

WILKINSONS BROOK

Hollystown





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Welcome to Wilkinsons Brook, a warm new community and a modern landmark in communal living comprised of beautifully designed contemporary homes only a stone's throw away from the hustle and bustle of Dublin's city centre.

Wilkinsons Brook perfectly combines modern, stylish living in northwest county Dublin, with a well-established sense of community.

That's what makes it ideal for anyone looking to meet new neighbours, make lifelong connections and put down roots of their own.

*Love where
you live*

LOVE INNOVATION LIVE IN A NEW HOME CONCEPT

Wilkinsons Brook is the first development in Ireland to adopt the Cambridge model of design.

This new spatial approach and layout aims to deliver a renewed sense of community, where high quality public spaces create an environment where neighbours become friends.

The intelligent design incorporates everything modern homeowners hold important. Comfortable, light-filled dedicated spots for home-working, built in parking concealed from the street, a courtyard garden designed as an extension of your living room, relaxing upper floor terrace and of course, stylish own door access.



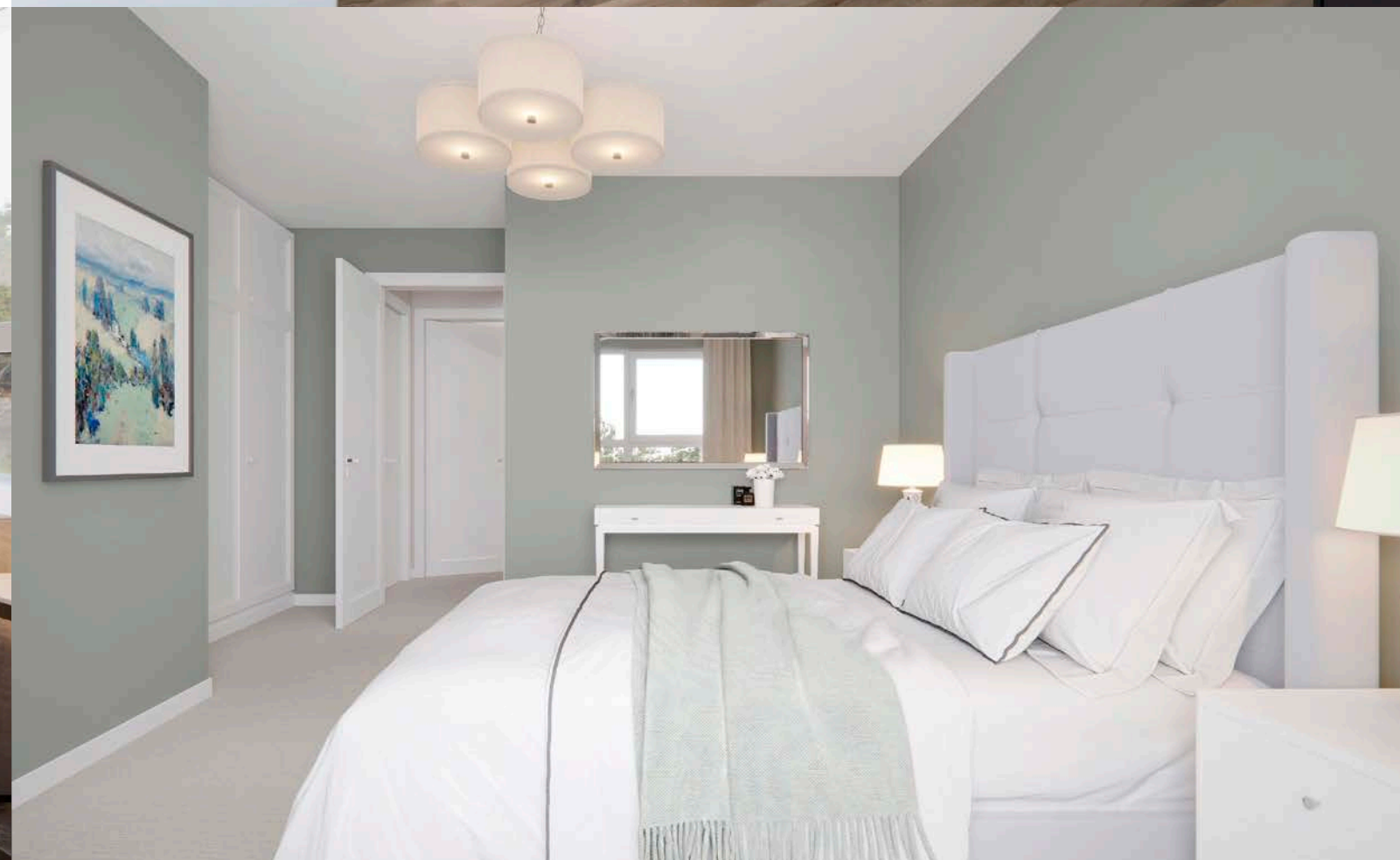
