



# GRANGEPARK

Dunshaughlin, Co. Meath

[www.horahomes.ie](http://www.horahomes.ie)

BER A2 A3



## Grange Park

Grange Park is the latest new development by Hora Homes. Following on from the highly regarded Seachnall Abbey development, Hora Homes will continue the tradition of offering homes of superior quality and specification. The development is ideally situated within the heart of Dunshaughlin with all local amenities within easy walking distance.

Phase One of Grange Park comprises 20 large three and four bedroom houses located in the centre of Dunshaughlin Village. Externally, the houses will be finished in a rich redbrick with limestone window surrounds. The windows are by Grady Joinery. The roofs have been finished in the highest quality flat black tile, similar to our developments at Beresford in Donabate and Seachnall Abbey in Dunshaughlin.

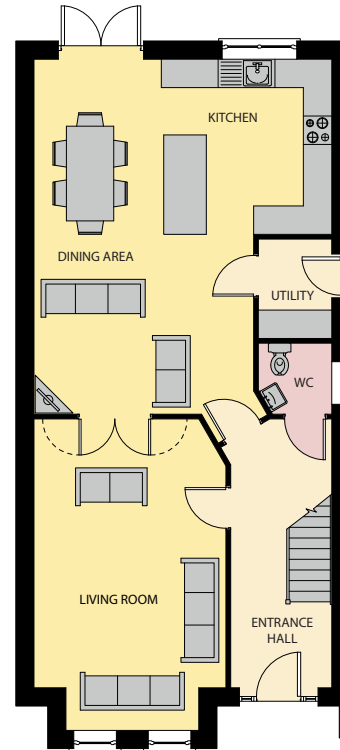
The Hora Purchaser Pledge of only selling to genuine owner occupiers will apply, a promise which ensures a stable community in which to create your first home, raise your family or downsize in to.

Grange Park will bring a high quality residential community into the heart of Dunshaughlin Village.

