

FOXWOOD BARN

Citywest




Comhairle Contae
Átha Cliath Theas
South Dublin County Council


Glenveagh
Home of the new.



FOXWOOD BARN

Glenveagh is pleased to introduce Foxwood Barn, a striking new collection of beautifully designed family homes in Citywest.

Foxwood Barn perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of southwest county Dublin, in a welcoming, well-established 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



FOXWOOD BARN

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Foxwood Barn 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 standard furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



LOVE CITY COMFORTS

LIVE WILD MOMENTS

Foxwood Barn offers a wealth of family friendly activities. One of the best aspects of living in the Citywest community is the thought and attention that has been given to green spaces and attractive landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids through many local parks, including Sean Walsh Memorial Park, Carrigmore Park and Rathcoole Park.





FOXWOOD BARN

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located close to Citywest, Foxwood Barn offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Foxwood Barn is minutes from the Citywest Shopping Centre, which offers extensive shopping and leisure options for you. Home to over 30 stores including Dunnes Stores and Specsavers, Citywest Shopping Centre has an abundance of restaurant and café options to satisfy any taste. So whether it's exploring the parks of south county Dublin, getting dressed up for a special night out, or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.



A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Citywest and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Foxwood Barn. 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:

- Scoil Aoife, Citywest
- Citywest & Saggart Community N.S
- Rathcoole ETNS
- Coláiste Pobail Fóla
- St. Mary's N.S. Saggart
- Citywest Educate Together
- St. Aidan's Community School
- St. Aidan's Senior N.S.
- Mount Seskin Community School
- St. Thomas Senior National School
- Scoil Chaitlín Maude
- Killinarden Community School

Third Level education within the local area includes Technological University of Dublin – Tallaght Campus. As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Citywest. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Foxwood Barn is also well located for golfing enthusiasts with three 18 hole golf clubs just a straightforward drive away.



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 building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, 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.





FOXWOOD BARN

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

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

The tranquil surroundings and second-to-none transport links of Citywest make for a popular and ideal spot to put down roots. Foxwood Barn is just a few minutes away from Citywest, a popular and well-established commuter town on the Co Wicklow border with Dublin. Residents in Foxwood Barn are connected to it all with its convenient location just a short drive from Dublin City Centre. For commuters, the N7, N81, and M50 road links are minutes away. Alternatively, sit back and enjoy the option of a stress-free daily commute into the city via our fast and frequent bus and train routes. What's more, a relatively short spin on the N81 will bring you to the idyllic Blessington lakes of Wicklow, with its historic greenway, drenched in beauty and surrounded by breathtaking mountains.



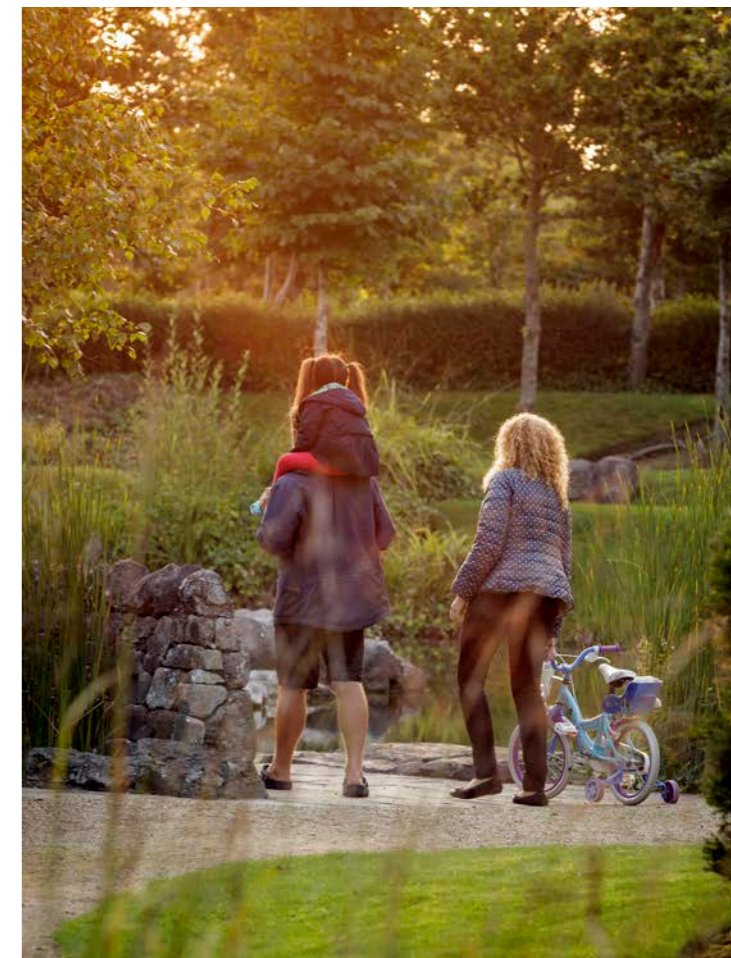
Citywest Shopping Centre	3 mins
Citywest Golf Club	6 mins
Dublin Airport	25 mins
Dublin City	40 mins