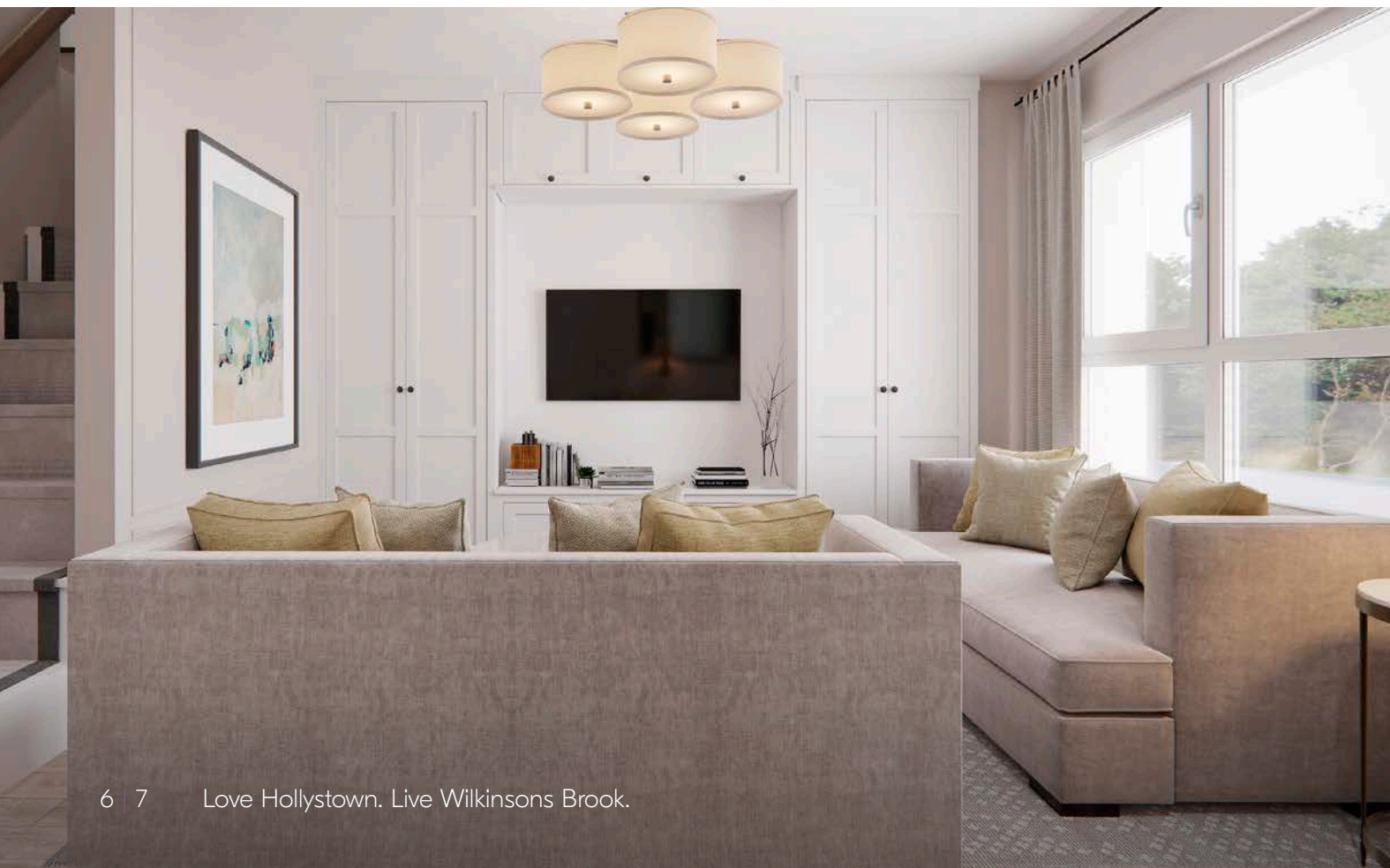
WILKINSONS BROOK

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Wilkinsons Brook 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, and all set in a warm communal environment.

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.



LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The 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. What's more, each home in Wilkinsons Brook embraces a strong, shared sense of community and modern communal living.



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. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

Thermal comfort

Efficiency and sustainability isn'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 perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

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

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or electric vehicle!



LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY





WILKINSONS BROOK

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located close to Dublin City Centre, Wilkinsons Brook offers quick access to extensive amenities, from shopping to dining out and from sport to shared social activities for all ages.

