

# SILVER BANKS

Stamullen



*Love where  
you live*

**Glenveagh**  
Home of the new.





## SILVER BANKS

Glenveagh is pleased to introduce Silver Banks, a striking new collection of beautifully designed family homes in the heart of the picturesque village of Stamullen, County Meath.

Silver Banks embodies modern, stylish living in the fresh surroundings of Stamullen - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*

**LOVE**  
**A PLACE OF YOUR OWN**  
**LIVE**  
**CONNECTED TO YOUR**  
**COMMUNITY**





## SILVER BANKS

# EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Silver Banks connects you to it all, conveniently located just a short drive from Louth, Kildare, Offaly and Dublin, with the M1 motorway and R132 regional route just minutes away.

For commuters, regular buses and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



Gormanston Beach	6 mins
Millfield Shopping Centre	10 mins
Drogheda Town Centre	20 mins
Dublin Airport	25 mins
Dublin City	45 mins



### Nearby Bus Routes

Balbriggan → Swords	192
Cumberland Street North → Marshes Sc	901
Grange Rath → Cathal Brugha Street	910
Mountain View → Eden Quay	191
Portlaoise Station → Cashel	828



### Nearby Train Stations

Gormanston Train Station	5 min drive
Balbriggan Train Station	11 min drive



SILVER BANKS

# LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Silver Banks home is built with you in mind. Whatever you want – space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

**The comfort you want, how you want it.**

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes.



### A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale – exhibiting the highest standards of insulation and airtightness.



For illustrative purposes.