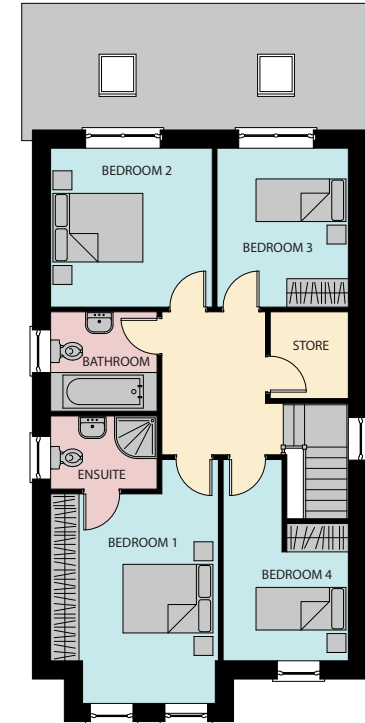


# HOUSE 1/1A

4 Bedroom Detached  
c.1,725 sq.ft. / 160sq.m.



**GROUND**

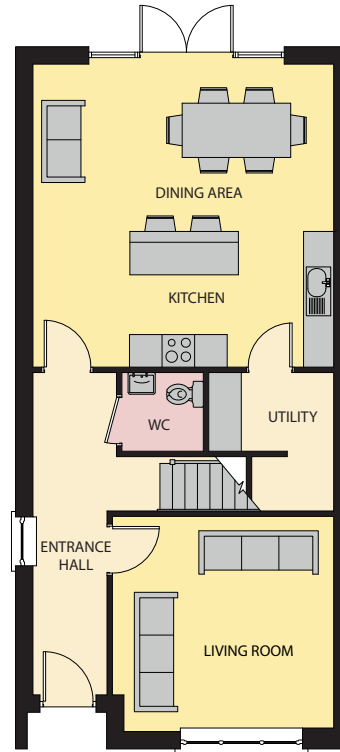


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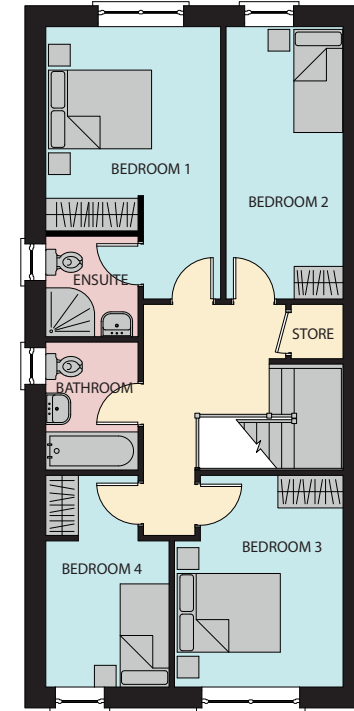
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in 3 bedrooms
- 9ft Ceilings at ground floor
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 2

4 Bedroom Semi Detached  
c.1,440 sq.ft. / 134sq.m.



**GROUND**

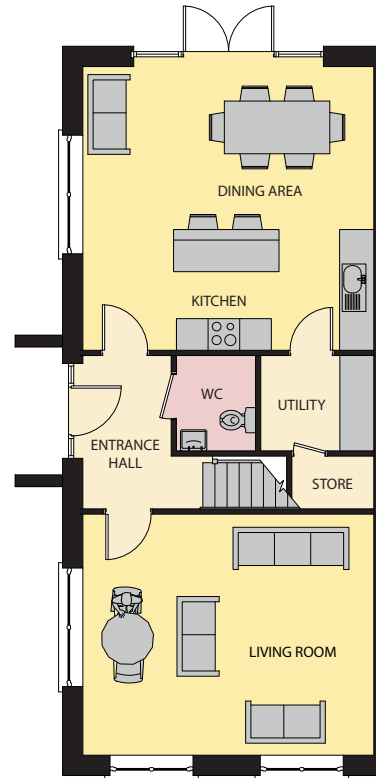


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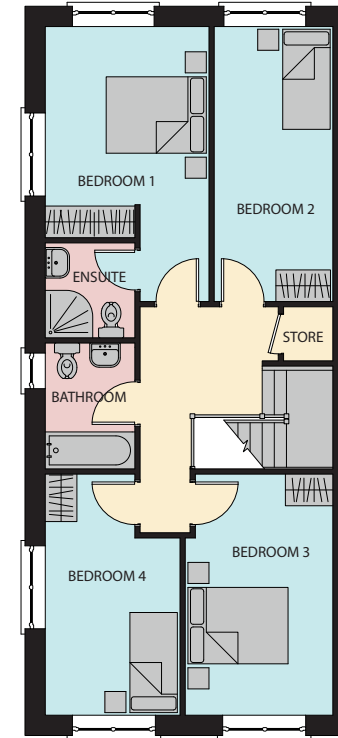
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in 3 bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 2A/B

