

Belin Woods

NEWBRIDGE

Glenveagh

Home of the new.





Belin Wood

Glenveagh is pleased to introduce Belin Woods, a wonderful new development of family homes only a short stroll from the bustling town of Newbridge, Co. Kildare. Belin Woods offers the perfect mix between urban excitement and rural adventure for families of all ages and sizes.

Riverside living in modern homes

Thoughtful design for family living

Homes at Belin Woods are particularly spacious and ideal for families of all ages. A fluid layout is enhanced by the natural light that floods in from the high-spec double-glazed windows and the beautiful two-tone French doors that open to the spacious garden.



Large hall and landing areas are light and airy, to give you that relaxed feeling as soon as you come in the door. Clever lighting and timeless features are used throughout each of these modern homes.

Designed with you in mind.



Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.

Convenient transport links on your doorstep.

Easy access to where you need to be

Newbridge is located approximately 43km from Dublin, and is a very popular commuter town thanks to its wide selection of transport links. The town is situated on the main Dublin-Cork railway line, and commuters can reach Dublin’s Heuston Station in as little as 25 minutes. For ease of use, there is plenty of parking available at the station.

For motorists, the incredibly convenient M7 motorway bypasses Newbridge, linking the town with the M50 and Dublin, and with the M9 to Waterford. A private bus service, Dublin Coach, links the town with the Luas and Dublin Airport, while Bus Éireann No. 126 bus services local towns as well as Dublin.



| | |
|-----------------|---------|
| M7 | 7 mins |
| The Curragh | 9 mins |
| Kildare Village | 12 mins |
| Dublin City | 40 mins |
| Dublin Airport | 42 mins |




| | |
|----------------------|--------|
| Newbridge to Heuston | 25 min |
|----------------------|--------|



| | |
|-------------------|-----------------|
| Nearby Bus routes | 126 129 726 |
|-------------------|-----------------|



A photograph of a young child wearing a black riding helmet and a teal jacket, seen from the side. The child is reaching out with their right hand to touch the face of a dark-colored horse. The horse is wearing a bridle and is positioned in what appears to be a stable or barn, with wooden walls visible in the background. The lighting is warm and focused on the interaction between the child and the horse.

Thanks to its location on the Athgarvan Road, a scenic spot overlooking the River Liffey, Belin Woods residents can enjoy all the adventure of the countryside while living close to the excitement of a buzzing large town. Why not make it a family day to remember, with a trip to the Curragh Plains and Pollardstown Fen, less than ten minutes away by car.

Country living in a suburban setting

Schools for all ages.

Choose from a host of great schools

For families, Belin Woods' location really couldn't be better, as Newbridge is packed with well-established and well-regarded schools at every level.

Younger members of the family can choose from a host of primary and secondary schools, including St. Conleth's, which is also the location of a branch of the National College of Ireland, while Kildare VTOS Adult Education Centre is located in the town itself.



The perfect location.

Schools

- 1 Patrician Catholic Primary School
- 2 Holy Family Secondary School
- 3 St Conleths & St Mary's Junior and Senior School
- 4 Patrician Catholic Secondary School
- 5 Newbridge College
- 6 Scoil Na Naomh Uilig
- 7 Saint Marks Special School
- 8 Saint Conleths Community College
- 9 Saint Patricks Church of Ireland
- 10 Scoil Mhuire Junior School
- 11 Newbridge Educate Together
- 12 Gaelscoil Chill Dara
- 13 St.Annes Special Needs School

Shopping

- 14 Whitewater Shopping Centre
- 15 Tesco Superstore
- 16 Kildare Village

Sport / Golf

- 17 Ryston Sports Club
- 18 Kildare GAA
- 19 Newbridge Athletic Club
- 20 Newbridge Town FC
- 21 Sarsfields GAA
- 22 Newbridge Golf Club
- 23 Horse Racing Ireland
- 24 The Curragh Racecourse
- 25 Irish National Stud and Gardens

