

# FOLKSTOWN PARK

Balbriggan



*Love where  
you live*

**Glenveagh**  
Home of the new.





## FOLKSTOWN PARK

Glenveagh is pleased to introduce **Folkstown Park**, a striking new collection of beautifully designed family homes only 5 minute drive from the picturesque seaside town of Balbriggan.

Folkstown Park embodies modern, stylish living in the fresh, coastal surroundings of **north county Dublin** - 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**





FOLKSTOWN PARK

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

Folkstown Park connects you to it all, conveniently located just a short drive from both Dublin and Drogheda, while the M50, M1 and N2 road links are minutes away.

For commuters, regular bus and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



|                  |            |
|------------------|------------|
| Balbriggan Beach | 5 minutes  |
| Ardgillan Castle | 10 minutes |
| Skerries         | 12 minutes |
| Dublin Airport   | 20 minutes |
| Dublin City      | 45 minutes |



|                                             |     |
|---------------------------------------------|-----|
| Nearby Bus Routes                           |     |
| Balbriggan to Lower Abbey St                | 33  |
| Balbriggan Rail Station to Millfield Centre | B1  |
| Balbriggan to Ashbourne                     | 195 |
| Dublin to Balbriggan to Drogheda            | 101 |
| Balbriggan to Stamullen                     | 192 |



|                            |                              |
|----------------------------|------------------------------|
| Nearby Train Routes        |                              |
| Balbriggan Railway Station | 30 mins walk<br>5 mins drive |



# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Folkstown Park home is built with you in mind. Whether 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 in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes only.



## BER A-Rated Specs and Standards

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



For illustrative purposes only.

FOLKSTOWN PARK

# 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.



## 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?

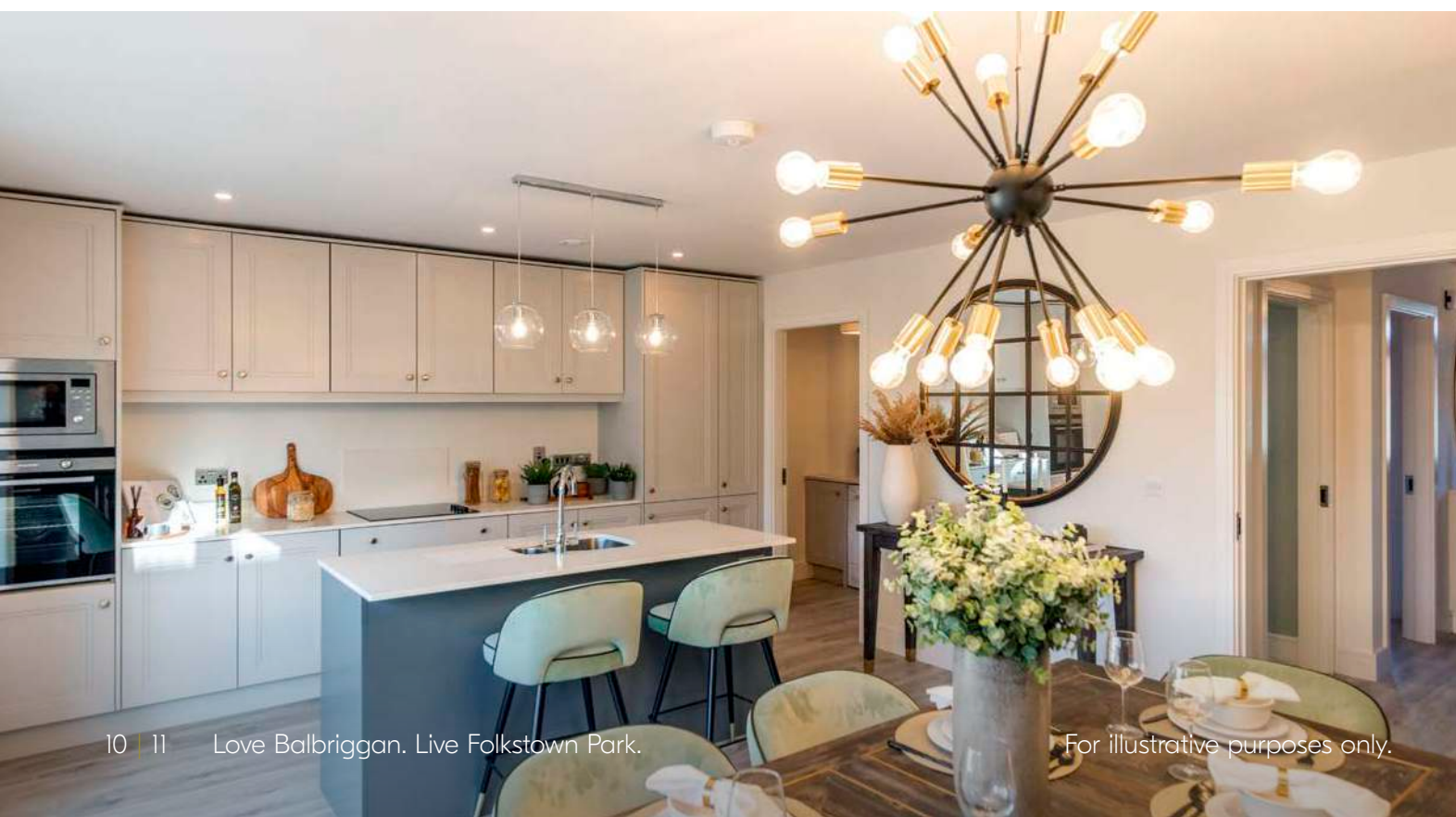
Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## Experience the Future of Home Comfort

