

Contemporary Collection



A young girl with long brown hair, wearing a pink and red plaid dress with a large pink flower hair clip, is looking out a window. Her hands are pressed against the glass. The background is a blurred view of the outdoors. The overall mood is contemplative and serene.

## Features of your New Contemporary Collection 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 A2 to A3
- Management Company in place to ensure the development is maintained to the highest standard

**Hansfield**  
*where life  
just got  
easier*



**HANS  
FIELD**  
DUBLIN 15

## Picture it ...

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



Hansfield is one of Dublin's most significant emerging residential addresses. The development comprises of 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, cafes and restaurants. The development also benefits from the nearby Blanchardstown Centre which offers a unique shopping & 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 13kms 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 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

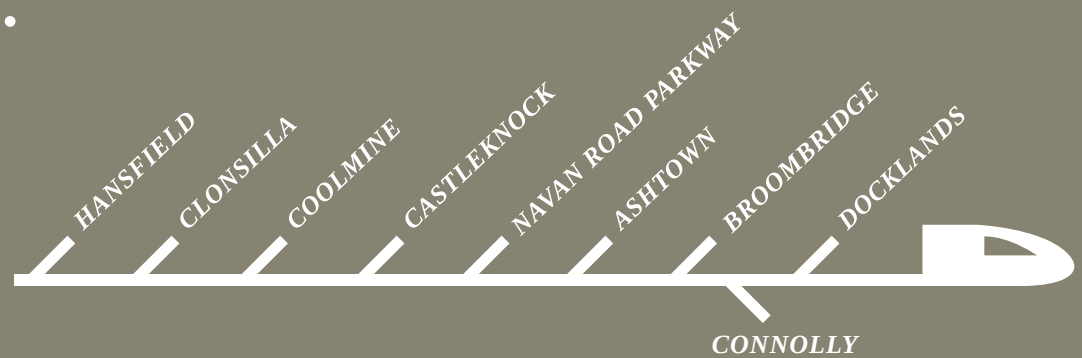
Families will appreciate the choice of schools in the area. Two brand new schools are located within the scheme with Hansfield Educate Together a new 1,000 place National School opened in September 2014 and Hansfield Educate Together Secondary School due to open in September 2015.

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





## *Hansfield offers ...*

two brand new schools within the scheme,  
one national school and a secondary school  
opening in September 2015





# *Hansfield*

“A” rated  
homes with a  
contemporary feel  
throughout

# New Homes ...

Designed with modern family living in mind



**HANS  
FIELD**  
DUBLIN 15

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.





Generous living space and state of the art specification





# Hansfield Specification



## 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 & 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 coordinated cherry wood 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 anywhere.

## Decoration & Finish

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

## Energy Efficiency

- BER “A2” & “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 & 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 TV, telephone and intruder alarm
- External lighting to front and rear gardens

## External / Garden Landscaping

- Cobblelock driveway with parking for 2 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

