

FURZEFIELD

Swords



*Love where
you live*

Glenveagh
Home of the new.





FURZEFIELD

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

Furzefield 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



FURZEFIELD

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

Furzefield 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 Castle	8 mins
Swords Pavilions Shopping Centre	10 mins
Dublin Airport	17 mins
Donabate Beach	21 mins
Malahide Beach	28 mins
Dublin City Centre	35 mins



Nearby Bus Routes

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



Nearby Train Routes

Donabate Dart Station	17 min drive
Malahide Dart Station	21 min drive



FURZEFIELD

BER A

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every FurzeField 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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BER A-Rated Specs and Standards

Every home at FurzeField achieves a BER A rating — built to high standards of insulation and airtightness to keep your home warm and your running costs low.

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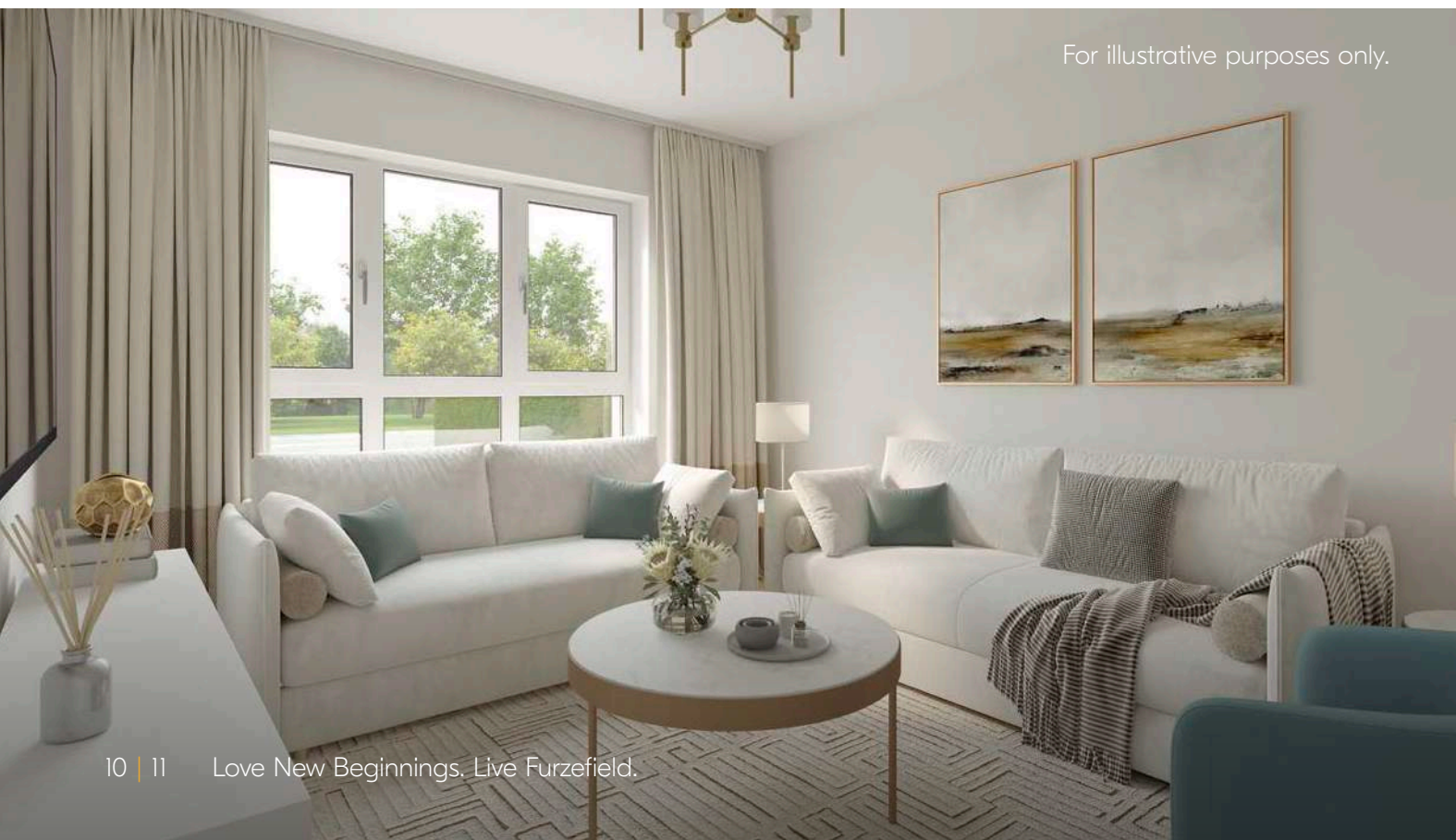
FURZEFIELD

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.