Wilkinsons Brook is a stone's throw from the Blanchardstown Centre, which offers an extensive shopping and leisure experience. Home to over 180 stores, 3 retail parks, 25 restaurants, the renowned Draíocht Arts Centre and Theatre, along with the Odeon Cinema, it offers eager shoppers a wealth of choice at one of Ireland's largest retail areas.

So, whether exploring the villages of north county Dublin, popping the gladraggs on for a day at Fairyhouse Racecourse, or dropping over to 'Blanch' for retail therapy, virtually everything you need is on your doorstep.



LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Wilkinsons Brook places you close to a host of family friendly activities.

Enjoy a wealth of activities close by including the Phoenix Park. Offering a host of recreational activities including Dublin Zoo, is the largest urban park in the country and facilitates over two thousand sporting and recreational events annually.



A COMMUNITY READY FOR SCHOOL, WORK AND PLAY TIME

Hollystown and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Wilkinsons Brook. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices located around Dublin 15.

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

- Le Chéile Secondary School Abbotstown
- St Luke's National School and Tyrrelstown Educate
- Together National School
- FAI Abbotstown

Third Level education within the local area include Technological University of Dublin – Blanchardstown Campus.

Sport Ireland – the home of Irish sport, with diverse sporting facilities, from the little ones learning to the high-performance athletes leading and those of us still working on it, whether young, old, solo, or together.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Hollystown. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention the National Aquatic Centre only 5km away.

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





WILKINSONS BROOK

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

Wilkinsons Brook connects you to it all, conveniently located just a short drive from Dublin centre.

For commuters, the M3, M50, M1 and N2 road links are just minutes away. Regular bus routes to the City Centre also mean that you can enjoy a stress-free daily commute.



National Aquatic Centre	8 minutes
Blanchardstown SC	10 minutes
Phoenix Park	12 minutes
Dublin Airport	16 minutes
Dublin City	18 minutes



Nearby Bus Routes

Blanchardstown Centre to Baggot St.	37
Damastown to Burlington Road	38/38A
Ongar to Burlington Road	39/39A
Broombridge Luas to Tyrrelstown	40E
Blanchardstown SC to Carlton Hotel	238





WILKINSONS BROOK

BUILT TO A STANDARD YOU CAN TRUST

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.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchen

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

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes 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 houses are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

- Each Wilkinsons Brook home is covered by a 10 year structural guarantee.

Schools

- 1 Le Chéile Secondary School
- 2 St. Luke's National School
- 3 Tyrrelstown Educate Together N.S.
- 4 Powerstown Educate Together N.S.
- 5 Gaelscoil An Chuilinn
- 6 Technological University Blanchardstown

Shopping

- 1 Supervalu
- 2 Lidl
- 3 Blanchardstown Shopping Centre

Sport

- 1 Tyrrelstown GAA Club
- 2 Tyrrelstown FC
- 3 National Aquatic Centre
- 4 Hermitage Golf Club
- 5 Castleknock Golf Club
- 6 Silloge Park Golf Club

Transport

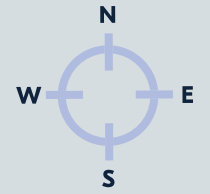
- 1 Dublin Airport
- 2 Hansfield Station
- 3 Clonsilla Station
- 4 Coolmine Station
- 5 Navan RD. Parkway Station
- 6 Ashtown Parkway Station
- 7 Broomsbridge Station/Luas Depot

Places of Interest

- 1 Connolly Hospital
- 2 Carlton Hotel
- 3 Castleknock Hotel
- 4 Lady's Well Park
- 5 Tolka Valley Park
- 6 Millenium Park
- 7 Phoenix Park



