



CHERRYVALLEY PARK

Rathmolyon, Co. Meath

EXCLUSIVE DEVELOPMENT OF EXCEPTIONALLY LARGE
3 & 4 BEDROOM HOMES IN RATHMOLYON, CO. MEATH



cherryvalleypark.ie

Welcome to Cherryvalley Park



Cherryvalley Park is more than a place to live - it is where harmony meets convenience. Welcome to a community where you are Peaceful by Nature, Connected by Design.



These generously designed homes offer around 20 per cent more space than comparable properties on the market, giving you extra room to live, relax, and enjoy every day.



Pictures of open space and playground are for illustration purposes only.

WELCOME TO RATHMOLYON

Where peaceful rural charm meets modern life.

Rathmolyon is a peaceful village ideally positioned within a growing cluster of vibrant towns including Trim, Summerhill, Kilcock, Maynooth and Enfield. Close proximity to the M4 Motorway provides speedy access to Dublin City Centre and Dublin Airport.

Historically Rathmolyon developed at the junction of two regional roads linking the towns or the area. A number of buildings in the village date from the Georgian and Victorian periods.

Notable or historic buildings in Rathmolyon include the Catholic church, the Church of Ireland, two public houses, Cherryvalley House, Rathmolyon Villa and Rathmolyon House. The green area was what was called "Harnan's Orchard."

Historical names as Cherryvalley, Glebe or Harnan have been incorporated into names of the new housing developments and local amenities, paying tribute to the past while acknowledging progress and modernity.



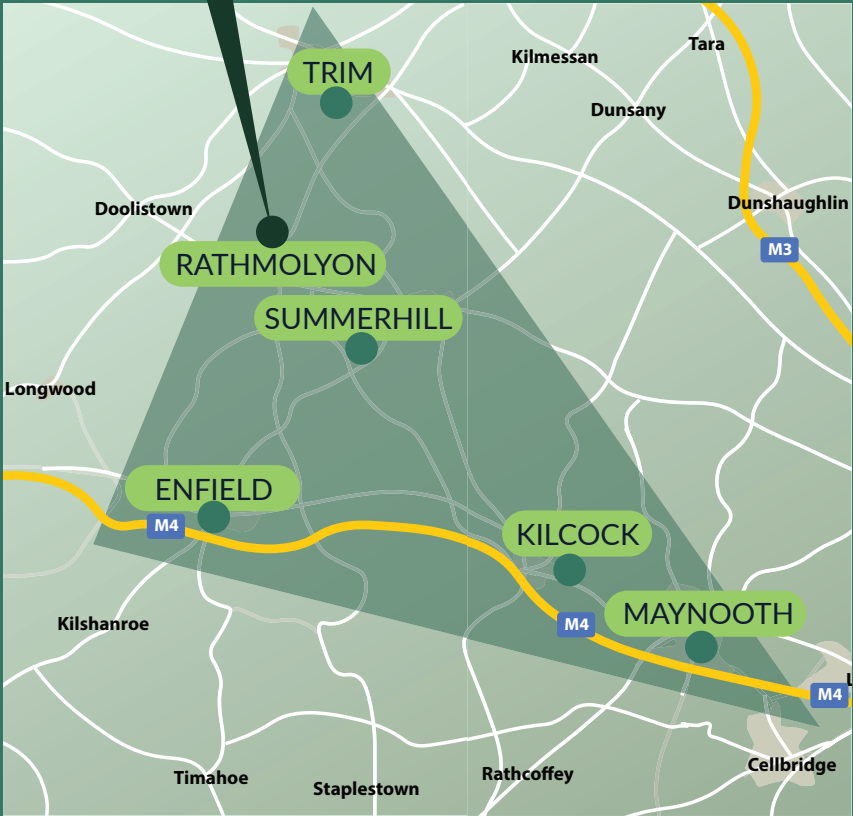
Map sources - "Meath History Hub with Noel French"



PICTURESQUE SETTING

Where peaceful rural charm meets modern life.

Rathmolyon boasts a picturesque rural setting surrounded by gently rolling fields and timeless countryside views. Its tranquil atmosphere is enhanced by its proximity to the charming towns of Trim, Summerhill, Enfield and Kilcock—each offering their own blend of heritage, character, and modern amenities. From Trim’s historic castle to Summerhill’s graceful village streets and Kilcock’s lively local scene, Rathmolyon sits perfectly amid some of Meath’s most attractive and welcoming surroundings.





