



BARNWELL



**HANS
FIELD**
DUBLIN 15


BARNWELL



Features of your Barnwell home:

- Excellent fully-serviced high amenity location
- Highly-landscaped environment
- Traditional masonry-built homes
- Exceptional attention to detail
- High-quality finishes
- Generously proportioned homes
- Extra features included as standard
- BER Rating A3
- Management Company in place to ensure the development is maintained to the highest standard



Picture it...

your ideal home, in an ideal location with sporting, recreation and shopping facilities, schools and a railway station right on your doorstep - its all here at Barnwell



Barnwell is one of Dublin's most significant emerging residential addresses. The development comprises family homes in a location designed around family life. Transport, education, sporting, recreation and shopping facilities are just some of the local amenities which are sure to cater for everyone's needs.

Ongar Village is only a short stroll away and offers a variety of local shopping facilities, cafés and restaurants. The development also benefits from the nearby Blanchardstown Centre which offers a unique shopping and leisure experience. It is home to over 180 Stores, 3 Retail Parks, 25 Restaurants, the renowned Draiocht

Arts Centre and Theatre and the UCI Cinema, making it one of Ireland's largest shopping centres.

The Phoenix Park with its host of recreational activities is the largest urban park in Dublin, and along with accommodating Áras an Uachtaráin and Dublin Zoo the park facilitates over two thousand sporting and recreational events annually.

The National Aquatic Centre, one of the world's largest indoor water centres, is also located in the area along with numerous golf courses at Westmanstown, Luttrellstown Castle, Elm Park, Hermitage and Castleknock.



Transport

The transport links in the area are second to none. For city life, the centre of Dublin is only 13 km away and with Hansfield Train Station located on the doorstep of the development, you won't need to take the car.

Hansfield's position on the Dunboyne commuter line sees it served by 45 trains daily, with a peak journey time of 25 minutes to Docklands or Connolly stations. The area is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin city centre direct to UCD.

Hansfield is also only a short distance south of the M3 Motorway and access to the M50 Motorway is via the Blanchardstown interchange, which is only minutes' drive away.

Education

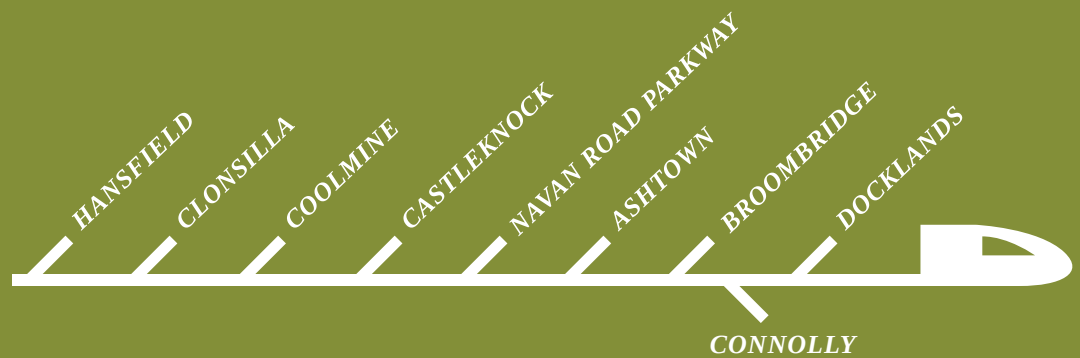
Families will appreciate the choice of schools in the area. Two brand new schools are located within the scheme with Hansfield Educate Together, a new 1,000 place National School opened in September 2014 and Hansfield Educate Together Secondary School due to open in September 2016.

Castaheany Primary School and St. Benedict's Primary School are located adjacent to the Hansfield scheme offering additional options for education.

For further education, Castleknock College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.

Imagine...

it's a 25 minute journey from Hansfield Station to Dublin City by train.





Barnwell offers...

two brand new schools within the scheme,
one national school and a secondary school
opening in September 2016.





Barnwell

‘A’-rated
homes with a
contemporary
feel throughout.



Barnwell Specification

Traditional masonry-built homes with exceptional attention to detail, these generously proportioned homes with private gardens have been designed with today's family in mind.

Generous living space and state-of-the-art specifications are but a few of the features which characterise these 'A'-rated homes and give a contemporary feel throughout.

These well-appointed houses have been specifically designed to maximise the available space and create generous family homes.

Purchasers will enjoy the benefit of a brand new high-specification house, complete with all the comforts of modern lifestyle designs.

Kitchens

- Superb quality contemporary-styled kitchens from Kitchen Elegance
- High-quality satin chrome sockets above worktops
- Soft-close drawers and doors
- Chrome mixer set
- Stainless-steel bowl and a half sink
- Under sink pull recycle bins as standard
- Glass extractor hood as standard

Bathrooms and Ensuite

- Quality Twyford sanitary ware
- High-quality wall tiling
- Polished-chrome heated towel rail
- Pumped thermostatically controlled showers
- High-quality fully controllable Vent-Axia extractor fans with trickle and boost extraction

Bedrooms

- High-quality fitted wardrobes by McCauls Wardrobes as per showhouse
- Soft-close doors
- Shaker style wardrobe doors with a colour co-ordinated cherrywood carcass

Heating

- Natural gas-fired central heating with high-efficiency 'A'-rated gas condensing boiler – zone controlled
- Climote remote heating control system - giving flexibility on the control of heating and hot water. This system allows you to remotely control your heating and hot water from your mobile phone

Decoration & Finish

- Walls and ceilings skimmed and painted throughout
- Contemporary internal doors and ironmongery

Energy Efficiency

- BER 'A3' energy rating
- PV solar panels to reduce electricity costs
- High level of insulation and air tightness throughout

Windows and Hall Door

- High-performance double glazed uPvc maintenance free windows
- Ultratech windows and external doors by Munster Joinery
- Multi-point and dead-locking systems to external doors

Electrical / Security

- Generous electrical specification throughout
- Wired for TV, telephone and intruder alarm
- External lighting to front and rear gardens

External / Garden Landscaping

- Cobblelock driveway with parking for two cars
- Seeded rear garden
- Patio area paved in Kilsaran shelbourne-buff granite slabs
- Concrete post and quality-shiplap timber fencing panels to rear garden
- Landscaping to front garden
- Side entrance gate fitted

