



# HALEY'S HILL

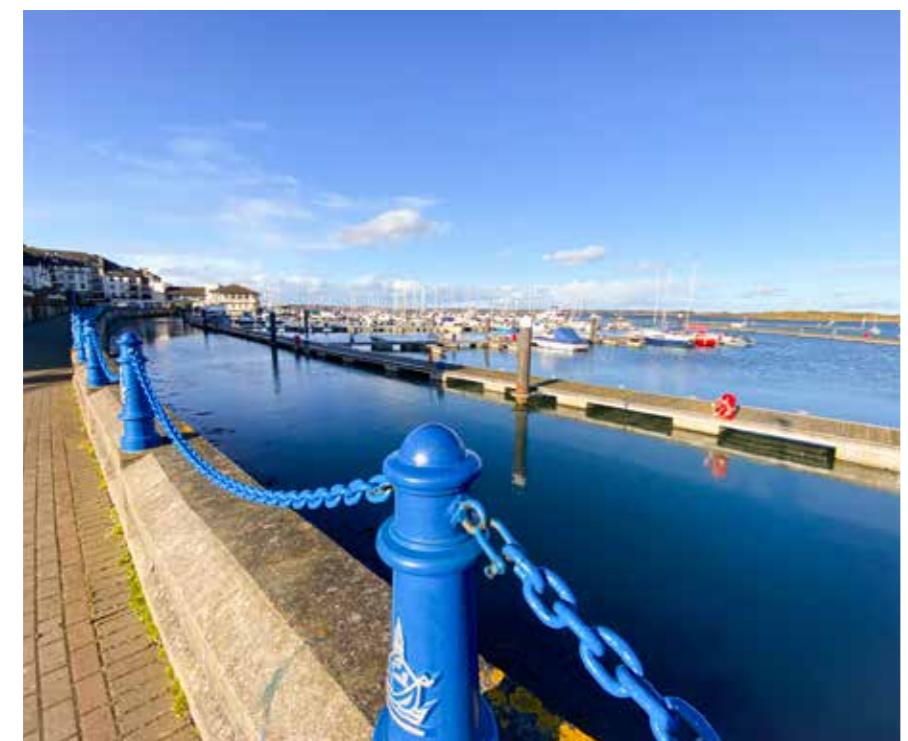
KINSEALY.CO.DUBLIN



WELCOME TO AN  
EASY WAY OF LIFE

A luxurious selection of 3 & 4-bedroom semi-detached and terraced homes with a collection of large 1, 2 & 3-bedroom apartments and duplexes. Located just minutes away from a choice of excellent shops, restaurants, bars, schools, and recreational amenities of Malahide and Portmarnock.

THIS IS  
HALEY'S HILL



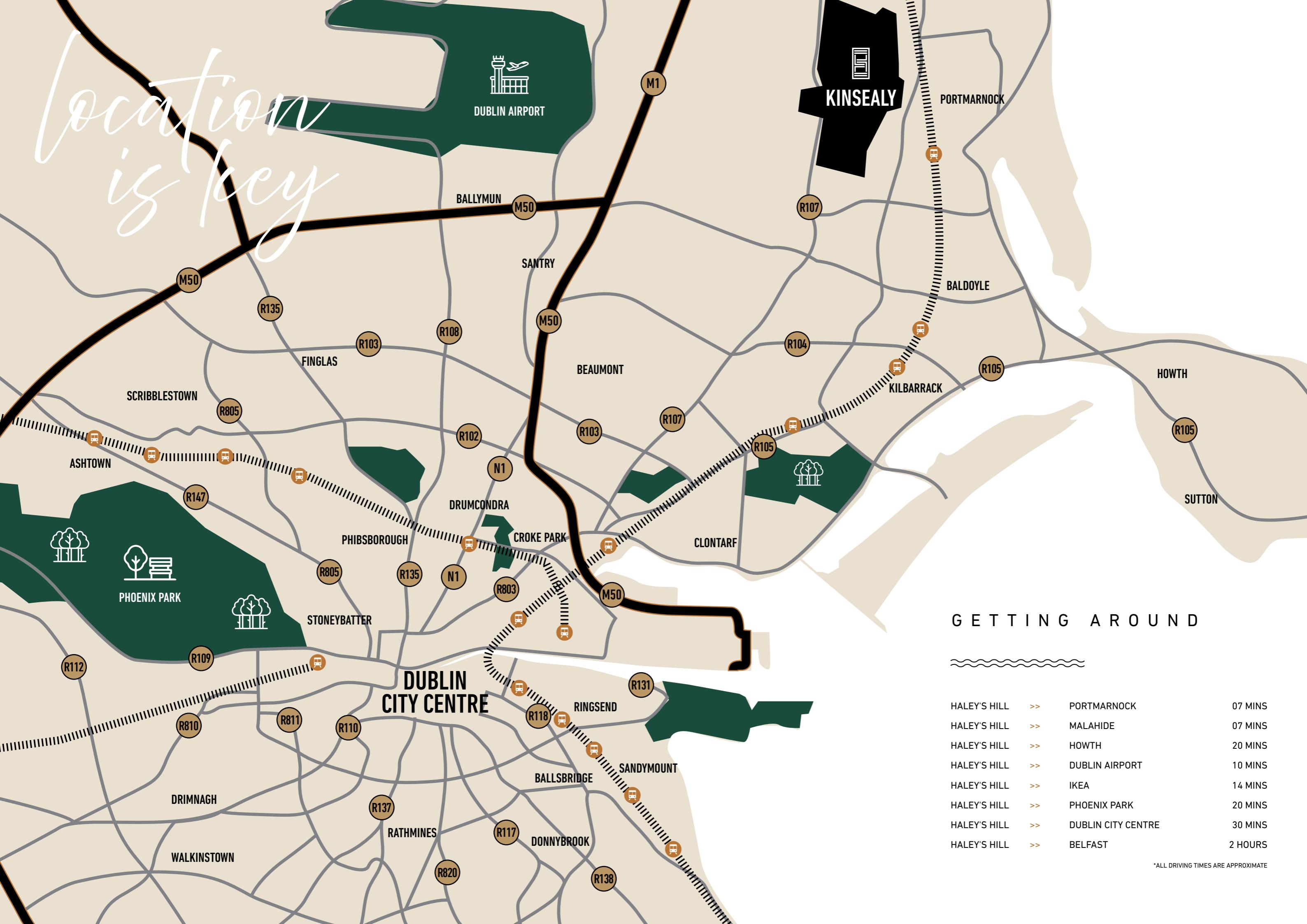
## EXPERIENCE VILLAGE LIVING

Haley's Hill is just minutes from the popular North Dublin locations of Malahide and Portmarnock. Malahide is a thriving town full of restaurants, cafés, bars and sports clubs, not to mention the wonderful Malahide Castle, with its acres of woodlands and packed events calendar.

