

MILLER'S GLEN APARTMENTS

Swords



*Love where
you live*


Glenveagh
Home of the new.



MILLER'S GLEN APARTMENTS

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





MILLER'S GLEN APARTMENTS

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.



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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 apartments 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.



For illustrative purposes only.

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.



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.

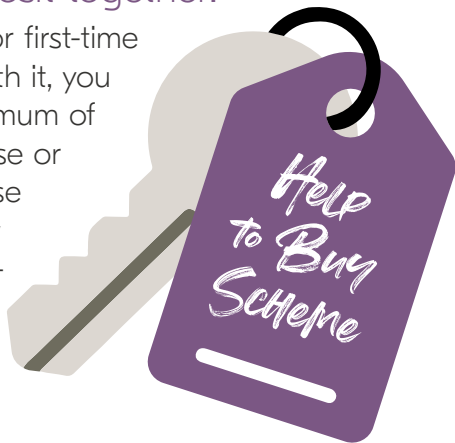
ROUTES TO PURCHASE

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 €30,000 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



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

For example, with a combined salary of €50,750 and the support of the Help-To-Buy and First Home Schemes, you could get a new Glenveagh 1-bed-room apartment worth on average €290,000.



Property price	€290,000
Household income	€50,750
Mortgage approval	€203,000
Deposit	€0
Help-to-Buy	€29,000
First Home Scheme	€58,000 (=20% equity share)
Mortgage Monthly Repayments	€839 (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

FIRST HOMES 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



MILLER'S GLEN APARTMENTS

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 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*.

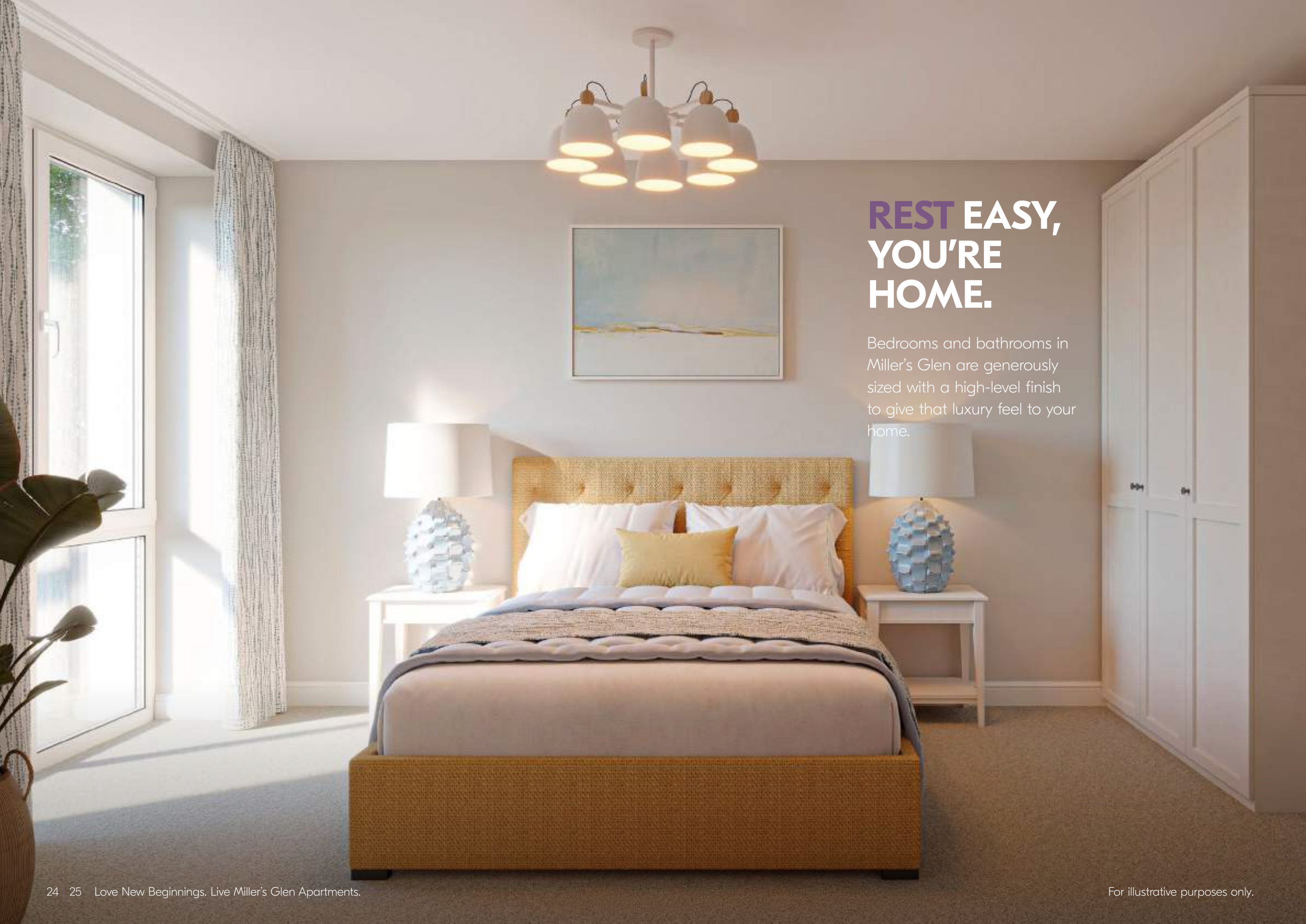
There's a wide range of school types nearby, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