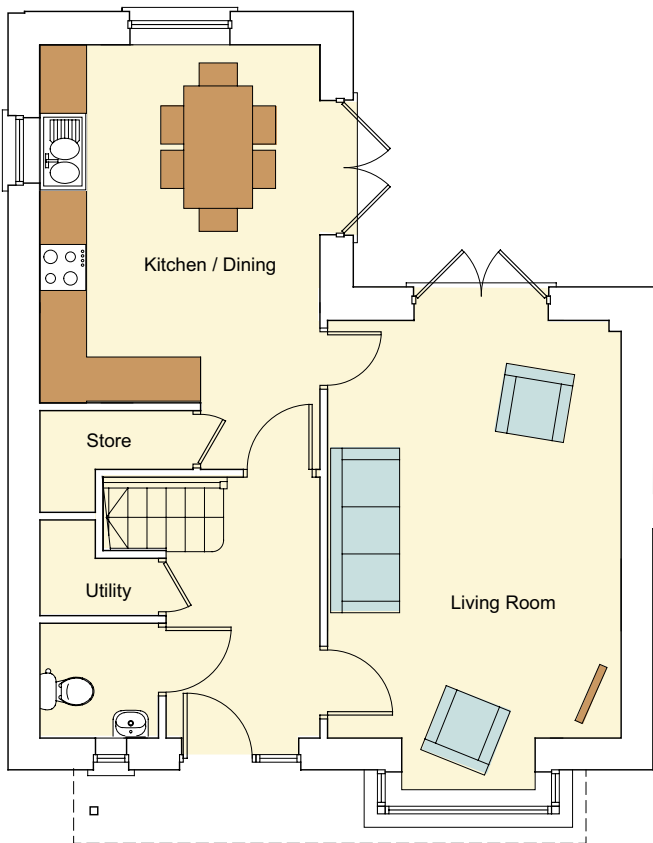
## HomeBond Warranty

- Covered by 10 year HomeBond guarantee scheme

# The Oak

BER A3

4 BEDROOM  
DETACHED HOUSE  
153SQ.M / 1,647SQ.FT

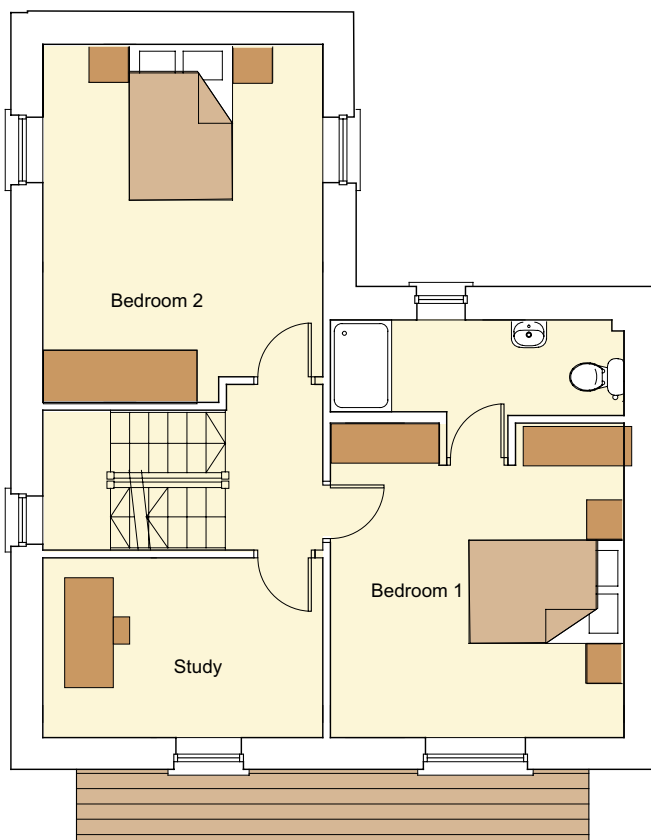


GROUND FLOOR

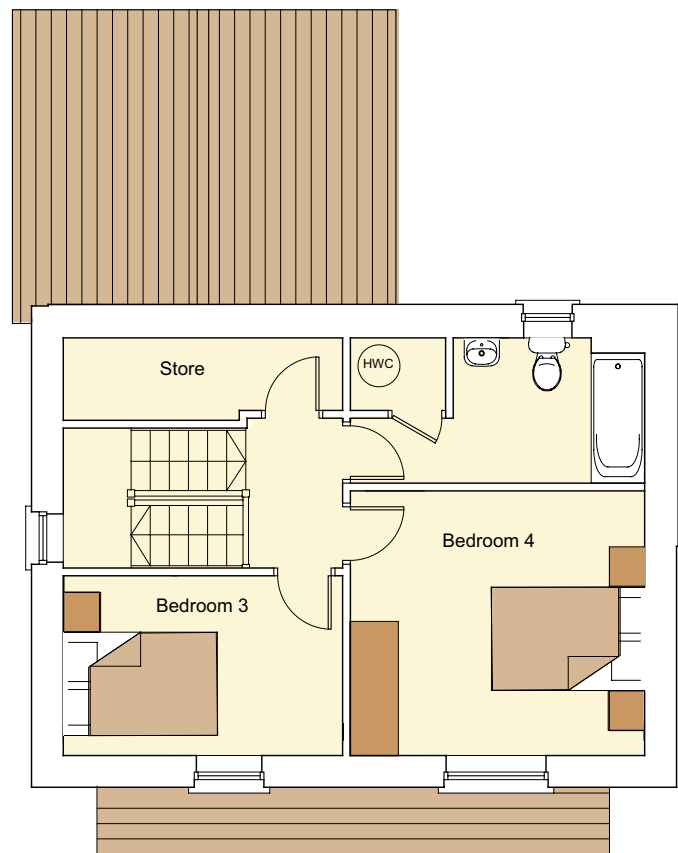


Free App

Like to see Hansfield come to life? Go to the App Store and download the FREE Virtual View App. Open it, point your phone at the floorplans and pause for a moment. Needs at least 3G on IOS or android.



