

SWIFTBANKS

SAGGART, CO. DUBLIN

Welcome to Swiftbanks



CGI for illustrative purposes

Discover Swiftbanks, a stunning collection of 3-bedroom homes in Saggart, Co. Dublin.

Perfectly suited for first-time buyers and growing families, these homes offer a harmonious blend of community charm and urban convenience.

ABOUT THE HOMES



Built for Comfort, Designed for You

Each home at Swiftbanks boasts contemporary design, where energy efficiency meets modern living. Spacious interiors with high ceilings on the ground floor create a bright and inviting atmosphere. With ample storage, premium, contemporary finishes, and built to the highest standards, each home is crafted to meet the needs of today's families.

This image is from another Cairn development of a similar standard.



At Swiftbanks, sustainability is at the heart of every home. With an impressive BER A2 energy rating, enjoy features like double-glazed windows, airtight insulation, and an advanced air-to-water heat pump system.

These eco-friendly details not only lower your energy use but also reduce costs, ensuring long-term savings and a comfortable, greener lifestyle.

LOCAL AREA

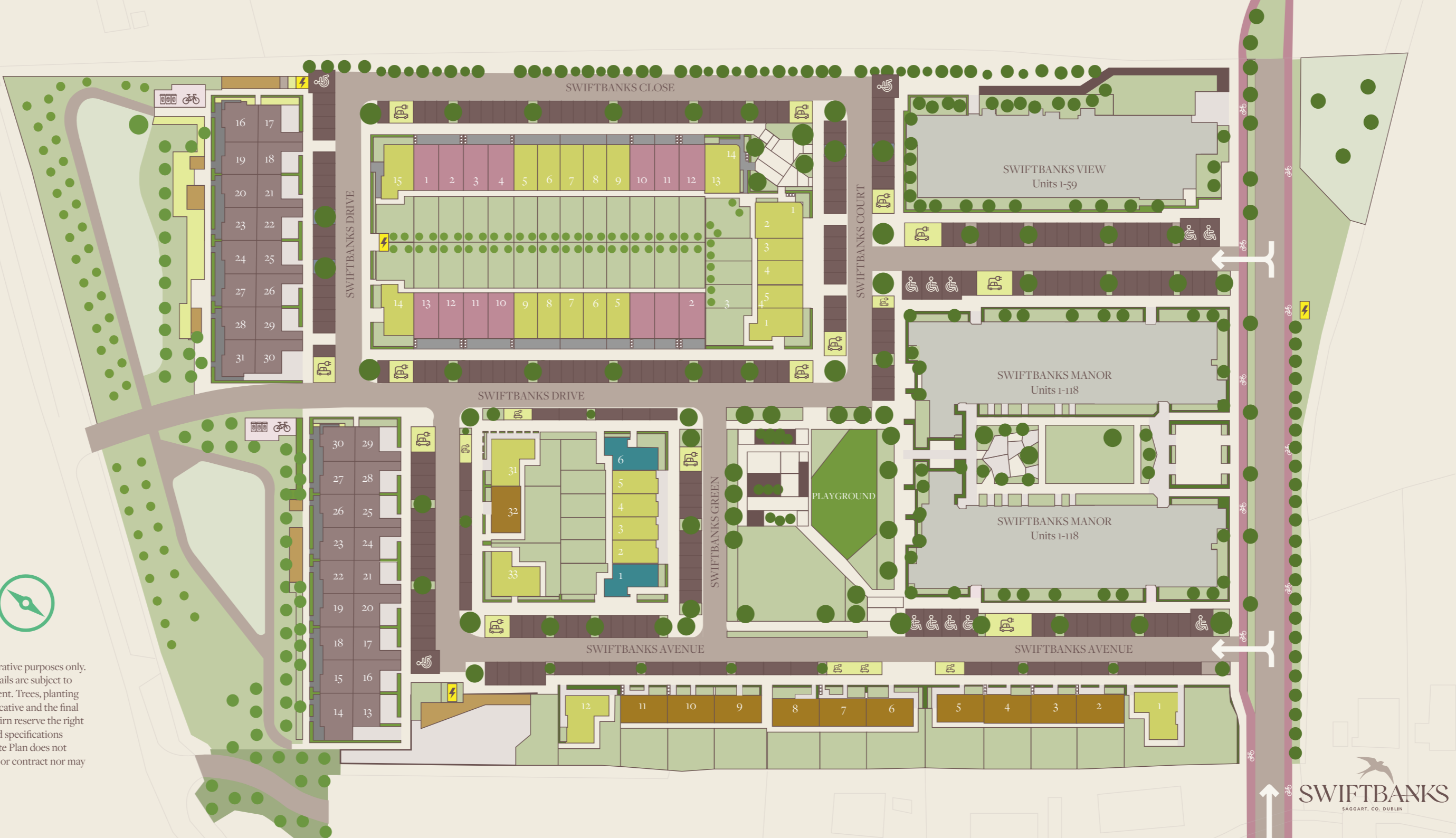
Everything You Need, Just Minutes Away

Saggart is a picturesque village blending rural charm with urban convenience. With excellent transport links, including the Luas Red Line and M50, commuting is hassle-free. The area offers a range of amenities such as schools, shops, restaurants, parks, and the popular Citywest Shopping Centre. Residents enjoy recreational options like golf courses and scenic walking trails. Swiftbanks is conveniently located near key business hubs, including Citywest Business Campus, Grange Castle Business Park, and Citywest Industrial Park, providing ample job opportunities and excellent public transport connections.

	Walk	Cycle	Car	Public Transport
Dublin Airport			30 minutes	
Citywest Shopping Centre		10 minutes	6 minutes	18 minutes
M50			15 minutes	
Luas Citywest			6 minutes	
The Square Tallaght			10 minutes	30 minutes
Rathcoole Village	10 minutes	3 minutes		