CONNECTED LIVING

You are never too far away from what matters.

Rathmolyon enjoys strong transport links to nearby towns and Dublin. Located just a short drive from Trim, Summerhill, and Enfield, it offers residents easy access to schools, shops, and local services. Its close proximity to both the M4 and M3 motorways plus train stations at Enfield and Dunboyne ensures a smooth commute to Dublin, making it an attractive option for those working in the city but seeking the benefits of a quieter, rural lifestyle.

 1 Minute Walk Happy Days Creche • pre-school • afterschool • outdoor play area 	 5 Minute Walk Village Centre • local shop • local pubs • hair salon 	 7 Minute Drive Summerhill • supermarkets • restaurants • coffee shops • schools • beauty salons • enterprise centre 	 10 Minute Drive Trim • hotels • supermarkets • restaurants • coffee shops • schools • medical centre • golf course 	 13 Minute Drive Enfield / N4 • M4 motorway • train station • supermarkets • restaurants • coffee shops • schools • golf course 	 19 Minute Drive Kilcock • M4 motorway • train station • supermarkets • restaurants • coffee shops • schools • golf course 	 25 Minute Drive Maynooth • M4 motorway • train station • supermarkets • university • restaurants • schools • golf course 	 45 Minute Drive Dublin Airport 
 Bus Route 115 to Dublin via Rathmolyon ➔ Summerhill ➔ Enfield Station ➔ Kilcock ➔ Maynooth University ➔ Lucan ➔ Palmerstown ➔ Ha'Penny Bridge ➔ Heuston Station ➔ Connolly Station		 Train to Dublin via Enfield ➔ Kilcock ➔ Maynooth ➔ Broombridge ➔ Drumcondra ➔ Connolly Station ➔ Tara Street ➔ Pearse Street		        			

Time distances above are guide figures and may vary.

TRIM

Where History Meets Opportunity.

Trim, located in County Meath, is more than just a historic town—it's a growing local hub for business and employment in the Boyne Valley region. While renowned for landmarks like Trim Castle, the town also supports a strong local economy, with thriving sectors in retail, hospitality, services, and light industry.

Its proximity to Rathmolyon makes it attractive for commuters and businesses alike, offering a balance between quality of life and economic opportunity. Trim continues to develop as a dynamic center for entrepreneurship and regional growth.





Enfield benefits from excellent transport links, including a regular rail service to Dublin and easy access to the M4 motorway, making it an ideal location for commuters.



ENFIELD

A picturesque town with excellent transport links.

Enfield is a picturesque and well-connected town, combining the peace of rural living with the ease of modern amenities. Positioned along the historic Royal Canal, it offers scenic walks, green spaces, and a strong community atmosphere.

The town offers an excellent range of local amenities designed to support modern family living, including, shops and supermarkets, welcoming cafés, and a variety of sporting and recreational facilities. Everyday conveniences are all close at hand, creating a vibrant and well-connected community. Beyond the town, the surrounding countryside provides a tranquil and scenic backdrop, offering peaceful walking routes, open green spaces, and a sense of escape—perfectly balancing convenience with the calm of rural living.



EXQUISITE INTERIORS

Generously proportioned homes designed with modern family living in mind.

The new exceptionally large three and four-bedroom A2-rated family homes of traditional masonry have been specifically designed to maximise available space and create generous family living environment.

These spacious homes are significantly larger than others of the same type on the market. Most three-bedroom houses at Cherryvalley Park are, in fact, larger than typical four-bedroom homes elsewhere.

With generous floor areas of 134 sq.m for a three-bedroom house—exceeding the norm by 20-25 sq.m—and with four-bedroom houses extending to an impressive 148 sq.m—10-15 sq.m above the norm—these modern homes deliver comfort, low maintenance and high energy efficiency.







DECADES OF EXPERTISE

McGarrell Reilly are one of Ireland’s leading house builders, who have been constructing quality housing developments for over 40 years.

McGarrell Reilly Homes are responsible for some truly outstanding homes throughout Ireland and the UK. Each project has one thing in common; the McGarrell Reilly stamp of exceptional quality and value. Each house maximizes the available space and creates generous traditional family homes, delivering comfort, low maintenance and energy efficiency.

Known for delivering exceptional homes, we combine modern design, enduring construction, and customer-first service. From first-time buyers to seasoned investors, thousands have chosen McGarrell Reilly for our commitment to excellence, transparency, and long-term value. When you choose us, you're not just buying a house, you're investing in peace of mind.