Step into a smarter, cleaner, and more efficient way to live with our fully electric home heating system. Powered by solar energy and supported by advanced battery storage, this system delivers consistent comfort, lower energy bills, and true energy independence. Designed for sustainability and performance, it includes ceiling-mounted radiant/infrared heat panels in ground-floor living areas, an electric hot water system, PV solar panels, and a 5kWh battery with inverter, all working together to create a greener, more comfortable home.

## 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.



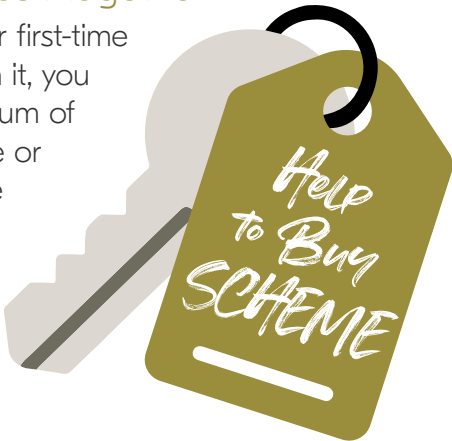
# ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## HELP-to-BUY SCHEME

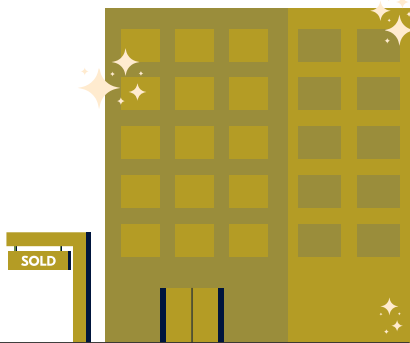
The Help-to-Buy SCHEME is designed to help first-time buyers overcome the hurdle of getting your deposit together.

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](http://glenveagh.ie) or [revenue.ie](http://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<br>(=20% equity share)                         |
| Mortgage Monthly Repayments | €1,447<br>(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](http://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](http://glenveagh.ie) or [firsthomescheme.ie](http://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](http://firsthomescheme.ie) for more.

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Folkstown Park offers a wealth of family friendly activities close by. Ardgillan Castle and Demesne is spectacular in its setting, overlooking the Irish Sea with views from the Mourne Mountains to Lambay Island. Enjoy weekend woodland walks, stroll through the Rose and Walled Gardens, take a tour of the castle and enjoy regular family events throughout the year.



