HOLLY HILL

DELGANY

hollyhilldelgany.ie



Lowick Homes welcomes you to Holly Hill

LET US SHOW YOU A NEW WAY OF LIVING AT HOLLY HILL, NESTLED IN THE PICTURESQUE VILLAGE OF DELGANY, CO. WICKLOW

Built to the highest of standards, with the needs of modern families in mind, Holly Hill is a fantastic opportunity to enjoy all the comforts of a newly built, spacious home in a beautiful setting.

A thoughtfully designed development of 95 two, three and four-bedroom homes is situated in the charming village of Delgany.





Luxury That Feels Like Home

Step into the A-rated homes at Holly Hill where luxury lives in every detail. Thoughtfully designed for how you live, relax, and recharge.



Where Village Charm Meets Modern Convenience.

Holly Hill is situated within Delgany, a quaint and historic village nestled in the Wicklow countryside. This beautiful and unspoilt village offers a number of well-established amenities, including an artisan deli, craft butchers, the Firehouse Bakery & Café, the Wicklow Arms bar and restaurant and the renowned Horse & Hound hostelry.

Just five minutes away by car, Holly Hill residents can also enjoy the extensive amenities of the popular seaside town of Greystones, including both primary and secondary schools, several large supermarkets, boutiques, cafés, restaurants, bars and much more. Greystones South Beach, being nearby, means you can enjoy a beach day every day!

A location that offers
a unique charm











Relaxed living, stunning surroundings,
and a close knit community







Taste The Local Story

A great place to live and to eat.
From artisan coffee to gourmet dining,
even a casual Sunday roast.





Just a few of the wonderful places close to Holly Hill

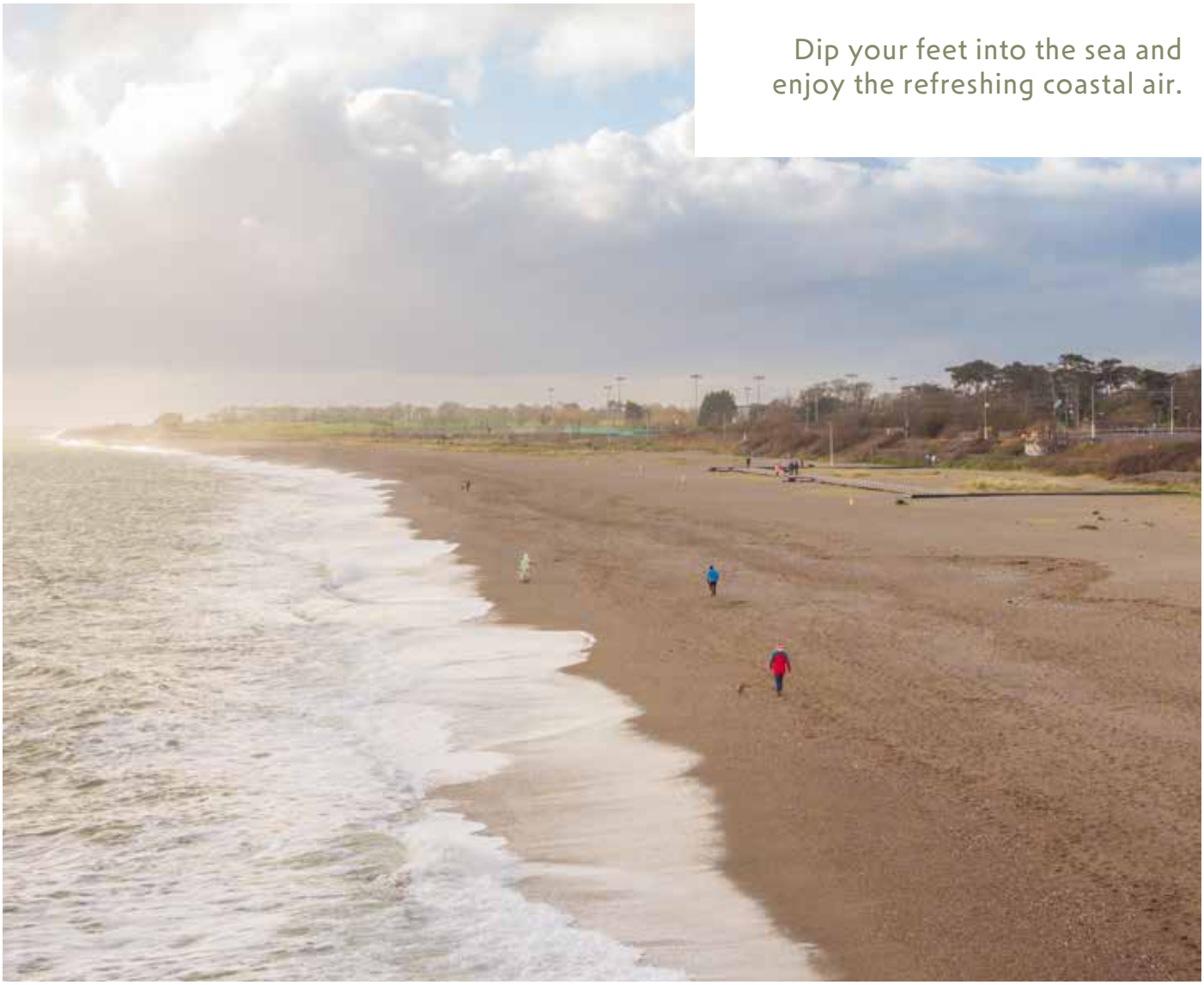
- La Touche Wines
- The Bear Paw Deli
- The Fat Fox
- The Pigeon House
- The Delgany Grocer
- Firehouse Bakery & Café
- Horse and Hound Delgany
- The Hungry Monk
- Sonny's Restaurant
- Donnybrook Fair
- The Bellevue Restaurant
- Caladh
- The Beach House
- The Boat Yard
- The Harbour Kitchen
- Mrs Robinsons
- Las Tapas
- Bread 41
- Scéal Bakery







Dip your feet into the sea and enjoy the refreshing coastal air.