SITE
PLAN

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

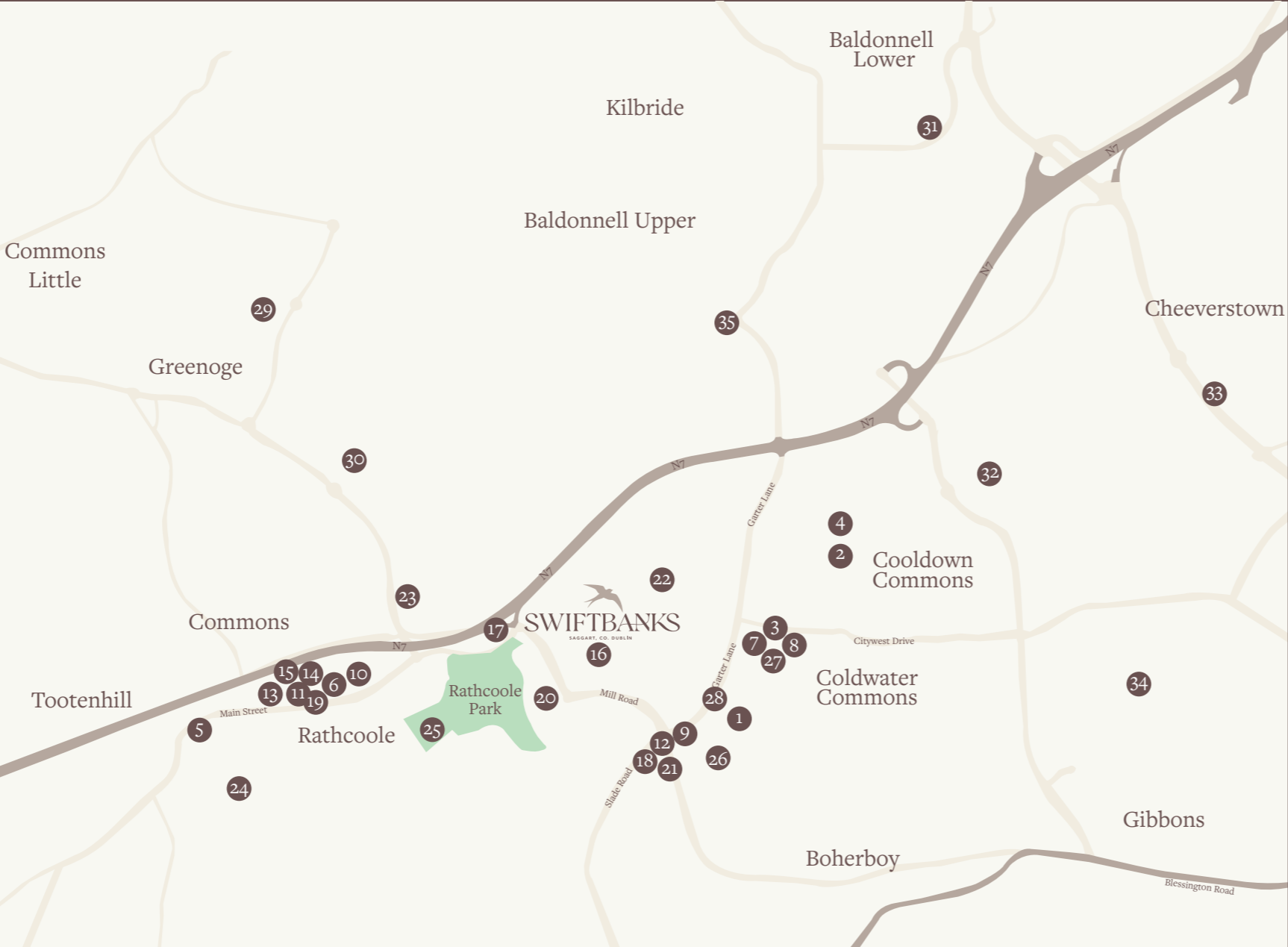


The Birch
3 Bedroom House
Mid / End Terrace
83.80 Sq m / 902 Sq ft

The Sycamore
3 Bedroom House
Mid / End Terrace /
Semi-Detached
104 Sq m / 1,119 Sq ft

The Oak
3 Bedroom House
End Terrace (Side Entry)
111.8 Sq m / 1,203 Sq ft

LOCAL
AMENITIES



Schools and Creches

1. St. Mary’s National School Saggart
2. Citywest & Saggart Community National School
3. Coláiste Pobail Fóla Saggart
4. Citywest Educate Together National School
5. Holy Family National School Rathcoole
6. Scoil Chrónáin Rathcoole
7. Gaelscoil Lir Saggart