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

Glenveagh homes include a ducted cable route for an EV charge point where applicable, so installing a charger is straightforward when you're ready to make the switch.

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 your 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 home more achievable, visit glenveagh.ie or revenue.ie



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €87,500 and the Help-To-Buy Scheme and First Home Schemes, you could get a new Glenveagh home worth €500,000.



Property price	€500,000
Household income	€87,500
Mortgage approval	€350,000
Deposit	€20,000
Help-to-Buy	€30,000
First Home Scheme	€100,000 (=20% equity share)
Mortgage Monthly Repayments	€1,447 (based on 35 years and at 4% 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.

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, bridge the gap between the deposit, mortgage and the purchase price of a newly built 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

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.



FURZEFIELD

LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Furzefield 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.



FURZEFIELD

ALL INTERESTS, ALL COVERED, ALL NEARBY.

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

Furze field 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 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 offers plenty by way of education, with schools available for children of all ages close to Furzefield.

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

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

- Broadmeadow Community National School
- Swords Community College
- Swords Educate Together
- Gaelscoil Bhrian Bóimhe
- Thornleigh Educate Together National School
- 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.

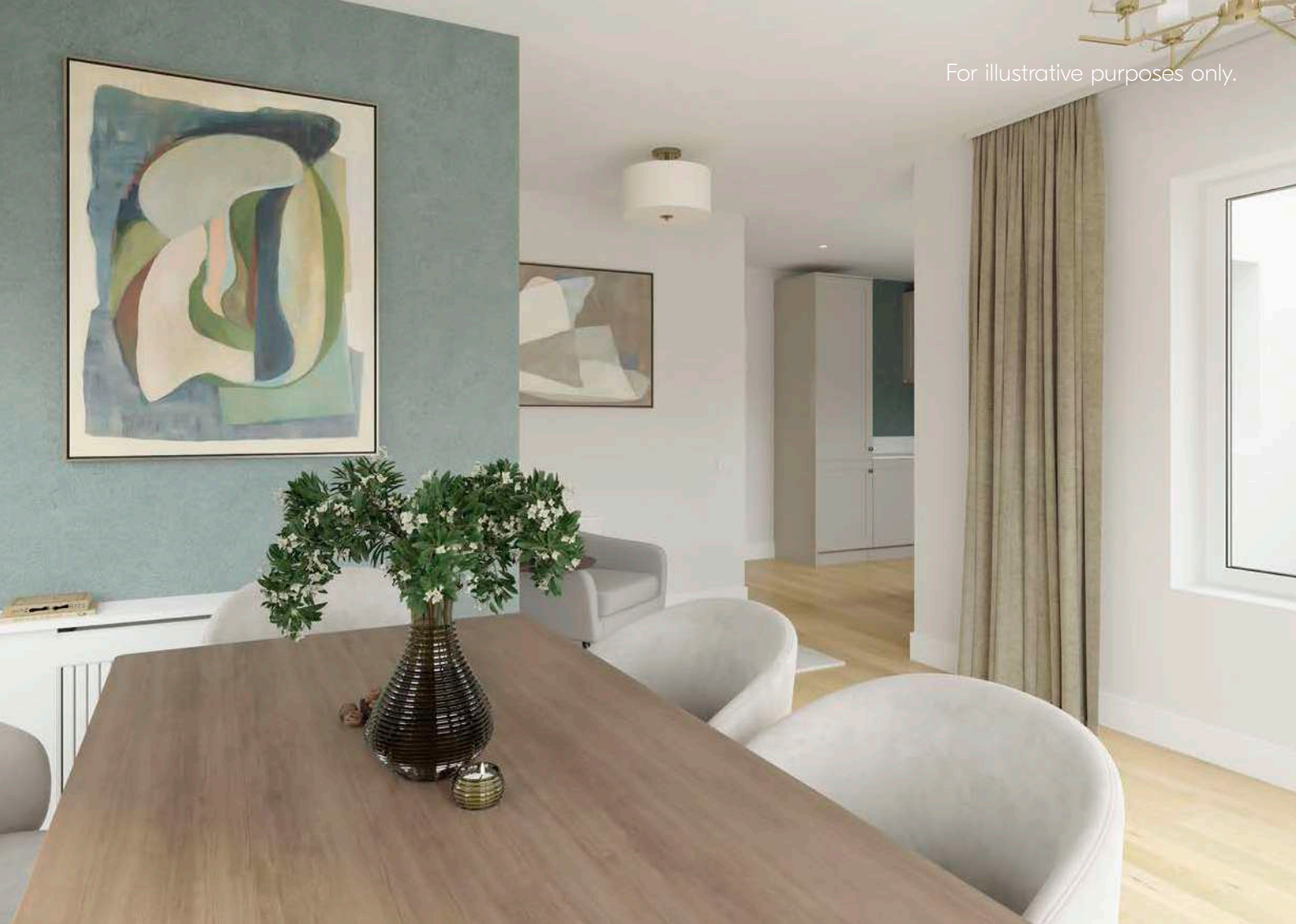
As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Swords. In fact, you're spoiled for choice with the selection of athletics, rugby and GAA clubs close by. Furzefield is also well located for golfing enthusiasts with several great courses in the vicinity.

