



Belltree

CLONGRIFFIN | DUBLIN 13



Gannon Homes

BER A3



Belltree - A Welcome Home

Belltree is a development of spacious 'A'-rated homes in a superb location in Dublin 13. Situated within Clongriffin and immediately adjoining the state-of-the-art Father Collins Park, the development offers the perfect environment for your new home.

These superb homes are built to the latest building energy standards meaning they are extremely efficient to heat. Each house-style has been carefully designed to ensure the spacious accommodation is planned to reflect the very latest lifestyles.

Belltree is all about convenience. The DART, bus routes and neighbourhood shopping are already on site at Clongriffin, and with easy access to the M1, M50, Dublin Airport and the city centre, Belltree is the perfect location for your new home.

If you have not yet seen Belltree, come along and visit our show houses and see how much Belltree has to offer.





- 1 Belltree (Phase 1 - Sold out)
- 2 Belltree (Phase 2)
- 3 Further phases
- 4 Father Collins Park
- 5 To St. Francis of Assisi school and Belmayne Educate Together
- 6 Clongriffin Dart Station
- 7 Dart Line
- 8 Marrsfield
- 9 To Malahide and Portmarnock
- 10 Clongriffin Town Centre
- 11 Park-and-Ride
- 12 Portmarnock Golf Club
- 13 Ireland's Eye
- 14 Sutton Golf Club
- 15 Sutton
- 16 Deerpark Golf Club
- 17 Howth Golf Club
- 18 Baldoyle
- 19 Bull Island
- 20 To Clontarf
- 21 Hole in the Wall Road





The Location

Convenience is key at Belltree. Situated close to the entrance of Clongriffin in Dublin 13 and beside Father Collins Park, Belltree has a host of great amenities in the immediate area. Access to Dublin city is excellent with the Clongriffin DART station just a short stroll away, providing a 17 minute commute to the heart of the city centre. The Clongriffin DART station is on the Malahide line and has 36 departures per day and a park-and-ride facility located at Clongriffin Main Street beside the station.

Dublin Bus also provides an excellent service to Belltree. The No. 15 bus crosses the city through Fairview, IFSC, Rathmines, Terenure, Templeogue and Ballycullen Road and operates every 10 to 15 minutes throughout the day and every 20 minutes in the evenings.

There is a Centra supermarket within the development along with two much larger shopping centres, Clarehall and Donaghmede, which house Dunnes Stores and Tesco. There are several schools just a short walk away, including St. Francis of Assisi and Educate Together at Belmayne. Trinity Sports and Leisure Centre, with its indoor swimming pool, is situated beside Clongriffin.

The 65-acre Father Collins Park is a wonderful amenity on Belltree's doorstep. Regarded as one of Ireland's finest public parks it combines a mixture of playing pitches, landscaping, water-features, art and playgrounds. Also close to Belltree are the beautiful towns of Howth and Malahide and the exceptional beach at Portmarnock.



For identification purposes only

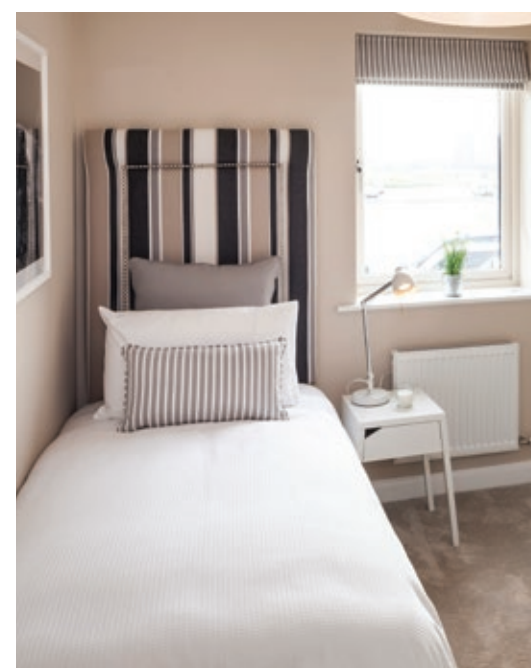


For identification purposes only



1	2	3	4	1 Portmarnock Strand	6 Clongriffin Station
5		6		2 Father Collins Park	7 Northern Cross
				3 Clarehall Shopping Centre	8 Hilton Hotel
7	8	9	10	4 Malahide seafront	9 Clongriffin Main Street
				5 Malahide Marina	10 Dublin Airport





Specifications

Kitchen

Depending on the house choice, the kitchen is either the streamlined cashmere kitchen by Cawleys Furniture from their Curragh Deluxe Range with **either**:

- Leading-edge white snow worktop, matching up-stands and backsplash
- Contemporary style handles
- Superior quality fitted oak cabinet
- Blum soft-close drawers and award winning Blum clip-on soft close hinges

or the streamlined Alabaster High Gloss Kitchen with

- Leading-edge sarum twill worktop, matching up-stands and backsplash
- Contemporary style handles
- Superior quality fitted oak cabinets
- Blum soft-close drawers and award winning Blum clip-on soft-close hinges

Wardrobes

- Depending on the house choice, the wardrobes are either contemporary white fitted wardrobes by Cawleys Furniture from their Curragh Range with superior quality white cabinets and award winning Blum clip-on soft-close hinges or a mixture of Cosmo Sliding-Mirror doors and contemporary white fitted wardrobes

Bathroom and En-Suite

- All houses have en-suites. Fully tiled shower enclosures with chrome and glass doors

Internal Finishes

- Walls are skimmed and painted as per show house. Internal doors are by Carroll Joinery and are solid oak veneer with brushed chrome handles

Electrics

- T.V. points in kitchen, sitting room and master bedroom. Eircom in all halls, kitchen and master bedroom
- Houses are wired for intruder alarm

Windows and Hall Door

- NSAI certified 'A'-rated uPVC Elegance windows boasting market leading energy-efficiency incorporating 100% steel reinforced frames, fully welded joints internally glazed with a high security multi-point lock system delivering enhanced security
- The high-performance front door is virtually maintenance-free and extremely durable. The high-density insulated composite door by Grady Joinery offers enhanced heat insulation and high security

Heating, Ventilation and Energy Efficiency

- BER 'A'-rated homes with solar panels on the roof providing a low-cost means of heating water
- Natural Gas central heating with 'A'-rated gas condensing boiler with external air temperature control
- Vent-Axia ventilation unit with a relative humidity sensor captures moisture-laden air and expels it from the house