4 Bedroom Detached / Semi Detached  
c.1,440 sq.ft. / 134sq.m.



**GROUND**

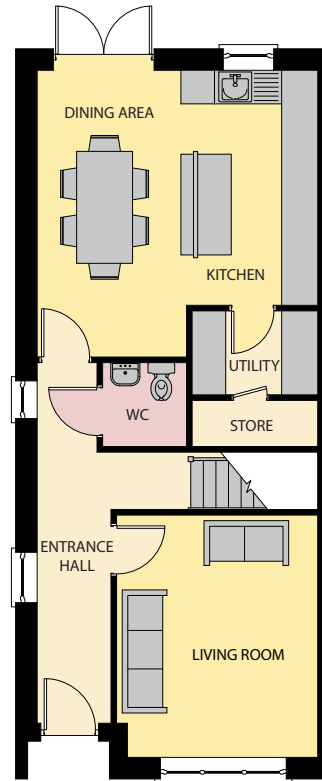


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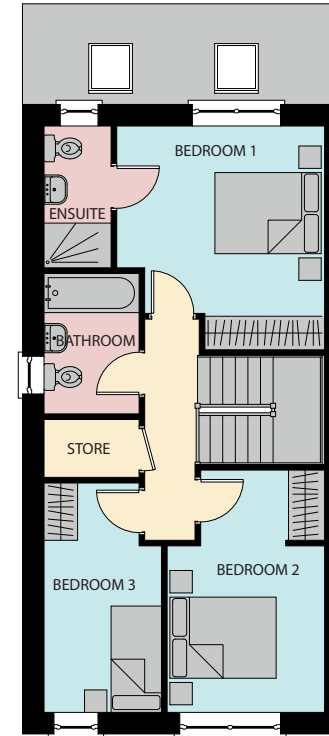
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in 3 bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 3

3 Bedroom Semi Detached  
c.1,225 sq.ft. / 114sq.m.



**GROUND**

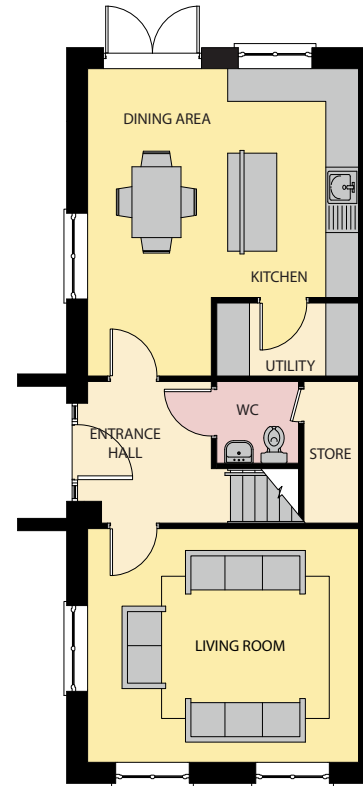


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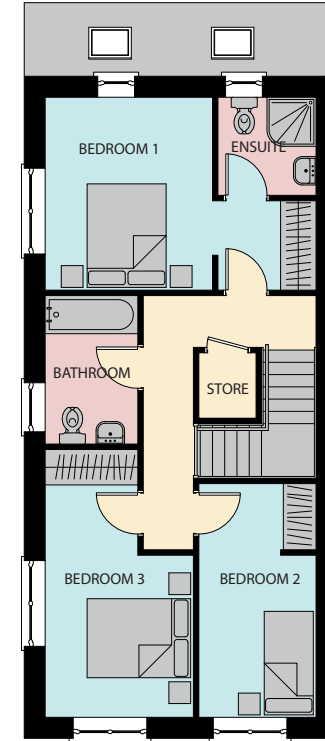
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 3A/B