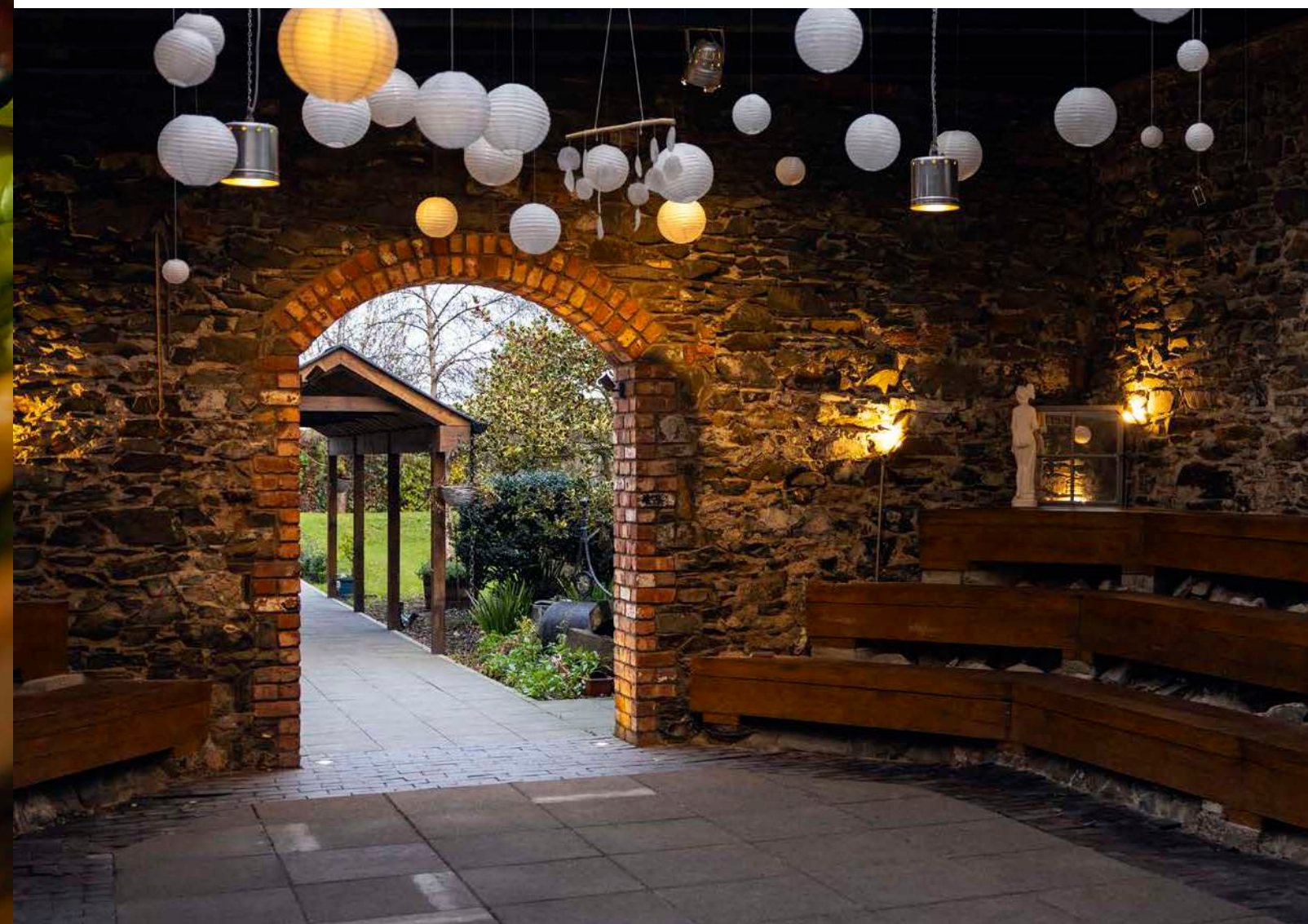
## FOLKSTOWN PARK

# ALL INTERESTS, ALL COVERED, **ALL NEARBY**

Conveniently located between Drogheda and Dublin City Centre, Folkstown Park offers easy access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Folkstown Park is a stone's throw from Balbriggan village which offers a range of local shopping and leisure choices. It's home to countless coffee shops, restaurants and bars, numerous scenic walks and local interest points including the lighthouse and Martello tower, and for more blockbuster views, there's the Omniplex Cinema.

So, whether a warm day at the beach, popping the glad rags on for a trip to Dundalk Races, or dropping over to Drogheda for 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.

## FOLKSTOWN PARK

# A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Balbriggan and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Folkstown Park. There are a range of school types too, 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:

- The Franciscan College, Gormanstown
- Loreto Secondary School
- Balbriggan Community College
- Bracken Educate Together National School
- Coláiste Ghlór na Mara
- Balbriggan ETNS
- St George's National School
- Scoil Chormaic CNS
- Balscadden National School
- Scoil Chormaic Community National School

Third Level education within the local area includes Dundalk Institute of Technology, with commuter connections to all the Dublin choices.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Balbriggan. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention all the water-based activities available with the sea so close by.

Folkstown Park is also well located for golfing enthusiasts with four 18 hole golf clubs in the vicinity.



# REST EASY, YOU'RE HOME

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



For illustrative purposes only.



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## FOLKSTOWN PARK

# 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 Wevet 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.
- Powered by solar energy and battery storage, featuring radiant heat panels, electric hot water system, PV solar panels, and a 5kWh battery for lower bills, energy independence, and year-round comfort.
- Provisions for the installation of a car charging point where applicable.

### 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 in order to retain heat.

### Guarantee

Each Folkstown Park home is covered by a 10 year structural guarantee.