Construction

- Solid-block insulated cavity construction with red-brick and render façades
- 10 year HomeBond structural guarantee

External Finishes

- Back gardens are seeded with attractive low-maintenance panel and concrete post fencing
- Side entrance gate fitted to end-of-terrace/semi-detached homes
- Block-paving to driveways
- Elegant railings to front driveway
- Low-maintenance planting to front of house



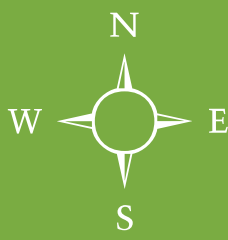
Belltree Park - Site Layout



- Type A / A1 / A2 / A3**
3-bed, 3-storey house
140 sq.m. / 1,506 sq.ft.
- Type B1 / B2**
3-bed, 2-storey house
113 sq.m. / 1,216 sq.ft.
- Type B3**
3-bed, 2-storey house
113 sq.m. / 1,216 sq.ft.
- Type C1 / C2 / C3**
3-bed, 2-storey house
112 sq.m. / 1,205 sq.ft.
- Type E1**
3-bed, 3-storey house
130 sq.m. / 1,399 sq.ft.
- Type E3**
3-bed, 3-storey house
130 sq.m. / 1,399 sq.ft.
- Apartments**

Plan not to scale – subject to possible change.

Note: There are differences between the layouts and elevations of the various housetypes – please refer to selling agent / contract drawings for accurate plans – measurements are approximate only – refer to showhouse.



Type A / A1

3-bedroom, 3-storey
terrace and end-of-terrace houses

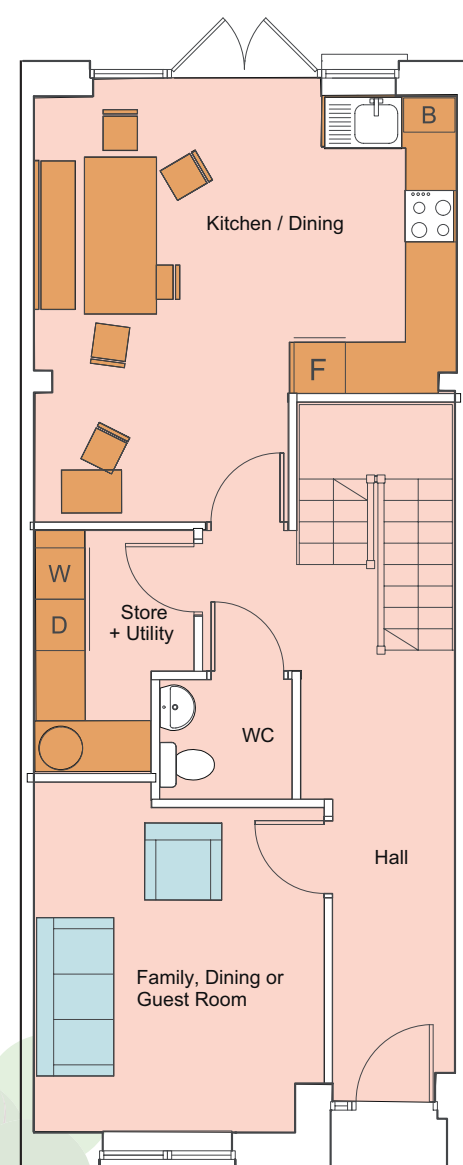
Approximately 140 sq.m. / 1,506 sq.ft.



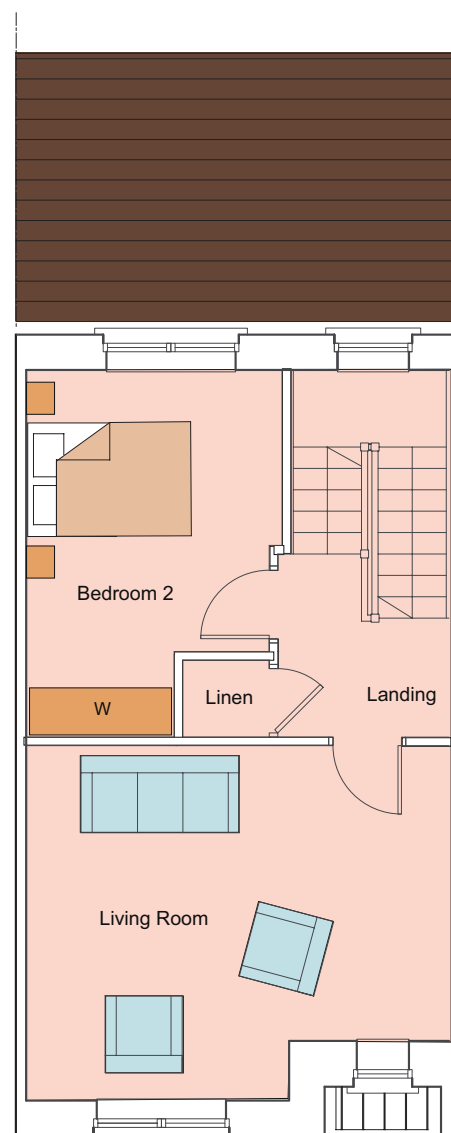
Type A2

3-bedroom, 3-storey
end-of-terrace houses

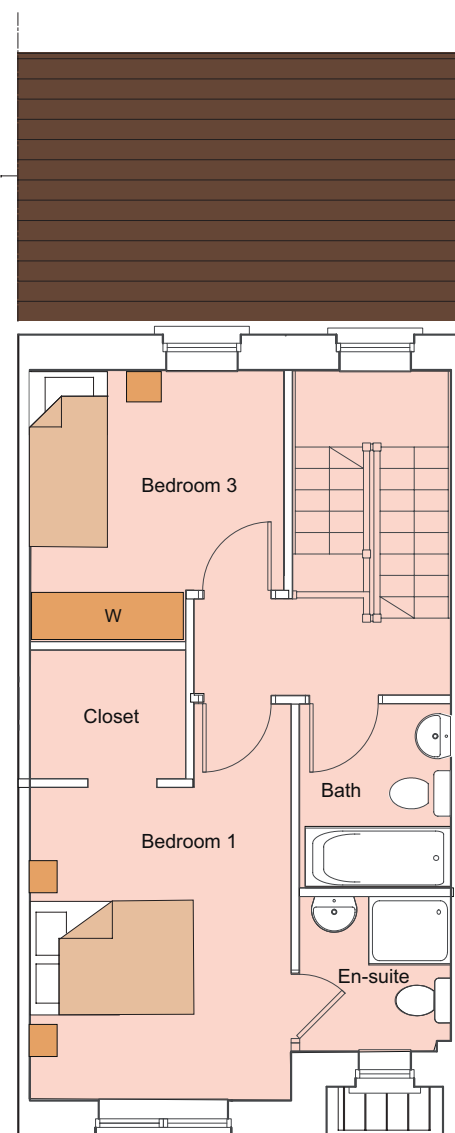
Approximately 140 sq.m. / 1,506 sq.ft.