8. Rathcoole Educate Together National School

Restaurants

9. Jacobs Bar
10. Muldowney’s of Rathcoole
11. copper cafe
12. Insomnia Coffee Company
13. Rathcoole Inn
14. Baurnafea House
15. Brew 21 Rathcoole
16. SWIFTBANKS
SAGGART, CO. DUBLIN
17. Avoca
18. The Maple Tree

Shopping

19. Spar Rathcoole
20. Homescape Holdings Limited
21. Dunnes Stores Saggart

Fitness and Leisure

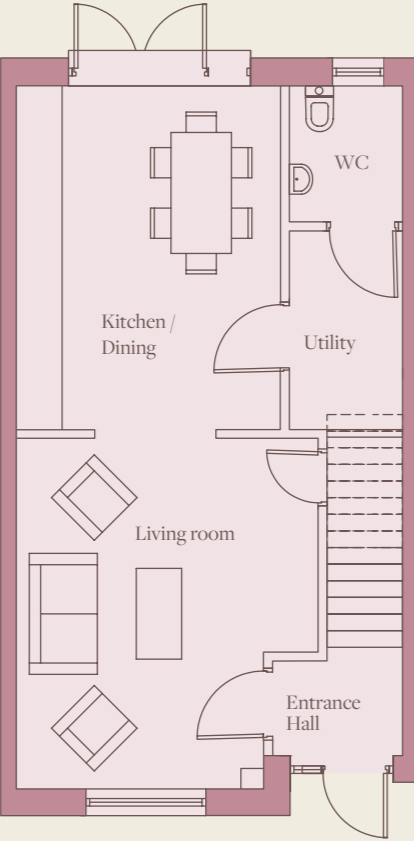
22. Citywest Health & Leisure Club
23. Commercials Hurling & Camogie Club
24. Rathcoole Football Club
25. Four Districts Woodlands
26. St. Mary’s GAA Club
27. Mícheál Beag Saggart
28. Saggart Karate Club