Millerstown, Kilcock



Stepaside, Kilternan



Beechwood, Hansfield



Clonrath Hill, Lusk



McGarrell Reilly's Quality Assurance:

- Guaranteed Quality & Workmanship
- Highly Landscaped Environment
- Traditional Masonry Built Homes
- Exceptional Attention to Detail
- Generously Proportioned Homes
- High Quality Finishes
- BER Rating A2
- Sustainable Energy Efficient Features
- Dedicated After-Sales Support
- Management Company in Place to Ensure Development is Maintained to the Highest Standard



Marlmount, Dundalk



Station Road, Lusk



Malahide Marina, Malahide



SPECIFICATION



EXTERNAL FEATURES

- Maintenance free brick and painted render facades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance-free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.



KITCHENS

- Superior quality modern step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.



BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.



INTERNAL FINISHES

- Fiber optic cable (cat 6) installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Modern grooved architrave and skirting.
- Painted throughout.



ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- Mitsubishi Ecodan A-rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.



BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per showhouse.

HOME BOND WARRANTY

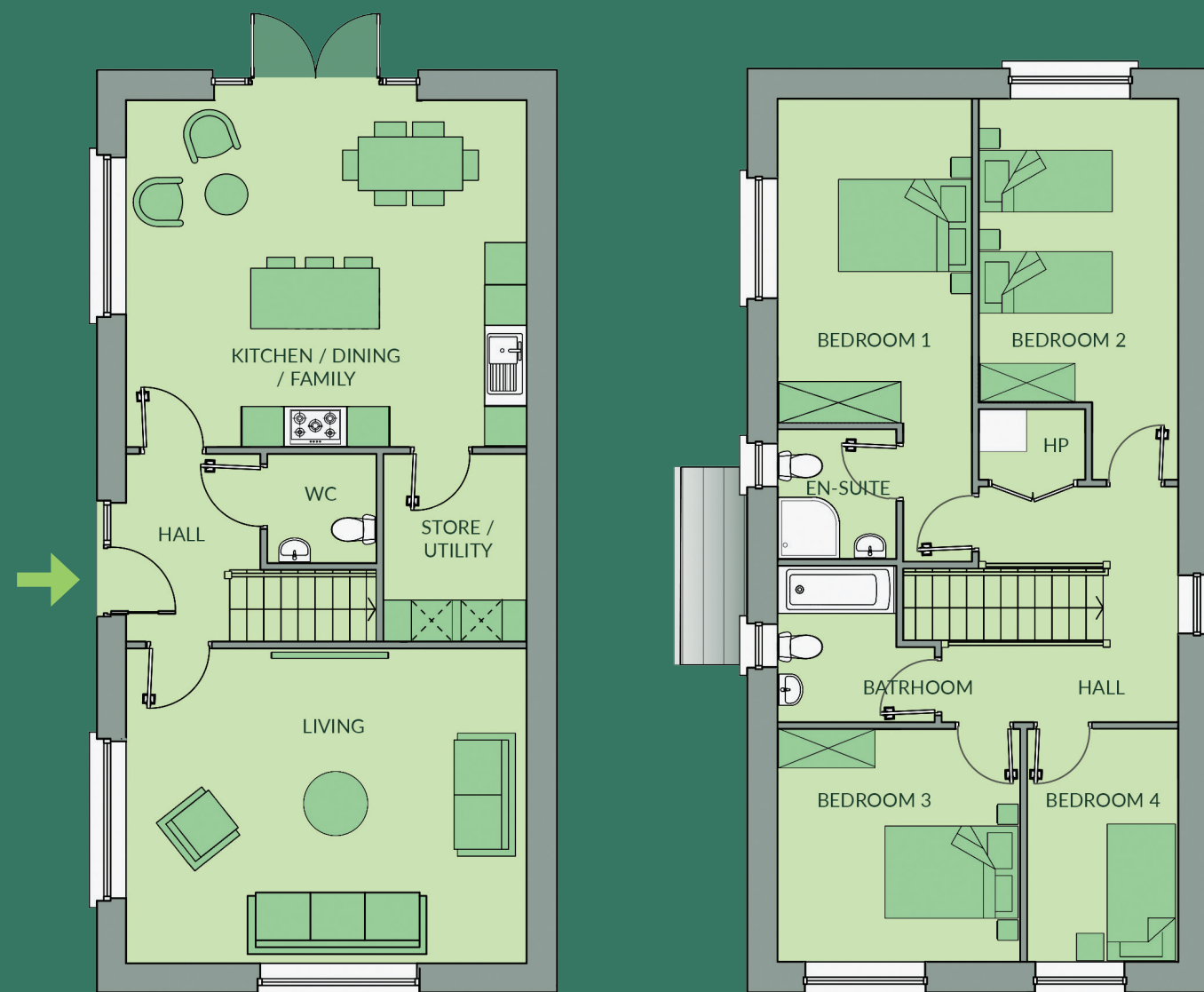
- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.