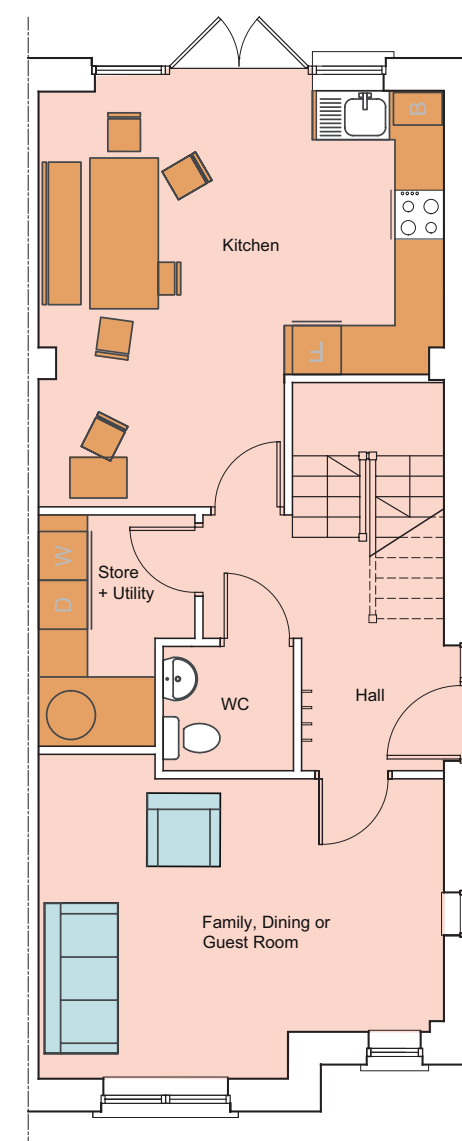
Ground Floor



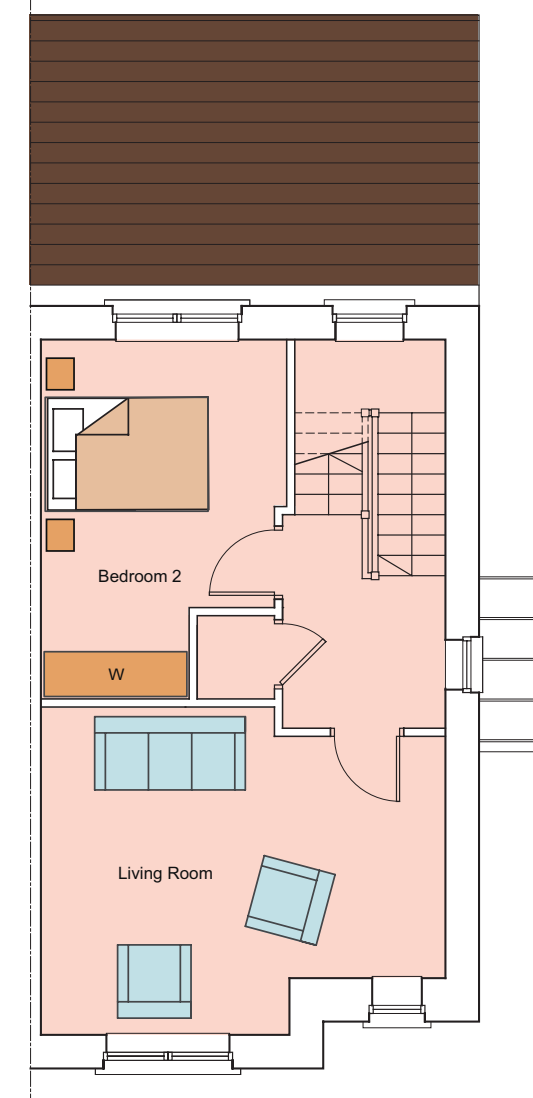
First Floor



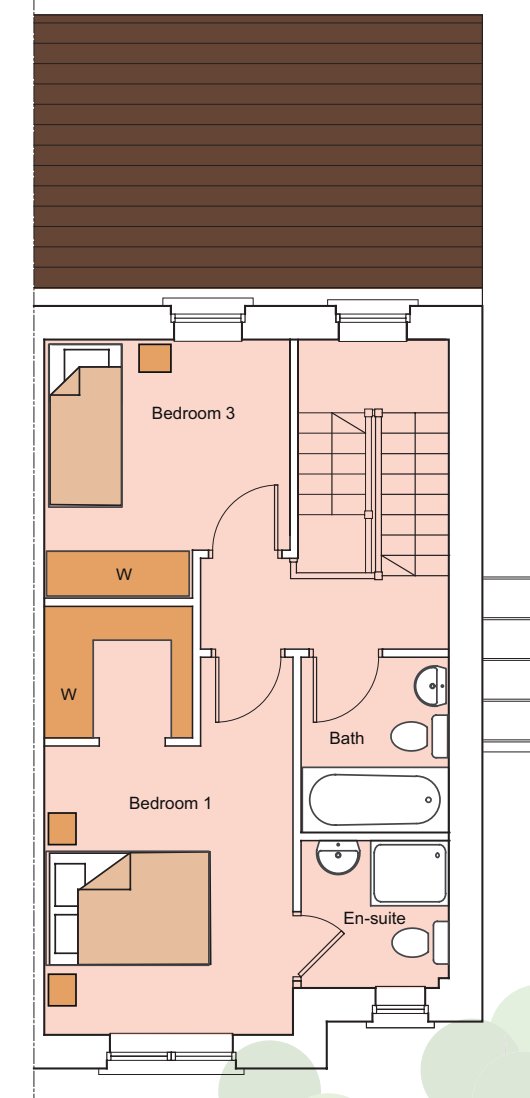
Second Floor



Ground Floor



First Floor



Second Floor



Like to see Belltree come to life?

Download the **FREE Viewet Scan app**.
Open it, point your mobile at the photo of the house above and pause.
Needs 3G or wifi on IOS or Android only.

