
ABB EY GREEN

KINSEALY C^o DUBLIN

K67 H6N6

EXCLUSIVE DEVELOPMENT
OF 48 THREE AND FOUR
BEDROOM HOMES



Abbey Green is an exclusive development of just 48 three and four-bedroom family homes, occupying an elevated position overlooking the historical Abbeville, all within a low density, very private, and meticulously landscaped environment.

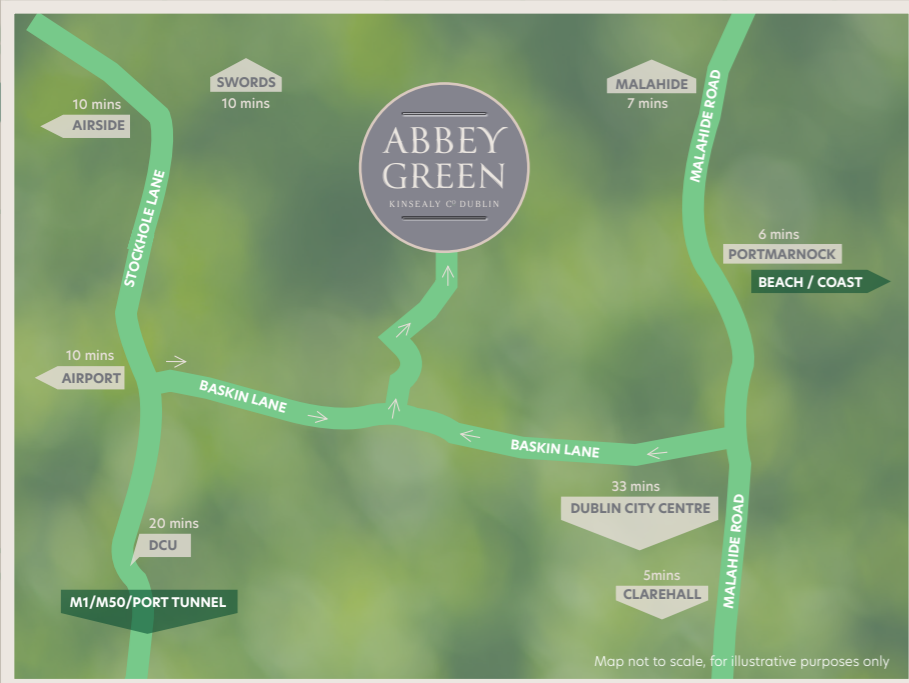
Abbey Green has excellent transport links within the locality with access to both Portmarnock and Malahide DART stations within 5 to 10 minutes' drive. The DART will find you in Dublin City Centre in approximately 30mins. The M50 and M1 are each within 5 minutes' drive, giving a consistent means of reaching anywhere within Dublin and beyond efficiently. Dublin Airport is also within a short drive of your new home.

Dublin's coastline is one of the most beautiful in the country. From the nearby Portmarnock and Malahide beaches, up to Portrane and Rush, and down to Sutton and the Howth cliffs, there is an abundance of day-trips, activities and stunning locations all within walking, cycling, and driving distance of Abbey Green.

ABBNEY GREEN

KINSEALY CO DUBLIN
K67 H6N6





1 BOI, CAMILLE THAI, HOT YOGA IRELAND, FRESH THE GOOD FOOD SUPERMARKET, LIMITLESS HEALTH PHARMACY, ROLLING DONUT, INSOMNIA COFFEE, MEADOWS&BYRNE, NOBLE HOUSES CHINESE RESTAURANT, FINE WINES, BURNELLS RESTAURANT, HILTON DUBLIN AIRPORT HOTEL.

2 CLAREHALL SHOPPING CENTRE, TESCO EXTRA, TESCO PETROL STATION, EDDIE ROCKETS, MCCABES PHARMACY, KFC, ENERGIE FITNESS, CARPHONE WAREHOUSE, THE NATURAL BAKERY, DEALZ, MAXI ZOO PETSTORE, THE TANNING SHOP, CIRCLE K PETROL STATION.