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 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.



MILLER'S GLEN APARTMENTS

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 the master bedroom.

Energy Efficiency

- All apartments 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 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

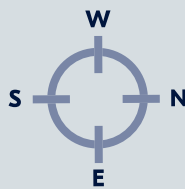
- 1 Swords Castle
- 2 Glasmore Abbey



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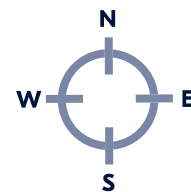
EXISTING
DEVELOPMENT



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.

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you live*

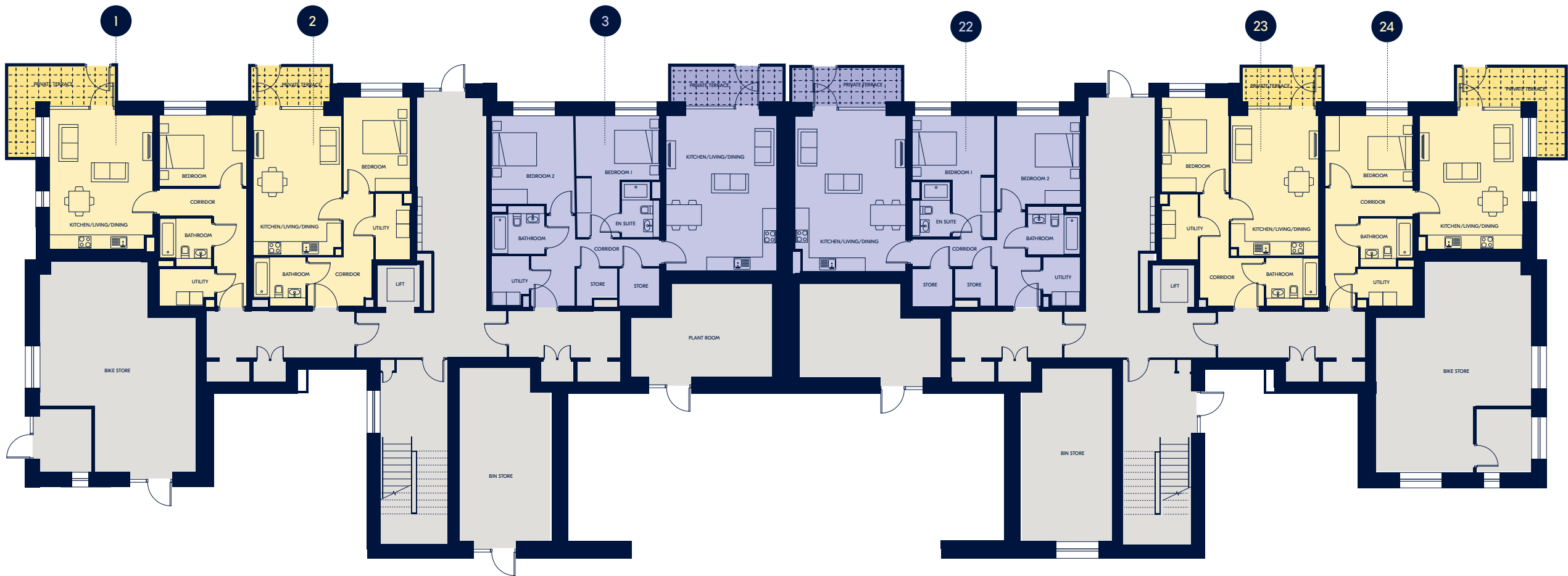
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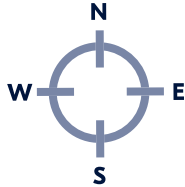
GROUND FLOOR