Wilkinsons Brook



House styles

2 Bed Homes

The Barton

2 Bed Mid & End Terrace
Semi Detached | Detached
92.4 sqm | 995 sqft

3 Bed Homes

The Lavery

3 Bed Mid & End Terrace
105.5 sqm | 1136 sqft

The Keating

3 Bed Mid & End Terrace
106 sqm | 1141 sqft

The Butler

3 Bed Mid Terrace
115.2 sqm | 1240 sqft

The Beaufort

3 Bed Mid Terrace
117.3 sqm | 1263 sqft

The Gregory

3 Bed Mid & End Terrace
119.8 sqm | 1290 sqft

4 Bed Homes

The Yeats

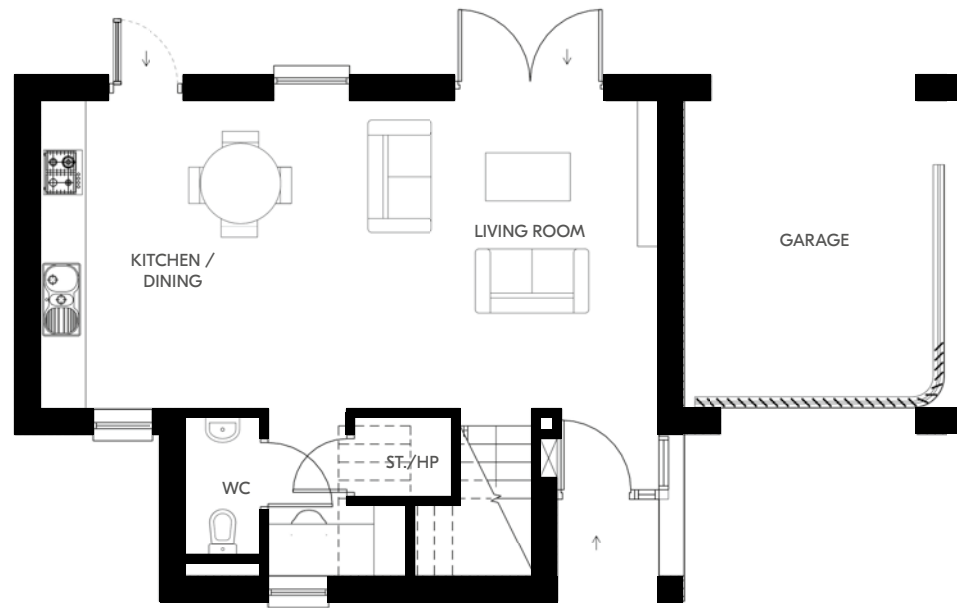
4 Bed Mid & End Terrace
156.1 sqm | 1680 sqft



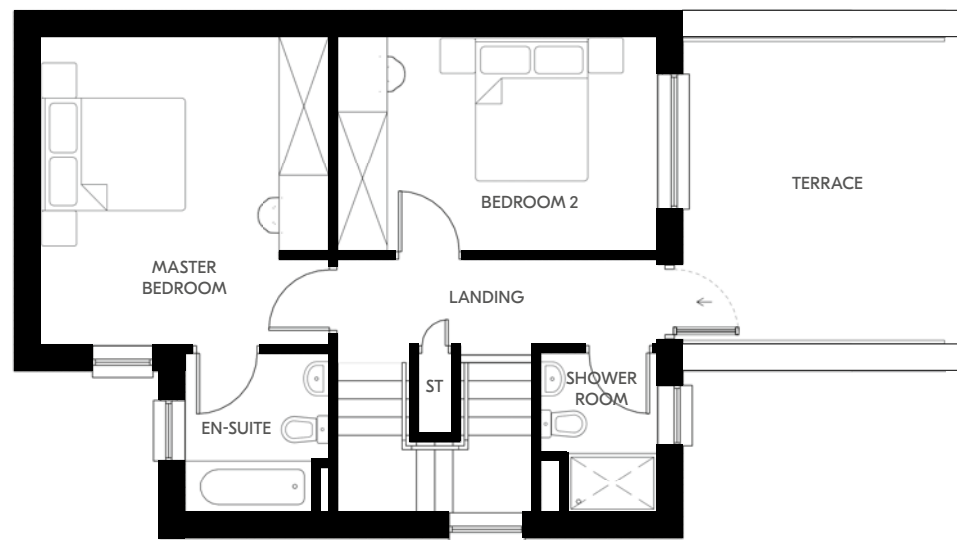
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THE BARTON

