

OSCAR TRAYNOR WOODS

CO. DUBLIN



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Glenveagh
Home of the new.



OSCAR TRAYNOR WOODS

Welcome to **Oscar Traynor Woods**, a community of beautifully designed homes just a short spin from the hustle and bustle of Dublin's city centre.

These homes perfectly combine modern, stylish living in the leafy surroundings of North Dublin City with a well-established sense of community.

That's what makes this new community ideal for anyone looking to put down roots of their own.

*Love where
you live*

A PLACE OF YOUR OWN CONNECTED TO YOUR COMMUNITY





OSCAR TRAYNOR WOODS

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

Connected to it all, conveniently located just a short drive from Dublin centre.

For commuters, the N1, N3, M50 and R108 road links are just minutes away. Regular bus routes to the city centre also mean that you can enjoy a stress-free daily commute.



Omni Park Shopping Centre	4 minutes
Dublin Airport	7 minutes
Dublin City University	6 minutes
FLYEfit Northside	7 minutes
Beaumont Hospital	10 minutes
IKEA	10 minutes
Phoenix Park	16 minutes
Dublin City	25 minutes



Nearby Bus Routes	
Dublin Airport to Ballinteer (Kingston)	16
Eden Quay to Harristown	27B
Finglas to Kilbarrack	N6
Harristown to Grange Castle	13
IKEA to Bray Station	155
Harristown to Monkstown Avenue	4

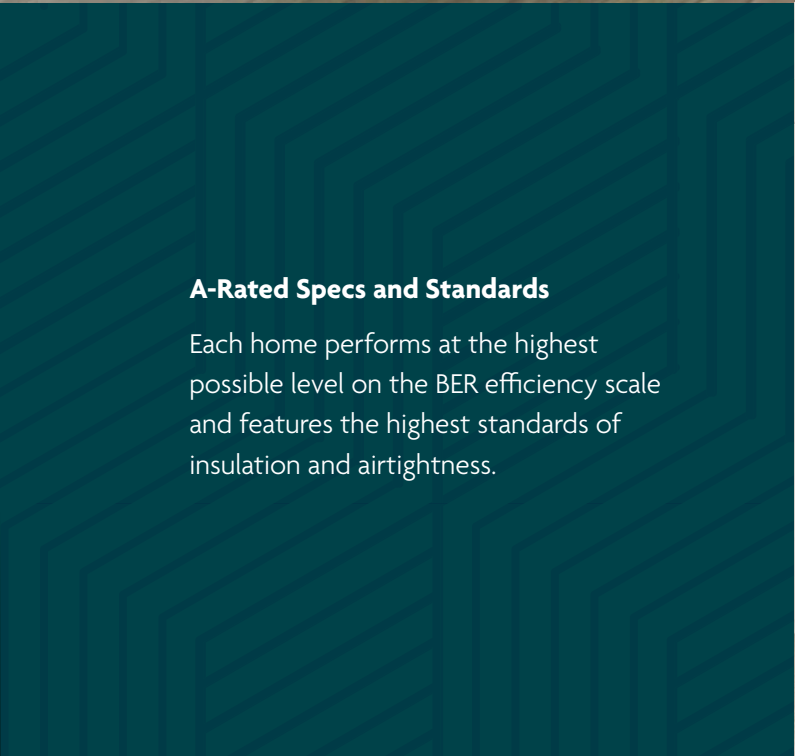


THE SPACE TO UNWIND

The interior of every 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.



A-Rated Specs and Standards

Each home performs at the highest possible level on the BER efficiency scale and features the highest standards of insulation and airtightness.



ADVENTURE AT EVERY TURN

We offer a wealth of family-friendly activities for everyone.

Within the community, you'll find Lawrence Lands Park, a fantastic public park offering a host of recreational activities including play areas, allotments, cycle trails, as well as a network of pathways and woodland routes. This public park will be accessible to members of the wider Coolock area, making it ideal for afternoon strolls, weekend joggers and keen dog walkers alike.