REST EASY, YOU'RE HOME.

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

For illustrative purposes only.





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FURZEFIELD

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.
- A-rated 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 achieve a BER A rating.
- 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 FurzeField home is covered by a 10-year structural guarantee.

Schools

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

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



HOUSE STYLES

Apartments & Duplexes

The Dunnock
1 Bed Apartment
50 - 54 sqm | 538 - 586 sqft

The Duck
1 Bed Apartment + Study
62 - 63 sqm | 672 - 677 sqft

The Finch
2 Bed Apartment
72 - 94 sqm | 773 - 1,011 sqft

The Fernwren
2 Bed Duplex
86 sqm | 918 - 925 sqft

The Hawfinch
2 Bed Duplex
86 sqm | 918 - 925 sqft

3 Bed Homes

The Jackdaw
3 Bed Detached
104 sqm | 1,124 sqft

The Pheasant
3 Bed Mid & End of Terrace
110 sqm | 1,181 - 1,185 sqft

The Sanderling
3 Bed Mid, End, Semi & Detached
113 sqm | 1,214 - 1,216 sqft

The Kingfisher
3 Bed End of Terrace, Extended Kitchen | Side Entry
123 sqm | 1,324 sqft

The Kestrel
3 Bed End of Terrace, Semi Detached & Detached + Study
127 sqm | 1,367 sqft

The Goldfinch
3 Bed End of Terrace, Semi Detached & Detached, Extended Kitchen
132 sqm | 1,417 sqft

The Brambling
3 Bed Mid & End of Terrace + Study | 3 Storey
139 sqm | 1,497 - 1,500 sqft

The Dunlin
3 Bed End of Terrace + Study | 3 Storey | Side Entry
139 sqm | 1,498 sqft

4 Bed Homes

The Corncrake
4 Bed Semi Detached & Detached | Double Fronted
141 - 143 sqm | 1,519 - 1,536 sqft