3 Bedroom Semi Detached  
c.1,225 sq.ft. / 114sq.m.



**GROUND**

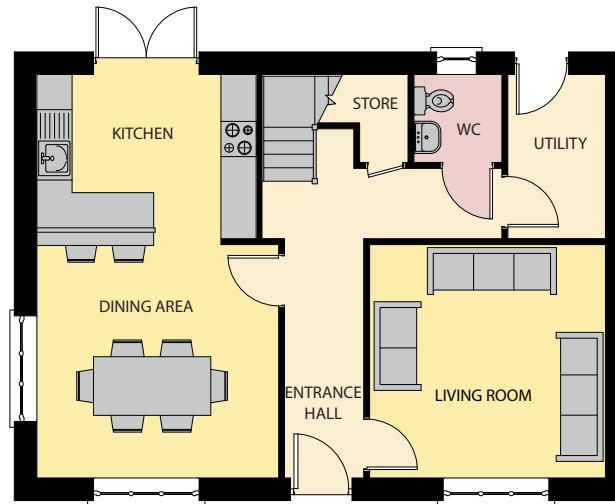


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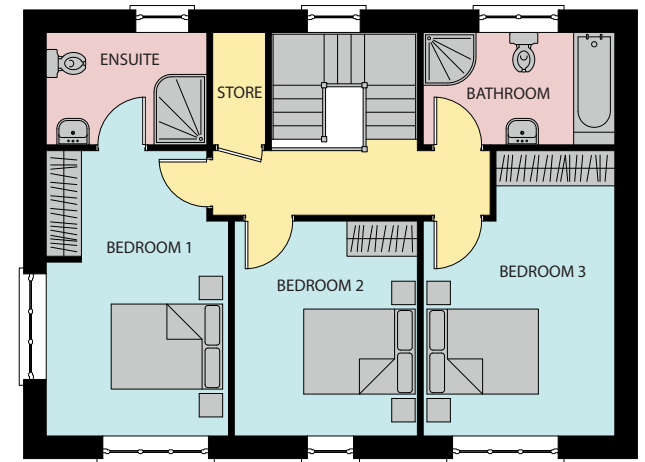
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 4/4B

3 Bedroom Detached / Semi Detached  
c.1,400 sq.ft. / 130sq.m.



**GROUND**

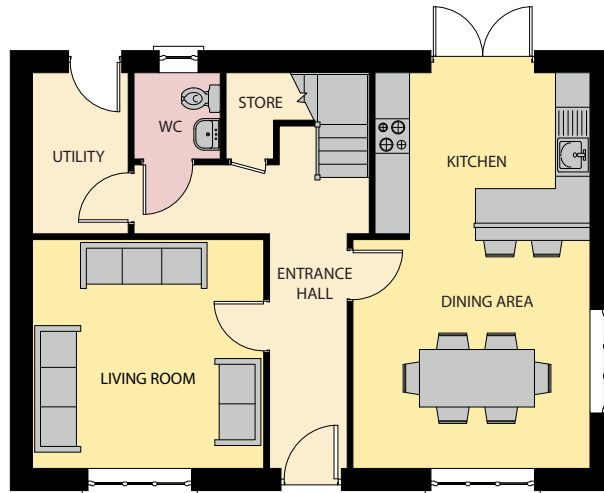


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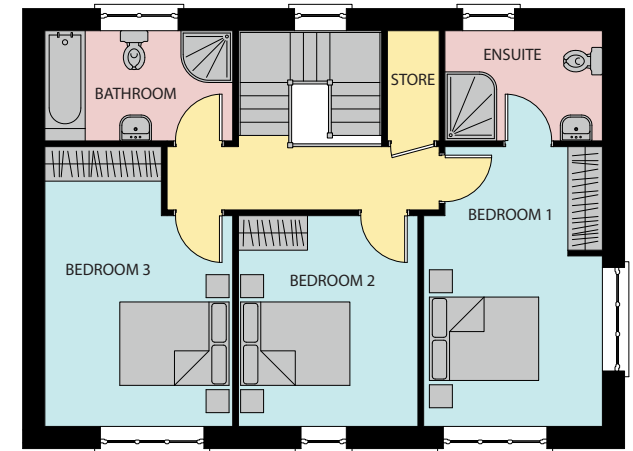
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 4A

