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**BAY MEADOWS**

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DUBLIN 15

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**BAYMEADOWS.IE**



# BAY MEADOWS

DUBLIN 15

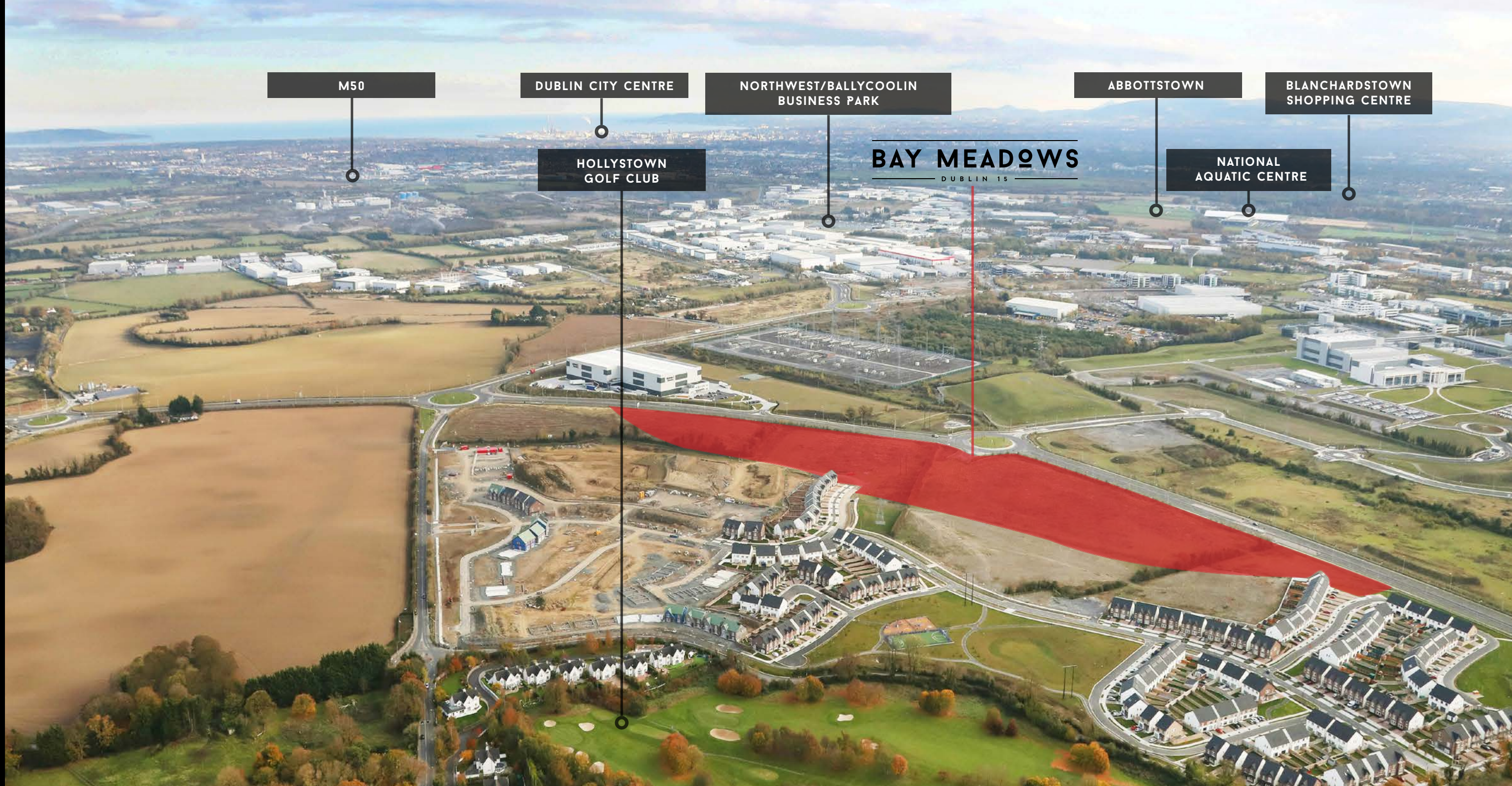
**BAY MEADOWS IS A NEW DEVELOPMENT OF 183 FAMILY HOMES LOCATED IN HOLLYSTOWN, DUBLIN 15. THE SCHEME, BY ARCHTREE DEVELOPMENTS, WILL COMPRISE A MIX OF 2, 3 AND 4 BEDROOM FAMILY HOMES.**

These well-proportioned houses have been specifically designed with the needs of a modern family in mind. The exceptional attention to detail within these A rated homes gives them a contemporary feel throughout and ensures purchasers will enjoy the benefit of a brand new high specification house, complete with all the modern lifestyle designs.