3 FATHER COLLINS PARK
4 CLONGRIFFIN SKATE PARK
5 INIS FAIL GAA CLUB
6 TRINITY GAELS GAA CLUB
7 KINSEALY GRANGE GOLF CENTER AND DRIVING RANGE
8 MALAHIDE GOLF CLUB
9 PORTMARNOCK GOLF CLUB
10 BALDOYLE UNITED GOLF CLUB
11 TRACKSIDE LAWN TENNIS CLUB
12 BULL ISLAND NATURE RESERVE / ROYAL DUBLIN GOLF CLUB

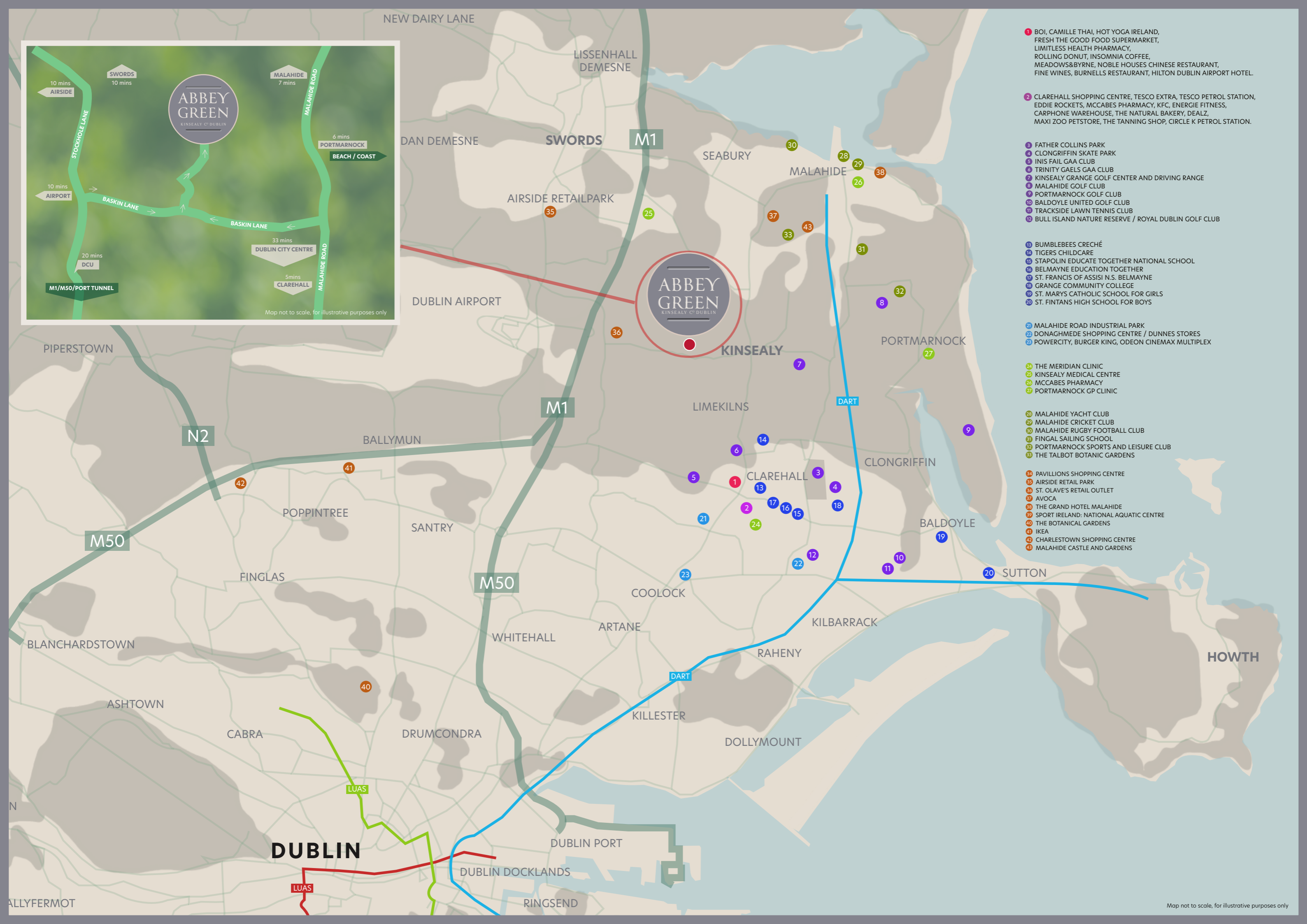
13 BUMBLEBEES CRECHÉ
14 TIGERS CHILDCARE
15 STAPOLIN EDUCATE TOGETHER NATIONAL SCHOOL
16 BELMAYNE EDUCATION TOGETHER
17 ST. FRANCIS OF ASSISI N.S. BELMAYNE
18 GRANGE COMMUNITY COLLEGE
19 ST. MARYS CATHOLIC SCHOOL FOR GIRLS
20 ST. FINTANS HIGH SCHOOL FOR BOYS