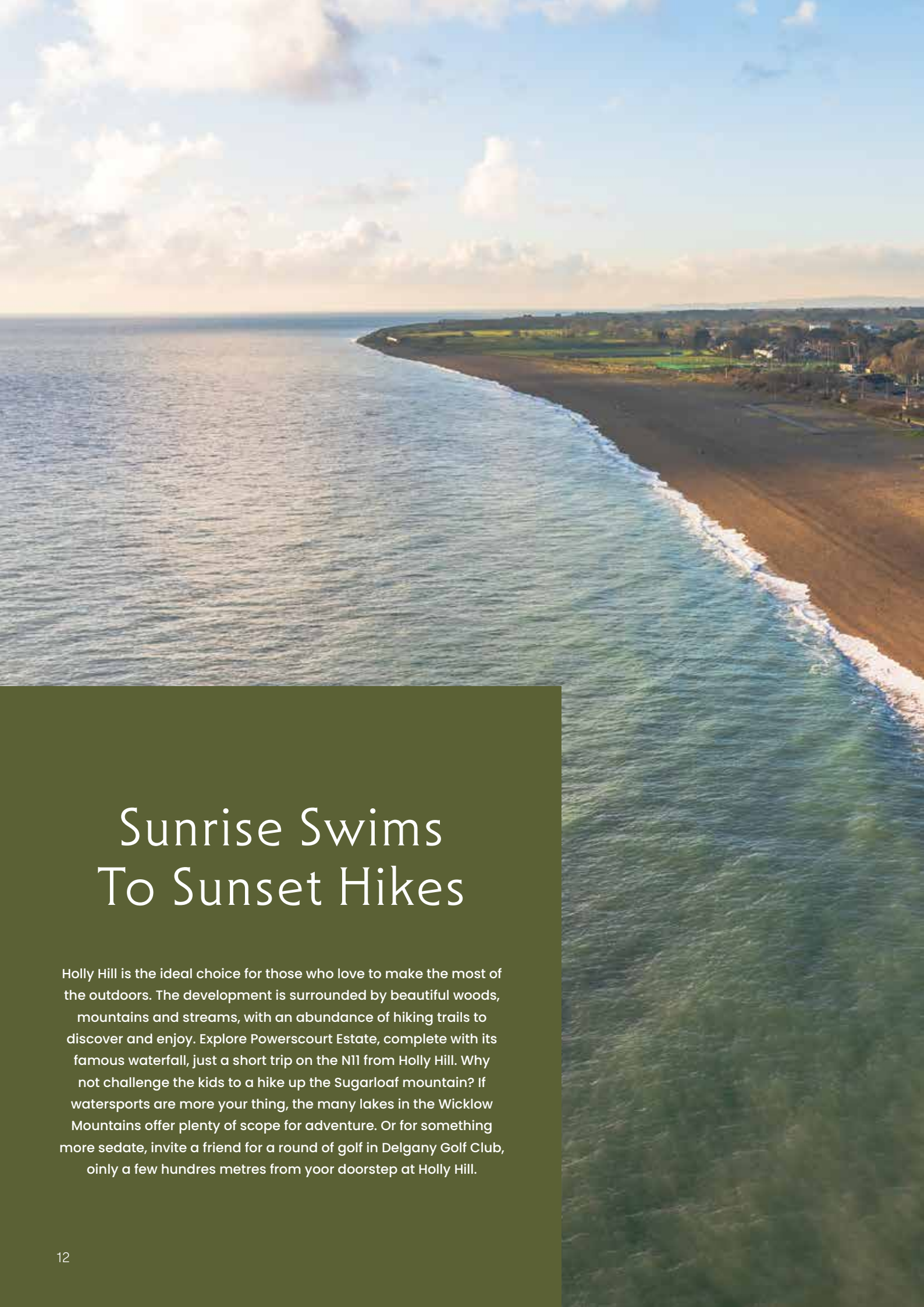


Postcard Living

Living just 6 minutes from the beach, Holly Hill residents can also enjoy the wonderful amenities a coastal lifestyle can offer.







Sunrise Swims To Sunset Hikes

Holly Hill is the ideal choice for those who love to make the most of the outdoors. The development is surrounded by beautiful woods, mountains and streams, with an abundance of hiking trails to discover and enjoy. Explore Powerscourt Estate, complete with its famous waterfall, just a short trip on the N11 from Holly Hill. Why not challenge the kids to a hike up the Sugarloaf mountain? If watersports are more your thing, the many lakes in the Wicklow Mountains offer plenty of scope for adventure. Or for something more sedate, invite a friend for a round of golf in Delgany Golf Club, oinly a few hundres metres from yoor doorstep at Holly Hill.









Delgany has so much to offer for a weekend adventure or a rainy day

- Cliff Walk
- Sea Swimming
- Hiking in the Nearby Mountains
- Horse Trailing
- Greystones Marina
- Fad Saoil Barrel Saunas
- The Whale Theatre
- Greystones Library
- Greystones Driving Range

A Community That Has It All – So You Don't Have to Go Far

Amid the stunning surrounds of woods, mountains and the sea are a host of well-established amenities, including local primary schools, large secondary schools and enough sports clubs to satisfy every member of the family. This is an area built for busy families who want to enjoy life – all within a short distance of their new home.

















Holly Hill is surrounded by a wide selection of schools, offering families excellent educational choices within easy reach.

PRE SCHOOLS

- Little Stars on the Lane
- Knockeevin Montessori
- Little Harvard Greystones
- The Nest School

PRIMARY SCHOOLS

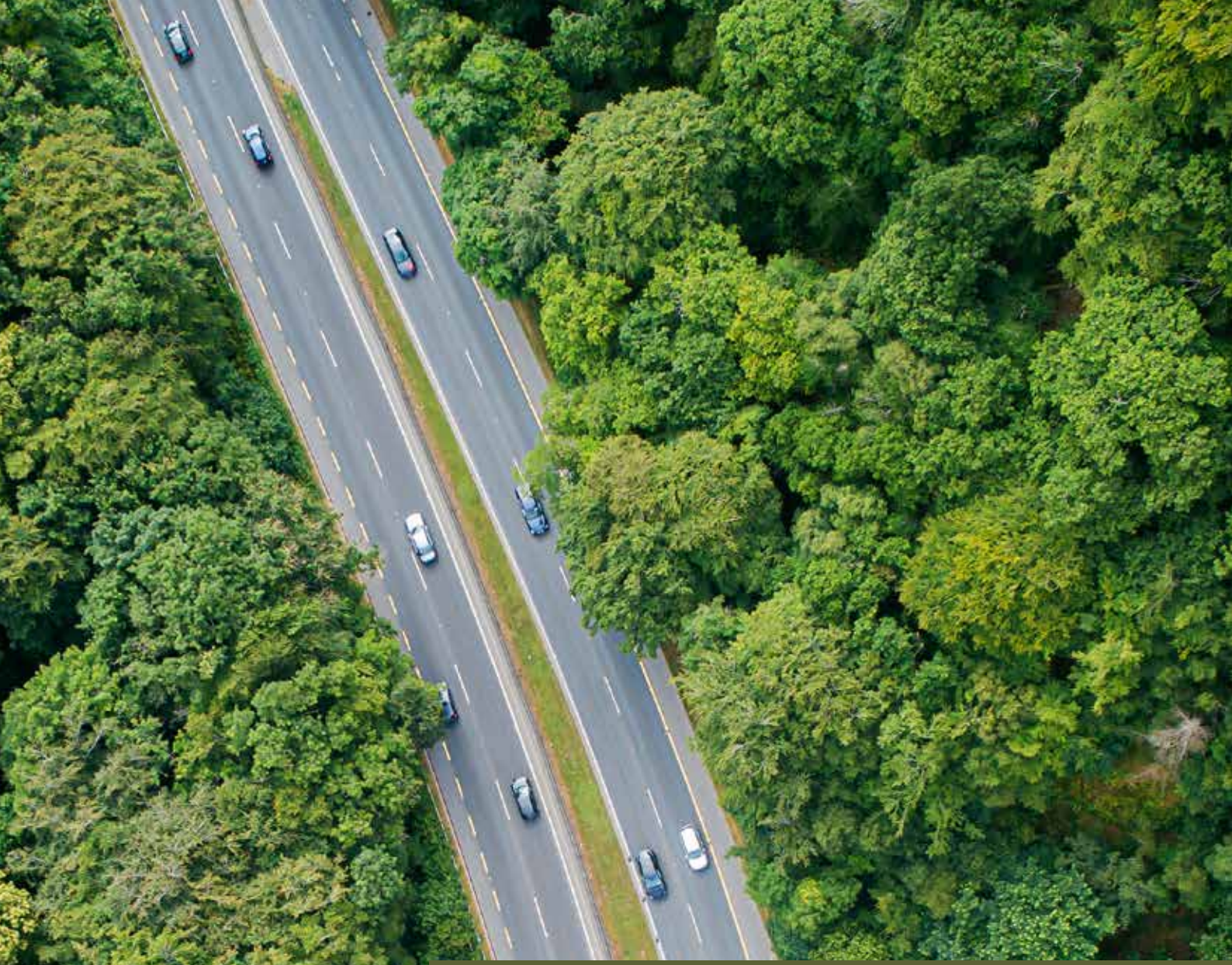
- Delgany National School
- St Laurence's National School
- Greystones Educate Together
- St. Brigid's National School
- St Kevin's National School
- St. Patrick's National School
- Gaelscoil Na gCloch Liath

