

# BELLINGSFIELD

NAAS, CO. KILDARE



ballymore.





## A PERFECT PLACE TO CALL HOME

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An impressive collection of family homes,  
of exceptional quality, surrounded by  
picturesque landscapes and ideally located  
close to Naas town.



# WELCOME TO BELLINGSFIELD

Spacious family homes built around 8 acres  
of stunning landscaped green spaces,  
creating a development perfect for families.





## BEAUTIFUL HOMES IN A BEAUTIFUL SETTING

Bellingsfield offers the perfect balance of style and comfort. Light and space are maximised, with generous ceiling heights and interior layouts designed to suit a modern lifestyle. These homes have been designed to be very efficient in their use of energy.







The Bluebell  
House Type G2



## NAAS A WONDERFUL PLACE

The vibrant town of Naas has everything you could want for a modern lifestyle; excellent schools, great shopping, award winning restaurants and pubs, as well as a huge variety of outdoor activities.





# WITHIN EASY REACH

Bellingsfield is conveniently located for travel into Dublin City Centre by car or public transport. These homes also benefit from being surrounded by some of Kildare's most regarded schools and sports clubs, supporting a range of needs for every age group.



Driving from  
BELLINGSFIELD

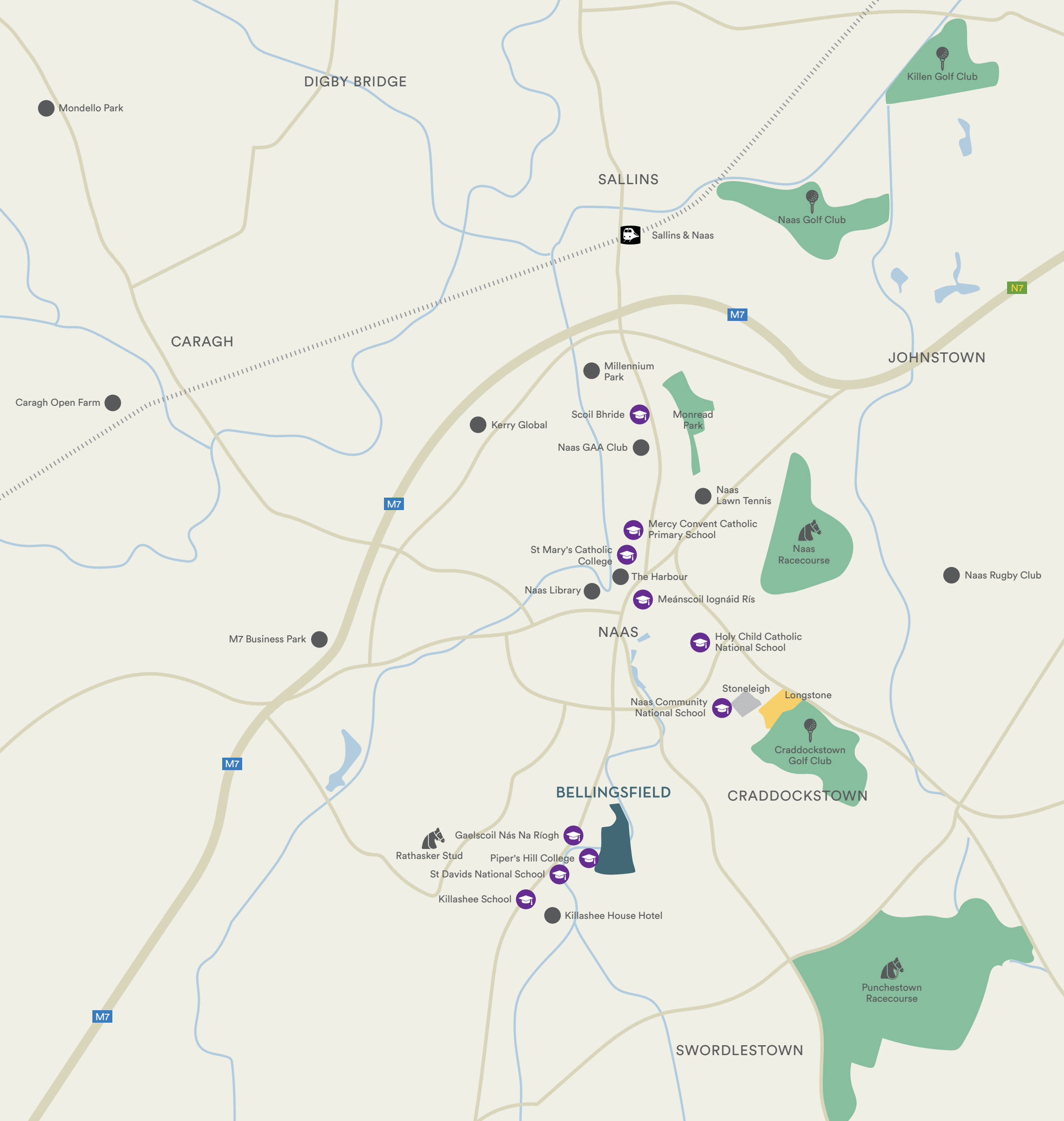
- Dublin City Centre  
39 MINS
- Dublin Airport  
36 MINS
- Kildare Village  
19 MINS
- Sallins & Naas Station  
12 MINS