House layouts may be "handed," please check plans. All contents, descriptions, drawings and maps are general outlines for the guidance of intending purchasers and not to be construed as forming part of any contract. The developer reserves the right to make alterations to plans, specifications and layout. Plans are not drawn to scale. Development name, road names and house numbers are subject to change.



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Type A3

3-bedroom, 3-storey
end-of-terrace houses

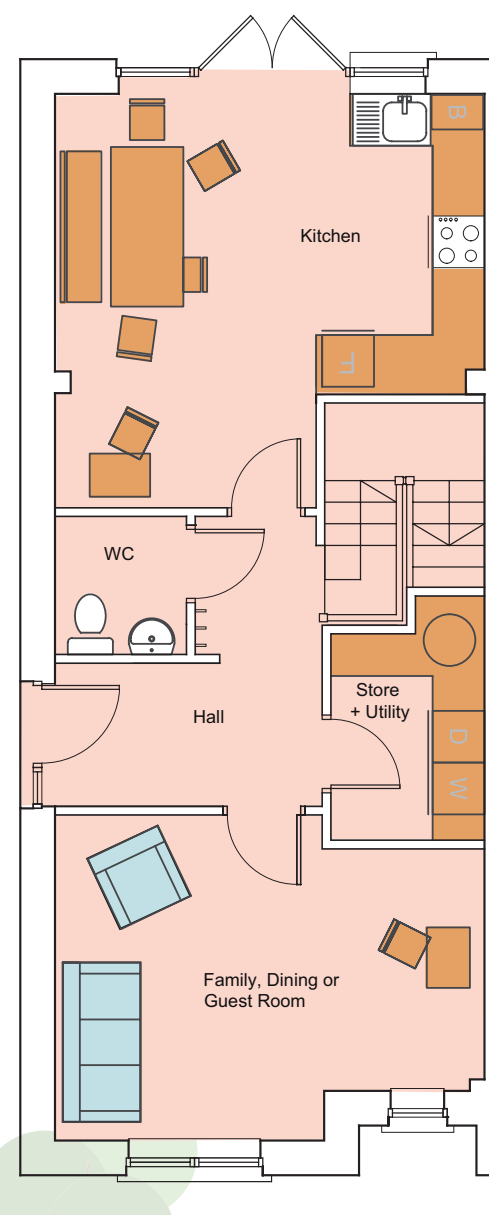
Approximately 140 sq.m. / 1,506 sq.ft.



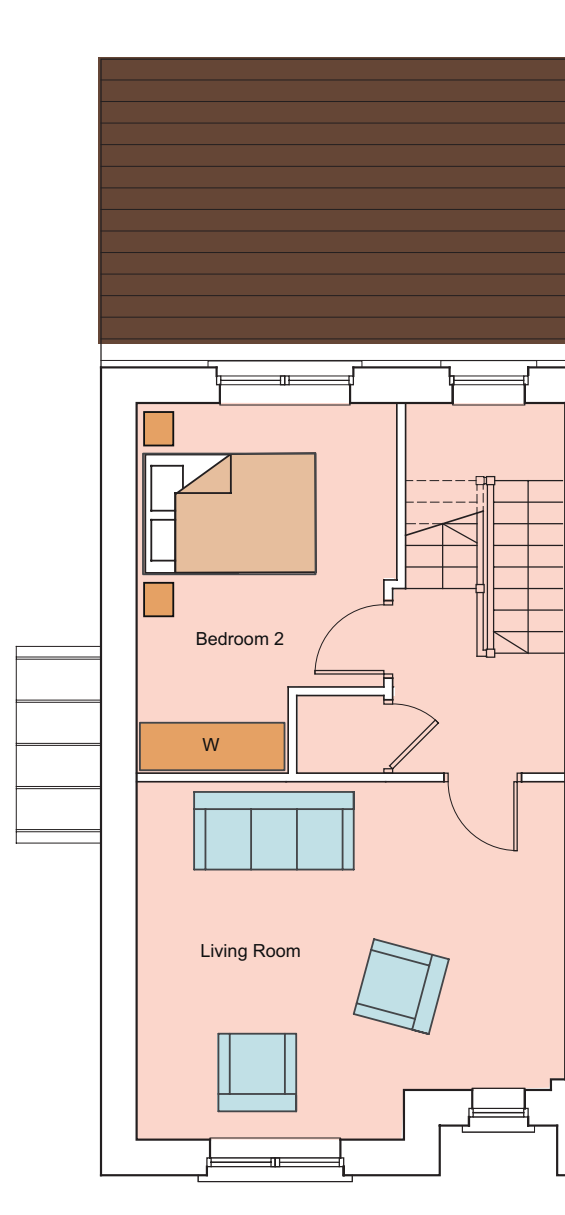
Type B1 / B2

3-bedroom, 2-storey
terrace and end-of-terrace houses

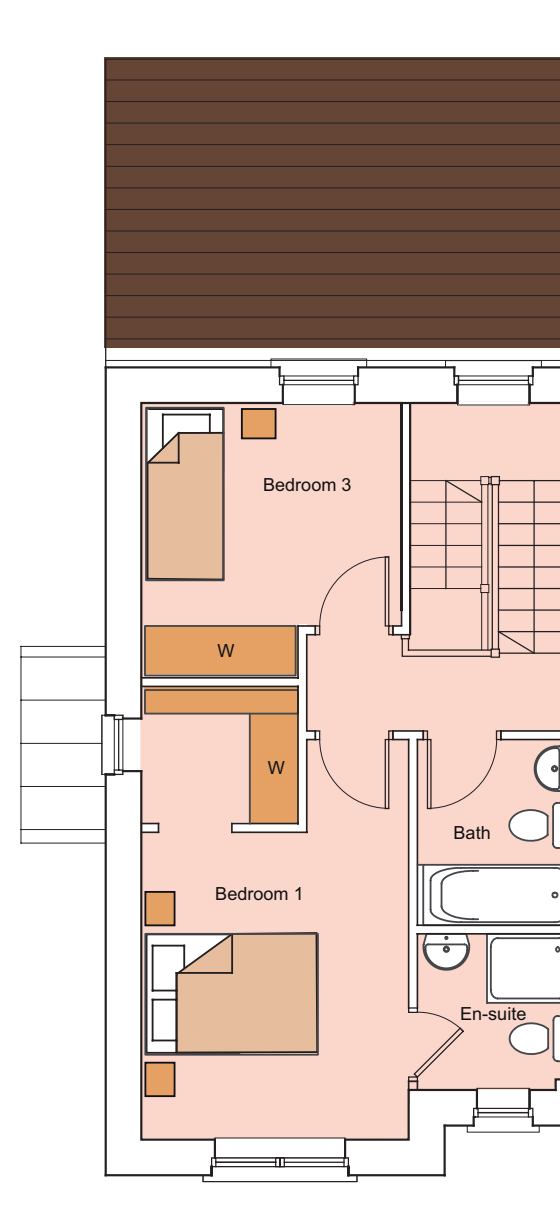
Approximately 113 sq.m. / 1,216 sq.ft.