Train stations

- 26 Newbridge Station
- 27 Kildare Station

Hotels

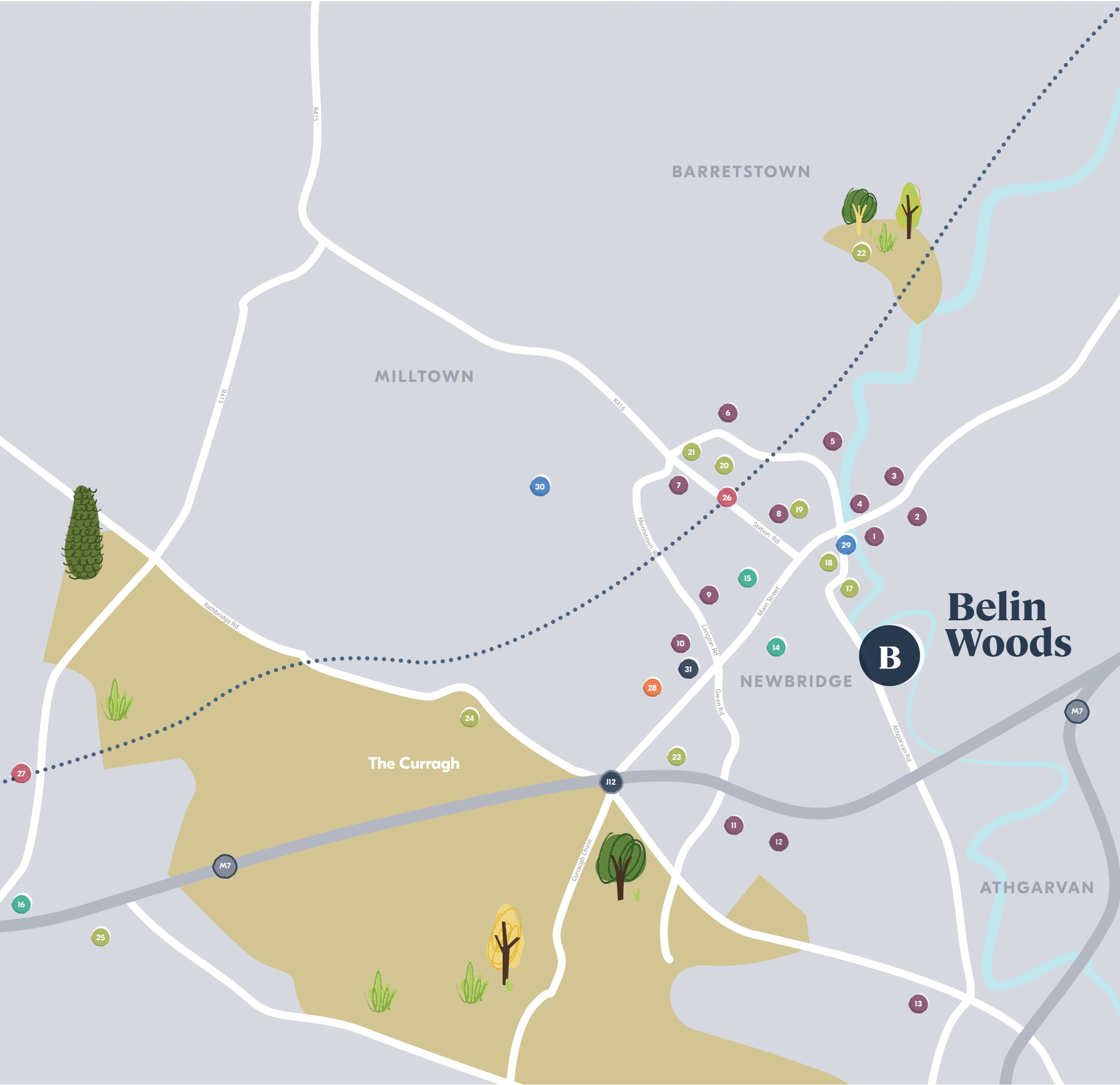
- 28 The Keaden Hotel

Parks

- 29 Linear Liffey Park
- 30 Pollardstown Fen

Churchs

- 31 Cill Mhuire Church



A vibrant town with excellent shopping, entertainment and dining.



Local area

Residents in Belin Woods can choose from an array of shopping, dining and leisure experiences. Newbridge Town Centre is home to some fantastic restaurants and bars, while shoppers from all over the country flock to nearby Kildare Village for great discount cost saving shopping.