## Schools

- 1 St. George's National School
- 2 Balbriggan Educate Together N.S.
- 3 Bremore Educate Together Secondary School
- 4 Gaelscoil Baile Brigín
- 5 Bracken Educate Together National School
- 6 Coláiste Ghlór na Mara
- 7 Balbriggan Community College
- 8 Loretto Secondary School
- 9 The Franciscan College, Gormanstown
- 10 Balscadden National School
- 11 Scoil Chormaic Community National School

## Shopping

- 11 Supervalu
- 12 Lidl
- 13 Millfield Shopping Centre

## Sport

- 14 O'Dwyers GAA Club
- 15 Balbriggan FC
- 16 Balbriggan Cricket Club
- 17 Balbriggan Rugby Club
- 18 Balbriggan Golf Club
- 19 Balbriggan Sport Centre

## Airports

- 20 Dublin Airport

## Train Stations

- 21 Balbriggan Station

## Health

- 22 Balbriggan Primary Care
- 23 Yew Medical Centre
- 24 Balbriggan Medical Centre

## Hotels

- 25 Bracken Court Hotel
- 26 Bedford House Boutique

## Parks

- 27 Pollinator's Walk
- 28 Balbriggan Old Town Park
- 29 Balbriggan Beach
- 30 Quay Street Playground Park

## Attractions

- 31 Balbriggan Beach
- 32 Salt Cave Halotherapy
- 33 Omniplex Cinema
- 34 Ardgillan Castle and Demesne



### Maisonettes/ Apartments/ Duplexes

- ### 3 Bed Homes

#### The Pine

3 Bed End of Terrace | Semi Detached  
92 sqm | 989 sqft

#### The Birch

3 Bed | End of Terrace | Semi Detached  
102 sqm | 1,100 sqft

#### The Beech

3 Bed | Semi Detached  
104 sqm | 1,119 sqft

#### The Larch

3 Bed Semi Detached  
119.5 sqm | 1,287 sqft

#### The Hornbeam

3 Bed Mid & End Terrace  
131 sqm | 1,405 sqft

### 4 Bed Homes

#### The Alder

4 Bed Detached  
142.9 sqm | 1,539 sqft

#### The Linden

4 Bed End Terrace  
154 sqm | 1,654 sqft

#### The Elm

4 Bed Semi Detached  
155 sqm | 1,674 sqft

**The Pine**  
3 Bed End of Terrace | Semi Detached  
92 sqm | 989 sqft

- **The Beech**  
3 Bed | Semi Detached  
104 sqm | 1,119 sqft

-  **The Hornbeam**  
3 Bed Mid & End Terrace  
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- **The Alder**  
4 Bed Detached  
142.9 sqm | 1,539 sqft

- **The Elm**  
4 Bed Semi Detached  
155 sqm | 1,674 sqft



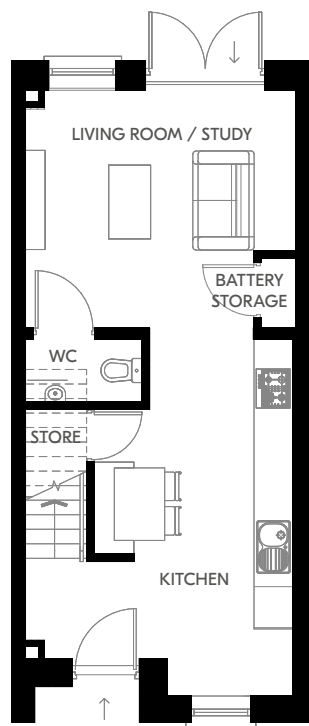
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Love Where  
you live