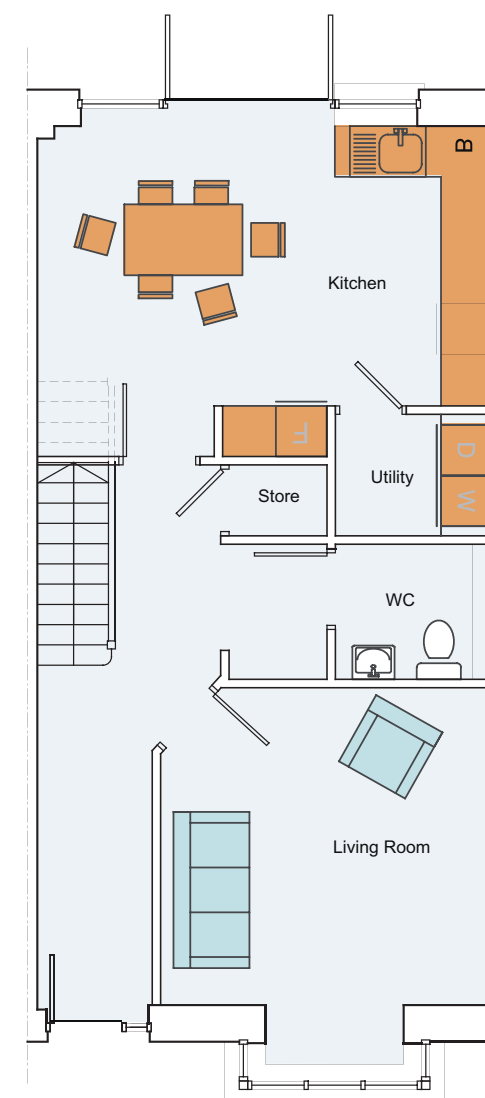
Ground Floor



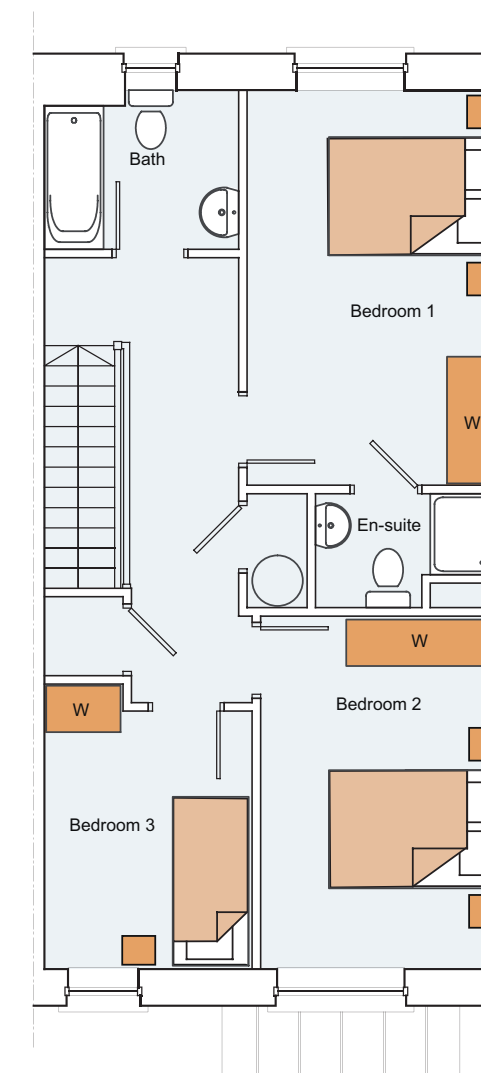
First Floor



Second Floor



Ground Floor



First Floor



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Type B3

3-bedroom, 2-storey
end-of-terrace house

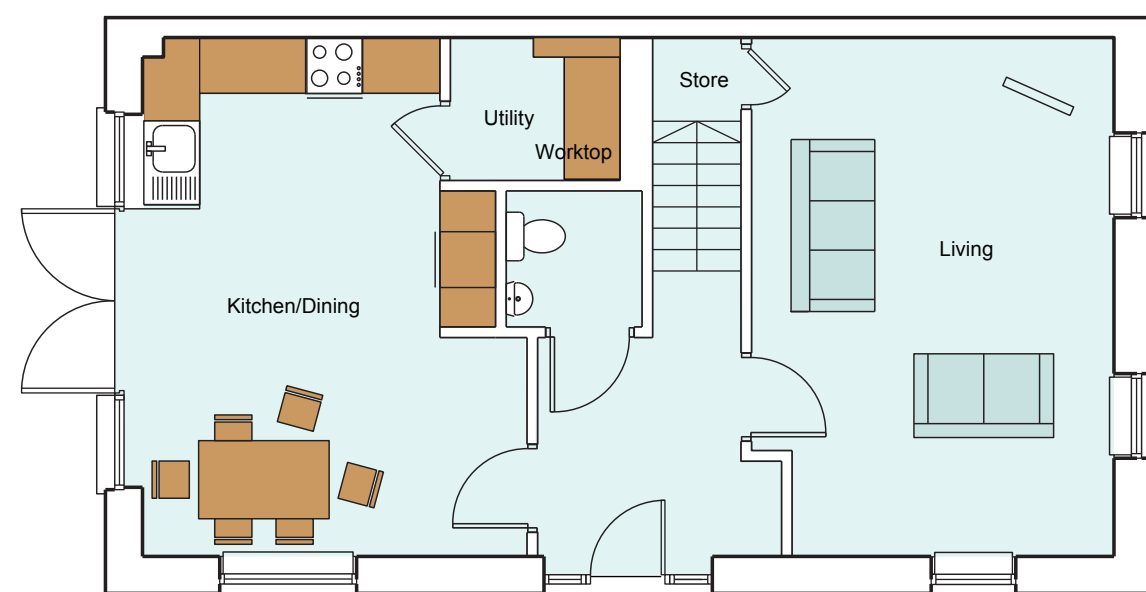
Approximately 113 sq.m. / 1,216 sq.ft.