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
The Osprey	1, 24	1 Bed	57.24	616.13
The Warbler	2, 23	1 Bed	54.02	581.47
The Macaw	3, 22	2 Bed	91.06	980.16



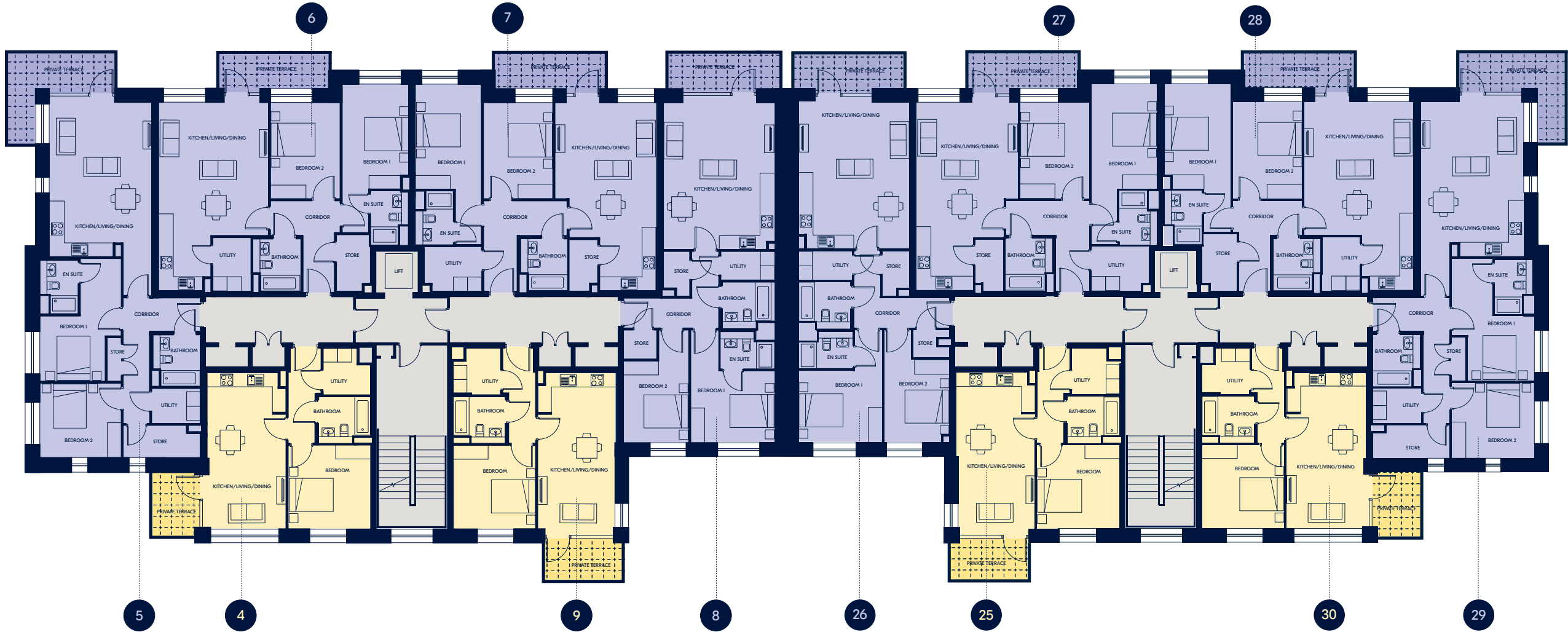
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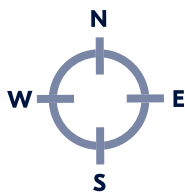
FIRST FLOOR

