MILLER'S GLEN APARTMENTS

Swords



Love where you live

Glenveagh

Home of the new.



Glenveagh is pleased to introduce **Miller's Glen**, a striking new collection of beautifully designed apartments 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

For illustrative purposes only.

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



BER A

LOVE SPACE TO UNWIND

LIVE TO SHAPE THAT SPACE

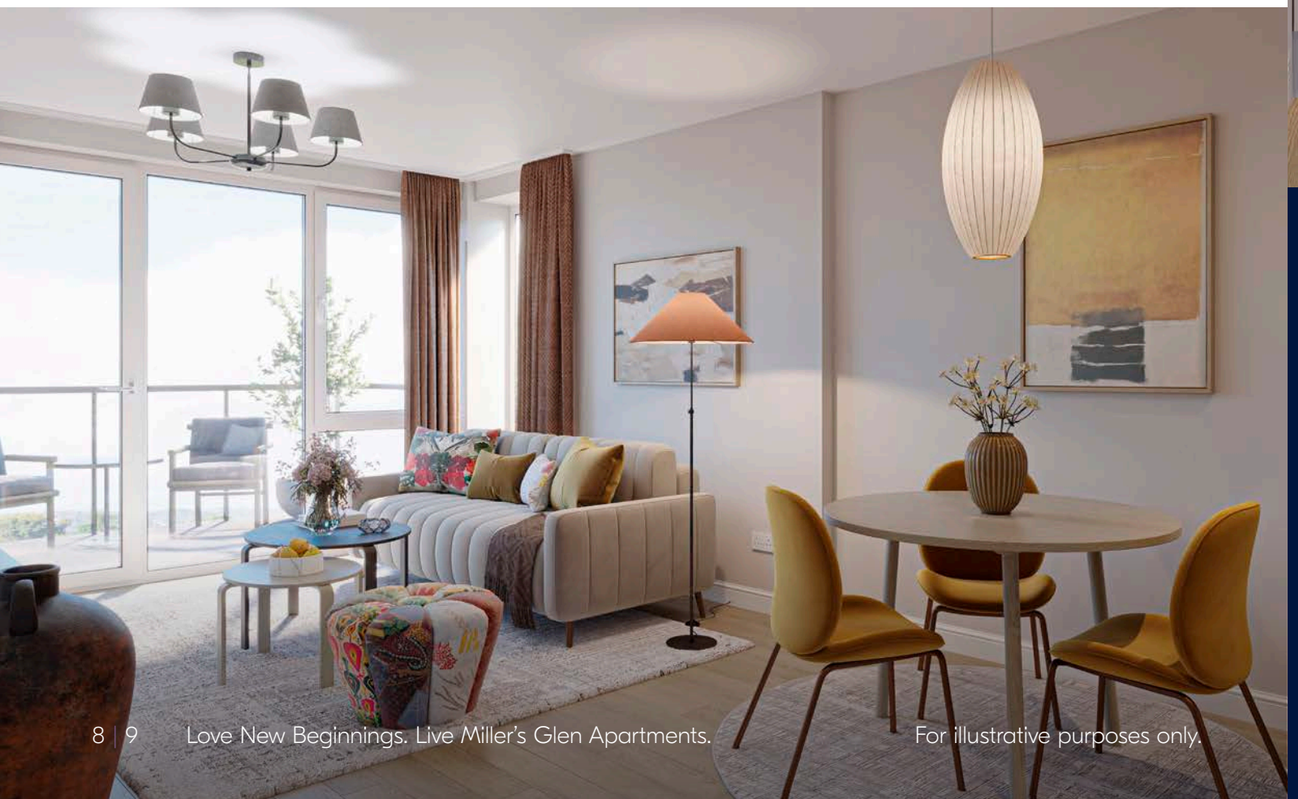
The interior of every Miller's Glen home is built with you in mind. Whatever you want, space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

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.



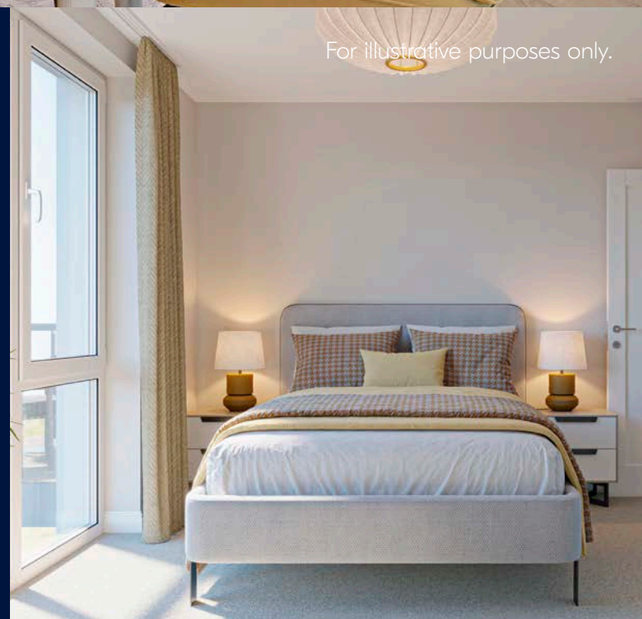
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BER A-Rated Specs and Standards

Every apartment at Miller's Glen achieves a BER A rating — built to high standards of insulation and airtightness to keep your apartment warm and your running costs low.