After enjoying some retail therapy, at the nearby Whitewater Shopping Centre, why not meet some friends to see the latest blockbuster movie, at the six-screen Odeon Cinema in Whitewater? While you're there, enjoy dinner and drinks. Choose from an array of fast food and sit down restaurants including Milano's and Nando's





Life lived outdoors

Belin Woods is close to the Liffey Linear Park, a seven-acre amenity alongside the River Liffey. The Gables Guest House & Leisure Centre is located next to Belin Woods, and features a 20 metre swimming pool and gym. Many popular sports are accessible in the area, including GAA, soccer, rugby and golf. Watersports and fishing are widely available on the River Liffey.

Newbridge is situated in the heartland of Ireland’s equestrian scene. The Curragh has a long and fascinating history, and most notably was the meeting ground of the mythical Fianna; led by Fionn Mac Cumhail, the warriors raced their horses from the neighbouring Hill of Allen. Now, the area is home to Europe’s oldest grasslands, as well as Ireland’s premier flat racecourse. Enjoy a walk through history on the beautiful lands or join the crowds for an exciting race meeting — it’s all just a short drive from your front door.



Modern life is easy in Belin Woods' bright, spacious and airy homes, which are finished to the highest of standards.



Modern living inside and out.



Step inside to reveal interiors that are thoughtfully laid out to suit modern living and are all finished to the highest of standards.

On a bright day, open the stunning French doors to the garden and enjoy some outdoor living in the comfort of your own home.

Images representative of typical Glenveagh homes



Built to a standard you can trust.

Key Specifications

External Features

- Maintenance free, monocouche/tasteful mix of brick, type - Lanyon Brick - Elmwood - Red Multiand with render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded rear gardens.

Internal Finishes

- Painted white throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull down attic ladder with insulated & airtight access hatch

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and main bedroom.
- A-rated condensing Samsung pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchens

- Superb contemporary kitchen by Fitzgeralds Kitchens 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.
- Carefully chosen tiles on all bathroom floors and wet areas.

Windows & Doors

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

Wardrobes

- Shaker-style fitted wardrobes supplied by Fitzgeralds Kitchens.

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 air tightness in order to retain heat.

Guarantee

- Each Belin Woods home is covered by a 10 year Homebond structural guarantee.

House styles

1 Bed Homes

The Laurel
1 Bed Apartment
51 - 63 sqm | 553 - 678 sqft

2 Bed Homes

The Hazel
2 Bed Mid | End Terrace
88 - 91 sqm | 943 - 982 sqft

3 Bed Homes

The Beech
3 Bed Mid | End Terrace
102 - 104 sqm | 1097 -1119 sqft

The Larch
3 Bed Semi Detached
113 sqm | 1213 sqft

The Poplar
3 Bed Semi Detached
113 sqm | 1213 sqft

4 Bed Homes

The Oak
4 Bed Semi Detached
128 sqm | 1382 sqft

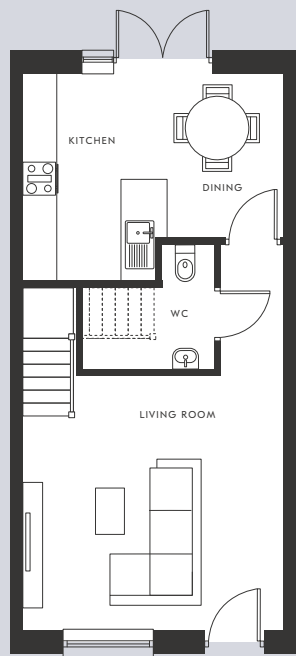
The Ash
4 Bed Semi Detached
143 sqm | 1541 sqft