The Oak



FOUR BEDROOM DETACHED HOUSE No 5
148 sq. m / 1,593 sq. ft

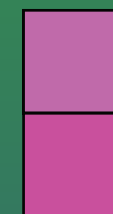


GROUND FLOOR

FIRST FLOOR



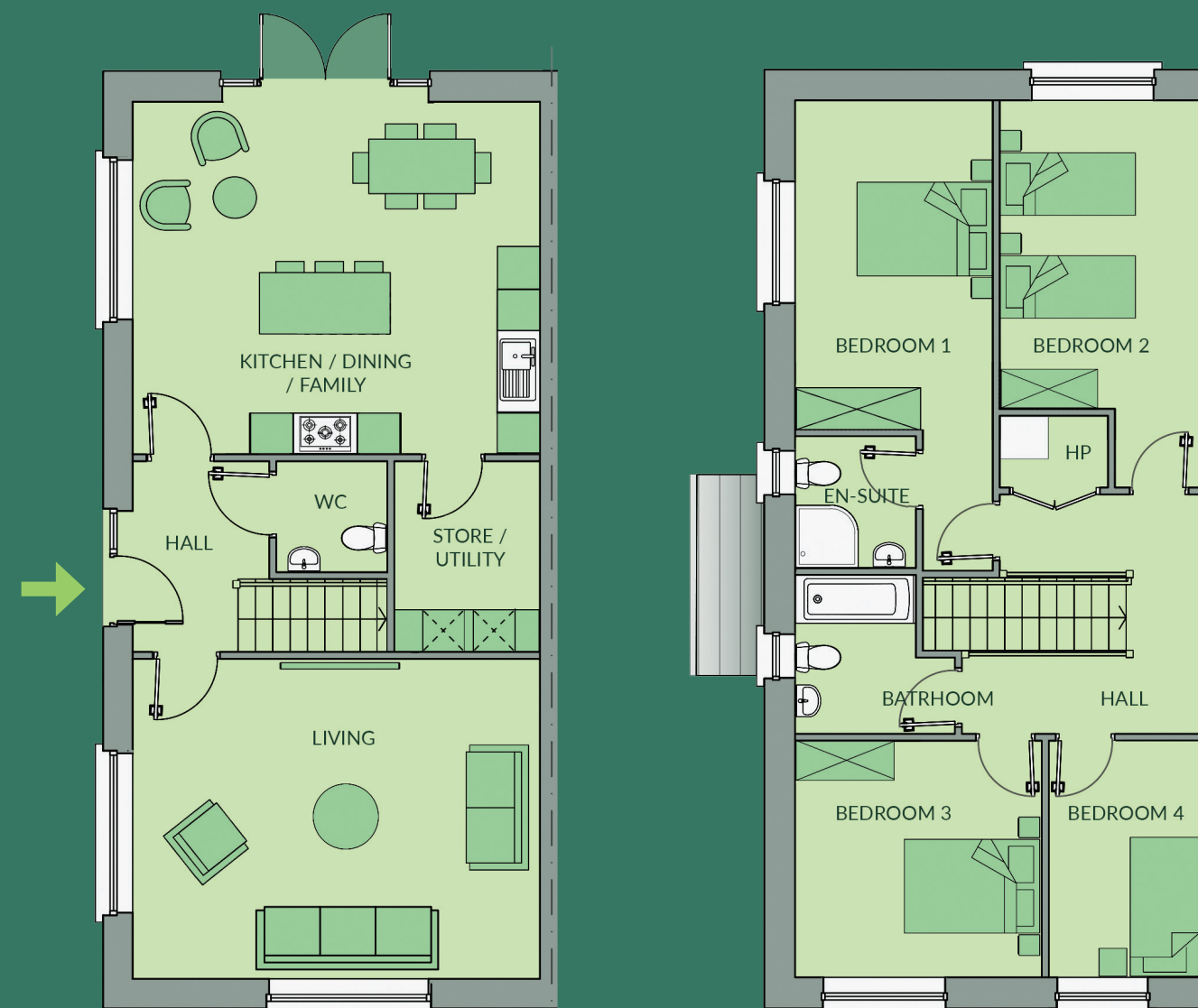
Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