21 MALAHIDE ROAD INDUSTRIAL PARK
22 DONAGHMEDE SHOPPING CENTRE / DUNNES STORES
23 POWERCITY, BURGER KING, ODEON CINEMAX MULTIPLEX

24 THE MERIDIAN CLINIC
25 KINSEALY MEDICAL CENTRE
26 MCCABES PHARMACY
27 PORTMARNOCK GP CLINIC

28 MALAHIDE YACHT CLUB
29 MALAHIDE CRICKET CLUB
30 MALAHIDE RUGBY FOOTBALL CLUB
31 FINGAL SAILING SCHOOL
32 PORTMARNOCK SPORTS AND LEISURE CLUB
33 THE TALBOT BOTANIC GARDENS

34 PAVILLIONS SHOPPING CENTRE
35 AIRSIDE RETAIL PARK
36 ST. OLAVE'S RETAIL OUTLET
37 AVOCA
38 THE GRAND HOTEL MALAHIDE
39 SPORT IRELAND: NATIONAL AQUATIC CENTRE
40 THE BOTANICAL GARDENS
41 IKEA
42 CHARLESTOWN SHOPPING CENTRE
43 MALAHIDE CASTLE AND GARDENS



ABBNEY GREEN

KINSEALY CO DUBLIN

K67 H6N6



VIDEOS



HOUSE No. 3



HOUSE No. 7

- FOUR BEDROOM DETACHED HOUSE ~ 154 SQUARE METRES
- THREE BEDROOM DETACHED HOUSE ~ 128 SQUARE METRES
- THREE BEDROOM SEMI-DETACHED HOUSE ~ 128 SQUARE METRES
- THREE BEDROOM TOWNHOUSE & END TERRACE ~ 124 SQUARE METRES
- THREE BEDROOM SEMI-DETACHED BUNGALOW ~ 105 SQUARE METRES
- FOUR BEDROOM SEMI-DETACHED BUNGALOW ~ 120 SQUARE METRES

