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Hansfield
Wood DUBLIN
FIFTEEN



Hansfield Wood

DUBLIN
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Family life is child's play in Hansfield Wood. Each home in this stunning development of spacious semi-detached & terraced houses is finished to the highest of standards, featuring clever touches to enhance family life and beautiful interiors decorated with busy lifestyles in mind. Green areas are a priority, giving dwellers the feeling of space within a family-oriented community.



Put down roots in a growing community.

Hansfield Wood is an exciting development of A-rated energy-efficient homes designed with the needs of busy families in mind. Located in the leafy suburbs of Dublin 15 and surrounded by enviable facilities, these 2, 3 and 4 bedroom houses are perfect for growing families who want the best that modern life can offer, all within easy commuting distance of Dublin City Centre.



The background of the page is a collage of three photographs. The top-left photo shows a blackboard menu with prices for various coffee drinks like Macchiato, Latte, Mocha, Cold Brew, and Hot Tea, along with a section for Hot Chocolate. The top-right photo shows a barista in a black shirt and apron working behind a counter. The bottom photo shows a customer in a white shirt at a counter with a coffee machine and several cups of coffee.

Location

Location is key in this peaceful development. The very best education, shopping, sport and recreation facilities are right outside your front door, while the bright lights of Dublin City Centre are just minutes away thanks to the second-to-none transport links.

The village of Ongar offers all the local services a family could need, including a health centre and pharmacy, a barber and hair stylist, local optician and dentist, supermarket, butcher, café and more. You can expect a warm welcome in this closely knit village, whether you're picking up a few groceries for a family dinner in Dunnes Stores or catching up with a friend in one of the friendly local cafés.

1. Go horse-riding through the grounds at Luttrellstown
2. Kayak down the Liffey from Lucan
3. Take the family to the zoo
4. Try the waterslide at the National Aquatic Centre
5. Shop 'til you drop at Blanchardstown
6. Visit the food and craft market at Farmleigh
7. Go bowling at Leisureplex
8. Meet the deer in the Phoenix Park

9. Be part of the film in the iSense cinema
10. Get cultural with a play at the Draiocht
11. Treat yourself to afternoon tea in Dunboyne Castle
12. Get a hole-in-one at Castleknock Golf Club
13. Challenge the kids at Fort Lucan
14. Visit the president's home at Áras an Uachtaráin
15. Scare yourself silly on the Cú Chulainn Coaster at Tayto Park

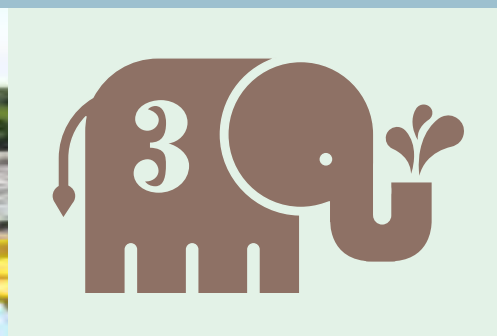
15 things to do in the area



1



2



4



6



8



10



12



13



14



Amenities close to Hansfield Wood

Schools

Families living in Hansfield Wood can choose from a wide range of schools within walking distance. Children can be schooled under the Educate Together ethos right up until Leaving Certificate thanks to the newly opened Educate Together secondary school, which joins the existing Educate Together National School in Hansfield.

