



GREENWOOD

KINSEALY LANE



Welcome to Greenwood, a stunning development of just 32 exceptionally large detached houses located in the peaceful and natural setting of Kinsealy, adjacent to the coastal town of Malahide. Designed and constructed to an incredibly high standard by the Wood Group, these houses offer a fine standard of living in one of North Dublin's most salubrious and exclusive locations.

Natural light, energy efficient design & access to nature

Kinsealy is a quiet, peaceful and airy location close to the idyllic beaches of Malahide and Portmarnock. This wonderfully natural setting is reflected in the design of these large houses, which are bright, stylish and finished to the highest of standards. Much emphasis is placed on sustainable materials and features, while a high standard of energy efficiency ensure that these homes are as comfortable as they are large and stylish.

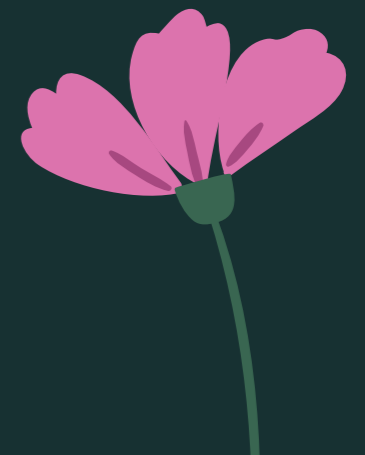


Homes designed to enjoy.

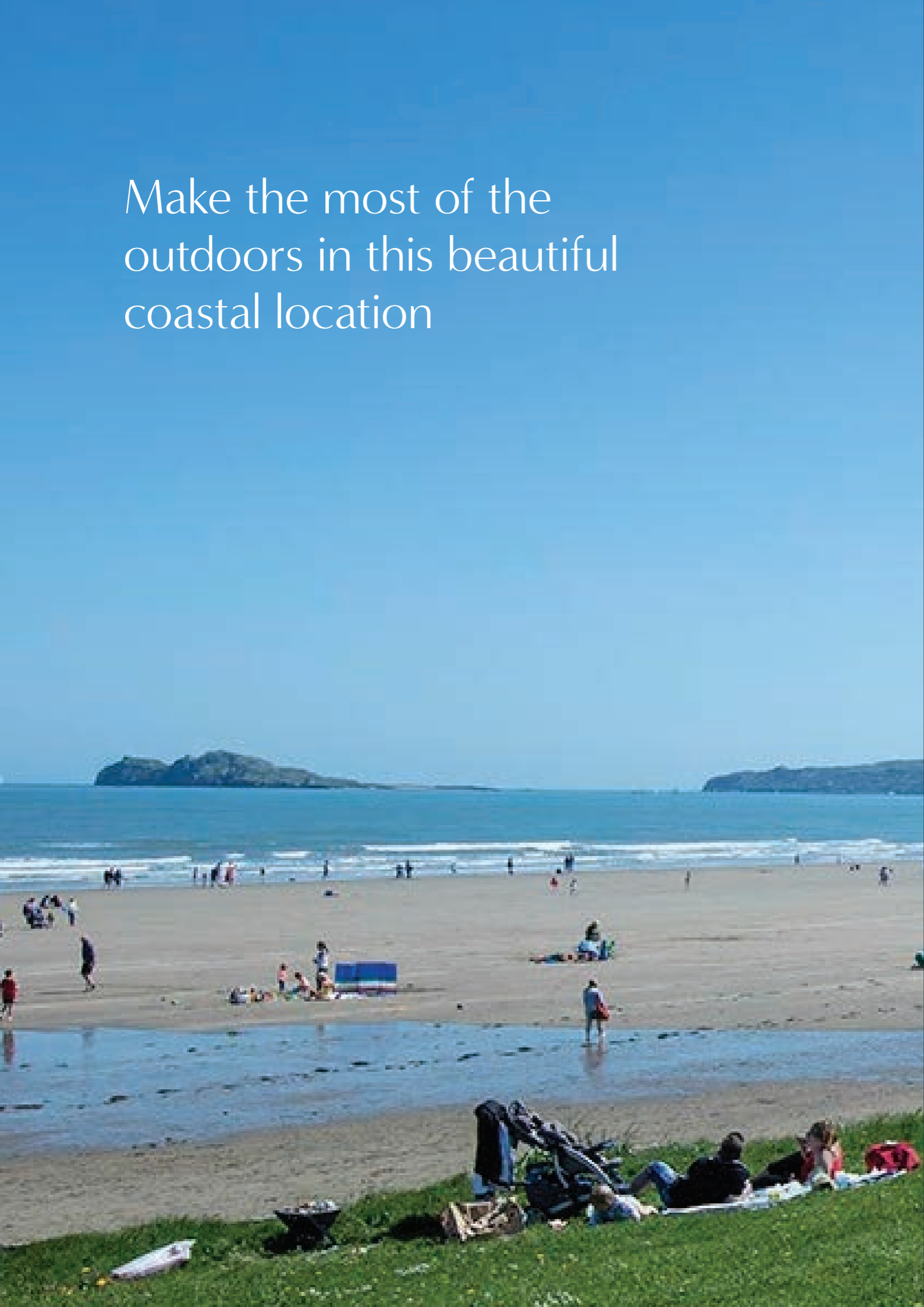
Greenwood offers a choice of two house types: the Violet, which extends to approximately 2,400 sq ft, and the Bluebell, which extends to approximately 2,432 sq ft. Each home is designed with the needs of modern families in mind; spacious, bright and well-appointed kitchens act as the hub of the home, while beautiful living areas are large enough for the whole family to gather. The exceptional finish is evident in every room, while innovative features ensure this is a home not just for today but for years to come.