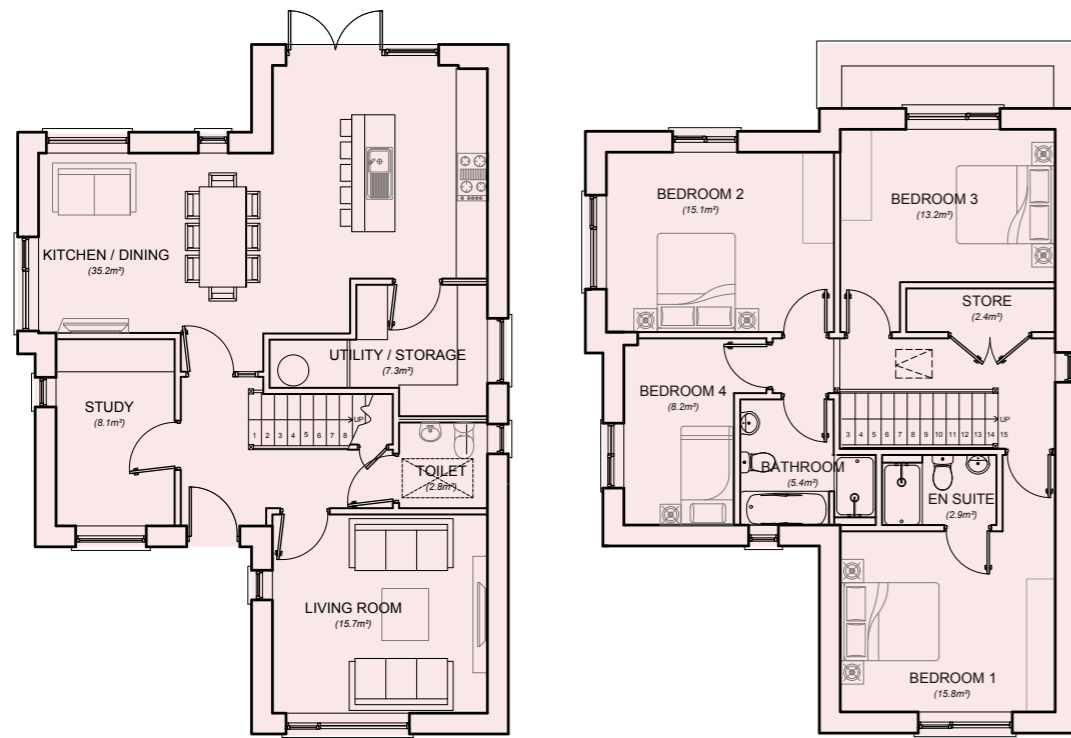


—
ABBEY
GREEN
—
KINSEALY CO DUBLIN
—





FOUR BEDROOM DETACHED HOUSE
154 SQUARE METRES

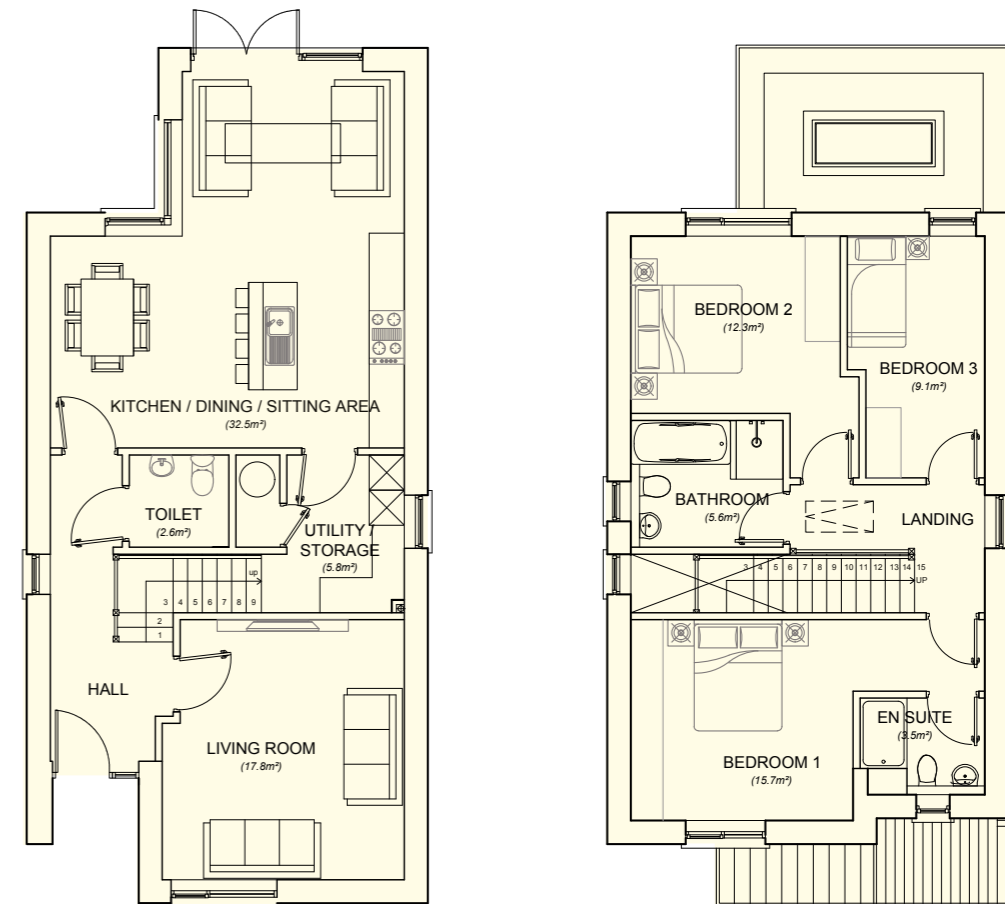


GROUND FLOOR

FIRST FLOOR