FIRST FLOOR



SECOND FLOOR

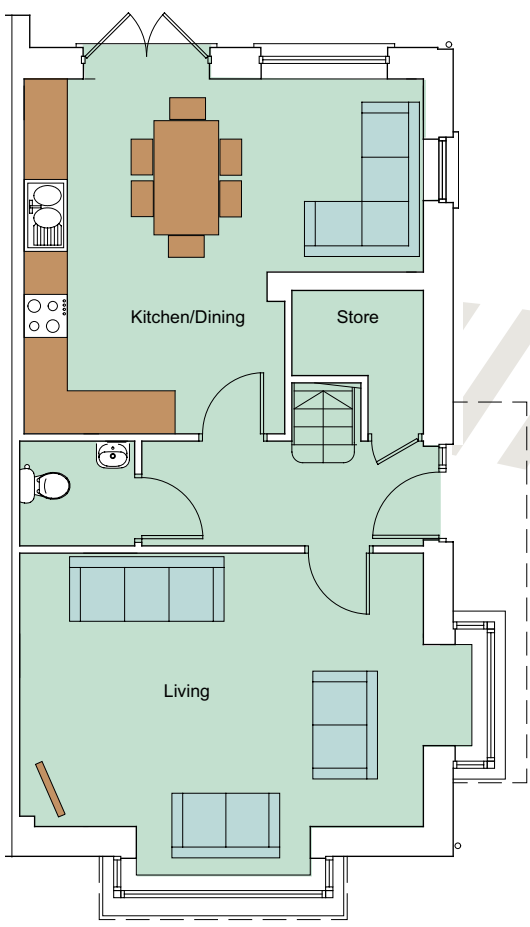
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# The Willow

BER A3

TYPE A

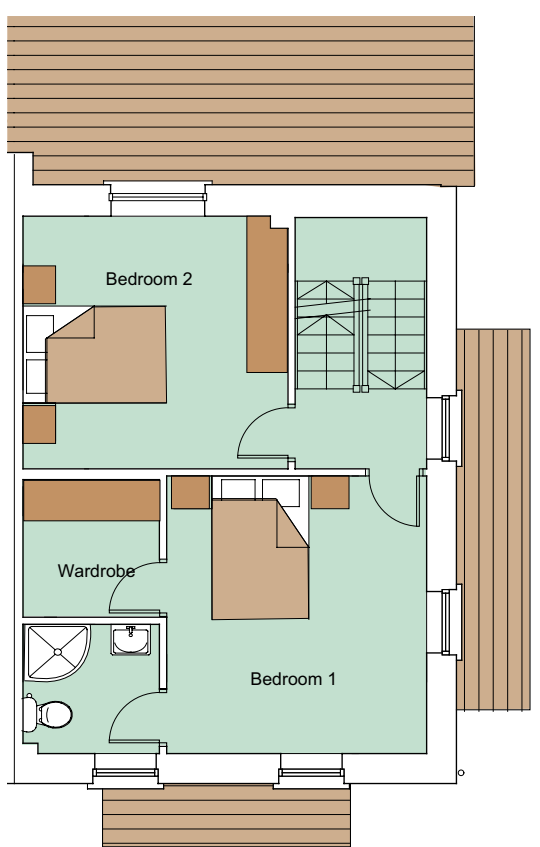
4 BEDROOM  
SEMI-DETACHED HOUSE  
144SQ.M / 1,550SQ.FT



