

The background of the entire page is a light teal color. Overlaid on this background is a pattern of watercolor-style leaves. The leaves are rendered in various shades of teal and dark green, with some showing darker, almost black, spots or stains, particularly on the upper and lower portions of the leaves. The leaves are scattered across the page, with some appearing as single leaves and others as small clusters or stems. The overall effect is a soft, naturalistic, and artistic pattern.

KINSEALY WOODS



KINSEALY WOODS

A dream family home awaits you in this picturesque neighbourhood where lush greenery gives way to castle grounds and walking trails through the forest. Within minutes you can take in the beautiful sea views and walk on soft sandy beaches. Imagination is in abundance throughout this charming development where beautifully designed 2, 3 and 4 bedroom homes showcase thoughtful interiors that help you enjoy family life.

Kinsealy Woods gives you a taste for life by the sea with Malahide Village nearby offering you a choice of artisan cafés, shops, gourmet restaurants, schools, sports clubs and miles of beautiful coastline.

**Come home to a welcoming environment
where every day feels special.**



A place with a leisurely pace

Kinsealy Woods brings style and convenience to its scenic surroundings on Chapel Road in the heart of Kinsealy giving new families the opportunity to cultivate a fulfilling lifestyle.

Located only 30 minutes from Dublin City and 8 minutes from Malahide, this stylish address offers you the best of both worlds with easy access to a vibrant village life and close proximity to the hustle and bustle of the capital.

Perfect for young families, Kinsealy Woods brings you closer to nature with the nearby botanic gardens of Malahide Castle, its Fairy Trail and Butterfly House promising to entertain even the smallest spectator. The marina offers inspiring walks and sporting pursuits for aspiring sailors such as Malahide Sea Scouts and Malahide Yacht Club.



Savour the culture and convenience

Living it up in Kinsealy Woods is never a challenge when you are surrounded by boutiques, bookstores, stylish eateries, golf courses and botanic gardens.

With a choice of charming traditional pubs that take you back in time or culinary hotspots serving the finest seasonal produce, you never have to travel far to taste the best the area has to offer. When it comes to outdoor activities, the kids will be spoilt for choice after school with popular leisure clubs giving them the opportunity to become true sports enthusiasts.

Local Amenities



PRIMARY & SECONDARY SCHOOLS*

1. Malahide Community School
2. Malahide/Portmarnock Educate Together National School
3. Portmarnock Community School
4. St Andrew's National School
5. St Marnock's National School
6. St Oliver Plunkett's School
7. St Nicholas of Myra National School
8. Scoil an Duinnínigh

CRÈCHE

9. Links Childcare (Kinsealy)
10. The Village Montessori

MEDICAL & BANKING

11. AIB
12. Bank of Ireland
13. Ulster Bank
14. Kinsealy Medical Centre
15. McCabes Pharmacy
16. Portmarnock GP Clinic

SHOPPING

17. Pavilions Shopping Centre
18. St Olave's Retail Outlet
19. SuperValu
20. Airside Retail Park
21. Clarehall Shopping Centre
22. Dunnes Stores
23. Northern Cross

RESTAURANTS, CAFÉS & HOTELS

24. Avoca
25. Bon Appetit
26. Gilbert & Wright
27. Gibney's of Malahide
28. Kajjal
29. Seabank Bistro
30. Siam Thai
31. Starbucks
32. The Garden House
33. Portmarnock Hotel & Golf Links
34. Déjà Vu
35. Gourmet Food Parlour
36. The Old Schoolhouse Bar & Restaurant

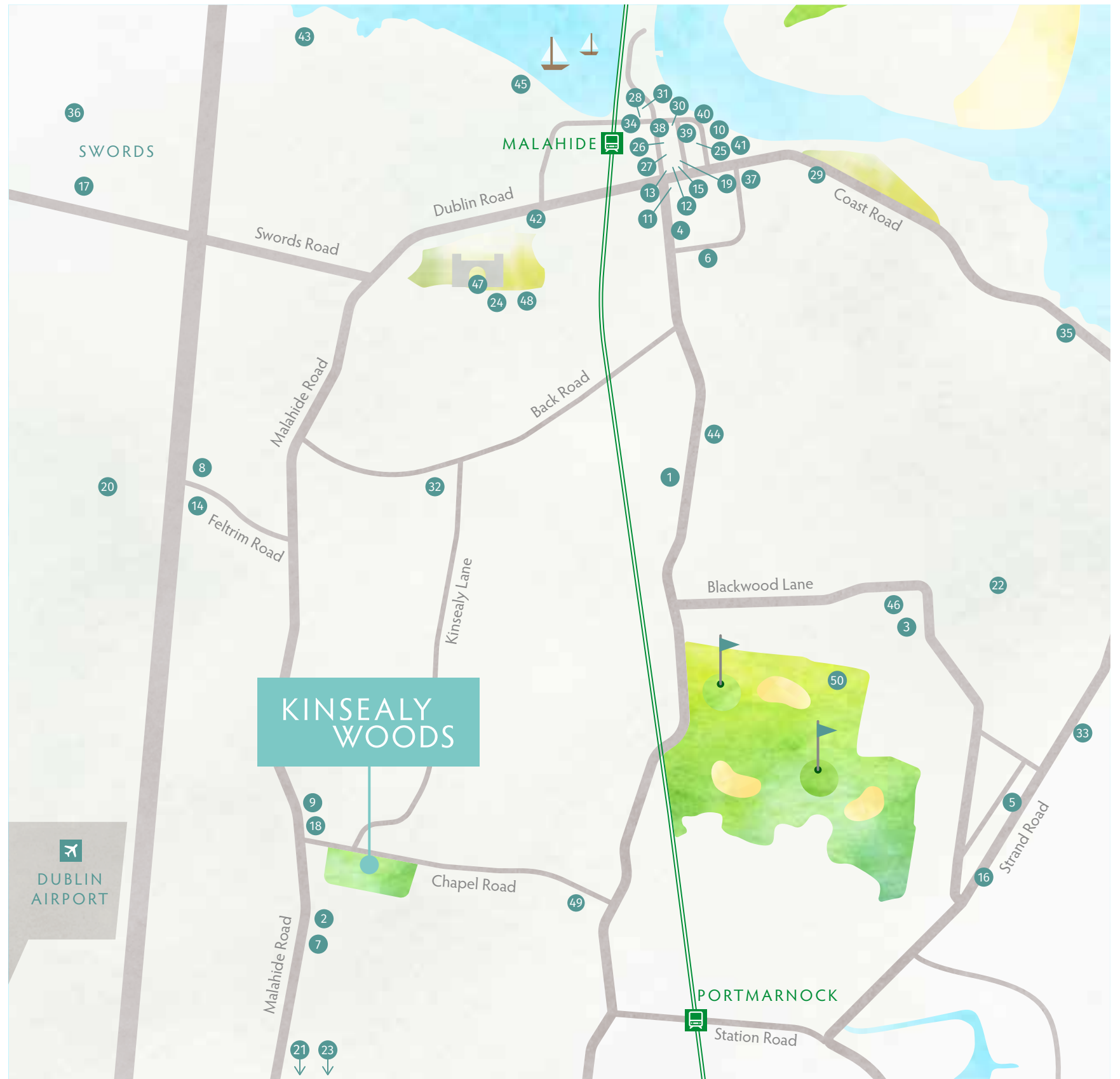
37. The Grand Hotel Malahide
38. Donnybrook Fair
39. The Greedy Goose