SECONDARY SCHOOLS

- St. David's Holy Faith
- Temple Carrig School
- Greystones Community College

Delgany offers a vibrant sports culture with activities to suit every member of the family

- Eire Óg GAA Club
- Greystones Rugby Club
- Greystones United AFC
- Greystones Sailing Club
- Brennanstown Riding School
- Belmont Demesne Cycling
- Delgany Golf Club
- Greystones Golf Club
- Greystones Lawn Tennis Club
- Shoreline Leisure Centre
- Shoreline Padel Courts



Life in Motion

Holly Hill offers a peaceful village setting with convenient access to key transport routes. Just a few minutes' drive from the N11, residents can easily connect to the M11 and M50, providing direct links to Dublin City, Dublin Airport, and the national road network.

For commuters, Greystones DART station, located just 2.5km away, offers a reliable and scenic rail service into Dublin. A number of Dublin Bus routes also serve the surrounding area, providing additional connections to the city and local towns.

At Holly Hill, you can enjoy the calm of countryside living with the convenience of city connectivity.



By Bus

133, X1 &X2 : **Routes to : Dublin City**

L1, L2 & L3 : **Routes to Greystones, Bray, Newtown, Newcastle**

By DART

Dun Laoghaire: **27 minutes**

Grand Canal Dock: **45 minutes**

Pearse Station: **48 minutes**

Connolly Station: **50 minutes**

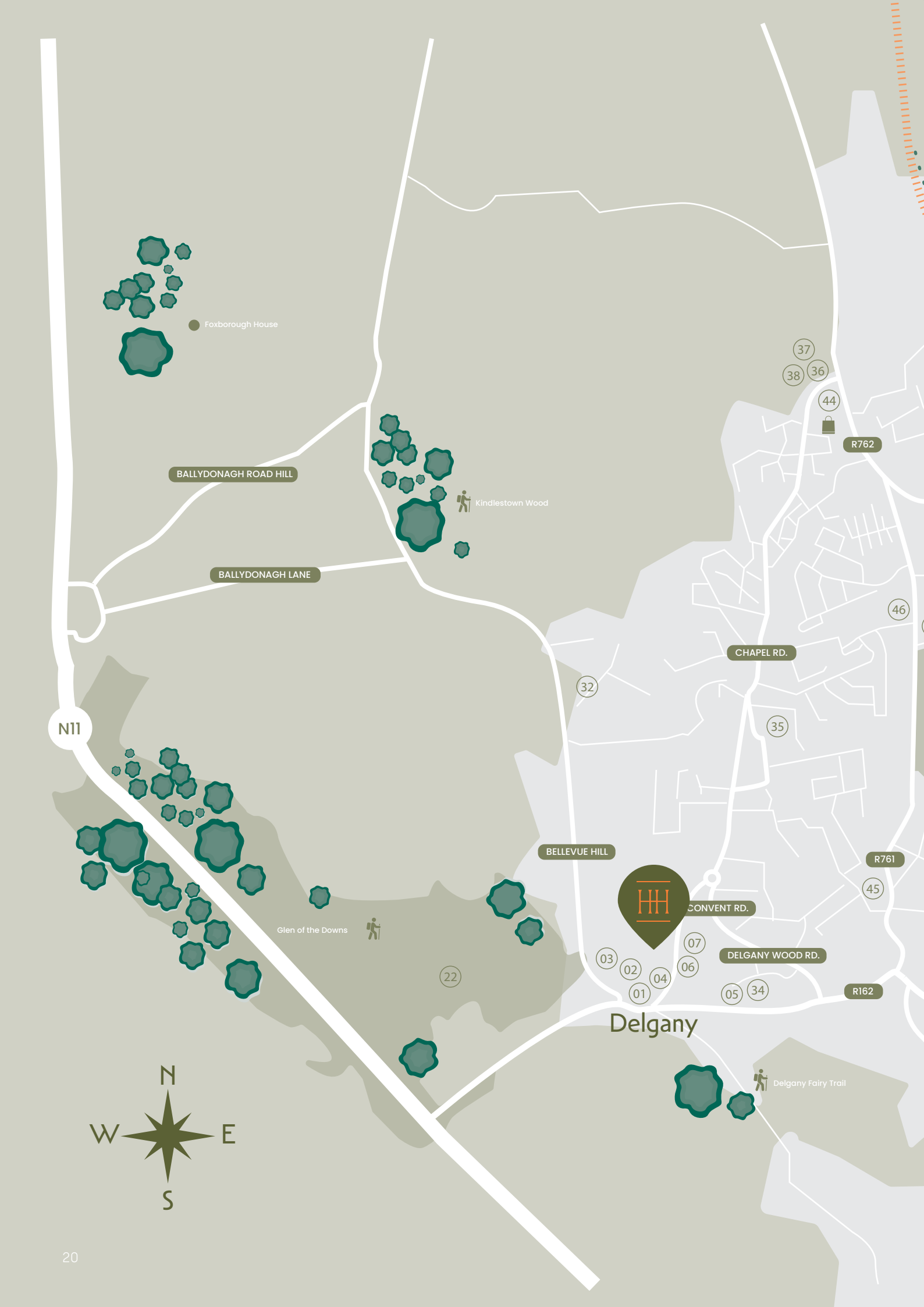
By Car

N11: **4 minutes**

M50: **12 minutes**

St. Stephen's Green: **40 minutes**

Dublin Airport: **41 minutes**


Foxborough House
BALLYDONAGH ROAD HILL
Kindlestown Wood
BALLYDONAGH LANE
N11
Glen of the Downs
BELLEVUE HILL
CHAPEL RD.
CONVENT RD.
DELGANY WOOD RD.
R762
R761
R162
Delgany
Delgany Fairy Trail
37
38
36
44
46
32
35
45
07
03
02
06
04
01
05
34
22
N
W
E
S

Amenities



Food & Drinks

1. Firehouse Bakery & Café
2. The Delgany Grocer
3. The Pigeon House
4. The Wicklow Arms
5. The Fat Fox
6. The Bear Paw Deli
7. The Horse and Hound
8. Enso
9. The Hungry Monk
10. Bear Paw Greystones
11. Las Tapas
12. The Happy Pear
13. Sonny's Restaurant
14. Caladh
15. The Beach House
16. The Harbour Kitchen
17. Rise on the Cove
18. Mrs Robinsons
19. Bread 41
20. Scéal Bakery