Business Parks

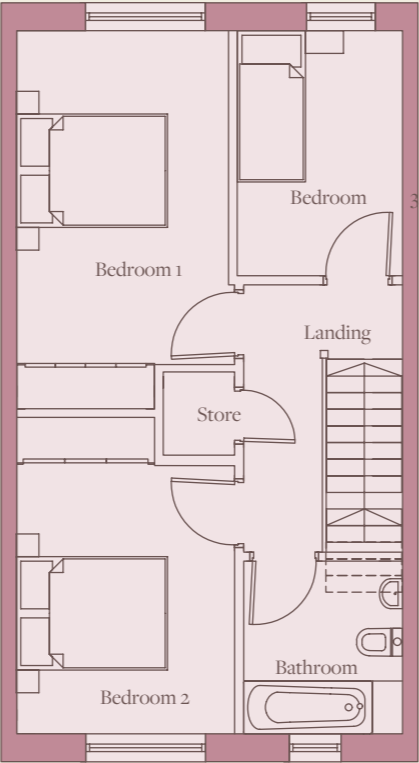
29. Greenogue Business Park
30. Aerodrome Business Park
31. Kingswood Business Park
32. Citywest Campus Office
33. South West Business Park
34. Magna Business Park
35. Mountpark Business Park - Baldonnell

FLOOR
PLANS

The Birch
3 Bedroom House Mid / End Terrace
83.80 Sq m / 902 Sq ft

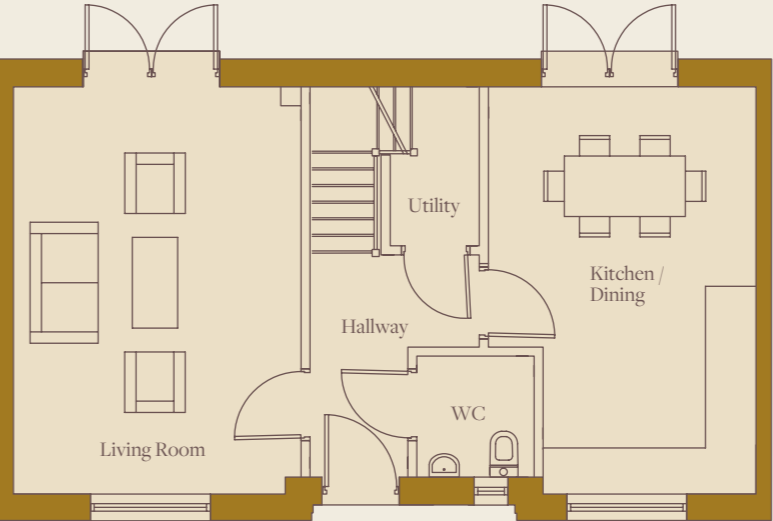


Ground Floor

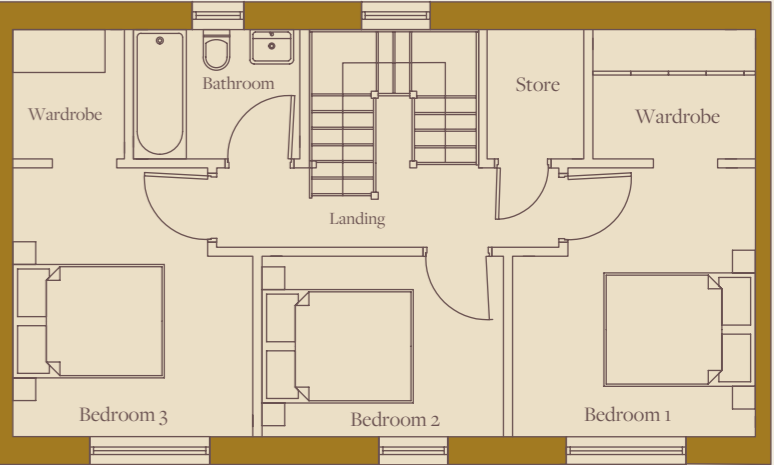


First Floor

The Sycamore
3 Bedroom House Mid / End Terrace / Semi-Detached
104 Sq m / 1,119 Sq ft