SPORTS & RECREATIONAL FACILITIES

40. Malahide Yacht Club
41. Malahide Lawn Tennis & Croquet Club
42. Malahide Cricket Club
43. Malahide Rugby Football Club
44. Malahide Fingal Hockey Club
45. Fingal Sailing School
46. Portmarnock Sports & Leisure Club

LOCAL PARKS & GOLF COURSES

47. Malahide Castle & Gardens
48. The Talbot Botanic Gardens
49. Kinsealy Grange Golf Academy & Driving Range
50. Malahide Golf Club



*SCHOOL ADMISSION POLICIES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

MAP NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

Every destination on your doorstep

Travelling takes less time when you have the benefit of an advantageous address making Kinsealy Woods the ideal starting point for any journey.

Perfectly placed on Chapel Road only minutes from the Malahide Road, Kinsealy Woods offers you swift links to the Port Tunnel, M50, Portmarnock and Dublin Airport. DART services and Dublin Bus routes 32, 32x, 42 and 43 bring the city closer with reliable schedules so you can leave the car behind. While cycling gives eco-conscious commuters the opportunity to take in the fresh sea air and admire the sights along the charming Coast Road.



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Travel times at a glance

		 (from Portmarnock)			
Portmarnock Beach	7 mins	Portmarnock DART Station	6 mins	Malahide	6 mins
Malahide Village	8 mins	Malahide Castle	12 mins	Connolly	20 mins
Dublin Airport	9 mins	Malahide Village	13 mins	Howth	22 mins
M50	10 mins	Portmarnock Beach	14 mins	Grand Canal Dock	25 mins
Port Tunnel	22 mins	IFSC	45 mins	Lansdowne Road	30 mins



Crafted to endure for generations

Each traditionally built home showcases excellent quality and craftsmanship with elegant elevations featuring a brick and render façade.

Constructed to the highest standards with a structural guarantee, Kinsealy Woods offers a comfortable home environment that will stand the test of time. Double-glazed windows overlook a landscaped front entrance and fenced back garden with a paved patio. Together with steel side gates and railings, each house offers privacy and space so your family life can flourish.



Inviting interiors that inspire

Warm and welcoming, each A-rated home is cleverly designed to offer stylish living spaces with ample storage.

With bright, contemporary interiors featuring exceptional energy efficiency, Kinsealy Woods gives you the opportunity to embrace a sustainable lifestyle. Enjoy comfortable living areas that are perfect for relaxing with thermostatically controlled radiators. Every room is a canvas for your personal style with high ceilings, insulated walls and neutral colour palettes.



A little taste of luxury

Each home is brimming with thoughtful design details from soft closing kitchen doors to heated bathroom towel rails that make each space feel like your personal sanctuary.

Kinsealy Woods captures the imagination with elegant shaker style doors, contemporary fitted wardrobes and pendant lighting in the bedrooms. Unwinding is effortless with ensuite bathrooms that host large, walk-in showers and an abundance of hot water courtesy of its innovative heating system.



Experience a new family environment

Beautiful landscaping sets the tone for this idyllic development, which offers your family a safe and secure environment with designated parking spaces

Common recreational areas give children ample space to play and explore within this blossoming community.