Sports / Leisure

21. Greystones Sailing Club
22. Delgany Golf Club
23. Greystones Golf Club
24. Eire Óg GAA Club
25. Greystones Rugby Club
26. Shoreline Leisure Centre
27. Greystones United AFC
28. Greystones Lawn Tennis Club
29. Greystones Driving Range
30. Fad Saoil Barrel Saunas

Schools

31. Little Stars on the Lane
32. Knockeevin Montessori
33. Little Harvard Greystones
34. Delgany National School
35. St Laurence's National School
36. Greystones Educate Together
37. Temple Carrig School
38. Gaelscoil na gCloch Liath
39. St. Brigid's National School
40. St. David's Holy Faith
41. St Kevin's National School
42. St. Patrick's National School
43. Greystones Community College
44. The Nest School

Shopping

45. The Village Store
46. Donnybrook Fair
47. Greystones Shopping Centre
48. Tesco Superstore
49. The Village Bookshop
50. Meridian Point Shopping Centre










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7



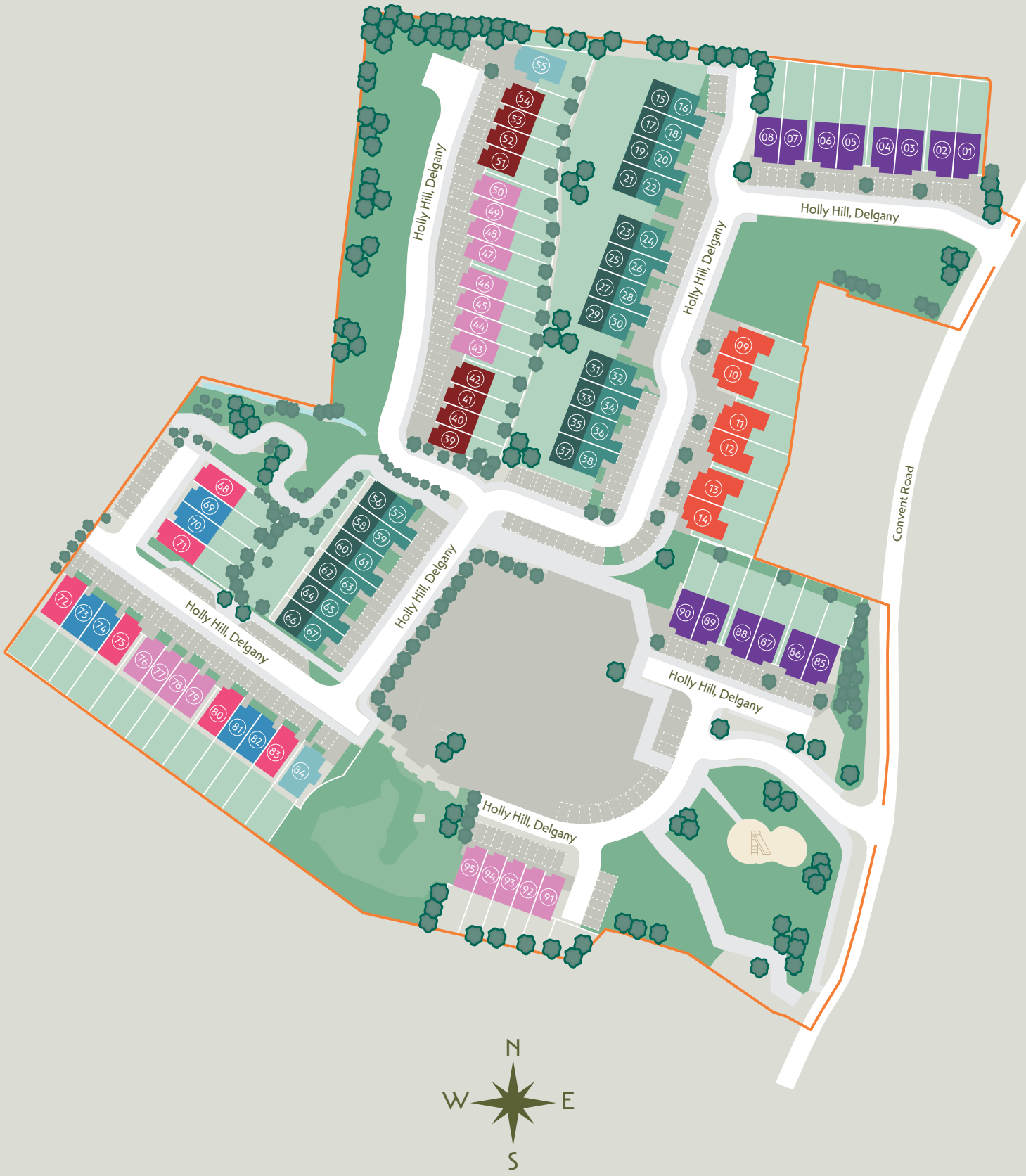











Holly Hill, Delgany
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Holly Hill, Delgany
Holly Hill, Delgany
Holly Hill, Delgany
Convent Road
N
W
E
S

House Types

The Ivy
2 Bedroom Apartment
87.6 SQM / 943 SQFT

The Oak
3 Bedroom Duplex
124.5 SQM / 1,340 SQFT

The Hawthorn
3 Bedroom Mid / End Terrace House
102 SQM / 1,097 SQFT

The Elder
2 Bedroom Mid & End-terrace
85 SQM / 915 SQFT

The Willow
3 Bedroom Semi Detached
125 SQM / 1,345 SQFT

The Hazel
3 Bedroom Mid-terrace
118 SQM / 1,270 SQFT

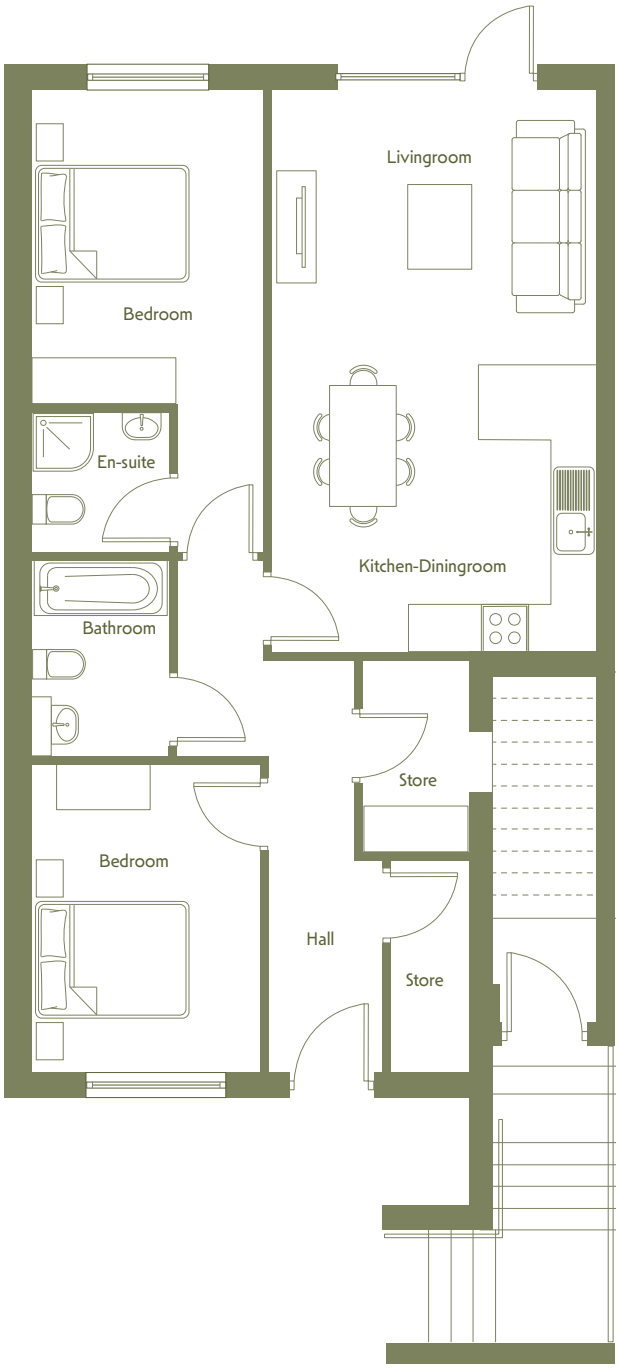
The Birch
4 Bedroom Detached
143 SQM / 1,539 SQFT