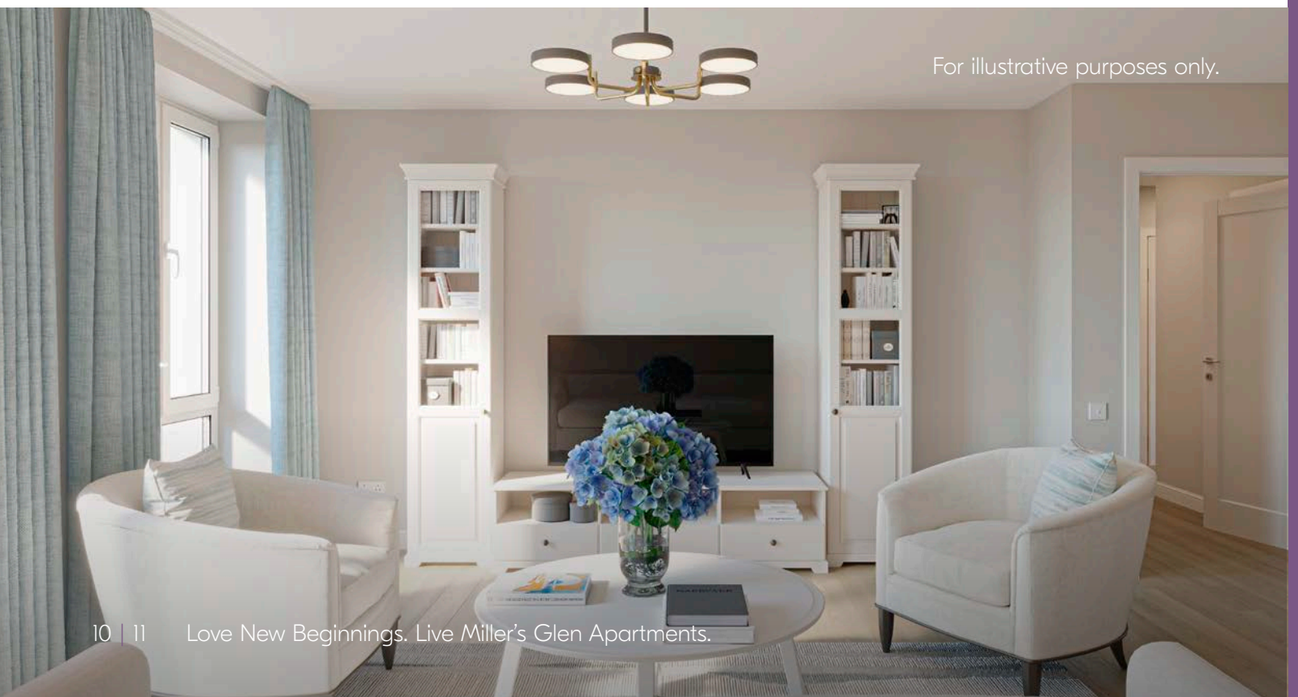
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LOVE
A COSY, WARM HOME
LIVE
WITH TECHNOLOGY BUILT TO LAST

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.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.





For illustrative purposes only.

What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in.



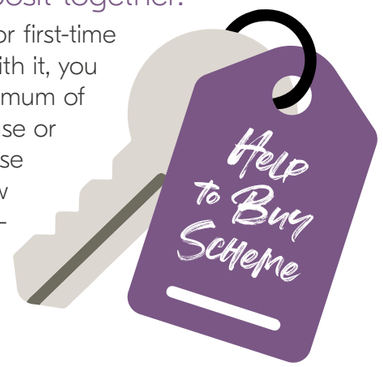
ROUTES TO PURCHASE

New Glenveagh apartments 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 Scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €35,000 towards your deposit for a new-build house or apartment. Help to Buy cannot be used to purchase previously owned or second-hand homes. See how the Help to Buy Scheme can make your new Glenveagh apartment more achievable.
Visit glenveagh.ie or revenue.ie



FIRST HOME SCHEME

Glenveagh supports 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. It allows eligible first-time buyers to bridge the gap between the deposit, mortgage and the purchase price of a new build 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.
For more information about the First Home Scheme visit glenveagh.ie or firsthomescheme.ie



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

For example, with a combined salary of €52,500 and the support of the Help to Buy and First Home Schemes, you could get a new Glenveagh 1-bedroom apartment worth on average €300,000.



Property price	**€300,000**
Household income	**€52,500**
Mortgage approval	**€210,000**
Deposit	**€0**
Help to Buy	**€30,000**
First Home Scheme	**€60,000** (=20% equity share)
Mortgage Monthly Repayments	**€868** (based on 35 years and at 3.5% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.

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

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.

