

BARNWELL
SQUARE

at





BARNWELL SQUARE



Quality New Homes in a Landscaped Setting

Welcome to Barnwell Square at Hansfield, the latest phase of this prestigious development in Dublin 15. Barnwell Square offers a selection of three-bedroom family homes located around a charming landscaped square, within the Barnwell development at Hansfield.

These beautifully designed 'A'-rated homes have been built with exceptional attention to detail. The houses are finished to the very highest standard with an excellent specification inside and out.

This development offers family homes in a location that is designed around family life. Transport, education, sporting, recreational and shopping facilities are just some of the local amenities which are sure to cater for everyone's needs.

Barnwell Square is being built by the McGarrell Reilly Group, one of Ireland's leading house builders, who have an excellent reputation for quality development over the past 30 years.

Amenities

Barnwell Square offers a high-quality 'A'-rated family house in a superb setting close to all the amenities that the great neighbourhood of Hansfield has to offer.

Barnwell Square is convenient to a multitude of amenities including excellent primary schools, secondary schools, colleges and shopping facilities. In addition to all these, Barnwell Square also sits to the north of a band of amenities and a green belt running west from the Phoenix Park, through Farmleigh, Luttrellstown, Westmanstown and onwards, undisturbed, to the Carton Estate in Maynooth.

The transport connections in the area are second to none with the train link at Hansfield Station within five minutes walking distance from the development. This trainline connects to the IFSC and Dublin docklands with a journey time of 25 minutes. The area is also served by a Quality Bus Corridor with the M3 and M50 Motorways only minutes drive away.



Local Area

EDUCATE TOGETHER
NATIONAL SCHOOL

EDUCATE TOGETHER
SECONDARY SCHOOL

HANSFIELD TRAIN
STATION (500m)

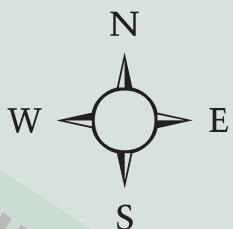
STATION ROAD

 **The Beech Type A**
3-bedroom semi-detached
112 sq.m. / 1,205 sq.ft.

 **The Beech Type B**
3-bedroom semi-detached
112 sq.m. / 1,205 sq.ft.

 **The Beech Type C**
3-bedroom townhouse
110 sq.m. / 1,184 sq.ft.

 **Hansfield Phase 1**
3 and 4-bedroom houses





Specifications

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 En-suite

- Quality Twyford sanitary ware
- High-quality wall-tiling
- Heated polished chrome towel rail
- Thermostatically-controlled pumped 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 coordinated cherrywood carcass

HomeBond Warranty

- Covered by 10 year HomeBond Guarantee Scheme

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 control your heating and hot water remotely from your mobile phone

Decoration and 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
- Solid masonry walls between houses giving excellent sound insulation
- 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
- Window locks throughout

Electrical / Security

- Generous electrical specification throughout
- Wired for T.V., 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



