This means that if you buy the home at a 20% discount, for example, the local authority will own a 20% stake in your property.

Please note First Time Buyers may be eligible to claim Help-to-Buy which can be used to help you with the deposit you need to purchase a Local Authority Affordable Home.

If a loan is required to fund the purchase of the property it must be taken out with an approved lender. You have the option to redeem or 'buy out' the equity share either partially or fully at any time, but you are not required to do so. However, certain events will prompt the local authority to request repayment of their equity share including a breach of the agreement, the sale of the property or the reaching of the 40 year equity share period.

The minimum amount of redemption payment is €10,000.

To find out about the Local Authority Affordable Purchase Scheme and how you can make your new Glenveagh home more achievable, please visit <https://www.fingal.ie/AffordableHousing>



## How the Local Authority Affordable Purchase Scheme works

Here's how the Local Authority Affordable Purchase Scheme can help you get the keys to your new Glenveagh home. Let's look at two new Glenveagh Homes with different price points as examples of how the scheme could work for you.

**Example 1** - (Based on a house with open market value of €430,000)

Minimum sale price:	€330,000
*Typical gross house income:	€74,250
Mortgage amount	€297,000
Deposit:	€33,000
*Claim up to €30,000 of this with Help To Buy	
Monthly Mortgage Repayments:	€1,227
*Based on a 3.5% interest rate	

**Example 2** - (Based on a house with open market value of €475,000)

Minimum sale price:	€380,000
*Typical gross house income:	€85,500
Mortgage amount:	€342,000
Deposit:	€38,000
*Claim up to €30,000 of this with Help To Buy	
Monthly Mortgage Repayments:	€1,413
*Based on a 3.5% interest rate	

All figures are for illustrative purposes only.

\*T&Cs apply when using the Help to Buy scheme. Find out more at <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

\*Income to be assessed by the Council and exceptions apply. For more information on the affordable purchase scheme, please visit <https://www.fingal.ie/AffordableHousing>

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

*Baile na Móna 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.



BAILE NA MÓNA

## ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located in Swords, Baile na Móna offers easy access to an extensive range of amenities, from shopping and dining out to sports and social activities for all ages.

Baile na Móna 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 Pavillions 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 Baile na Móna.

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 Bóirimhe
- 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. Baile na Móna 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 Baile na Móna are generously sized with a high-level finish to give that luxury feel to your home.





For illustrative purposes only.



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## BAILE NA MÓNA

# 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 \*where applicable.

### 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 \*where applicable.
- Condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.

### 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 Baile na Móna home is covered by a 10-year structural guarantee.

\*Dependent on house type.

## Schools

- 1 St Finian's Community College
- 2 Colaiste Choilm
- 3 Thornleigh Educate Together National School
- 4 Gaelscoil Bhrian Bóirimhe
- 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 Glasmore Abbey



