



BEECHWOOD

HANSFIELD, DUBLIN 15



hansfieldhomes.com



YOUR IDEAL NEW HOME

In an ideal location with sporting, recreation and shopping facilities, schools and a railway station right on your doorstep - its all here at Beechwood

- Excellent Location
- Highly Landscaped Environment
- Traditional Masonry Built Homes
- Exceptional Attention to Detail
- High Quality Finishes
- Generously Proportioned Homes
- BER Rating A3
- Management Company in Place to Ensure Development is Maintained to the Highest Standard



Blanchardstown Centre Ongar Village St Benedict's National School Castaheany National School Blackwood Estate Barnwell Roundabout Luttlerstown Golf Club Phoenix Park Barnwell Square Castlenock Golf Club Educate Together National School Educate Together Secondary School Hansfield Train Station Dublin-Dunboyne Train Line

Perfectly positioned



BEECHWOOD

HANSFIELD, DUBLIN 15

IDEAL LOCATION

Ongar Village is only a short stroll away and offers a variety of local shopping facilities, cafés and restaurants. The development also benefits from the nearby Blanchardstown Centre which offers a unique shopping and leisure experience.

The Phoenix Park with its host of recreational activities is the largest urban park in Dublin, and The National Aquatic Centre, one of the world's largest indoor water centres, is also located in the area along with numerous golf courses at Westmanstown, Luttrellstown Castle, Elm Park, Hermitage and Castleknock.

Hansfield Educate Together National and Secondary Schools are located adjacent to Beechwood, offering state of the art facilities right on the doorstep.

Castaheany Primary School and St. Benedict's Primary School are located adjacent to Beechwood offering additional options for education.

For further education, Castleknock College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.



The transport links in the area are second to none.

Hansfield's position on the Dunboyne commuter line sees it served by 45 trains daily, with a peak journey time of 25 minutes to Docklands or Connolly stations.

The area is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin city centre direct to UCD.

Beechwood is only a short distance south of the M3 Motorway and access to the M50 Motorway is via the Blanchardstown interchange, which is only minutes' drive away.



FUNCTION AND STYLE

These well-appointed houses have been specifically designed to maximise the available space and create generous family homes.



A REPUTATION THAT COUNTS



McGarrell Reilly Group are responsible for some truly out-standing homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing quality housing developments for over 35 years.

At McGarrell Reilly we take great pride in the homes we build, and it shows in every detail. Each project has one thing in common; the McGarrell Reilly Stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.



Hansfield, Dublin 15



Stepside Park, Dublin 18



Steeplechase, Ratoath



Marlmount, Dundalk

SPECIFICATION

KITCHENS

Superb quality contemporary-styled kitchens from Kitchen Elegance.
Satin chrome sockets above worktops.
Soft-close drawers and doors.
Stainless-steel bowl and a half sink.
Under sink pull-out recycle bins.

BEDROOMS

High-quality fitted wardrobes by McCauls.
Wardrobes as per showhouse.
Shaker style wardrobe doors.

BATHROOM AND EN-SUITE

Quality Twyford sanitary ware.
Polished-chrome heated towel rail.
Pumped thermostatically controlled shower.
Wall tiling as per show house.

HEATING

Natural gas-fired central heating with high-efficiency 'A'-rated gas condensing boiler – zone controlled.
Climote remote heating control system allows you to remotely control your heating and hot water from your mobile phone.

DECORATION AND FINISH

Contemporary internal doors and ironmongery.
Walls painted in Orchid White.

EXTERNAL / GARDEN

Cobblelock driveway with parking for two cars.
Seeded rear garden.
Patio area paved in Kilsaran shelbourne-buff granite slabs.
Concrete post and quality shiplap timber fencing panels to rear garden.

WINDOWS AND DOORS

High-performance double glazed uPvc maintenance free windows and Ultratech front door by Munster Joinery.
Multi-point and locking system to external doors.

ELECTRICAL SECURITY

Wired for TV, telephone and intruder alarm.
External lighting to front and rear gardens.

ENERGY EFFICIENCY

BER 'A3' energy rating.
PV solar panels for reduced electricity running costs.
High levels of roof, wall and floor insulation.

HOMEbond WARRANTY

10-year HomeBond Guarantee.