The Beech

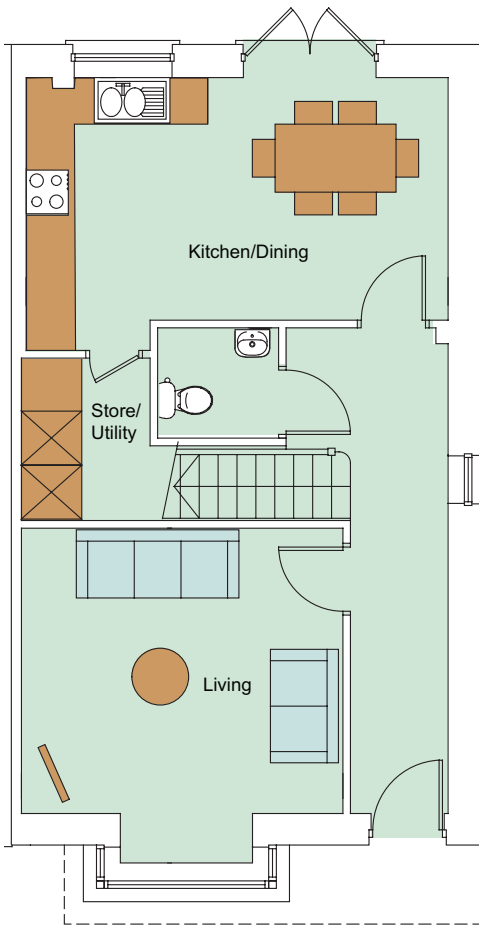
TYPE A

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

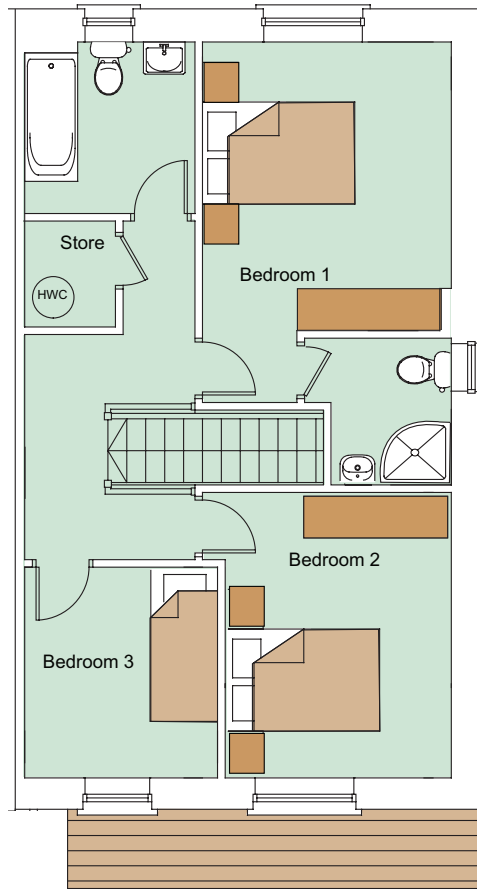
BER A3



TYPE A

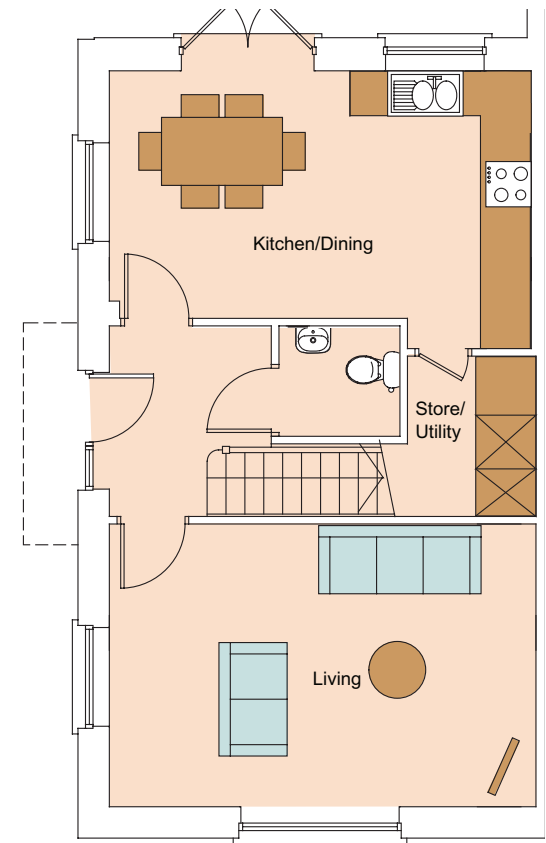


GROUND FLOOR



FIRST FLOOR

TYPE B



GROUND FLOOR

Like to see Barnwell Square come to life?

Download the FREE Vieweet Scan app. Open it, point your mobile at the house photos with Vieweet Scan logo and pause. Needs 3G or wifi on IOS or Android only.