The Merlin
4 Bed Mid & End of Terrace | 3 Storey
156 sqm | 1,676 sqft

The Rook
4 Bed End Terrace
157 sqm | 1,690 sqft

Retail Units

FURZEFIELD

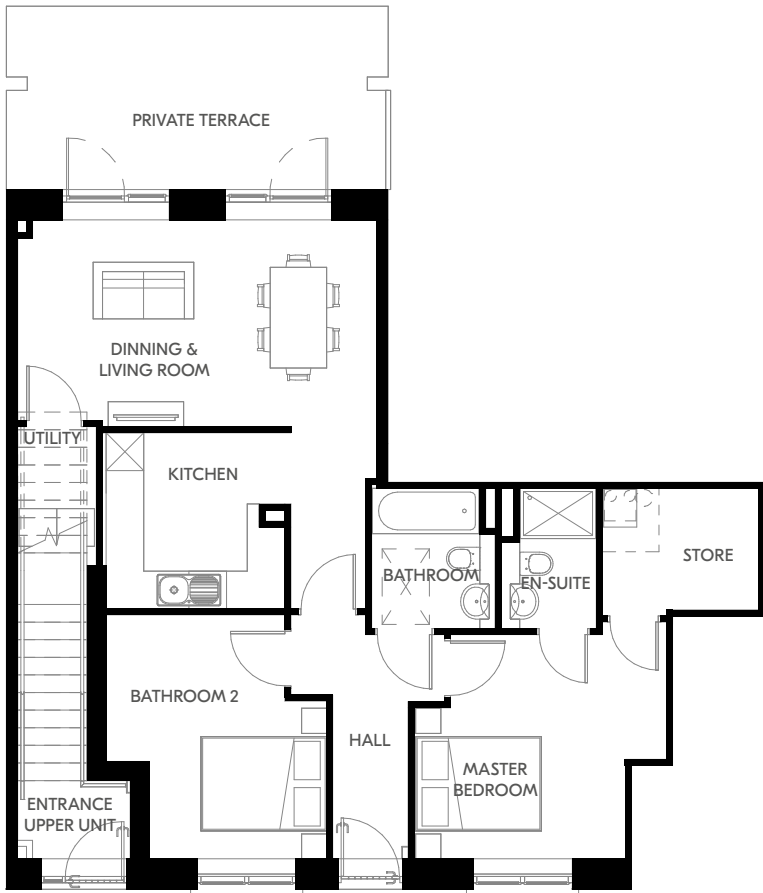


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Love where you live

THE FINCH

2 Bed Apartment
72 - 94 sqm | 773 - 1,011 sqft



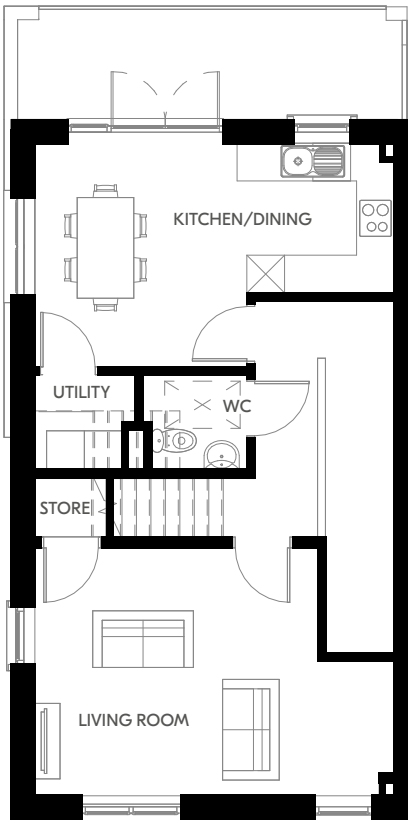
Ground Floor

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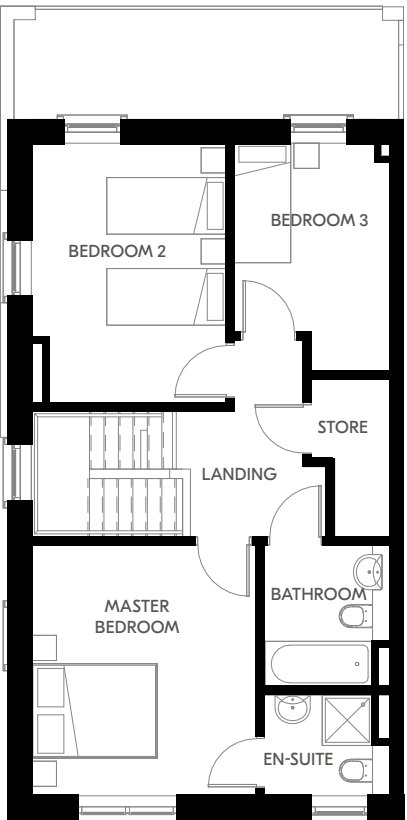
THE HAWFINCH