# HOUSE STYLES

## Maisonettes & Duplexes

### The Cherry

1 Bed Maisonette  
49 - 53.4 sqm | 527 - 575 sqft

### The Apple

2 Bed Maisonette  
80 - 80.6 sqm | 861 - 868 sqft

### The Bramble

2 Bed Duplex  
88.2 - 90 sqm | 949 - 969 sqft

### The Laurel

3 Bed Duplex  
100.6 sqm | 1,083 sqft

## 2 Bed Homes

### The Hazel

2 Bed Mid & End Terrace  
86.5 - 86.7 sqm | 931 - 933 sqft

### The Maple

2 Bed Mid Terrace  
86.6 sqm | 932 sqft

### The Willow

2 Bed Semi Detached  
86.7 sqm | 933 sqft

## 3 Bed Homes

### The Holly

3 Bed Mid & End Terrace  
100.4 - 100.5 sqm | 1,081 - 1,082 sqft

### The Poplar

3 Bed Mid & End Terrace | Semi Detached  
100.5 - 100.8 sqm | 1,082 - 1,085 sqft

### The Larch

3 Bed Mid & End Terrace  
108.3 - 108.9 sqm | 1,166 - 1,172 sqft

### The Pine

3 Bed Mid Terrace  
119.6 sqm | 1,287 sqft

### The Alder

3 Bed Mid Terrace  
134.4 sqm | 1,447 sqft

## 4 Bed Homes

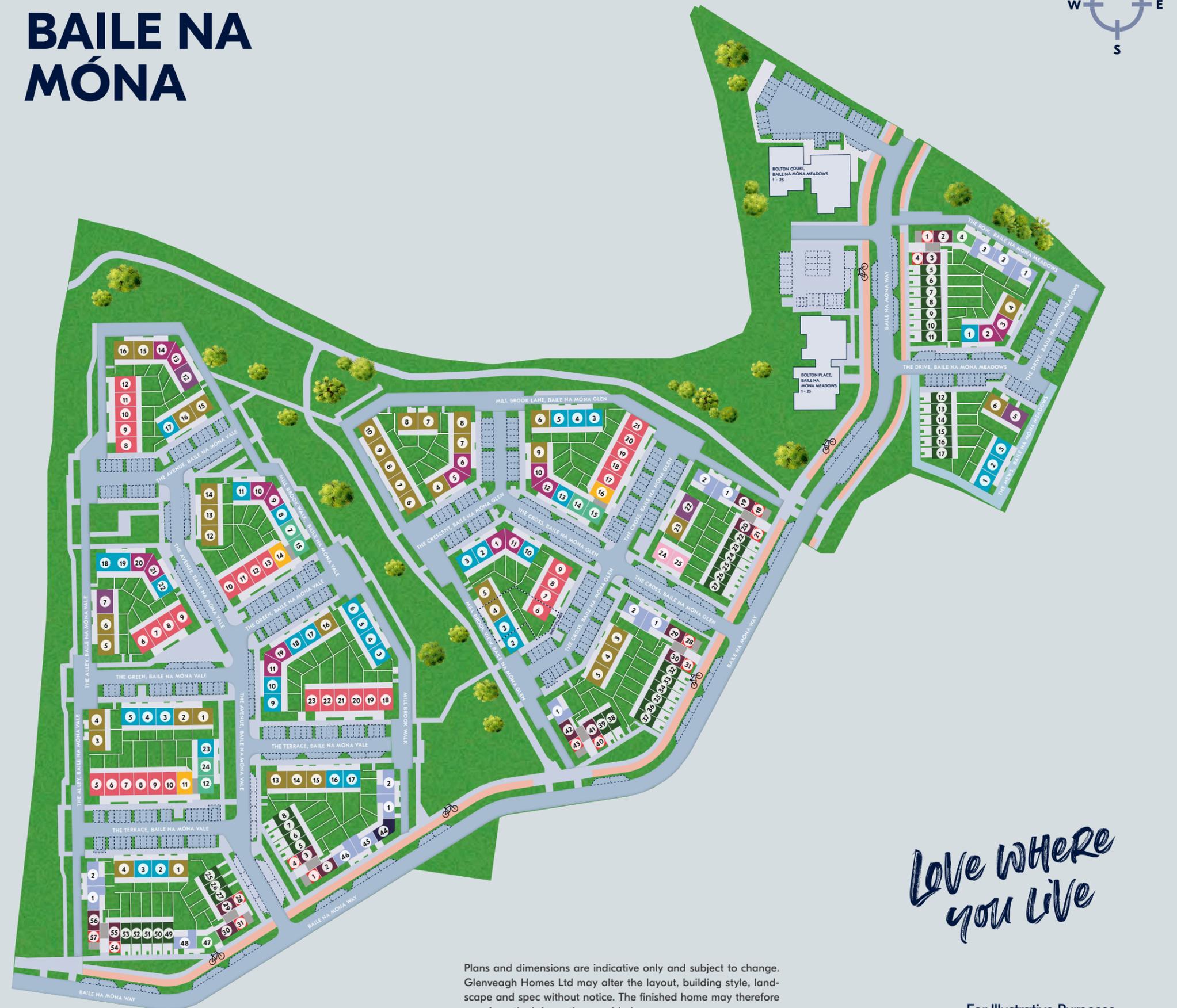
### The Oak

4 Bed End Terrace | Semi Detached  
120.5 sqm | 1,297 sqft

### The Elm

4 Bed Mid & End Terrace  
130.5 - 130.8 sqm | 1,405 - 1,408 sqft

# BAILE NA MÓNA



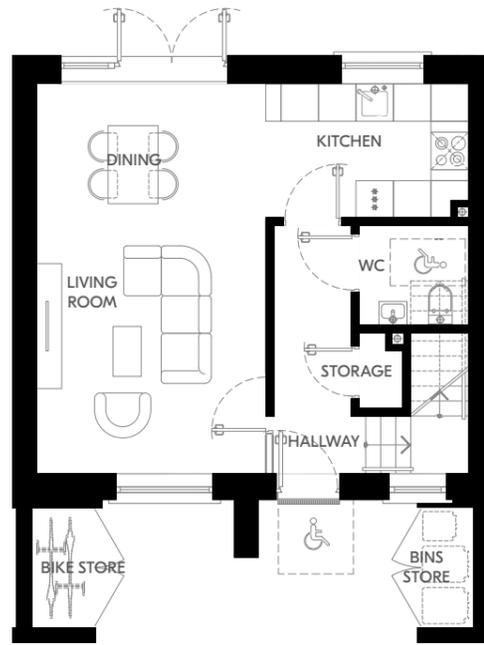
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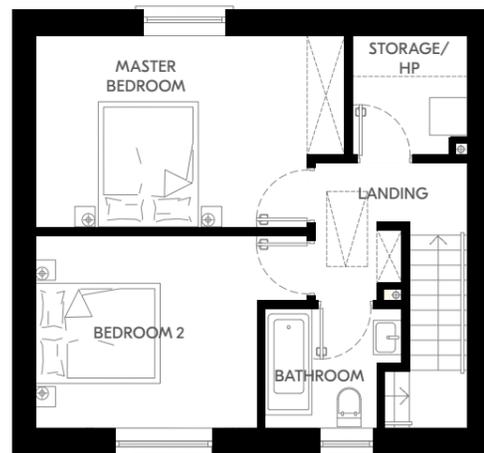
For Illustrative Purposes

# THE HAZEL

2 Bed Mid & End Terrace  
86.5 - 86.7 sqm | 931 - 933 sqft



Ground Floor



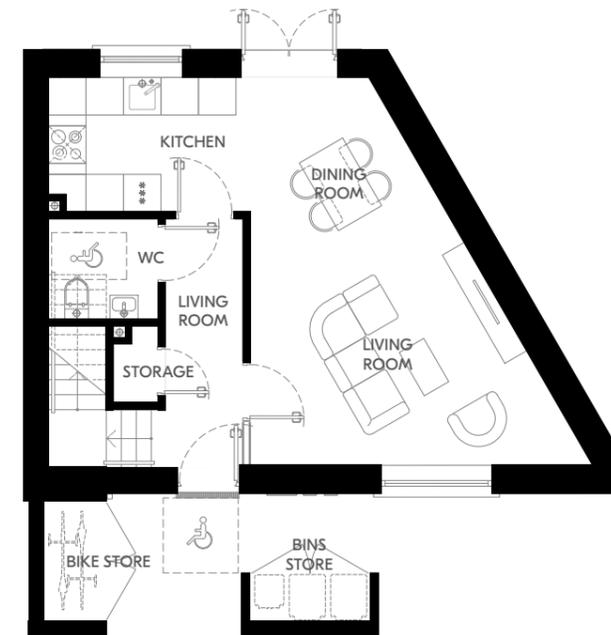
First Floor

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For illustrative purposes.