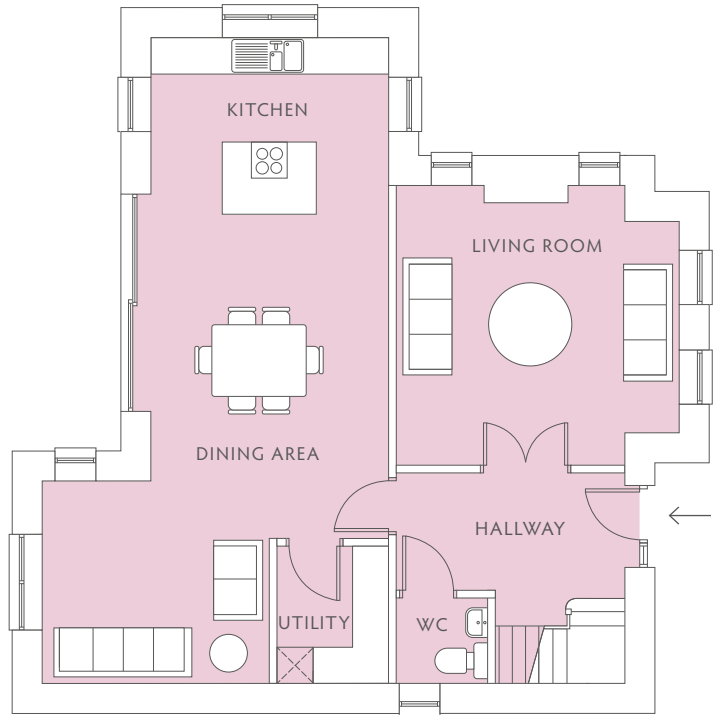
HOUSE TYPE A	HOUSE TYPE B	HOUSE TYPE C	HOUSE TYPE D
4 Bedroom	4 Bedroom	3 Bedroom	3 Bedroom
Detached	Semi detached	Semi detached	Semi detached
162.8 Sq. M / 1,752 Sq. Ft	142.9 Sq. M / 1,538 Sq. Ft	111 Sq. M / 1,195 Sq. Ft	102.3 Sq. M / 1,101 Sq. Ft
HOUSE TYPE E	HOUSE TYPE E2	HOUSE TYPE F	HOUSE TYPE G
3 Bedroom	3 Bedroom	3 Bedroom	2 Bedroom
End of terrace	End of terrace	Mid terrace	Mid terrace
102.3 Sq. M / 1,101 Sq. Ft	126.6 Sq. M / 1,363 Sq. Ft	102.3 Sq. M / 1,101 Sq. Ft	80 Sq. M / 861 Sq. Ft