The Juniper
4 Bedroom End Terrace
130 SQM / 1,399 SQFT

The Ivy

2 Bedroom Apartment

87.6 SQM / 943 SQFT

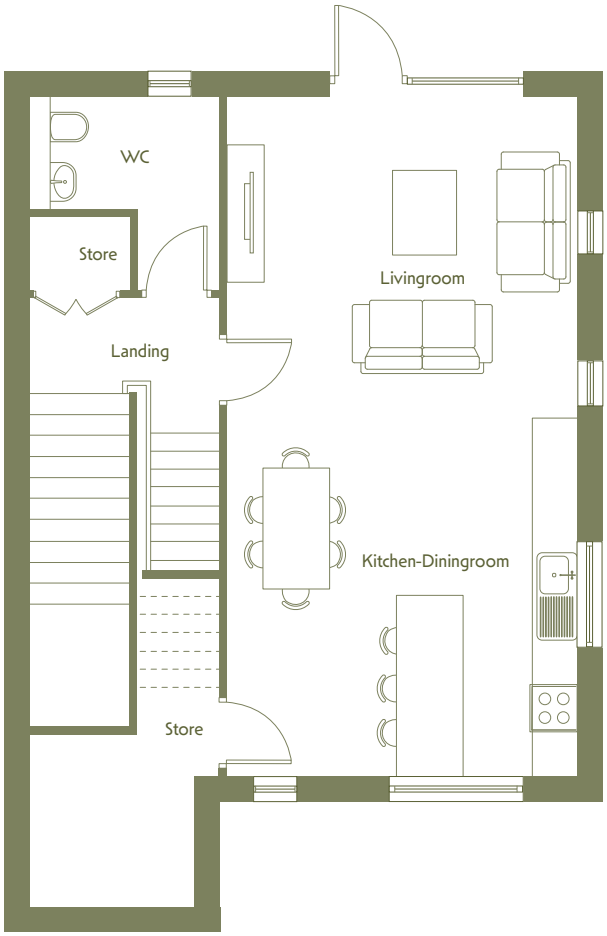


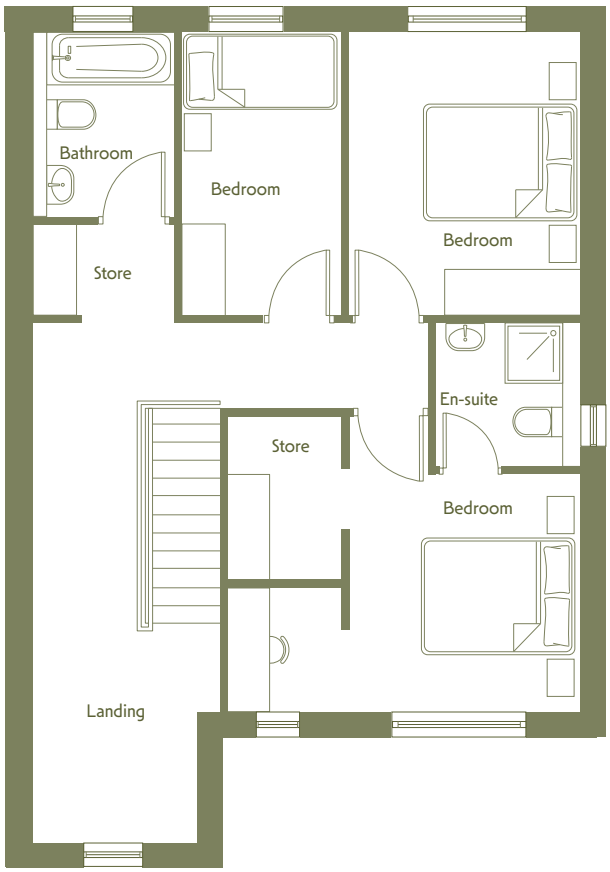
GROUND FLOOR

The Oak

3 Bedroom Duplex

124.5 SQM / 1,340 SQFT





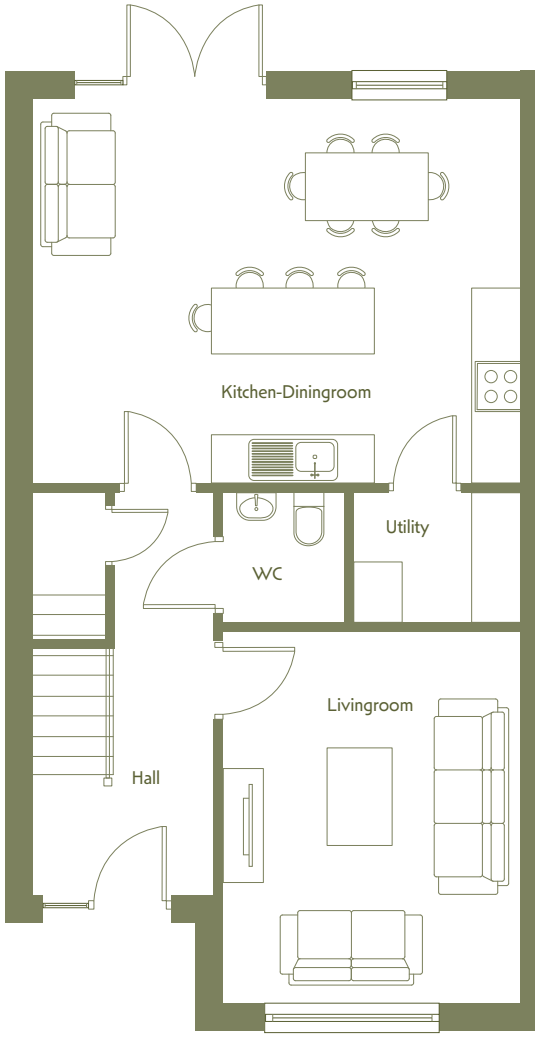
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SECOND FLOOR