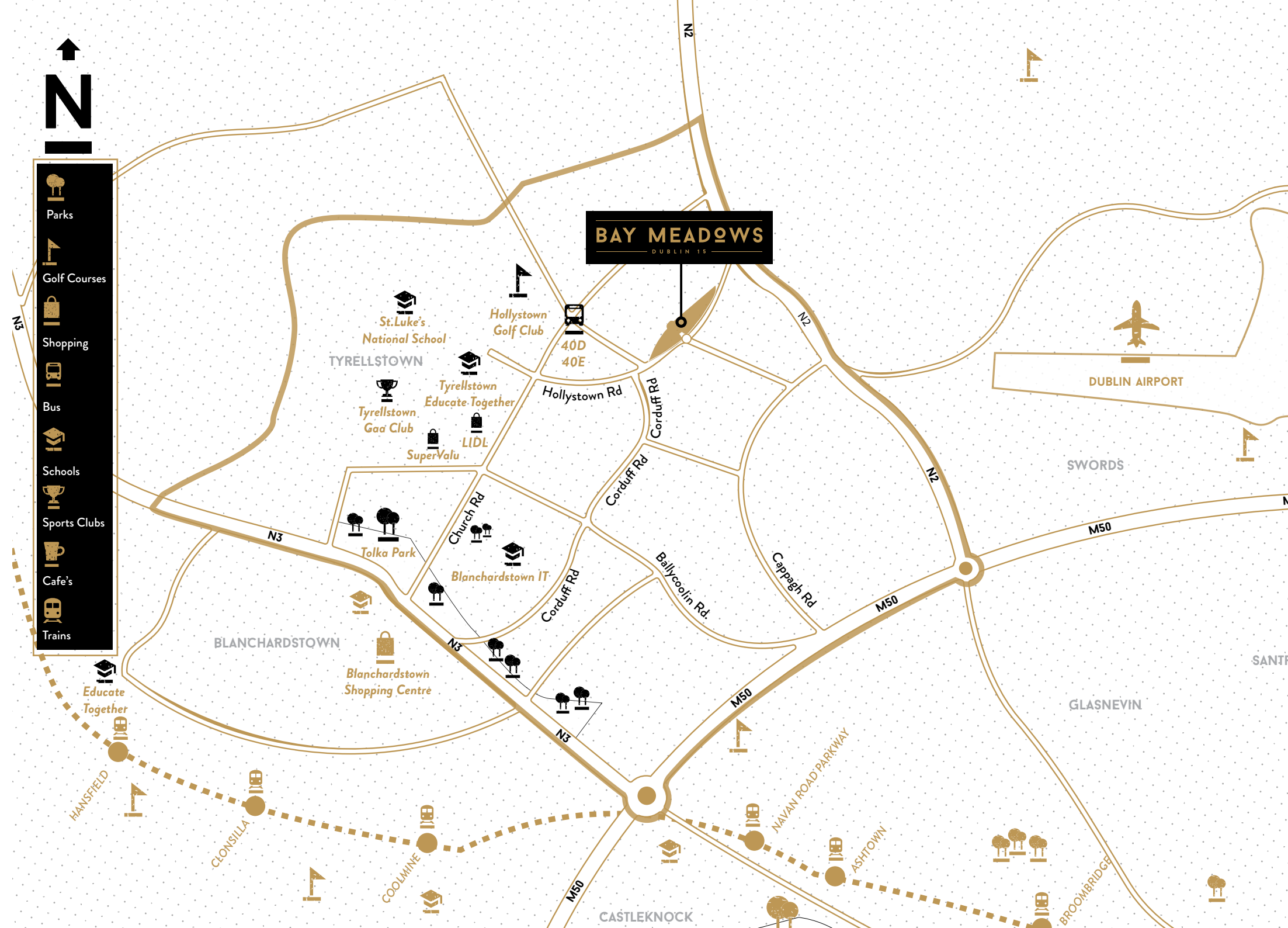
PERFECTLY  
LOCATED IN  
DUBLIN 15



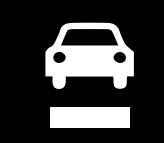








# GETTING AROUND WITH EASE



- 5MINS**  
BLANCHARDSTOWN TOWN CENTRE
- 5MINS**  
M50 (JUNCTION 6)
- 5MINS**  
M50 (JUNCTION 5)
- 15MINS**  
DUBLIN AIRPORT
- 20MINS**  
HEUSTON STATION
- 25MINS**  
DUBLIN CITY CENTRE

*Times are approximate.  
Arrival times may vary.*
















# 0 SITE PLAN



PHASE ONE

PHASE TWO

## HOUSE TYPES

- |   |   |
|---|---|
|  <b>HOUSE TYPE A</b><br>3 BED MID TERRACE / SEMI DETACHED<br>1,201 SQFT / 111.6 SQ.M       |  <b>HOUSE TYPE H</b><br>3 BED SEMI DETACHED<br>1,177 SQFT / 109.4 SQ.M                                     |
|  <b>HOUSE TYPE B</b><br>3 BED END TERRACE<br>1,201 SQFT / 111.6 SQ.M                     |  <b>HOUSE TYPE J</b><br>4 BED END TERRACE / SEMI DETACHED<br>1,621 SQFT / 150.6 SQ.M                     |
|  <b>HOUSE TYPE C</b><br>3 BED END TERRACE / SEMI DETACHED<br>1,233 SQFT / 114.5 SQ.M     |  <b>HOUSE TYPE K</b><br>3 BED SEMI DETACHED<br>1,223 SQFT / 113.6 SQ.M                                   |
|  <b>HOUSE TYPE E</b><br>2 BED END & MID TERRACE<br>966 SQFT / 89.8 SQ.M                  |  <b>HOUSE TYPE L</b><br>3 BED SEMI DETACHED<br>1,223 SQFT / 113.6 SQ.M                                   |
|  <b>HOUSE TYPE F</b><br>4 BED SEMI DETACHED /<br>END OF TERRACE<br>1,431 SQFT / 133 SQ.M |  <b>HOUSE TYPE M</b><br>4 BED SEMI DETACHED<br>1,655 SQFT / 153.8 SQ.M                                   |
|   |  <b>HOUSE TYPE N</b><br>4 BED END OF TERRACE /<br>MID TERRACE / SEMI DETACHED<br>1,621 SQFT / 150.6 SQ.M |

Plans are for illustrative purposes only. Layouts may vary.