- A1
- D1
- D2
- E1
- H
- J

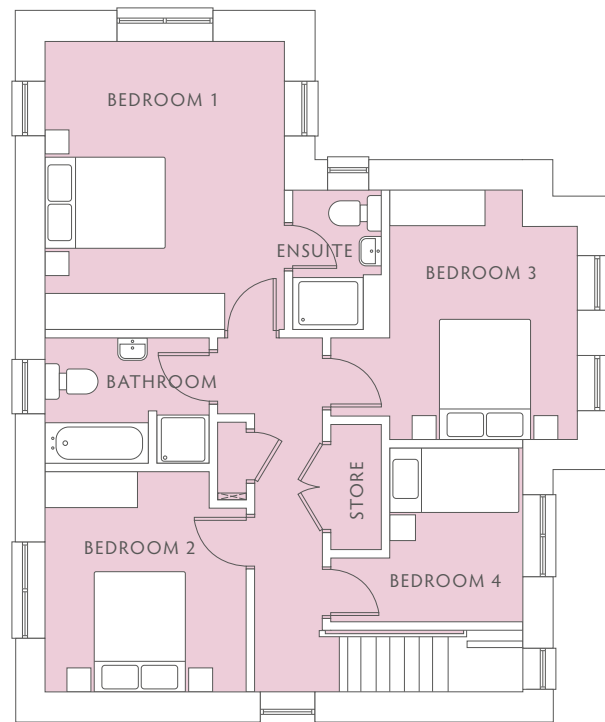
House Type A

4 BEDROOM HOUSE
DETACHED
162.8 SQ. M / 1,752 SQ. FT

GROUND FLOOR



FIRST FLOOR

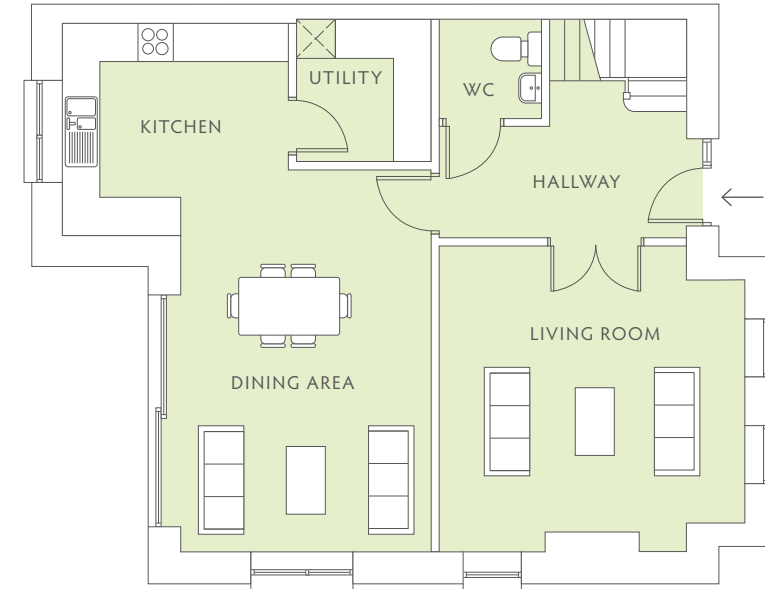


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

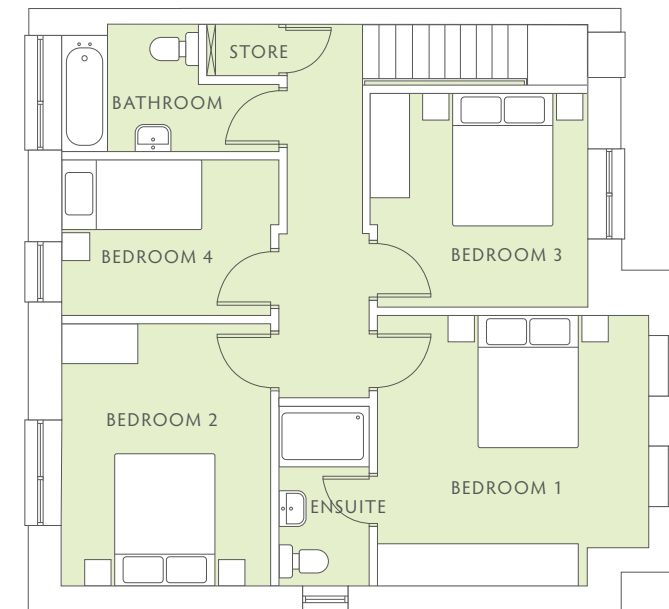
House Type B

4 BEDROOM HOUSE
SEMI DETACHED
142.9 SQ. M / 1,538 SQ. FT

GROUND FLOOR



FIRST FLOOR

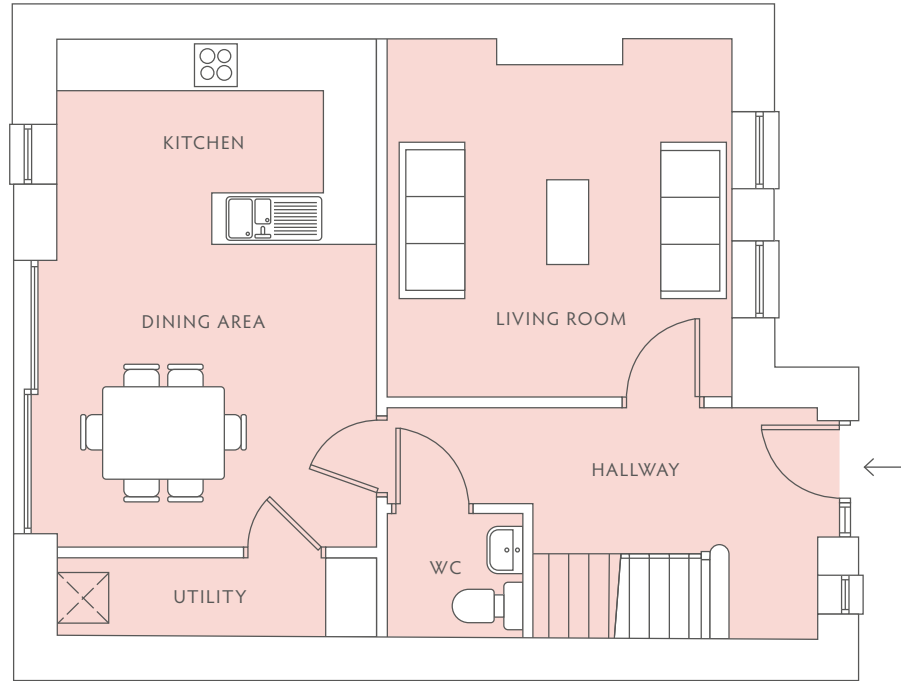


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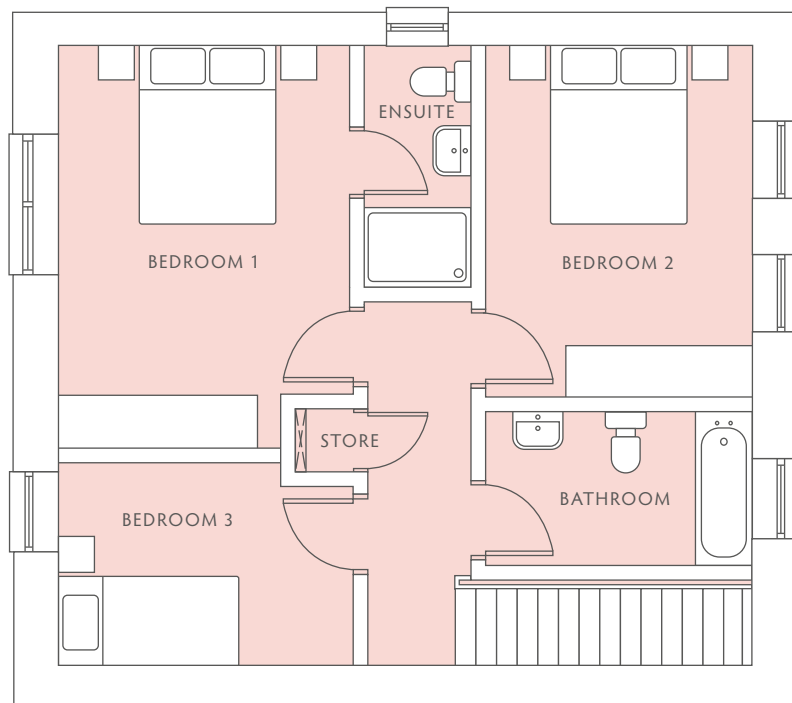
House Type C