3 Bedroom Detached  
c.1,430 sq.ft. / 133sq.m.



**GROUND**

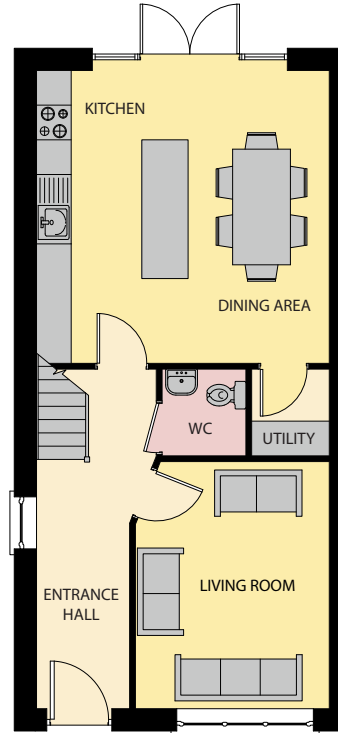


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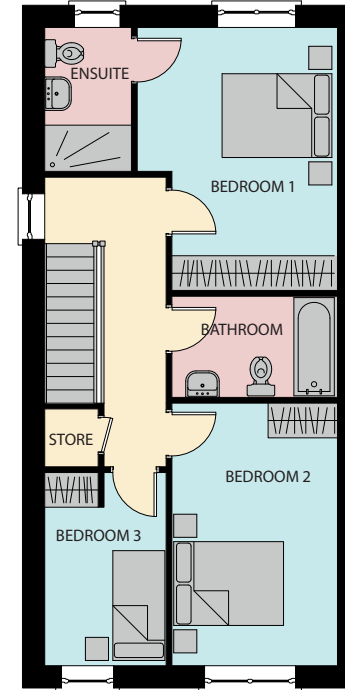
- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 5

3 Bedroom Townhouse  
c.1,200 sq.ft. / 111.5sq.m.



**GROUND**

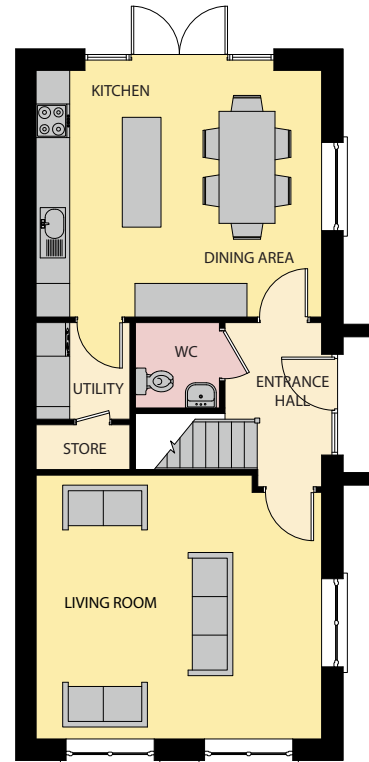


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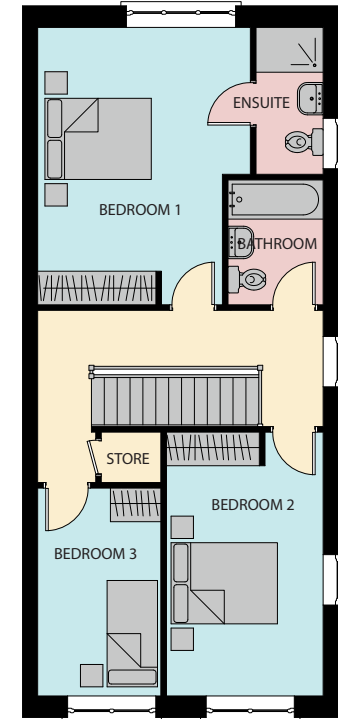
- Bright Spacious Interiors
- Feature Brick and Limestone Facades
- A2 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# HOUSE 5A

3 Bedroom Semi Detached  
c.1,200 sq.ft. / 111.5sq.m.



**GROUND**



**FIRST**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A3 Energy Rating
- Fitted Wardrobes in all bedrooms
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

# SITE PLAN

## House Types

- House 2A / B  
6 Grange Park Road
- House 3  
18 - 27 & 30 - 39 Grange Park Place
- House 3A  
17, 28, 29 & 40 Grange Park Place
- House 4  
8 - 11 Grange Park Road  
42 & 43 Grange Park Place
- House 4A  
7 & 12 Grange Park Road  
41 Grange Park Place

## Phase 2 Map



## An Exquisite Specification by Hora .....

### External Finish

Externally, the houses will be finished in a rich redbrick with limestone window surrounds. The windows are by Grady's Joinery. The roofs have been finished in the highest quality flat black tile, similar to our developments at Beresford in Donabate and Seachnall Abbey in Dunshuaghlin.