HomeBond Warranty

- Covered by 10-year HomeBond Guarantee scheme

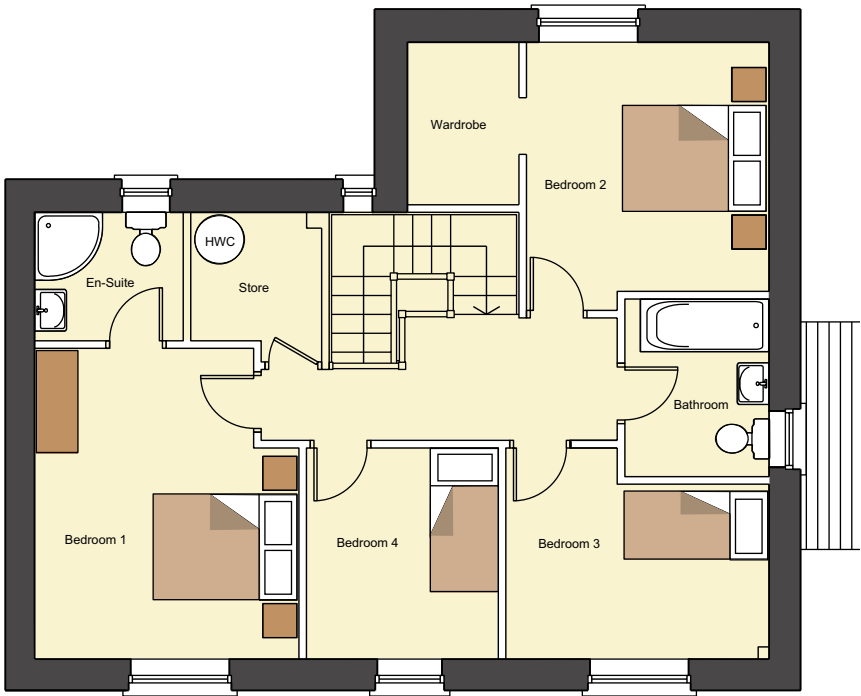
The Ash

BER A3

4 BEDROOM
DETACHED HOUSE
136 SQ.M. / 1,470 SQ.FT.



GROUND FLOOR



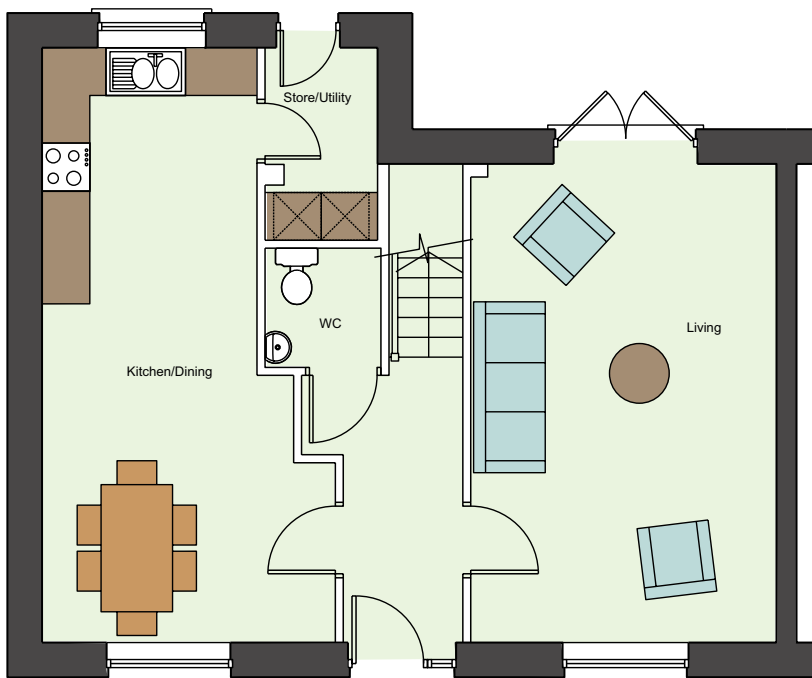
FIRST FLOOR

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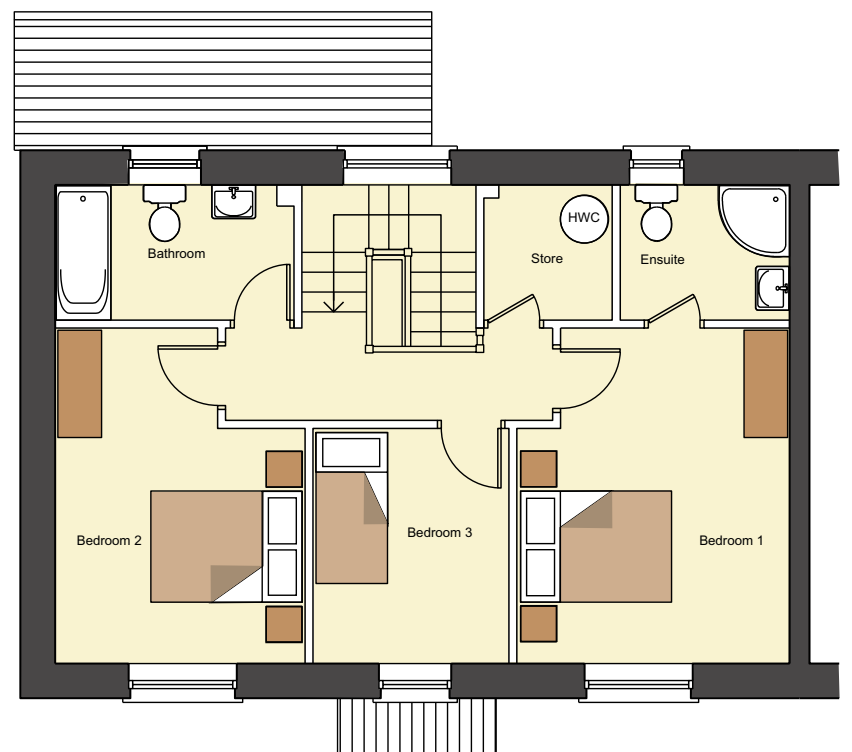
The Sycamore