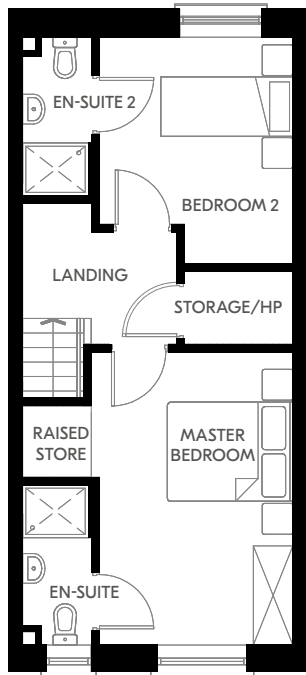
For Illustrative Purposes

# THE WILLOW

2 Bed Mid Terrace  
74 sqm | 794 sqft



Ground Floor



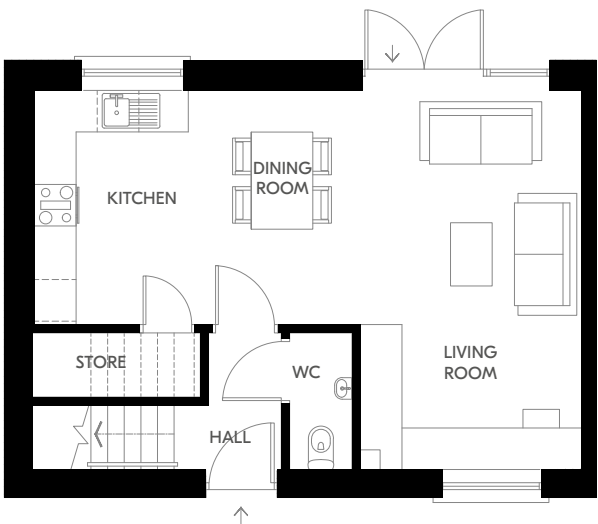
First Floor

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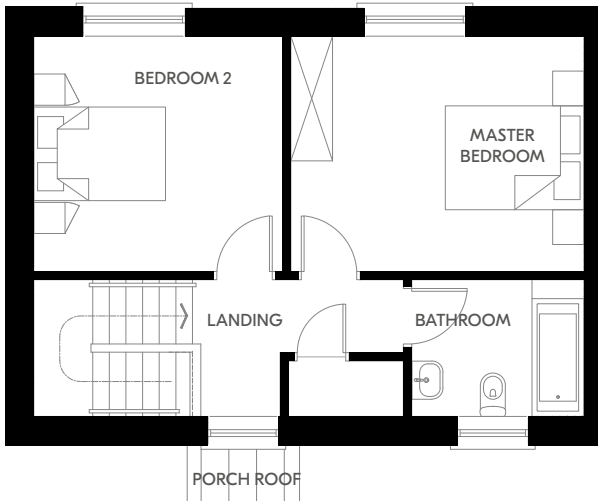
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# THE SPRUCE

2 Bed End & Mid Terrace  
86.54 - 86.8 sqm | 932 - 935 sqft



Ground Floor



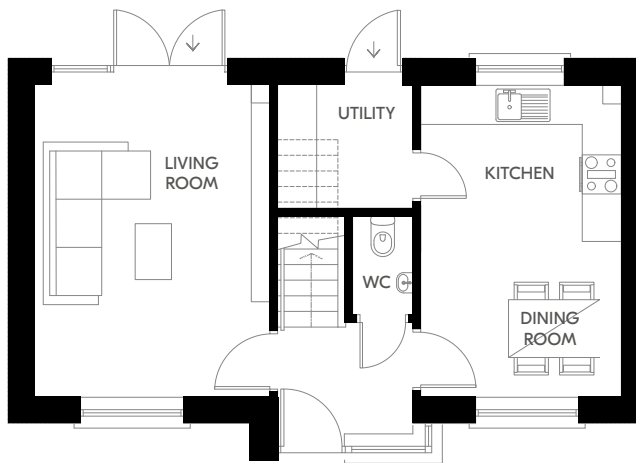
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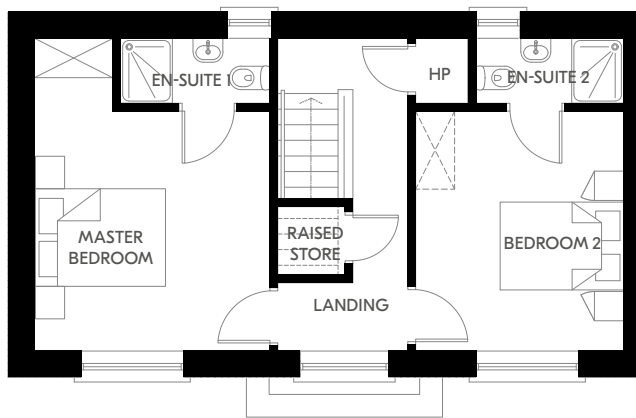
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# THE HAZEL