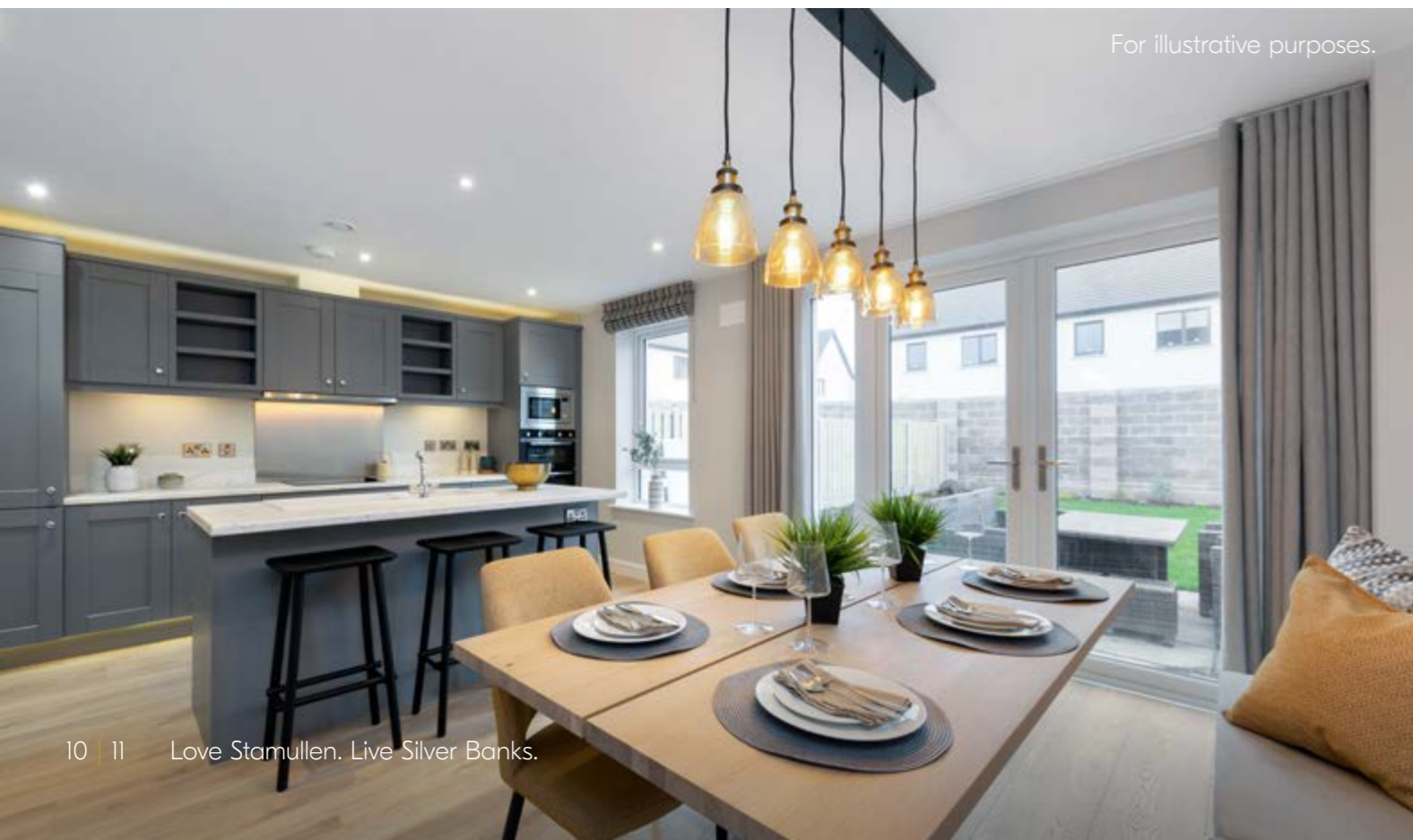
SILVER BANKS

# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.

For illustrative purposes.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout

## How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.



SILVER BANKS

# ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## HELP TO BUY SCHEME

The Help To Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help To Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help to Buy cannot be used to purchase previously owned or second-hand homes. See how the Help To Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



## FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.

If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a new build home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie). Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help To Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



<b>Property price</b>	<b>€425,000</b>
<b>Household income</b>	<b>€74,375</b>
<b>Mortgage approval</b>	<b>€297,500</b>
<b>Deposit</b>	<b>€12,500</b>
<b>Help To Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€85,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,317</b> (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)

An aerial photograph of Silver Banks beach. The beach is a wide, sandy strip curving along the coast. To the left, the ocean waves gently wash onto the shore. To the right, a high, grassy dune rises, covered in dense green vegetation. In the background, there are several buildings, including a large barn and a white house, surrounded by fields and trees. The sky is clear and bright.

SILVER BANKS

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Silver Banks offers a wealth of family-friendly activities close by.

Just five minutes' drive from the sea, enjoy fun filled summer days, rejuvenating winter sea swims and the remarkable Laytown races - where horses gallop across the sand in an event like no other in Ireland. The shallow and short waves of nearby Gormanston beach also make it an ideal spot for kitesurfing if you're looking for an adrenaline rush, or relaxing sunset walks in the crisp ocean air.



## SILVER BANKS

# ALL INTERESTS ALL COVERED ALL NEARBY

Conveniently located in Stamullen, Silver Banks offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages.

Silver Banks is a stone's throw from Balbriggan Town Centre which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including Whyte's Bar & Restaurant and Coco Bliss Coffee House nearby.

So, whether it's a seaside walk on Gormanston Beach, an action packed day out in Emerald Park, or dropping over to Millfield Shopping Centre for some retail therapy, virtually everything you need is on your doorstep.



SILVER BANKS

# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in local areas, wherever we build, through substantial local investment and support for the people who live there.

**Our approach is about building sustainably for every community for the future.**

We support countless initiatives throughout every community we build, from sponsoring local sports teams to providing recreational areas, green spaces, playgrounds and cycle tracks for residents, alongside charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days and pop-up Christmas Events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





## WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in – and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour; it's about bringing living, breathing, natural sustainability on our doorstep.

## A COMMUNITY READY FOR SCHOOL WORK AND PLAYTIME

Stamullen and the surrounding area offer plenty by way of education, with schools available for children of all ages close to Silver Banks.