HELP-TO-BUY SCHEME

A big hurdle for many first-time buyers is getting the initial deposit together. One way to overcome that hurdle is through the Help-To-Buy scheme.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers. It's an incentive provided by the Irish Government where you can get up to a maximum of €30,000 towards your deposit to purchase a new-build house or apartment. Applicants can apply for a refund of Income Tax and Deposit Interest Retention Tax (DIRT) paid in Ireland for the previous four tax years. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. To find out about the Help To-Buy Scheme and making your new Glenveagh home more achievable, visit [glenveagh.ie](https://www.glenveagh.ie) or [revenue.ie](https://www.revenue.ie)



STARTER HOME PURCHASE SCHEME

The Starter Home Purchase Scheme is designed to help you bridge the gap between what you can afford and the price of your new home. It aims to help eligible applicants* buy their own home when they may not otherwise have been able to so.

Dublin City Council will provide a contribution towards the cost of purchasing the house, which reduces the price the home purchaser pays. This contribution is represented as an equity share by the Council. If Dublin City Council takes a 20% equity share, the purchaser will benefit from a 20% discount. The purchaser can redeem or 'buy out' this equity shares at a time of their choosing, but there is no obligation to do so. If the purchaser chooses not to redeem the equity share while living in the home, the Council can do so when the property is sold, transferred, or after the death of the owner.

Find out more - Local Authority Affordable Purchase Scheme | Dublin City Council



How the Starter Home Purchase Scheme works

Here's how the Starter Home Purchase Scheme can help you get the keys to your new Glenveagh home. Let's look at two new Glenveagh Homes with different price points as examples of how the scheme could work for you.

Example 1		Example 2	
Open Market Value	€335,000	Open Market Value	€390,000
Minimum Sale Price	€251,000	Minimum Sale Price	€307,000
Household Income	€56,475	Household Income	€69,075
Mortgage Approval	€225,900	Mortgage Approval	€276,300
Deposit Required	€25,100	Deposit Required	€30,700
Estimated Monthly Mortgage Repayment	€894.79	Estimated Monthly Mortgage Repayment	€1,078.82

All figures are for illustrative purposes only. *T&Cs apply when using the Help to Buy scheme. Find out more at www.revenue.ie/en/property/help-to-buy-incentive/index.aspx
*Income to be assessed by the Council and exceptions apply. For more information on the affordable purchase scheme, please visit www.affordablehomes.ie



OSCAR TRAYNOR WOODS

ALL INTERESTS, ALL COVERED, ALL NEARBY

Conveniently located close to Dublin City Centre, this community offers quick access to extensive amenities, from shopping and dining out to sports and social activities for all ages.

Only minutes from Northside Shopping Centre, Omni Park Shopping Centre as well as Swords Pavilions Shopping Centre, all of which offer multiple shopping and leisure experience options. So, whether you're exploring the villages of North Dublin, popping the glad rags on for a night out in the city centre, or dropping in for some retail therapy, virtually everything you need is on your doorstep.





PLANNED NEW COMMUNITY CENTRE

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 on our doorstep.



A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Coolock and surrounding areas offer plenty by way of education, with schools available for children of all ages close to to this community. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices located in this bustling area.

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

- Gaelscoil Cholmcille
- Coolock Community College
- Holy Child National School
- Chanel Catholic College
- Clonturk Community College
- Our Lady of Mercy
- St Aidans CBS

Third-level education within the local area includes Colaiste Dhulaigh College of Further Education as well as Dublin City University, which not only provides a fantastic range of courses but also offers a diverse range of sporting facilities for athletes of all levels.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in **Coolock**. You're spoiled for choice with the selection of football, athletics and GAA clubs, not to mention Astropark Coolock and FLYEfit Northside located only minutes away.





OSCAR TRAYNOR WOODS

BUILT TO A STANDARD YOU CAN TRUST

External Features

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

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.
- Timber floors throughout.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living room.
- A-rated condensing heating system to maximise your comfort.

Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

Bathroom & Ensuite (where applicable)

- Stylish contemporary bathroom(s) with
- Sonas sanitary ware throughout.

Windows & Doors

- High performance Alu Clad double glazed windows and balcony doors.

Wardrobes

- Modern style 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.