Nearby Bus Routes	
UCD to Citywest	175
Poolberg to Citywest	65B
Ringsend Road to Citywest	77A



Nearby Train Routes	
Luas Red Line Citywest Stop	9 mins walk





LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

Glenveagh are proud to support the Local Authority Affordable Purchase Scheme in partnership with South Dublin County Council.

The Local Authority Affordable Purchase Scheme helps buyers purchase a newly built home at a reduced price. The scheme is aimed at households or individuals who need to bridge the gap between their deposit, their approved maximum mortgage and the market value of the property they would like to purchase.

If you qualify and avail of the equity, the local authority may be able provide up to a maximum of 26.02% of the market value of your new 3-Bed home or up to a maximum of 29.71% of the market value of your new 2-Bed home in this scheme, in return for the same percentage of equity share in the property. This means that if you buy the home at a 20% discount, for example, the local authority will own a 20% stake in your property.

Please note First Time Buyers are eligible to claim HTB on Local Authority Affordable Purchase Schemes. A qualifying loan must be taken out on the qualifying residence, with a qualifying lender.

The Council may not seek realisation of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time by means of one or a series of payments to the Council. The minimum amount of redemption payment is €10,000.

To find out about the Local Authority Affordable Purchase Scheme and how you can make your new Glenveagh home more achievable, please visit <https://www.sdcc.ie/en/services/housing/affordable-homes/>



How the Local Authority Affordable Purchase Scheme works

Here's how the Local Authority Affordable 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 - (Based on a house with open market value of €430,000)

Minimum sale price:	€302,242
*Typical gross house income:	€68,004
Mortgage amount	€272,016
Deposit:	€30,224
<small>*Claim up to €30,000 of this with Help To Buy</small>	
Monthly Mortgage Repayments:	€1,084

Example 2 - (Based on a house with open market value of €475,000)

Minimum sale price:	€351,396
*Typical gross house income:	€79,064
Mortgage amount:	€316,256
Deposit:	€35,140
<small>*Claim up to €30,000 of this with Help To Buy</small>	
Monthly Mortgage Repayments:	€1,260

All figures are for illustrative purposes only.

*T&Cs apply when using the Help to Buy scheme. Find out more at <https://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 <https://www.sdcc.ie/en/services/housing/affordable-homes>

FOXWOOD BARN

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our 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 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 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

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!





FOXWOOD BARN

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 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 Foxwood Barn home is covered by a 10 year structural guarantee.

REST EASY, YOU'RE HOME.

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





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 your doorstep.