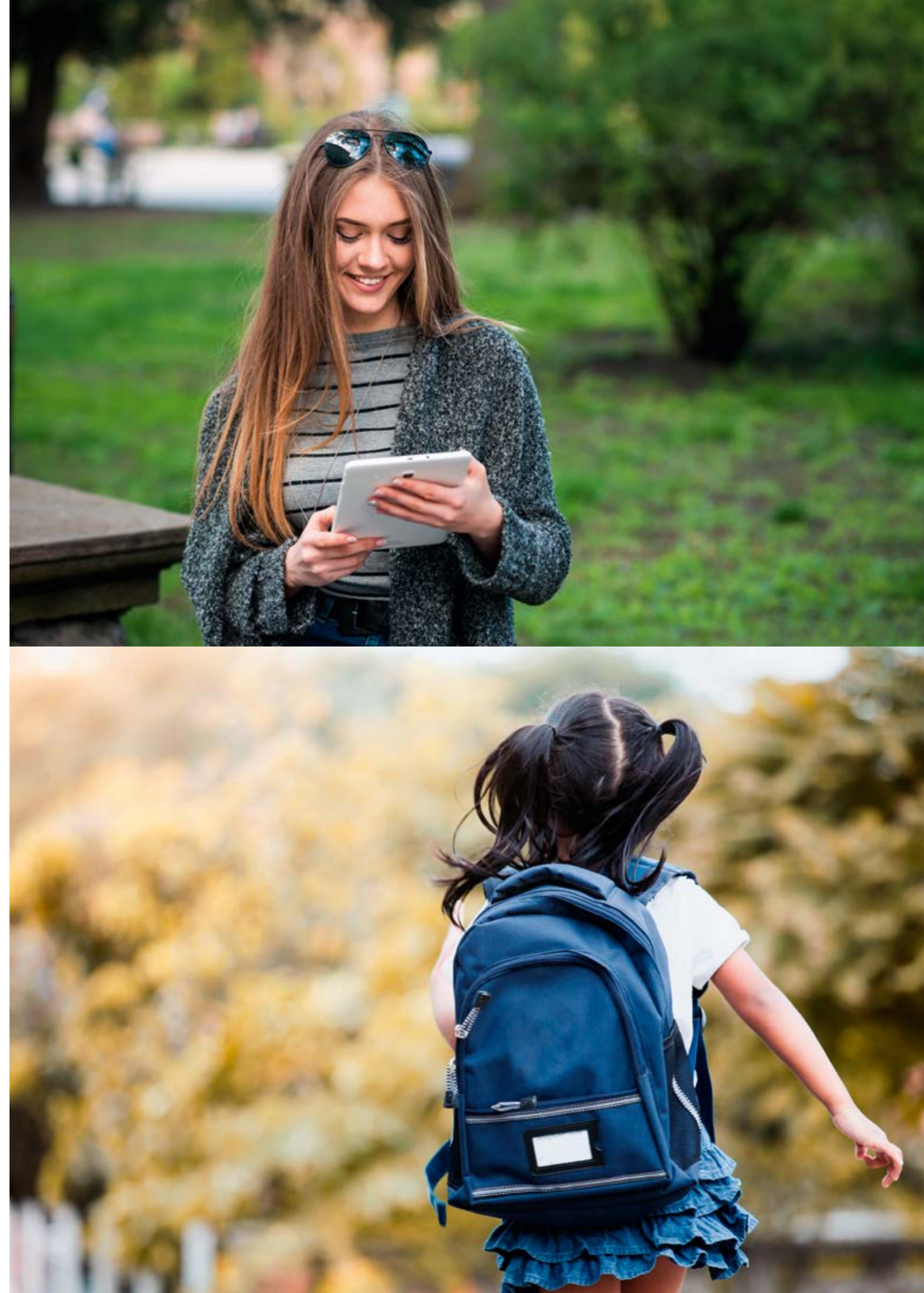
There is a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

**Here's a look at where your kids could get the best in education:**

- St. Patrick's National School
- Jumping Joan's
- Franciscan College Gormanston
- St Molagas National School
- Balbriggan Educate Together National School
- Scoil Chormaic CNS
- Gaelscoil Baile Brigín

Third Level education within the local area includes Drogheda Institute of Further Education, with commuter connections to all the Dublin choices.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Stamullen. In fact, you're spoiled for choice with the selection of athletics, rugby and GAA clubs close by. Silver Banks is also well located for golfing enthusiasts with great courses in the vicinity.



# REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Silver Banks are generously sized with a high-level finish to give that luxury feel to your home.



For illustrative purposes.



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## SILVER BANKS

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens.

### Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom \*Dependent on house type.
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design
- All kitchens are fitted with durable hard wearing worktops, full hob backsplash & matching upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Fitted wardrobes in the master bedroom.

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness to retain heat.

### Guarantee

- Each Silver Banks home is covered by a 10 year structural guarantee.

## Schools

- 1 St. Patrick's National School
- 2 Jumping Joan's
- 3 Franciscan College Gormanston
- 4 St Molagas National School
- 5 Balbriggan Educate Together National School
- 6 Scoil Chormaic CNS
- 7 Gaelscoil Baile Brigin

## Shopping

- 1 Centra Stamullen
- 2 Castle Mill Shopping Centre
- 3 Dunnes Stores
- 4 Millfield Shopping Centre

## Sport

- 1 Atomic Fitness
- 2 St Patrick's GAA Club
- 3 Stamullen Badminton Club
- 4 Stamullen Bowls Club
- 5 M Donnelly Stamullen Road Club
- 6 Stamullen Football Club
- 7 Aras Preston Sports Complex
- 8 Balbriggan Golf Club
- 9 Bellewstown Golf Club
- 10 Balbriggan Rugby Club

## Health

- 1 Grange Mount Surgery
- 2 Hamlet Lane Medical Clinic
- 2 Balbriggan Medical Centre

## Hotels

- 1 CityNorth Hotel & Conference Centre
- 2 Bracken Court Hotel
- 3 Bedford House Boutique Accommodation

## Parks

- 1 Gormanston Park
- 2 The Victory Garden

## Café/Restaurants

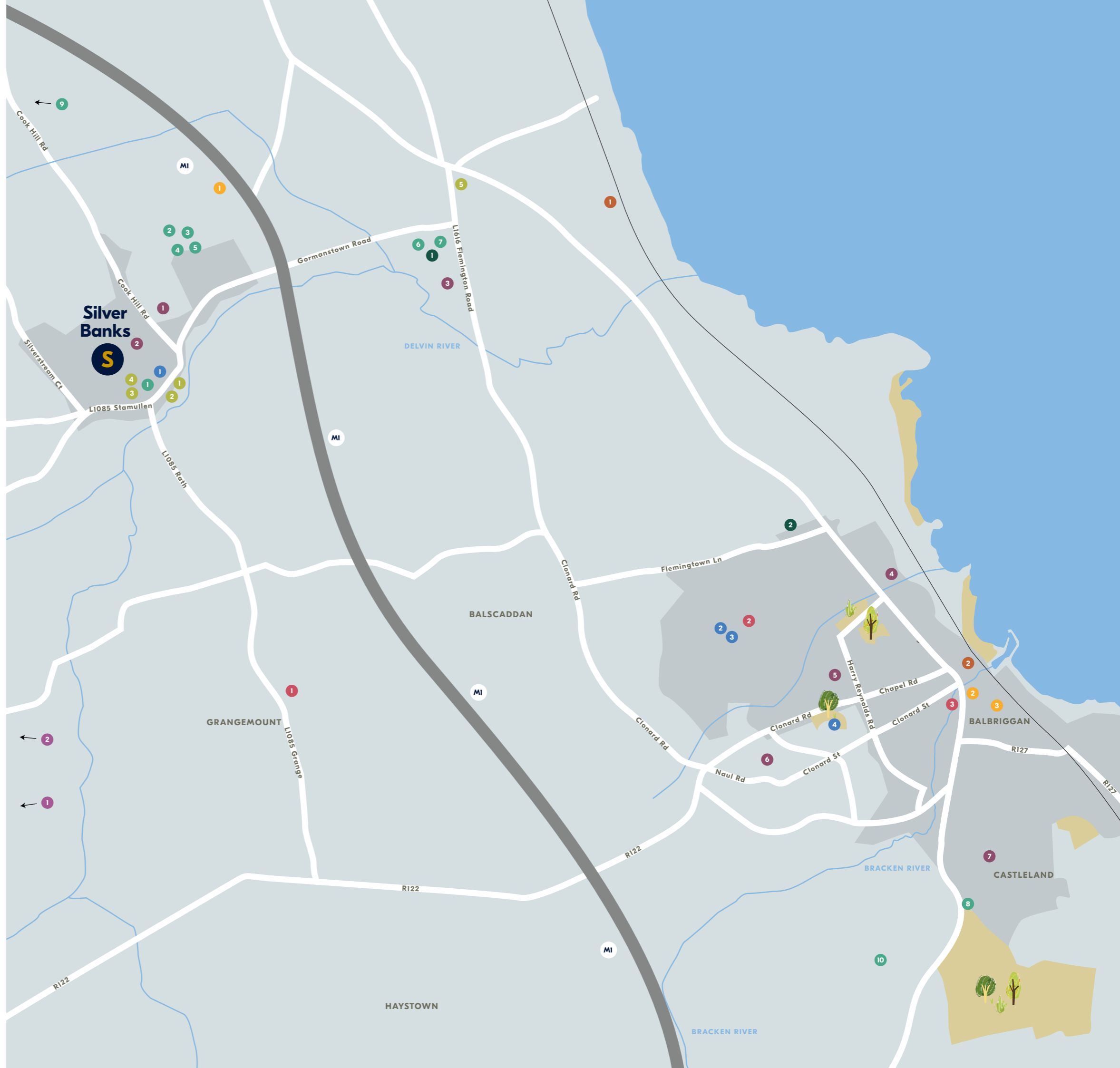
- 1 Coco Bliss
- 2 Panda Inn
- 3 Whytes Bar & Restaurant
- 4 New Indian Dinner & Pizza
- 5 Gibneys of Gormanston

