



Innise Bay
LAYTOWN

New High Quality 2 Bedroom Houses situated beside the sea and the historic village of Laytown within easy reach of Dublin city.



Inse Bay

Great Coastal Location

Inse Bay is a superior village-style development of semi-detached and detached family houses on a magnificent coastal site beside Laytown village. Residents of Laytown benefit from a very attractive environment in which to live and a multitude of leisure and recreational facilities.

These include a choice of top class links golf courses at Bettystown, Baltray and Seapoint, fine tennis facilities, an abundance of water sports and miles upon miles of coveted sandy beaches. The nearby Neptune Beach Hotel and Leisure Club, with its superb leisure centre, is a further bonus to local residents.



Inse Bay provides a great opportunity to purchase a quality home in a most convenient and pleasant location.

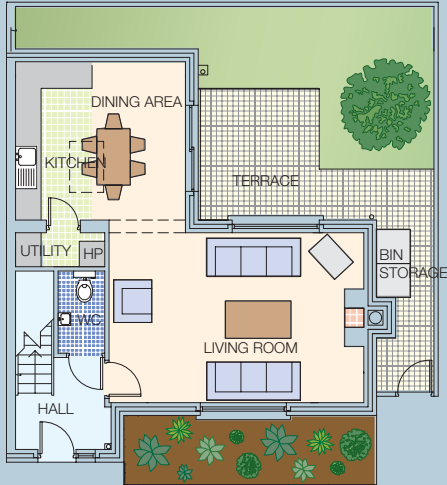


Abundance of Facilities

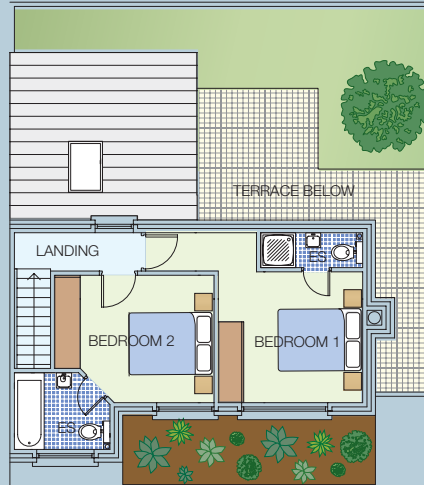
Churches, primary and secondary schools, shops, pubs and restaurants are within close proximity. Laytown has become a very popular location for people who wish to live in a healthy rural environment while working in

city via the frequent Arrow Rail Service, which is less than a mile from the development. Alternatively, the upgraded M1 motorway and Balbriggan by-pass has greatly shortened the journey time from Dublin city centre to Laytown.

HOUSE TYPE A & B

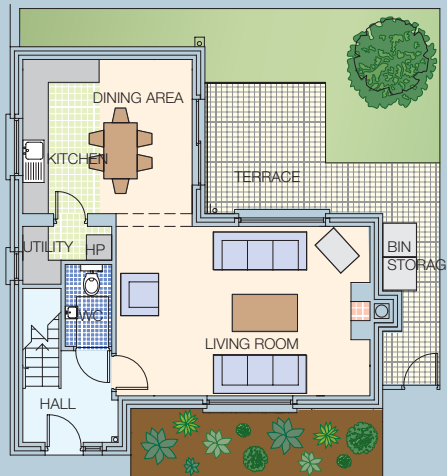


ground floor

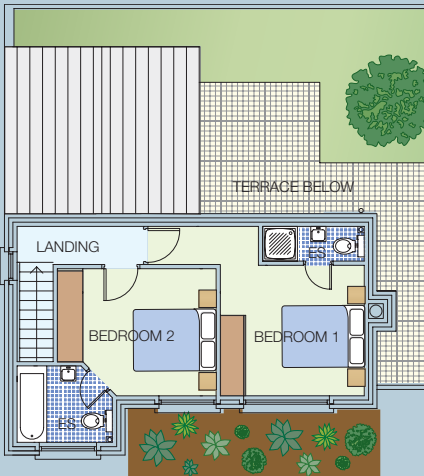


first floor

HOUSE TYPE C



ground floor



first floor

Exceptional Design

Inse Bay offers a selection of superb semi-detached and detached 2 bedroom townhouses. They have extensive bedroom and living accommodation with the emphasis on light and space. The style and layout of the development is impressive with a number of curved roads and pleasant cul-de-sacs. There are plenty of open landscaped spaces not to mention the fabulous beaches on the doorstep of Inse Bay.

Woodgreen Builders are determined to make Inse Bay a very special development. Their attention to detail and overall craftsmanship have won them much praise. It is not surprising, therefore that their homes enjoy higher than normal capital appreciation. Inse Bay is ideal for first time buyers and other owner occupiers who wish to purchase a quality house in an established area convenient to all essential amenities.

Standard Features

- Appliance Package
- Flooring Allowance
- Natural gas-fired radiator central heating
- Fireplace as standard with flueless gas fire
- High quality fitted kitchens.
- All kitchen floors and splash back areas will be tiled as standard
- High quality white ceramic sanitary ware
- Tiling to en-suite wet areas and en-suites floors as standard
- Ample power sockets with TV and telephone points in lounge and master bedroom
- All internal walls will be plastered, skimmed and painted as standard
- Double-glazed upvc windows, fascia & soffit
- High quality fitted wardrobes
- Gardens levelled & seeded
- Covered by 10 year Homebond Guarantee Scheme
- No Stamp Duty for owner- occupier

All photos are taken in other Woodgreen Builders Developments



Inse Bay

SITEPLAN



LOCATION MAP



Building on a great reputation

Woodgreen Builders have established an excellent reputation in the construction industry for the high quality achieved in all their developments and for the innovation which they have shown in all aspects of their activities. Two of the most interesting developments carried out in Dublin in the last two decades were both built by Woodgreen, namely the sensitive conversion of the Old Mills at Crossguns Bridge, Phibsborough, to superb modern apartments known as Crossguns Quay and the other at Palatine Square, Arbour Hill, a classic residential development with varied design and construction methods employed.

There have been many other top quality developments carried out by Woodgreen Builders in recent years including Maeldúin, Dunshaughlin; Sallins Bridge, Premier Square and Roseville, Bettystown

Woodgreen have a reputation for delivering top quality construction and finishes both internally and externally, and with particular emphasis on high quality landscaping. The properties that they build invariably increase significantly in value. They are members of the HomeBond Guarantee Scheme and Irish Homebuilders Association/CIF.





Selling Agents



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21 Strand Street
Skerries
Co. Dublin
Ph: 01 8490 129
E: Skerries@grimes.ie
W: www.grimes.ie

Main Street
Ashbourne
Co. Meath
Ph: 01 8350 392
E: sorcha@grimes.ie
W: www.grimes.ie