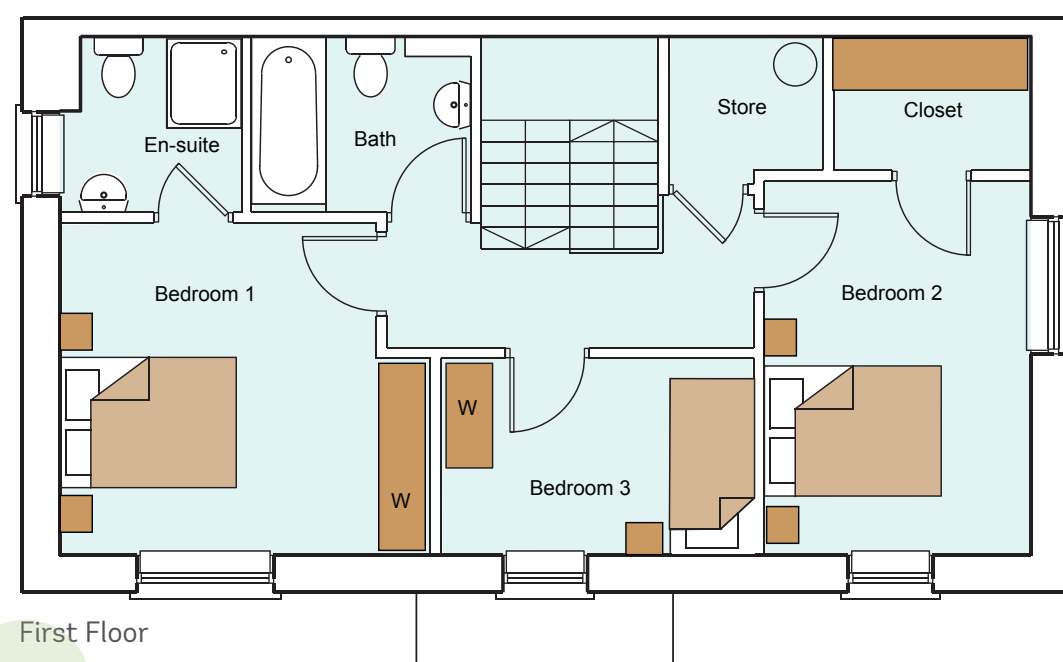
Type C1 / C2

3-bedroom, 2-storey
terrace, end-of-terrace or
semi-detached houses

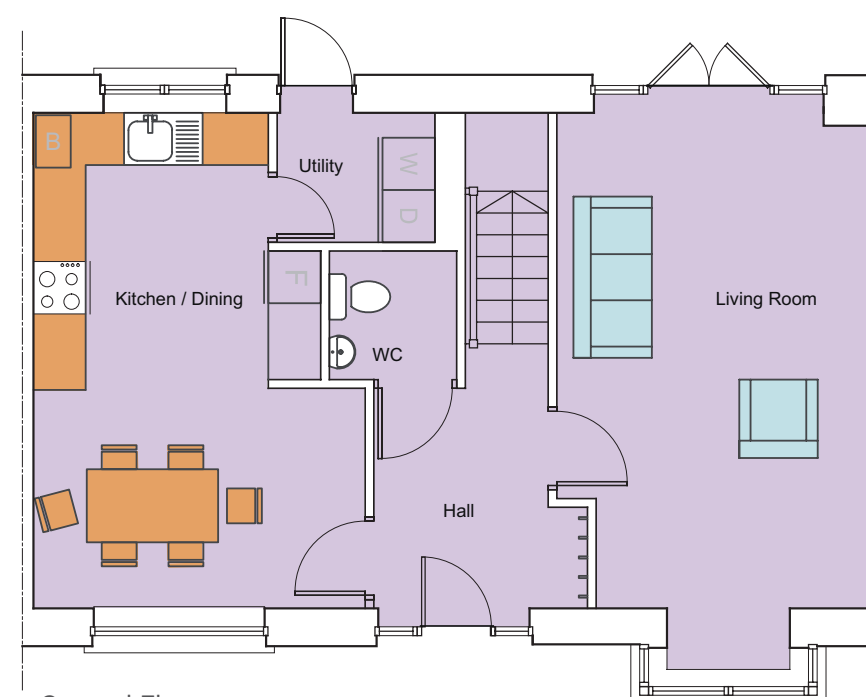
Approximately 112 sq.m. / 1,205 sq.ft.