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
	The Citril	4, 30	1 Bed	50.66	545.3
	The Crane	5, 29	2 Bed	85.56	920.96
	The Teal	6, 28	2 Bed	86.3	928.93
	The Coot	7, 27	2 Bed	85.93	924.94
	The Sunbird	8, 26	2 Bed	80.53	866.82
	The Swift	9, 25	1 Bed	50.6	544.65



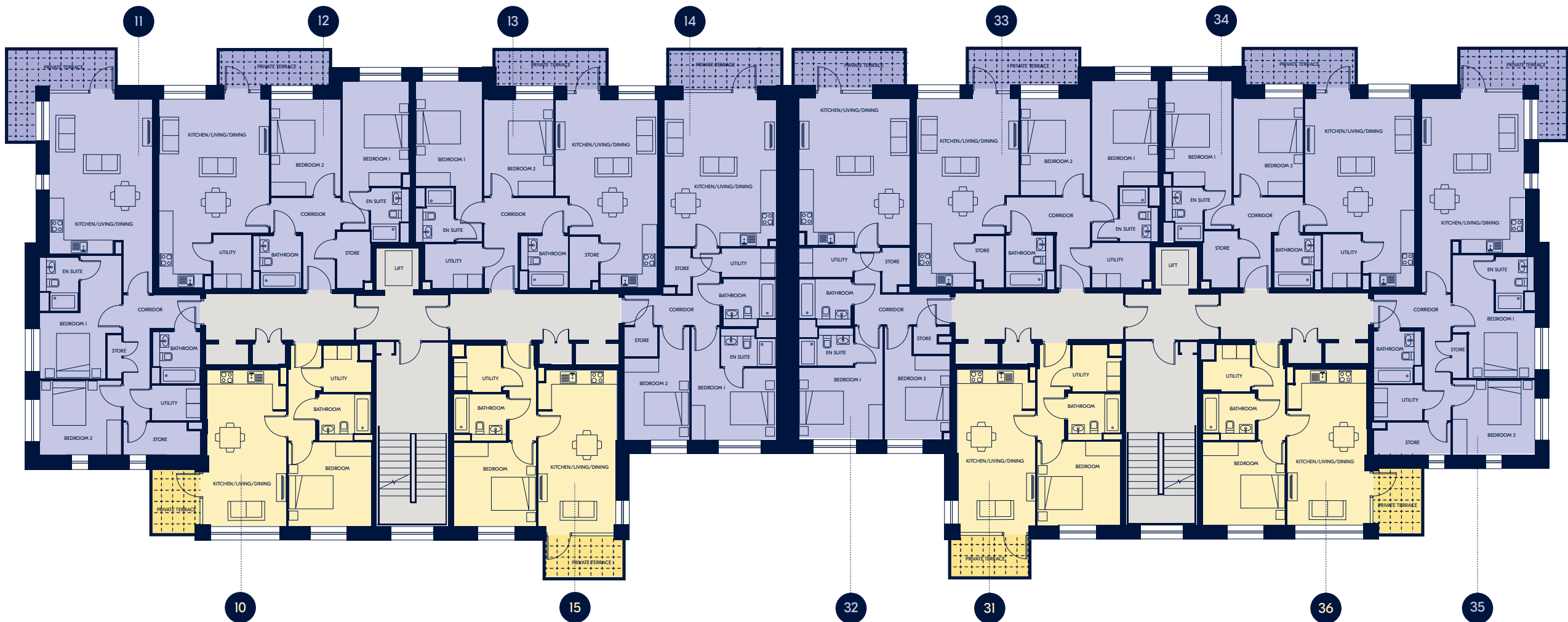
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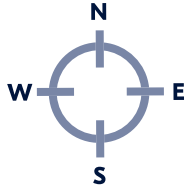
SECOND FLOOR