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 just a 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

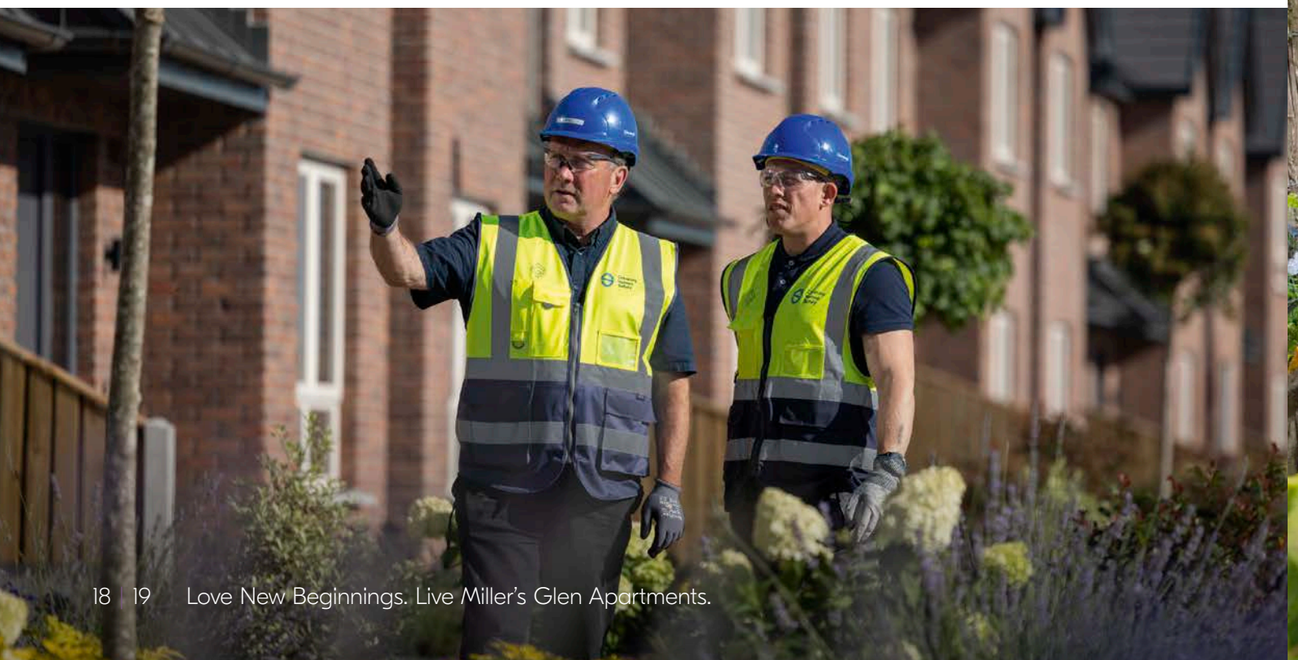
We aim to enrich the lives of those who live in our communities.

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 investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.











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 Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.





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 Finian's Community College
- Coláiste 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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BUILT TO A STANDARD YOU CAN TRUST

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- Timber front doors with secure locking system.
- Composite decking to balconies is included.

Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- A-rated EAHP heating system 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

- High performance Alu-clad windows and balcony doors.

Wardrobes

- Modern fitted wardrobes in all bedrooms..

Energy Efficiency

- All apartments achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All homes are constructed to provide a high level of airtightness to retain heat.

Guarantee

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

Schools

1. St Finian's Community College
2. Coláiste 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 Pavilions 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



MILLER'S GLEN APARTMENTS



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Love where you live

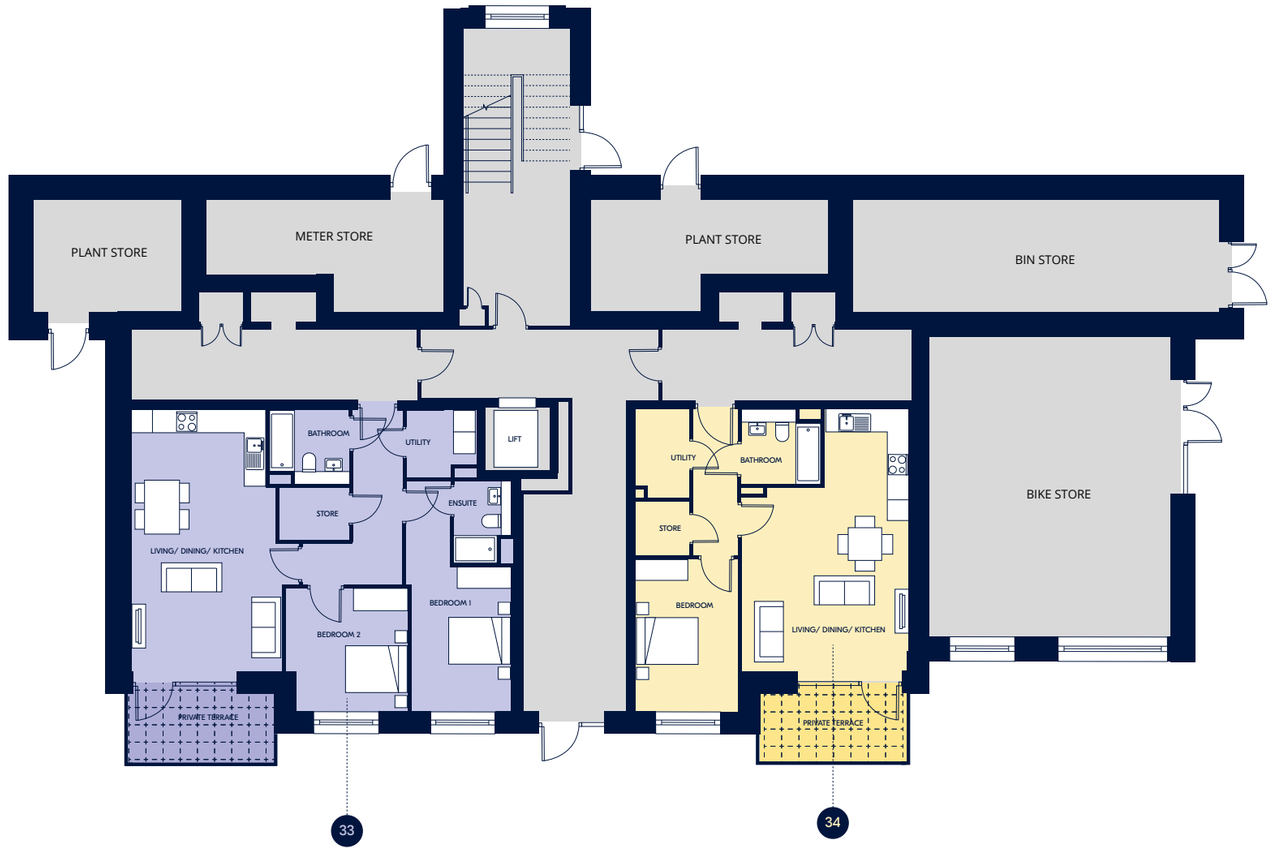
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MILLER'S GLEN APARTMENTS