3 Bed Duplex
111 - 130 sqm | 1,190 - 1,401 sqft



First Floor

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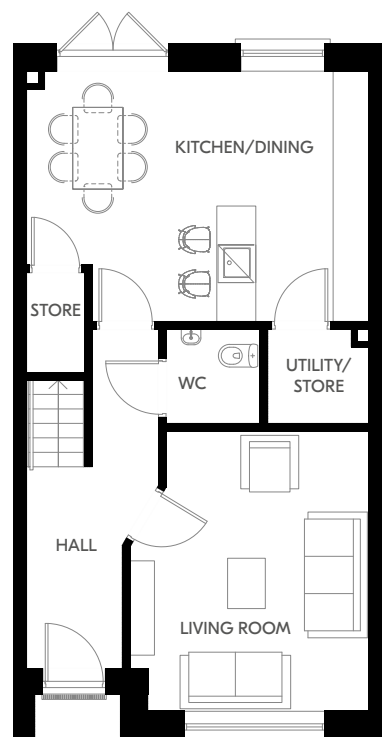


Second Floor

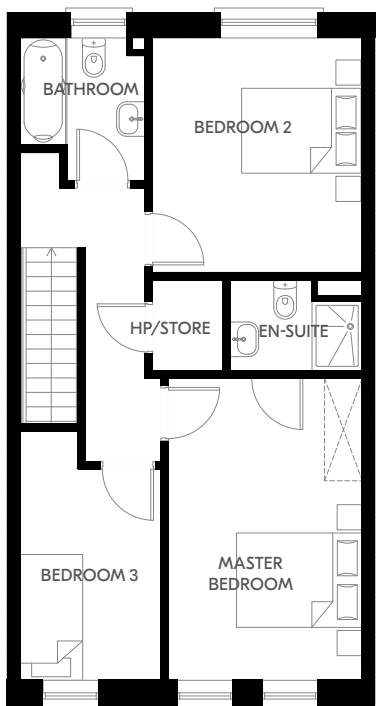
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THE PHEASANT

3 Bed Mid & End of Terrace
110 sqm | 1,181 - 1,185 sqft



Ground Floor



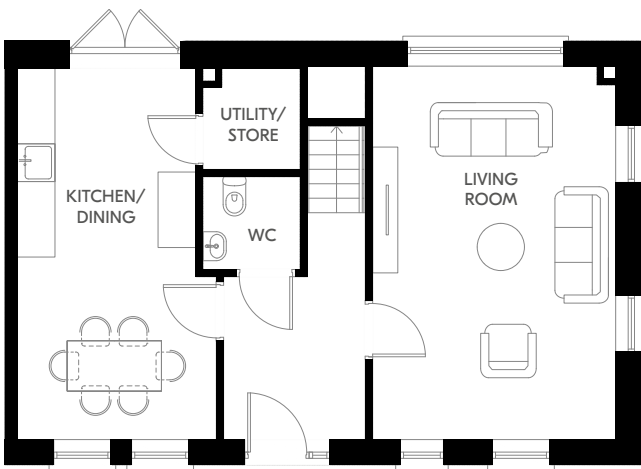
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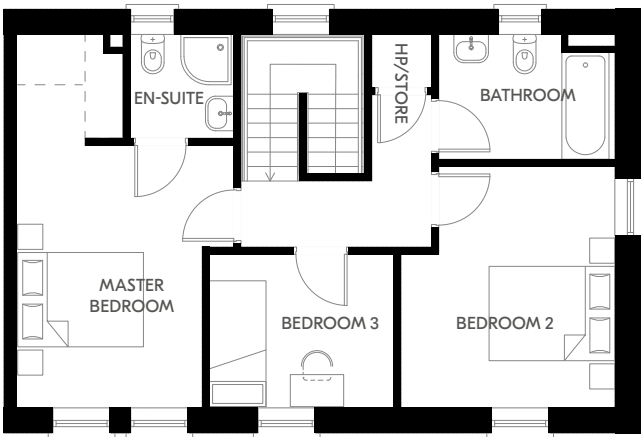
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THE SANDERLING