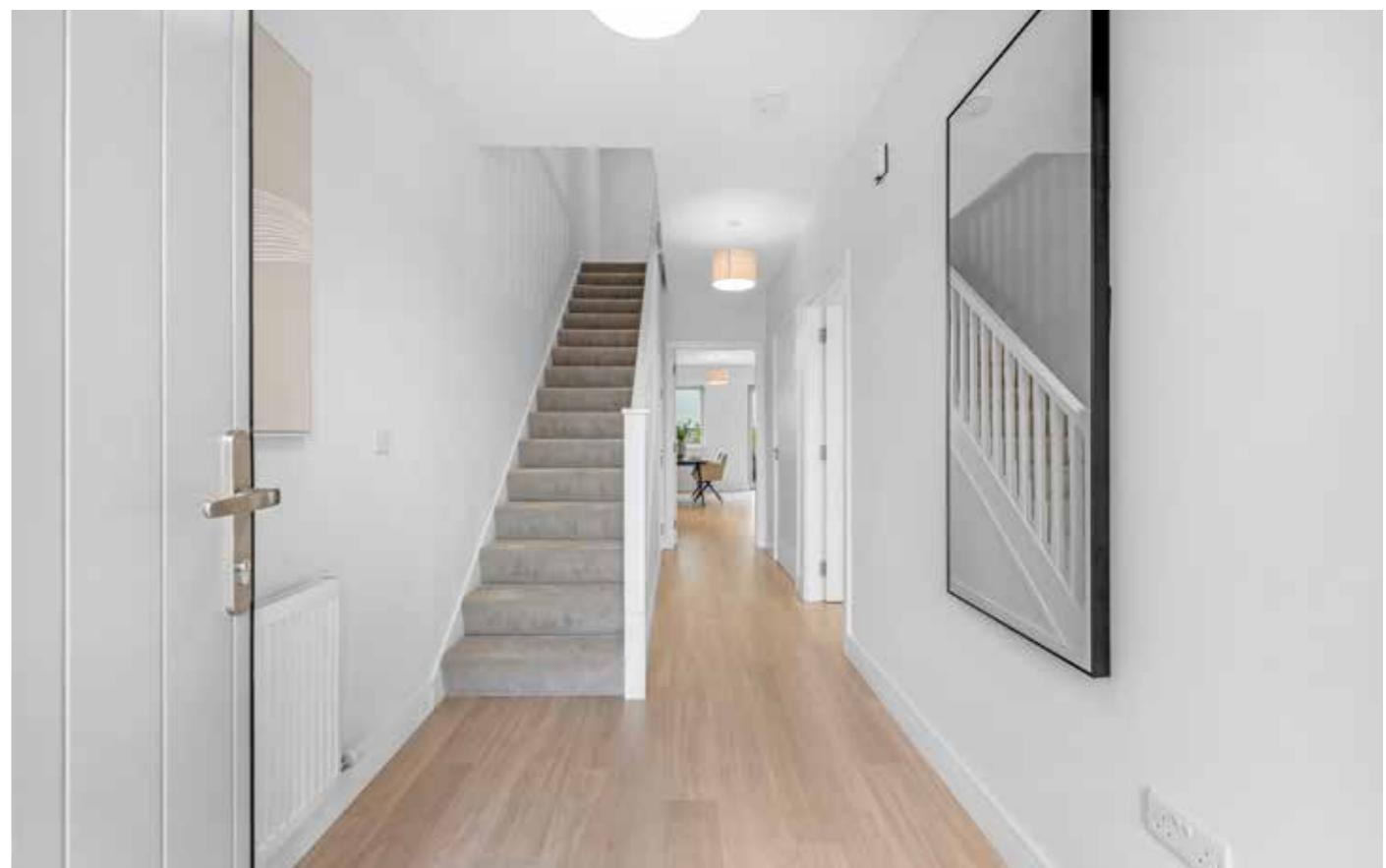
Portmarnock is a charming seaside community with plenty of local shops and amenities, including the famous "white sands" beach. Walk or jog along the shoreline, treat the kids to a leisurely day out with their friends – or for the more brave, this is the ideal spot for an invigorating sea swim!

As established and popular communities, the area around Kinsealy, Malahide and Portmarnock is full of family-friendly amenities including schools and sports clubs. Golfers will feel spoilt with a fine selection of Championship golf courses. If you do want to leave the neighbourhood, public transport options are plentiful to Dublin City Centre and beyond, while the development is just minutes away from the main M50 and M1 motorways.

location  
is key







# B E A U T I F U L Y D E S I G N E D & W E L L C O N S I D E R E D H O M E S



EACH HOME IS THOUGHTFULLY DESIGNED TO MEET THE DEMANDS OF MODERN FAMILY LIVING. INDUSTRY-LEADING ENERGY EFFICIENCY ENSURES THAT THESE HOMES ARE BOTH COMFORTABLE AND COST-EFFECTIVE THROUGHOUT IN EVERY SEASON. THE EXCEPTIONAL HIGH SPECIFICATION FURTHER ENHANCES THE STYLE AND QUALITY, MAKING THESE WELL-APPOINTED HOMES TRULY STAND OUT.

## EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of high quality Ipstock brick and render
- Black UPVC fascia, soffits and gutters
- Timber gates to rear gardens to houses
- Dark grey roof tiles
- Apartments and duplex units benefit from a private terrace or balcony

## WINDOWS & DOORS

- High performance futureproof UPVC, triple glazed windows in
- Ultratech front door with 5 point locking system with chrome ironmongery
- UPVC sliding door

## INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in a neutral colour
- Contemporary skirting and architraves throughout
- A min of 2.4 meter ceiling height throughout
- All joinery finished in satin wood paint
- Access hatch and ladder provided to the attic area in all houses and 3 bed duplex

## DOORS & IRONMONGERY

- Elegant Quebec style contemporary internal doors
- Modern style satin nickel door handle

## WARDROBES

- All houses and 3 bed duplex units have fitted wardrobes in 2 bedrooms
- 1 Bed apartments have fitted wardrobes as standard

## KITCHEN

- Stylish contemporary thin shaker style kitchen with Casla Muse stone worktop from Cawleys Kitchens
- Electrolux kitchen appliances included subject to the contracts being signed with 21 days
- These include, oven, hob, integrated dishwasher, integrated fridge/freezer. (4 bed units also include a combi oven)
- The utility room comes with a contemporary countertop with space for washing machine and dryer

## HEATING & VENTILATION

- All houses will have A – rated BER certification
- Each house is fitted with a demand control ventilation system
- The central heating system in the houses is an Air Source Heat Pump
- The central heating system in the apartments & duplex units is an Air Exhaust Heat Pump
- The houses, apartments & duplex units have an air tight membrane and A rated levels of insulation to the walls, roof and floor

## ELECTRICAL

- Generous and well – designed electrical and lighting specification
- LED Down Lighters, under counter lighting and pendant provided to

## BATHROOMS, ENSUITES & WC

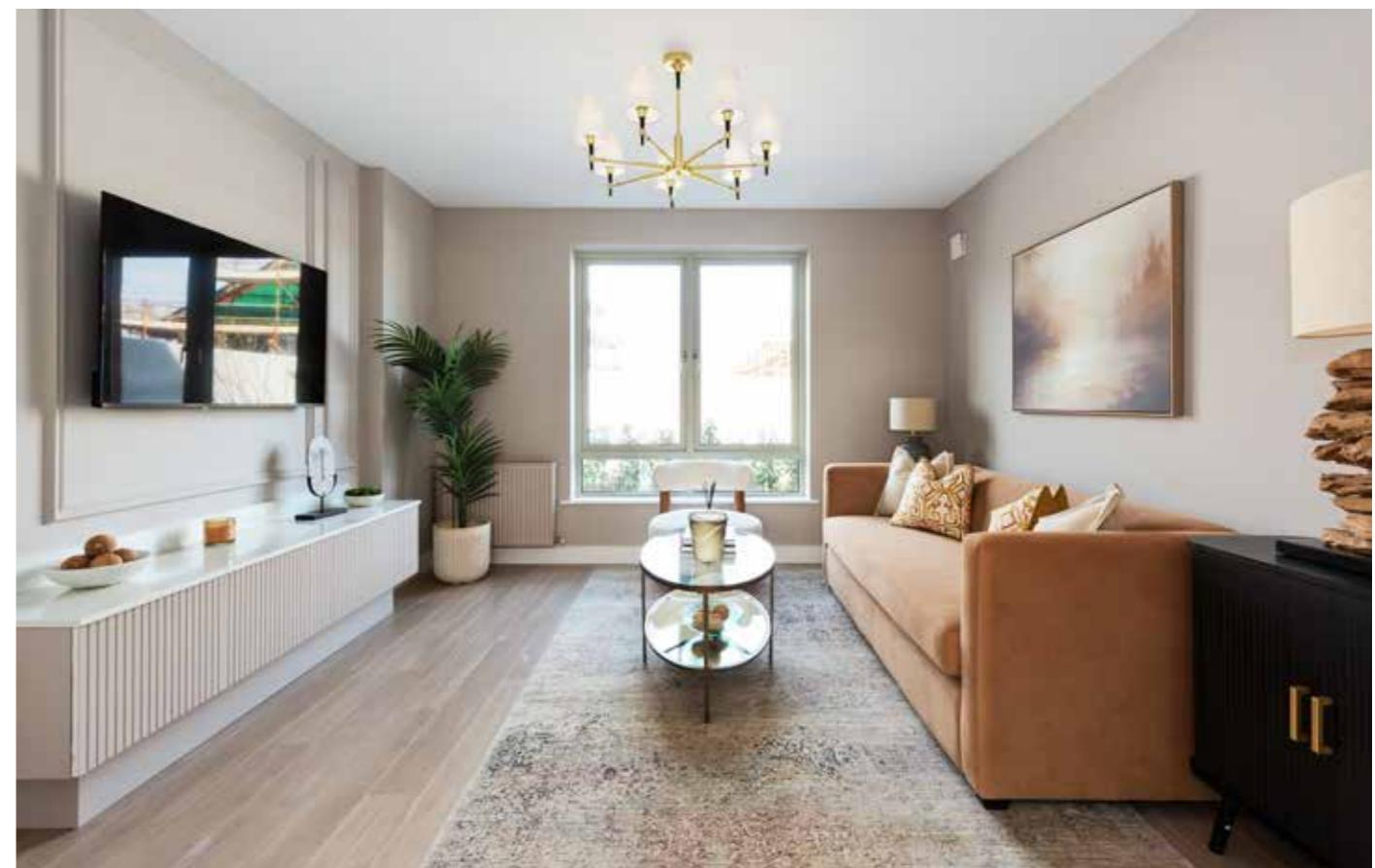
- the kitchen area
- A mix of pendant and down lighters provided in other rooms
- 3 & 4 Bedroom houses with private driveways have a duct for EV charging
- Data Point and TV connection
- Generous quantity of electrical sockets throughout, USB socket provided in the kitchen, living room and 2 bedrooms
- Wired for high speed broadband (Siro)
- All houses apartments and duplex units have an external waterproof socket
- External light to the front and rear

## GARDENS

- Attractive paved driveways to the front
- Rear gardens are seeded and include a paved patio area

## DURABILITY

10 Year Homebond Structural Warranty







# HALEY'S HILL SITE MAP



- THE Sycamore**  
4 BED. SEMI DETACHED. 141 SQM / 1,520 SQFT
- THE Willow**  
4 BED. SEMI DETACHED. 142 SQM / 1,532 SQFT
- THE Cedar**  
1 BED. APARTMENT. 58.3 SQM / 627 SQFT

- THE Pine**  
1 BED. APARTMENT/TCE/END TCE. 58.3 SQM / 627 SQFT
- THE Cherry**  
3 BED. APARTMENT/TCE/END TCE. 122 SQM / 1304 SQFT
- THE Beech**  
3 BED. APARTMENT/END TCE. 121 SQM / 1304 SQFT