GROUND FLOOR | 33 - 64 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Coot	33	2 Bed	83	897
Warbler	34	1 Bed	59	638



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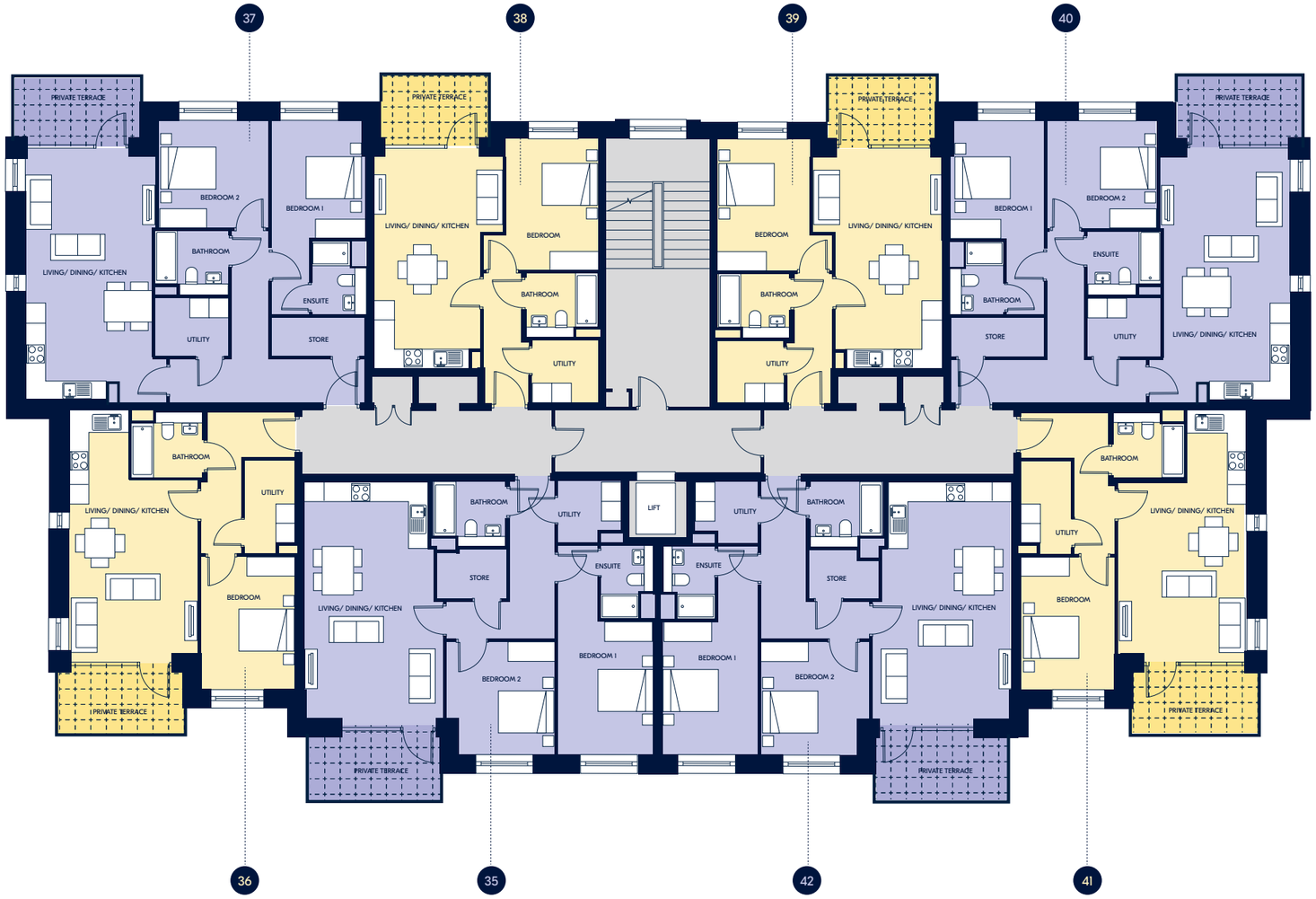
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MILLER'S GLEN APARTMENTS

FIRST FLOOR | 33 - 64 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Macaw	35, 42	2 Bed	85	919
Osprey	36, 41	1 Bed	56	605
Citril	38, 39	1 Bed	51	551
Crake	37, 40	2 Bed	87 - 88	940 - 951