The Oak



FOUR BEDROOM SEMI-DETACHED HOUSE No 86
148 sq. m / 1,593 sq. ft



GROUND FLOOR

FIRST FLOOR



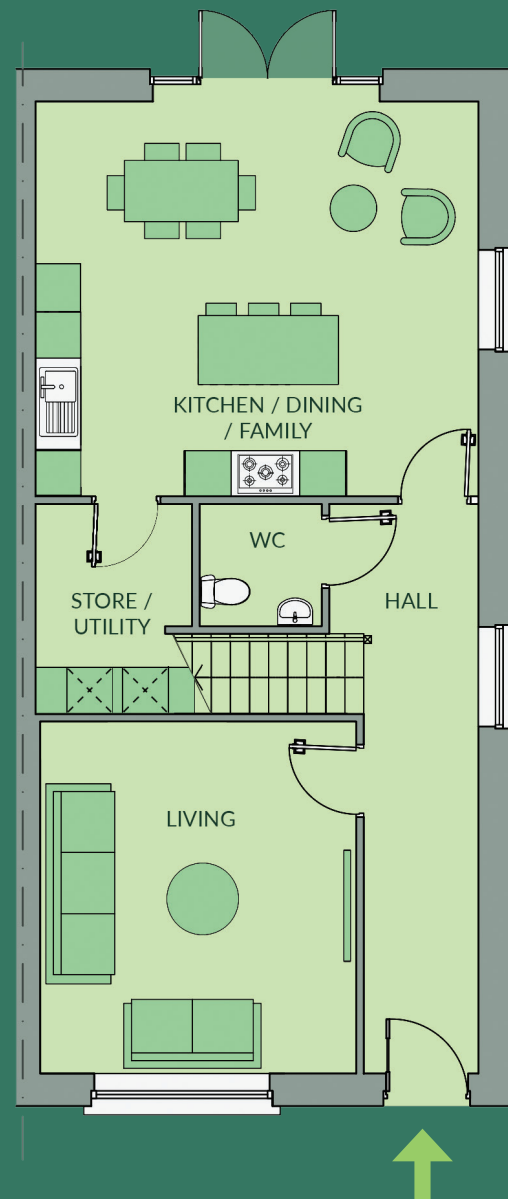
Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