TYPE A

3 BEDROOM
SEMI-DETACHED HOUSE
115 SQ.M. / 1,240 SQ.FT.



GROUND FLOOR



FIRST FLOOR

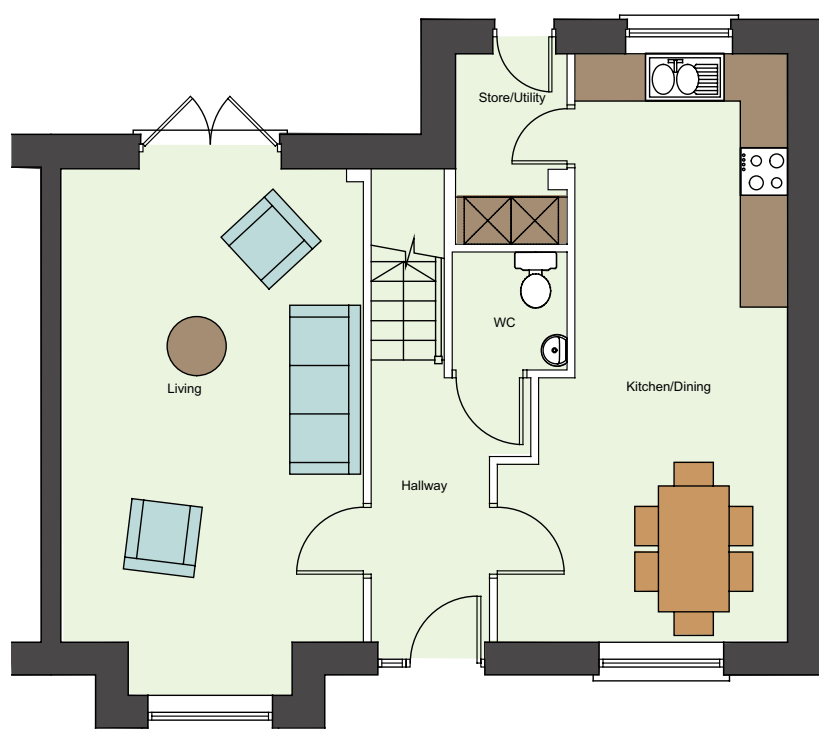
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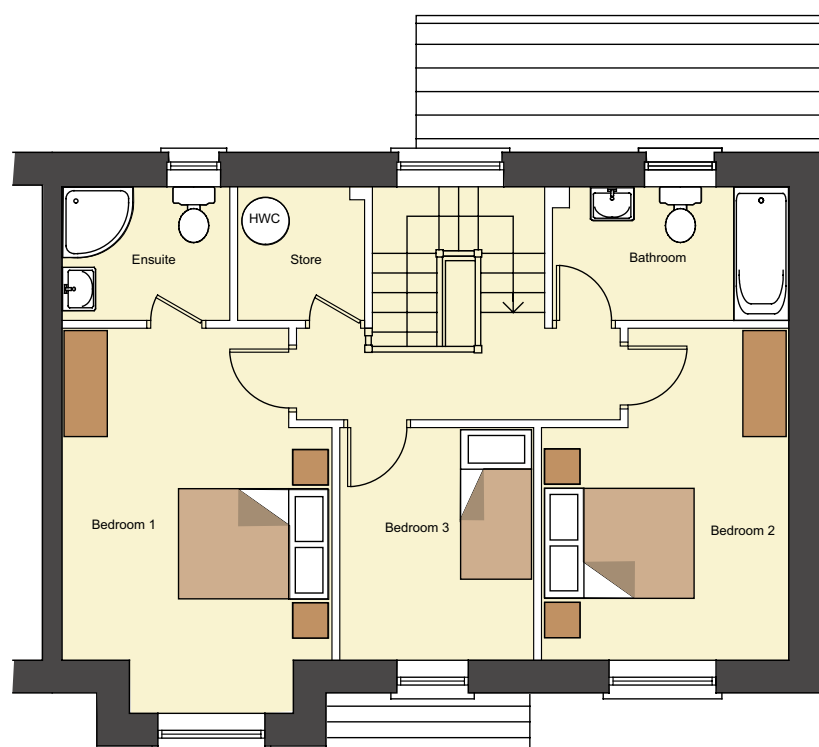
TYPE B

BER A3

3 BEDROOM
SEMI-DETACHED HOUSE
118 SQ.M. / 1,270 SQ.FT.



GROUND FLOOR



FIRST FLOOR

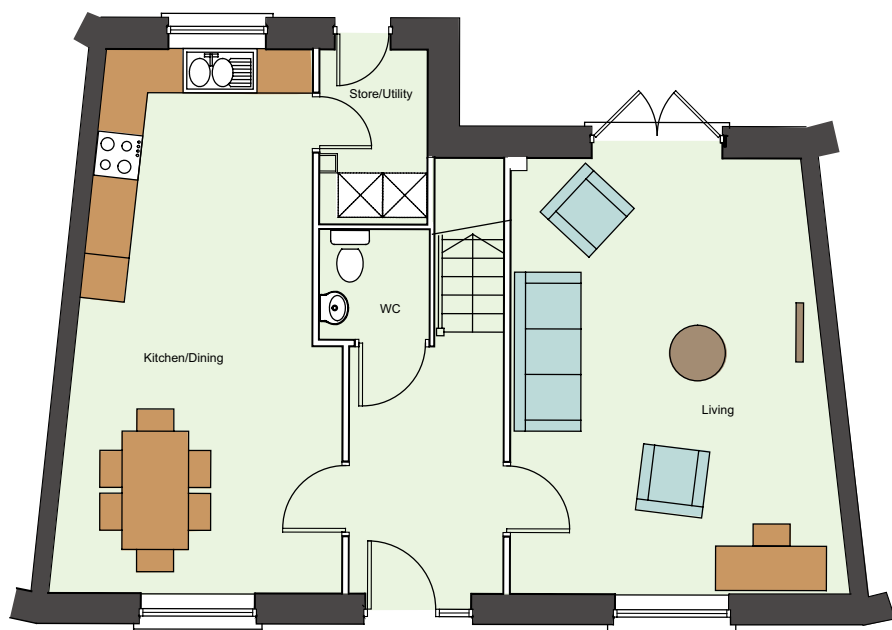
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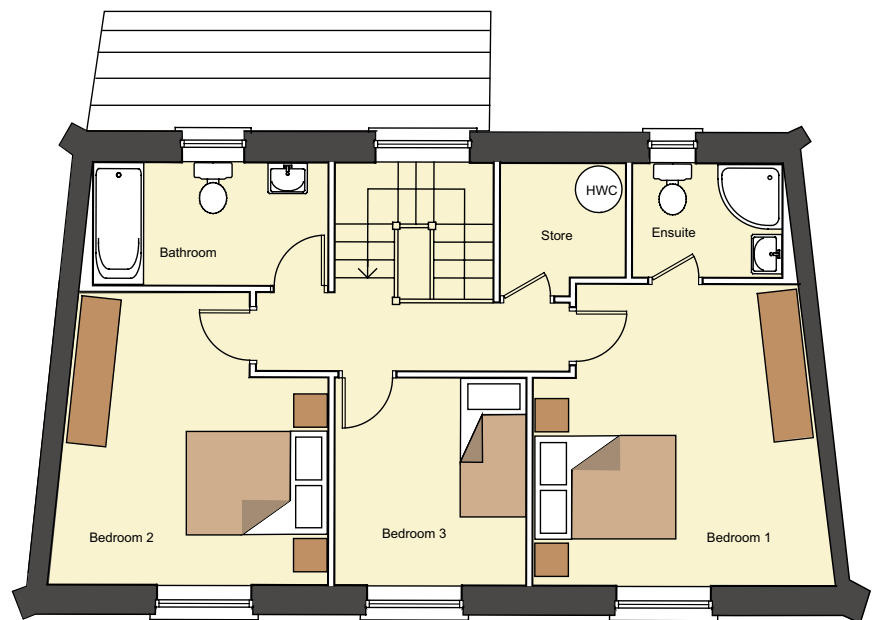
TYPE C