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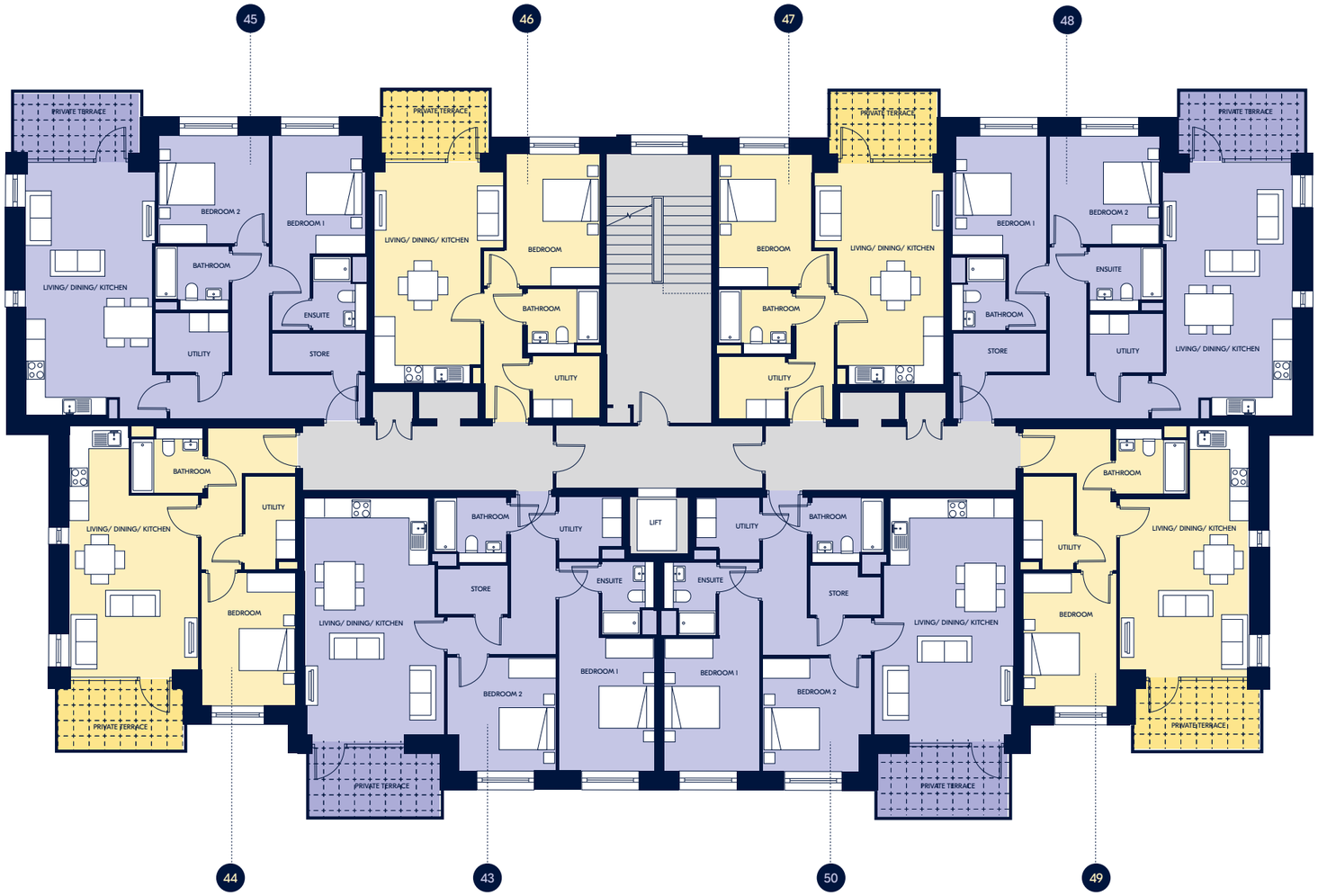
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MILLER'S GLEN APARTMENTS

SECOND FLOOR | 33 - 64 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Macaw	43, 50	2 Bed	85	919
Osprey	44, 49	1 Bed	56	605
Citril	46, 47	1 Bed	51	551
Crake	45, 48	2 Bed	87 - 88	940 - 951