Schools

- 1 Gaelscoil Cholmcille
- 2 Coolock Community College
- 3 Holy Child National School
- 4 Trinity Comprehensive School
- 5 Chanel Catholic College
- 6 Our Lady of Mercy College
- 7 Sacred Heart Boys National School
- 8 Scoil Ide Girls National School
- 9 Cromcastle Green Boys National School

Shopping

- 1 Centra
- 2 Lidl
- 3 Omni Park Shopping Centre
- 4 Northside Shopping Centre
- 5 IKEA

Sport and Leisure

- 1 Whitehall Colmcille GAA
- 2 FLYEfit Northside
- 3 Astro Park Coolock
- 4 Kilmore Celtic Football Club
- 5 Bohemian Football Club Academy Training Centre
- 6 Coolock Kenpo Karate Club
- 7 Leisureplex
- 8 Parnells GAA
- 9 St John Vianney Football Club
- 10 Muscle and Mind Fitness

Airports

- 1 Dublin Airport

Hospitals

- 1 Beaumont Hospital

Hotels

- 1 Clayton Hotel Dublin Airport
- 2 Crowne Plaza Dublin Airport

Parks

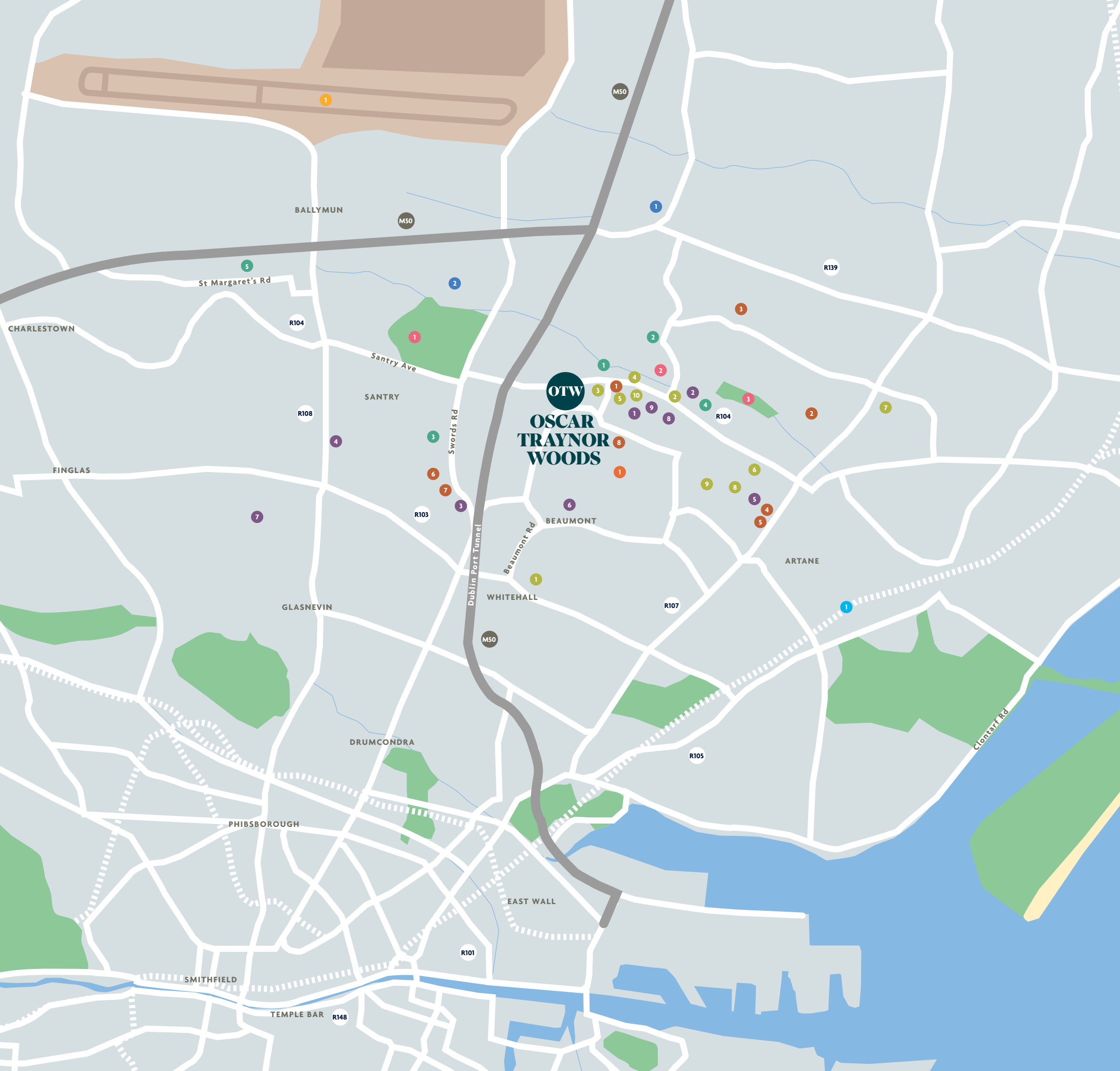
- 1 Santry Demesne Regional Park
- 2 Coolock Lane Park
- 3 Stardust Memorial Park