BER A3

3 BEDROOM
TOWNHOUSE HOUSE
125 SQ.M. / 1,340 SQ.FT.



GROUND FLOOR



FIRST FLOOR

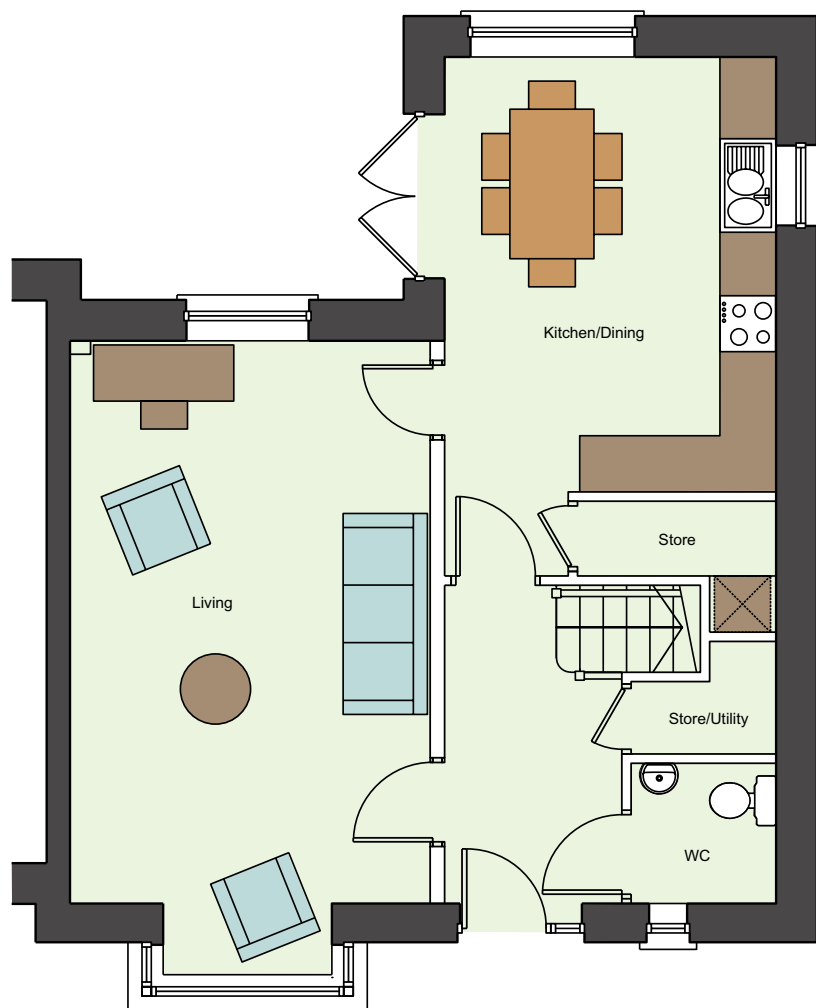
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The Elm