## Attractions

- 1 The Séamus Ennis Arts Centre
- 2 Fourknocks Passage Tomb

## Train Stations

- 1 Gormanston Station
- 2 Balbriggan Station



# HOUSE STYLES

## 1 Bed Homes

- The Honeysuckle**  
1 Bed Semi Detached Bungalow  
57 sqm | 614 sqft
- The Buckthorn**  
1 Bed Semi Detached Bungalow  
57 sqm | 614 sqft

## 2 Bed Homes

- The Whitethorn**  
2 Bed Detached Bungalow  
67 sqm | 721 sqft

## 3 Bed Homes

- The Larch**  
3 Bed Mid Terrace  
114.8 sqm | 1,236 sqft
- The Birch**  
3 Bed Semi Detached  
115 sqm | 1,238 sqft
- The Poplar**  
3 Bed Semi Detached | End Terrace  
116.7 sqm | 1,256 sqft

## 4 Bed Homes

- The Aspen**  
4 Bed Detached  
151.1 sqm | 1,626 sqft
- The Ash**  
4 Bed Semi Detached  
158.9 sqm | 1,710 sqft

# SILVER BANKS

*Love where you live*



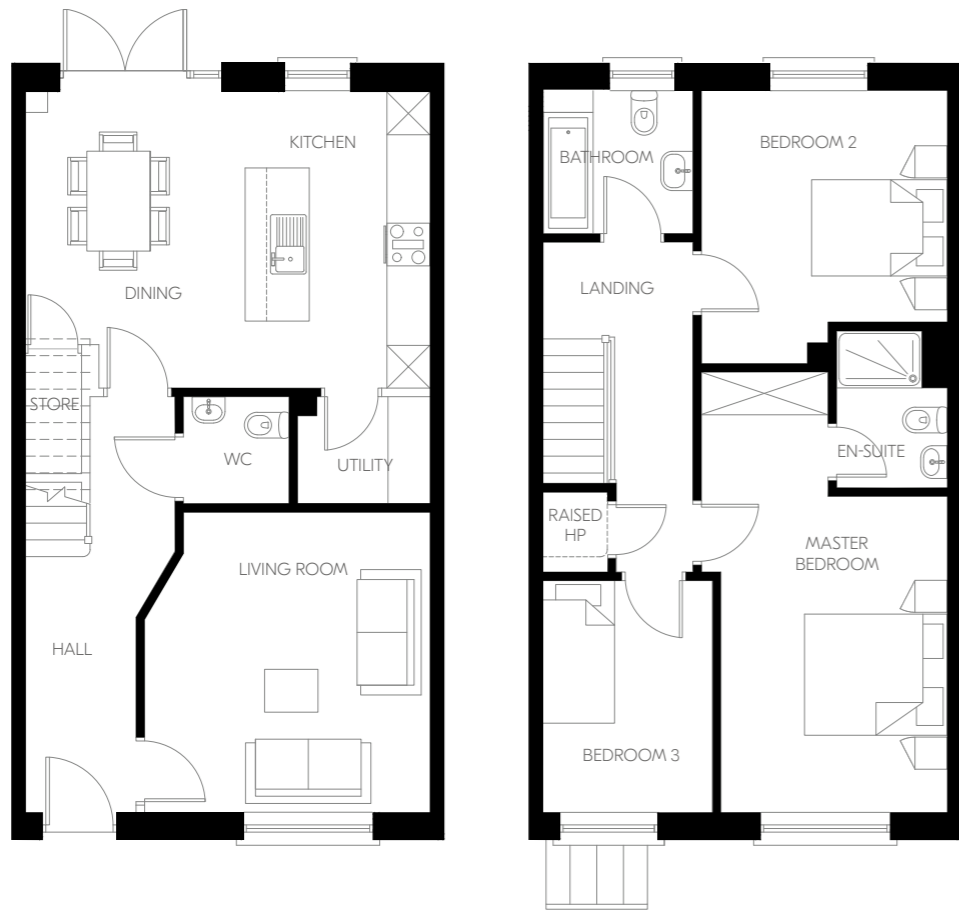
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For Illustrative Purposes



# THE LARCH

3 Bed Mid Terrace  
114.8 sqm | 1,236 sqft



Ground Floor

First Floor

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# THE BIRCH

3 Bed Semi Detached  
115 sqm | 1,238 sqft



Ground Floor

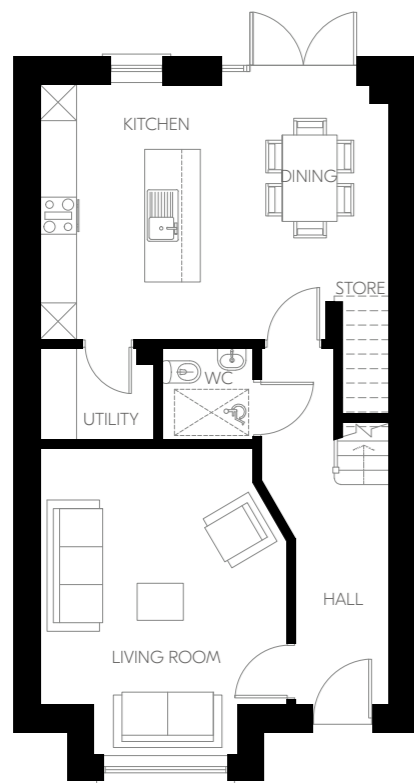
First Floor

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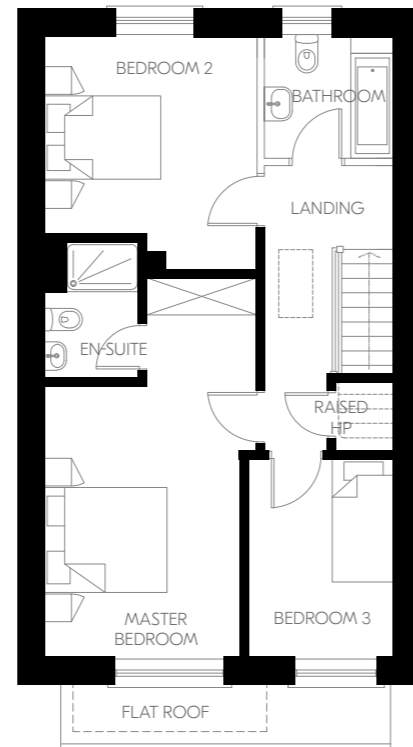
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# THE POPLAR