## UNITS SOLD

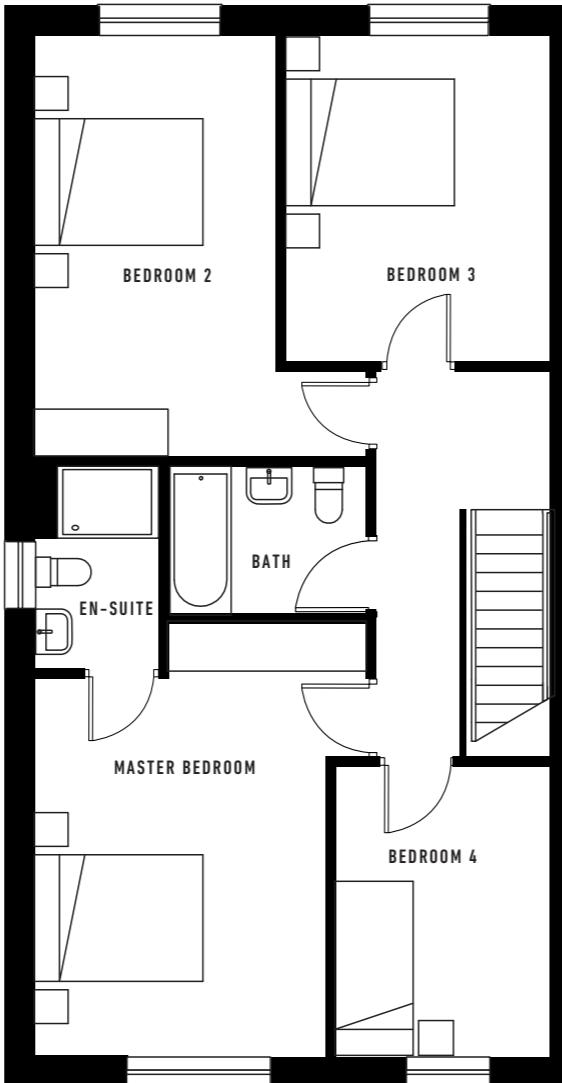
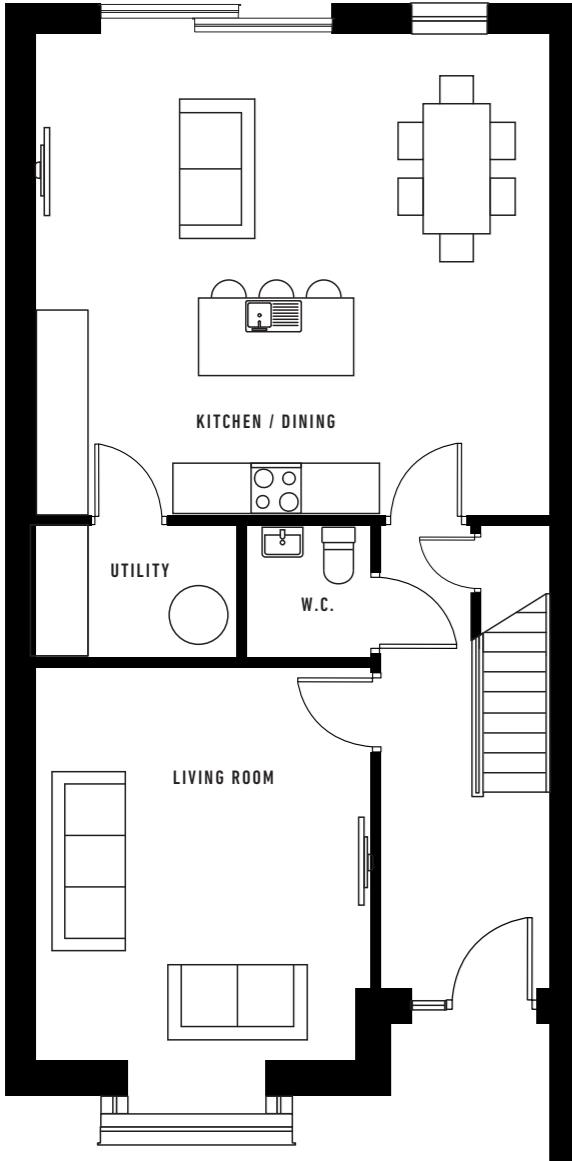


# HALEY'S HILL FLOOR PLANS

# HALEY'S HILL FLOOR PLANS

 THE SYCAMORE

4 BED. SEMI DETACHED  
141 SQM / 1,520 SQFT

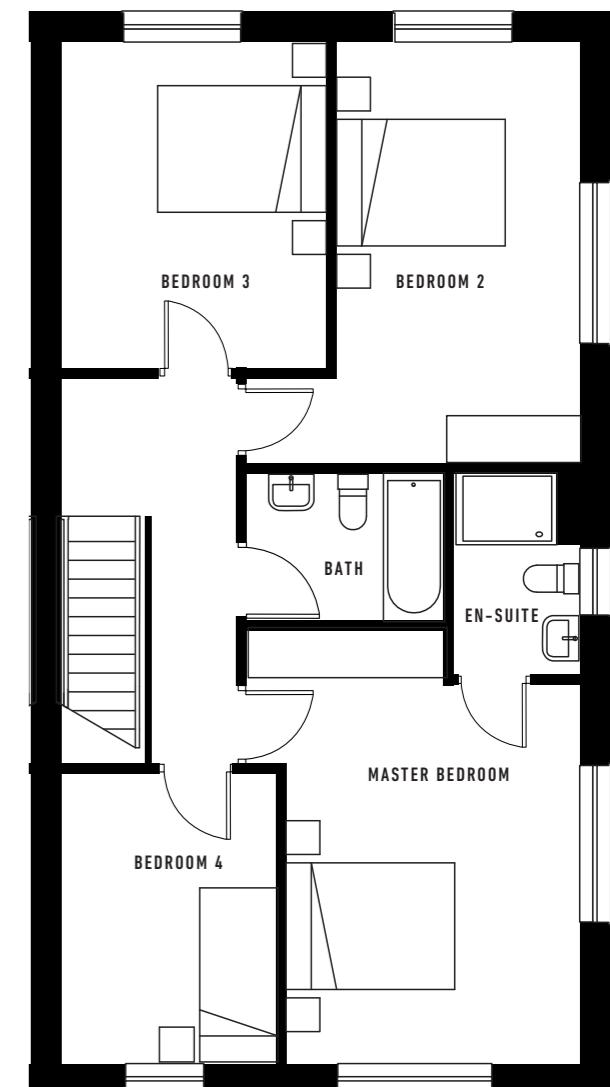
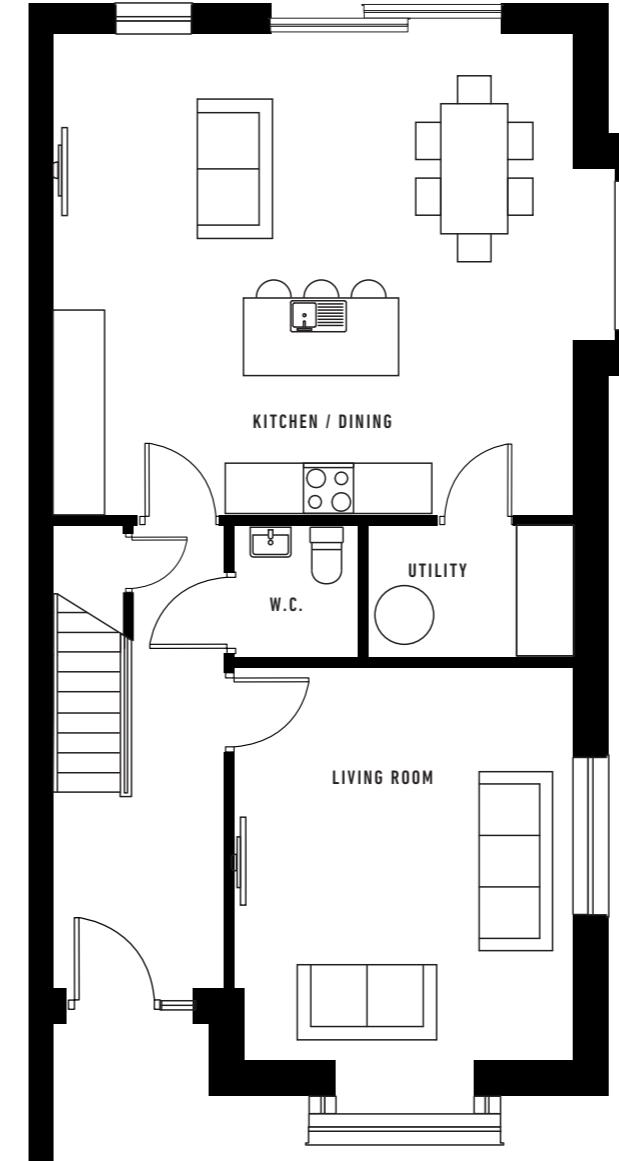