2 Bed Mid & End Terrace | Semi Detached | Detached
 92.4 sqm | 995 sqft



Ground Floor



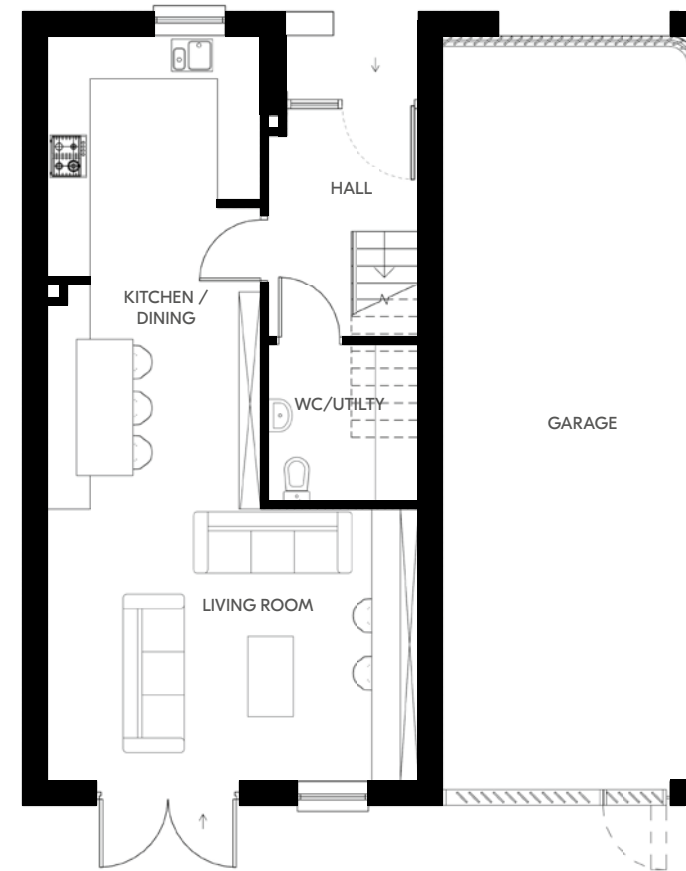
First Floor

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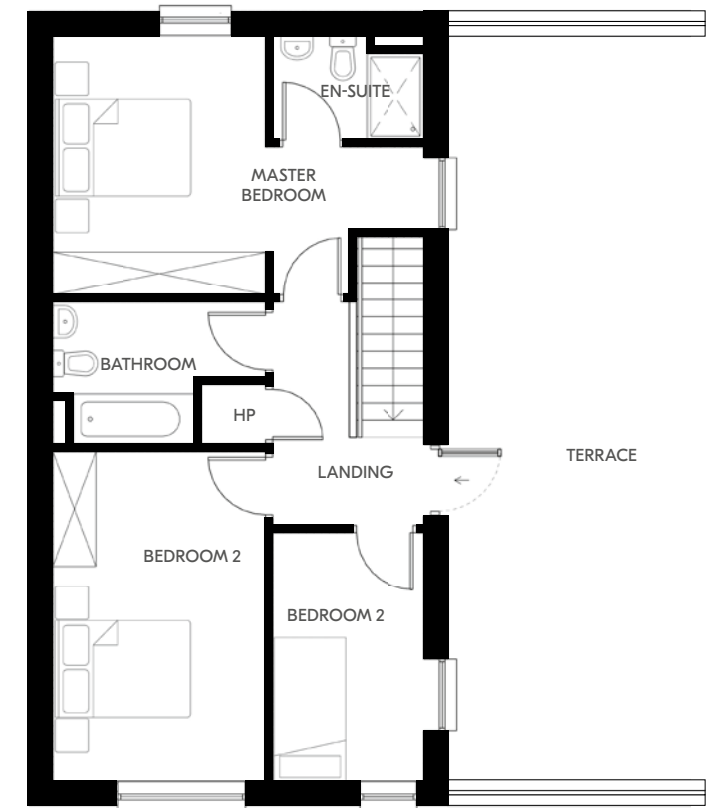
For illustrative purposes.

THE LAVERY

3 Bed Mid & End Terrace
 105.5 sqm | 1136 sqft



Ground Floor



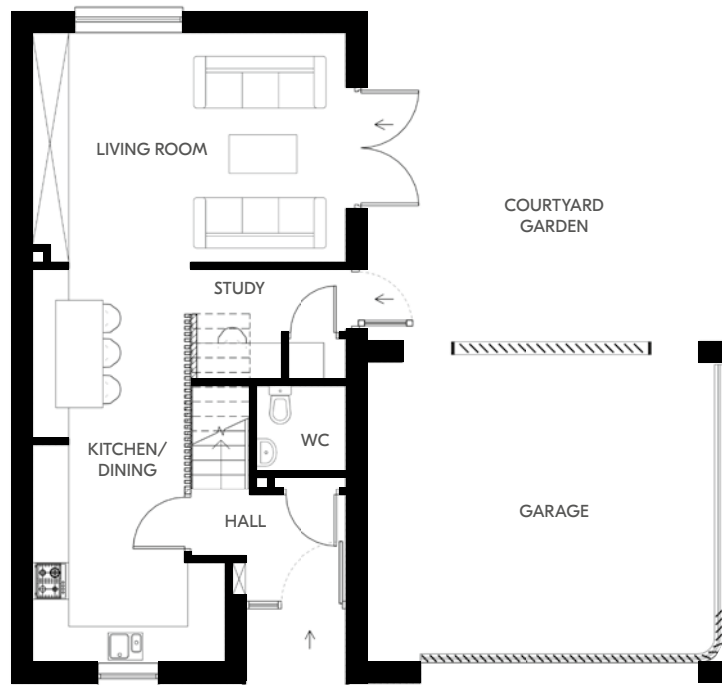
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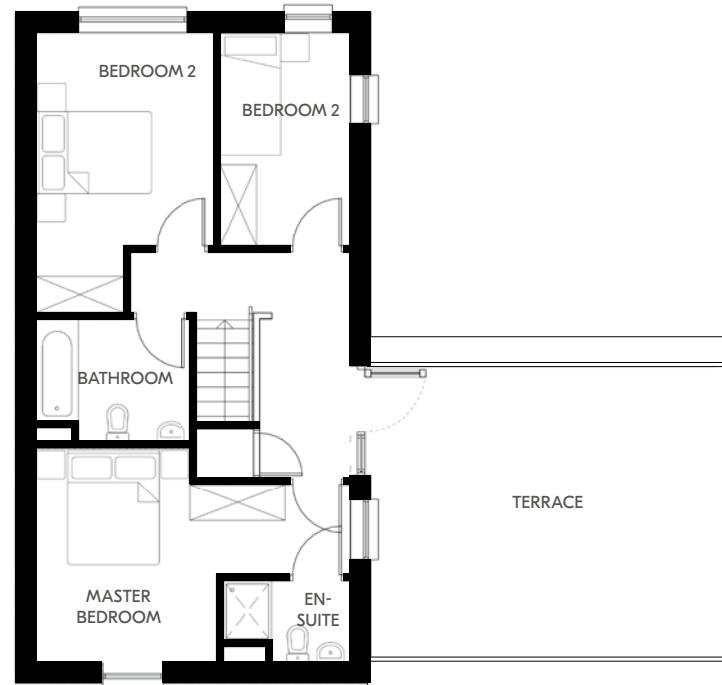
For illustrative purposes.