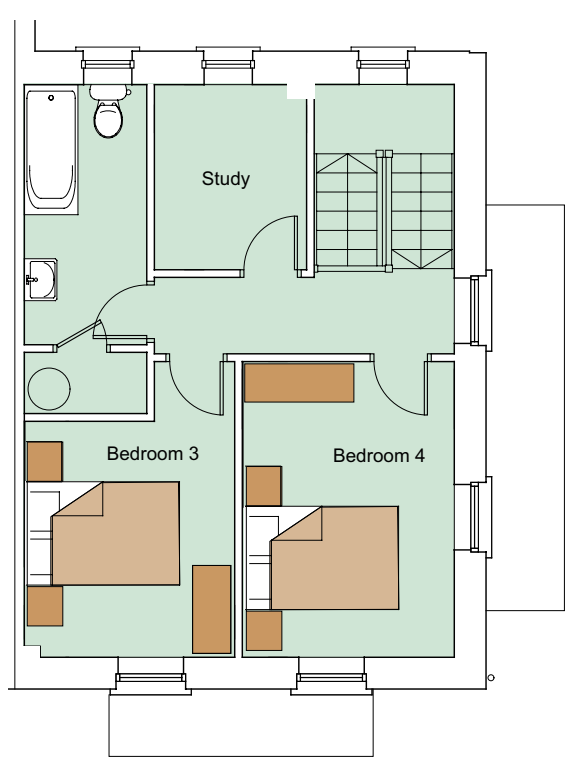
GROUND FLOOR



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FIRST FLOOR



SECOND FLOOR

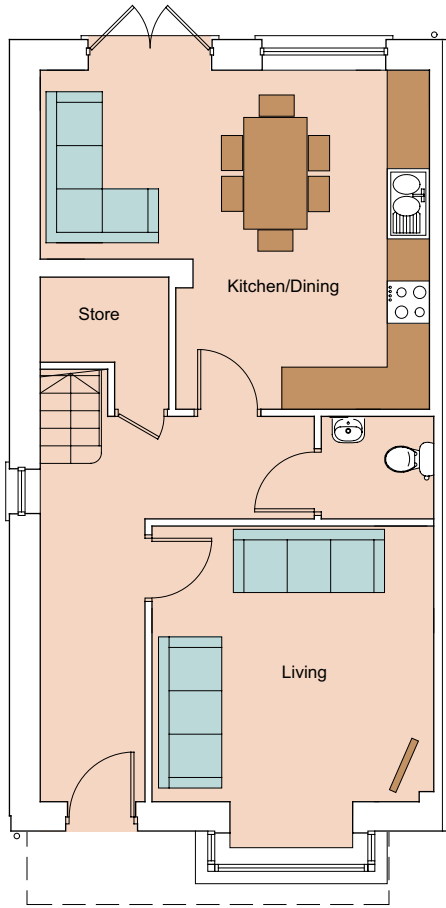
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# The Willow

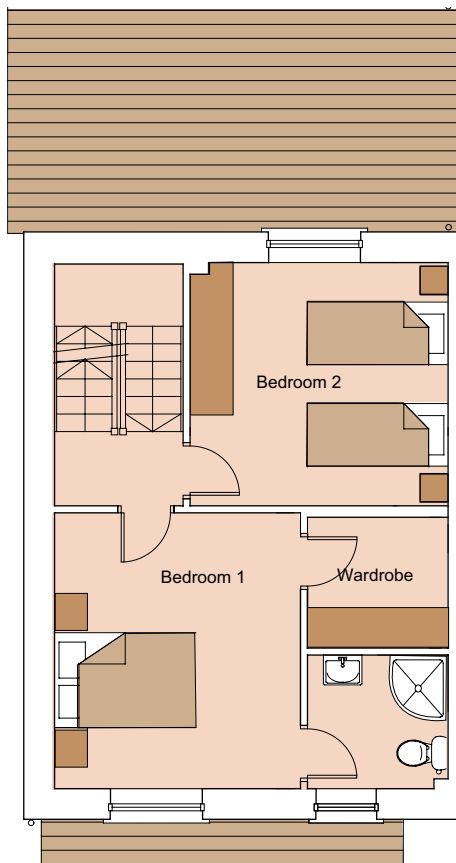
BER A3

## TYPE B

4 BEDROOM  
SEMI-DETACHED HOUSE  
144SQ.M / 1,550SQ.FT



GROUND FLOOR

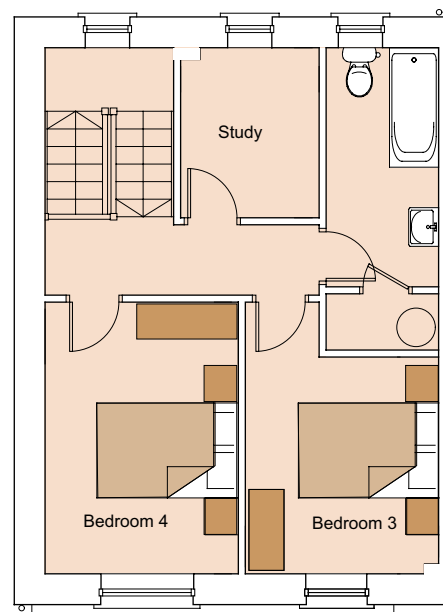


FIRST FLOOR



VIEWEET SCAN

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SECOND FLOOR

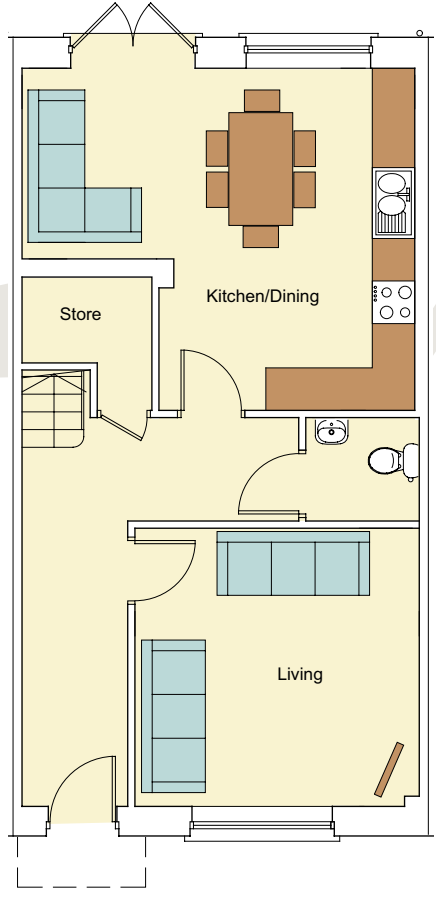
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# The Willow