Transport

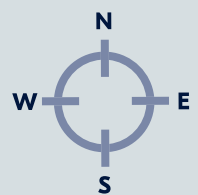
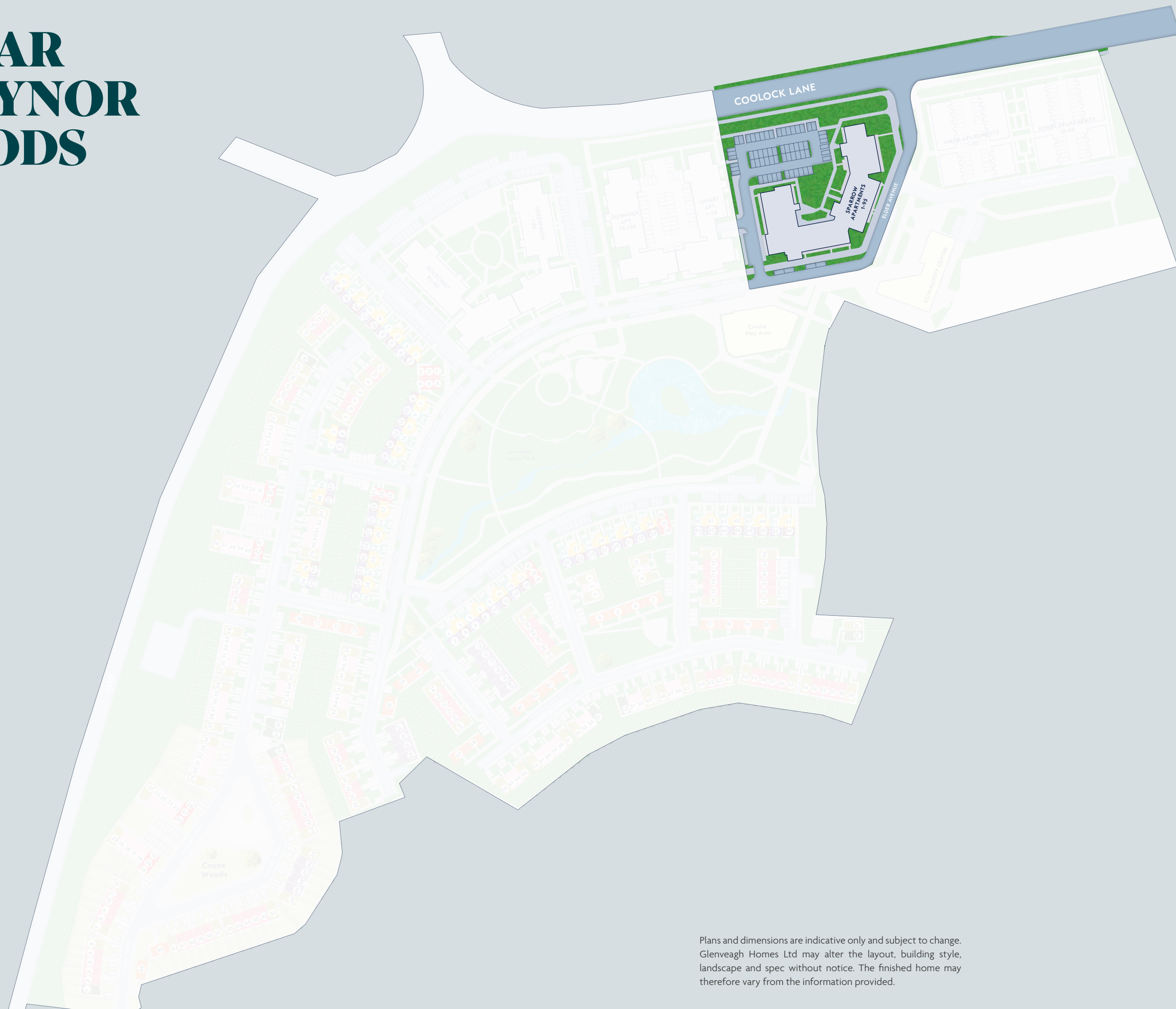
- 1 Harmonstown Dart Station