Ground Floor

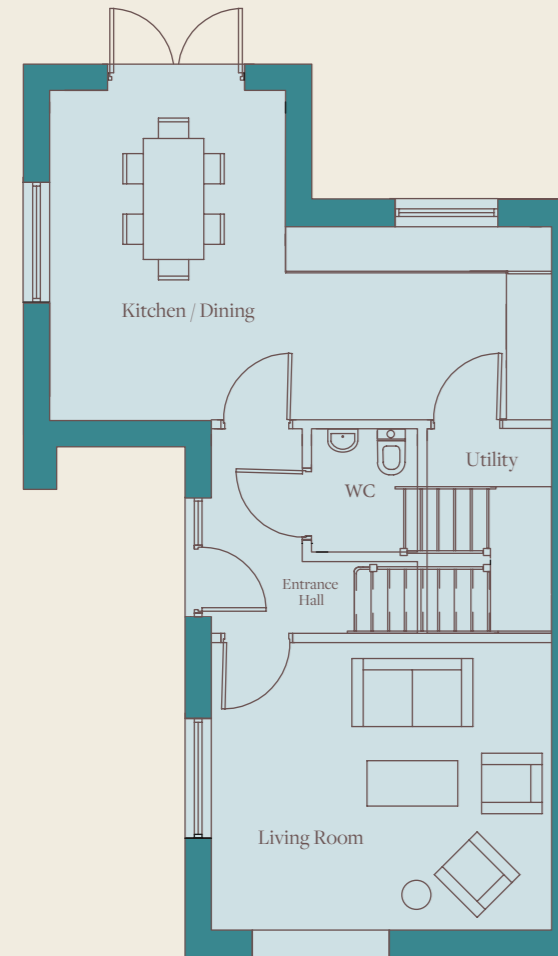


First Floor

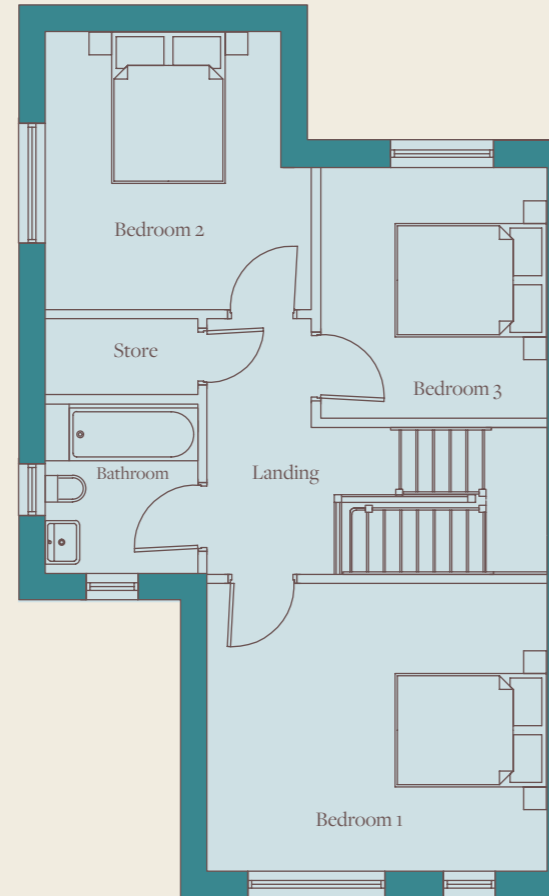
The Oak

3 Bedroom House End Terrace (Side Entry)

111.8 Sq m / 1,203 Sq ft



Ground Floor



First Floor

This image is from another Cairn development of a similar standard.



FEATURES & SPECIFICATIONS

EXTERNAL FEATURES

- » High quality brick and render facades.
- » UPVC high- performance double-glazed windows.
- » Engineered timber front door with double lock system.

HOUSES

- » Large, glazed screen with patio doors to private rear garden.
- » Side passage gate (where applicable).
- » Paved front driveways to accommodate parking (where applicable).
- » Seeded gardens with native trees and dividing fence.
- » Extra high ceilings at ground floor.
- » Pull-down attic ladder fitted to all houses.