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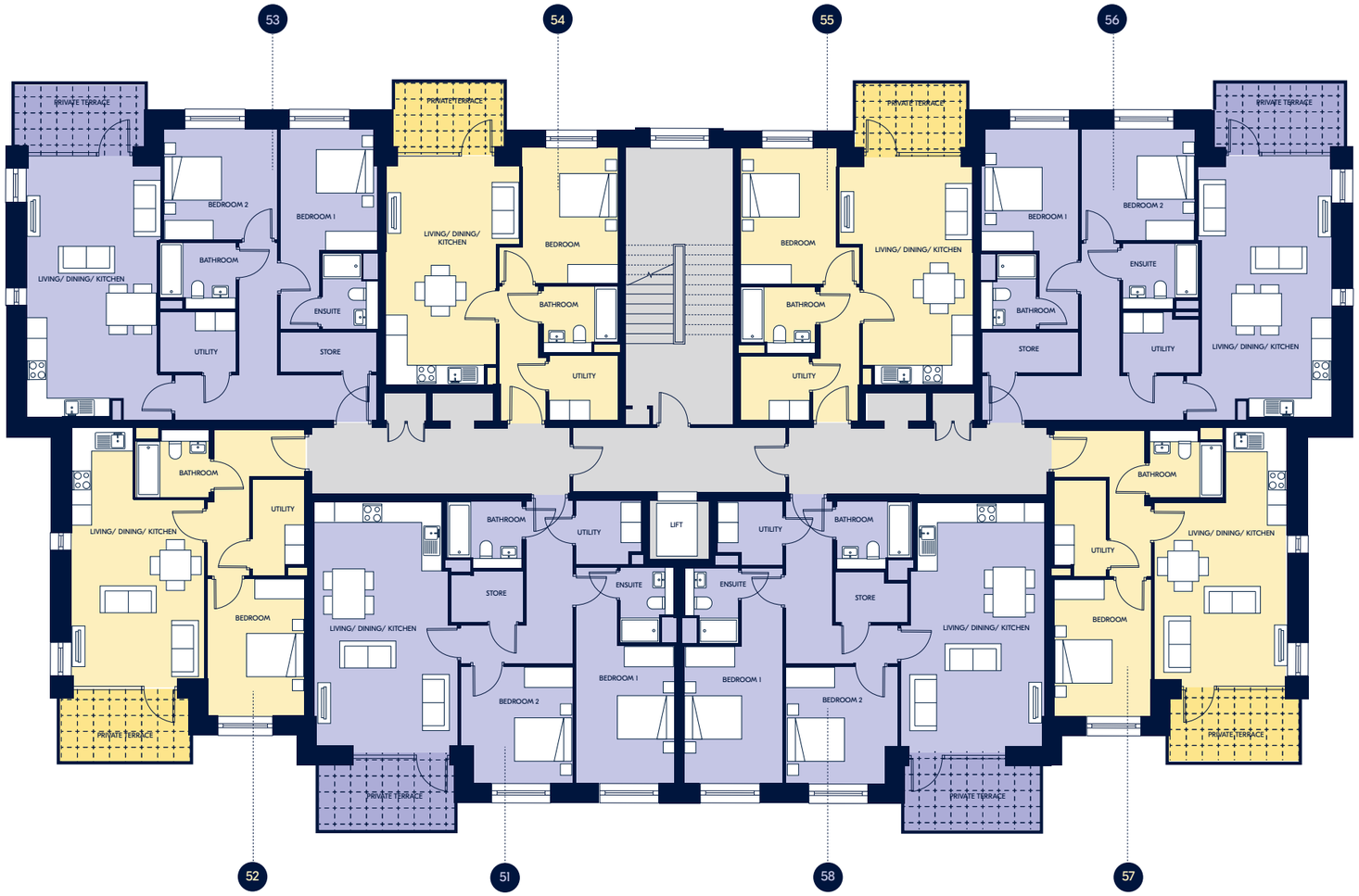
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MILLER'S GLEN APARTMENTS

THIRD FLOOR | 33 - 64 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Macaw	51, 58	2 Bed	85	919
Osprey	52, 57	1 Bed	56	605
Citril	54, 55	1 Bed	51	551
Crake	53, 56	2 Bed	87 - 88	940 - 951



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MILLER'S GLEN APARTMENTS

FOURTH FLOOR | 33 - 64 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Sunbird	61, 62	2 Bed	94 - 98	1016 - 1059
Swift	59, 64	1 Bed	54	584
Swallow	60, 63	1 Bed	53	572



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MILLER'S GLEN APARTMENTS

GROUND FLOOR | 65 - 86 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Macaw	67	2 Bed	83	897
Osprey	66	1 Bed	54	584
Talon	65	1 Bed	56	605



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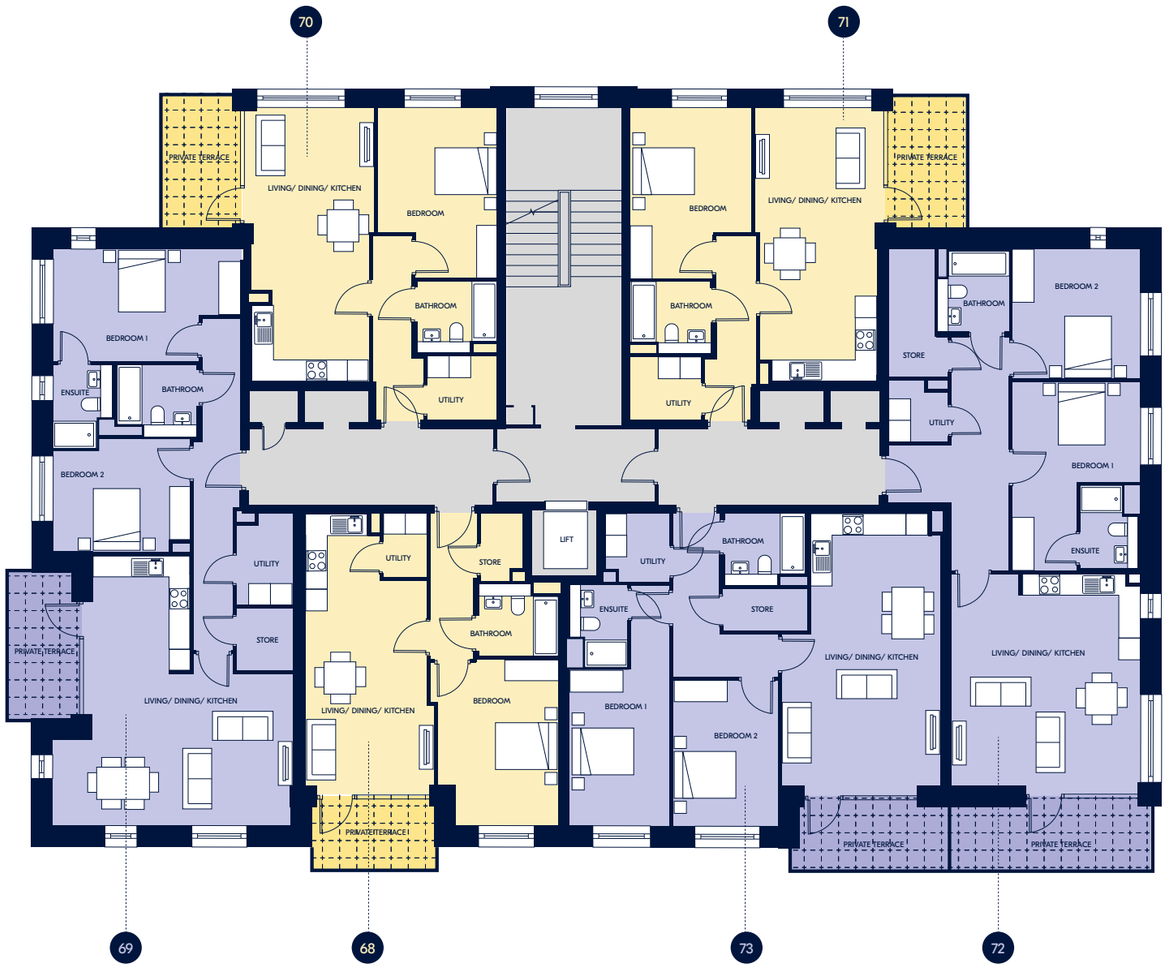
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MILLER'S GLEN APARTMENTS