BER A3

TYPE C

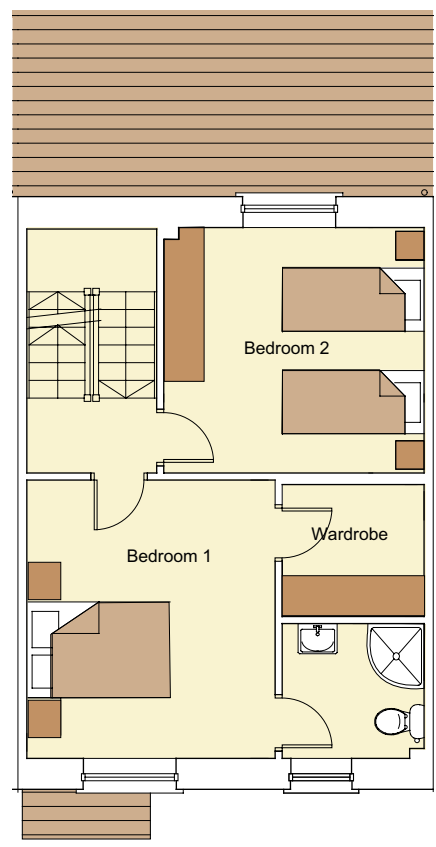
4 BEDROOM  
TOWNHOUSE  
143SQ.M / 1,539SQ.FT