3 BEDROOM HOUSE
SEMI DETACHED
111 SQ. M / 1,195 SQ. FT

GROUND FLOOR



FIRST FLOOR

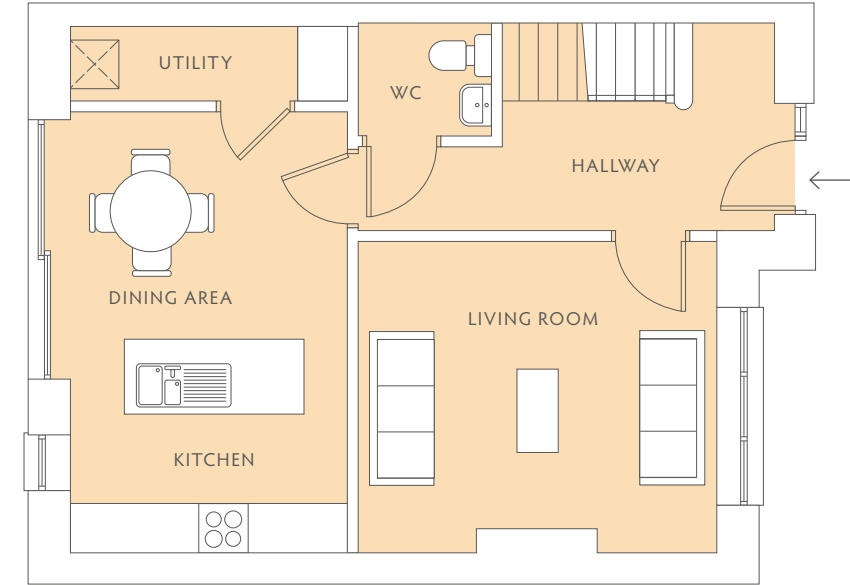


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

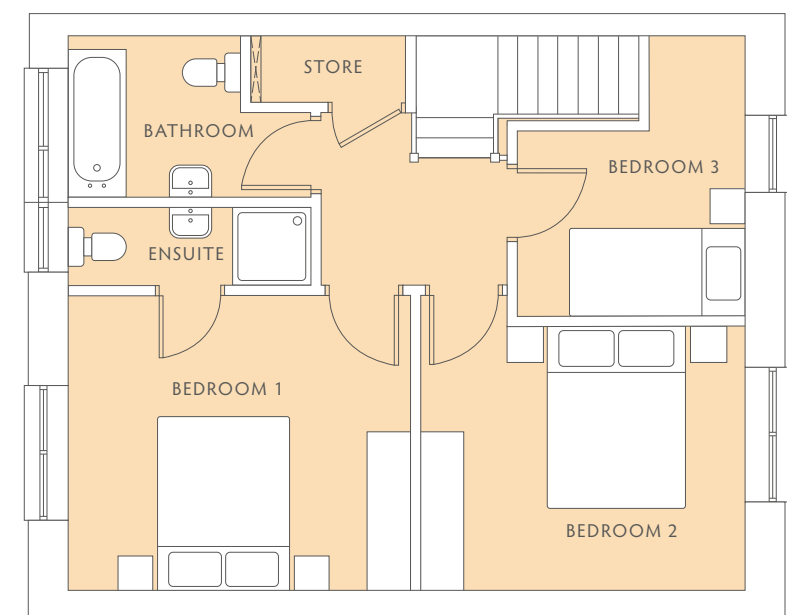
House Type D

3 BEDROOM HOUSE
SEMI DETACHED
102.3 SQ. M / 1,101 SQ. FT

GROUND FLOOR



FIRST FLOOR

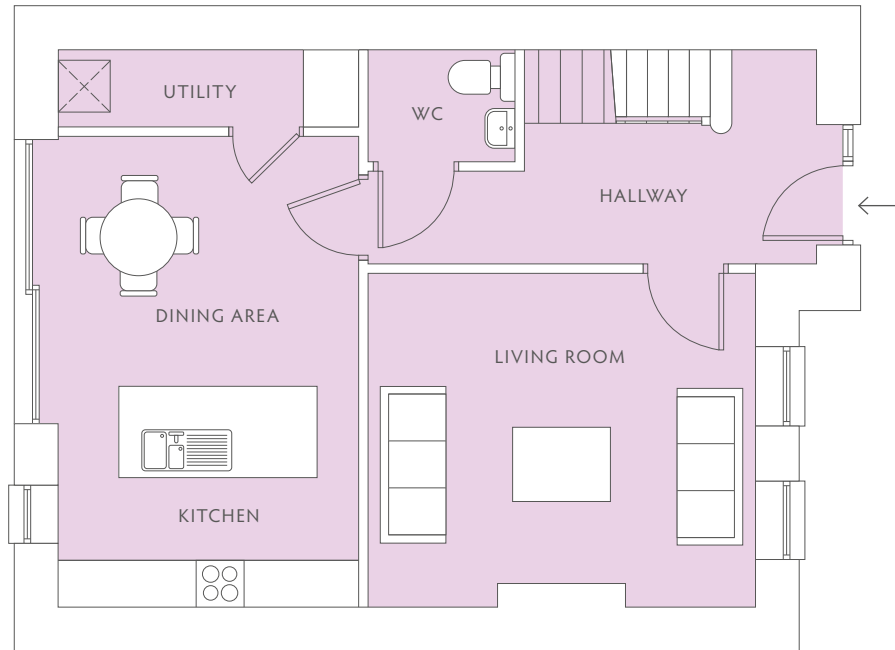


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

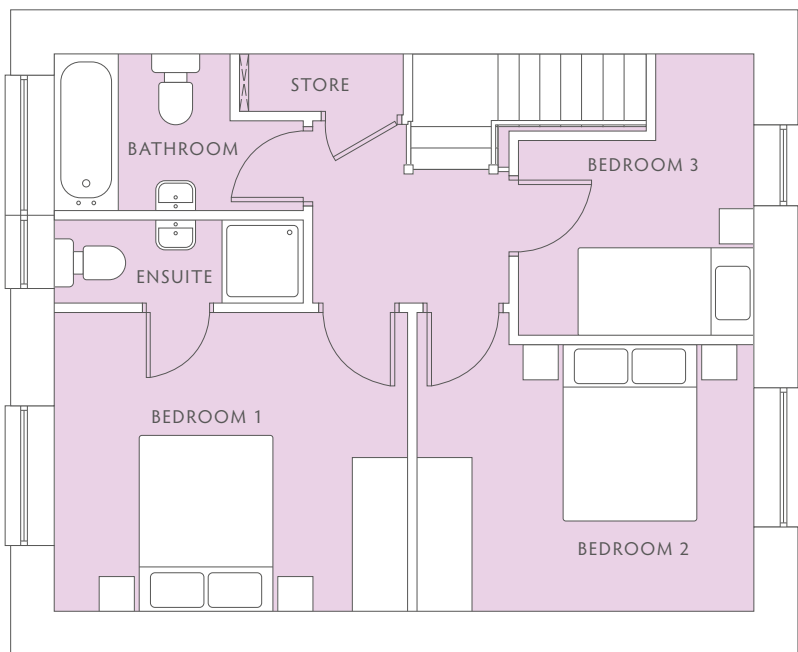
House Type E

3 BEDROOM HOUSE
END OF TERRACE
102.3 SQ. M / 1,101 SQ. FT

GROUND FLOOR



FIRST FLOOR

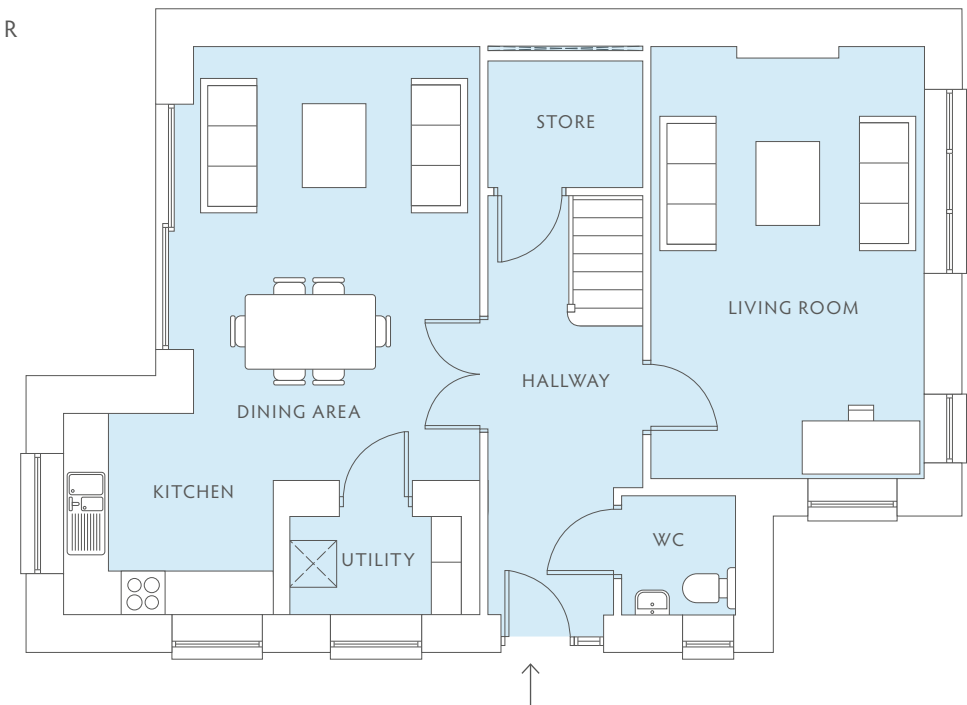


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

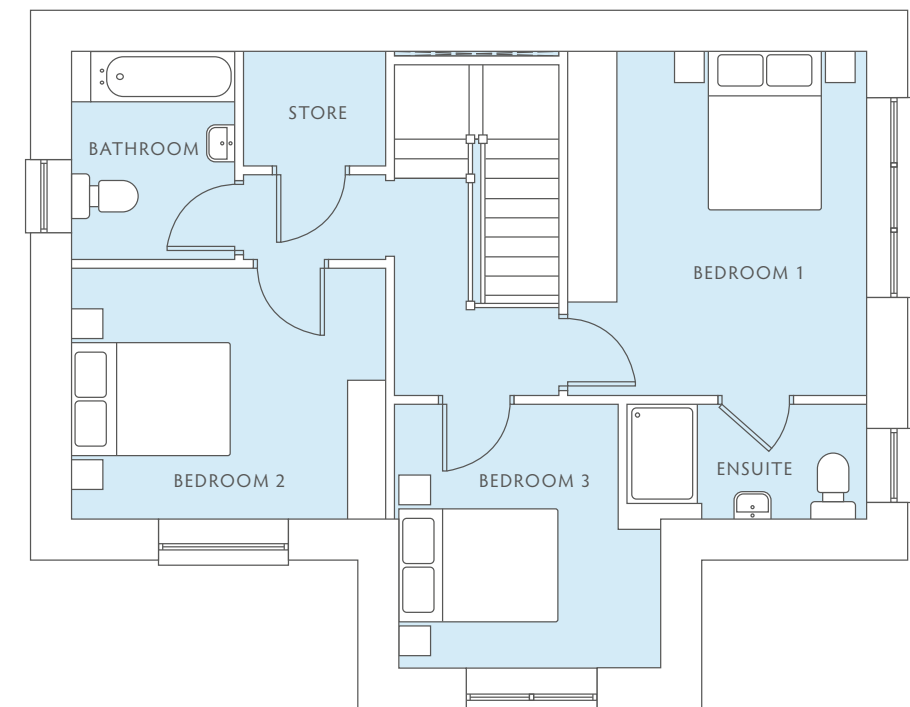
House Type E2

3 BEDROOM HOUSE
END OF TERRACE
126.6 SQ. M / 1,363 SQ. FT

GROUND FLOOR



FIRST FLOOR

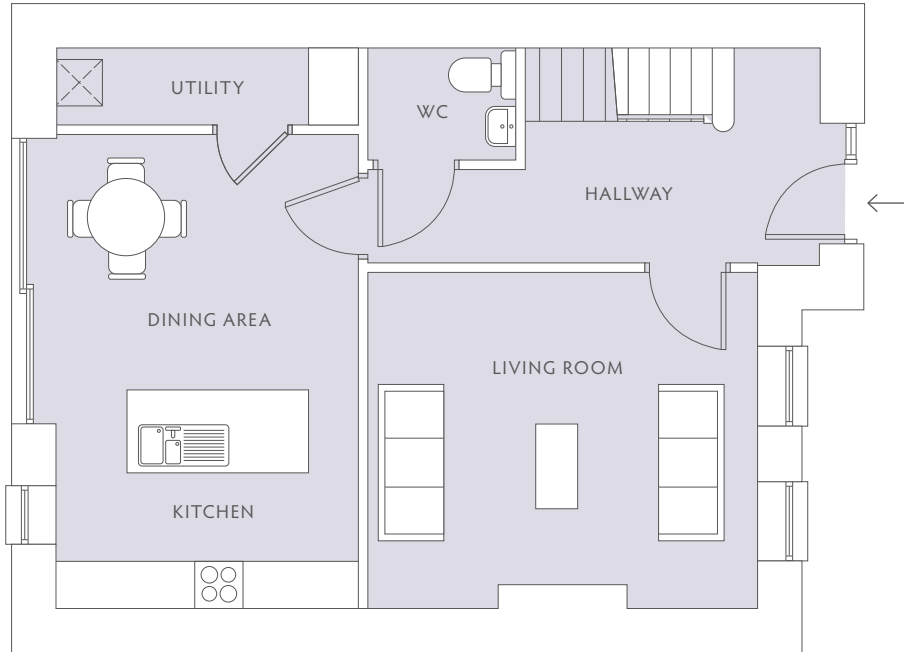


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

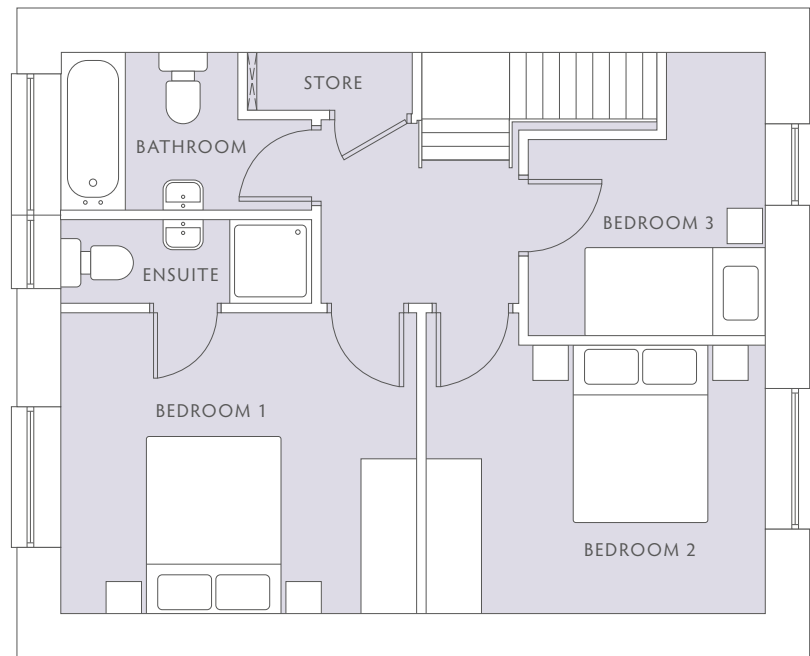
House Type F

3 BEDROOM HOUSE
MID TERRACE
102.3 SQ. M / 1,101 SQ. FT

GROUND FLOOR



FIRST FLOOR

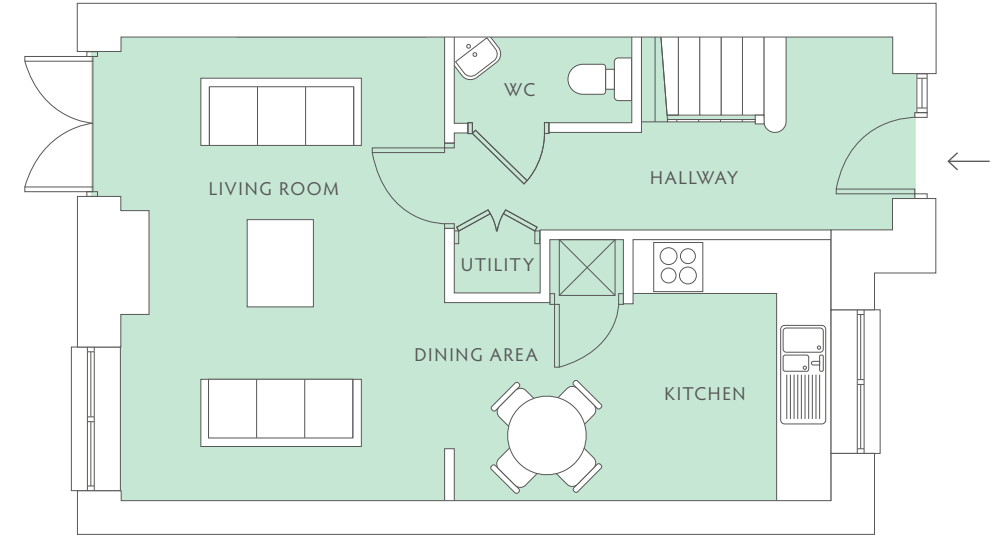


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

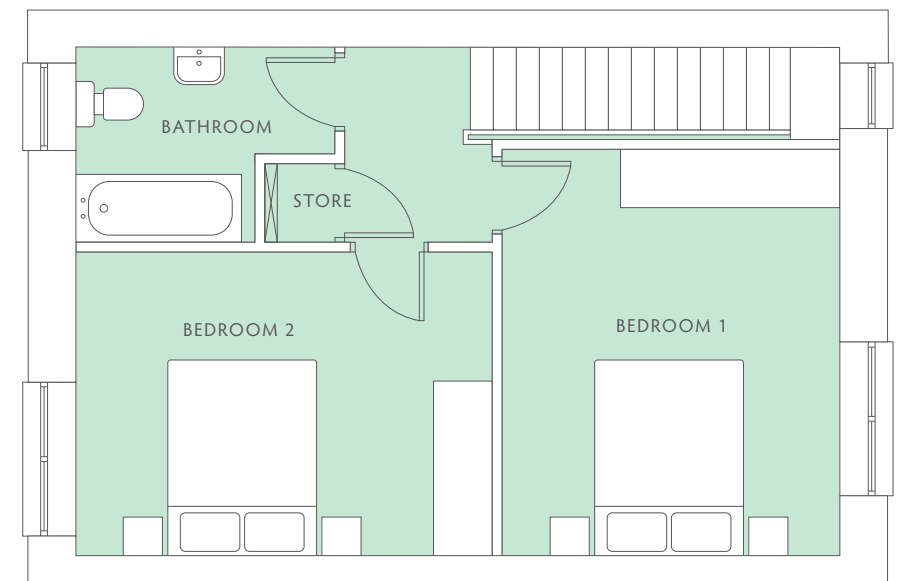
House Type G

2 BEDROOM HOUSE
MID TERRACE
80 SQ. M / 861 SQ. FT

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

Specification

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of brick and render
- UPVC fascia, soffits and gutters