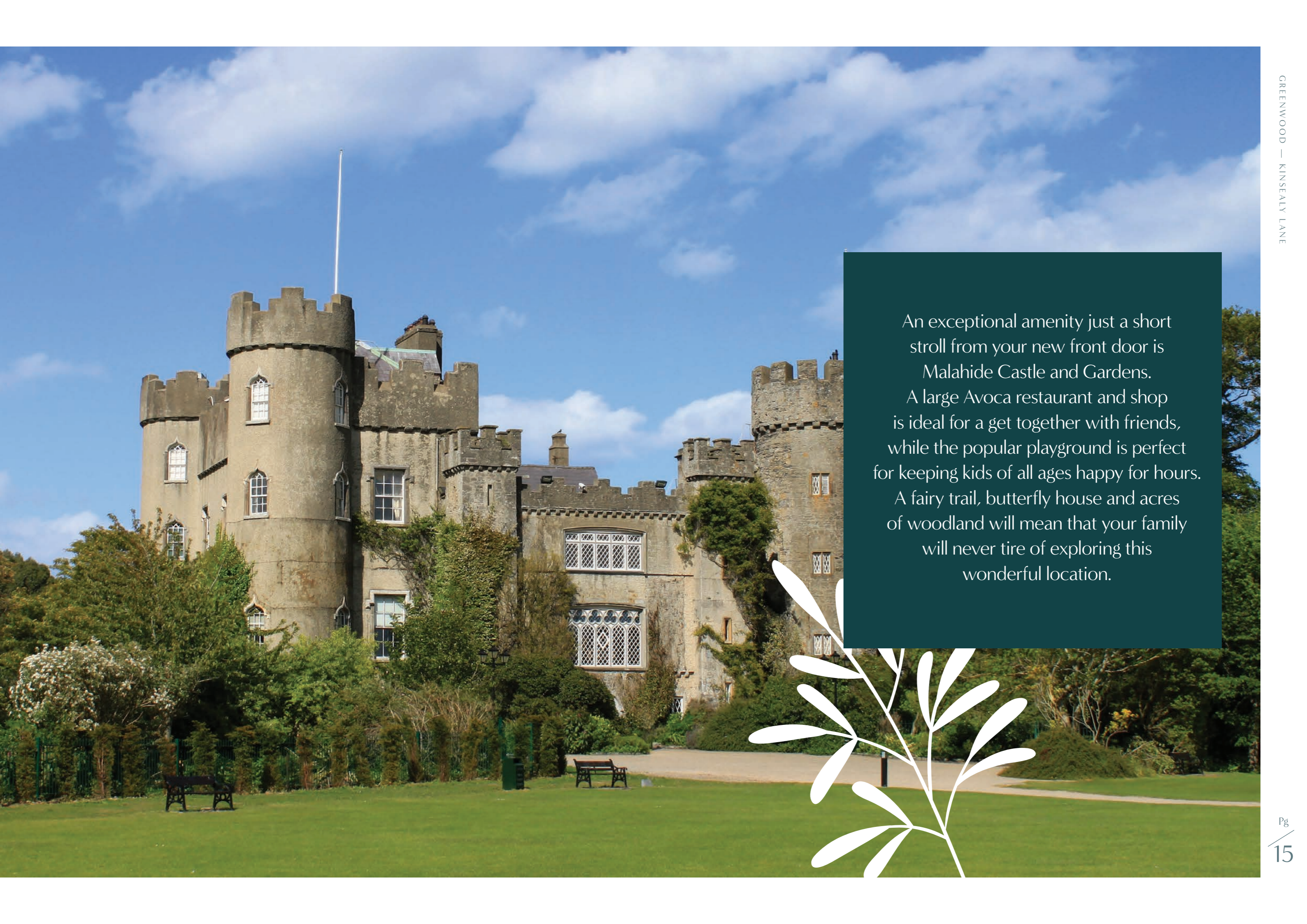
Make the most of the outdoors in this beautiful coastal location