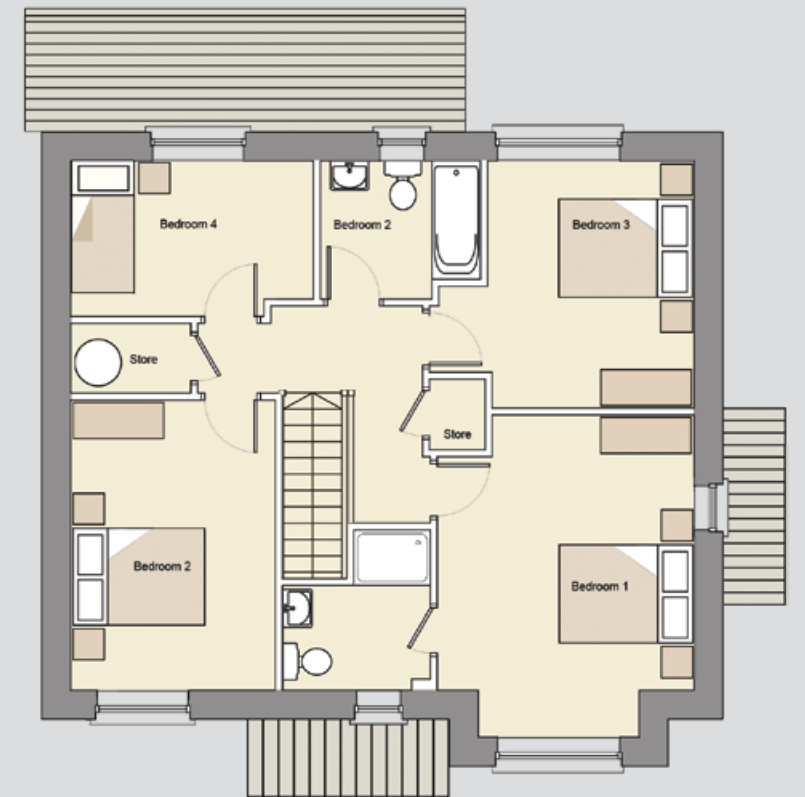


THE OAK

4 BEDROOM DETACHED HOUSE
146 SQ.M. / 1,572 SQ.FT.



GROUND FLOOR



FIRST FLOOR

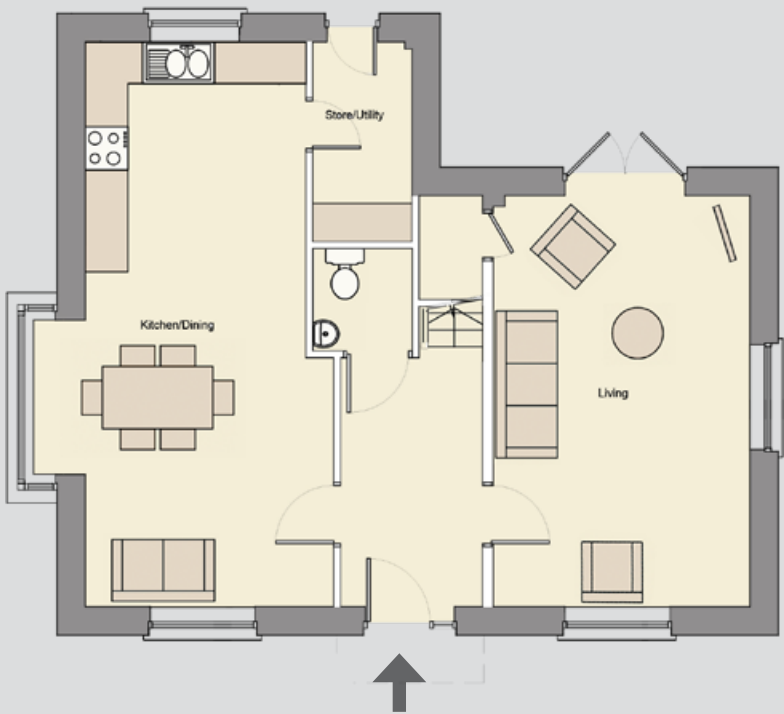


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



THE ASH

4 BEDROOM DETACHED HOUSE
136 SQ.M. / 1,464SQ.FT.