The Elm
4 Bed End Terrace
145 - 153 sqm | 1564 - 1647 sqft

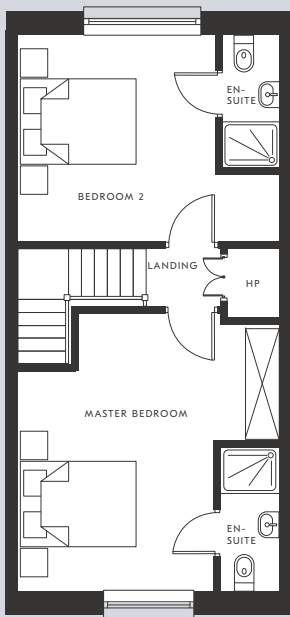


The Hazel

2 Bed Mid | End Terrace
88 sqm | 943 sqft



Ground Floor

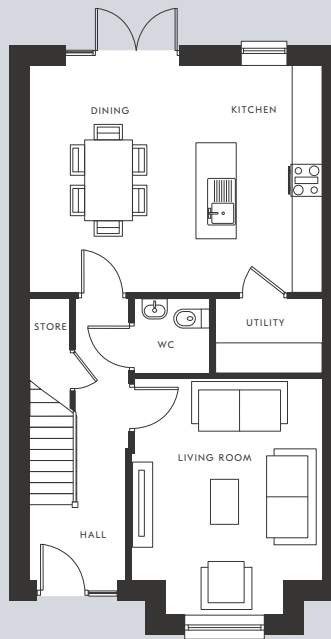


First Floor

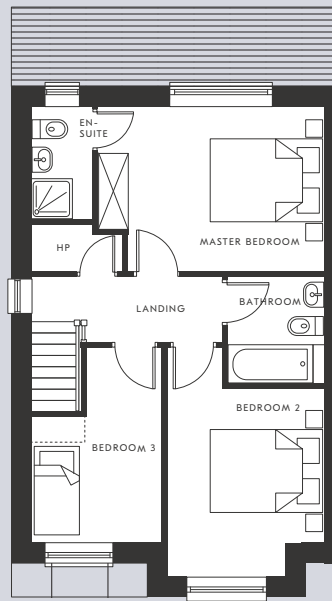
Floor plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

The Larch

3 Bed Semi Detached
113 sqm | 1213 sqft



Ground Floor

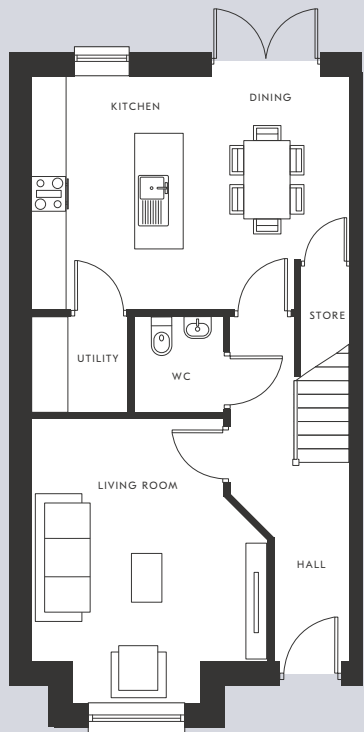


First Floor

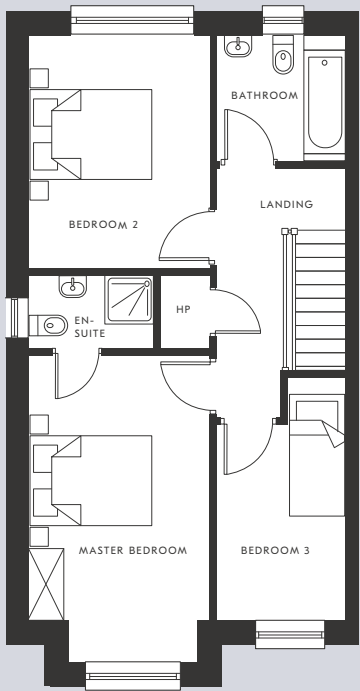
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The Beech