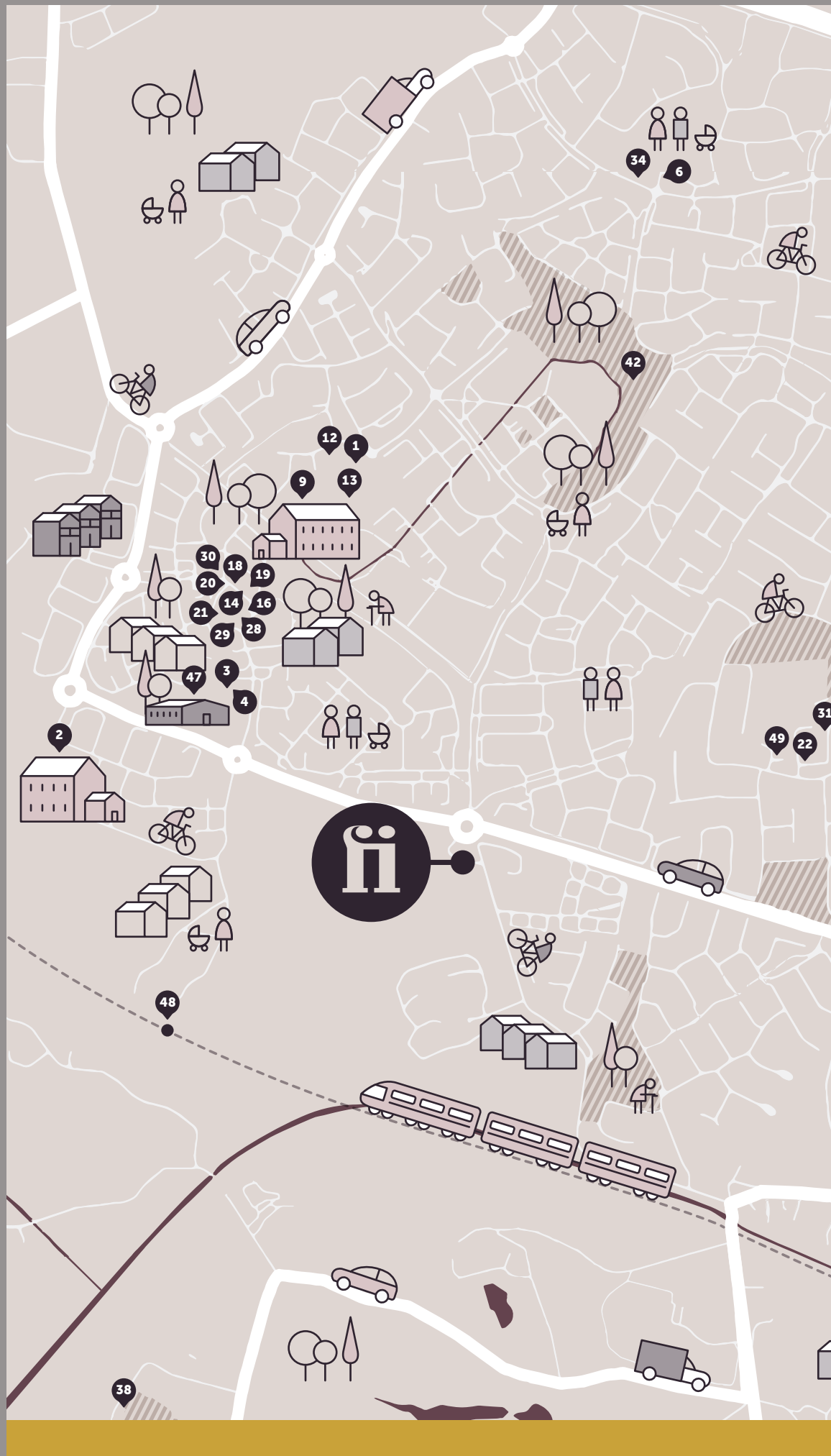
Sports & Activities

For sports lovers, tennis, golf, martial arts and football are all well established in the area, while local GAA club St Peregrines offers training for even the youngest members of the family. The National Aquatic Centre, one of the world's largest indoor water centres, is mere minutes away, and offers water fun for every ability, from tiny tots to Olympic-standard swimmers.

Parks & Recreation

Located just down the road from Hansfield Wood, Luttrellstown Castle's extensive Demesne offers the perfect escape from the stress of daily life. Explore the many unique attractions of this historic estate, or visit the formal walled garden. For the more adventurous members of the family, there's golf on the 18-hole championship parkland course, or angling and boating on the 20-acre lake.

The Phoenix Park, famously one of the largest enclosed parks in a capital city in Europe, is also nearby, and offers a whole range of activities throughout the year. Take the family on a day trip to the acclaimed Dublin Zoo, or simply stroll through the exquisite parkland, dropping into the bustling tea rooms or visiting the stunning Farmleigh Estate along the way.



WHAT'S NEARBY?

SCHOOLS

- 1 COLÁISTE POBAIL SETANTA
- 2 HANSFIELD EDUCATE TOGETHER NS
- 3 CASTAHEANEY EDUCATE TOGETHER
- 4 ST BENEDICTS NS
- 5 HARTSTOWN COMMUNITY SCHOOL
- 6 MARY, MOTHER OF HOPE JUNIOR NS
- 7 BLANCHARDSTOWN WEST EDUCATE TOGETHER NS
- 8 ST. PHILIP THE APOSTLE J.N.S.
- 9 SCOIL GHRAINNE
- 10 COOLMINE COMMUNITY SCHOOL
- 11 ST FRANCIS XAVIER JUNIOR NS

CRECHES & MONTESSORI

- 12 COCOON CHILDCARE
- 13 SMALL STEPS MONTESSORI
- 14 EARLY LEARNERS MONTESSORI
- 15 TIGER AFTER SCHOOL

SHOPPING

- 16 DUNNES STORES
- 17 BLANCHARDSTOWN CENTRE
- 18 PAVLOVS BAKERY
- 19 POWERS FAMILY BUTCHERS
- 20 HICKEYS PHARMACY
- 21 SPECSAVERS OPTICIANS
- 22 EUROS PAR
- 23 POLONEZ
- 24 POWER CITY
- 25 TESCO
- 26 DUBLIN MEAT COMPANY
- 27 LIDL

RESTAURANTS, CAFÉS & PUBS

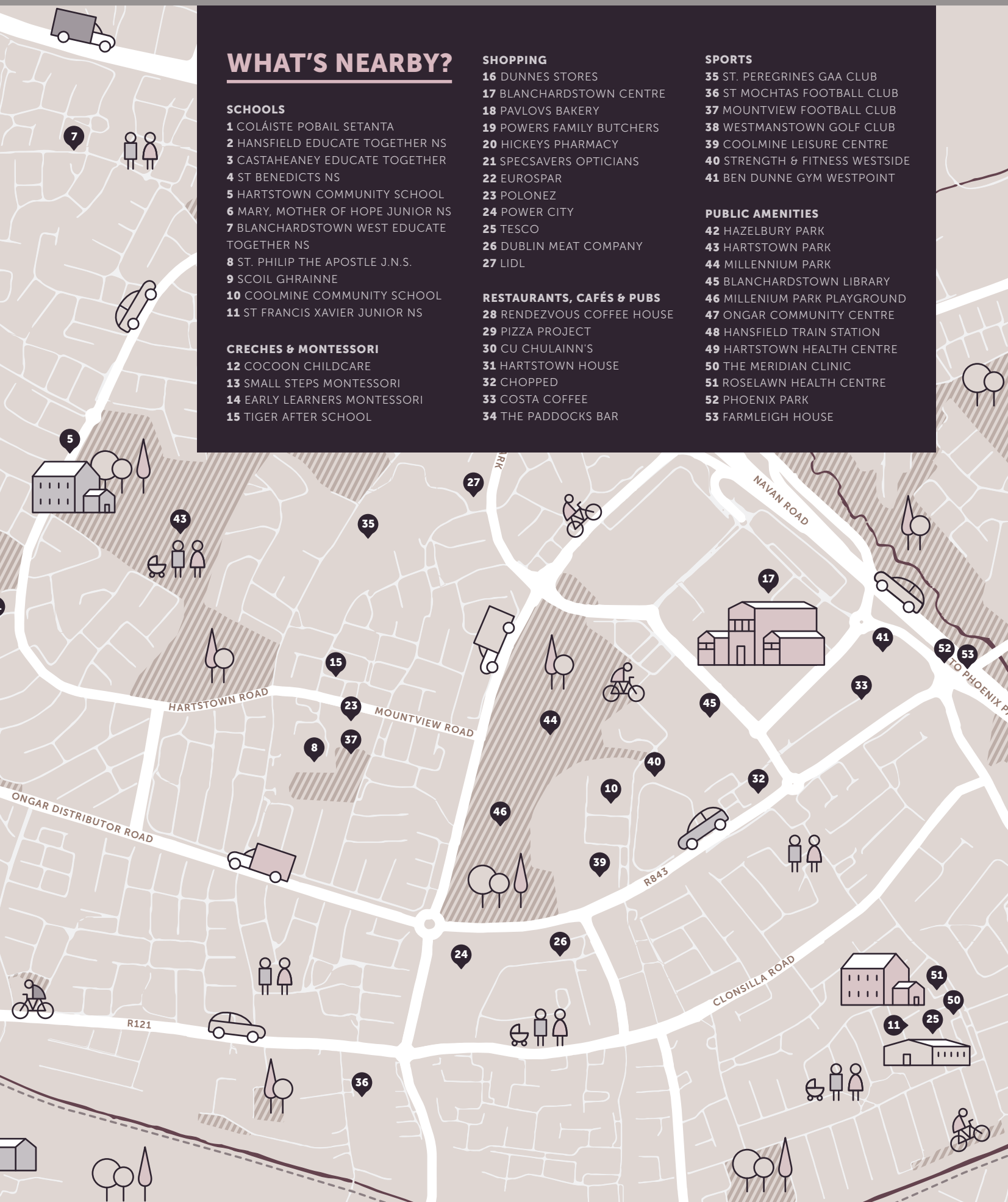
- 28 RENDEZVOUS COFFEE HOUSE
- 29 PIZZA PROJECT
- 30 CU CHULAINN'S
- 31 HARTSTOWN HOUSE
- 32 CHOPPED
- 33 COSTA COFFEE
- 34 THE PADDOCKS BAR

SPORTS

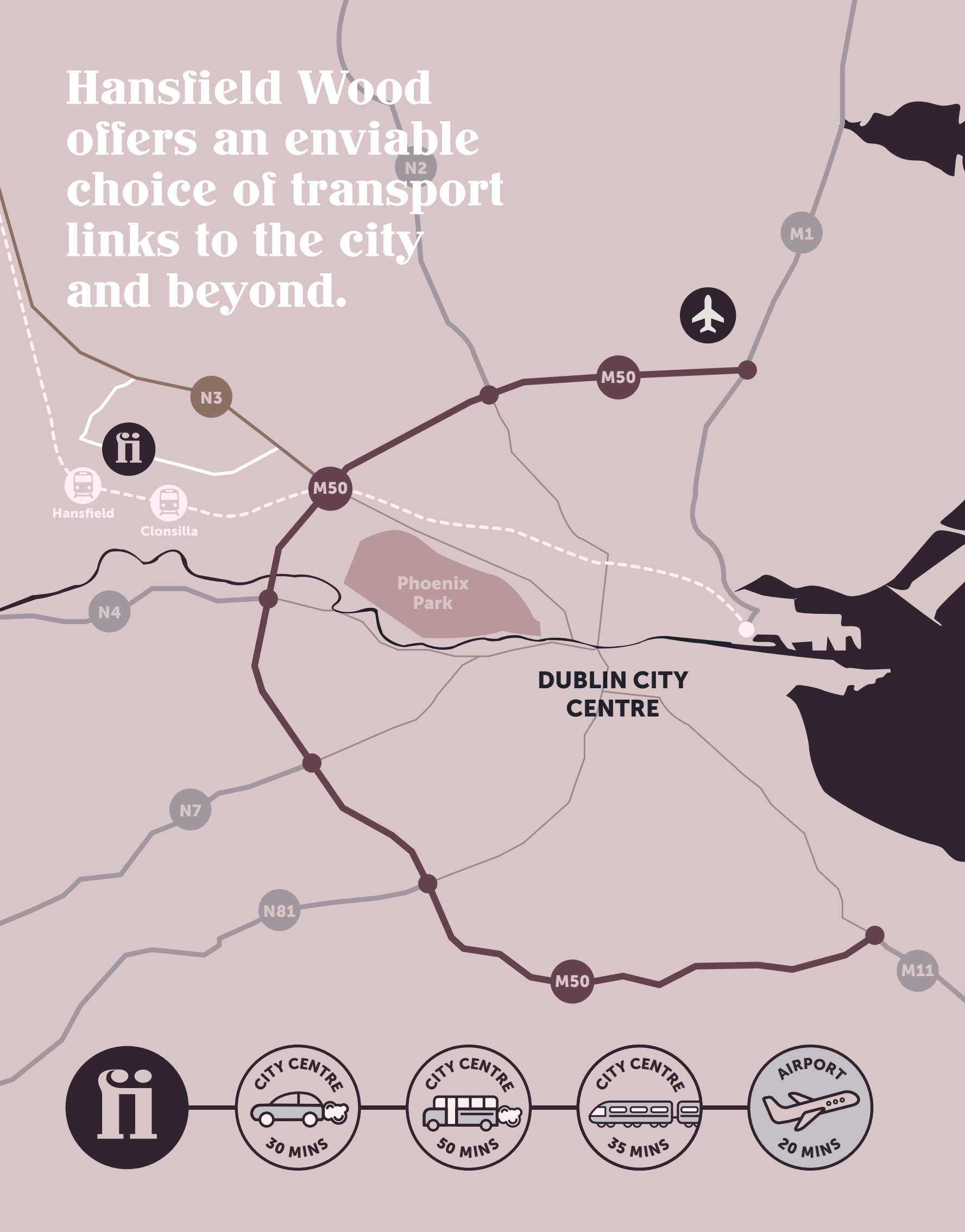
- 35 ST. PEREGRINES GAA CLUB
- 36 ST MOCHTAS FOOTBALL CLUB
- 37 MOUNTVIEW FOOTBALL CLUB
- 38 WESTMANSTOWN GOLF CLUB
- 39 COOLMINE LEISURE CENTRE
- 40 STRENGTH & FITNESS WESTSIDE
- 41 BEN DUNNE GYM WESTPOINT

PUBLIC AMENITIES

- 42 HAZELBURY PARK
- 43 HARTSTOWN PARK
- 44 MILLENNIUM PARK
- 45 BLANCHARDSTOWN LIBRARY
- 46 MILLENNIUM PARK PLAYGROUND
- 47 ONGAR COMMUNITY CENTRE
- 48 HANSFIELD TRAIN STATION
- 49 HARTSTOWN HEALTH CENTRE
- 50 THE MERIDIAN CLINIC
- 51 ROSELAWN HEALTH CENTRE
- 52 PHOENIX PARK
- 53 FARMLEIGH HOUSE



**Hansfield Wood
offers an enviable
choice of transport
links to the city
and beyond.**





CONNECT BY ROAD, CONNECT BY TRAIN.

Hansfield Train Station lies next to the development, and offers quick and regular transportation to Dublin City Centre. A Dublin Bus Quality Bus Corridor servicing the 39 bus route brings commuters to the southside of the city quickly and efficiently, while the 39a route brings students directly to UCD in Dublin 4.

For drivers, Hansfield Wood is conveniently located just off the N3 and close to the Blanchardstown M50 interchange, which opens up the whole of Ireland's road networks for those who need to travel further afield. Dublin Airport is also situated only 20 kilometres away, a mere 15 minutes via the motorway network.



**Enjoy a taste of the
tranquil countryside
in nearby Farmleigh.**





Hansfield Wood offers bright, spacious concrete-built homes with high ceilings and large windows, set behind warm and attractive, traditional streetscapes. This stylish development of large 2, 3 & 4 bedroom family homes is set out in a series of small streets and cul-de-sacs, perfect for modern family living.

The houses at Hansfield Wood are particularly spacious, much more so than other houses built in the area in recent years. These A rated homes offer the ultimate in energy efficiency, with such features as high-performance windows, a state-of-the-art highly efficient air to water central heating system, and intensive insulation in the floors, walls and roof. These features ensure that Hansfield Wood homes will be extremely efficient to run and enjoy for years to come.



**Hansfield Wood is set out
in a series of small streets
& cul-de-sacs, perfect for
modern family living.**





Whatever your family size, there's a home that's perfect for you in Hansfield Wood. Each of these large and luxurious houses is filled with the very best in fixtures and fittings, all complemented by the stylish interior design.

Living areas are spacious and comfortable, featuring a high level of finish to each room. High ceilings and large windows make the most of the natural light. A warm palette is used throughout these stylish houses, while little design touches really give the interiors a modern touch.







**A custom-built kitchen featuring
the very best in fixtures and fittings
awaits you in Hansfield Wood.**





Kitchens are bright and spacious, perfect for family gatherings large and small. Plenty of storage and the very best in modern conveniences make family cooking a pleasure, while the attractive design and large dining area turn the kitchen into the true hub of the family home.

Every detail is well thought out in these stylish homes. A large hallway allows the option of additional storage space, a home office, or perhaps simply enough space for large buggies and children’s bikes. You will never feel cramped for space in a Hansfield Wood home.

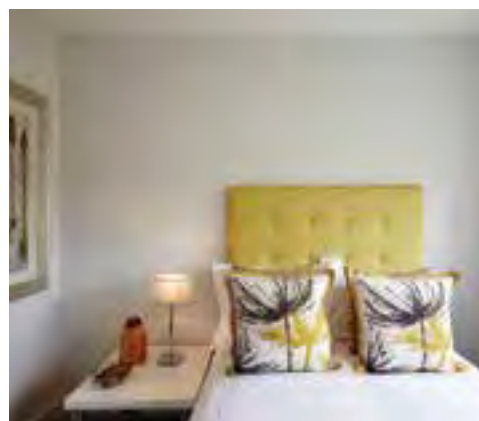






Bedrooms are thoughtfully designed and feature large built-in wardrobes and shelving for your convenience. Attractive larger-than-average windows allow plenty of light to flood these beautiful rooms by day, while thoughtful lighting allows for complete relaxation at night.

Bathrooms are given a luxurious touch with superior sanitary ware and high-pressure pump-fed showers, making your morning ritual a pleasure from start to finish. High-quality floor and wall tiles bring the luxurious feeling of a spa into the comfort of your own home.





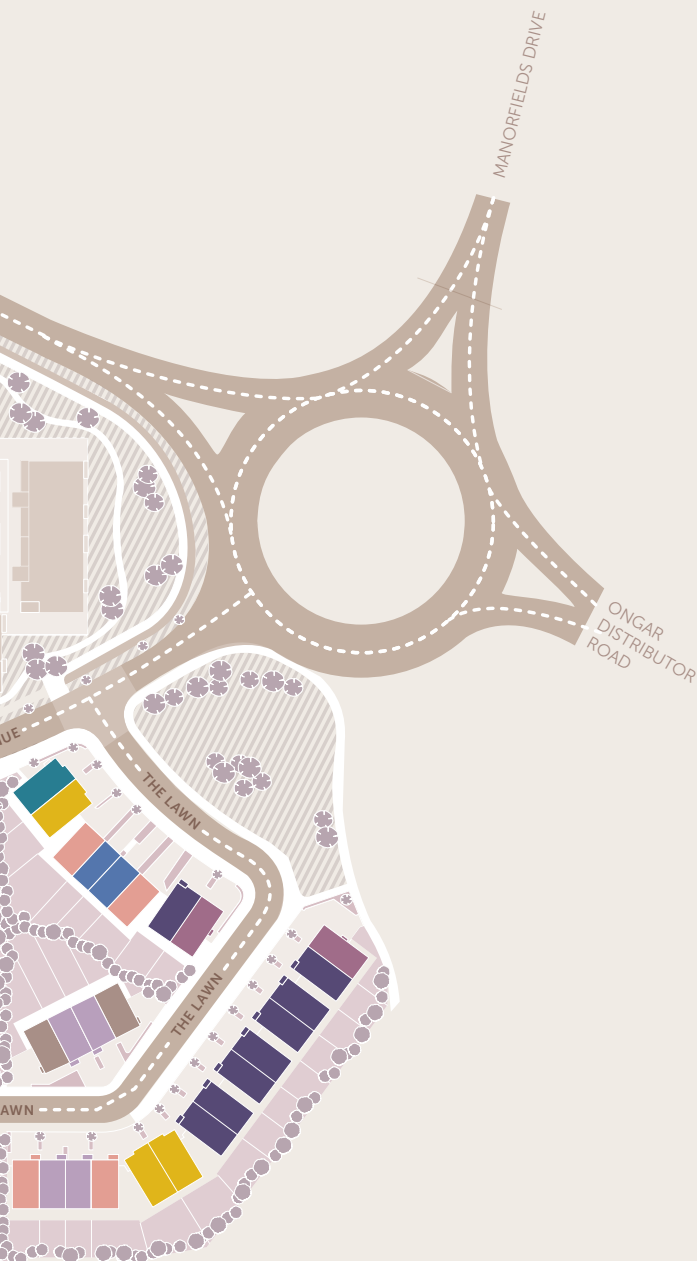
Hansfield Wood

DUBLIN
FIFTEEN

SITE PLAN



**A stunning new development
of well-appointed 2, 3 & 4
bedroom houses, all designed
with modern family living
in mind.**



Type A1

4 Bed Semi-detached
134.5 SQ M
1,448 SQ FT



Type A2

4 Bed Detached
134.5 SQ M
1,448 SQ FT



Type A3

Side Entry 4 Bed
Semi-detached
134.5 SQ M
1,448 SQ FT



Type B1

3 Bed Semi-detached
119 SQ M
1,281 SQ FT



Type B2

3 Bed Semi-detached
110 SQ M
1,184 SQ FT



Type B3

3 Bed Semi-detached
110 SQ M
1,184 SQ FT



Type B4

Side Entry 3 Bed
Semi-detached
119 SQ M
1,281 SQ FT



Type D1

3 Bed Terrace
110 SQ M
1,184 SQ FT



Type D2

3 Bed Terrace
110 SQ M
1,184 SQ FT



Type D3

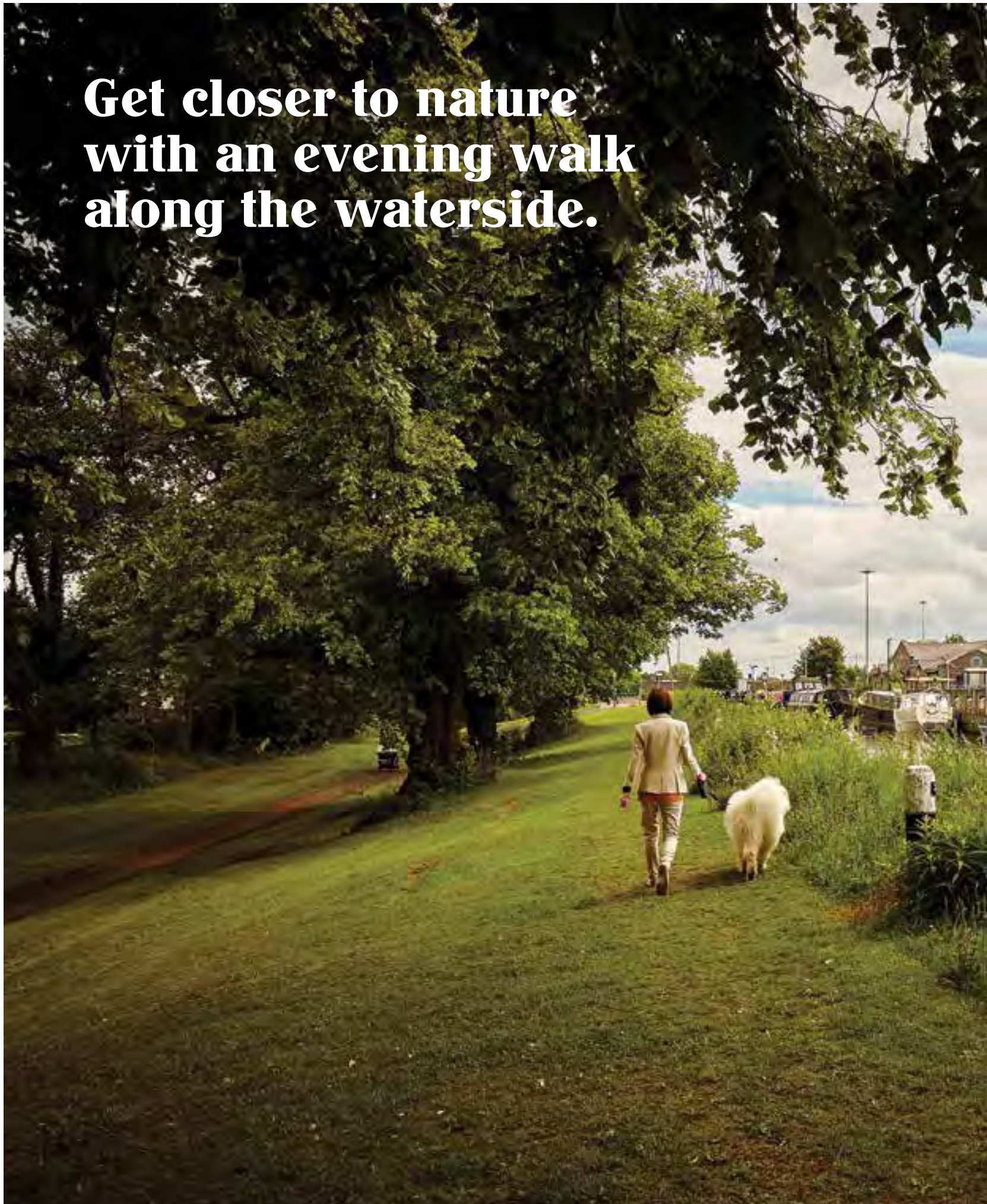
Side Entry 3 Bed
Terrace
110 SQ M
1,184 SQ FT



Type E

2 Bed Terrace
90 SQ M
969 SQ FT

**Get closer to nature
with an evening walk
along the waterside.**





Specifications

KITCHEN / UTILITY

Custom Irish designed fitted kitchens with high quality counter tops and soft closing hinges.

BATHROOM, ENSUITE AND GUEST WC

- Superior quality sanitary ware in bathrooms and en-suites with thermostatically controlled high pressure pump-fed showers as per show house.
- All bathrooms are fitted with chrome heated towel rail.
- Top quality floor and wall tiles supplied throughout the bathrooms and en-suites, as per show house.

WARDROBES

Luxurious built in wardrobes with extensive hanging rails and shelving with soft closing doors to bedrooms.

INTERNAL FINISH

- Increased ceiling height to both the ground and first floors.
- Painted finish to all walls and ceilings.
- Contemporary skirting and architraves.

DOOR AND IRONMONGERY

- High quality flush painted internal doors.
- Polished chrome ironmongery throughout.
- Double glazed doors to patio area by Munster Joinery.

EXTERNAL FINISH

- Red brick and low maintenance monocouche rendered finish.
- Elegant high quality uPVC windows by Munster Joinery.
- Prestige hardwood front door by Munster Joinery.
- uPVC fascia, soffits and gutters.
- Rear gardens are seeded.
- External lighting to front and rear gardens.

GENERAL

- State of the art highly efficient Air to Water Central Heating System.
- Centralised mechanical extract and air quality control system.
- Smoke, heat and carbon monoxide detectors fitted as standard.
- Thermostatically controlled heating system sets the heat as required reducing unnecessary heat loss.
- Ample storage with all houses including a utility room and under-stairs cupboard.
- Private rear gardens with timber panel fencing.
- Wired for Virgin Media and Eircom.
- Stainless steel- finish sockets and light switches downstairs.



Professional Team

Developer



Architects

Delphi Architects and Planning Consultants,
Unit 3 Seapoint Building, 44-45 Clontarf Road,
Clontarf, Dublin 3.

Solicitors

Amoss Solicitors,
Warrington House,
Mount Street Crescent,
Dublin 2.

Mortgage Consultants

Mortgage Xpress,
4 The Mall, Main St,
Lucan, Co. Dublin
T: 01 6219799
www.mortgagexpress.ie

Interior Designers

Spirit & Style Interiors,
Maygrove House,
Castlebrowne, Clane,
Co. Kildare Ireland,
W91 DR64
www.spiritandstyleinteriors.ie

Selling Agents

Sherry FitzGerald New Homes,
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Dublin 4.



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4 Bedroom
Semi-detached

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Wood** DUBLIN
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