3 Bed Semi Detached | End Terrace  
116.7 sqm | 1,256 sqft



Ground Floor



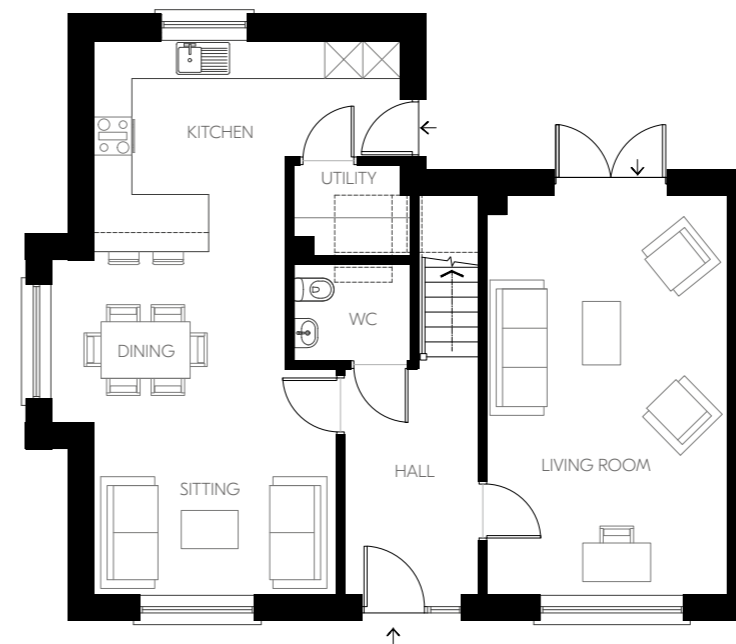
First Floor

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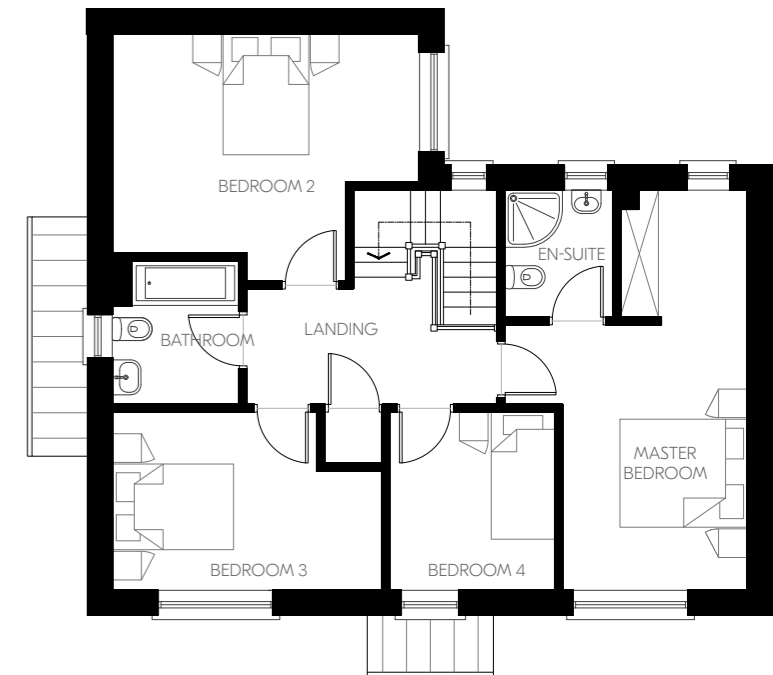
For illustrative purposes.