Train from  
Sallins & Naas

- Heuston Station Dublin  
34 MINS
- Park West  
21 MINS
- Kildare  
13 MINS
- Newbridge  
9 MINS

All travel times are approximate only and taken from google.com/maps  
Map is for illustration purposes and not to scale













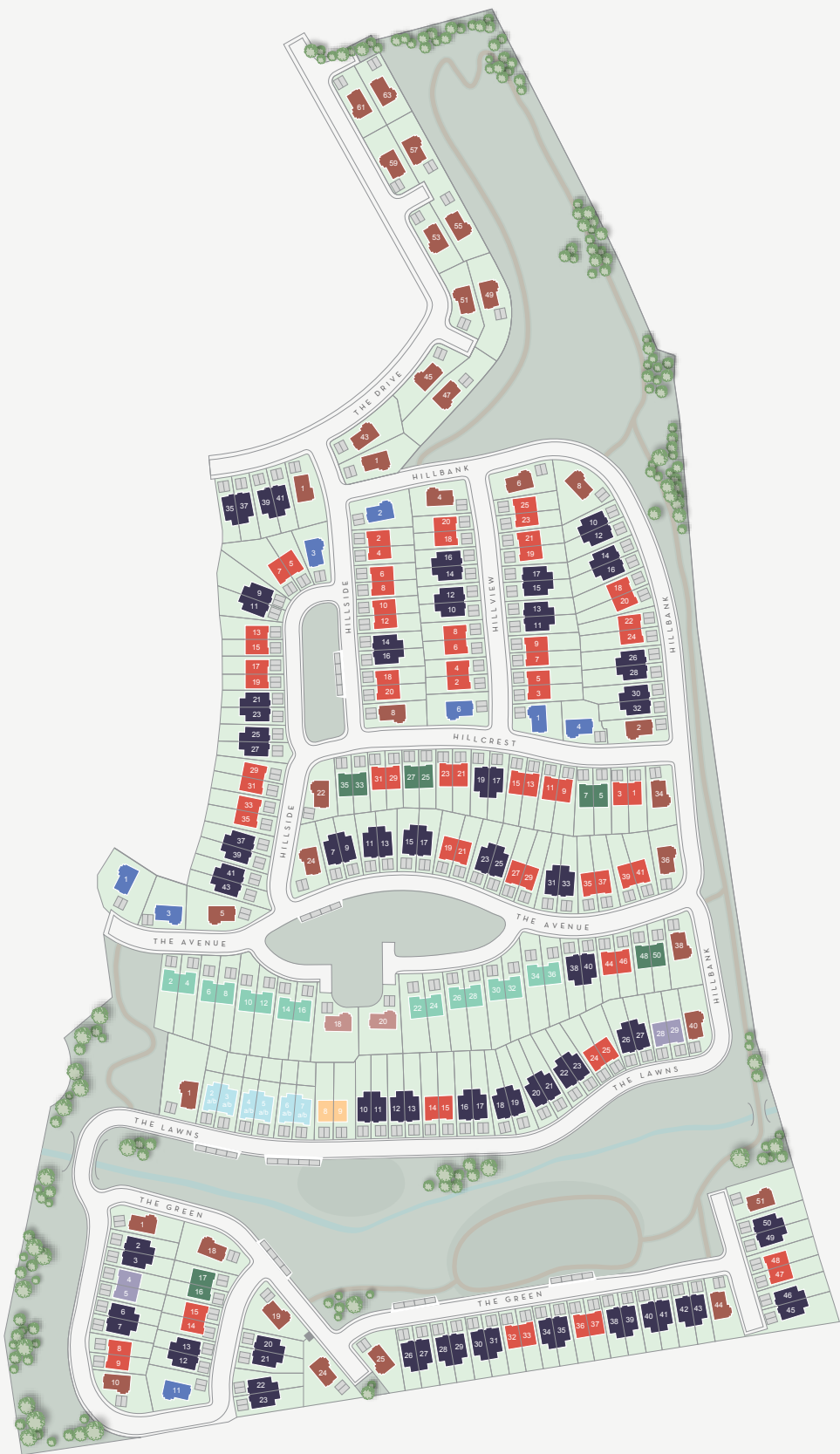
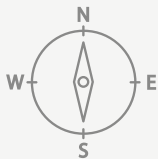