# SPECIFICATION

## KITCHENS

- High quality fitted kitchens supplied and fitted by Keane Kitchens with efficient built-in extractor fan and soft close drawers
- Each house type has their own kitchen design as per the respective showhouse

## BATHROOMS & EN-SUITES

- Top-quality sanitary ware
- Guest WC & en-suite in all houses
- Extensive tiling provided as per show house
- Heated towel rails in both the main bathroom and en-suite

## ENERGY EFFICIENCY

- Impressive A3 BER energy rating
- Extensive wall and floor insulation and exceptional air tightness throughout
- Energy-efficient PVC windows & doors
- A-rated condensing boiler unit and zoned heating control

## SECURITY & SAFETY

- Top-quality smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors

## ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- Data points and digital tv connections to kitchen, living room and main bedroom
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points

## HEATING & WATER SERVICES

- Highly efficient gas-fired central heating system with thermostatic zoned heating control, including hot water control
- Fully pressurised hot & cold water system

## INTERNAL FINISHES

- All walls, ceilings and joinery painted and finished to a high standard
- Built in wardrobes in each of the bedrooms by Keane Kitchens
- Attractive staircases featuring painted softwood balustrades, newel post and painted hardwood handrails
- Extensive attic storage with pull-down ladder access

## EXTERNAL FINISHES

- Attractive brick and render facades
- Maintenance-free UPVC fascia soffits and downpipes
- Paved front driveways
- All gardens raked and seeded
- Architecturally designed, open green spaces with extensive landscaping

## GENERAL

- Each home is covered by 10 year Homebond structural guarantee

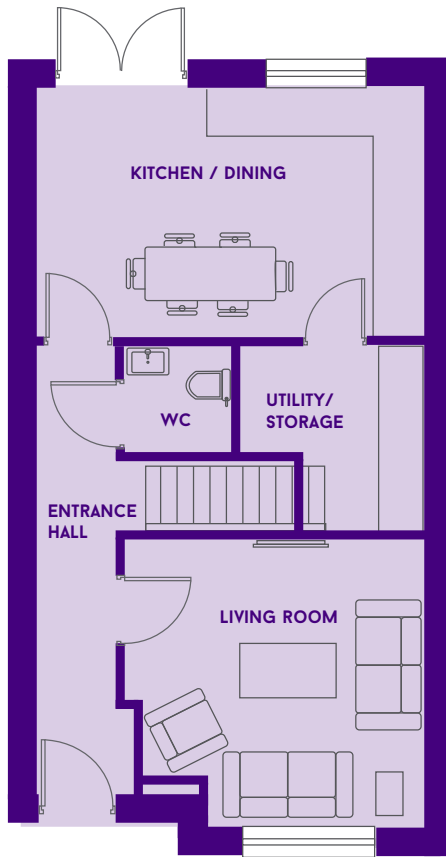




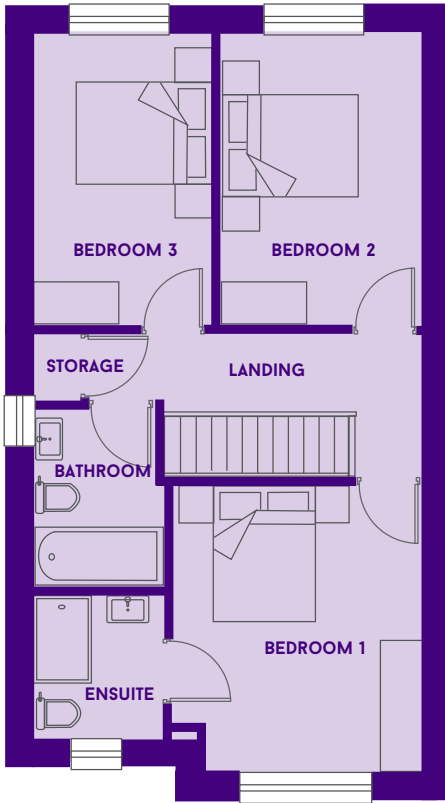
# HOUSE TYPE A

3 BED MID TERRACE & SEMI DETACHED

1,201 SQFT / 111.6 SQ.M



GROUND FLOOR



FIRST FLOOR

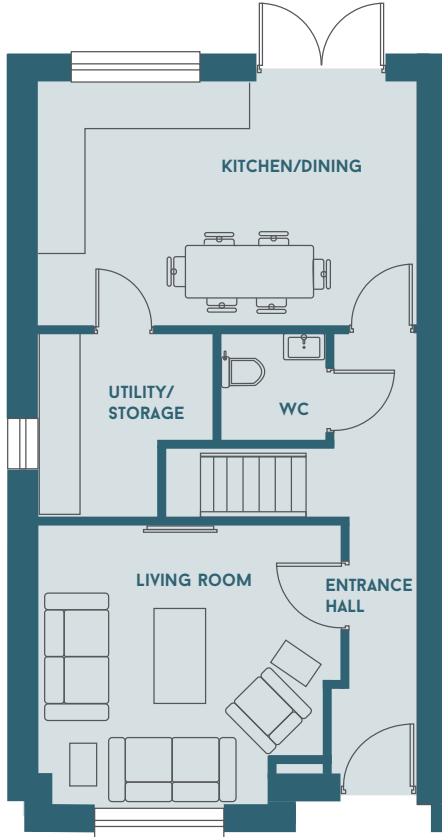
Plans are for illustrative purposes only. Layouts may vary.



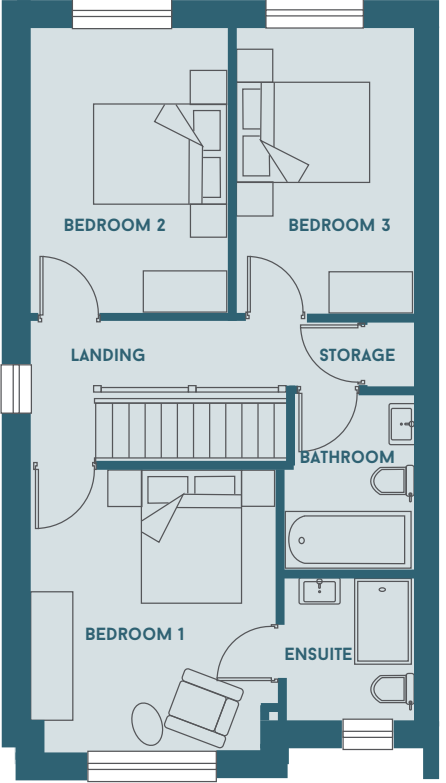
# HOUSE TYPE B

3 BED END TERRACE

1,201 SQFT / 111.6 SQ.M



GROUND FLOOR



FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.