Cafes + Restaurants

- 1 Judes Place
- 2 The Coffee Lounge
- 3 The Coffee Drop
- 4 Fabios Pizza and Pasta
- 5 Bell Pepper
- 6 TEN10 Acai & Coffee Santry
- 7 The Comet Woodstone Pizza
- 8 Little Darlings Play Cafe



OSCAR TRAYNOR WOODS



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.

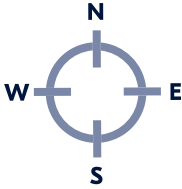
*Love where
you live*

OSCAR TRAYNOR WOODS

GROUND FLOOR

APARTMENT STYLES

	Name	Apt. No.	Type	SQ.M	SQ.FT
●	Goldfinch	1	3 Bed	102	1088.23
●	Dove	2	2 Bed	80	863.27
●	Wren	3	1 Bed	49	529.58
●	Wren	4	1 Bed	49	529.58
●	Curlew	5	3 Bed	104	1124.83
●	Wren	6	1 Bed	49	529.58
●	Heron	7	2 Bed	80	863.27
●	Heron	8	2 Bed	80	863.27
●	Wren	9	1 Bed	49	529.58
●	Wren	10	1 Bed	49	529.58
●	Heron	11	2 Bed	80	863.27
●	Heron	12	2 Bed	80	863.27
●	Heron	13	2 Bed	80	863.27
●	Gannet	14	3 Bed	100	1079.62
●	Swift	15	2 Bed	81	875.11
●	Wagtail	16	2 Bed	93	1035.49
●	Wren	17	1 Bed	49	529.58

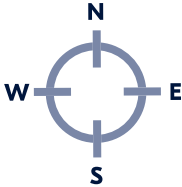


OSCAR TRAYNOR WOODS

LEVEL 01

APARTMENT STYLES

	Name	Apt. No.	Type	SQ.M	SQ.FT
●	Wren	18	1 Bed	49	529.58
●	Goldfinch	19	3 Bed	102	1088.23
●	Dove	20	2 Bed	80	863.27
●	Wren	21	1 Bed	49	529.58
●	Wren	22	1 Bed	49	529.58
●	Curlew	23	3 Bed	104	1124.83
●	Swift	24	2 Bed	81	875.11
●	Wren	25	1 Bed	49	529.58
●	Heron	26	2 Bed	80	863.27
●	Heron	27	2 Bed	80	863.27
●	Brambling	28	3 Bed	103	1111.91
●	Wren	29	1 Bed	49	529.58
●	Heron	30	2 Bed	80	863.27
●	Heron	31	2 Bed	80	863.27
●	Heron	32	2 Bed	80	863.27
●	Gannet	33	3 Bed	100	1079.62
●	Swift	34	2 Bed	81	875.11
●	Wagtail	35	2 Bed	93	1035.49
●	Wren	36	1 Bed	49	529.58
●	Swift	37	2 Bed	81	875.11