2 Bed Semi Detached  
88.1 sqm | 949 sqft



Ground Floor



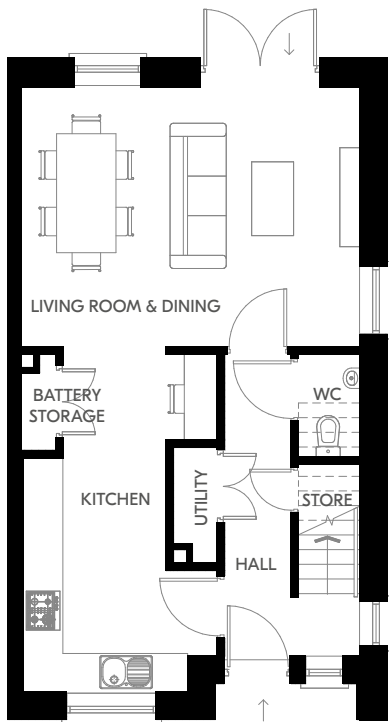
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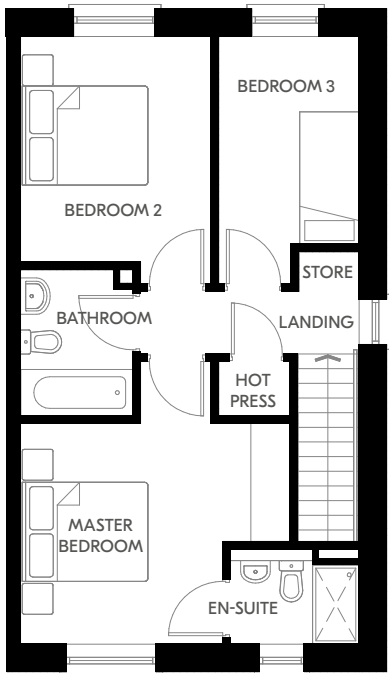
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# THE PINE

3 Bed End of Terrace | Semi Detached  
92 sqm | 989 sqft



Ground Floor



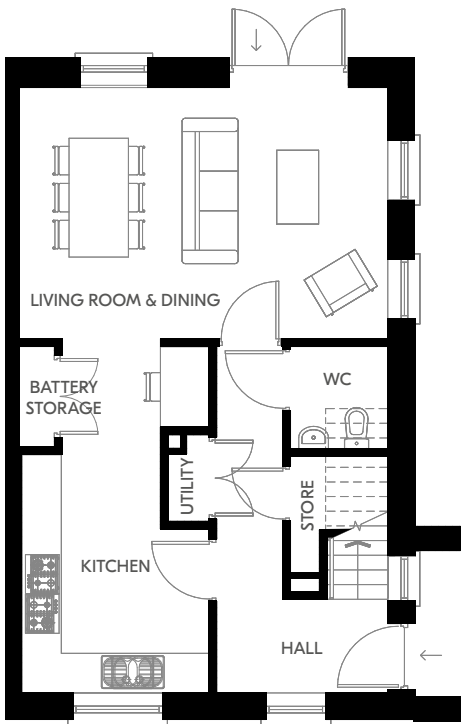
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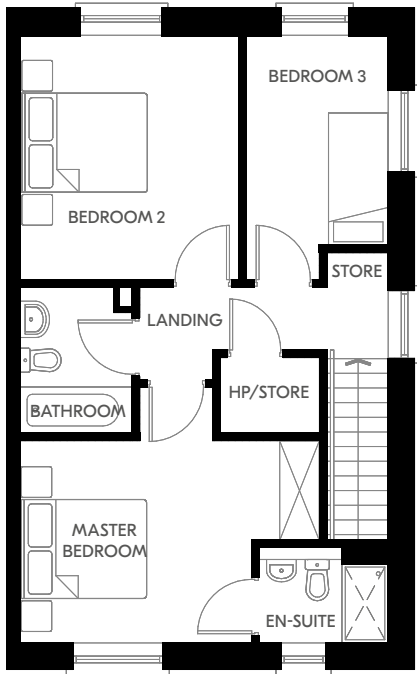
For illustrative purposes.

# THE BIRCH

3 Bed | End of Terrace | Semi Detached  
102 sqm | 1,100 sqft



Ground Floor



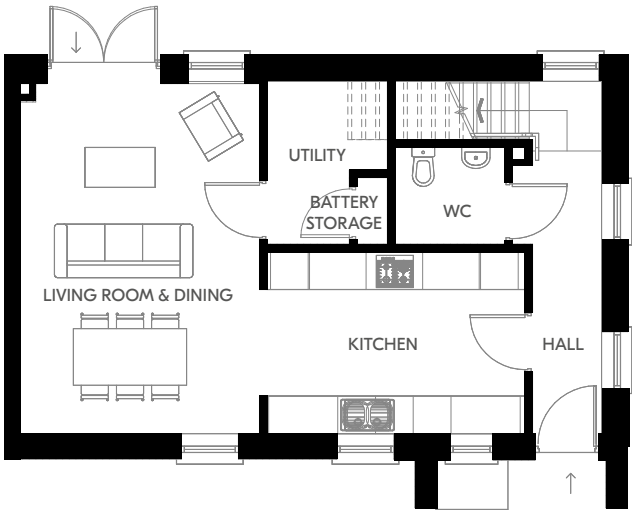
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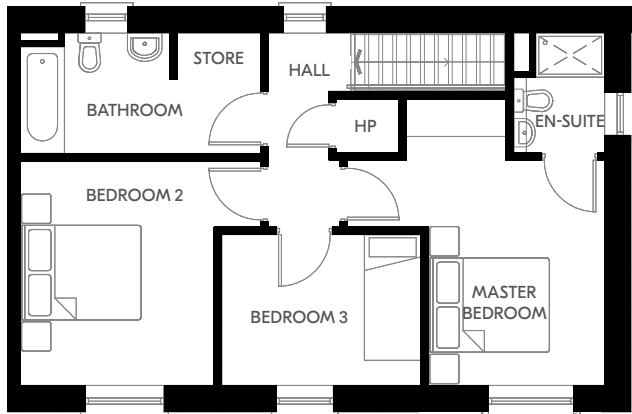
For illustrative purposes.