- Powder coated steel low maintenance side gate(s) and railings.

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Contemporary skirting and architraves
- High ceiling heights to both ground and first floors.

DOORS AND IRONMONGERY

- Elegant painted shaker style internal doors
- Glazed double doors provided to main reception rooms in selected units
- Brushed chrome lever door handles, locks and hinges.

WINDOWS AND DOORS

- High performance UPVC double glazed windows
- Composite front door with superior 8 point locking system
- Large aluminium slider doors available in some houses.

WARDROBES

- Luxurious modern fitted wardrobes by Cawleys Furniture.

KITCHEN AND UTILITY ROOM

- Painted shaker style kitchens including soft close doors and drawers and a luxurious stone effect countertop
- All kitchens fitted with the following: induction hob, extractor fan, dishwasher, fridge freezer, double oven (*once contracts have been signed within 30 days of receipt)
- The utility room comes complete with a fitted kitchen unit and a contemporary countertop.

ELECTRICAL

- Generous and well-designed electrical and lighting specification
- LED down-lighters in selected areas
- Pendant lighting in all bedrooms
- Smoke/heat and carbon monoxide detectors fitted as standard
- Provision for monitored security system
- Centralised shut off station for all services located in the utility room.

HEATING AND VENTILATION

- The houses boast an A-rating
- Each house is fitted with a whole house extract system