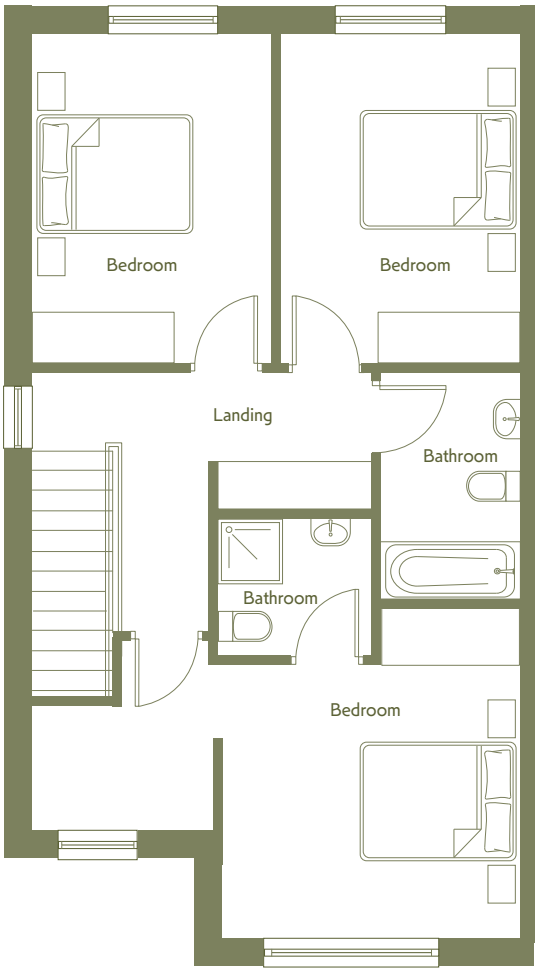
The Willow

3 Bedroom Semi Detached

125 SQM / 1,345 SQFT



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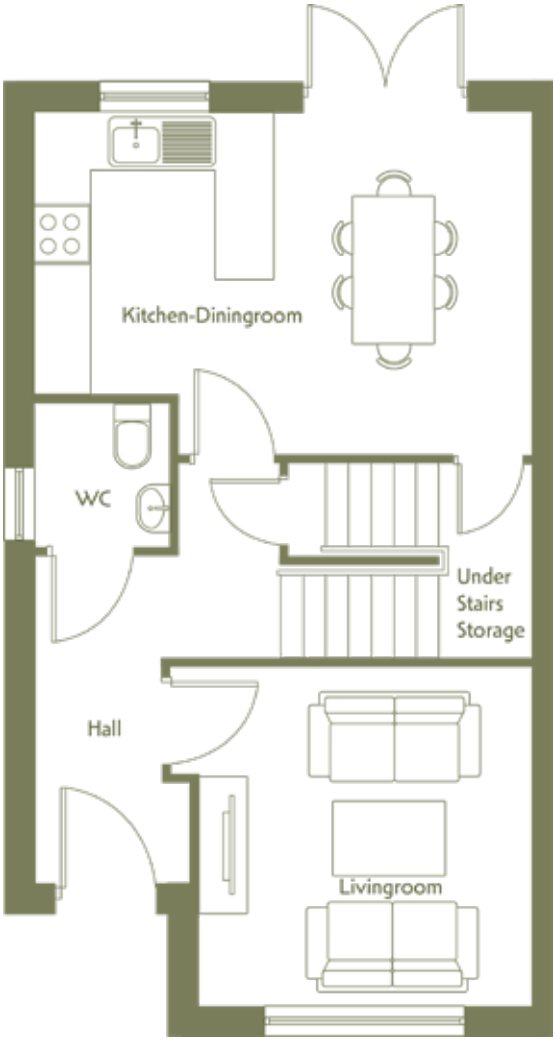


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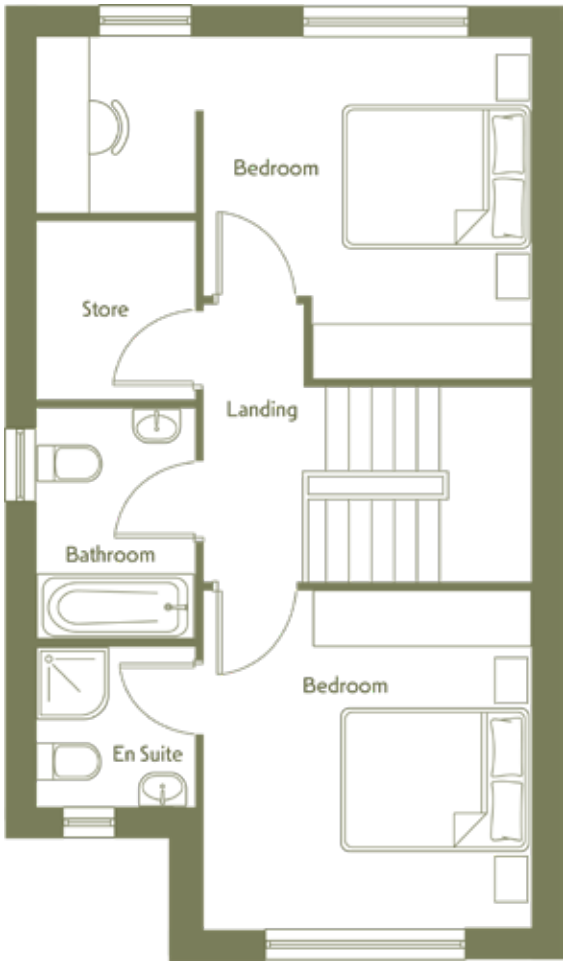
The Elder

2 Bedroom Mid & End Terrace

85 SQM / 915 SQFT



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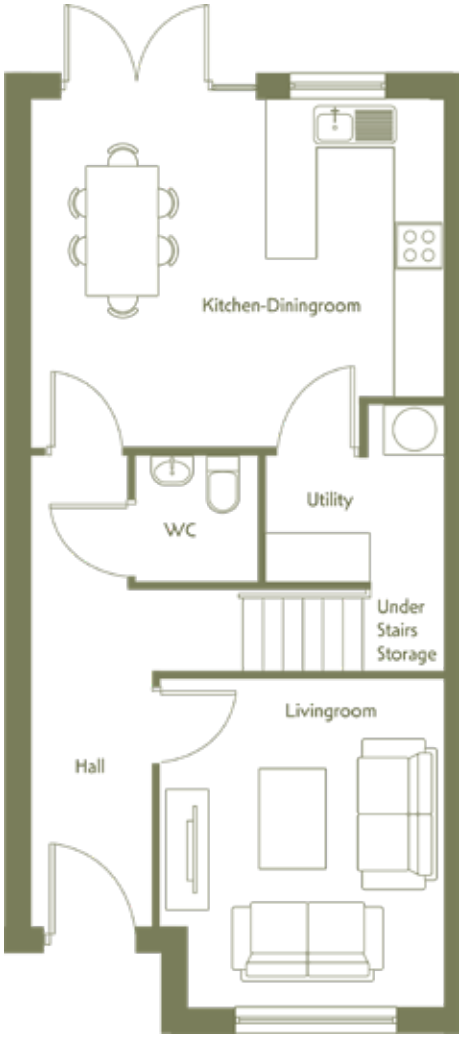