THE KEATING

3 Bed Mid & End Terrace
106 sqm | 1141 sqft



Ground Floor



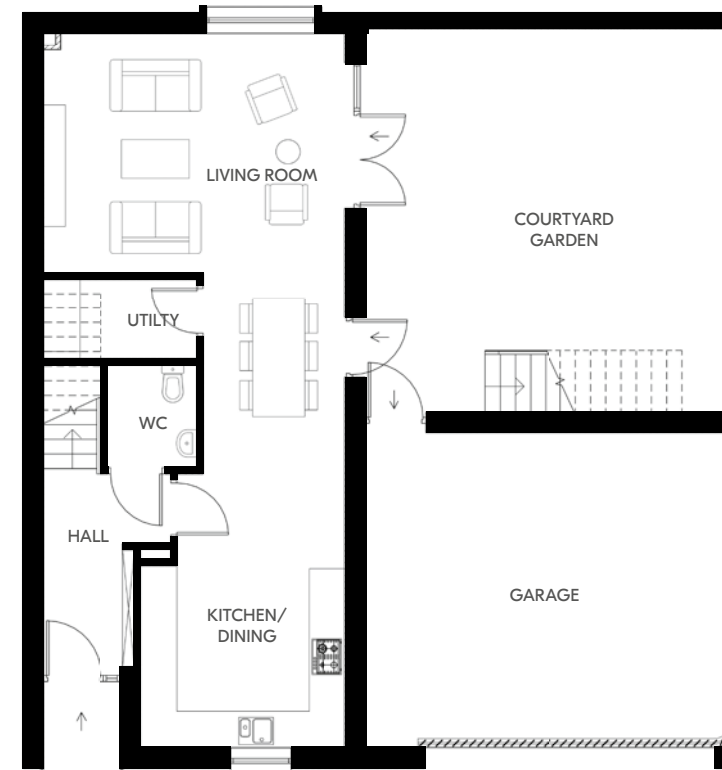
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THE BUTLER