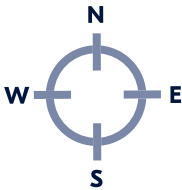


OSCAR TRAYNOR WOODS

LEVEL 02

APARTMENT STYLES

	Name	Apt. No.	Type	SQ.M	SQ.FT
●	Wren	38	1 Bed	49	529.58
●	Goldfinch	39	3 Bed	102	1088.23
●	Dove	40	2 Bed	80	863.27
●	Wren	41	1 Bed	49	529.58
●	Wren	42	1 Bed	49	529.58
●	Dunlin	43	3 Bed	103	1123.75
●	Swift	44	2 Bed	81	875.11
●	Wren	45	1 Bed	49	529.58
●	Heron	46	2 Bed	80	863.27
●	Heron	47	2 Bed	80	863.27
●	Blackbird	48	3 Bed	103	1111.91
●	Wren	49	1 Bed	49	529.58
●	Heron	50	2 Bed	80	863.27
●	Heron	51	2 Bed	80	863.27
●	Heron	52	2 Bed	80	863.27
●	Puffin	53	3 Bed	99	1065.63
●	Swift	54	2 Bed	81	875.11
●	Wagtail	55	2 Bed	93	1035.49
●	Wren	56	1 Bed	49	529.58
●	Swift	57	2 Bed	81	875.11

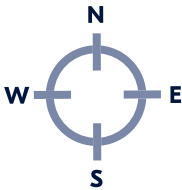


OSCAR TRAYNOR WOODS

LEVEL 03

APARTMENT STYLES

	Name	Apt. No.	Type	SQ.M	SQ.FT
●	Wren	58	1 Bed	49	529.58
●	Cuckoo	59	3 Bed	102	1089.31
●	Dove	60	2 Bed	80	863.27
●	Wren	61	1 Bed	49	529.58
●	Wren	62	1 Bed	49	529.58
●	Dunlin	63	3 Bed	103	1123.75
●	Swift	64	2 Bed	81	875.11
●	Wren	65	1 Bed	49	529.58
●	Heron	66	2 Bed	80	863.27
●	Heron	67	2 Bed	80	863.27
●	Blackbird	68	3 Bed	103	1111.91
●	Wren	69	1 Bed	49	529.58
●	Heron	70	2 Bed	80	863.27
●	Heron	71	2 Bed	80	863.27
●	Heron	72	2 Bed	80	863.27
●	Puffin	73	3 Bed	99	1065.63
●	Swift	74	2 Bed	81	875.11
●	Wagtail	75	2 Bed	93	1035.49
●	Wren	76	1 Bed	49	529.58
●	Swift	77	2 Bed	81	875.11

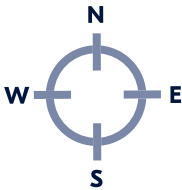


OSCAR TRAYNOR WOODS

LEVEL 04

APARTMENT STYLES

	Name	Apt. No.	Type	SQ.M	SQ.FT
●	Wren	78	1 Bed	49	529.58
●	Cuckoo	79	3 Bed	102	1089.31
●	Dove	80	2 Bed	80	863.27
●	Wren	81	1 Bed	49	529.58
●	Dunlin	82	3 Bed	103	1123.75
●	Lark	83	2 Bed	81	875.11
●	Wren	84	1 Bed	49	529.58
●	Heron	85	2 Bed	80	863.27
●	Heron	86	2 Bed	80	863.27
●	Blackbird	87	3 Bed	103	1111.91
●	Heron	88	2 Bed	80	863.27
●	Heron	89	2 Bed	80	863.27
●	Heron	90	2 Bed	80	863.27
●	Puffin	91	3 Bed	99	1065.63
●	Lark	92	2 Bed	81	875.11
●	Martin	93	2 Bed	93	1035.49
●	Wren	94	1 Bed	49	529.58
●	Lark	95	2 Bed	81	875.11







Illustrative purposes only.

Selling agent



www.DNG.ie

Developer: **Glenveagh Homes**

Architect: **Reddy Architecture + Urbanism**

Solicitor: **RDJ**

The information in this document including any plans, descriptions, images, specifications or dimensions in it or separately provided or communicated to prospective buyers is indicative and intended to act as a guide only. Any such information, plans, descriptions, images, specifications or dimensions (including any information or details which may be given verbally) should not be relied upon as the basis for any offer or contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are estimates only and may vary. Prospective buyers are responsible for making their enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document. Glenveagh Homes Ltd may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. Information about transport and local amenities is provided as a guide only and may be subject to change. Please refer to your contract pack (if applicable) for further information on anything not covered by this document. Glenveagh Homes Ltd does not authorise the Agent(s) or its staff to make or give any representation or warranty in respect of this development. All statements contained in this document are made without responsibility on the part of Glenveagh Homes Ltd.





Glenveagh

Home of the new.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