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Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

The Beech

TYPE B

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

BER A3

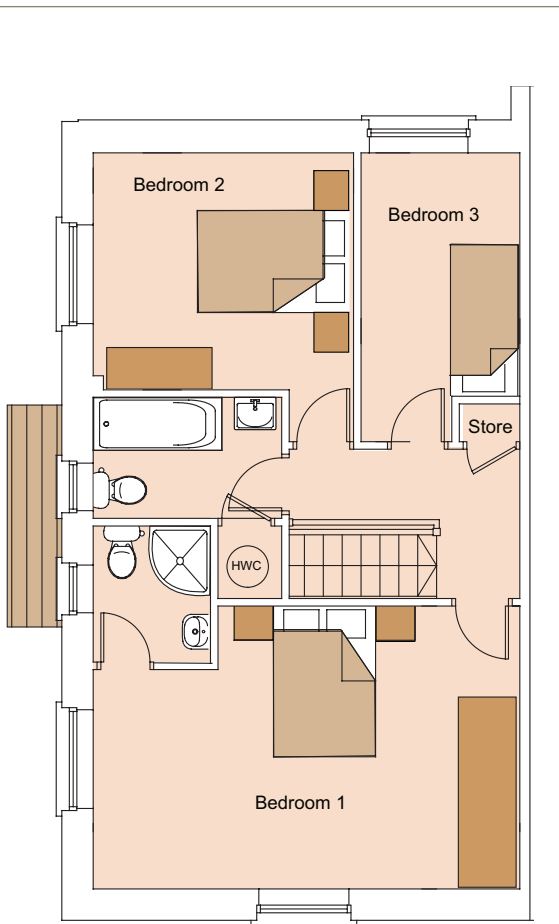


The Beech

TYPE C

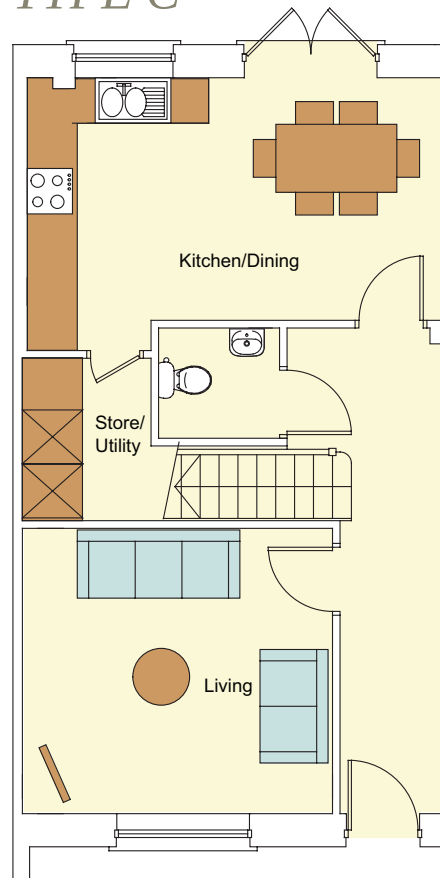
THREE-BEDROOM
TOWNHOUSE
110 SQ.M. / 1,184 SQ.FT.

BER A3

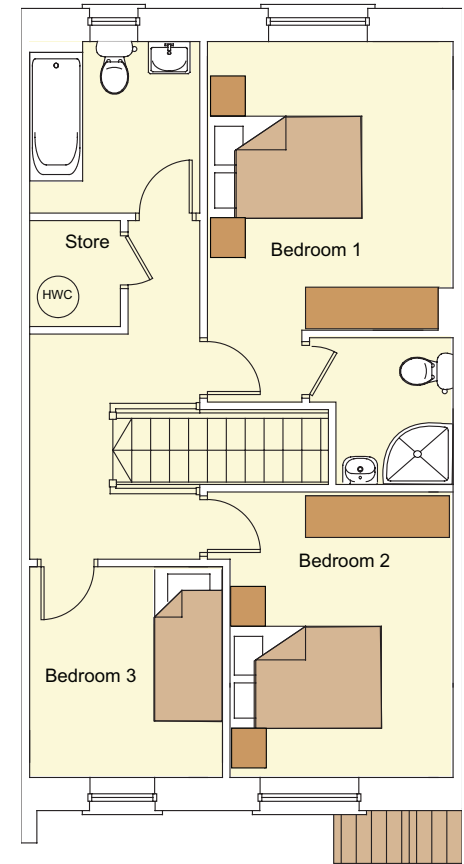


FIRST FLOOR

TYPE C



GROUND FLOOR



FIRST FLOOR

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BER rating

BER A3

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



www.hansfieldhomes.com/barnwellsquare



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