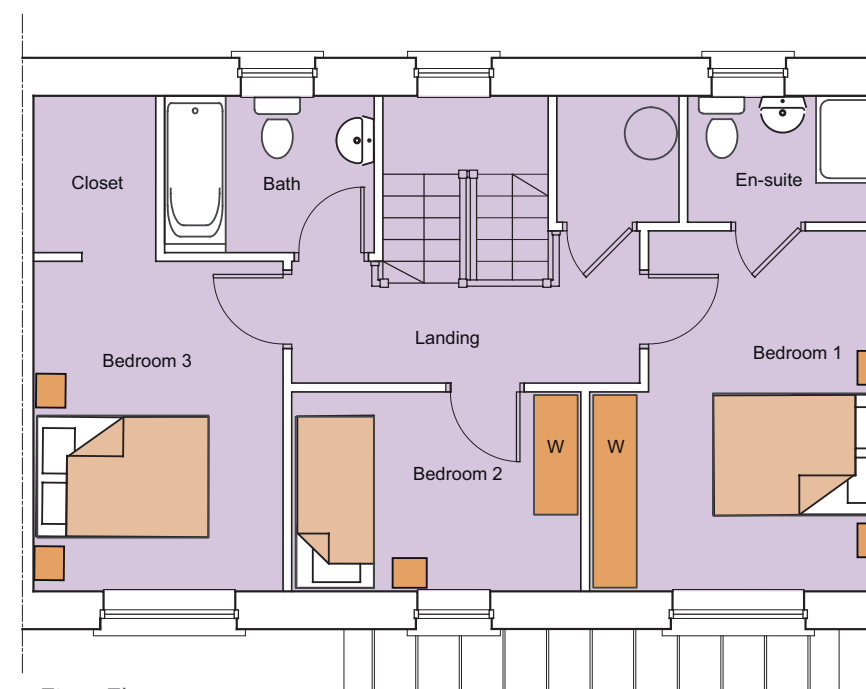
Ground Floor



First Floor



Ground Floor



First Floor



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Type C3

3-bedroom, 2-storey detached house

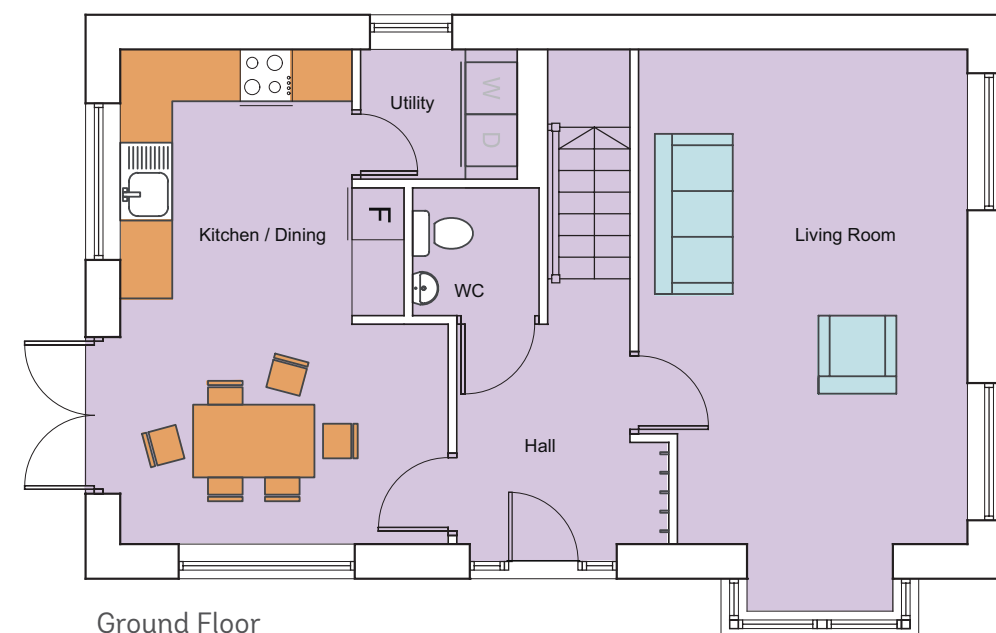
Approximately 112 sq.m. / 1,205 sq.ft.



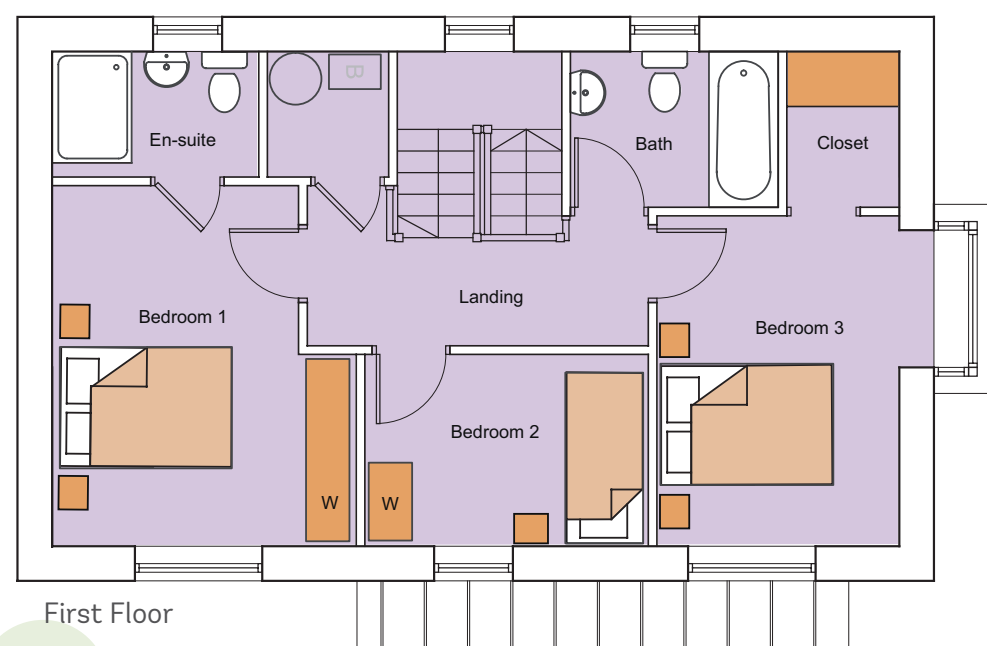
Type E3

3-bedroom, 3-storey mid-terrace house

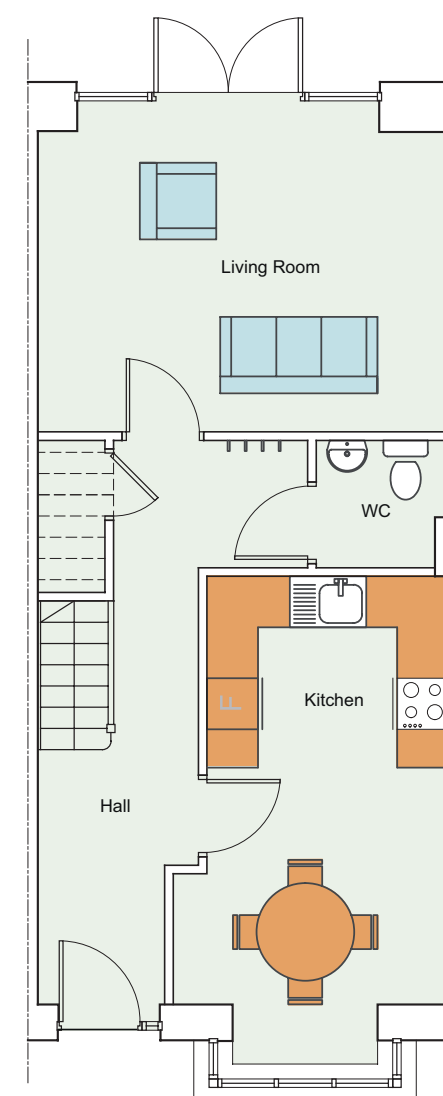
Approximately 130 sq.m. / 1,399 sq.ft.