Greenwood is nestled in the highly sought-after location of Kinsealy, a peaceful oasis in the heart of beautiful North County Dublin. This woody idyll is made even more special by the fact that it's so close to the North Dublin coastline – go from the leafy woodlands of Kinsealy and Malahide Castle to an evening stroll on the white sands of Portmarnock. This is a location that offers every type of outdoor experience.

As you'd expect from the beautiful coastal location, there is plenty to see and do. Try your hand at sailing, paddleboarding, kite-surfing, windsurfing or kayaking – all this and more is available within a few minutes of your new home. Want to just relax? Simply pack a picnic and let the kids play happily in the sand on a sunny day while you read a book – it's all here for you.





An exceptional amenity just a short stroll from your new front door is Malahide Castle and Gardens. A large Avoca restaurant and shop is ideal for a get together with friends, while the popular playground is perfect for keeping kids of all ages happy for hours. A fairy trail, butterfly house and acres of woodland will mean that your family will never tire of exploring this wonderful location.

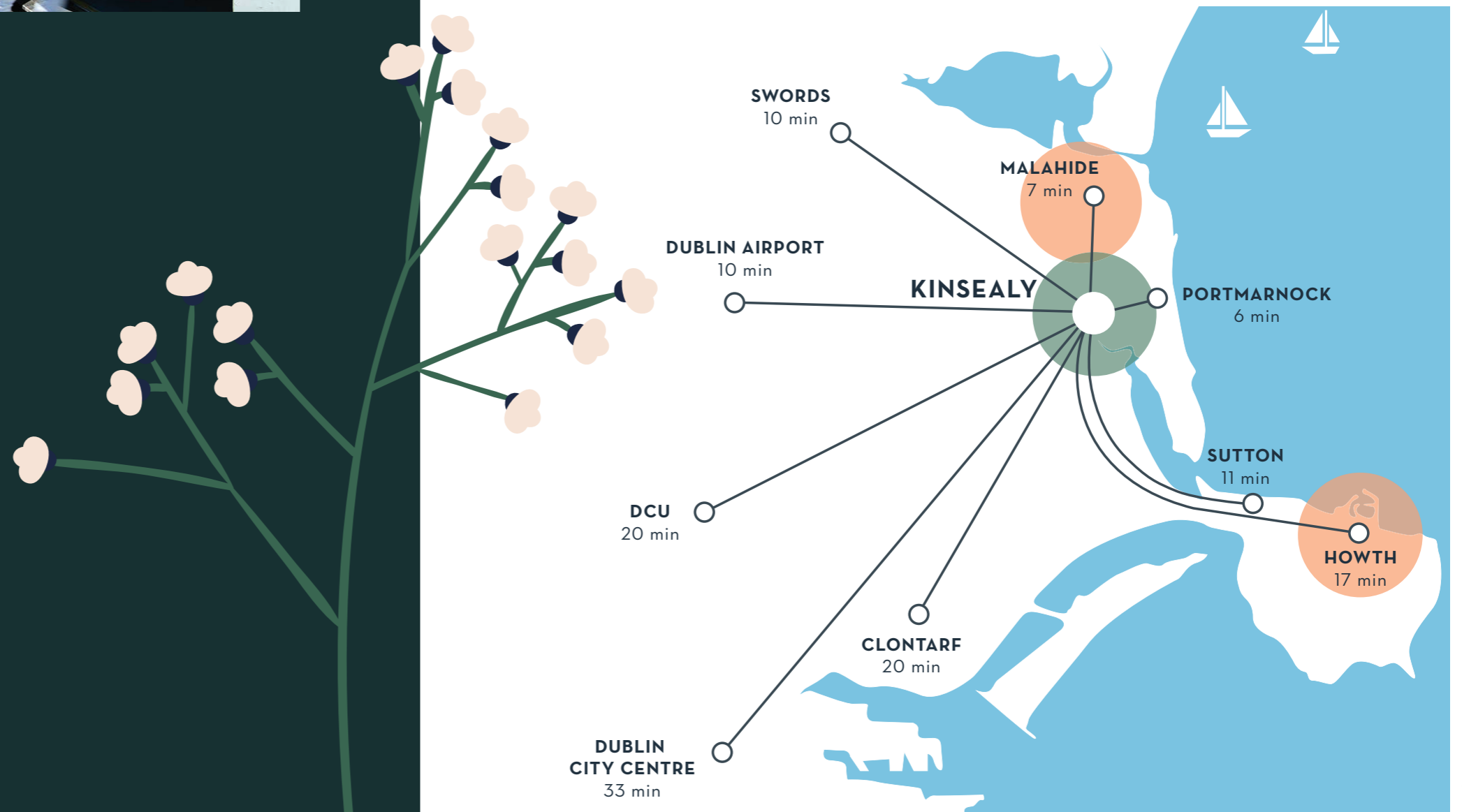


Everything within easy reach

Superb transport links ensure that you are never too far from where you need to be. Malahide and Portmarnock DART stations offer fast and frequent transport (approximately 30 minutes) to Dublin City Centre, while motorists can access every part of the country via the M1 and M50 motorways, just a few minutes' drive from Greenwood.

Key distances

Enjoy exploring the picturesque coastal locations of Malahide and Howth, both popular with Dubliners and tourists alike. Want to go further afield? No problem. Dublin Airport is only 10 minutes away.





Discover why everyone wants to be a part of this community

So much to see and do...



The area around Malahide, Kinsealy and Portmarnock is one of the most sought-after in Dublin - and it's easy to see why. This beautiful coastal stretch offers exceptional outdoor amenities, including large stretches of beach, seaside cycle paths and watersports, but it's also packed with plenty of great local amenities. Malahide is a bustling town full of great boutiques, artisan shops and great restaurants to suit every palate. A great selection of bars and cafés are ideal for a catch-up with family or friends.



Explore your local amenities

Greenwood is surrounded by amenities for every member of the family. Well-established schools*, both primary and secondary, are within a few minutes' walk or drive, while local bus services and the DART commuter line mean that every school in Dublin is within easy reach.