GROUND FLOOR

FIRST FLOOR

 THE WILLOW

4 BED. SEMI DETACHED  
142 SQM / 1,532 SQFT



GROUND FLOOR

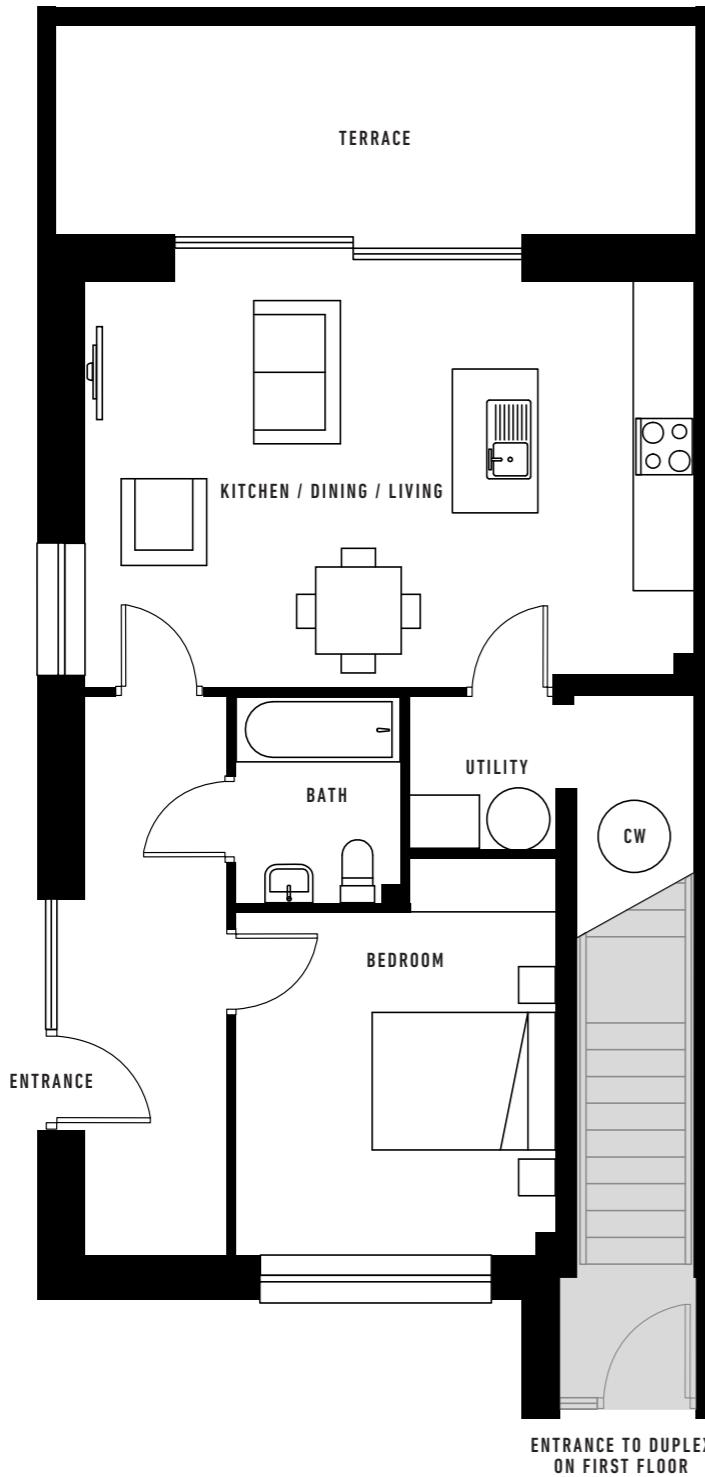
FIRST FLOOR

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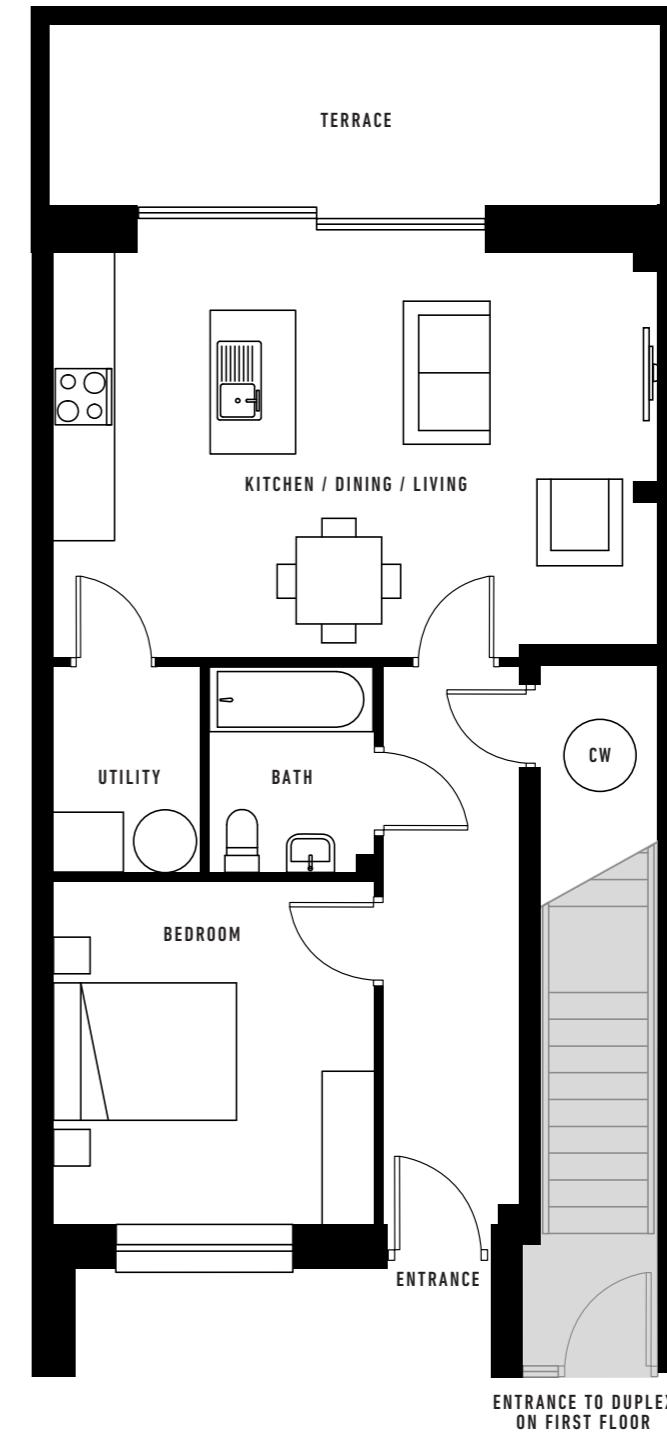
~~~~~  
THE CEDAR

1 BED. GROUND FLOOR APARTMENT.  
58.3 SQM / 627 SQFT



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THE PINE

1 BED. GROUND FLOOR APARTMENT TCE/  
END TCE. 58.3 SQM / 627 SQFT

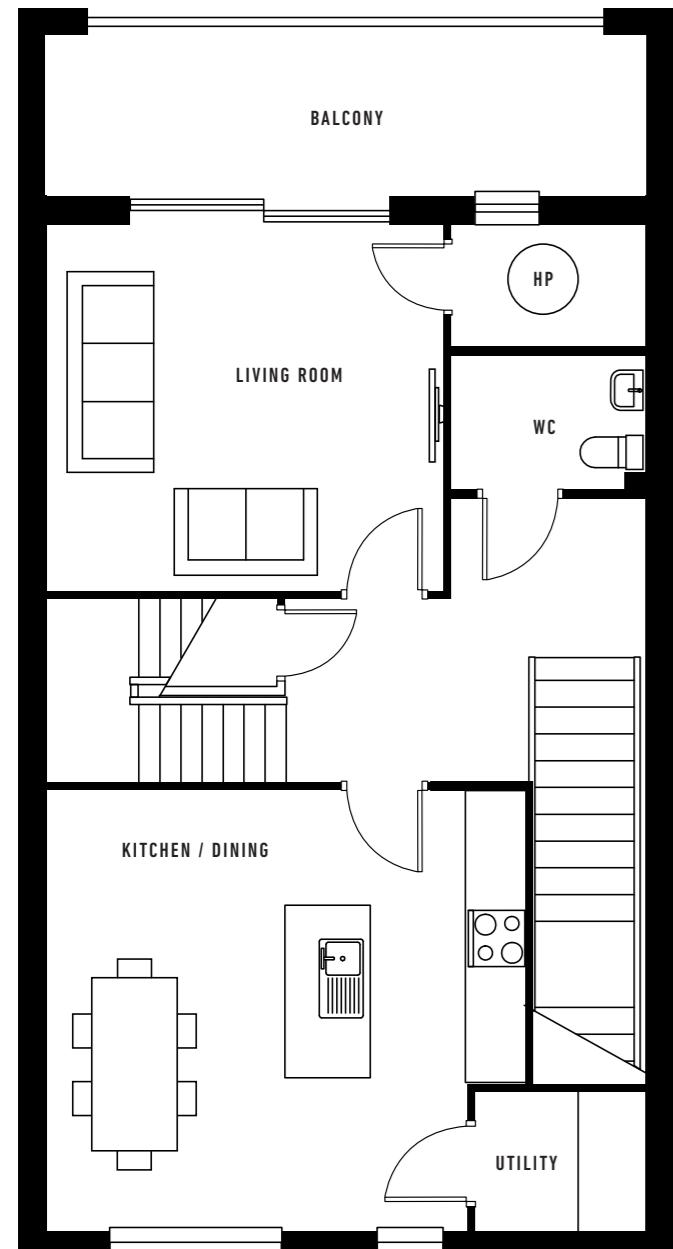


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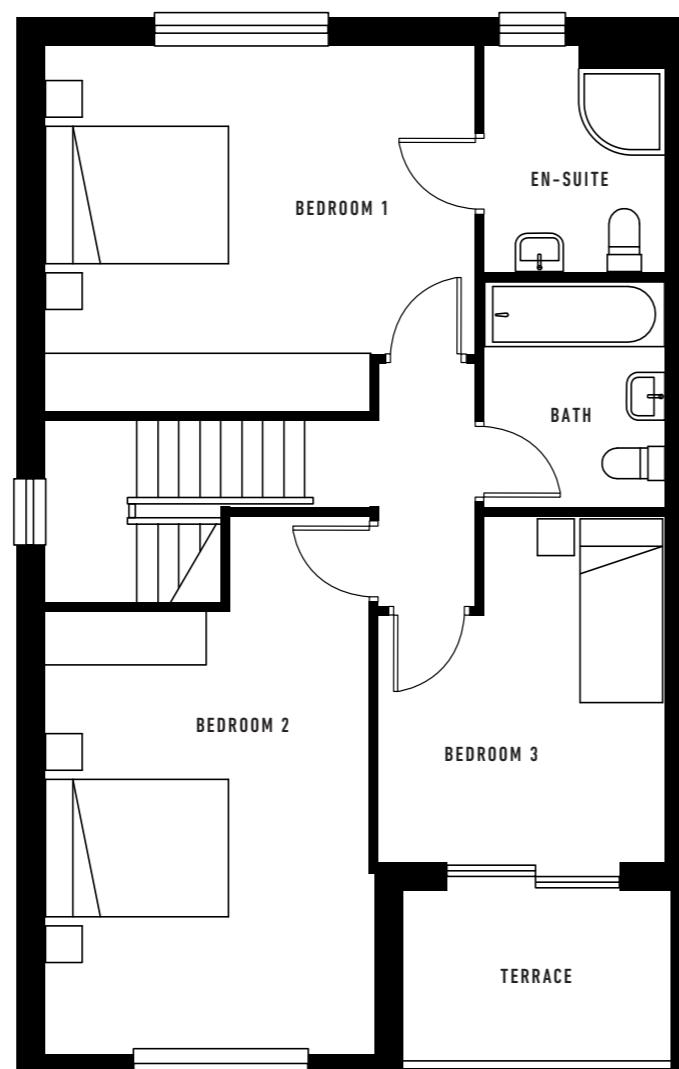
# HALEY'S HILL FLOOR PLANS

 THE CHERRY

3 BED. DUPLEX TCE/END TCE.  
122 SQM / 1304 SQFT