### Landscaping

Great care is being taken to retain a number of large mature trees which will be located in the main green area. The feature entrance and decorative railing will form a distinctive edge between the main access road and Grange Park. Each house will be beautifully landscaped. Front boundaries will be defined by a mixture of decorative iron railings, hedging and walls. The houses have large paved areas for at least two cars, side passages with fitted door and an extra wide path to the rear of the house. Outside lighting and power points are fitted as standard.

### Bathrooms

All bathrooms come fully tiled. Contemporary bathroom ware, shower enclosures, showers and heated towel rails are fitted as standard. All showers and taps are fed off a fully pressurised, pumped water system.

### Wardrobes

The bedrooms are fitted with floor to ceiling wardrobes again by Kube Design. They utilise the full ceiling heights offering excellent storage in all bedrooms.

### Kitchen

The German "Kube" kitchens are a feature of Hora houses. They are designed and fitted by Ireland's leading kitchen specialist, Kube Design. Bosch kitchen appliances are supplied FREE of charge where buyers sign contracts within 28 days.

### Joinery

All internal doors, skirtings and architrave have been finished in a contemporary style with striking contemporary door handles.

### Fireplaces

The reception rooms have the benefit of the very highest quality sandstone fireplaces which are fitted with high quality electrical insets.

### Utility Rooms

Matching units and work top.

### Energy Efficiency & Heating

Grange Park offers home owners unrivalled levels of energy efficiency. The houses achieve an A2 BER rating through the use of full fill twin leaf concrete cavity walls, an air tightness system and class leading Panasonic Air to Water heat pump technology. This design offers 24 hour a day consistent heat and on demand hot water.

### Guarantee

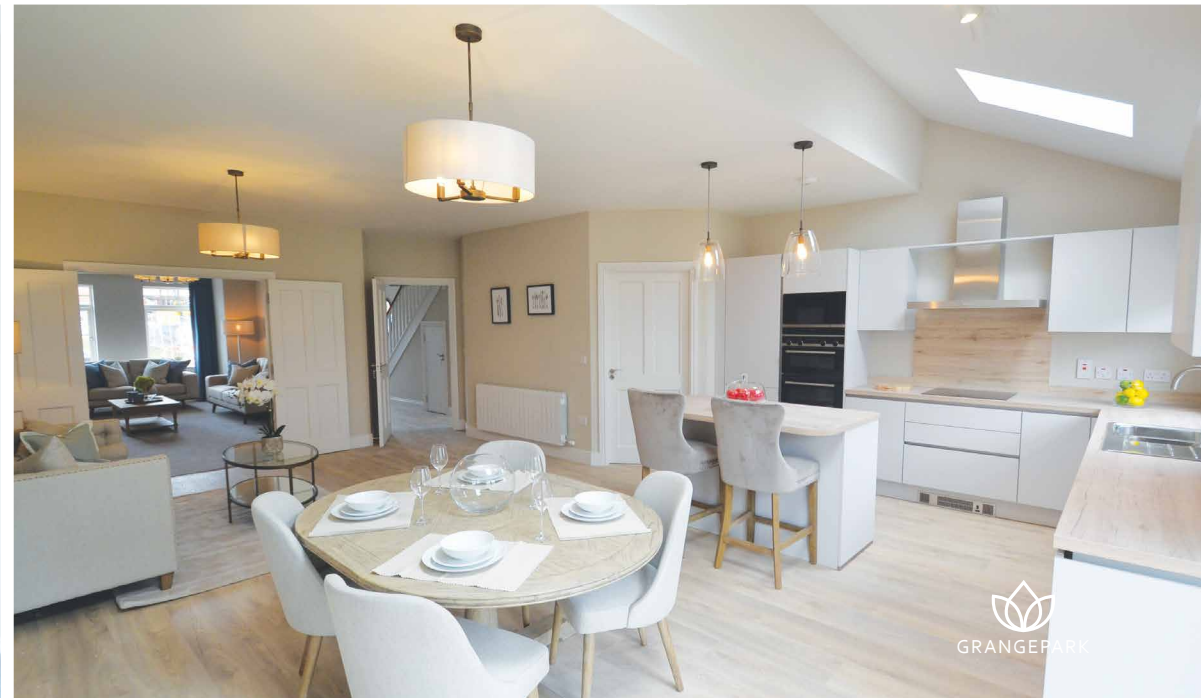
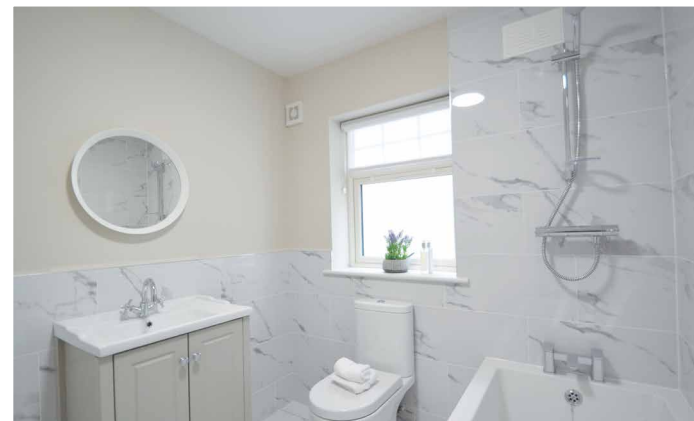
All Hora Homes come with a 10 Year Homebond Structural Guarantee.