SECURITY & SAFETY

- » Smoke detectors fitted throughout (mains powered with battery backup).
- » Locking system to all ground floor windows and doors.
- » Safety restrictors provided on upper floor windows.
- » Provision for wireless alarm.

ENERGY EFFICIENCY

- » A2 BER energy rating.
- » Highly insulated airtight design.
- » All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- » High levels of insulation.
- » Heat pump with zone controls.
- » High performance internal pipe insulation to reduce heat loss.
- » Energy saving LED light fittings.

MEDIA & COMMUNICATIONS

- » Generous provision of lighting and power points.
- » Future proofing for electric car charging point to on and off-curtilage car parking spaces.

BATHROOMS

- » Tiling to floors and wet areas with feature tile in shower/bath.
- » High quality sanitaryware.
- » Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- » Heated towel rails.

INTERIOR FINISHES

- » High quality painted doors.
- » Contemporary grooved architrave and skirting.
- » Brushed satin finish ironmongery.
- » Internal smooth finish painting throughout.
- » Superior quality internal joinery.

WARRANTY COVER UNDER HOMEBOND

- » 10 year Structural/Latent Defects Insurance.
- » 5 year Mechanical & Electrical Inherent Defects Insurance.



KITCHEN & UTILITY ROOMS

- » Superb contemporary designed kitchens with laminate worktops.
- » Fully integrated dishwasher, cooker, extractor, microwave and fridge/freezer appliances.
- » Ceramic hob.
- » Stainless steel sink and chrome mixer tap.
- » Separate utility with fitted countertop and space allocated for washing machine & dryer.

HEATING

- » Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- » Pressurised hot & cold water.

WARDROBE & STORAGE

- » Fitted wardrobe to all double bedrooms.

AFFORDABLE PURCHASE

How to Buy an Affordable Home

Step by Step



Step 01

You may wish to apply for Mortgage Approval in Principle or a Local Authority Home Loan

Step 02

You may wish to check your eligibility for the Help to Buy Scheme.

Step 03

Local authorities will advertise available Affordable Homes on their websites.

Step 04

Submit required documentation as per local authority requirements.

Step 05

The local authority will assess the validity and eligibility of your application.

Step 06

Properties will be offered in order of date and time of your application and suitability of your household to the property type.

Step 07

The local authority will calculate the equity share based on your purchasing power.

Step 08

The local authority, developer or selling agent will contact you.

Step 09

Pay your booking deposit to the local authority, developer or selling agent and confirm your solicitor details.

Step 10

Apply for formal approval of loan offer. Be aware you may need an extension on your mortgage approval if there are any delays.

Step 11

Contract of Sale and Affordable Dwelling Purchase Agreement (ADPA) will now be issued to your Solicitor.

Step 12

Arrange House and Mortgage Protection Insurance.

Step 13

Sign Contract of Sale and ADPA with your Solicitor.

Step 14

You will be invited to snag your new home. You may engage a surveyor to carry out this work for you or you can do it yourself.

Step 15

Contact your lender to request a draw down of funds.

Step 16

Affordable Dwelling Contribution Funds are released following receipt of Help to Buy funds if applicable. our purchase can now proceed.

Step 17

Both solicitors will agree a closing date and you can arrange the collection of your keys.



**Congratulations!
You're a
homeowner!**

www.affordablehomes.ie

**AFFORDABLE
HOMES**

Supported by:



Rialtas na hÉireann
Government of Ireland

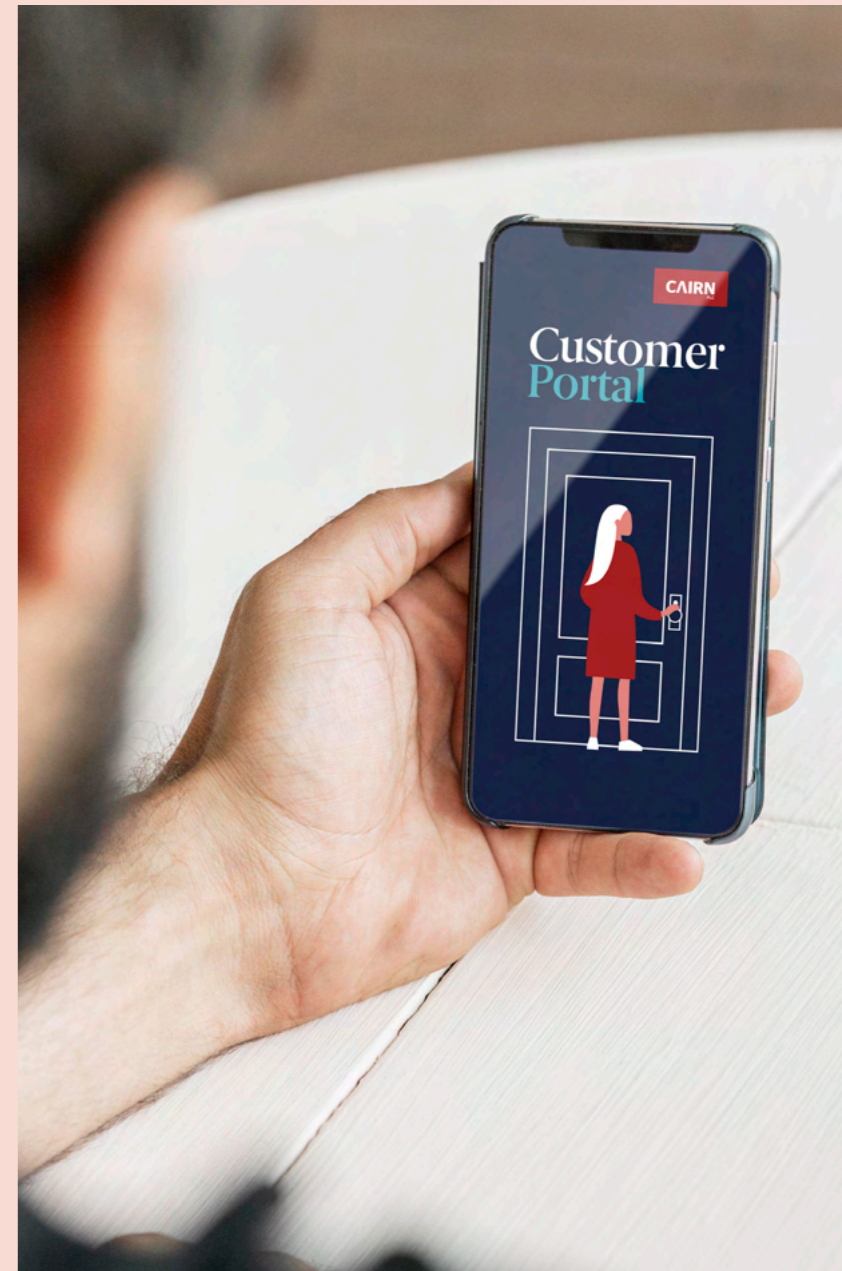


CUSTOMER CARE PORTAL



Buying a home is an exciting milestone in everyone's life and we want to make the entire experience as smooth as possible. From viewing our show homes right through to moving in day and beyond, our dedicated Customer Team are here to help you every step of the way.

Our online Customer Care Portal allows you to login to access important information about your new home such as; operating manuals, warranties, maintenance information, and FAQs. Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home. With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.





Community
is central to
everything
we do.

CAIRN

Built For Good



BUILDING FOR GOOD

Since 2015, Cairn has been building a future for good for everyone.

Cairn homes are built to exceed expectations. Every home we build is A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives and more.



BEYOND BRICKS AND MORTAR

Community building and home building are one and the same for Cairn.

We've always known the importance of growing sustainable communities where everyone can thrive. Over 20,000 people live in more than 8,000 Cairn homes across Ireland, surrounded by over 40,000 trees we've planted. In 2024, we became title sponsor of the Cairn Community Games, the historic Irish institution that has been a source of community for generations.

Our 'We're All In' sponsorship is a call to young people to become the best version of themselves, however they show up. This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.

CAIRN

Built For Good



Hooke &
MacDonald

01 631 8402
PSRA No: 00 1651

Disclaimer

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.