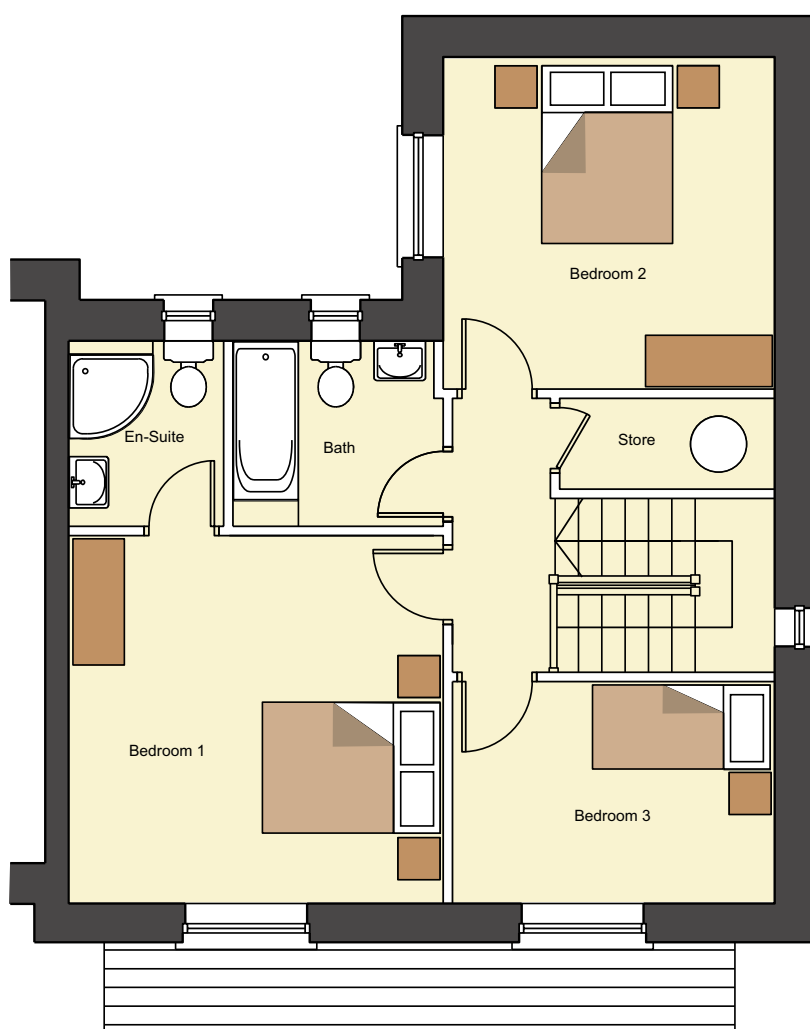
TYPE A

3 BEDROOM
SEMI-DETACHED HOUSE
112 SQ.M. / 1,210 SQ.FT.

BER A3



GROUND FLOOR



FIRST FLOOR

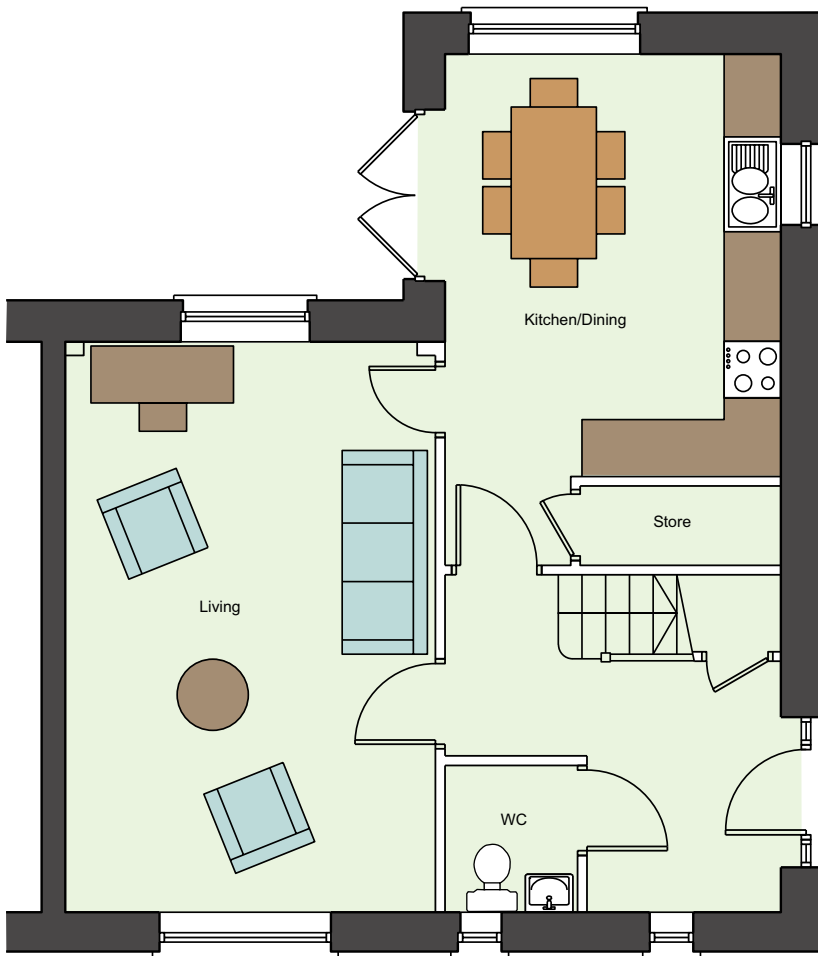
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The Elm