3 Bed Mid Terrace
115.2 sqm | 1240 sqft



Ground Floor



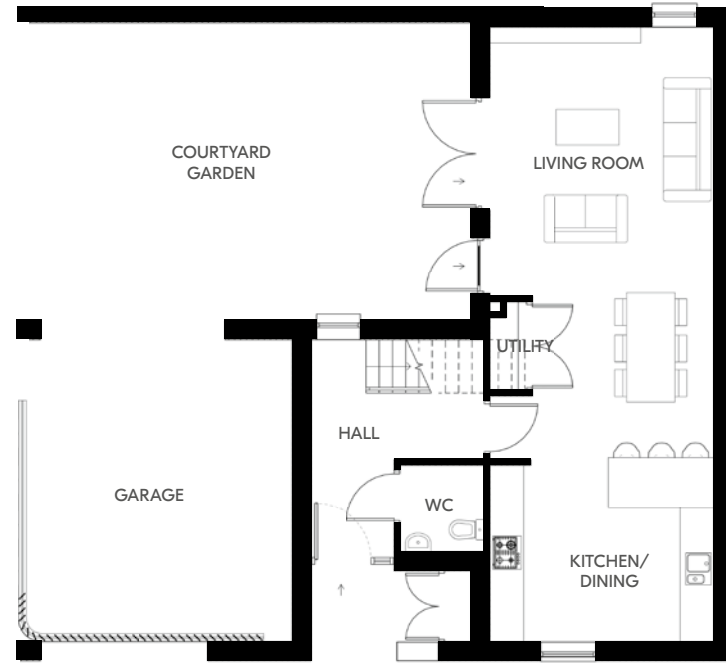
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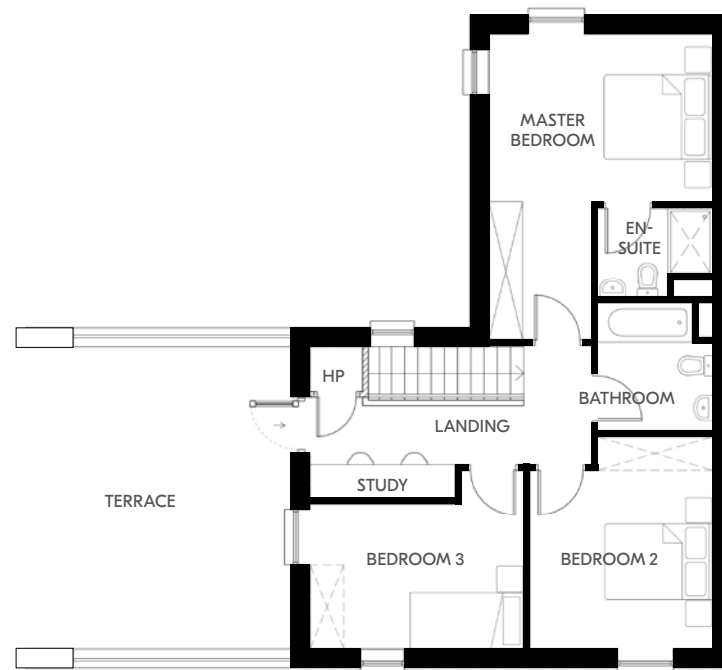
For illustrative purposes.