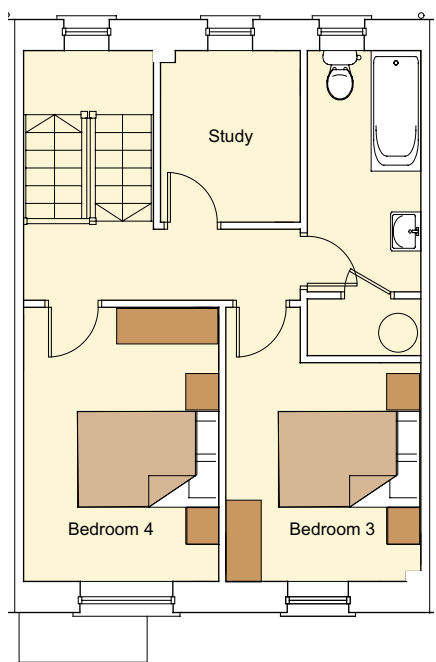
GROUND FLOOR



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FIRST FLOOR



SECOND FLOOR

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# The Beech

BER A3

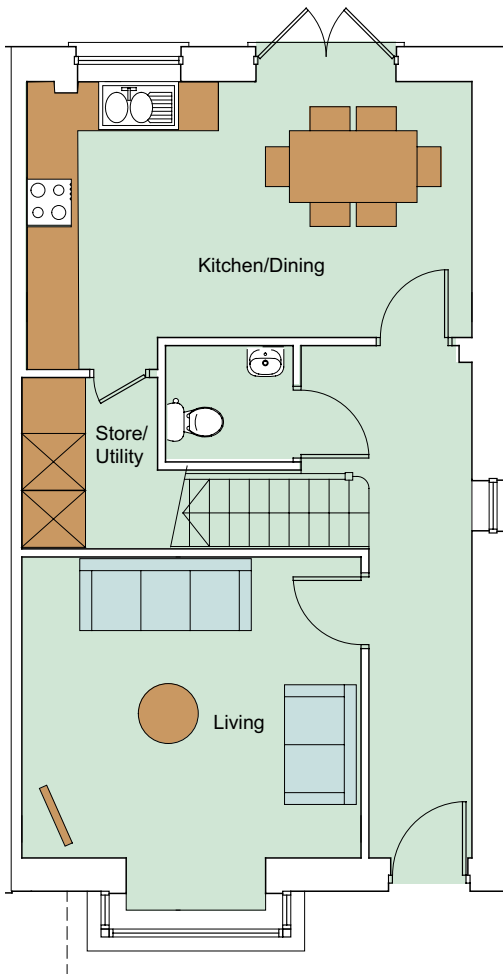
TYPE A

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

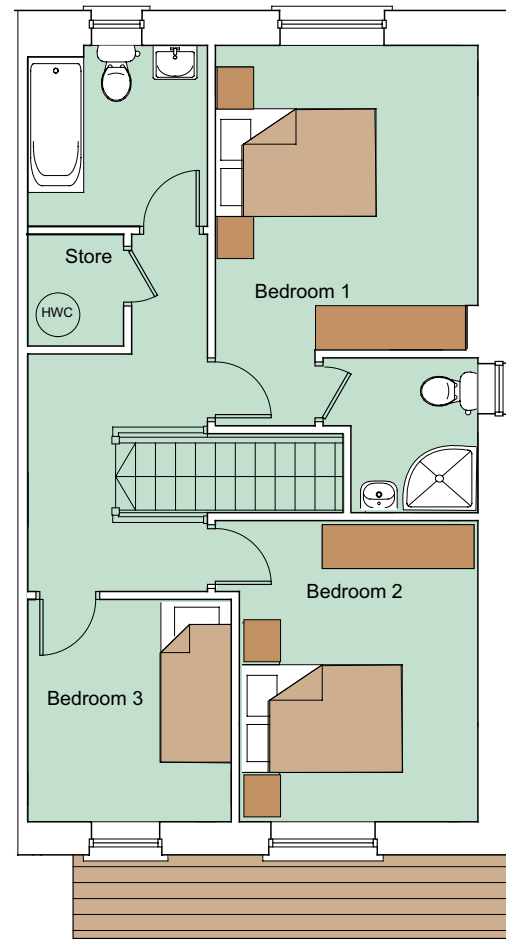


VIEWEET SCAN

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GROUND FLOOR



FIRST FLOOR

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# The Beech

BER A3

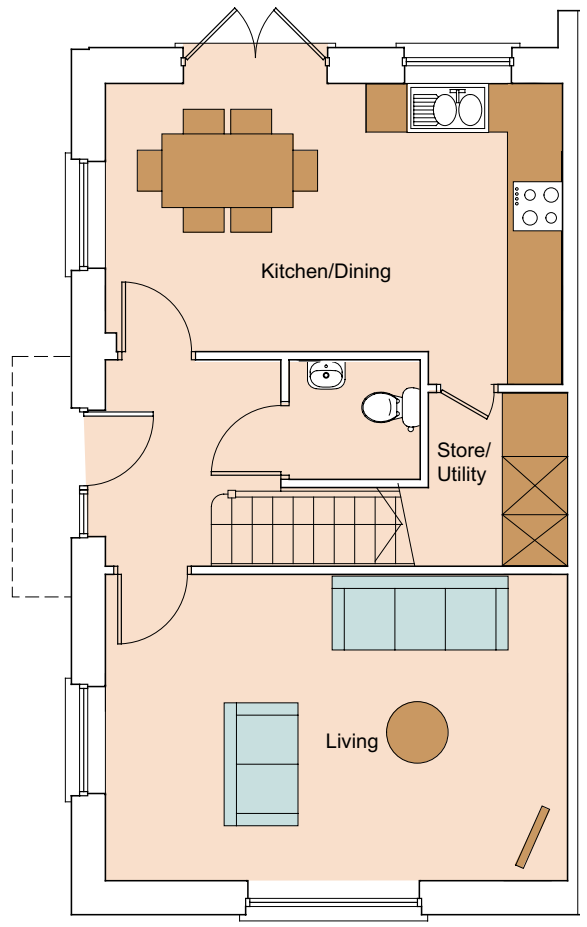
## TYPE B

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

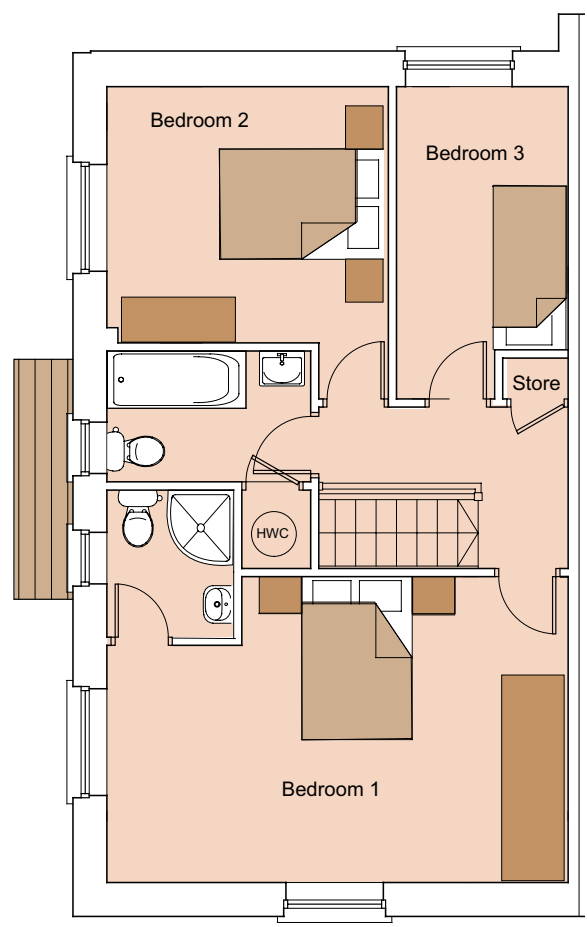


VIEWEET SCAN

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GROUND FLOOR



FIRST FLOOR

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# The Beech

TYPE C

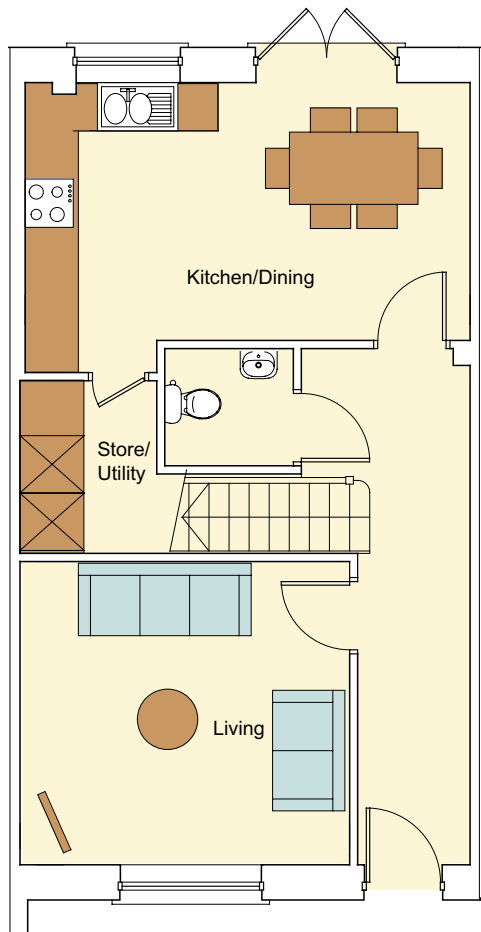
BER A3

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

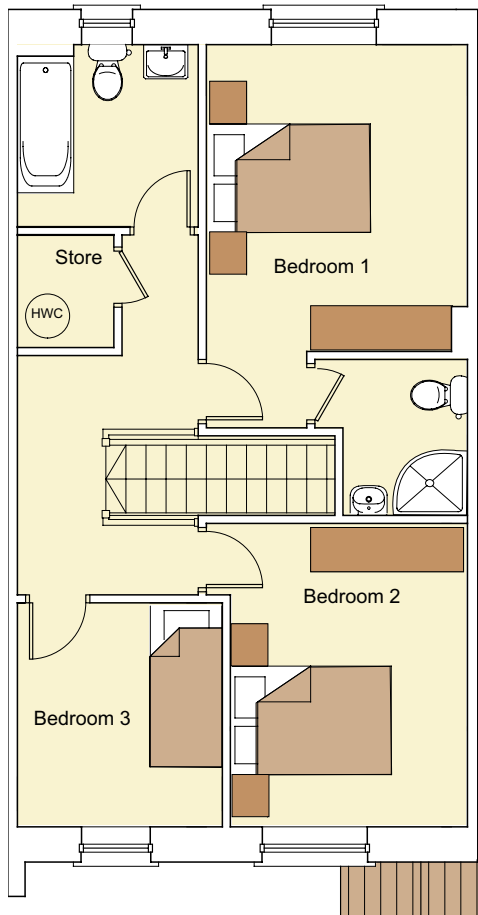


VIEWEET SCAN

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GROUND FLOOR










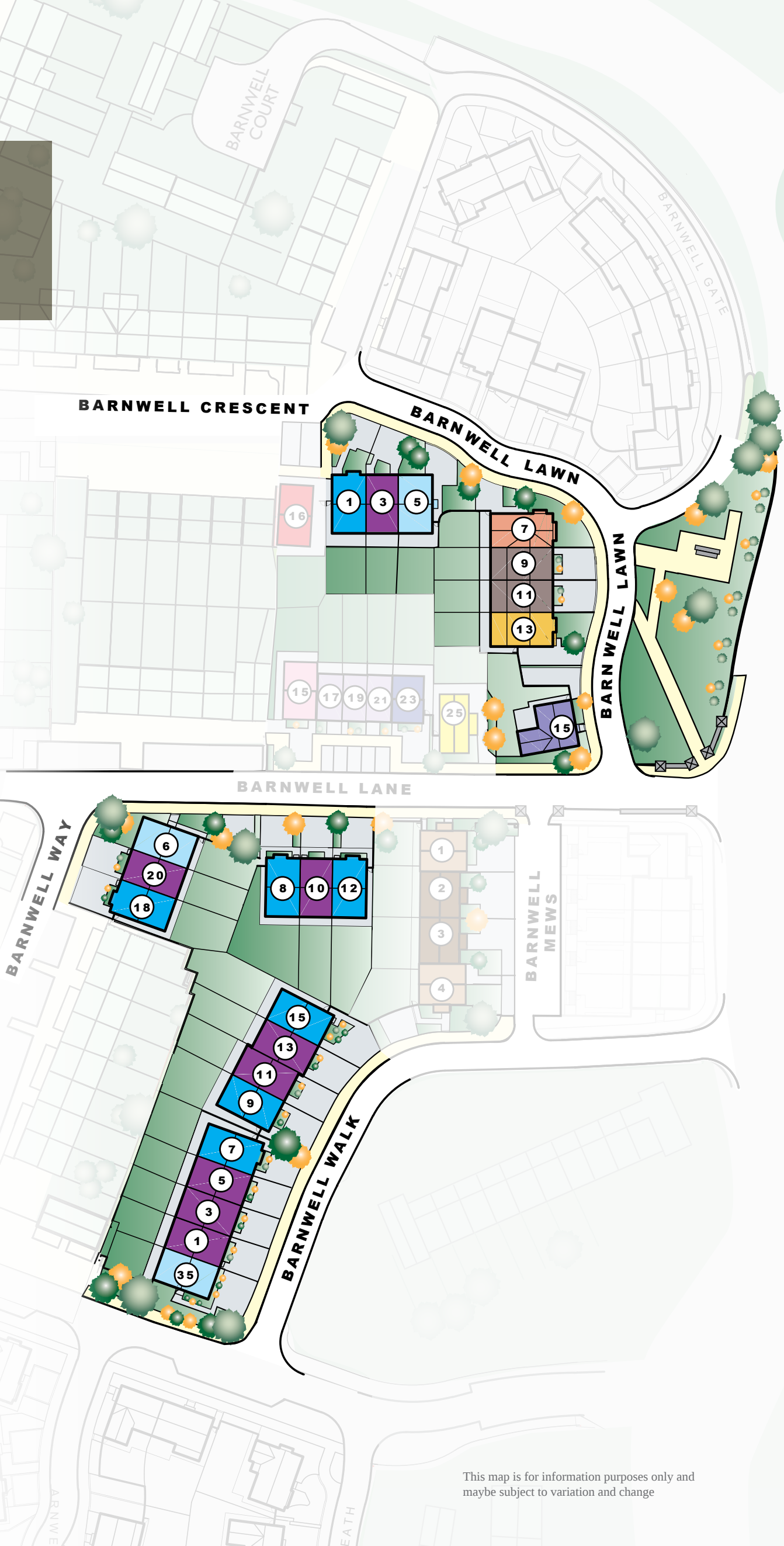
FIRST FLOOR





# Hansfield Phase 1

- 
**The Oak**  
 4 bedroom detached  
 153 sq.m / 1,647 sq.ft
  
- 
**The Willow Type A**  
 4 bedroom semi-detached  
 144 sq.m / 1,550 sq.ft
  
- 
**The Willow Type B**  
 4 bedroom semi-detached  
 144 sq.m / 1,550 sq.ft
  
- 
**The Willow Type C**  
 4 bedroom townhouse  
 143 sq.m / 1,539 sq.ft
  
- 
**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



This map is for information purposes only and maybe subject to variation and change

# The Local Area

CASTAHEANY NATIONAL SCHOOL

ST BENEDICTS NATIONAL SCHOOL

ONGAR VILLAGE (200m)

COMMUNITY CENTRE

ALL WEATHER PITCHES

EDUCATE TOGETHER NATIONAL SCHOOL

EDUCATE TOGETHER SECONDARY SCHOOL  
*(opening September 2015)*

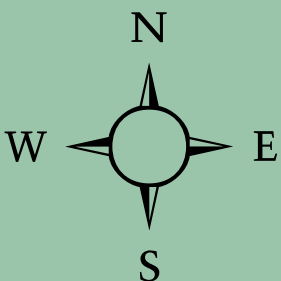
HANSFIELD TRAIN STATION (500m)

DUNBOYNE

OPEN SPACE

HANSFIELD TRAIN STATION

CITY CENTRE





*BER rating*

**BER A2/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

*Sales Agent:*

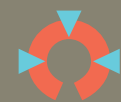


**KELLY WALSH**  
property advisors & agents

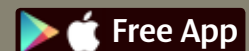
**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)

PSP Licence Number 002885



VIEWEET SCAN



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[www.hansfieldhomes.com](http://www.hansfieldhomes.com)

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