Feeling active? There are plenty of sports clubs to enjoy in the area, including golf, tennis, GAA, rugby, football and cricket. Plus, of course, Dublin's golden north coast is just a stroll away, offering everything from sailing to miles of beautiful pathways to enjoy.

TRANSPORT

DART

- Malahide & Portmarnock Train Stations both within easy reach

Dublin Bus (42 & 43)

- Both with pedestrian shortcut through Emsworth Park & Abby Well - 5 min to bus stop

SCHOOLS

Crèches

- The Links St Olaves (650m)
- Tigers Childcare Balgriffin (3.1km)
- The Links Castleheath (3.5km)
- Charlie's Childcare Jameson Orchard (3.5km)
- Malahide Marina Crèche (4.2km)

Primary Schools

- Malahide and Portmarnock Educate Together National School (900m)
- St. Nicholas of Myra National School (1.1km)
- St Oliver Plunkett's National School (3.0km)
- St Sylvester's National School (3.6km)
- St. Marnock's National School (3.6km)

Secondary Schools

- Malahide Community School
- Portmarnock Community School
- Santa Sabina Dominican College
- St. Fintan's Secondary School
- Sutton Park School (Senior)

SPORTS

Golf

- Malahide Golf Club
- Portmarnock Golf Links
- Portmarnock Golf Club

GAA

- St Sylvester's GAA Club
- Naomh Mearnóg GAA

Rugby

- Malahide RFC

SPORTS

Soccer

- Malahide United Football Club
- Portmarnock AFC

Swim & Gym

- Performance Therapy Ireland (Kinsealy Business Park)
- Bike Row Ski (Kinsealy Business Park)
- Platinum Gym Malahide
- Portmarnock Sports and Leisure Centre

Other

- Fingal Sailing Club
- Malahide Yacht Club
- Malahide Sea Scouts
- Malahide Cricket Club
- Syla's Cycling Club
- Malahide Hockey Club
- Malahide Bridge Club

PARKS

- Malahide Castle and Gardens
- Malahide Estuary Walkway
- Paddy's Hill

BEACHES

- Malahide Beach
- Portmarnock Velvet Strand

RETAIL

- SuperValu Malahide
- Donnybrook Fair, Malahide
- Tesco, Malahide
- Avoca, Malahide Castle
- Dunnes Stores, Portmarnock
- Lidl Portmarnock
- St Olave's Retail

COMMUNITY

- Malahide Library
- St Sylvester's Parish Centre
- Malahide Castle Playground
- Fairy Trail in Malahide Castle
- Robswall Playground

Key to selected local amenities

TRANSPORT

- 1 Malahide Dart
- 2 Portmarnock Dart

CRÈCHES, PRIMARY & SECONDARY SCHOOLS

- 3 Malahide Marina Crèche
- 4 The Links, St Olaves, Crèche
- 5 St. Nicholas of Myra National School
- 6 Malahide and Portmarnock Educate Together National School
- 7 Malahide Community School
- 8 Portmarnock Community School

SPORT

- 9 Platinum Gym Malahide
- 10 Portmarnock Sports and Leisure Centre
- 11 Malahide Golf Club
- 12 Portmarnock Golf Club
- 13 Malahide Yacht Club, Broadmeadows

PARKS / BEACHES

- 14 Malahide Castle and Gardens
- 15 Malahide Beach
- 16 Portmarnock Velvet Strand

RETAIL

- 17 Tesco Express, Malahide
- 18 Dunnes Stores, Portmarnock
- 19 Lidl, Portmarnock

COMMUNITY

- 20 Malahide Library
- 21 Malahide Castle Playground
- 22 Robswall Playground



* School admission policies vary and must be checked with the relevant school.

A coastal lifestyle

Stroll along miles of beautiful coastline
any time you want – just minutes from
your new home.