# THE BEECH

3 Bed | Semi Detached  
104 sqm | 1,119 sqft



Ground Floor



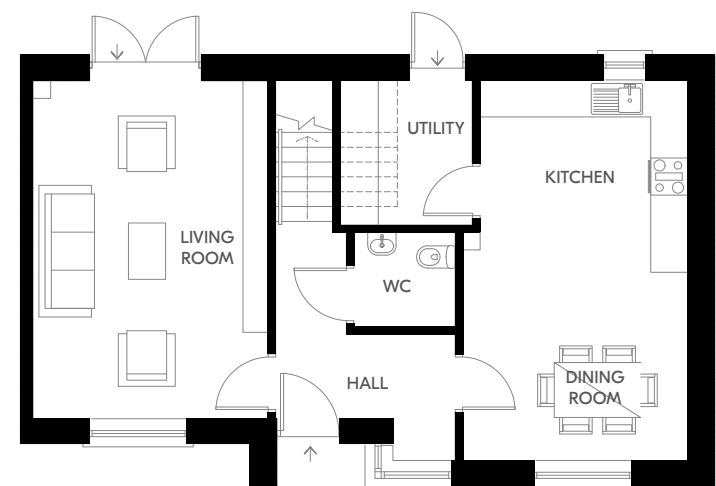
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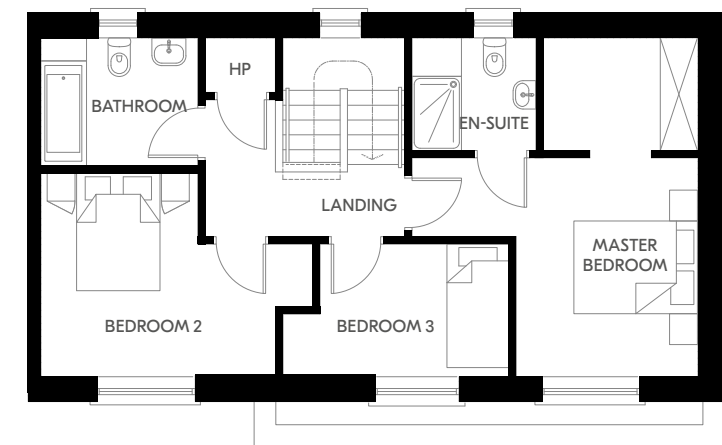
For illustrative purposes.

# THE LARCH

3 Bed Semi Detached  
119.5 sqm | 1,287 sqft



Ground Floor



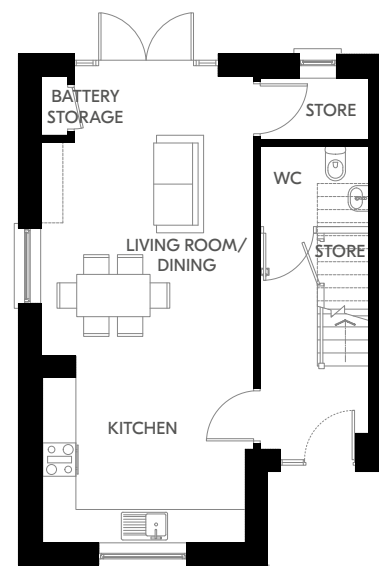
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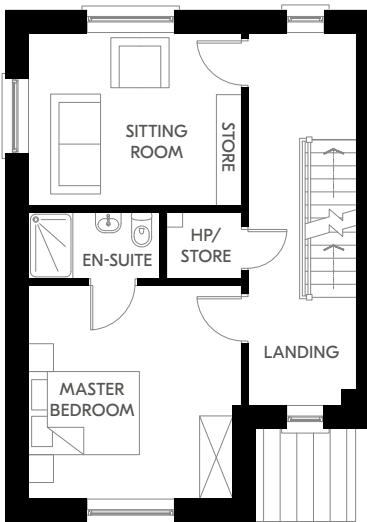
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# THE HORNBEAM