### Attic Space

All attics have been designed using a pre-engineered roof truss to facilitate future conversion of the attic spaces.





## ABOUT THE DEVELOPER

HORA Homes are a well known and respected house builder in the Dublin and Meath area, having been established in 1973. They are long associated with quality and luxury housing developments which are finished and maintained to the highest standards. The company prides itself in the meticulous attention to detail followed through all stages of its residential developments from planning and design, to construction and sales, right through to its customer care and after sales service. We are a medium sized residential development company who aim to be the best in our local market rather than the biggest. We endeavour to create stable communities for our residents by building quality homes and only selling to owner occupiers. As a policy we do not sell to investors.

Current developments include Hanson Wood, Dunshaughlin and Beresford, Donabate. Previous developments include Seachnall Abbey in Dunshaughlin, Beverton Heights in Donabate, Ardan in Athboy and Wellington Hall, Teaguestown Wood, Victorine Abbey and Cluain Ri all in Trim, Co.Meath.



The Georgian Collection, Dunshaughlin



Beresford, Donabate



Seachnall Abbey, Dunshaughlin

# LOCATION

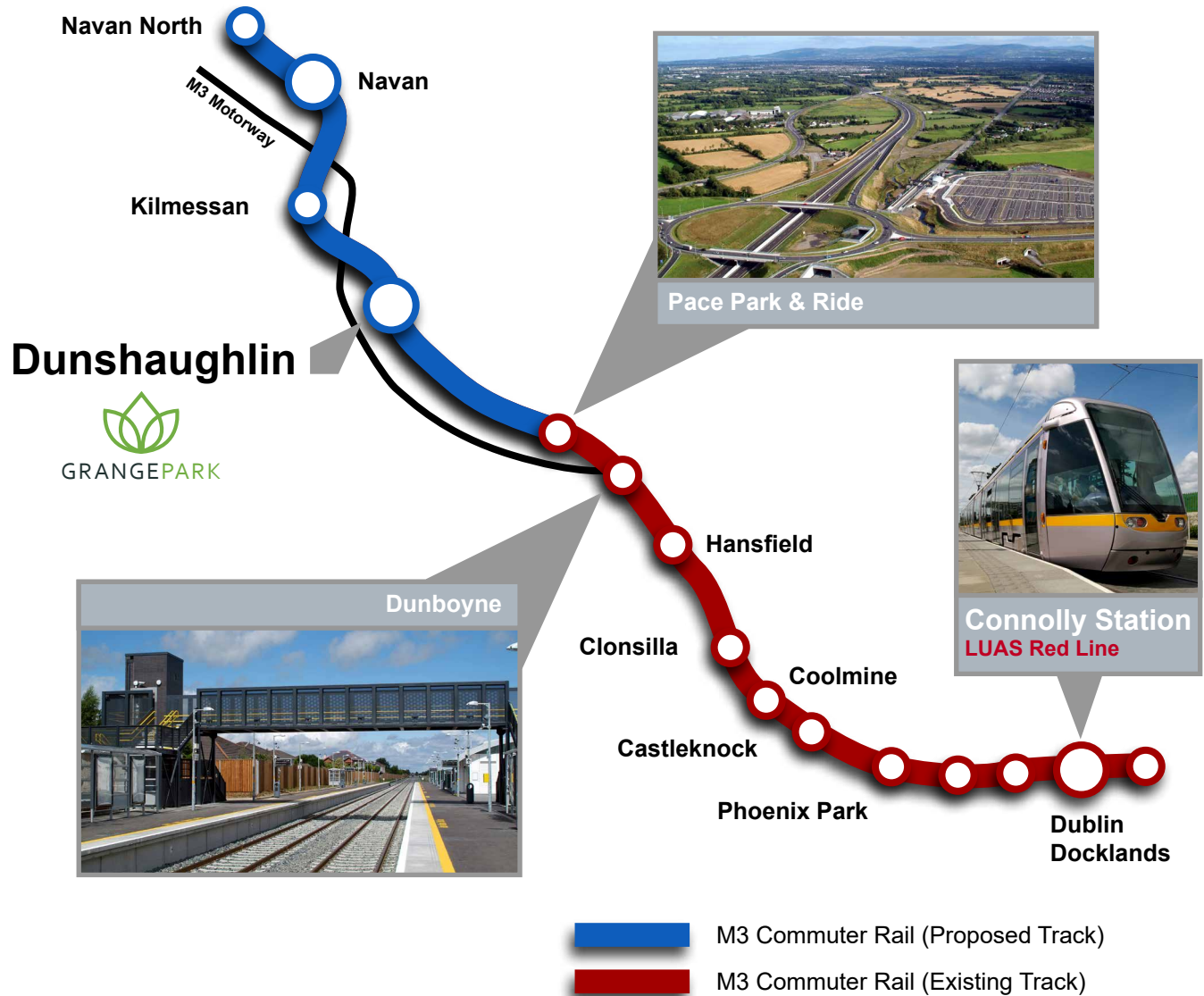