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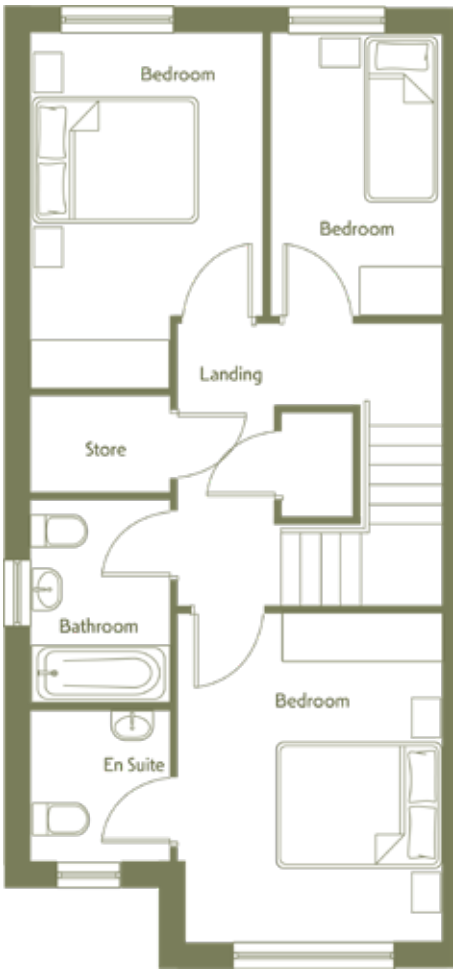
The Hawthorn

3 Bedroom Mid & End Terrace

102 SQM / 1,097 SQFT



GROUND FLOOR

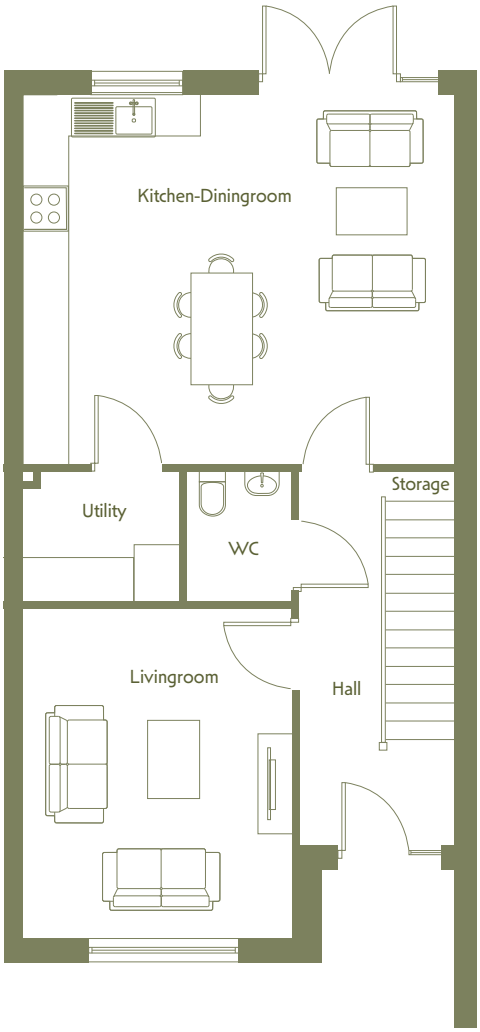


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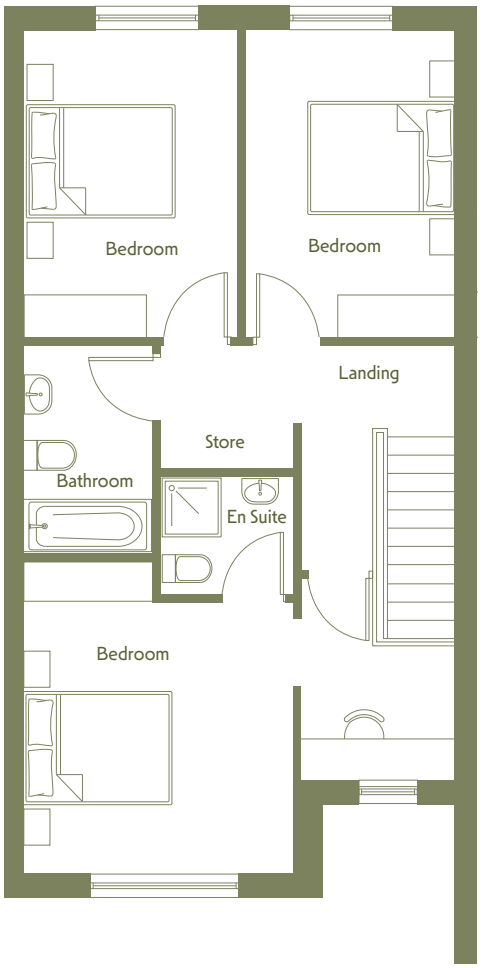
The Hazel

3 Bedroom Mid Terrace

118 SQM / 1,270 SQFT



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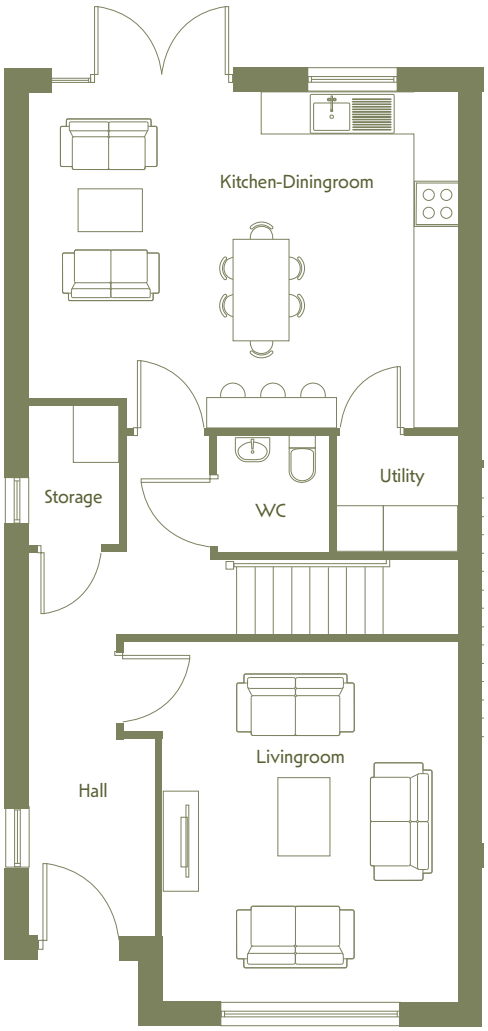