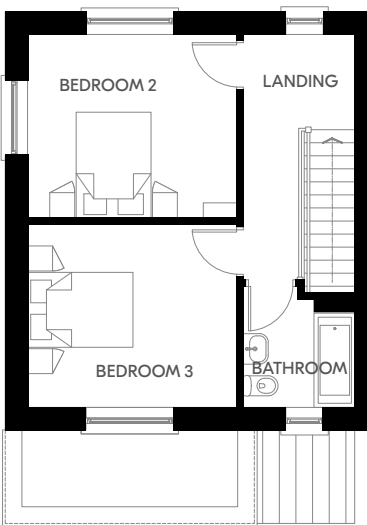
3 Bed Mid & End Terrace  
131 sqm | 1,405 sqft



Ground Floor



First Floor



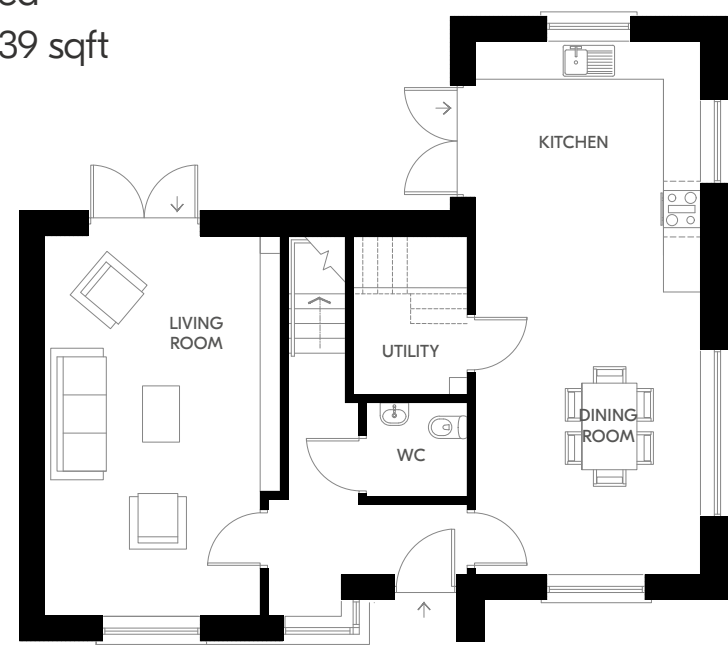
Second Floor

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# THE ALDER

4 Bed Detached  
142.9 sqm | 1,539 sqft



Ground Floor



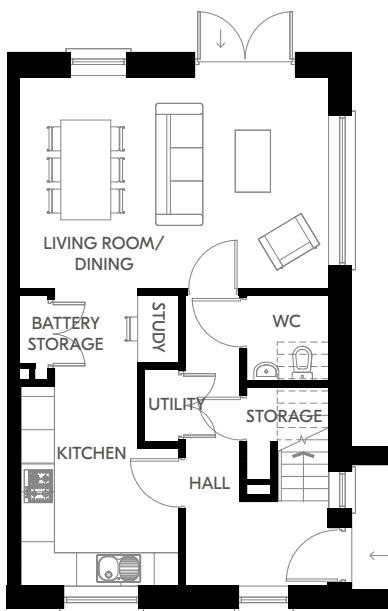
First Floor

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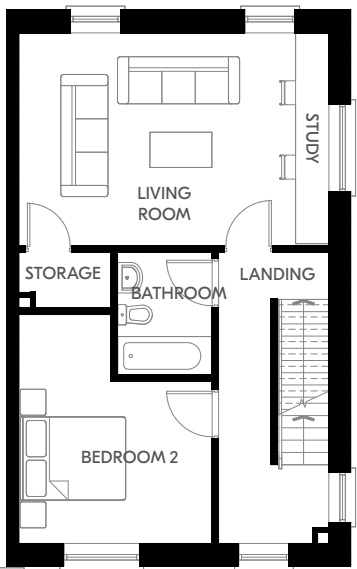
For illustrative purposes.

# THE LINDEN

4 Bed End Terrace  
154 sqm | 1,654 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.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://glenveagh.ie)

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



**Belcamp**  
Balgriffin



**Miller's Glen**  
Swords



**Balmoston**  
Donabate, Dublin



**Greville Park**  
Mullingar, Westmeath



**Rath Rua**  
Portlaoise, Laois



**Maple Woods**  
Midleton, Co. Cork



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Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **Mason Hayes Curran**

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**BER A**



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you live*



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full range of  
communities at:

**[glenveagh.ie](https://www.glenveagh.ie)**