GROUND FLOOR



FIRST FLOOR

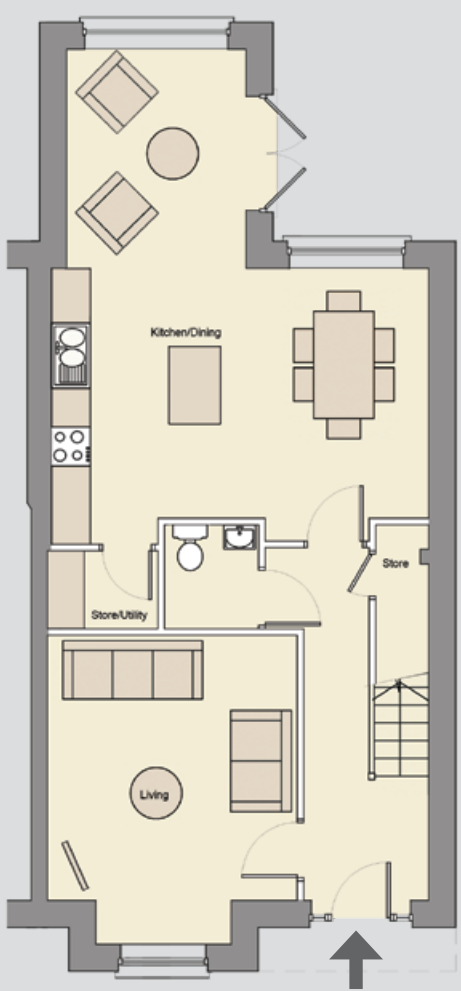


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

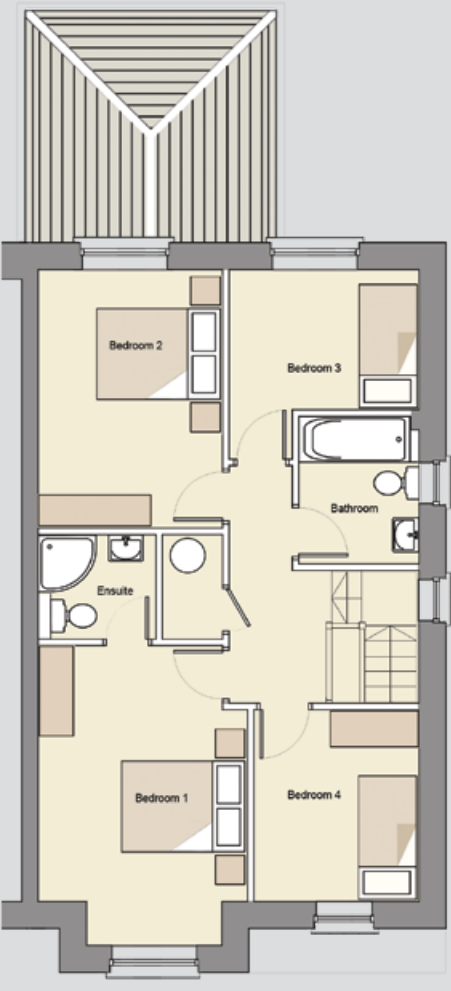


THE ALDER

4 BEDROOM SEMI-DETACHED HOUSE
131 SQ.M. / 1,410 SQ.FT.



GROUND FLOOR



FIRST FLOOR

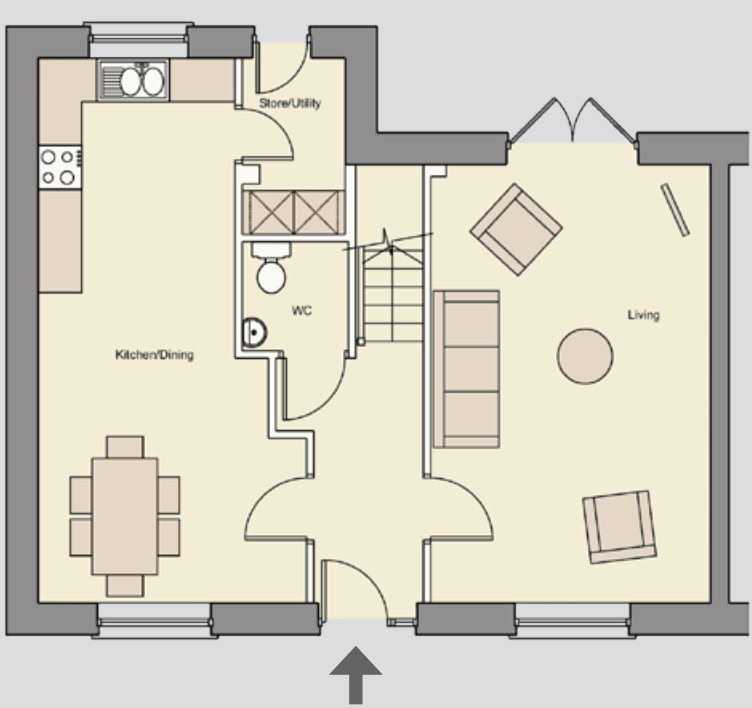