THE BEAUFORT

3 Bed Mid Terrace
117.3 sqm | 1263 sqft



Ground Floor



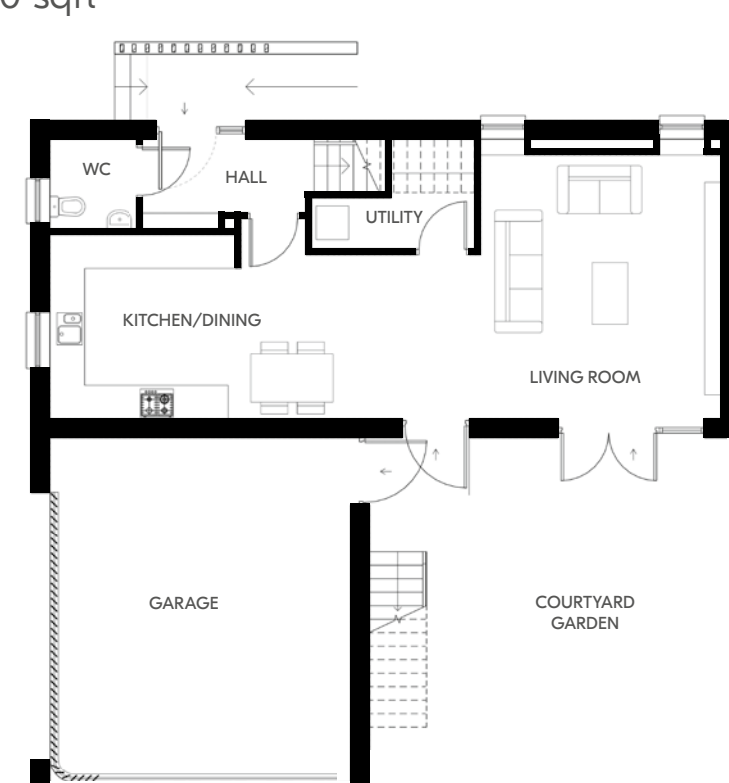
First Floor

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THE GREGORY

3 Bed Mid & End Terrace
119.8 sqm | 1290 sqft



Ground Floor



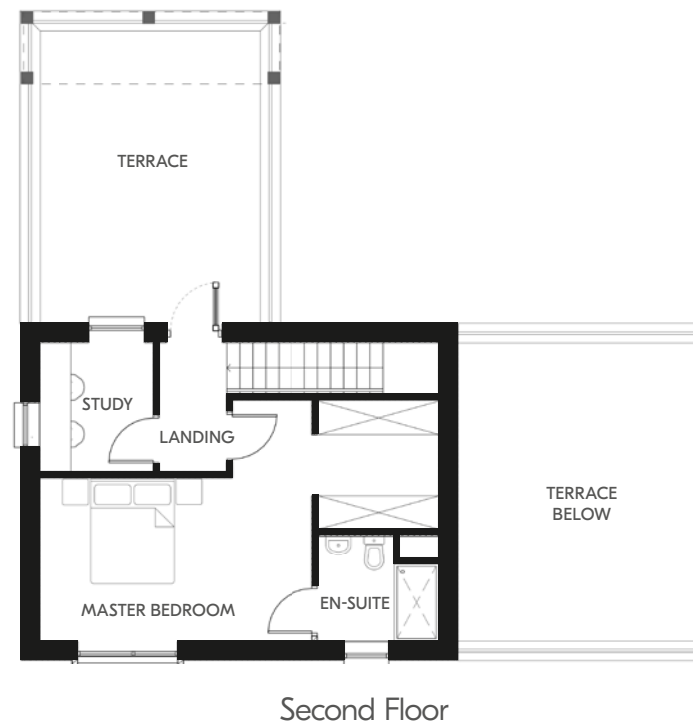
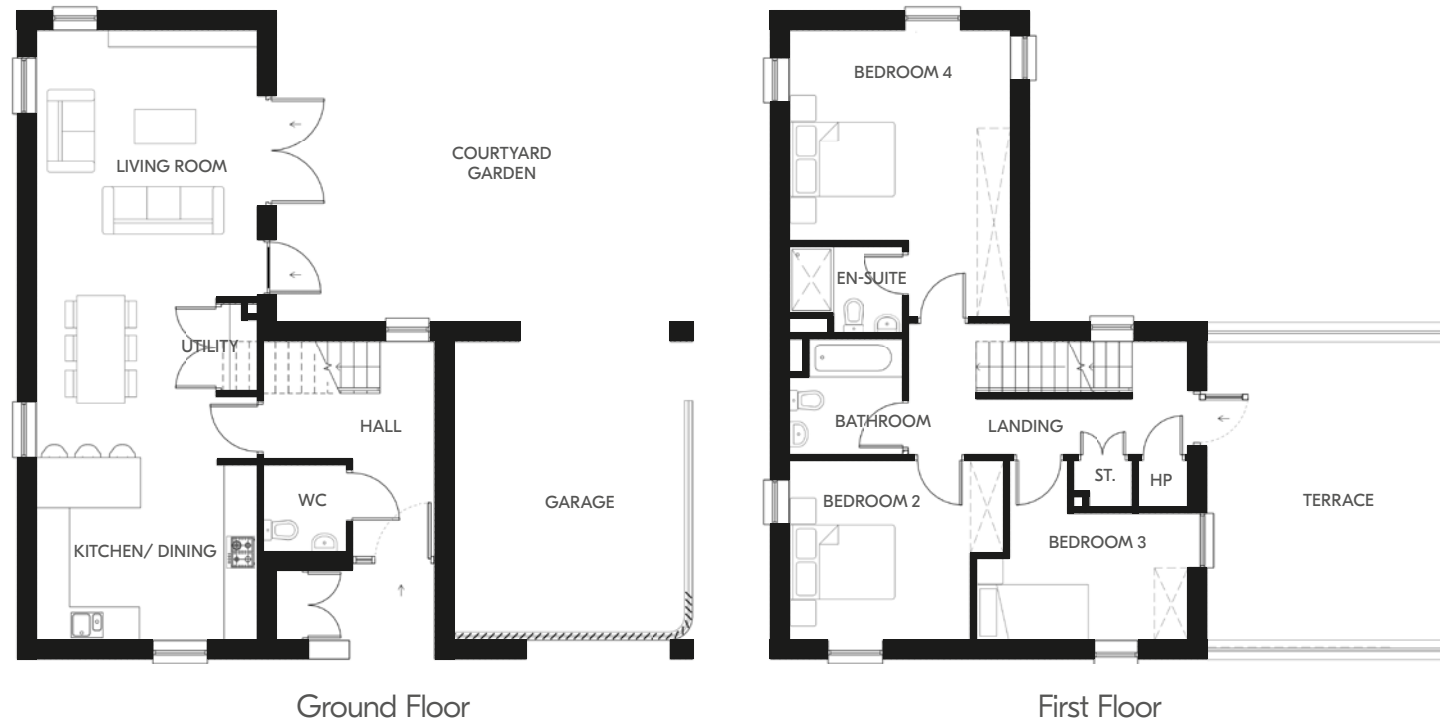
First Floor

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THE YEATS

4 Bed Mid & End Terrace
 156.1 sqm | 1680 sqft



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For illustrative purposes.





Developer: **Glenveagh Homes**

Architect: **AKM**

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Glenveagh

Home of the new.



Comhairle Contae
Fhine Gall
Fingal County
Council