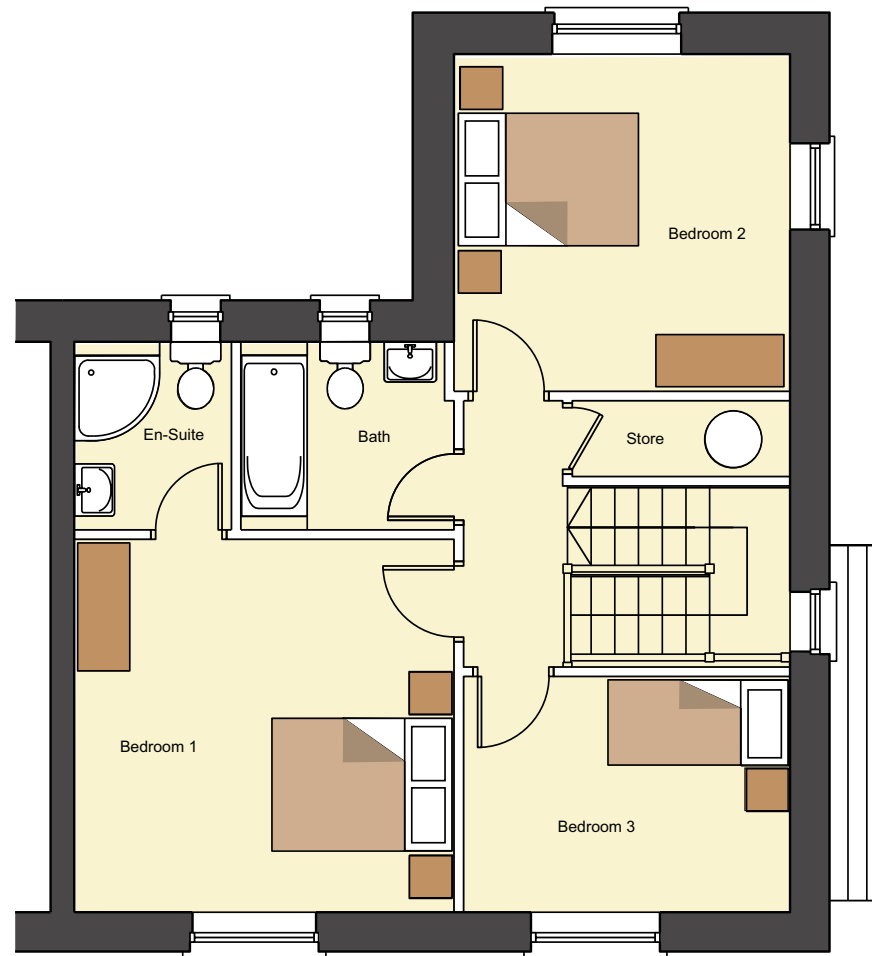
TYPE B

BER A3

3 BEDROOM
SEMI-DETACHED HOUSE
113 SQ.M. / 1,210 SQ.FT.



GROUND FLOOR

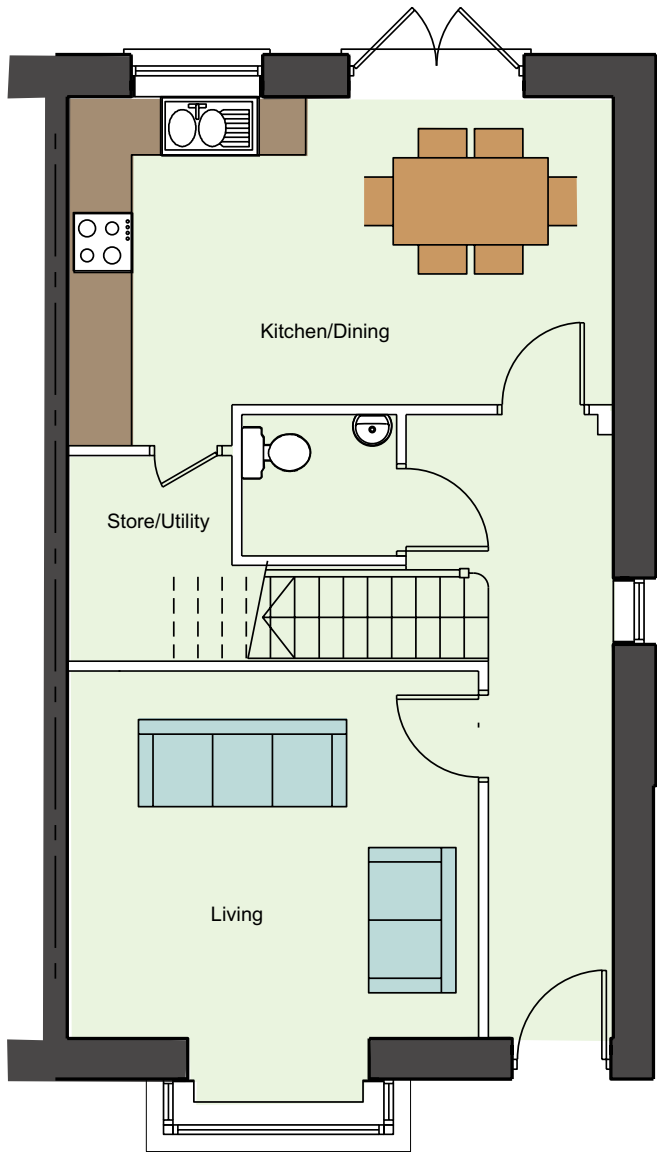


FIRST FLOOR

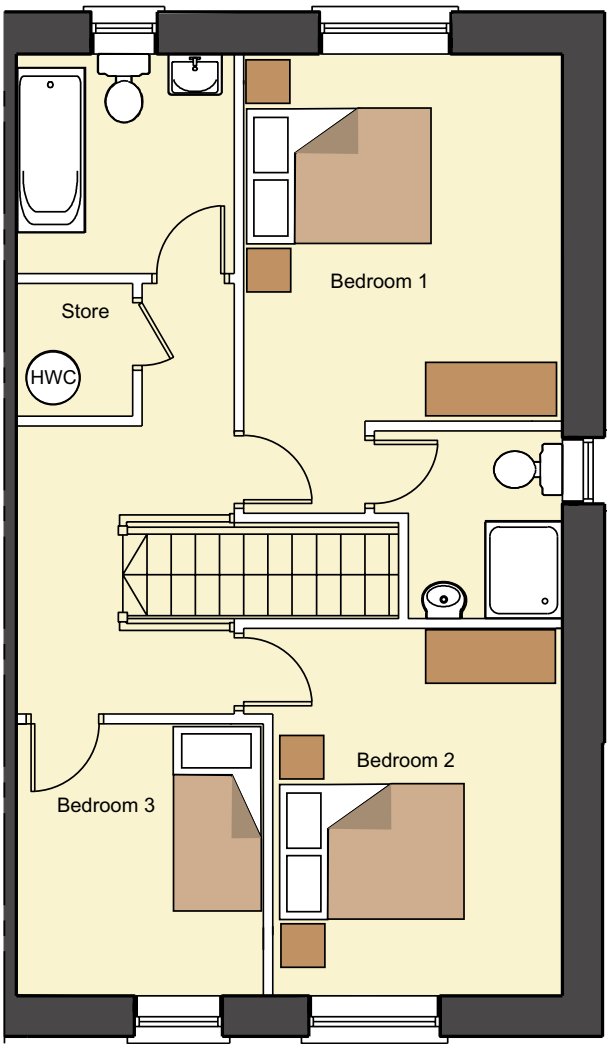
The Beech
TYPE A

BER A3

3 BEDROOM
SEMI-DETACHED HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR

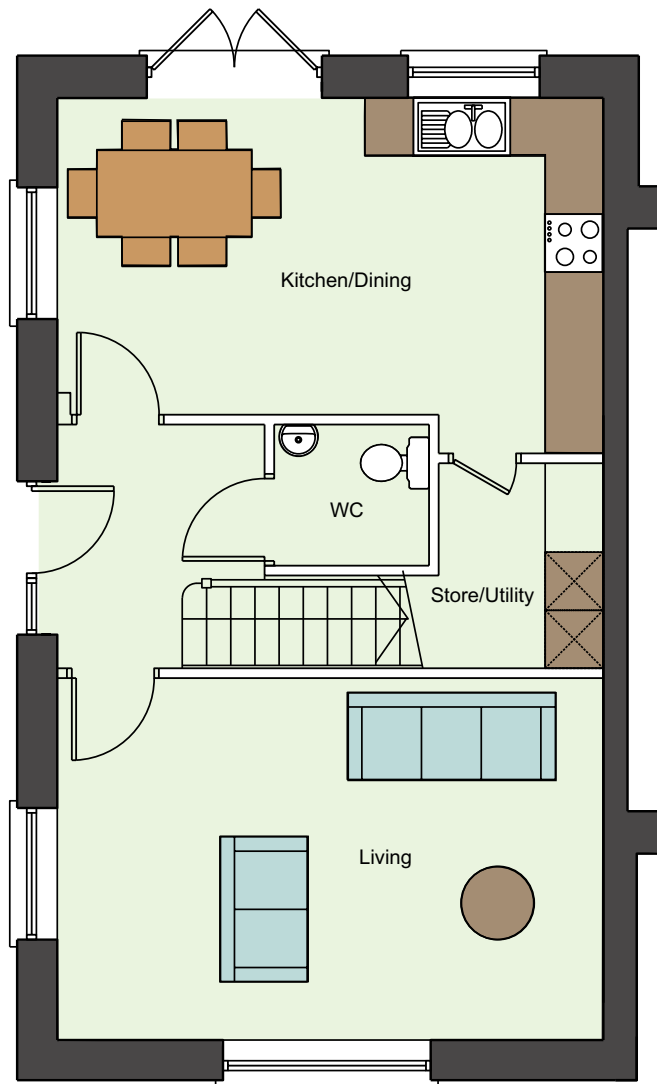
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The Beech