# THE MAPLE

2 Bed Mid Terrace  
86.6 sqm | 932 sqft



Ground Floor



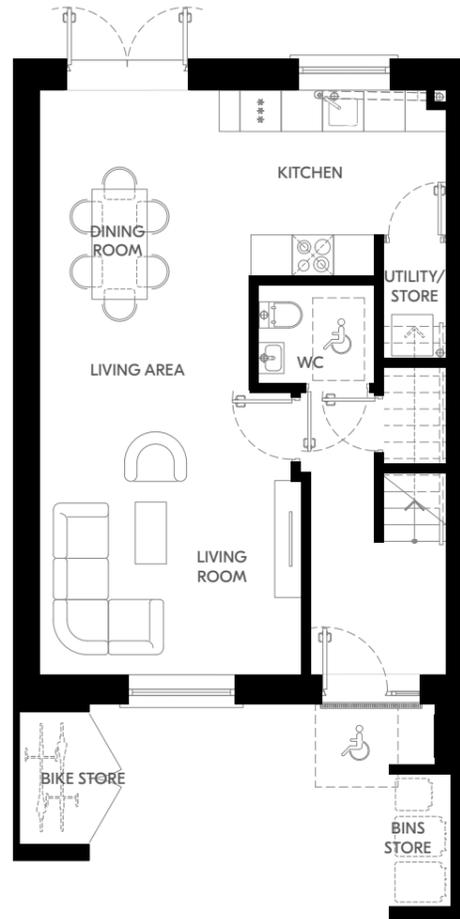
First Floor

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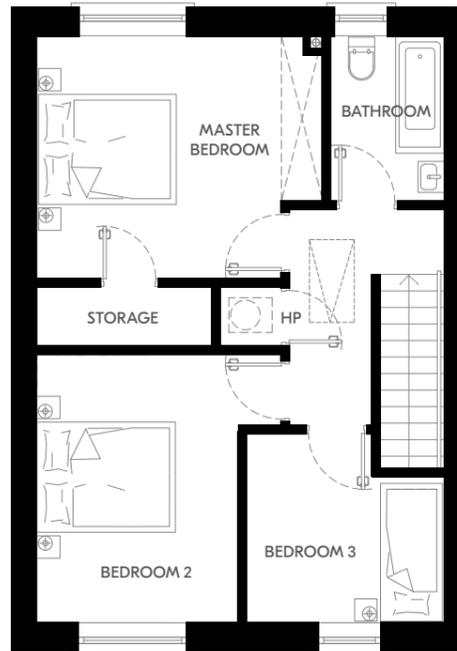
For illustrative purposes.

# THE HOLLY

3 Bed Mid & End Terrace  
 100.4 - 100.5 sqm | 1,081 - 1,082 sqft



Ground Floor



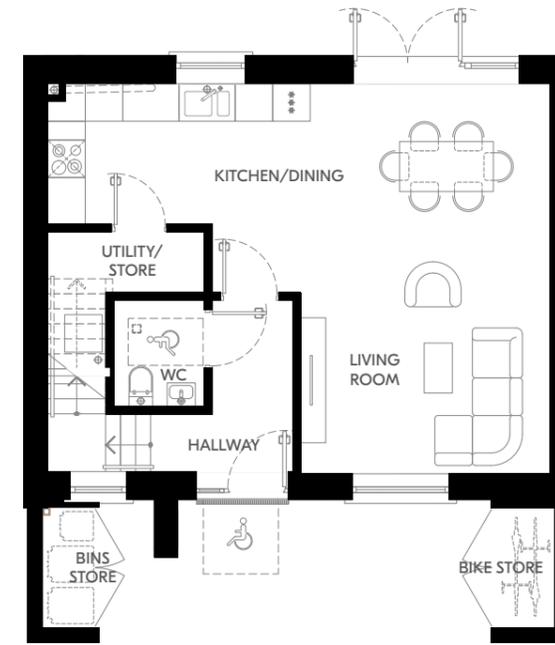
First Floor

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# THE POPLAR

3 Bed Mid & End Terrace | Semi Detached  
 100.5 - 100.8 sqm | 1,082 - 1,085 sqft



Ground Floor



First Floor

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# THE LARCH

3 Bed Mid & End Terrace

108.3 - 108.9 sqm | 1,166 - 1,172 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://www.glenveagh.ie)

Discover Glenveagh communities available through the Affordable Purchase Scheme:



**Balmoston**  
Donabate, Dublin



**Ballisk Park**  
Donabate



**Hereford Park**  
Leixlip, Kildare

For illustrative purposes only.



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you live



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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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