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

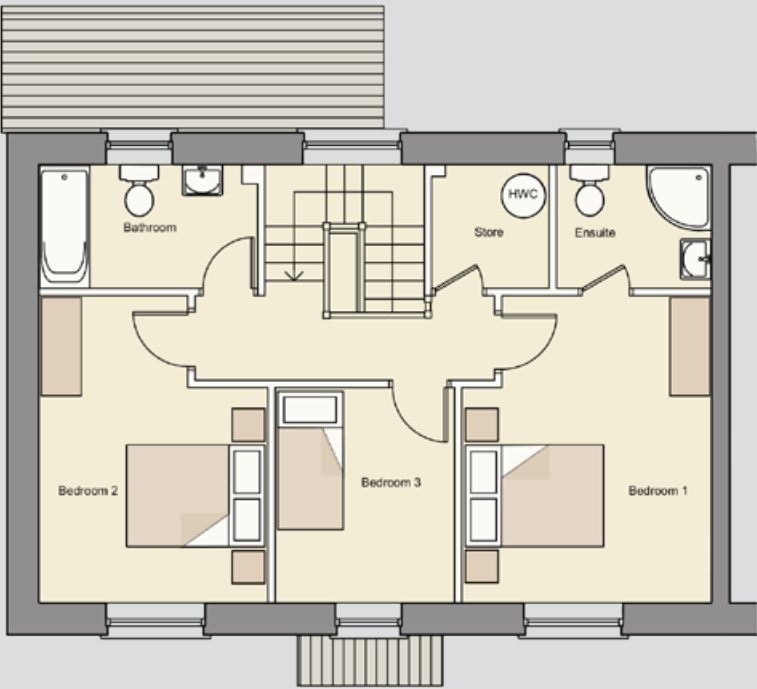


THE SYCAMORE

3 BEDROOM SEMI-DETACHED HOUSE
115 SQ.M. / 1,240 SQ.FT.



GROUND FLOOR



FIRST FLOOR

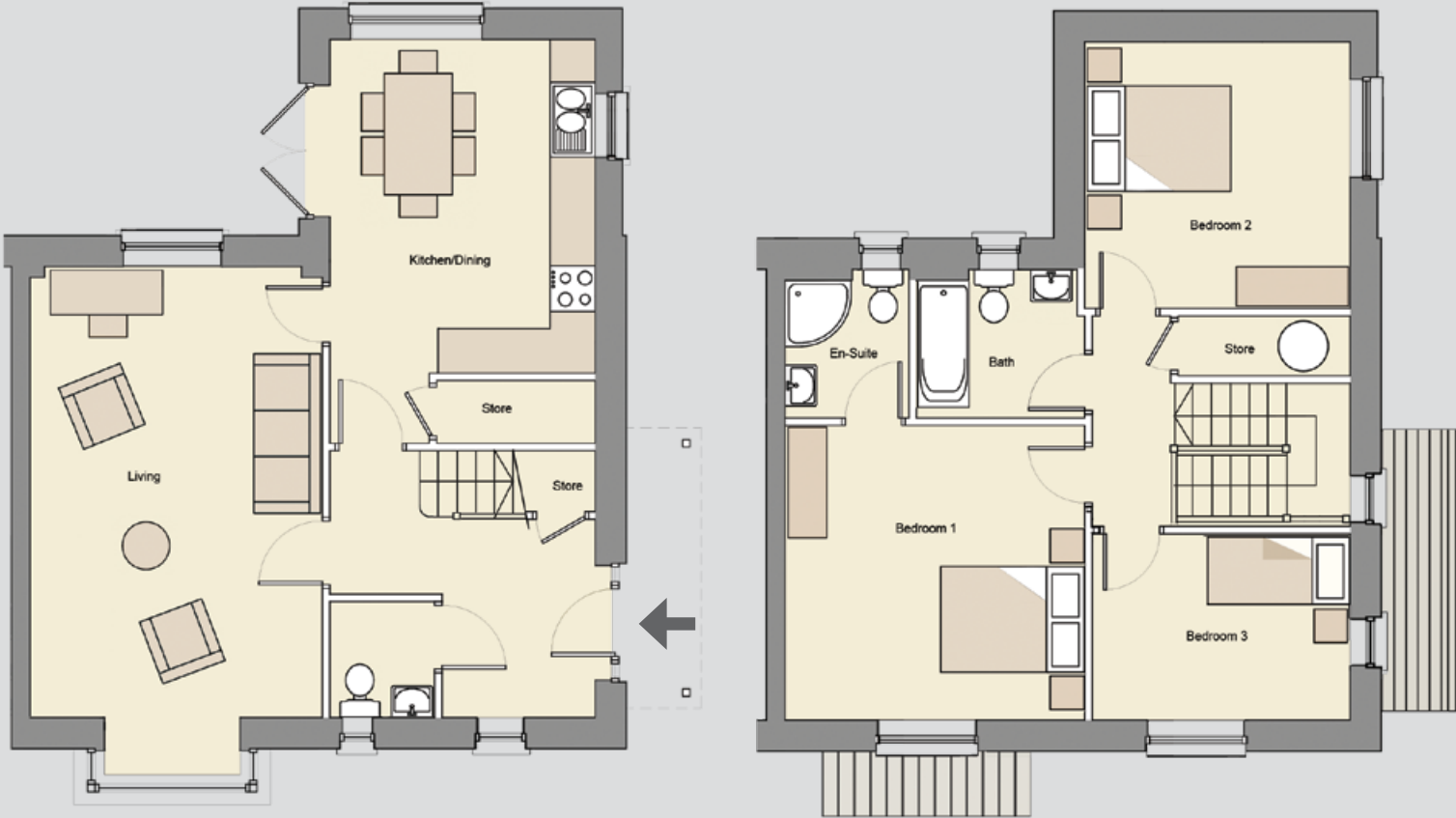
BER A3

Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