Schools

- 1 Scoil Aoife, Citywest
- 2 Citywest & Saggart Community N.S.
- 3 Rathcoole ETNS
- 4 Coláiste Pobail Fóla
- 5 St. Mary's N.S. Saggart
- 6 Citywest Educate Together
- 7 St. Aidan's Community School
- 8 St. Aidan's Senior N.S.
- 9 Mount Seskin Community School
- 10 St. Thomas Senior National School
- 11 Scoil Chaitlín Maude
- 12 TU Dublin, Tallaght

Sports Clubs

- 1 St.Mary's GAA
- 2 Roadstone Group Sports Club
- 3 Glenanne Sports Club
- 4 Clondalkin Rugby Football Club

Cafes and Restaurants

- 1 The Maple Tree
- 2 Lean Bean
- 3 The Anvil Restaurant
- 4 Mcgettigan's Cookhouse

Supermarkets

- 1 SuperValu
- 2 Dunnes
- 3 Aldi
- 4 Spar
- 5 Avoca

Places of Interest

- 1 Corkagh Park
- 2 Carrigmore Park
- 3 Rathcoole Park
- 4 Citywest Shopping Centre
- 5 Tallaght Stadium
- 6 The Dublin Climbing Centre
- 7 Citywest Convention Centre

Transport

- 1 Belgard
- 2 Citywest Luas Stop
- 3 Dublin Bust station
- 4 Tallaght Luas Stop



HOUSE STYLES

Duplexes

- **The Cherry**
1 Bed Maisonette
56-57.4 sqm | 603-618 sqft
- **The Bramble**
1 Bed Maisonette
60.2-61.6 sqm | 648-663 sqft
- **The Apple**
1 Bed & Study Maisonette
84.5-86.8 sqm | 910-934 sqft
- **The Laurel**
3 Bed Duplex
120.96-124.2 sqm | 1302-1337 sqft

2 Bed Homes

- **The Hazel**
2 Bed Mid Terrace
78.9 sqm | 849 sqft

3 Bed Homes

- **The Holly**
3 Bed Mid Terrace
94.5 sqm | 1017 sqft
- **The Poplar**
3 Bed End Terrace
103.7 sqm | 1117 sqft
- **The Birch**
3 Bed End Terrace
115.5 sqm | 1243 sqft

4 Bed Homes

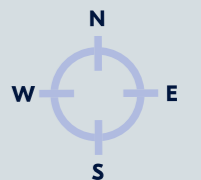
- **The Sycamore**
4 Bed End Terrace
137.4 sqm | 1479 sqft
- **The Oak**
4 Bed & Study Mid Terrace
157.4 sqm | 1694 sqft
- **The Elm**
4 Bed & Study End Terrace
172.6 sqm | 1858 sqft