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KINSEALY LANE

Site Plan

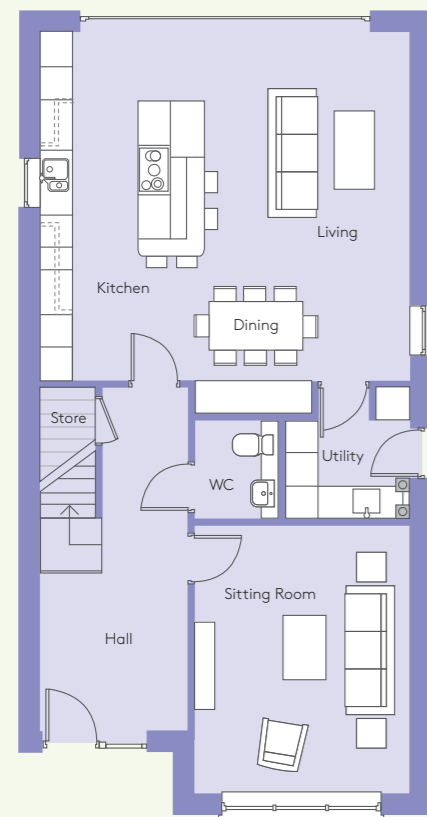


Disclaimer: This site plan has been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty.

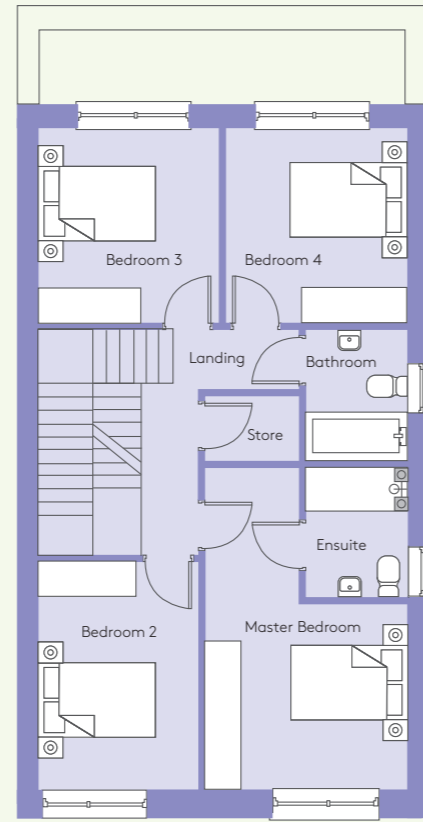
The Bluebell

c. 226 Sq. M. / 2,432 Sq. Ft.