## Dunshaughlin

Dunshaughlin is well serviced by both rail and road. The M3 motorway significantly reduces travel times into Dublin City Centre and the short journey can now be made in just 30 minutes. Alternatively commuters can avail of the rail line which runs from Dunbooyne to the Dublin Docklands where it will link with the LUAS red line. This line is combined with the largest Park & Ride facility in the country, located at Pace, only 9 kilometers from Dunshaughlin. Trains will run every half hour with a peak journey time of only 27 minutes.

The proposed extension to the rail line will run through a dedicated Dunshaughlin stop finally terminating at Navan Station.

## Directions

Once on the Main Street take the road immediately behind Bank of Ireland. Then take the next left onto St.Seachnail's Road. Grange Park is located on the right hand side close to the Ratoath Road junction.





# GRANGEPARK

## The Professional Team

### O'Daly Architects

Architect

*Unit 13 B, Mullaghboy Industrial Estate,  
Navan, Co. Meath*

### Loughglynn Developments Ltd.

Building Contractor

*T/A Hora Homes  
Rathvale, Athboy, Co. Meath*

### John P.O'Malley & Co.

Solicitor

*93A Morehampton Road,  
Donnybrook, Dublin 4*

### Builder



[www.horahomes.ie](http://www.horahomes.ie)

### Sales



[www.horaproperty.ie](http://www.horaproperty.ie)

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