# BELLINGSFIELD

## SITEPLAN



### FOXGLOVE

3 bedroom semi-detached  
120.6 m<sup>2</sup> / 1,300 sq.ft

### BIRCH

4 bedroom semi-detached  
171.5 m<sup>2</sup> / 1,846 sq.ft

### HAZEL

4 bedroom semi-detached  
144.7 m<sup>2</sup> / 1,557 sq.ft

### HEATHER

4 bedroom semi-detached  
120.7 m<sup>2</sup> / 1,299 sq.ft

### ROBIN

3 bedroom semi-detached  
100.6 m<sup>2</sup> / 1,083 sq.ft

### FERN

4 bedroom detached  
204 m<sup>2</sup> / 2,196 sq.ft

### BLUEBELL

4 bedroom detached  
162.9 m<sup>2</sup> / 1,753 sq.ft

### SKYLARK

4 bedroom detached  
162.9 m<sup>2</sup> / 1,753 sq.ft

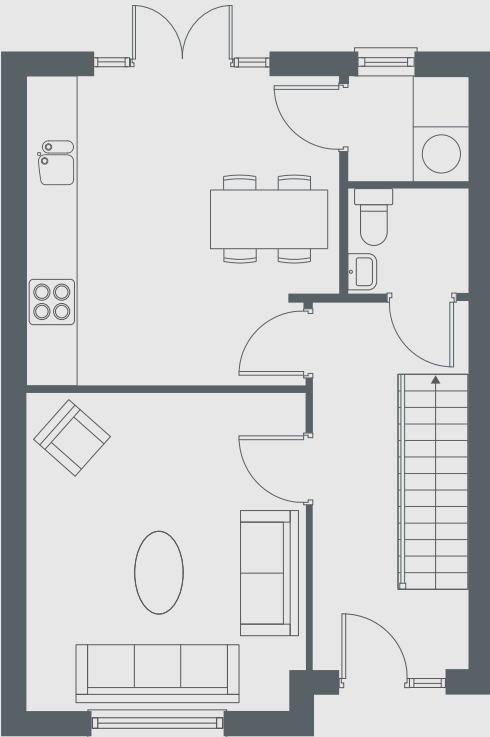


Siteplans are for illustration purposes only

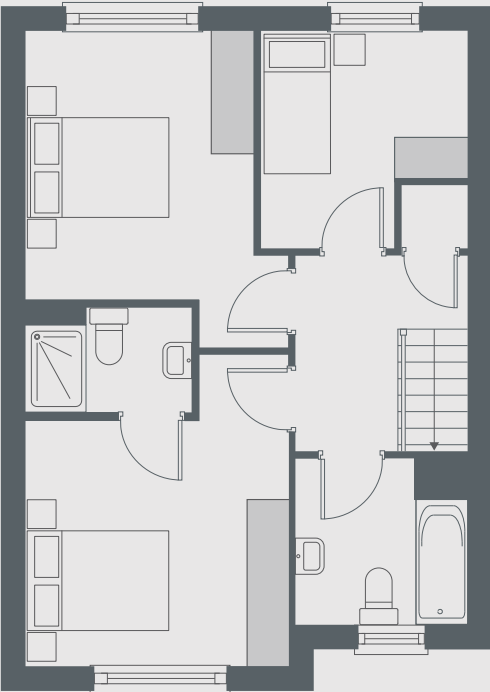


ROBIN

Type KK  
3 bedroom semi-detached  
100.6 m<sup>2</sup> / 1,083 sq.ft



GROUND FLOOR



FIRST FLOOR

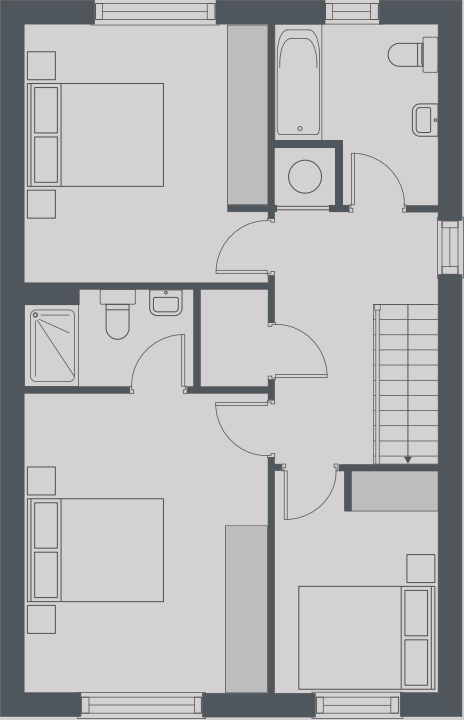
For information / illustration purposes only