THE ELM

3 BEDROOM SEMI-DETACHED HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR

FIRST FLOOR

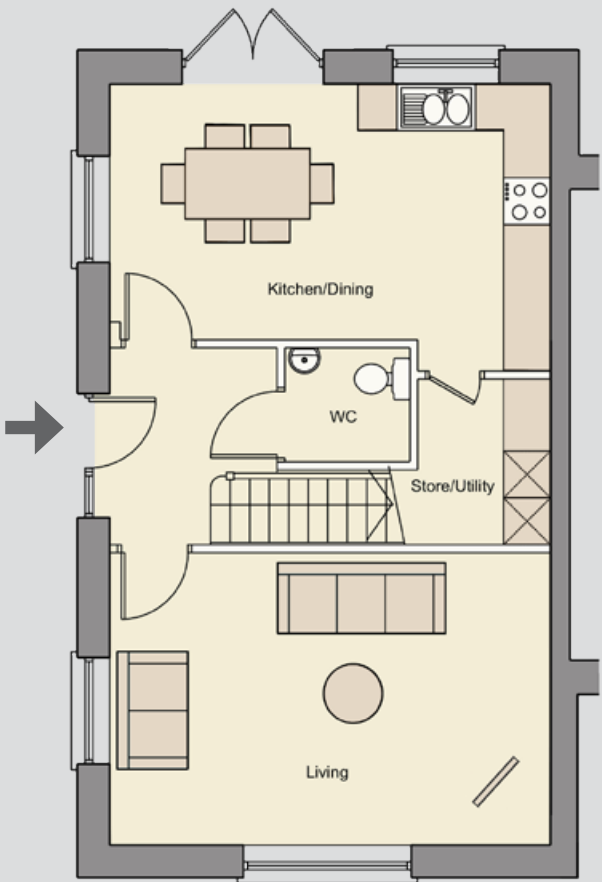


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

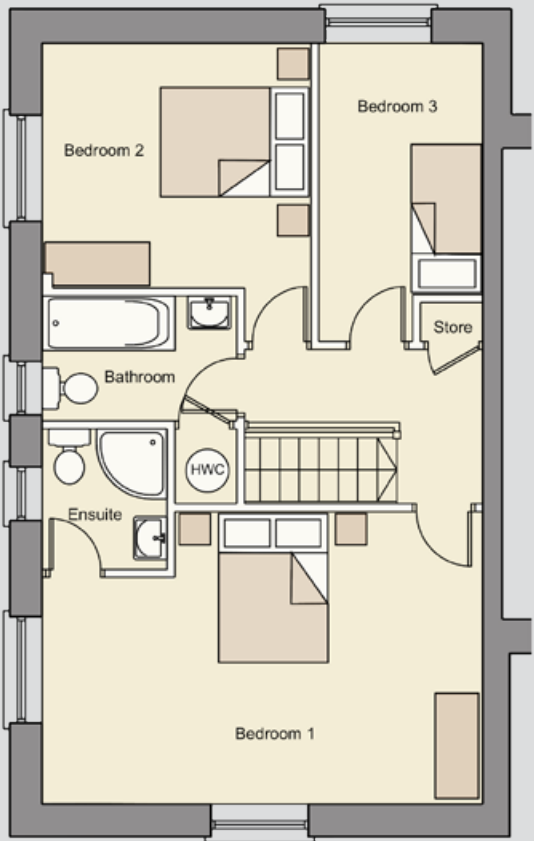


THE BEECH

DOUBLE FRONTED