THREE BEDROOM DETACHED HOUSE
128 SQUARE METRES



GROUND FLOOR

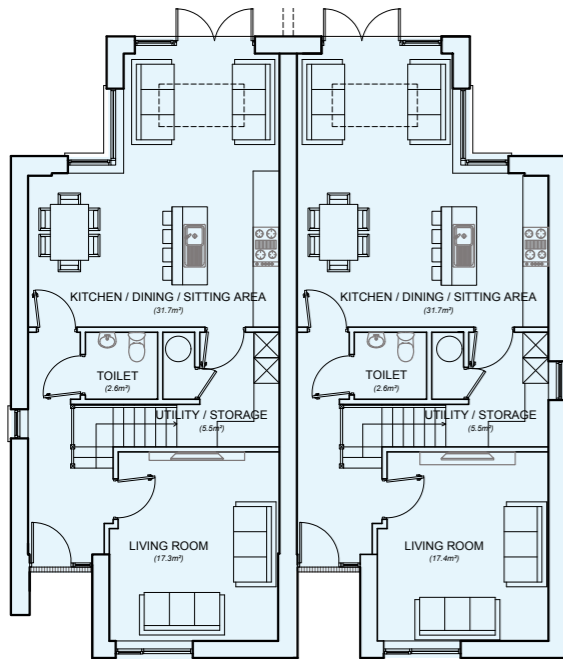
FIRST FLOOR



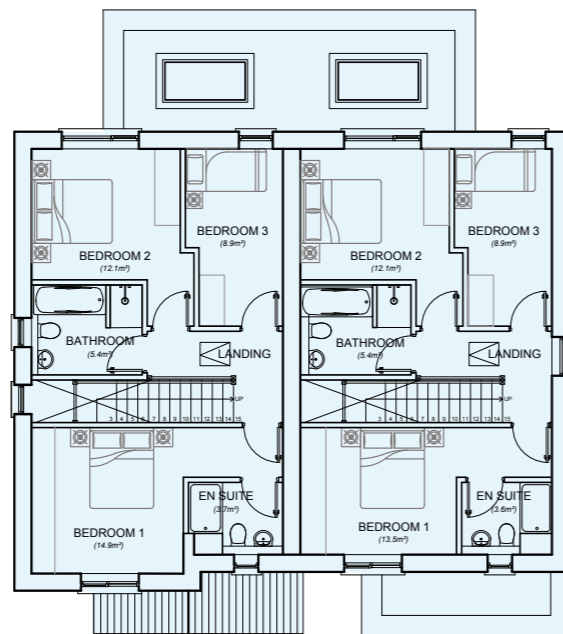
THREE BEDROOM SEMI-DETACHED HOUSE
128 SQUARE METRES