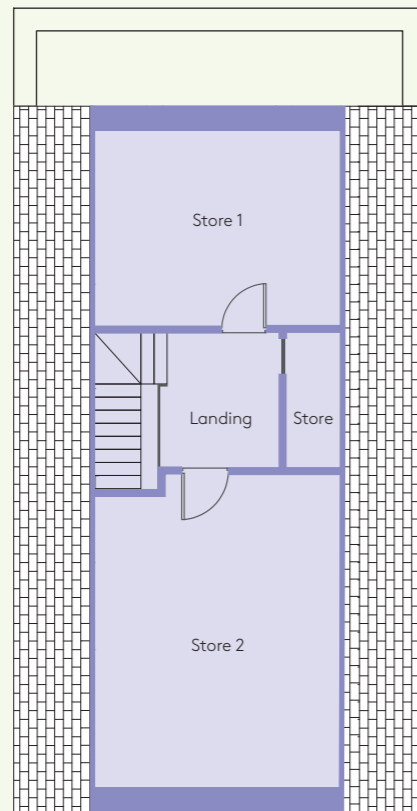
4 Bedroom Detached



Ground Floor



First Floor



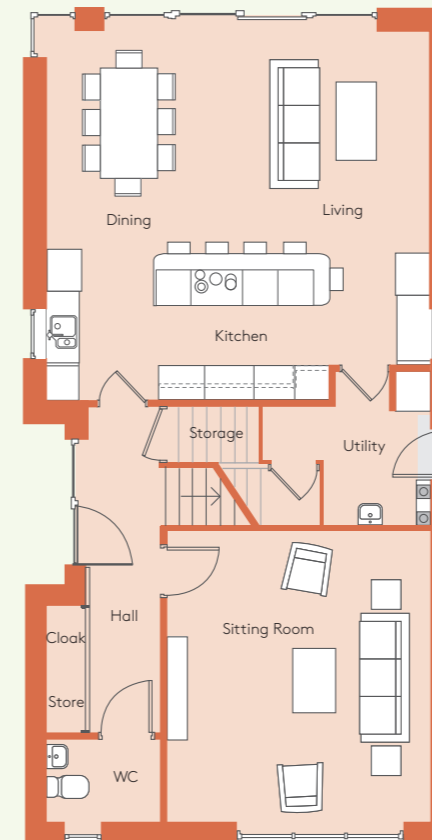
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Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation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

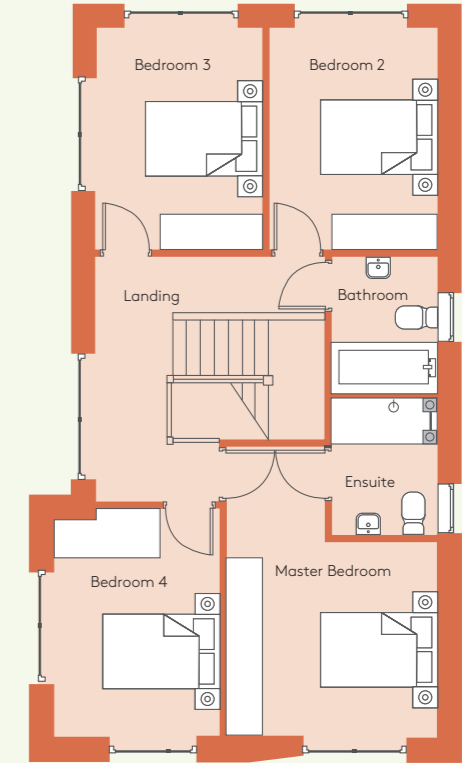
The Violet

c. 223 Sq. M. / 2,400 Sq. Ft.

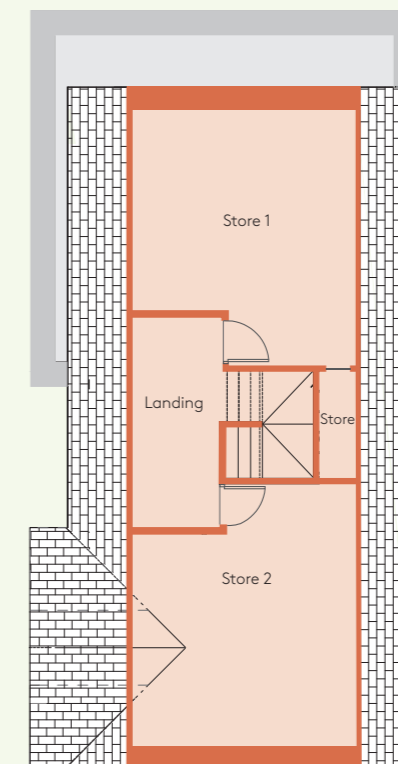
4 Bedroom Detached



Ground Floor



First Floor



Attic

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Specifications & Special Features



External Features

- Outhaus Casa Lena brick with white mortar joints and coloured render facades. Cedar panelling, low profile PVC fascia and soffits.
- Low profile Condron Concrete 'Senior Slate' roof tiles.
- Nordan AluClad high performance, double glazed windows with low U-value laminated glass for very high energy and acoustic efficiency.
- Kitchen living room wall fully glazed and very large, glazed patio / concertina doors to private rear gardens.
- Side passage gates.
- Paved limestone flags to rear garden patio area.
- Seeded gardens with secure post and panel fencing to rear gardens.
- Cobble lock natural stone paving to front driveways.
- Weatherproof electrical point to the rear.
- Outside light wiring front and rear.
- EV charging point.