3 BEDROOM HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR

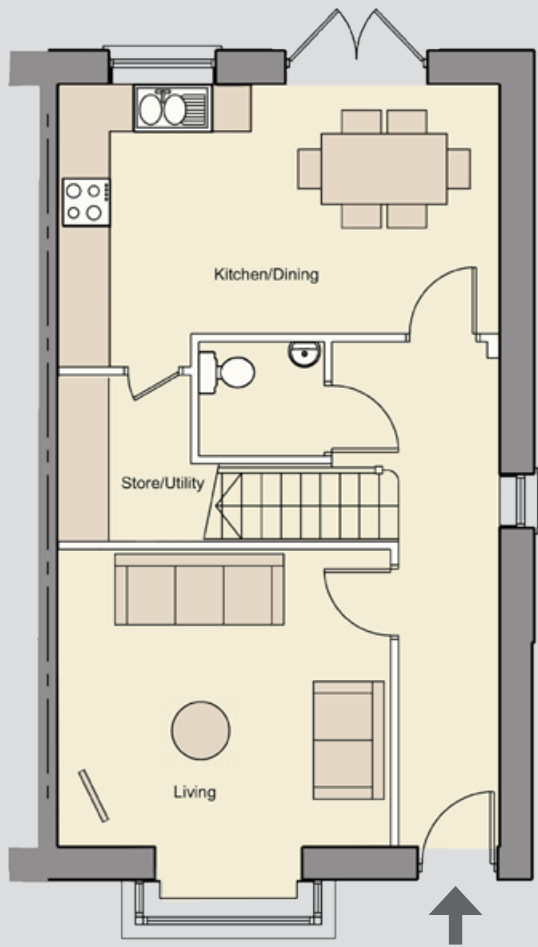


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

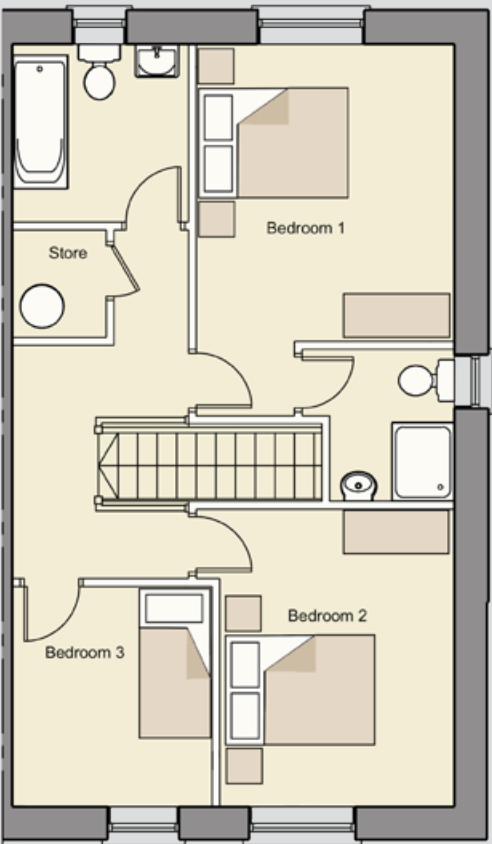


THE BEECH

SEMI-DETACHED
3 BEDROOM HOUSE
112 SQ.M. /1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