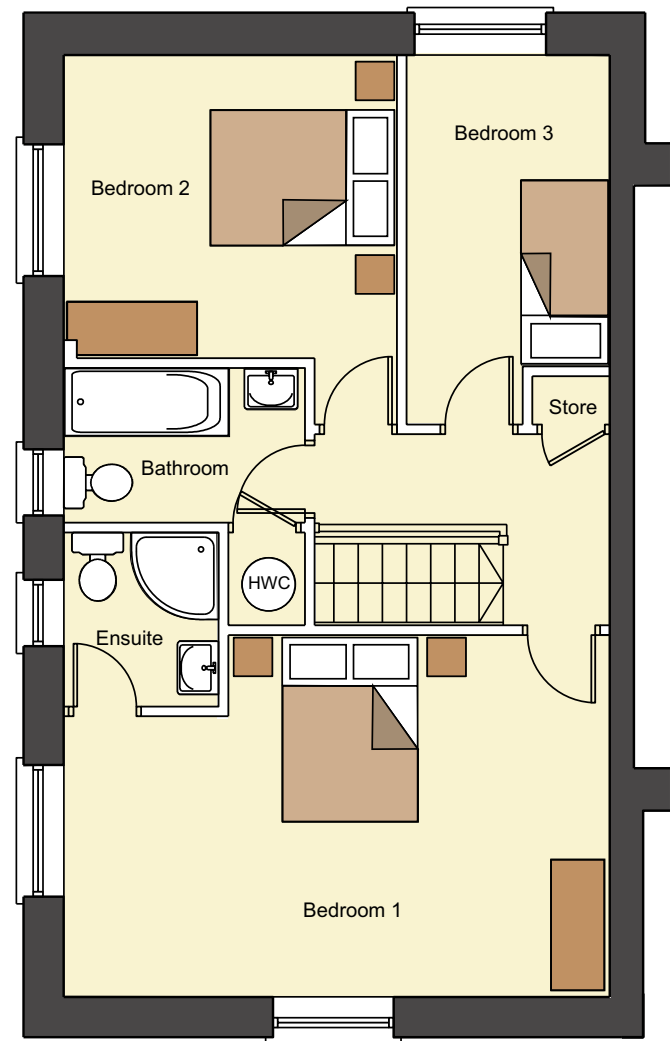
BER A3

TYPE B

3 BEDROOM
SEMI-DETACHED HOUSE
112 SQ.M. / 1,205 SQ.FT.



GROUND FLOOR



FIRST FLOOR

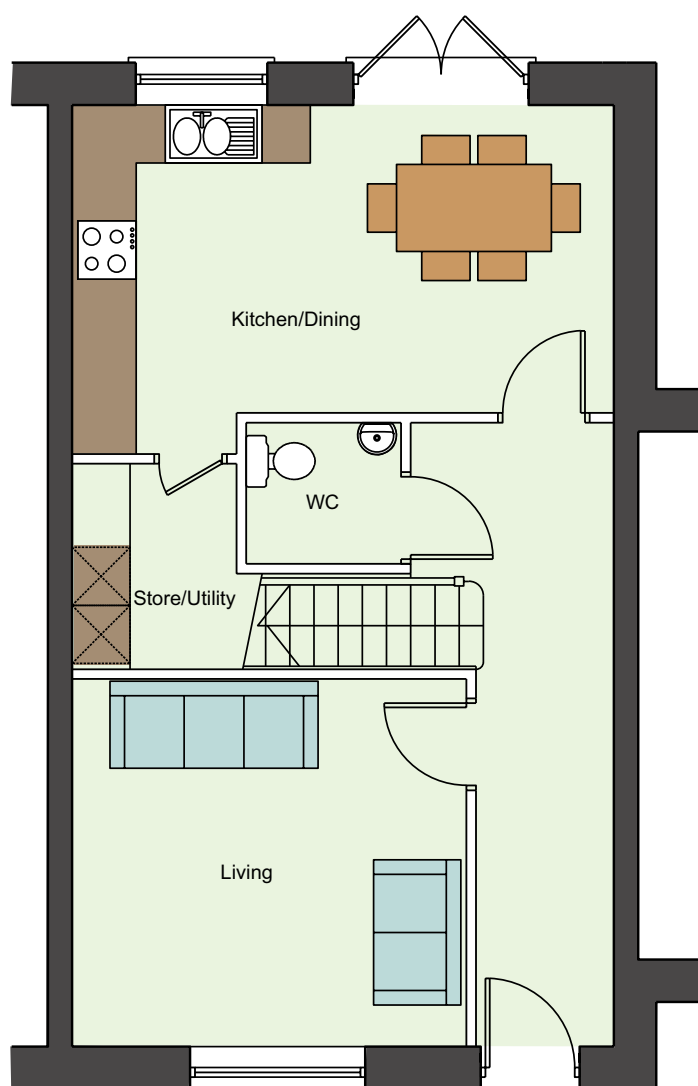
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The Beech