3 Bed Mid | End Terrace
104 sqm | 1119 sqft



Ground Floor

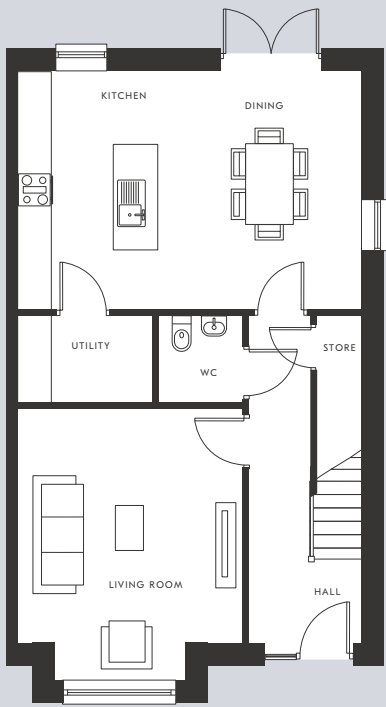


First Floor

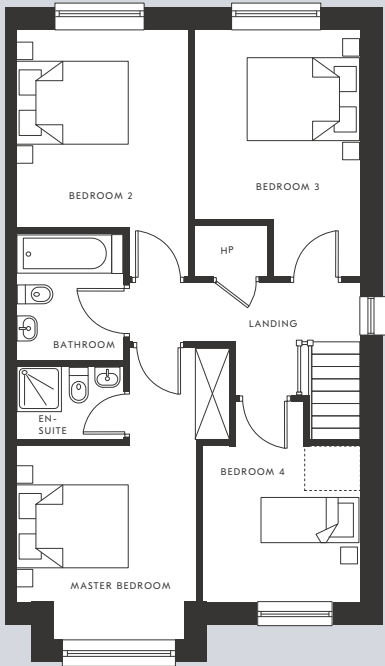
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The Oak

4 Bed Semi Detached
128 sqm | 1382 sqft



Ground Floor

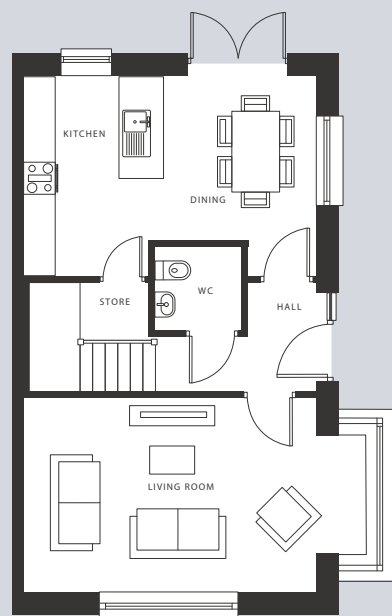


First Floor

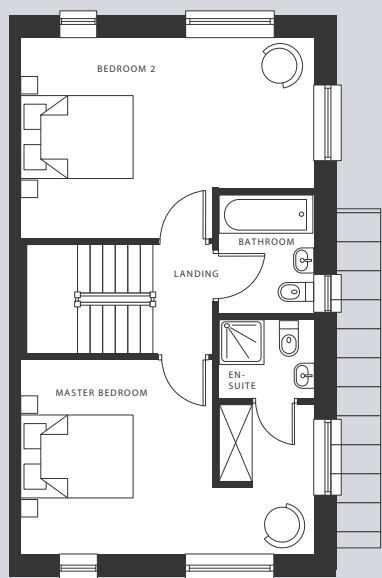
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The Elm

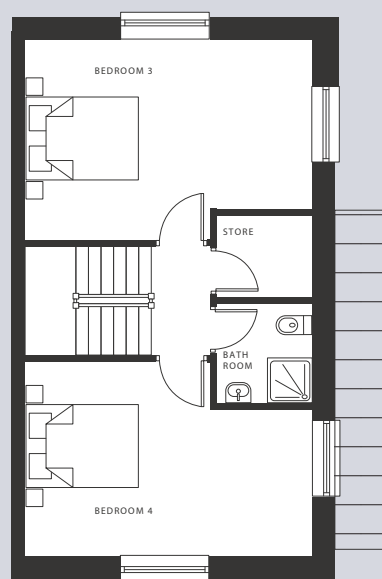
4 Bed End Terrace
145 - 153 sqm | 1564 - 1647 sqft



Ground Floor



First Floor



Second Floor

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LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

Discover more Glenveagh developments



Belin Woods
Newbridge, Co. Kildare



Walkers Gate
Kildare Town, Co. Kildare



Ravens Mill
Rolestown, Co. Dublin



Barnoaks
Citywest, Co. Dublin



Riversend @ Effernock
Trim, Co. Meath



Baker Hall
Navan, Co. Meath



Selling agent



**Knight
Frank**

01 634 2466

PRSA Licence: 001880

Professional team

Developer, **Glenveagh Homes**
Architectural Designers, **AKM**
Solicitor, **Kane Tuohy**

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