3 Bed Mid, End, Semi & Detached
113 sqm | 1,214 - 1,216 sqft



Ground Floor



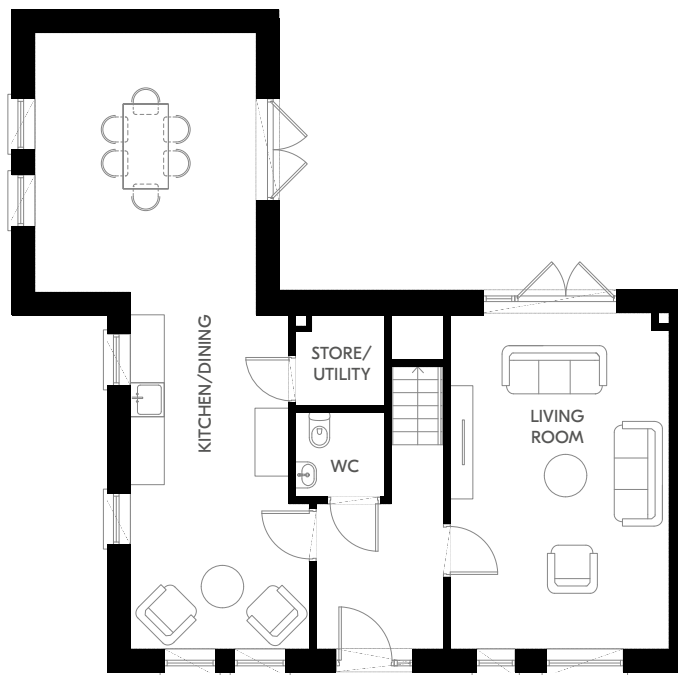
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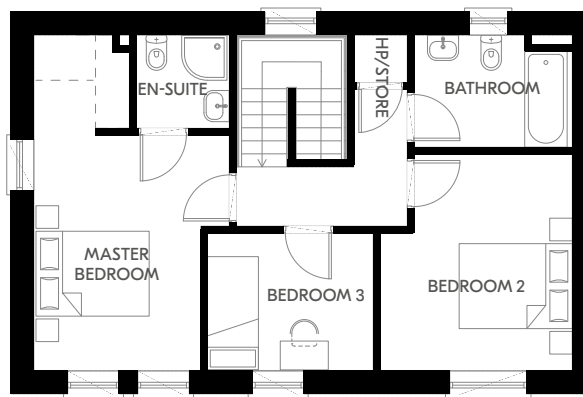
For illustrative purposes.

THE GOLDFINCH

3 Bed End of Terrace, Semi Detached & Detached, Extended Kitchen
132 sqm | 1,417 sqft



Ground Floor



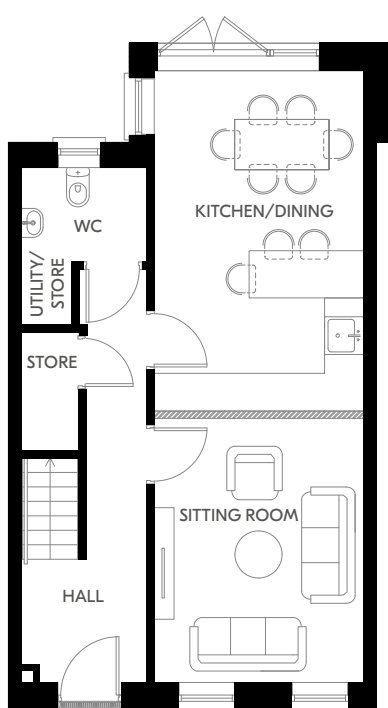
First Floor

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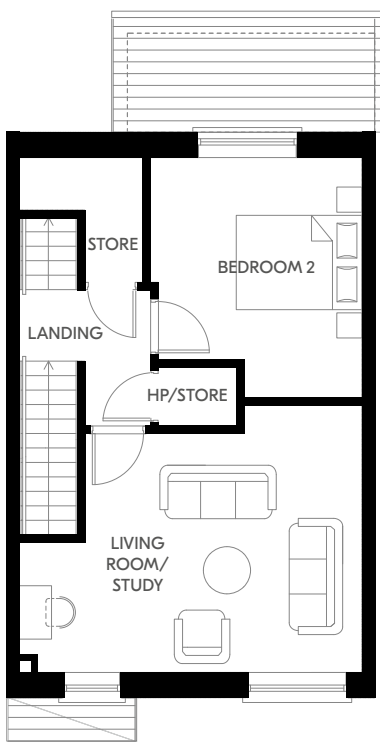
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THE BRAMBLING