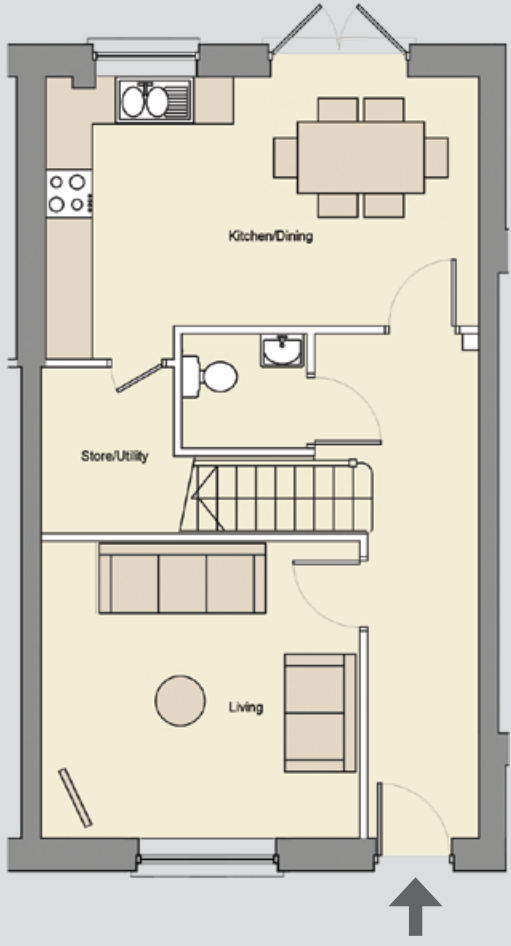


THE BEECH

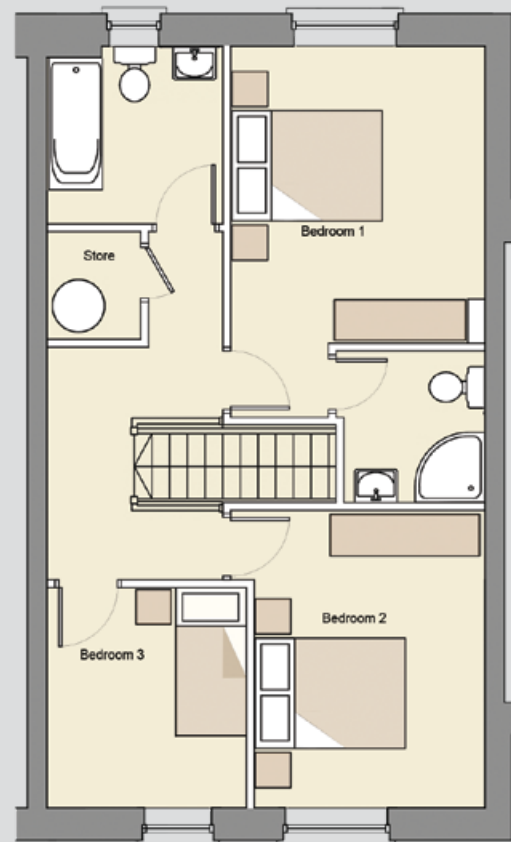
TOWNHOUSE

3 BEDROOM

110 SQ.M. / 1,184 SQ.FT.



GROUND FLOOR



FIRST FLOOR

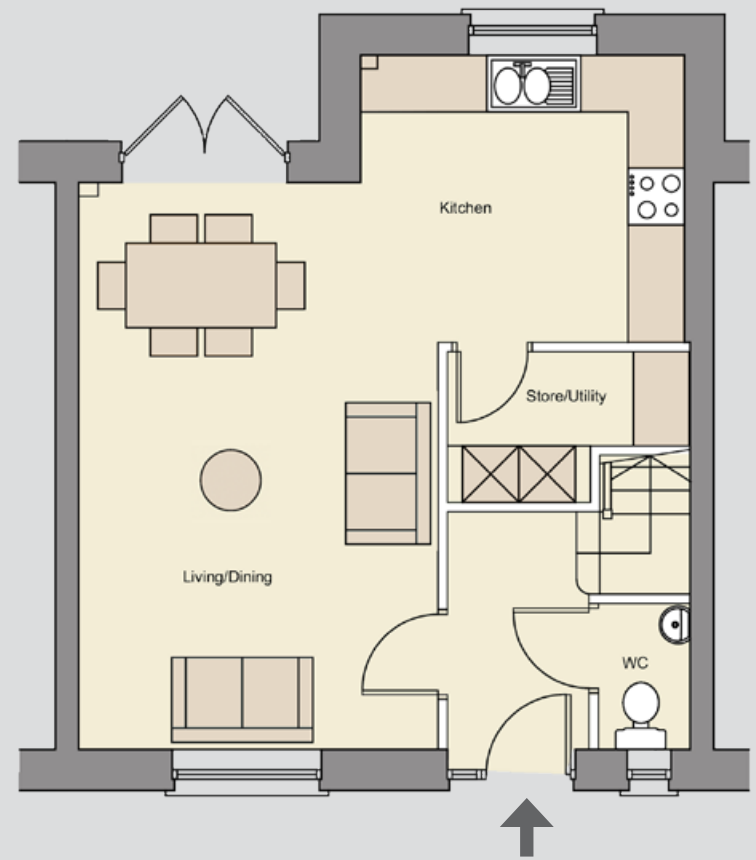


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

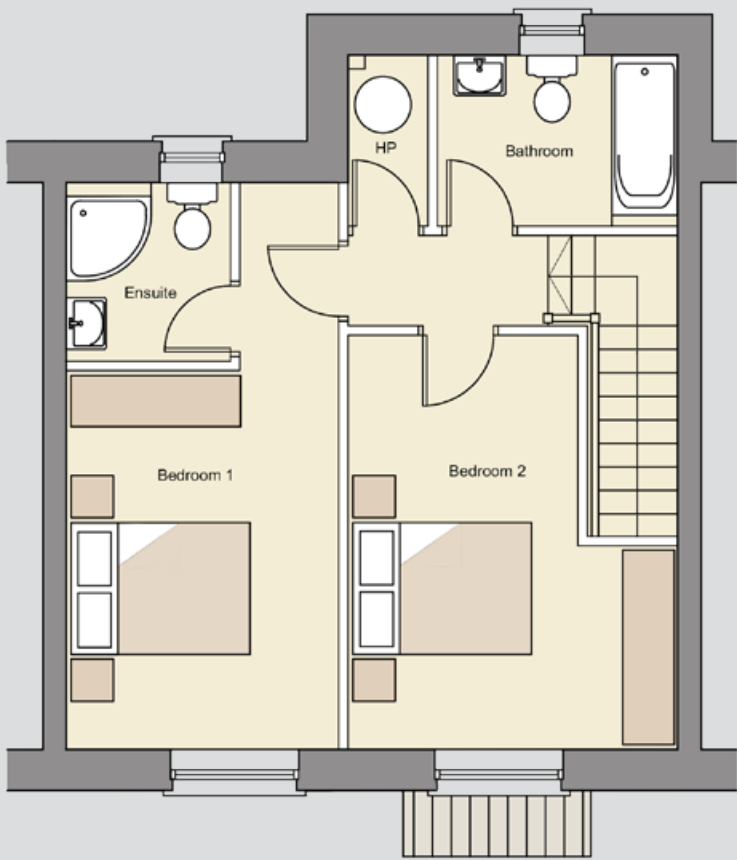


THE CEDAR

2 BEDROOM TOWNHOUSE
88 SQ.M. / 947 SQ.FT.



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

Site Plan



Local Area





PROFESSIONAL TEAM

Solicitors

Eversheds Sutherland
One Earlsfort Centre
Earlsfort Terrace
Dublin 2

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Engineers

Cronin & Sutton Consulting
45 Fitzwilliam Place
Dublin 2

DEVELOPER



SALES AGENT



PSP Licence Number 002885



hansfieldhomes.com

HomeBond/Warranty

10-year HomeBond Guarantee Scheme

BER Rating



These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.