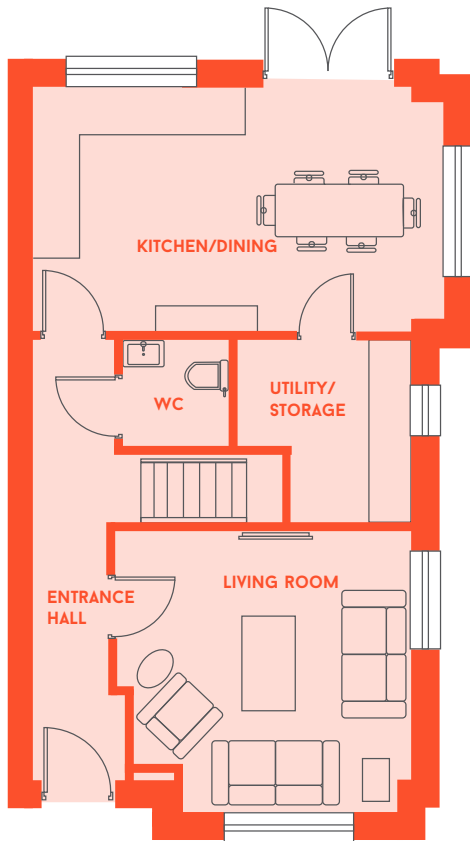




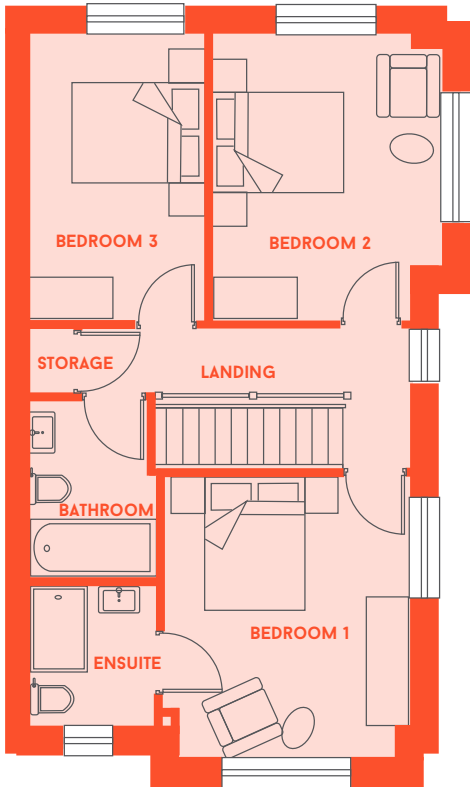
# HOUSE TYPE C

3 BED END TERRACE & SEMI DETACHED

1,233 SQFT / 114.5 SQ.M



GROUND FLOOR



FIRST FLOOR

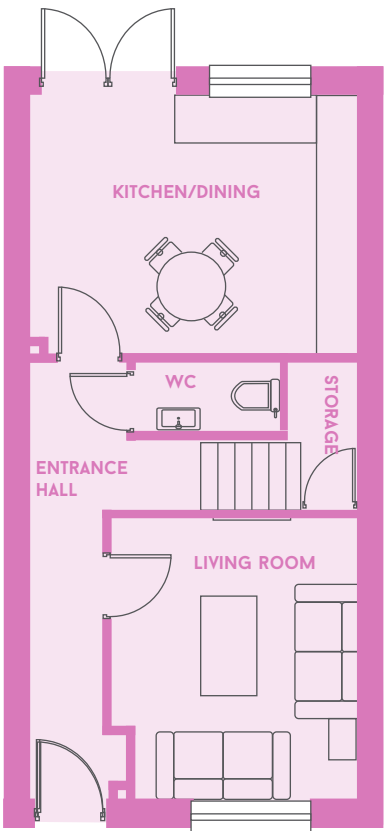
Plans are for illustrative purposes only. Layouts may vary.



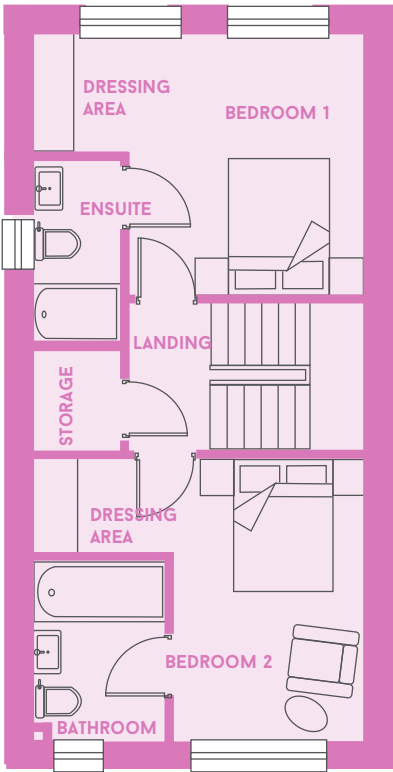
# HOUSE TYPE E

2 BED END & MID TERRACE

966 SQFT / 89.8 SQ.M



GROUND FLOOR



FIRST FLOOR

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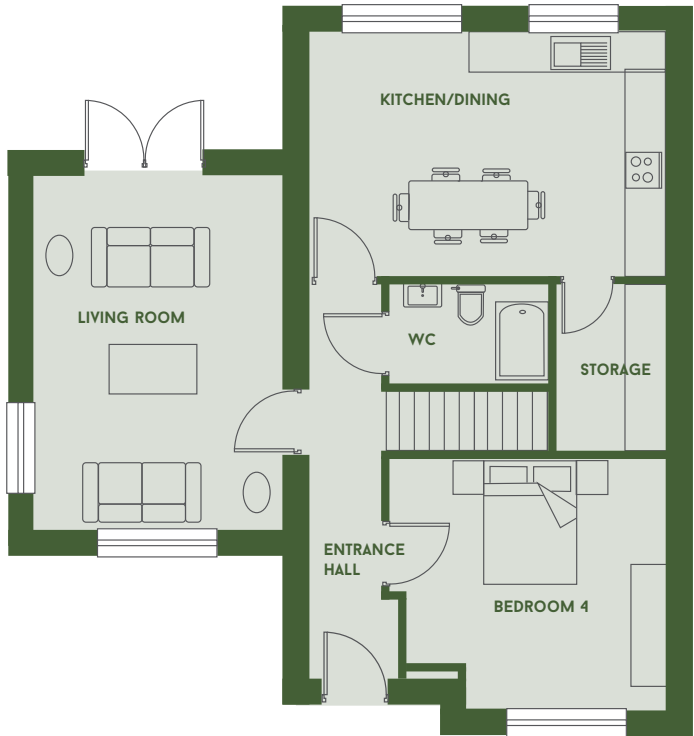




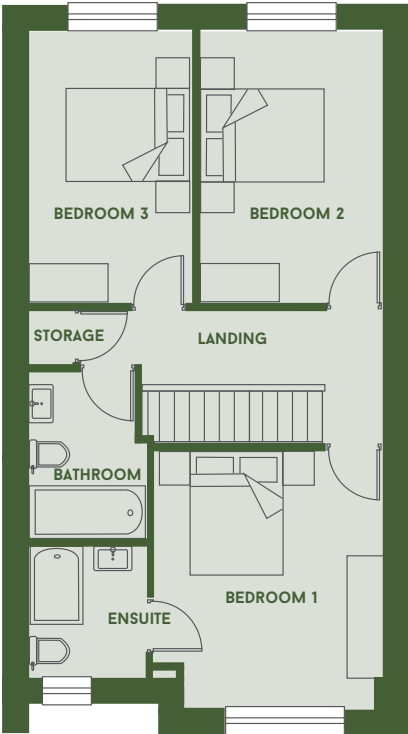
# HOUSE TYPE F

4 BED SEMI DETACHED & END OF TERRACE

1,431 SQFT / 133 SQ.M



GROUND FLOOR



FIRST FLOOR

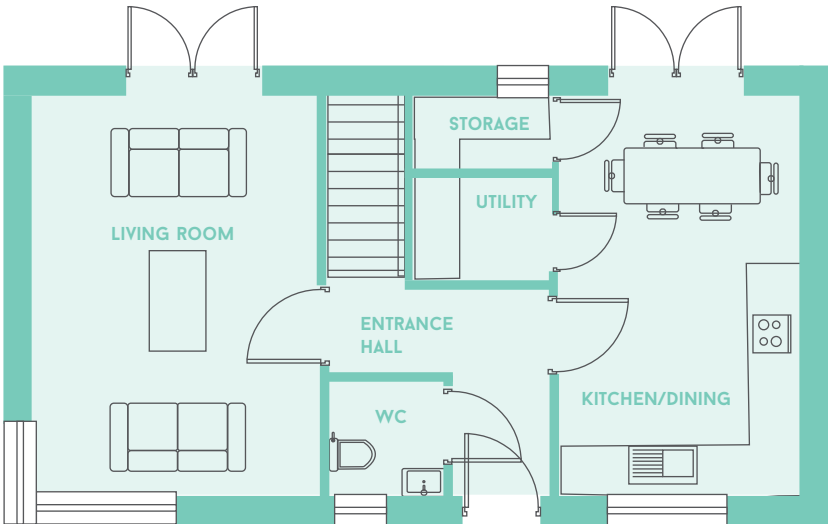
Plans are for illustrative purposes only. Layouts may vary.



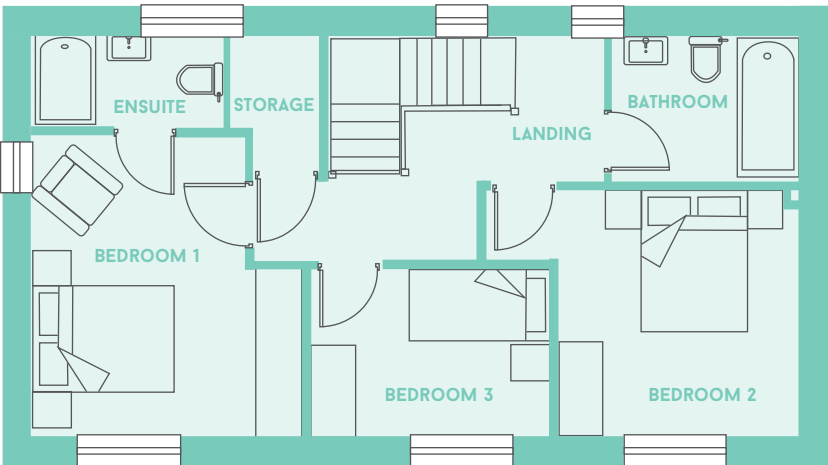
# HOUSE TYPE H

3 BED SEMI DETACHED

1,177 SQFT / 109.4 SQ.M



GROUND FLOOR



FIRST FLOOR

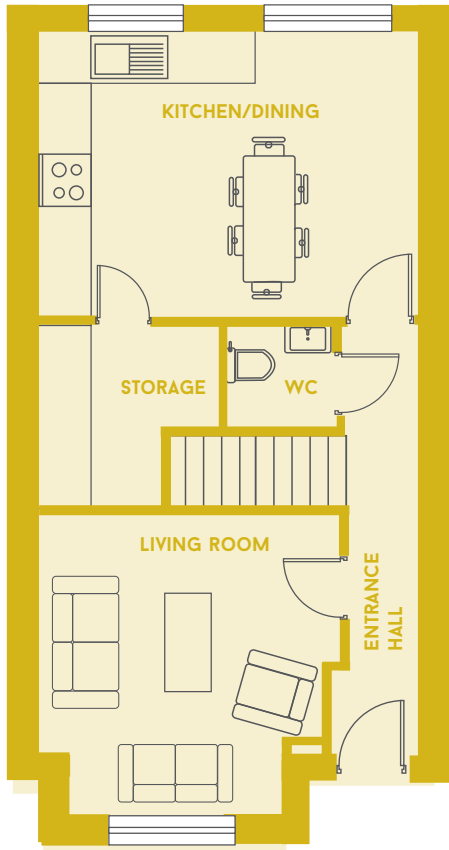
Plans are for illustrative purposes only. Layouts may vary.



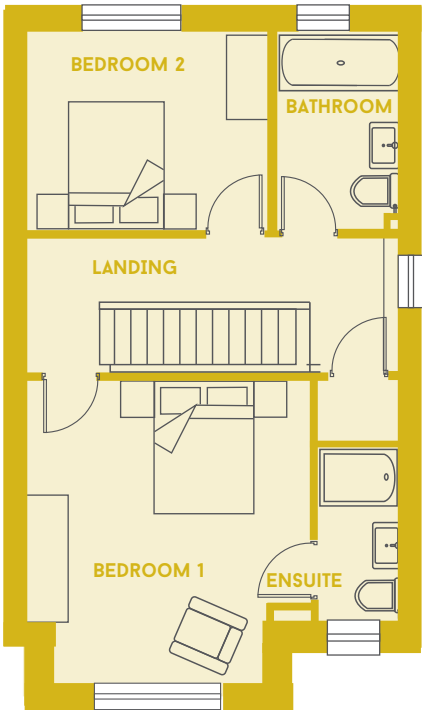


# HOUSE TYPE J

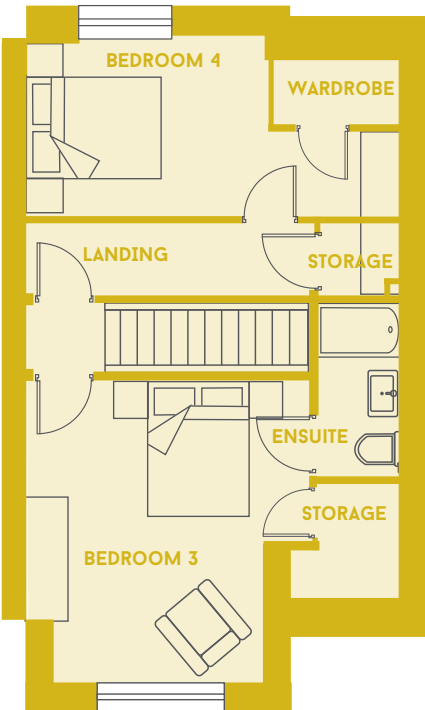
4 BED END TERRACE & SEMI DETACHED  
1,621 SQFT / 150.6 SQ.M



GROUND FLOOR



FIRST FLOOR



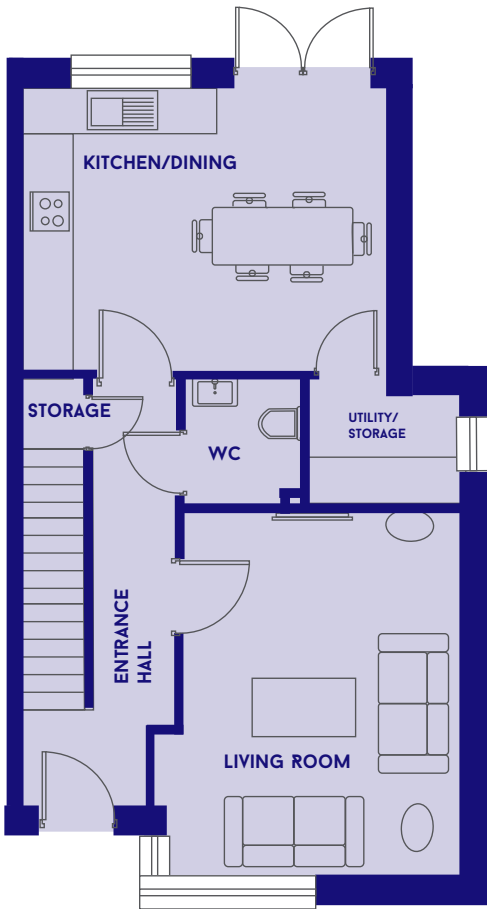
SECOND FLOOR

Plans are for illustrative purposes only. Layouts may vary.

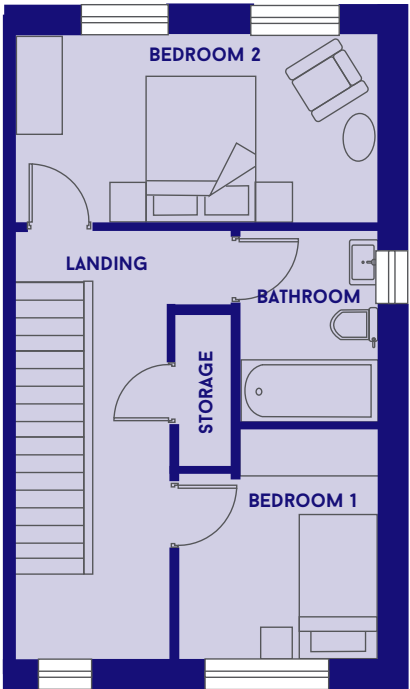


# HOUSE TYPE K

3 BED SEMI DETACHED  
1,223 SQFT / 113.6 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plans are for illustrative purposes only. Layouts may vary.

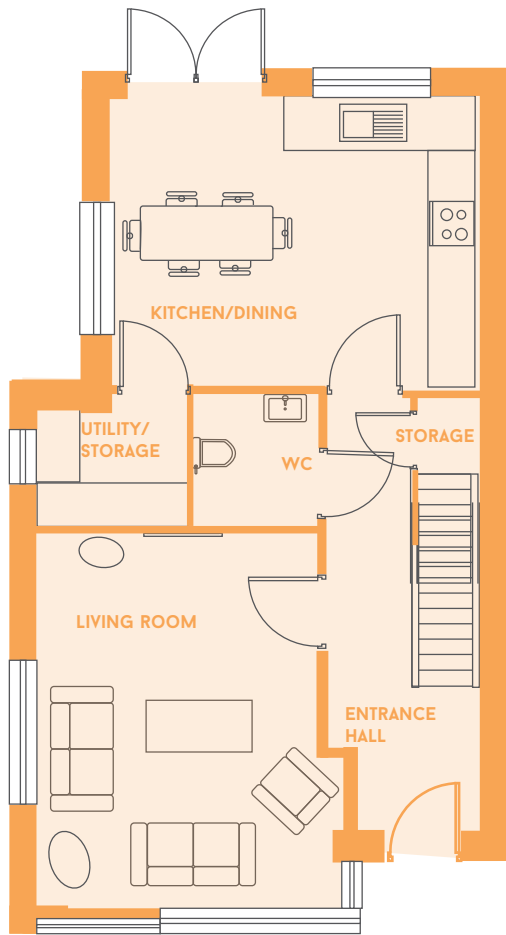




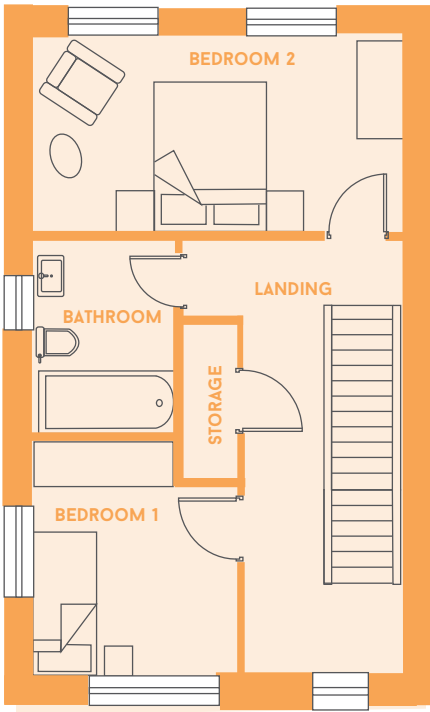
# HOUSE TYPE L

3 BED SEMI DETACHED

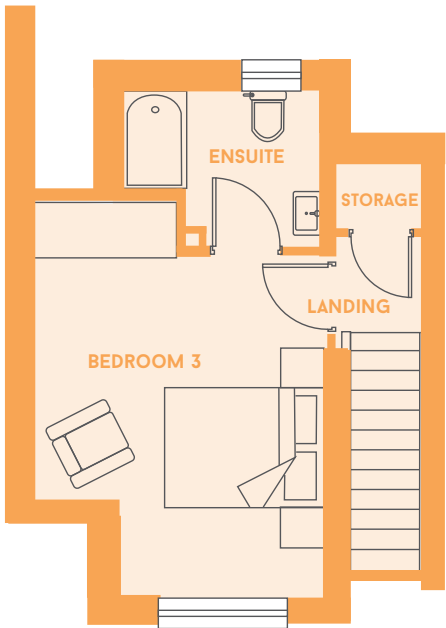
1,223 SQFT / 113.6 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

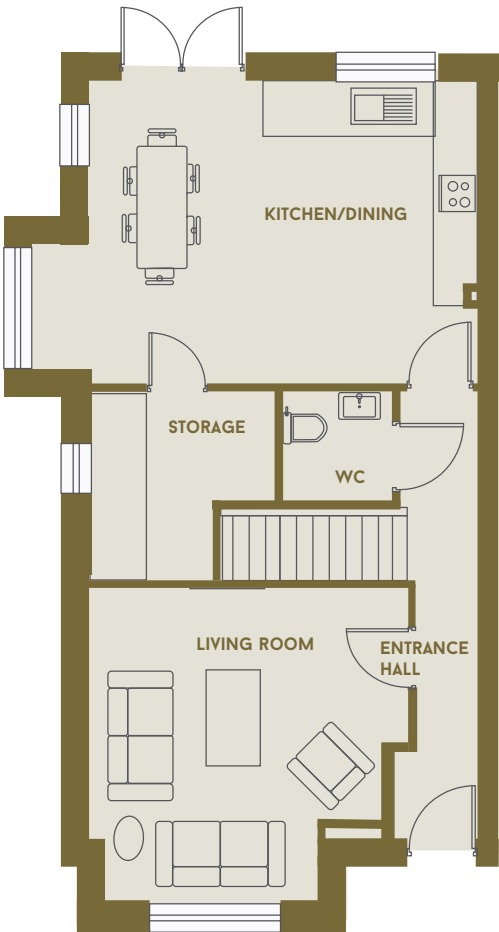
Plans are for illustrative purposes only. Layouts may vary.



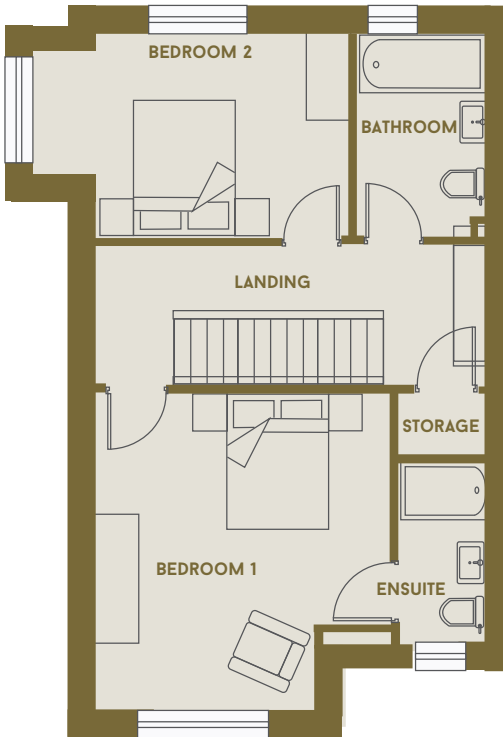
# HOUSE TYPE M

4 BED SEMI DETACHED

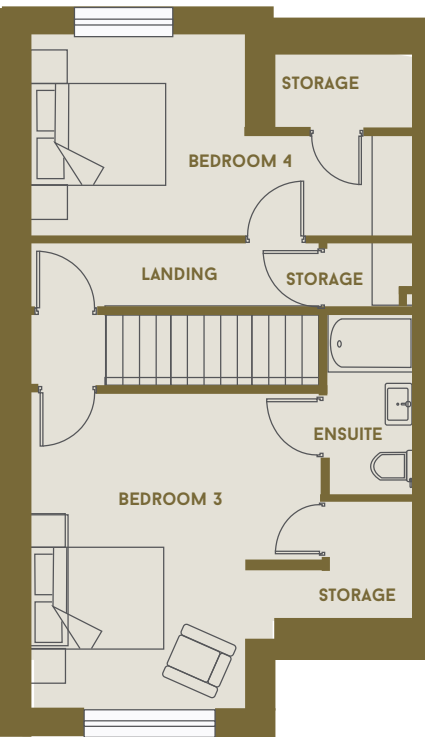
1,655 SQFT / 153.8 SQ.M



GROUND FLOOR



FIRST FLOOR



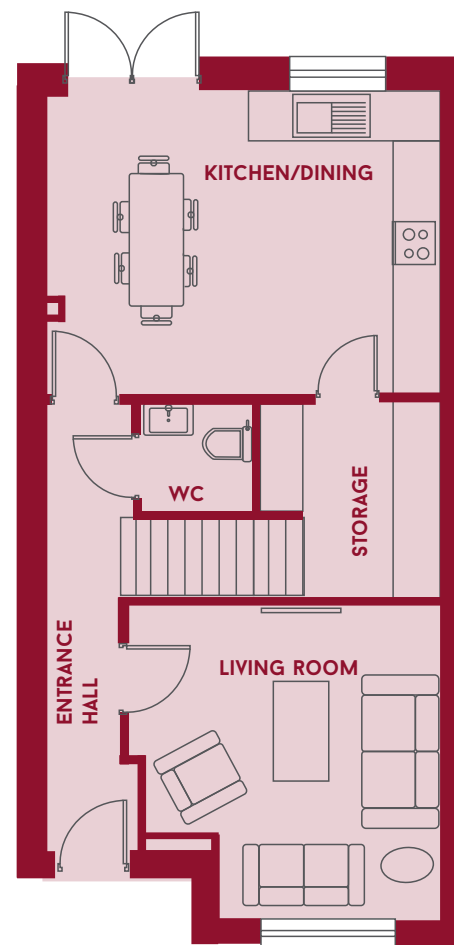
SECOND FLOOR

Plans are for illustrative purposes only. Layouts may vary.

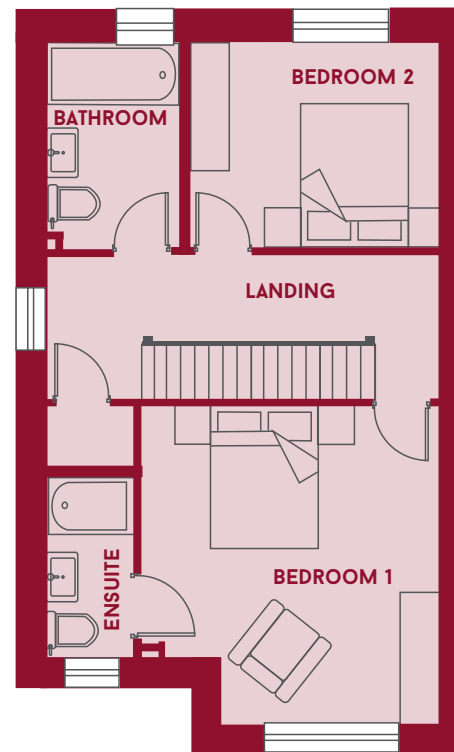




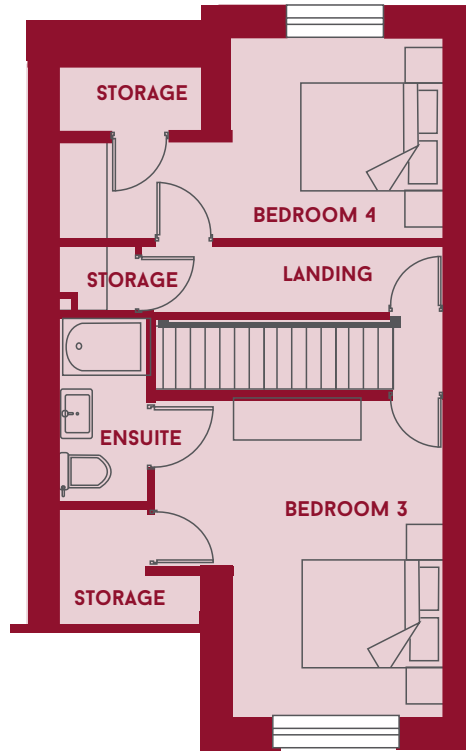
**CO** 4 BED END OF TERRACE, MID TERRACE & SEMI DE-  
TACHED  
1,621 SQFT / 150.6 SQ.M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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## ABOUT ARCHTREE DEVELOPMENTS



Archtree believes in choosing desirable locations with excellent amenities and transport links, and building homes that work for that community and that area, ultimately adding to the fabric of the existing neighbourhood. We bring together the vast experience and network of our management team to gather the best tradespeople to build homes using high-quality materials, while combining the latest innovations with tried-and-trusted methods.

Our developments are built with longevity and practicality in mind – from communal green areas to house designs fit for the future, our emphasis is on aesthetically pleasing design and a high-quality build that will stand the test of time.

Other Developments Under Construction  
St Pancras, Terenure.  
[www.stpancras.ie](http://www.stpancras.ie)







PSRA LICENCE NO: 002885



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