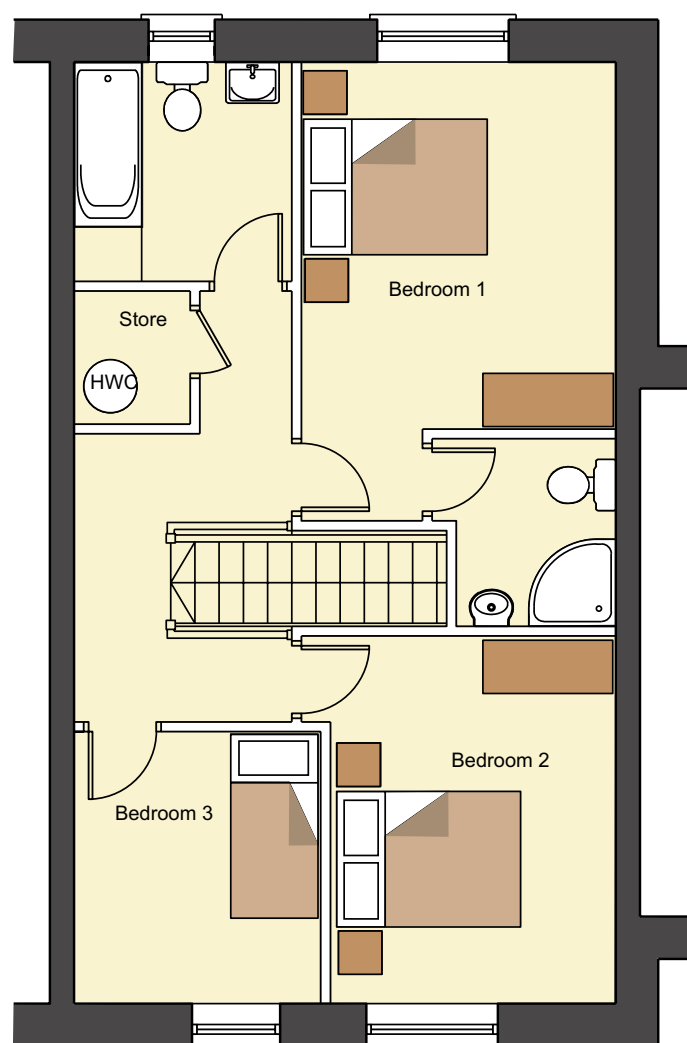
TYPE C

BER A3

3 BEDROOM
TOWNHOUSE
110 SQ.M. / 1,184 SQ.FT.



GROUND FLOOR



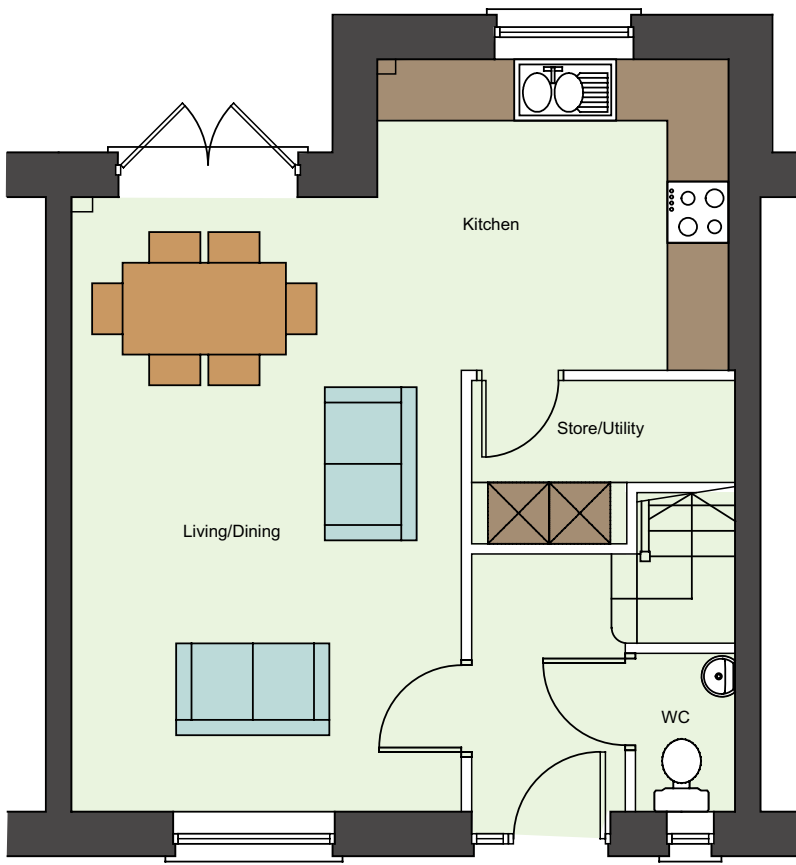
FIRST FLOOR

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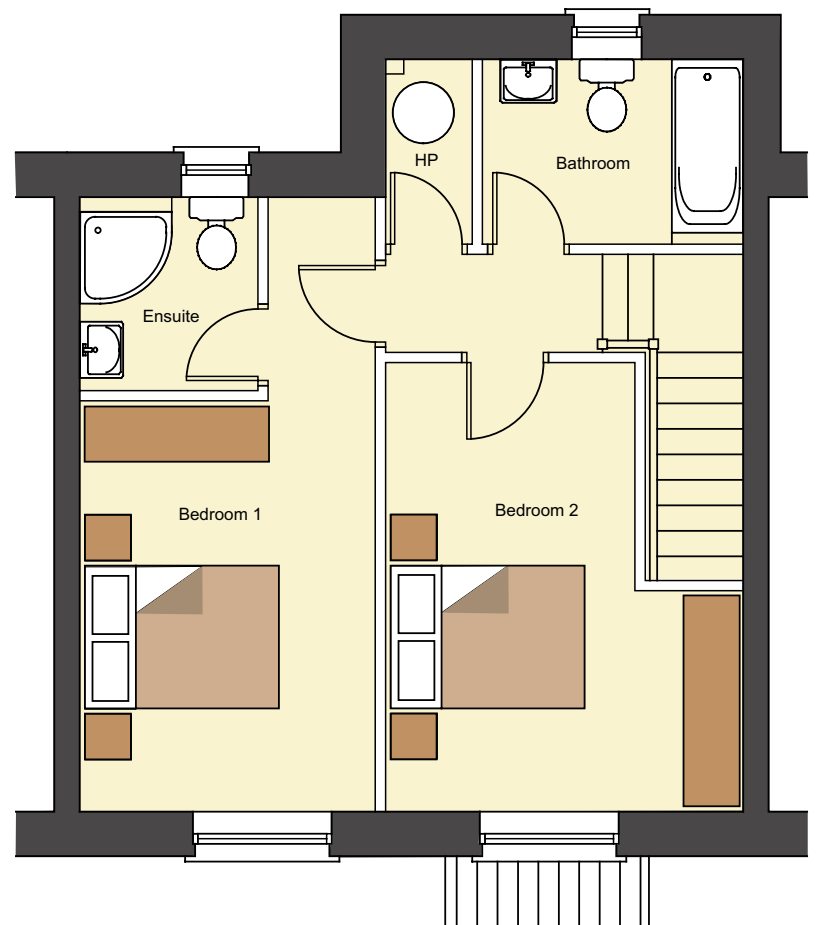
The Cedar

BER A3

2 BEDROOM
TOWNHOUSE
88 SQ.M. / 950 SQ.FT.



GROUND FLOOR



FIRST FLOOR



4 Bedroom Houses



The Ash
4 bedroom detached



The Oak
4 bedroom semi-detached



The Alder
4 bedroom semi-detached

3 Bedroom Houses



**The Sycamore
TYPE A**
3 bedroom semi-detached



**The Sycamore
TYPE B**
3 bedroom semi-detached



**The Sycamore
TYPE C**
3 bedroom townhouse



**The Elm
TYPE A**
3 bedroom semi-detached



**The Elm
TYPE B**
3 bedroom semi-detached



**The Beech
TYPE A**
3 bedroom semi-detached



**The Beech
TYPE B**
3 bedroom semi-detached

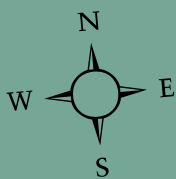


**The Beech
TYPE C**
3 bedroom townhouse

2 Bedroom Houses



The Cedar
2 bedroom townhouse



The Local Area



ST BENEDICTS
NATIONAL SCHOOL

ONGAR VILLAGE
(200m)

ALL WEATHER PITCHES

COMMUNITY CENTRE

CASTAHEANY
NATIONAL SCHOOL

ONGAR ROAD

BARNWELL AVENUE

BARNWELL CRESCENT

BARNWELL CRESCENT

BARNWELL LAWN

BARNWELL GATE

BARNWELL SQUARE NORTH

PLAYGROUND

BARNWELL SQUARE WEST

BARNWELL SQUARE SOUTH

BARNWELL SQUARE EAST

BARNWELL LAKE

STATION ROAD

EDUCATE TOGETHER
NATIONAL SCHOOL

HANSFIELD TRAIN
STATION (400m)

EDUCATE TOGETHER
SECONDARY SCHOOL

BARNWELL ROAD

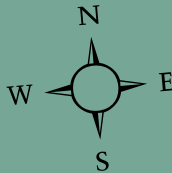
BARNWELL GROVE

BARNWELL GROVE

BARNWELL GROVE

BARNWELL CHASE

BARNWELL HEATH



FUTURE DEVELOPMENT

DUNBOYNE

DUBLIN CITY CENTRE

Not to scale.
This map is for information purposes only
and maybe subject to variation and change.



For identification purposes only.

BER rating



HomeBond/Warranty

Covered by the 10-year HomeBond Guarantee scheme.

Solicitors

Eversheds,
One Earlsfort Centre,
Earlsfort Terrace,
Dublin 2.

Architects

Conroy Crowe Kelly,
65 Merrion Square,
Dublin 2.

Engineers

Cronin & Sutton Consulting,
45 Fitzwilliam Place,
Dublin 2.

Sales Agent:



PSP Licence Number 002885



www.hansfieldhomes.com



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