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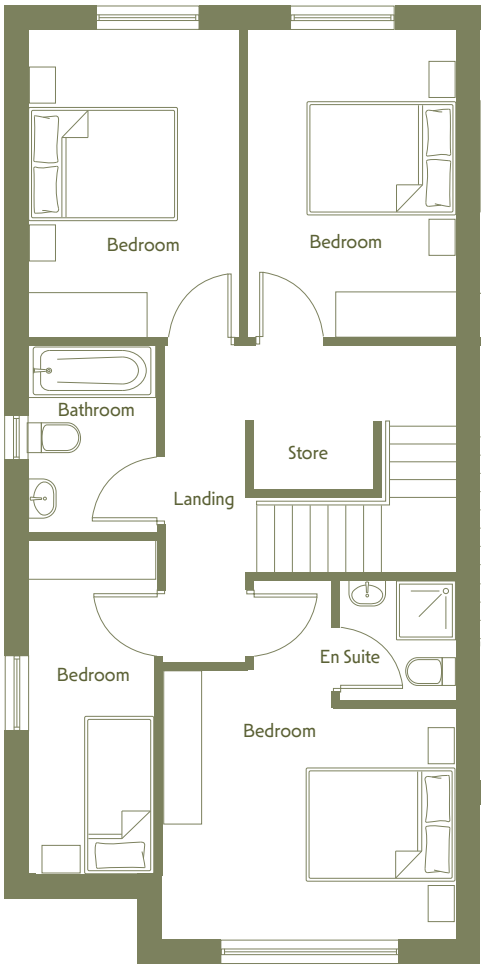
The Juniper

4 Bedroom End Terrace

130 SQM / 1,399 SQFT



GROUND FLOOR

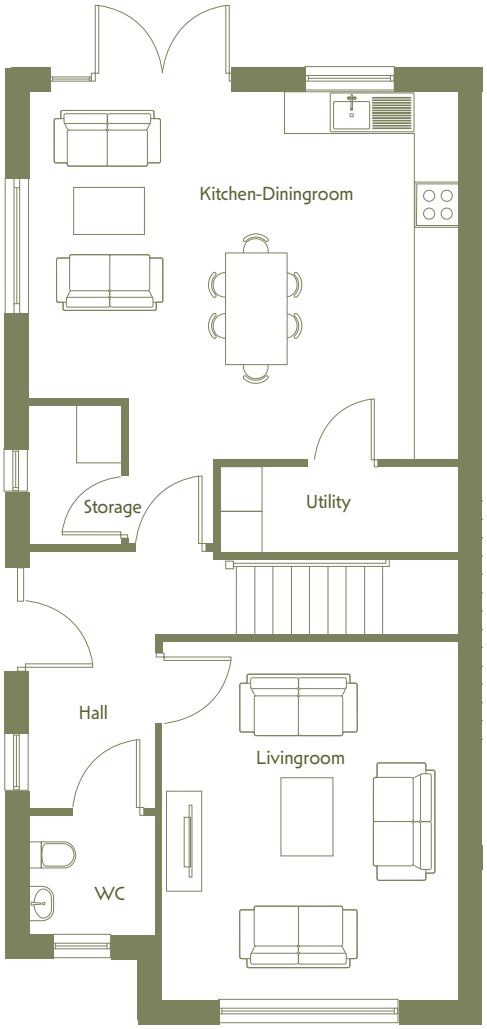


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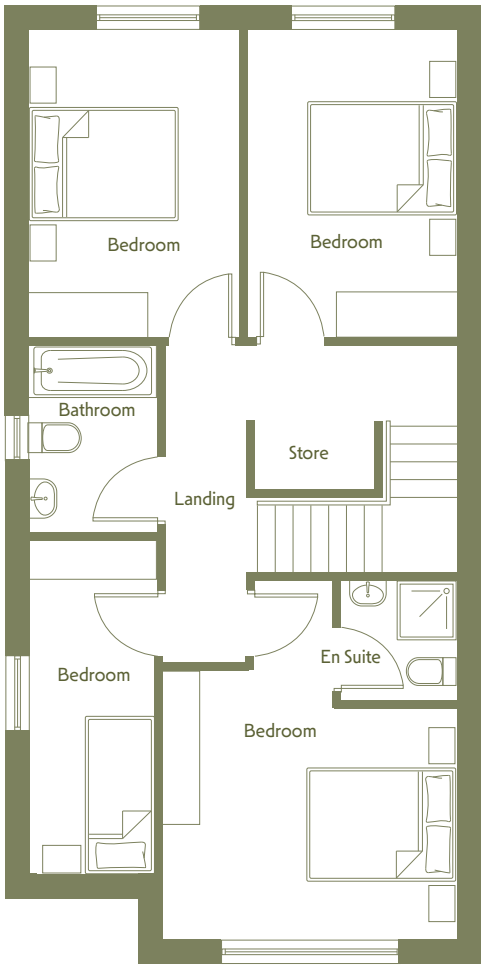
The Juniper

4 Bedroom End Terrace

130 SQM / 1,399 SQFT



GROUND FLOOR



FIRST FLOOR





Specifications



EXTERNAL FINISHES

- Brickwork facades to front
- Silver granite sills
- Render finish to rear and side
- Highly thermal efficient Munster Joinery external windows
- Painted timber/composite Munster Joinery front door
- Permeable paving to front driveways
- Seeded lawn and secure fencing to rear gardens
- External tap to rear garden
- External power point to rear
- Paved Patio area to rear garden and external wall light
- Private off-street car parking to all homes
- Pre-wired for EV charging to future proof
- Where applicable, timber side gates are installed for added privacy

INTERNAL FINISHES

- Walls and ceilings plastered and painted with high quality internal paint finish
- Timber internal doors with high-end ironmongery
- Painted skirting and architraves
- Hardwood handrail
- 9-foot floor to ceiling heights at ground floor level.
- High quality contemporary fitted wardrobes by Fitzgerald
- Plumbed for washing machine

ENERGY EFFICIENCY

- BER A energy rating
- Environmentally friendly and low energy houses fitted with high efficiency air to water heat pumps
- Highly insulated homes that minimise heat loss and promotes lower running costs

KITCHEN

- Bespoke floor to ceiling, hand-painted kitchens by FitzGeralds, with high-end finishes
- 20mm Calacatta gold solid surface
- Fully integrated appliances

MAIN BATHROOM AND EN-SUITES

- Finished to a high specification with quality sanitary ware and fittings
- 6mm glass shower doors and bath screens by Image Showers
- Quality floor and wall tiling with fully tiled shower enclosure and walls around the bath
- Heated towel rails

HEATING & VENTILATION

- Pressurised hot and cold water system ensuring maximum convenience
- Thermostatically controlled zoned radiator heating system and TRV in each room
- Ventilation system supplies ample fresh air flow within the house with appropriate air changes

STRUCTURAL WARRANTY

- Covered by 10-year Homebond Structural Warranty

SECURITY & SAFETY

- Smoke detectors fitted throughout
- Locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows







Lowick
HOMES

You're In Good Hands

Lowick Homes are a Wicklow-based builder and developer focused on creating superb residential developments using the finest of modern construction methods and partnerships with market-leading design teams.

LOWICKHOMES.IE



PREVIOUS DEVELOPMENT

Littlebrook, Delgany

A secluded development of a limited number of 3 & 4 bedroom homes, Littlebrook is ideally located on Chapel Road, which connects the beautiful village of Delgany with the vibrant seaside town of Greystones.


THE SORREL

Builder

Lowick HOMES

lowickhomes.ie

Professional Team

SELLING AGENT

Hooke & MacDonald

PSRA-001651

sales@hmd.ie
Ph: 01 6318 402

ARCHITECT

bba architecture

SOLICITOR

fieldfisher

BER A2 A3

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