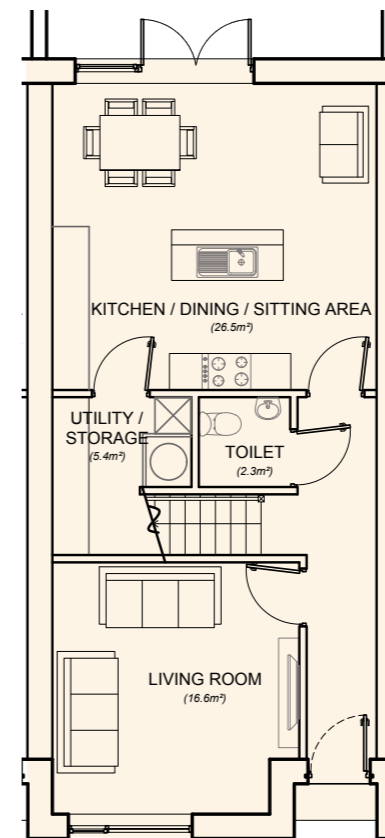
THREE BEDROOM TOWNHOUSE
124 SQUARE METRES



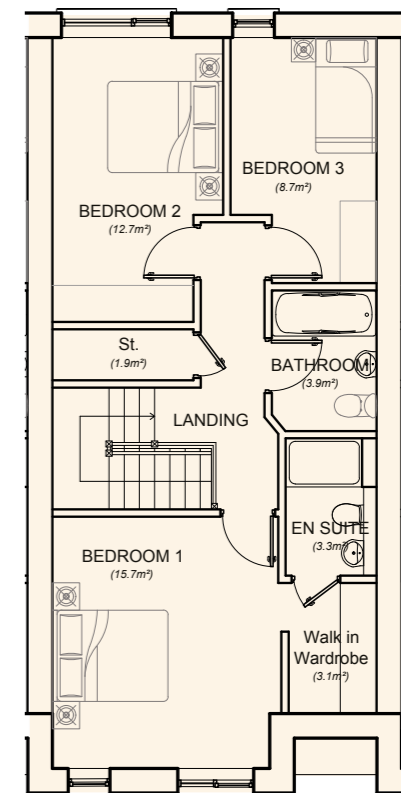
GROUND FLOOR



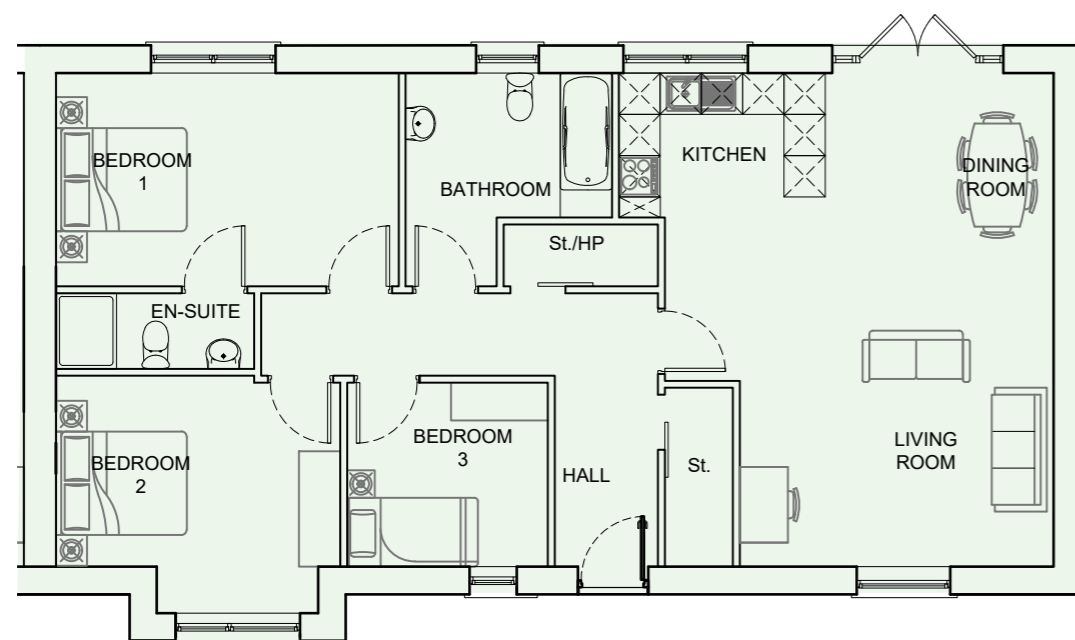
FIRST FLOOR



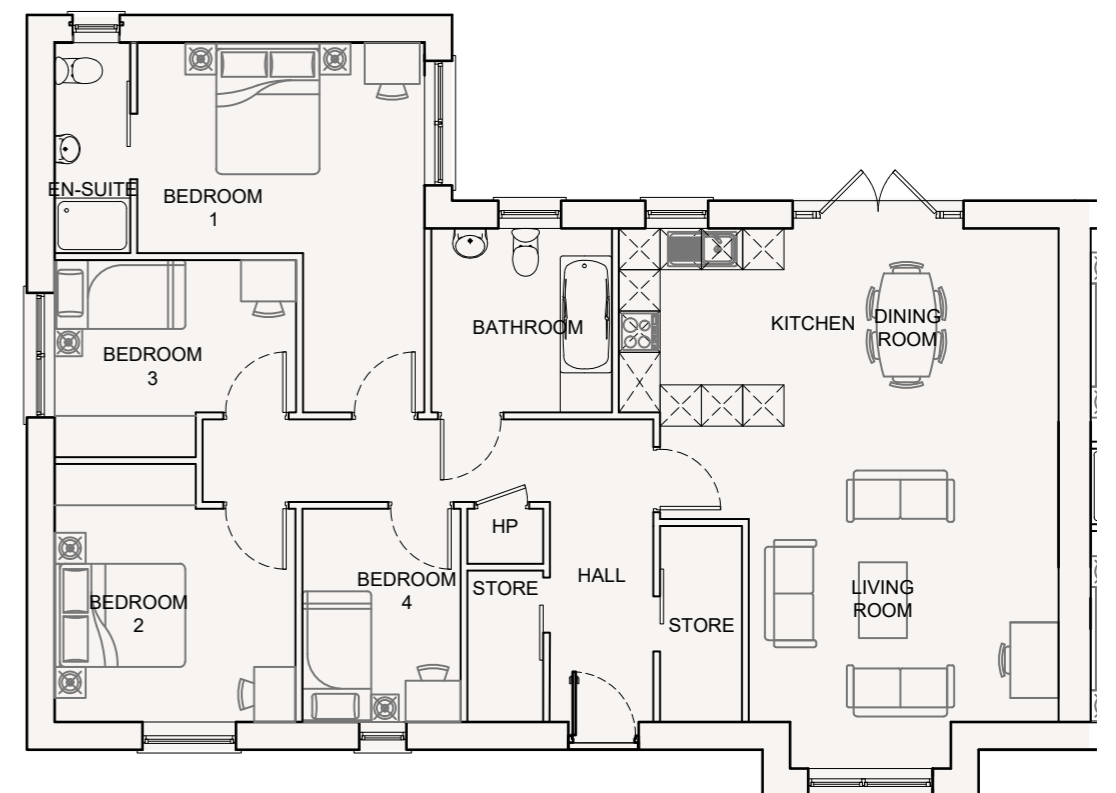
GROUND FLOOR



FIRST FLOOR



THREE BEDROOM SEMI-DETACHED BUNGALOW
105 SQUARE METRES



FOUR BEDROOM SEMI-DETACHED BUNGALOW
120 SQUARE METRES





ABBNEY GREEN

KINSEALY C^o DUBLIN
K67 H6N6

AbbeyGreen.ie

PROUDLY CONSTRUCTED BY:



ALL ENQUIRES TO:

 **KELLY WALSH**
property advisors & agents

01.664.5500

www.kellywalsh.ie

Disclaimer: The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Jackie Greene Construction Limited may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Kelly Walsh has the authority to bind Jackie Greene Construction Limited in any way or to make or give any representation or warranty in relation to this development or any part of it.