FOXGLOVE

Type EE  
3 bedroom semi-detached  
120.6 m<sup>2</sup> / 1,300 sq.ft



GROUND FLOOR



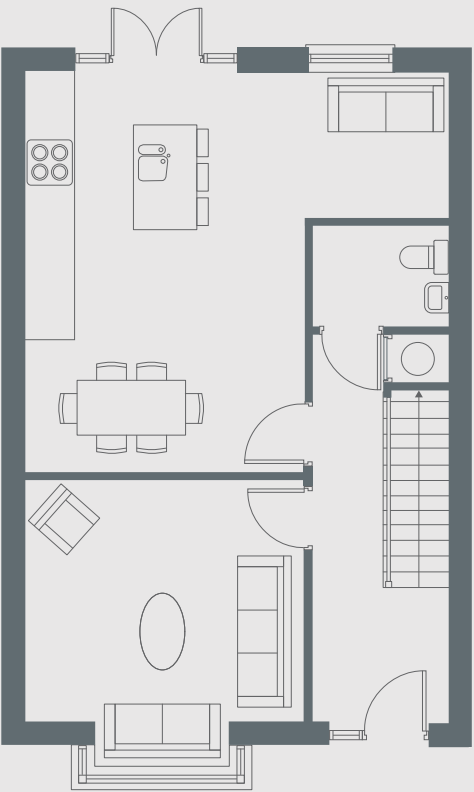
FIRST FLOOR

For information / illustration purposes only

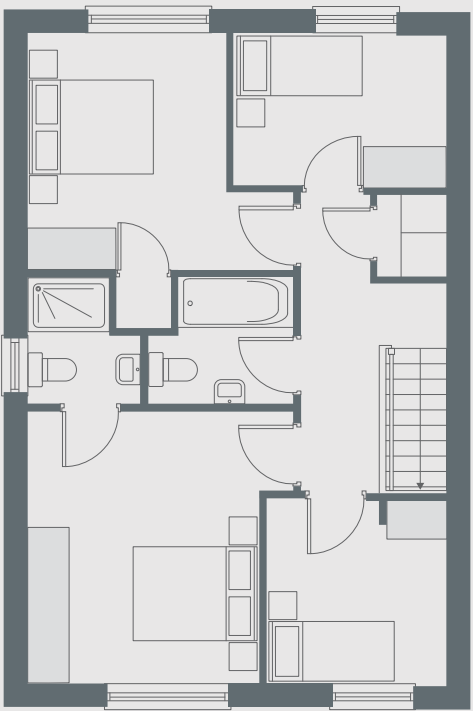


HEATHER

Type LL  
4 bedroom semi-detached  
120.7 m<sup>2</sup> / 1,299 sq.ft



GROUND FLOOR



FIRST FLOOR

For information / illustration purposes only

HAZEL

Type FF  
4 bedroom semi-detached  
144.7 m<sup>2</sup> / 1,557 sq.ft



GROUND FLOOR

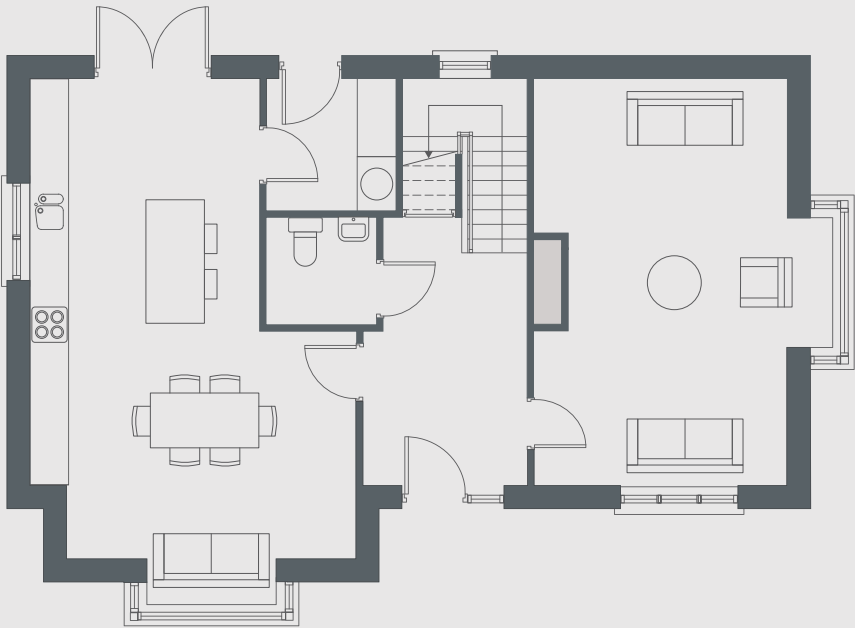
FIRST FLOOR

For information / illustration purposes only



BLUEBELL

Type G2  
4 bedroom detached  
162.9 m<sup>2</sup> / 1,753 sq.ft



GROUND FLOOR

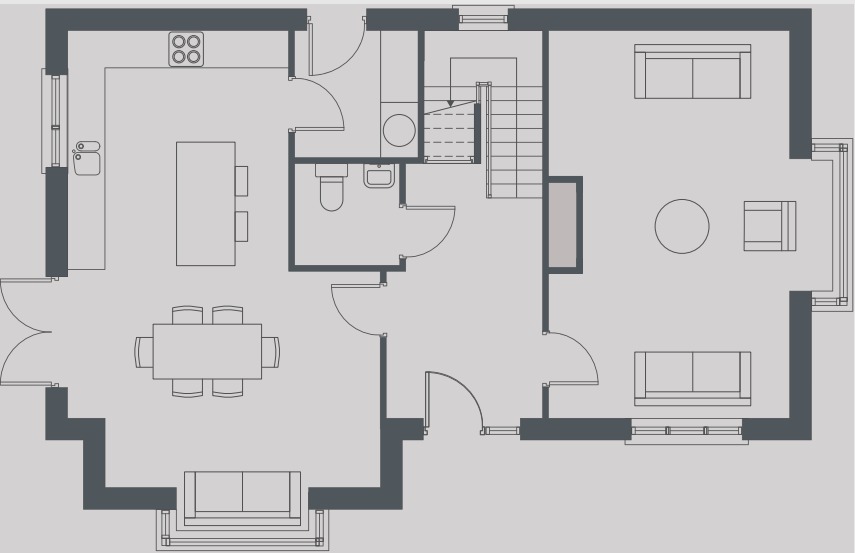


FIRST FLOOR

For information / illustration purposes only

SKYLARK

Type GG  
4 bedroom detached  
162.9 m<sup>2</sup> / 1,753 sq.ft



GROUND FLOOR



FIRST FLOOR

For information / illustration purposes only





## 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 and 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 2 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 and 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.



# A legacy of placemaking

We are a family owned property developer with a multi award-winning portfolio of some of Europe's largest urban development projects. Ballymore was established by founder, Chairman and CEO Sean Mulryan and his wife Bernardine in Dublin in 1982.

At Ballymore, we believe in building developments that improve, enrich and enhance people's lives, and we have proved time and time again that it's smart business sense to do so. We don't work with off-the-shelf design, but create an entirely new vision for every project, designed down to every detail, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality. It's a process that we lead from conception of a scheme right through to delivery of the project by way of Ballymore's dedicated, expert in-house teams.

Ballymore has been committed to delivering high quality homes in Kildare for decades, with other successful Naas developments in Longstone, Stoneleigh and neighbouring Pipers Hill.

**ballymore.**





# CONTACT US

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EPI Range: 39.45 kWh/m2/yr - 46.78 kWh/m2/y

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