FIRST FLOOR

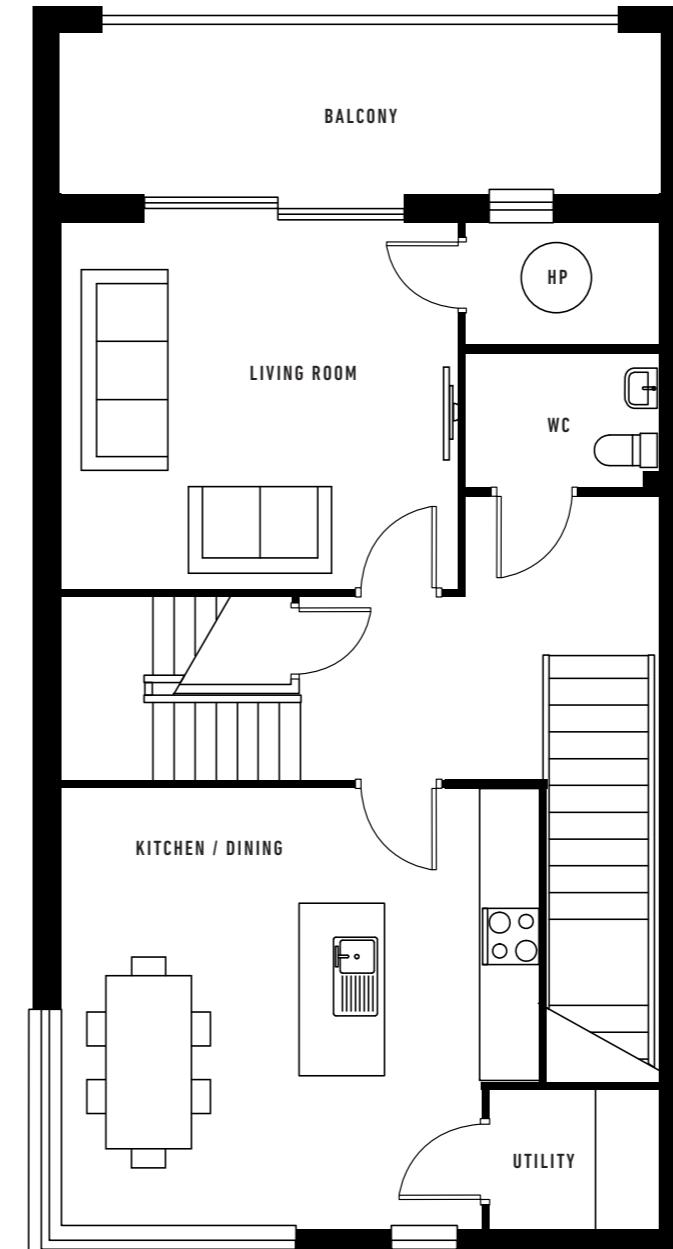


SECOND FLOOR

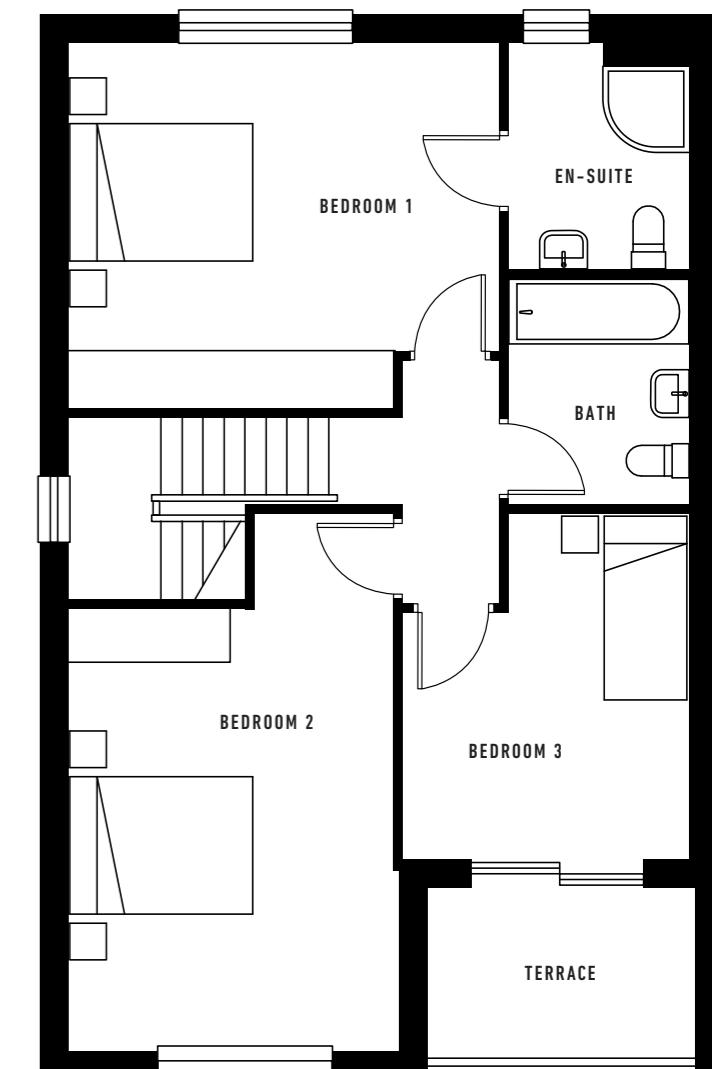
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & HOUSES MAY BE HANDED  
PLEASE NOT END TERRACE UNITS HAVE AN ADDITIONAL WINDOW AT THE FIRST FLOOR HALL

 THE BEECH

3 BED. DUPLEX END TCE.  
121 SQ.M / 1304 SQ.FT

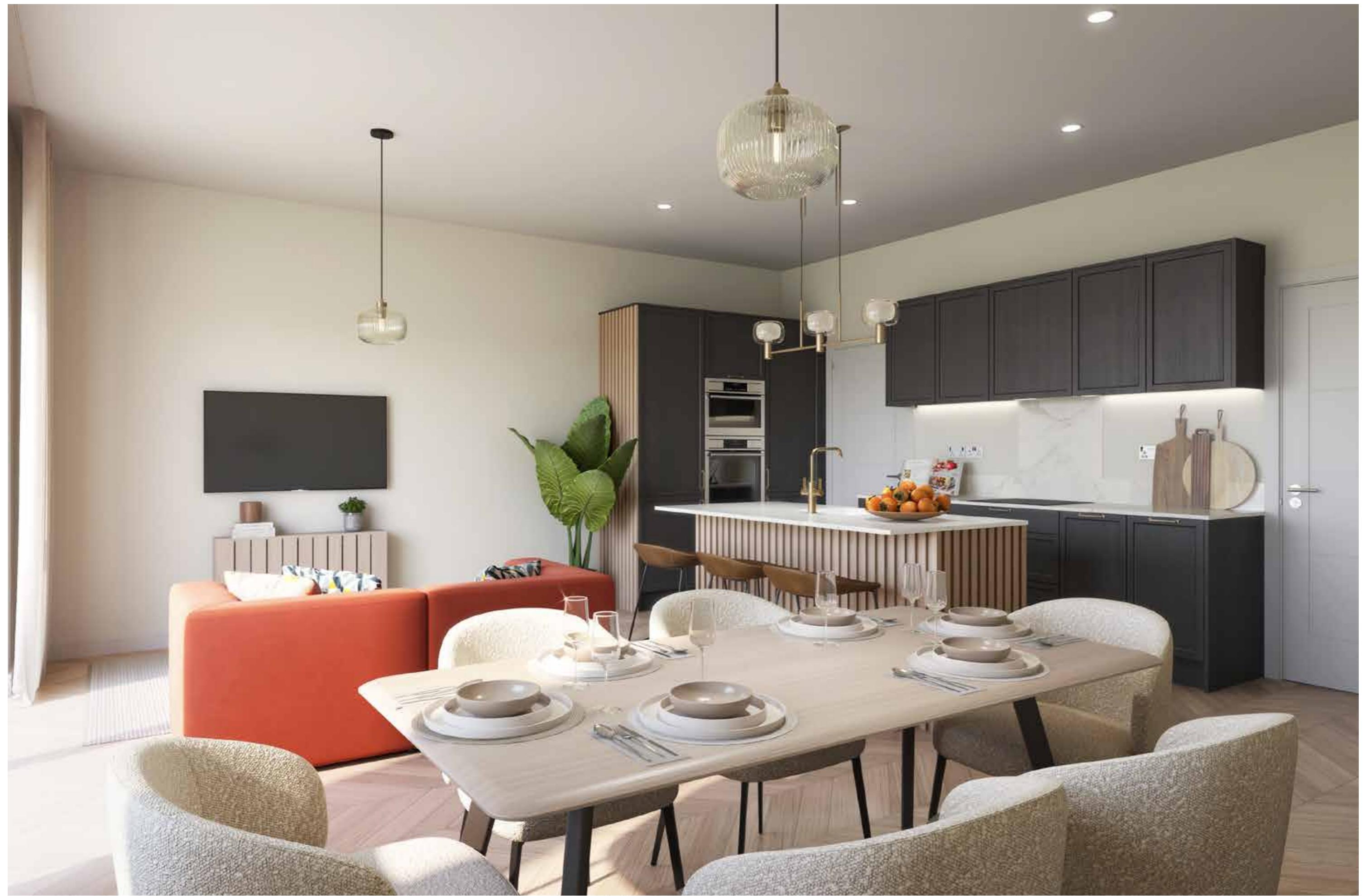


FIRST FLOOR



SECOND FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & HOUSES MAY BE HANDED





# Lagan Homes®

Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our

commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.

# PROFESSIONAL

## TEAM



**DEVELOPED BY**  
Lagan Homes Ireland Ltd,  
1st Floor,  
Block 10 – 4 ,  
Blanchardstown  
Corporate Park,  
Dublin 15,  
D15X98N7

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New Homes  
176 Pembroke Rd,  
Ballsbridge,  
Dublin 4,  
D04 EN80  
(01) 667 1888

**SALES AGENTS**  
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99 Strand Street,  
Skerries,  
Co. Dublin,  
K34 R278  
haleyhill@grimes.ie  
(01) 849 0129

**ARCHITECTS**  
JFOC Architects,  
3+4 Greenmount House,  
Harold's Cross,  
Dublin 6W,  
D6W X008

**SOLICITORS**  
Eversheds Sutherland,  
One Earlsfort Centre  
Earlsfort Terrace,  
Dublin 2,  
D02 X668



PSRA: 001417

PSRA 002183

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HALEYSHILL.IE