- The central heating system is an innovative A-Class Air Source Heat Pump. This system provides energy efficient central heating and large capacity of hot water storage
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors

- The houses have an air tight membrane for extra comfort and efficiency
- An electric feature fire supplied to the formal living room (*not included in all house types)
- Underfloor heating on ground floor.

BATHROOMS/ENSUITES AND WC

- Stylish and contemporary bathrooms, ensuites and downstairs WC
- Ensuites are fitted with large walk-in pressurised showers and fitted shower screens
- Bathroom and ensuite enclosures and floors are tiled
- Master ensuite enclosure and floors are tiled
- Heated towel rail provided in the main bathroom and ensuites.

GARDENS

- All front gardens are cobble-locked and landscaped to a high standard
- Rear gardens are levelled and seeded to include a paved patio area
- Outdoor tap and external double power socket are standard
- Concrete post and T&G timber fencing provided to the rear garden.

GUARANTEE

- 10 Year HomeBond Structural Guarantee.

BER A2/A3



O'Flynn Group



One of Ireland's leading property development and construction companies, O'Flynn Group was founded in 1978 and has amassed an impressive portfolio of successful residential developments in Ireland and London over the past 40 years.

Its most notable achievements include the statuesque Elysian in Cork, and more recently, the stunning Rokeby Park in Lucan, Co. Dublin and the prestigious Broadlands in Killiney, Co. Dublin.

- 1. Rokeby Park, Lucan, Co. Dublin
- 2. Clonlara, Kerry Pike, Co. Cork
- 3. Mount Oval, Rochestown, Co. Cork
- 4. The Elysian, Cork City
- 5. Broadlands, Killiney, Co. Dublin

OFLYNNGROUP.COM



Team

DEVELOPER

O'Flynn Group



AGENT

Lisney
01 638 2700
PSRA No. 001848



ARCHITECTS

Hogan Architecture
The Lodge,
Proby's Quay,
Cork



LANDSCAPE ARCHITECT & LANDSCAPER

Brady Shipman Martin
Canal House,
Canal Road,
Dublin 6



SOLICITOR

Philip Lee
7/8 Wilton Terrace,
Grand Canal Dock,
Dublin 2



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (O'Flynn Group) or by the vendor's agent (Lisney) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (O'Flynn Group), or by the vendor's agent (Lisney), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (O'Flynn Group) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor (O'Flynn Group) or against the vendor's agent (Lisney), nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney).

KINSEALY WOODS

KINSEALYWOODS.IE



The image features a repeating pattern of watercolor-style leaves in various shades of teal and green, scattered across a light teal background. The leaves are rendered with soft, painterly textures and varying opacities, creating a sense of depth and movement. The overall aesthetic is clean, natural, and serene.

KINSEALYWOODS.IE