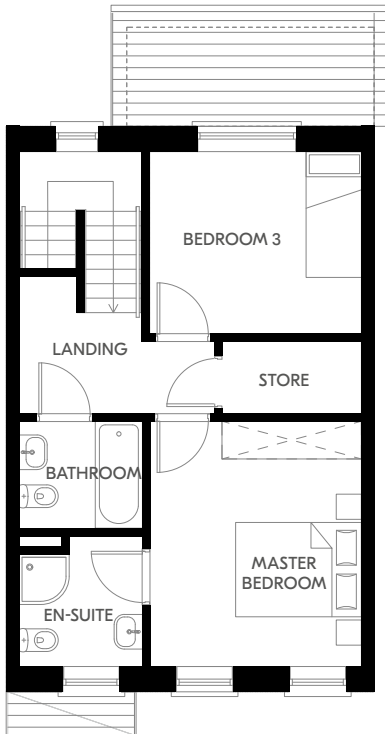
3 Bed Mid & End of Terrace + Study | 3 Storey
139 sqm | 1,497 - 1,500 sqft



Ground Floor



First Floor



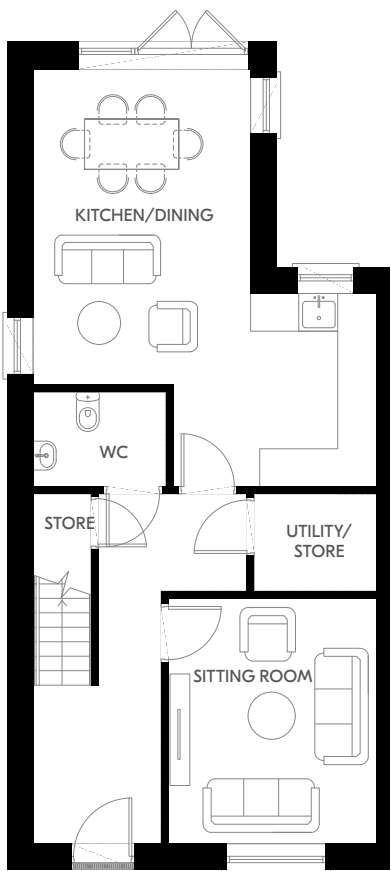
Second Floor

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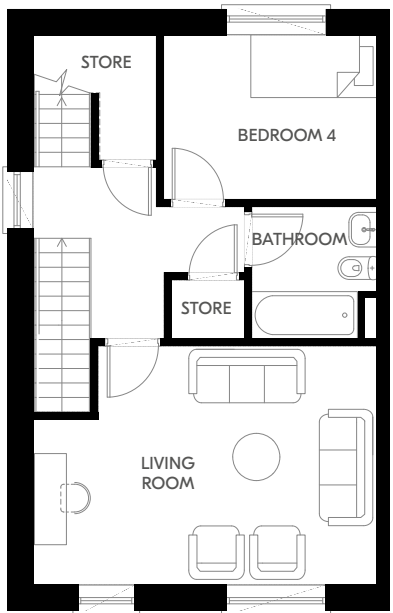
For illustrative purposes.

THE MERLIN

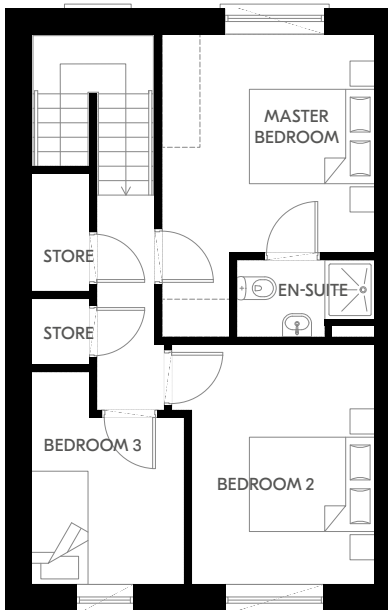
4 Bed Mid & End of Terrace | 3 Storey
156 sqm | 1,676 sqft



Ground Floor



First Floor



Second Floor

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Love where 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 & 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](https://glenveagh.ie)



Rath Rua
Portlaoise, Laois



Greville Park
Mullingar, Westmeath



Balmoston
Donabate, Dublin



Kilmartin Grove
Kilmartin, Dublin



Miller's Glen
Swords



Belcamp
Balgriffin



Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **Sheehan & Company LLP Solicitors**

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