# THE ASPEN

4 Bed Detached  
151.1 sqm | 1,626 sqft



Ground Floor



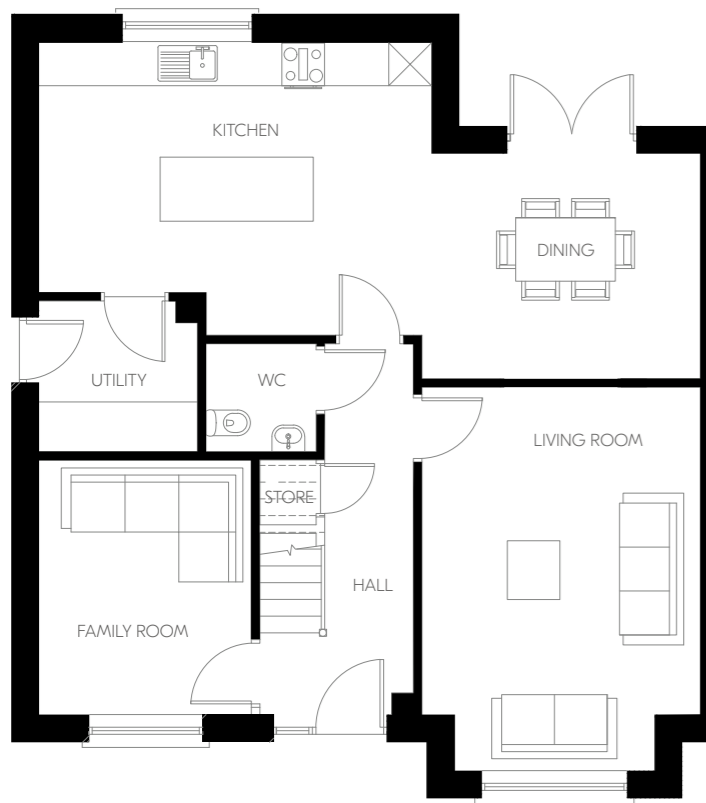
First Floor

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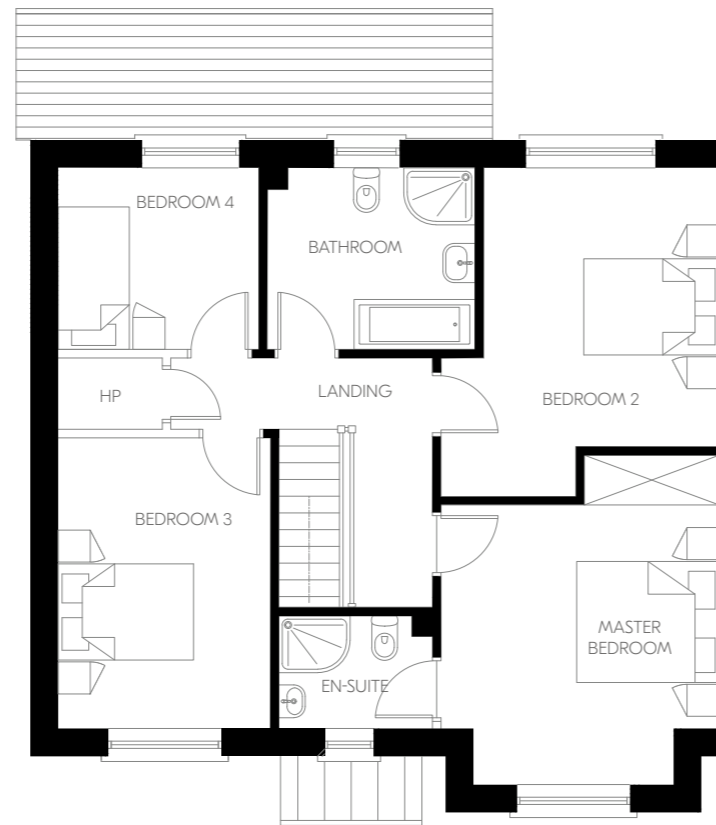
For illustrative purposes.

# THE ASH

4 Bed Semi Detached  
158.9 sqm | 1,710 sqft



Ground Floor



First Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

## Discover more Glenveagh communities:



**Effernock**  
Trim, Meath



**Hereford Park**  
Leixlip, Kildare



**Folkstown Park**  
Balbriggan, Dublin



**Greville Park**  
Mullingar, Westmeath



**Kilmartin Grove**  
Kilmartin, Dublin



**Balmoston**  
Donabate, Dublin



### Selling agent



**046 902 7666**

PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **Mason Hayes & Curran**

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