FOXWOOD BARN

Love where you live

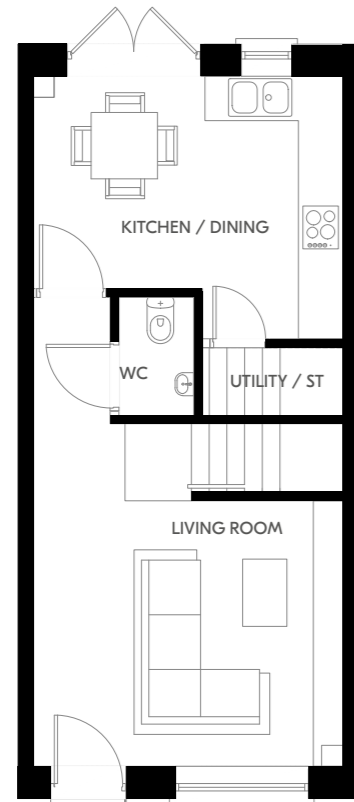


Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

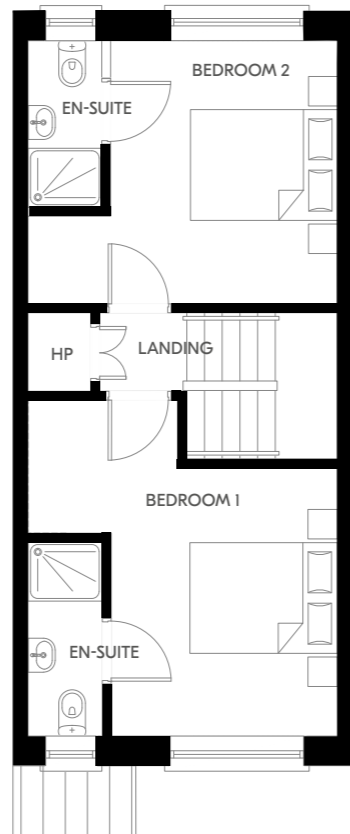


THE HAZEL

2 Bed Mid Terrace
78.9 sq.m | 849 sq.ft



Ground Floor



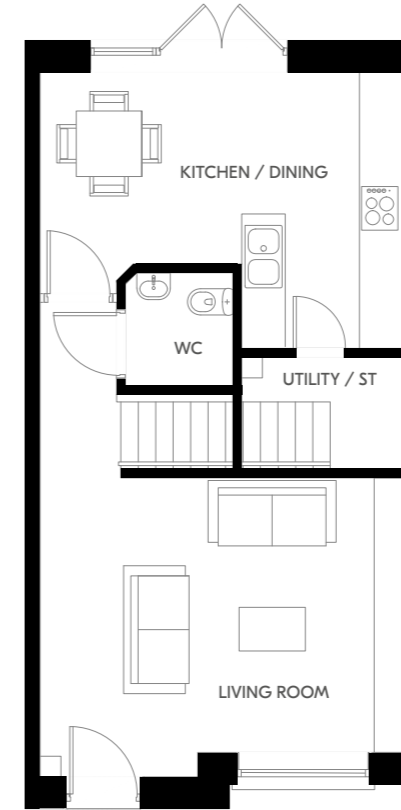
First Floor

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For illustrative purposes.

THE HOLLY

3 Bed Mid Terrace
94.5 sq.m | 1017 sq.ft



Ground Floor



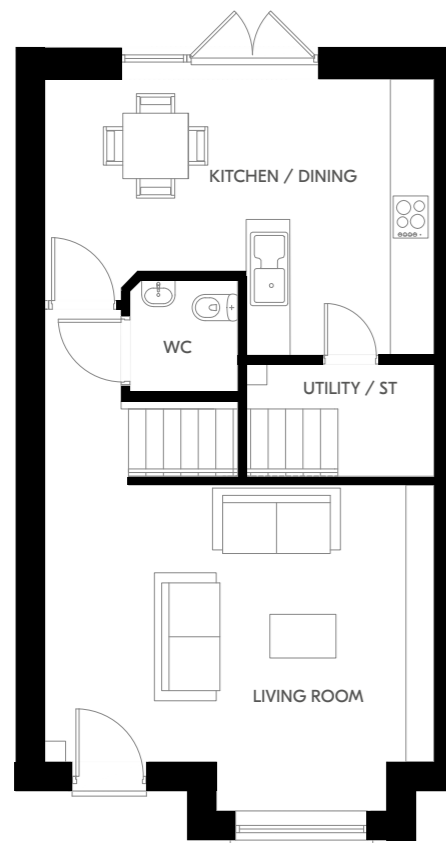
First Floor

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For illustrative purposes.

THE POPLAR

3 Bed End Terrace
103.7 sq.m | 1117 sq.ft



Ground Floor



First Floor

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For illustrative purposes.



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. We don't just build homes, we build lasting communities.

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

Discover more Glenveagh developments



Hereford Park
Leixlip, Kildare



Folkstown Park
Balbriggan, Dublin



Foggie Field
Kilruddery, Wicklow



Foxwood Barn
Citywest, Dublin



Kilmartin Grove
Kilmartin, Dublin



Balmoston
Donabate, Dublin



Selling agent



PRSA 002183

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Developer: **Glenveagh Homes**

Architect: **AKM**

Solicitor: **RDJ**

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