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
●	The Citril	10, 36	1 Bed	50.66	545.29
●	The Crake	11, 35	2 Bed	85.56	920.96
●	The Teal	12, 34	2 Bed	86.3	928.93
●	The Coot	13, 33	2 Bed	85.93	924.94
●	The Sunbird	14, 32	2 Bed	80.53	866.82
●	The Swift	15, 31	1 Bed	50.6	544.65



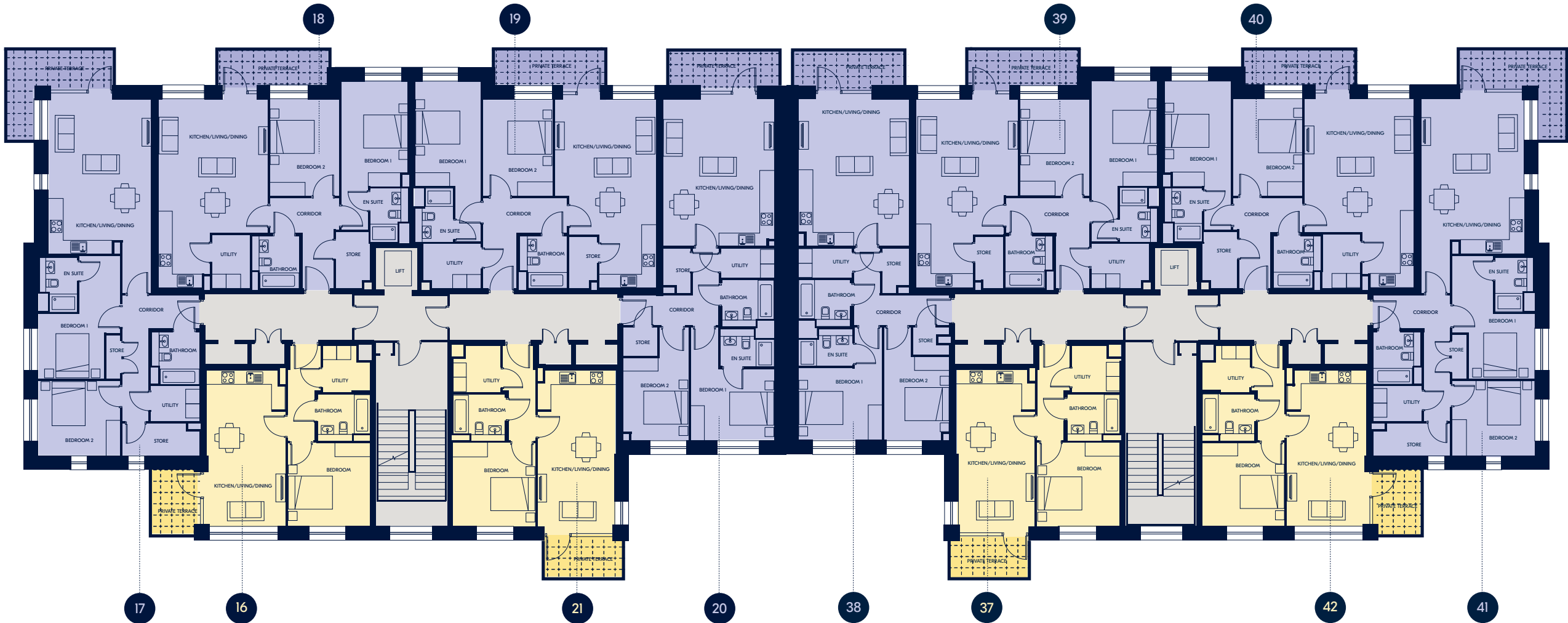
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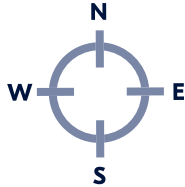
THIRD FLOOR