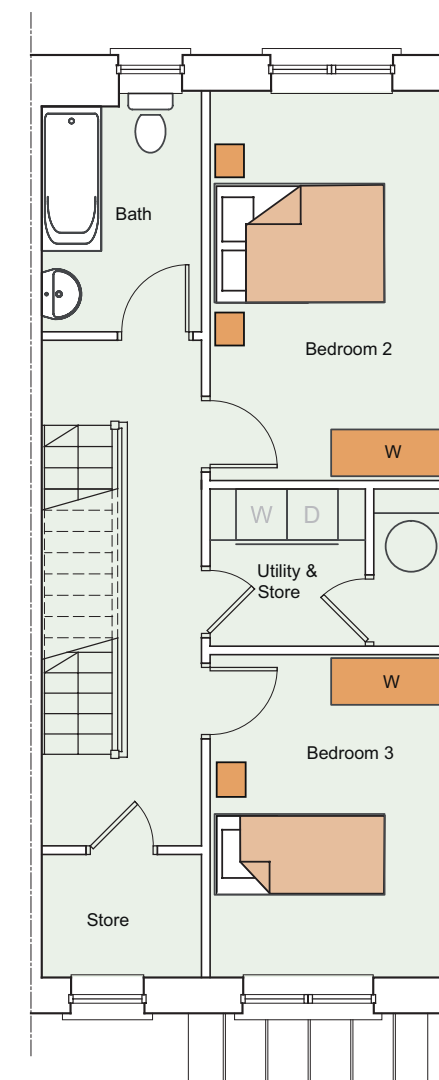
Ground Floor



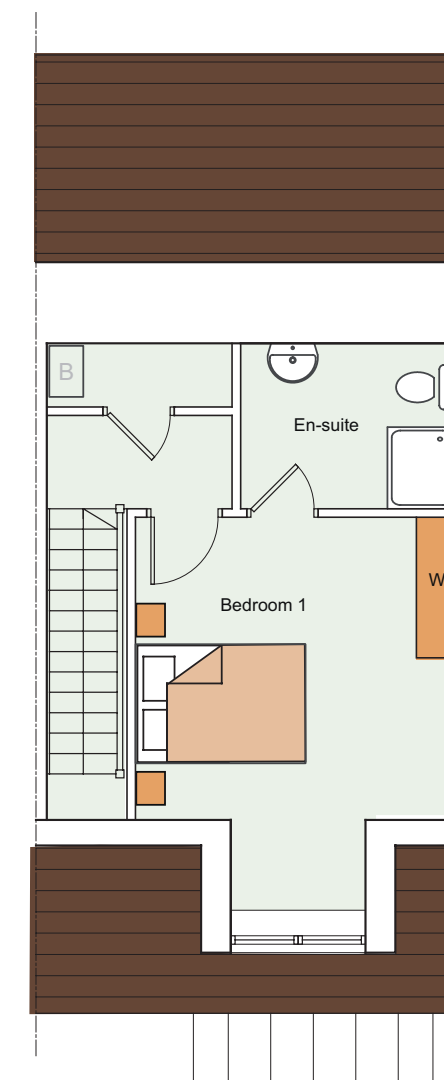
First Floor



Ground Floor



First Floor



Second Floor



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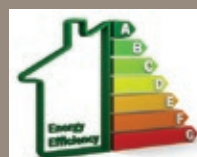
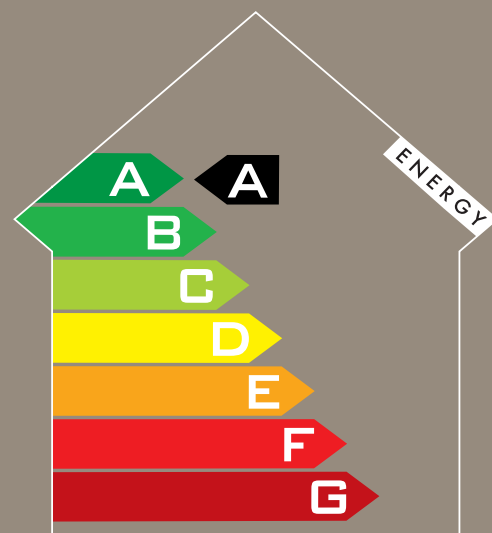
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Energy 'A'-Rated Homes

Less than 1% of the Irish housing stock enjoy a BER 'A'-rating making Belltree a very unique and highly desirable development. 'A'-rated homes are the most energy-efficient houses available today and tend to have the lowest energy bills. In order to achieve an 'A'-rating the quality and standard employed by the builder must be of the highest level and encompass the latest technology as follows:

- High levels of insulation in the walls, roof and floors
- High-performance double-glazed uPVC windows and insulated composite front doors, supplied by Grady Joinery
- Air-tightness – retains heat and minimises exposure to the external elements and reduces heat loss
- 'A'-rated gas boilers and multi-zone controls ensure that the heat is produced efficiently reducing energy waste and cost
- Kingspan Thermomax solar panels come with a 20 year warranty and can supply over 50% of annual hot water needs
- No chimney, reducing heat loss



BER A3

Until you have lived in an 'A'-rated energy-efficient home you cannot appreciate the exceptional comfort they bring. They require much less energy because they are air-tight or sealed and built to hold the heat, as a result the average cost of heating these homes is significantly reduced.

**Reduced energy bills.
Increased comfort.**

Previous developments by Gannon Homes Ltd.



Gannon Homes Ltd.

- 1 Millers Glen, Swords
- 2 Parkedge, Clongriffin
- 3 Castle House, Rathfarnham
- 4 Robswall, Malahide
- 5 Applewood Village, Swords

- 6 The Casino, Malahide
- 7 Rockfield, Dundrum
- 8 The Willows, Sandymount
- 9 City Square, Dublin 1
- 10 Century Court, Dun Laoghaire

1	2	3
4	6	
5		
7	8	9
10		

Professional Team

Developer and Builder

Gannon Homes Ltd.,
Kinvara House,
52 Northumberland Road,
Ballsbridge, Dublin 4.
www.gannonhomes.ie



Selling Agent

Sherry FitzGerald New Homes,
164 Shelbourne Road,
Ballsbridge, Dublin 4.
newhomes@sherryfitz.ie
www.sherryfitz.ie
PSRA No: 002183



01 667 1888

Architects

Conroy Crowe Kelly,
65 Merrion Square,
Dublin 2.

Solicitors

Smith Foy & Partners,
59 Fitzwilliam Square,
Dublin 2.

www.belltree.ie



For identification purposes only. Not to scale.



Gannon Homes is a member
of the Construction Industry
Federation (membership
number 101081)



**National Asset
Management Agency**

This Development is supported by the
National Asset Management Agency.

Booking Details

An initial booking deposit of €5,000 by bank draft or cheque made payable to Sherry FitzGerald with your solicitors details are required to secure a property. The additional contract deposit of €10,000 is payable to Smith Foy & Partners Solicitors on signing of unconditional contracts within 21 days of receipt of same. Subject to Contract/Contract denied. Balance payable on completion.

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions.