

# BELLINGSFIELD

NAAS, CO. KILDARE



ballymore.

## A PERFECT PLACE TO CALL HOME



Attention to detail is at the very heart of what we do. We build every new community as if we were going to live there ourselves. As Ireland's leading homebuilders, we strive to maintain the principles and personal touch that you would expect from a family-run business with thirty five years' experience.

The homes at Bellingsfield are exceptional in design & build, integrating the very best in space-planning and energy efficiency. This comes as standard with a Ballymore home at Bellingsfield.

When you step outside, our richly landscaped and expansive green spaces are planted with wildflowers chosen with this specific location in mind. For us, it's only natural that open areas and landscaping are conceived with true care and thoughtfulness. Bellingsfield brings together the very best of what Ballymore do.

Bellingsfield is about balance. A location that is peaceful but connected. Spacious houses that combine architectural vision with the freedom for you to make it truly your own. I am confident that you will have many years of happiness living in Bellingsfield.

A handwritten signature in black ink, reading "Sean Mulryan".

**Sean Mulryan**  
Chairman & CEO, Ballymore Group





## WELCOME HOME WELCOME TO BELLINGSFIELD

Bellingsfield is an exceptional development of three and four bedroom family homes conveniently located in Naas with excellent transport links to Dublin and beyond.



BEAUTIFULLY DESIGNED  
HOMES COMBINING  
*architectural vision* AND  
*excellent energy efficiency.*

FEATURES ARE ENHANCED  
BY STUNNING *landscaped*  
*green areas*, CREATING  
A DEVELOPMENT *perfect*  
*for families.*







TKR  
083 900 7739

The Bluebell  
House Type G2



A range of excellent schools in the immediate area allows children to make the most of the abundance of open space at Bellingsfield.





BY ROAD OR RAIL,  
THE CITY IS EASILY ACCESSIBLE,  
ALLOWING FOR THE BEST  
OF BOTH WORLDS



Travel times 



# ON YOUR DOORSTEP

Bellingsfield is conveniently located in Naas, the largest town in Co. Kildare and one of the most important retail hubs in the Dublin commuter belt.

Numerous restaurants, shops, leisure facilities and sports clubs are located close to Bellingsfield, while excellent and regular transport links to Dublin and beyond ensures an easy commute to the city.

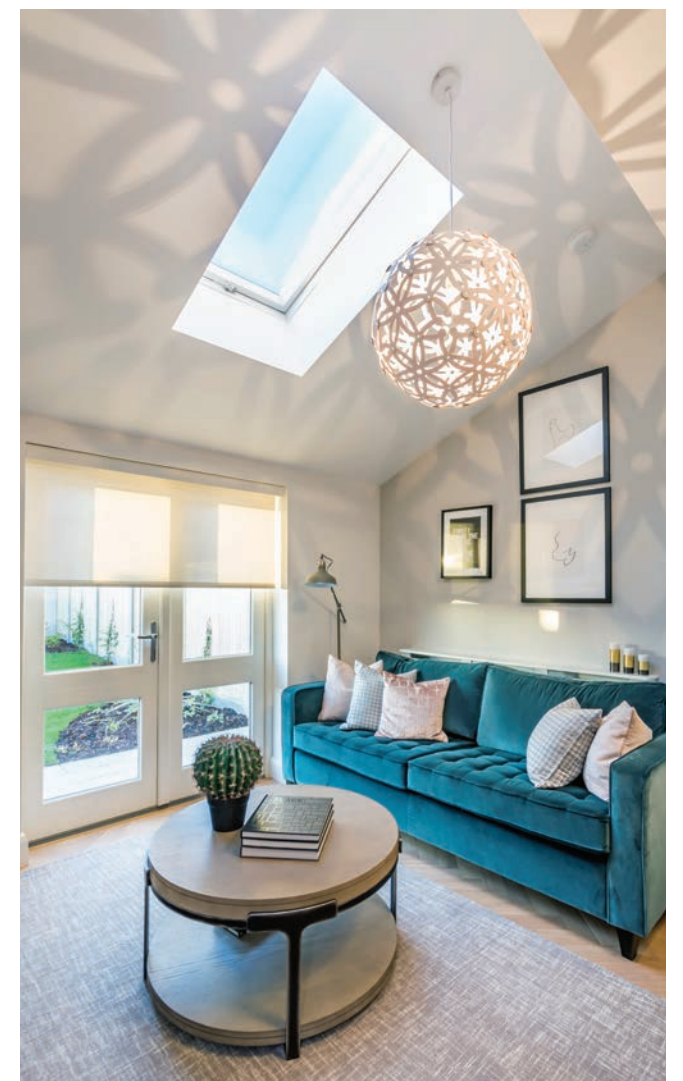
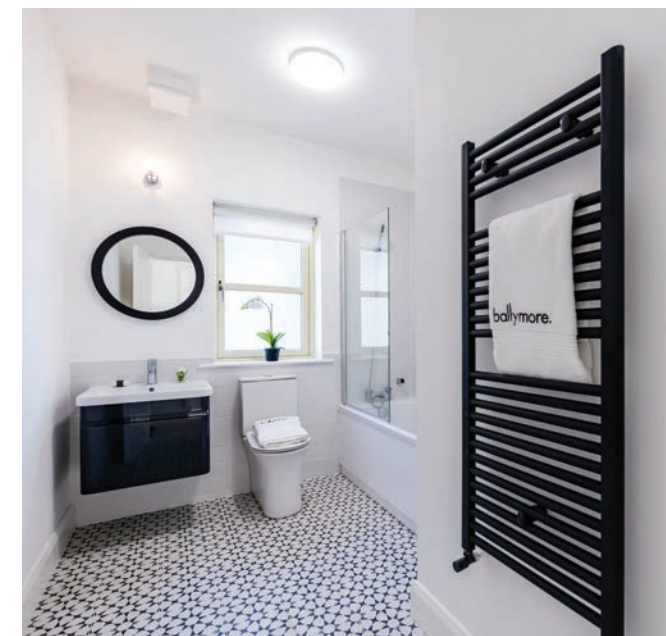


1. Kildare Village 2. Curragh Racecourse 3. Newbridge Silverware  
4. Whitewater Shopping Centre 5. Cocoon Childcare 6. Naas Farmers Market  
7. Killashee House 8. K Club 9. Punchestown Racecourse 10. Blessington Lakes

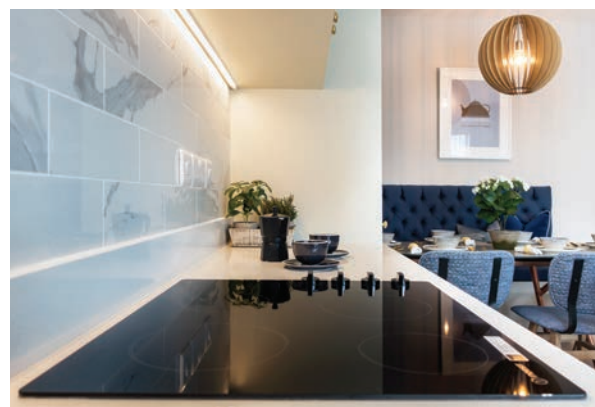














*the*  
**FOXGLOVE**

House Type EE  
3 Bedroom Semi-detached  
120.6 m<sup>2</sup> | 1,300 sq.ft

*the*  
**ROBIN**

House Type KK  
3 Bedroom Semi-detached  
100.6 m<sup>2</sup> | 1,083 sq.ft

*the*  
**HAZEL**

House Type FF  
4 Bedroom Semi-detached  
144.7 m<sup>2</sup> | 1,557 sq.ft

*the*  
**FERN**

House Type G1  
4 Bedroom Detached  
204 m<sup>2</sup> | 2,196 sq.ft

*the*  
**BIRCH**

House Type JJ  
4 Bedroom Semi-detached  
171.5 m<sup>2</sup> | 1,846 sq.ft

*the*  
**BLUEBELL**

House Type G2  
4 Bedroom Detached  
162.9 m<sup>2</sup> | 1,753 sq.ft

*the*  
**HEATHER**

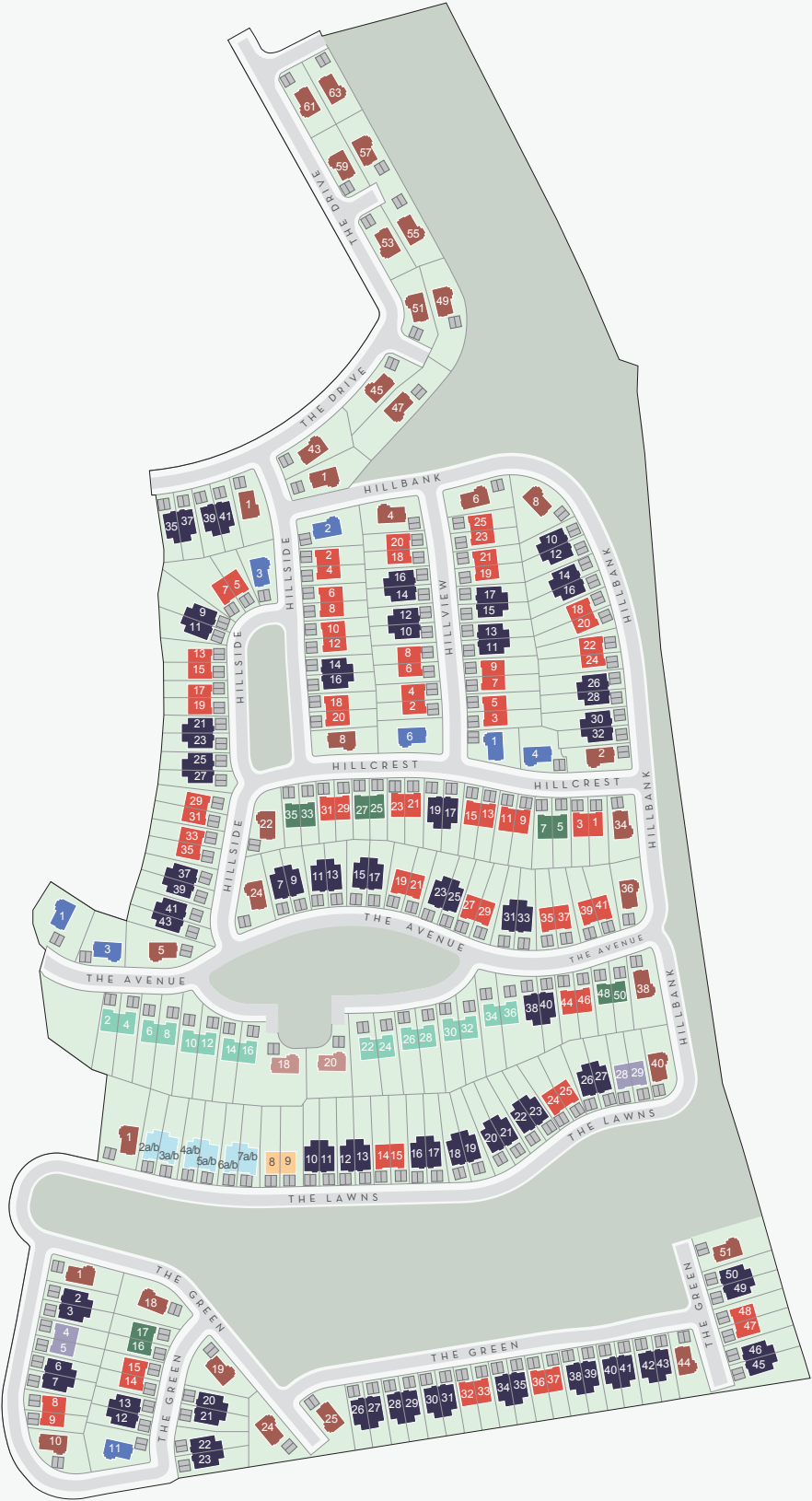
House Type LL  
4 Bedroom Semi-detached  
120.7 m<sup>2</sup> | 1,299 sq.ft

*the*  
**SKYLARK**

House Type GG  
4 Bedroom Detached  
162.9 m<sup>2</sup> | 1,753 sq.ft

# BELLINGSFIELD

## SITEPLAN





*the*  
**FOXGLOVE**

House Type EE  
3 Bedroom | Semi-detached  
120.6 m<sup>2</sup>/1,300 sq.ft



GROUND FLOOR

FIRST FLOOR

FOR INFORMATION / ILLUSTRATION PURPOSES ONLY

*the*  
**HAZEL**

House Type FF  
4 Bedroom | Semi-detached  
144.7 m<sup>2</sup>/1,557 sq.ft



GROUND FLOOR

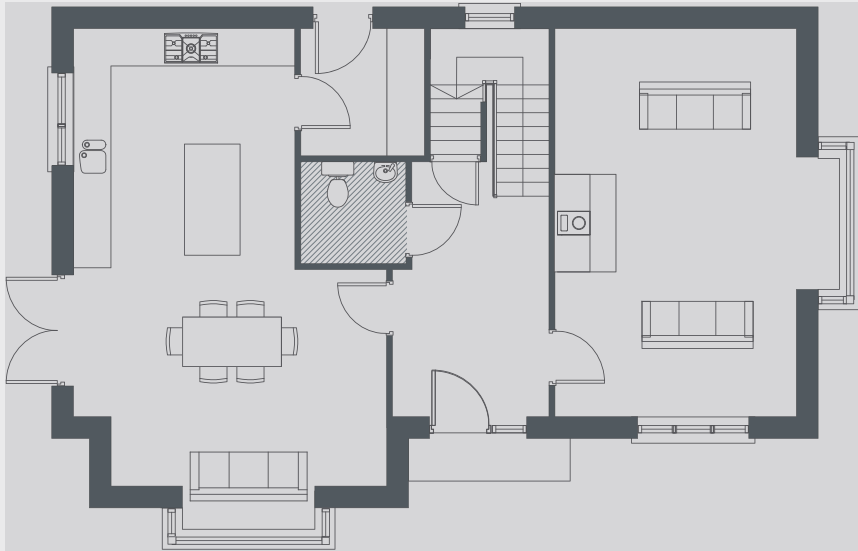
FIRST FLOOR

FOR INFORMATION / ILLUSTRATION PURPOSES ONLY



*the*  
**SKYLARK**

House Type GG  
4 Bedroom | Detached  
162.9 m² | 1,753 sq.ft



GROUND FLOOR

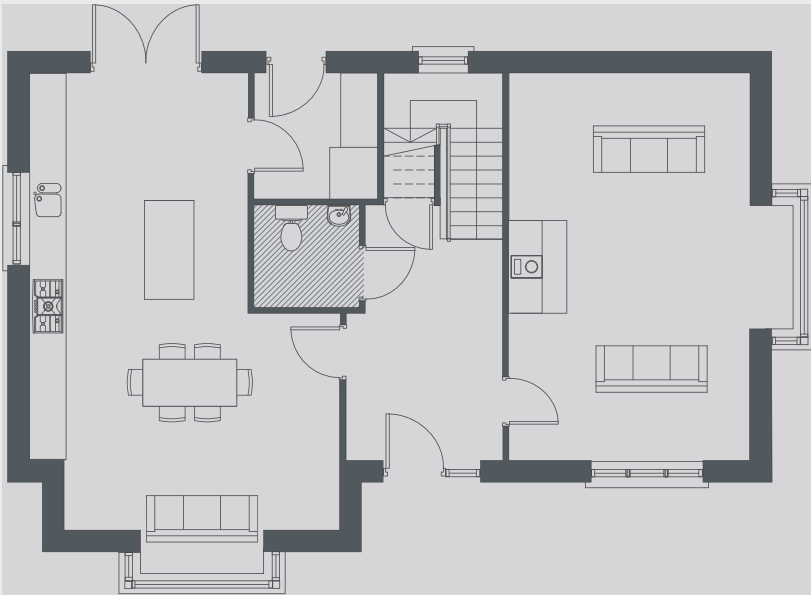


FIRST FLOOR

FOR INFORMATION / ILLUSTRATION PURPOSES ONLY

*the*  
**BLUEBELL**

House Type G2  
4 Bedroom | Detached  
162.9 m² | 1,753 sq.ft



GROUND FLOOR



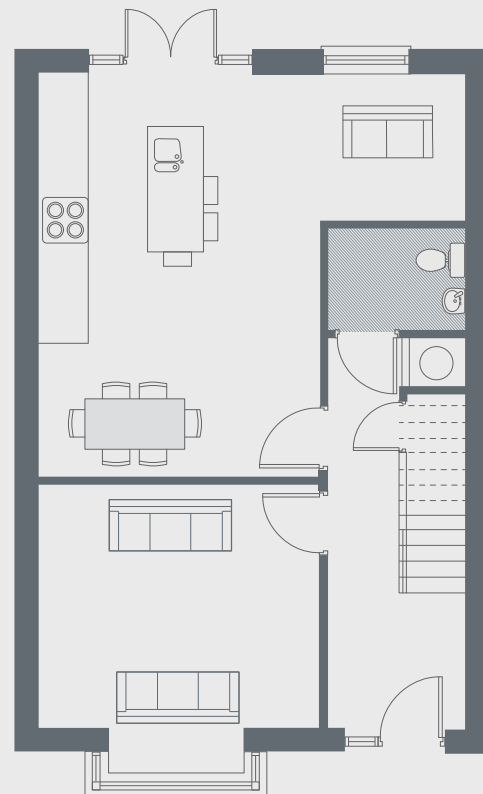
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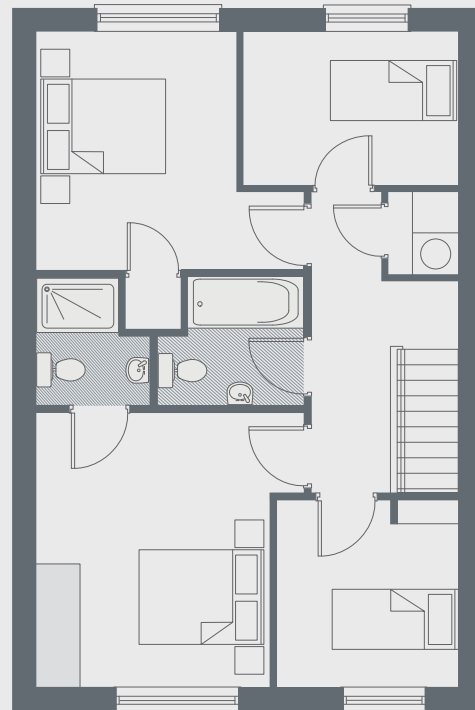


*the*  
**HEATHER**

House Type LL  
4 Bedroom | Semi-detached  
120.7 m<sup>2</sup> | 1,299 sq.ft



GROUND FLOOR

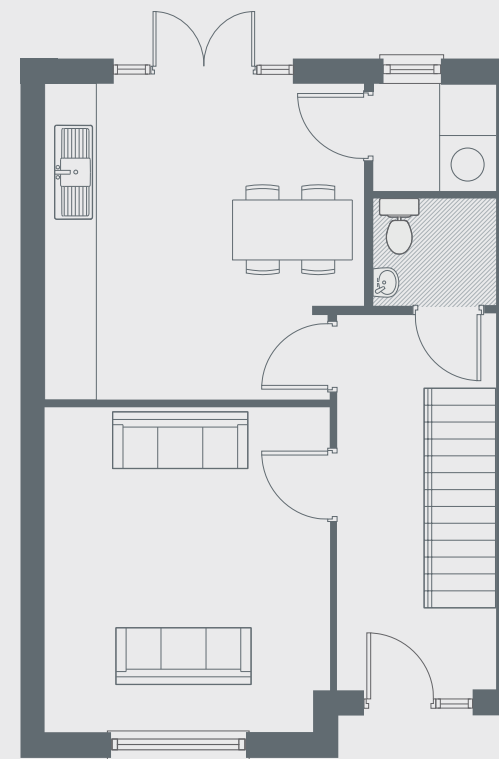


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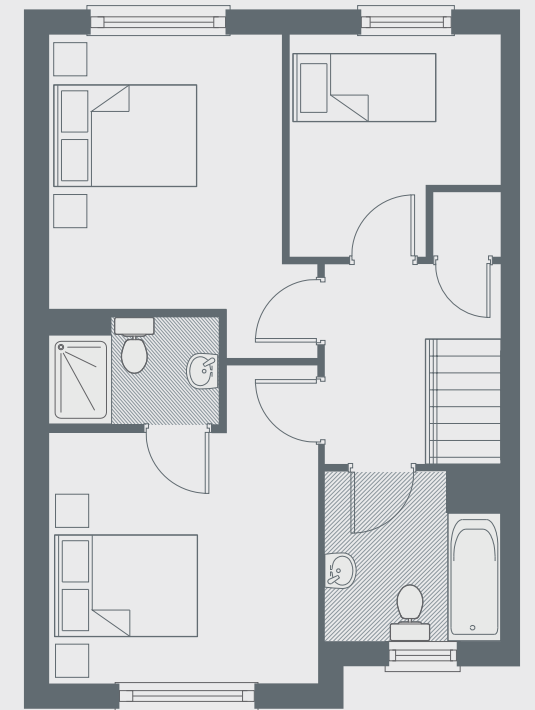
FOR INFORMATION / ILLUSTRATION PURPOSES ONLY

*the*  
**ROBIN**

House Type KK  
3 Bedroom | Semi-detached  
100.6 m<sup>2</sup> | 1,083 sq.ft



GROUND FLOOR



FIRST FLOOR

FOR INFORMATION / ILLUSTRATION PURPOSES ONLY



# Introducing Ballymore

At Ballymore we know how to turn good ideas into great places to live and work. We are an international property development company but we still pride ourselves on our integrity and family business values.

As one of Ireland's leading home builders, we believe in building developments that improve, enrich and enhance people's lives. Attention to detail is at the very heart of what we do and every development is treated as if we were going to live or work there ourselves.

We don't work with off-the-shelf design, but create an entirely new vision for every project, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality.

## ballymore.





# SPECIFICATIONS

### Structure

Houses are constructed using a timber frame and self coloured rendered blockwork with concrete roof tiles.

### Ceiling Heights

Each home benefits from raised ceiling heights on the ground floor.

### Flooring

High quality floor & wall tiling is standard in bathrooms and en suites as per the show unit.

### Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades.

### Wardrobes

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

### Windows

High performance pre-finished hardwood windows and patio doors are fitted with sealed double glazing units throughout. Multi Point Locking System used on front door, patio door and windows.

### Kitchens

Stylish and elegant kitchens with a number of modern design cues. Quartz worktop profiles give the kitchens a strong yet finely detailed feel. Integrated appliances provided (assuming contract is signed within 21 days).

### Electrical

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. A heated towel rail in all bathrooms. Standard as per show unit.

### Heating Systems

Air to water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators.

### Fireplaces

The Skylark, Bluebell and Hazel are fitted with an insert wood burning stove in a modern designed fire surround.

### Bathrooms and En suites

Stylish bathrooms and en suites are designed around contemporary fresh lines to offer excellent quality throughout. Sanitary ware as per show unit. All bathrooms have a painted finish and fitted mirrors. Family bathrooms are fitted to the same specification as en suite bathrooms with a white fitted bath. Standard as per show unit.

### Parking

Each house has two car parking spaces.

### Gardens

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

### Superior Energy Efficiency

Bellingsfield houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and a more sustainable way of living. All houses will achieve an A rating.

### Security

Each home is wired for an intruder alarm.

### External Areas

All public open spaces will be fully landscaped.

### Guarantee

Each Bellingsfield home is covered by a 10 year Structural Guarantee Scheme.

# CONTACT US FOR MORE INFORMATION

### Savills

T 01 618 1300  
E dublin\_newhomes@savills.ie  
W www.savills.ie



PSRA 002233

### CME Auctioneers

T 045 897711 or 045 898031  
E naas@cmeauctioneers.ie  
W www.cmeauctioneers.ie



PSRA 003008



BER Nos available from Selling Agents.  
EPI Range: 39.45 kWh/m2/yr - 46.78 kWh/m2/yr

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[www.ballymoregroup.com](http://www.ballymoregroup.com)

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