Internal Finishes

- Future proofed very large, vaulted attic space with a fully fitted stairs.
- The attic rooms are floored, plastered, and lighted, allowing for a very simple conversion later.
- Luxury contemporary fitted wardrobes to all bedrooms as standard.
- Internal painting throughout.
- High specification, quality internal joinery and ironmongery fit out.
- Tilt and turn door to Juliette balcony in master bedroom.
- Very large patio or concertina doors to kitchen living room.
- 9ft ceilings to the ground floor.

Kitchens & Utility Rooms

- Fully fitted kitchens incorporating fully integrated AEG appliances (or similar) as standard including hob, oven, countertop extractor fan, fridge, freezer, microwave and dishwasher.
- Wine Cooler
- Bespoke Painted Nolan Kitchen with Contemporary Glass cabinets
- Italian Quartz with feature Quartz waterfall gables
- Custom Pantry and Lifestyle Cabinets
- Recessed stainless steel sink
- Brushed brass finish ironmongery.
- Fully fitted utility room including washing machine and dryer.

Bathrooms & Ensuites

- Villeroy and Boch sanitary ware to all bathrooms.
- Vanity cabinets and mirrors to all bathrooms as standard per showhouse.
- Tiling supplied to all walls and floors in downstairs WC, main bathroom, and ensuite as standard.
- Contemporary shower enclosure complete with pressurised pump fed supply.
- Heated towel rail to main and ensuite bathrooms.

Security & Safety

- AlucClad Nordan front door with multi point locking system.
- Smoke detectors fitted throughout (mains powered with battery backup).
- Carbon monoxide detection.
- Safety restrictors provided on upper floor windows.

Building Energy Efficiency

- Our homes are constructed with a highly efficient insulation envelope to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated so that your home ensures green environmentally friendly energy delivery. An air to water Heat Pump is underpinned by a demand control extract ventilation system together with zoned thermostatic space heating to allow full control of your heating preferences.
- Underfloor heating to the ground floor.
- Thermostatically controlled radiators to the first floor.
- Air-to-water heat pump to provide all hot water needs.
- Boosted water supply for high pressure showers.
- Norwegian made Nordan energy efficient external windows and doors.

Electrical, Media & Communications

- Generous lighting and power points throughout per showhouse.
- Satin chrome sockets and light switches in kitchen worktop area.
- Electrical car charging point.
- Outside power socket.
- Wired for high-speed broadband.
- Provision for telephone and data points in all living areas and master bedrooms.

Warranty

- 10-year HomeBond Latent Defects Warranty provides a fully comprehensive cover and defects insurance. This includes the 10 year Structural Cover and 5 year mechanical, electrical, smoke and water ingress, and also Loss of Deposit Cover.



Please note that the Showhouse fit-out is not standard. Please consult with our Auctioneers for details on standard fit-out/allowances provided. Layout and specifications as per the brochure are for indicative purposes only. Wood Group retain the right to alter the layout and specifications at anytime without notice.



About Us

Wood Group Homes is a family-run business that has been building quality homes for more than 50 years, making us one of the longest established house builders in the country. We build high specification residential developments, in which our superb craftsmanship and fine attention to detail are married with inspiring architecture to create prestigious homes of character and personality.

Experience

The Company Directors are Brian Wood, Jim Wood and Jonathan Treacy. Over three generations in the building industry we have gained a wealth of experience and earned an enviable reputation for integrity, reliability and superior quality. A Wood Group home provides living space, breathing space and growing space. Its design will inspire and its construction - like its builder - will stand the test of time.



Express your interest and contact our agents today

A Development by



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www.greenwood.ie

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