FIRST FLOOR | 65 - 86 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Citril	70, 71	1 Bed	56	605
Osprey	68	1 Bed	56	605
Macaw	73	2 Bed	83	897
Sunbird	69, 72	2 Bed	91 - 92	983 - 994



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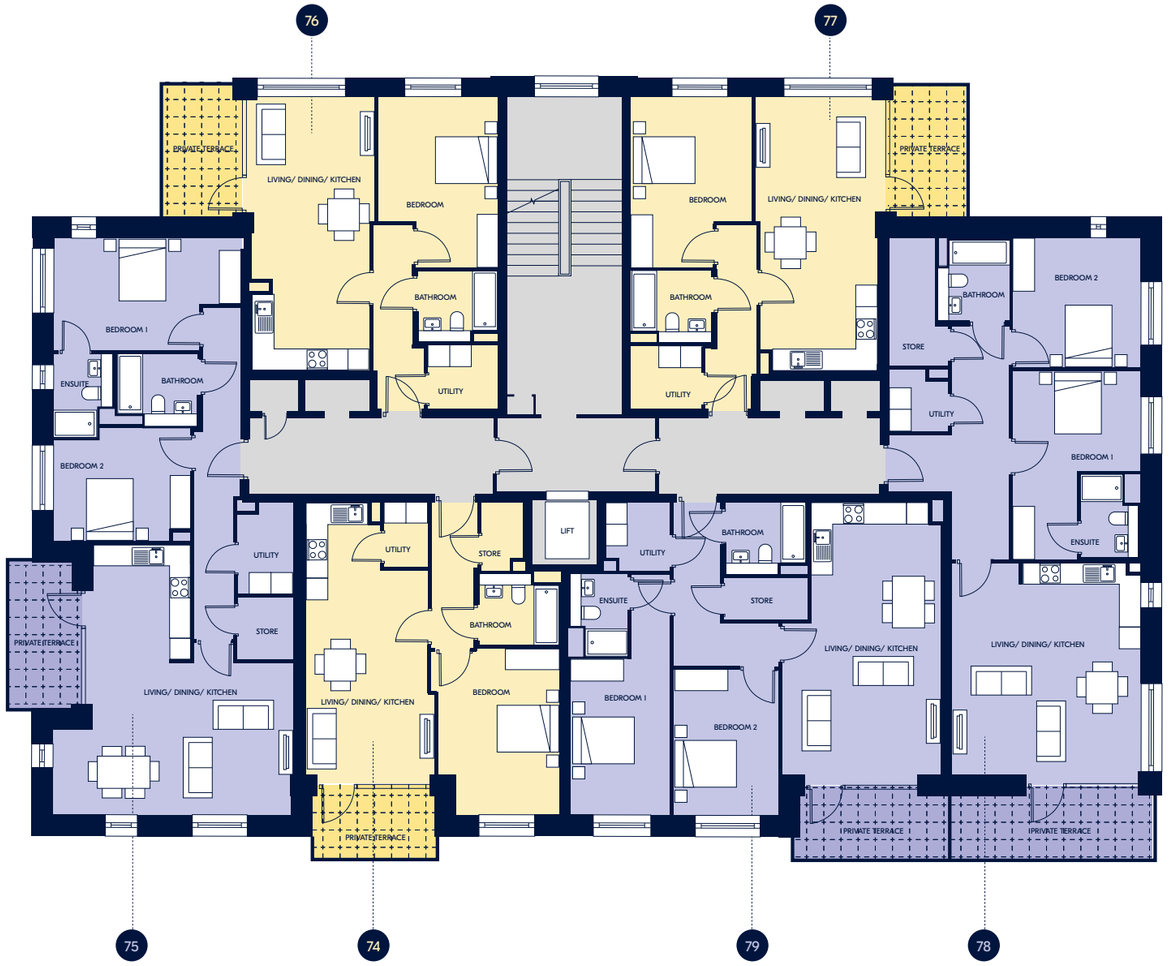
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MILLER'S GLEN APARTMENTS

SECOND FLOOR | 65 - 86 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Citril	76, 77	1 Bed	56	605
Osprey	74	1 Bed	56	605
Macaw	79	2 Bed	83	897
Sunbird	75, 78	2 Bed	91 - 92	983 - 994



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MILLER'S GLEN APARTMENTS

THIRD FLOOR | 65 - 86 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Citril	82	1 Bed	56	605
Osprey	80	1 Bed	55	594
Macaw	84	2 Bed	83	897
Sunbird	83	2 Bed	92	994
Talon	81	1 Bed	69	746



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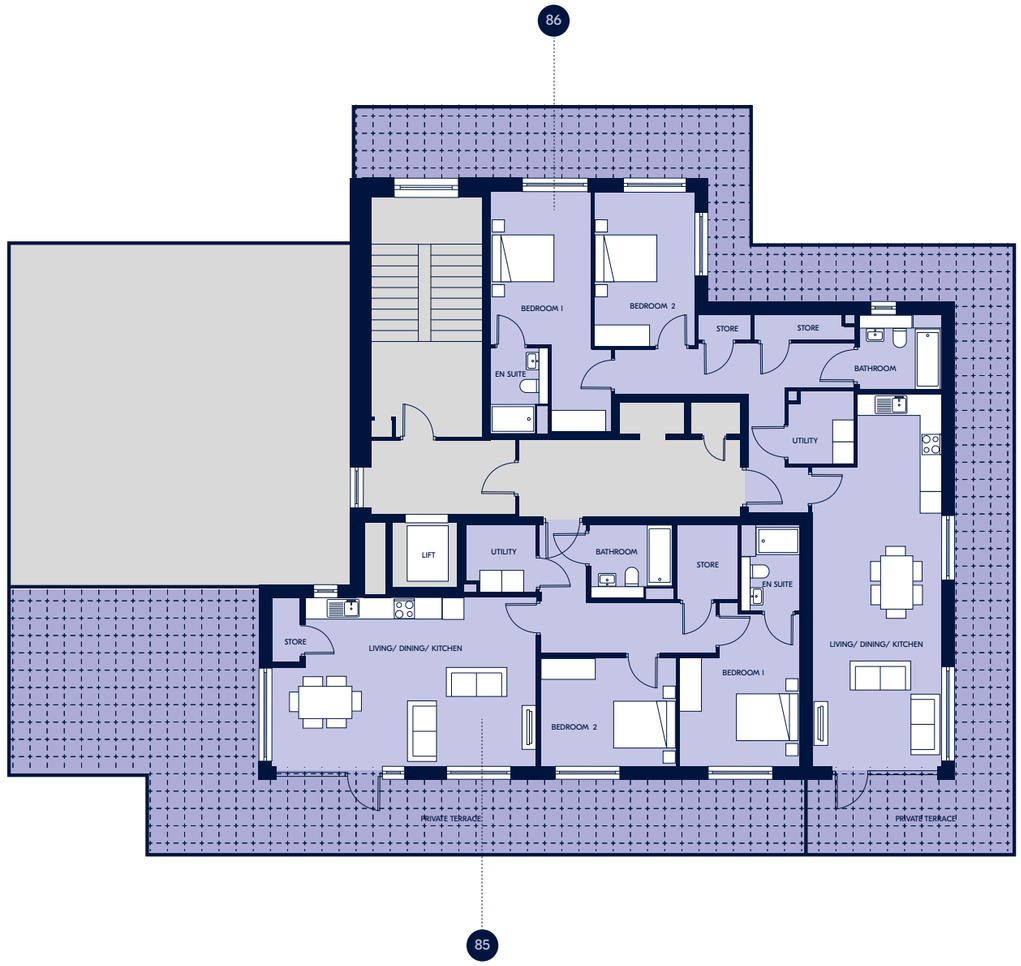
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MILLER'S GLEN APARTMENTS

FOURTH FLOOR | 65 - 86 MEADOWBANK DRIVE

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Sunbird	85	2 Bed	89	962
Lyric	86	2 Bed	95	1027



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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.

If you'd like to discover your new home in a Glenveagh development, visit **glenveagh.ie**

DISCOVER OUR FULL RANGE OF COMMUNITIES AT GLENVEAGH.IE



Bennetstown
Dunboyne, Co. Meath



Furzefield
Swords, Co. Dublin



Belcamp
Balgriffin, Co. Dublin



Folkstown Park
Balbriggan, Co. Dublin



Balmoston
Donabate, Co. Dublin



Mooretown
Swords, Co. Dublin



Selling agent

Knight Frank

01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **Mason Hayes Curran**

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BER A

Croí Cónaithe

Delivering Homes, Building Communities

Providing high quality apartments and supporting communities in partnership with Croí Cónaithe Scheme.
An initiative of the Government of Ireland. Terms and Conditions Apply.
For more information visit **www.gov.ie**

In partnership with

Rialtas na hÉireann
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Glenveagh

Home of the new.

Discover our
full range of
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