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
●	The Citril	16, 42	1 Bed	50.66	545.3
●	The Crake	17, 41	2 Bed	85.56	920.96
●	The Teal	18, 40	2 Bed	86.3	928.93
●	The Coot	19, 39	2 Bed	85.93	924.94
●	The Sunbird	20, 38	2 Bed	80.53	866.82
●	The Swift	21, 37	1 Bed	50.6	544.65



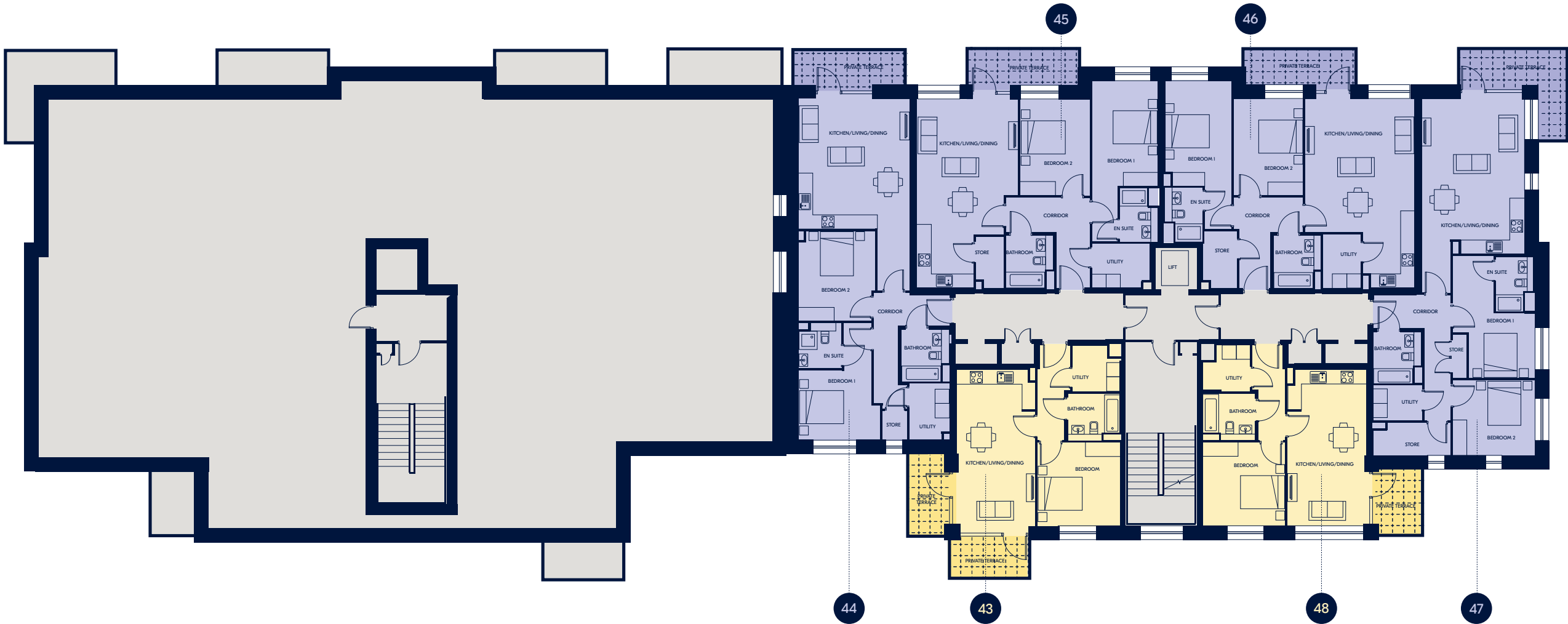
MILLER'S GLEN APARTMENTS



FOURTH FLOOR

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
	The Swift	43	1 Bed	50.58	544.44
	The Sunbird	44	2 Bed	80.49	866.39
	The Coot	45	2 Bed	85.78	923.33
	The Teal	46	2 Bed	86.23	928.17
	The Crake	47	2 Bed	85.62	921.61
	The Citril	48	1 Bed	50.64	545.08



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you live*

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 and 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

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



For illustrative purposes only.

Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **Mason Hayes Curran**

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