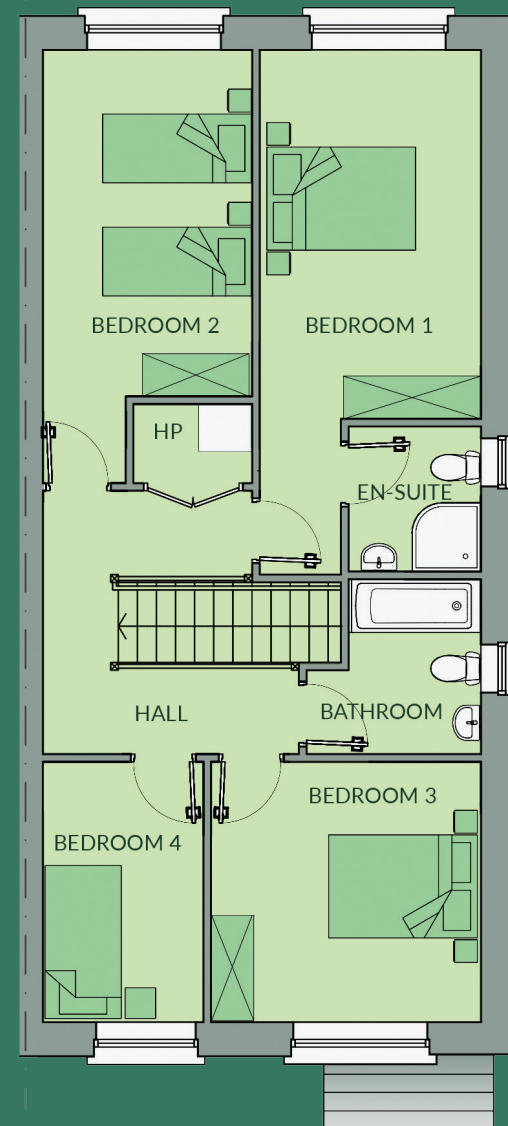
The Elm



FOUR BEDROOM SEMI-DETACHED & DETACHED (No 35)
146 sq. m / 1,572 sq. ft



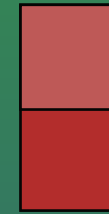
GROUND FLOOR



FIRST FLOOR



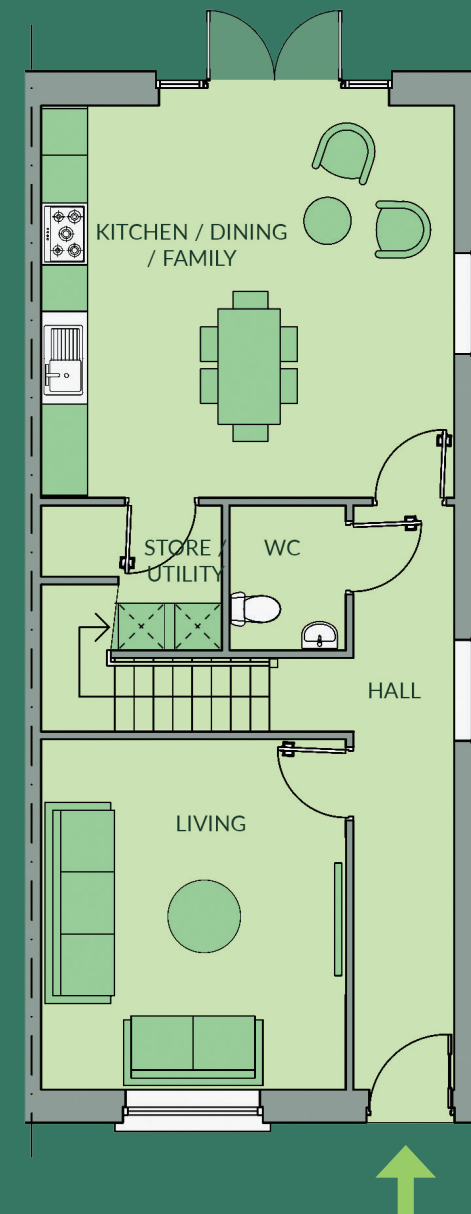
Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



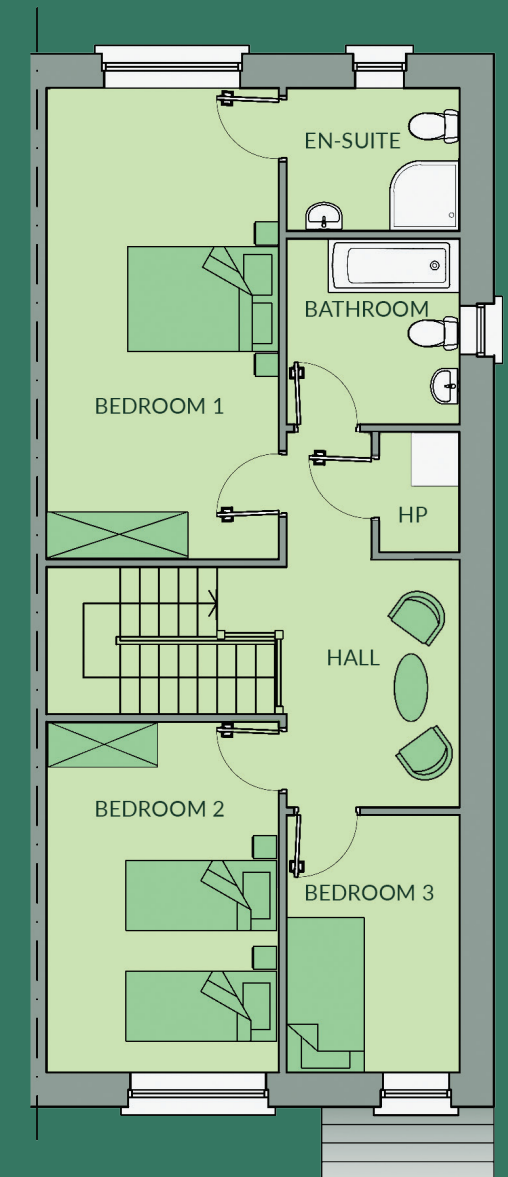
The Beech



THREE BEDROOM SEMI-DETACHED HOUSE
134 sq. m / 1,442 sq. ft



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

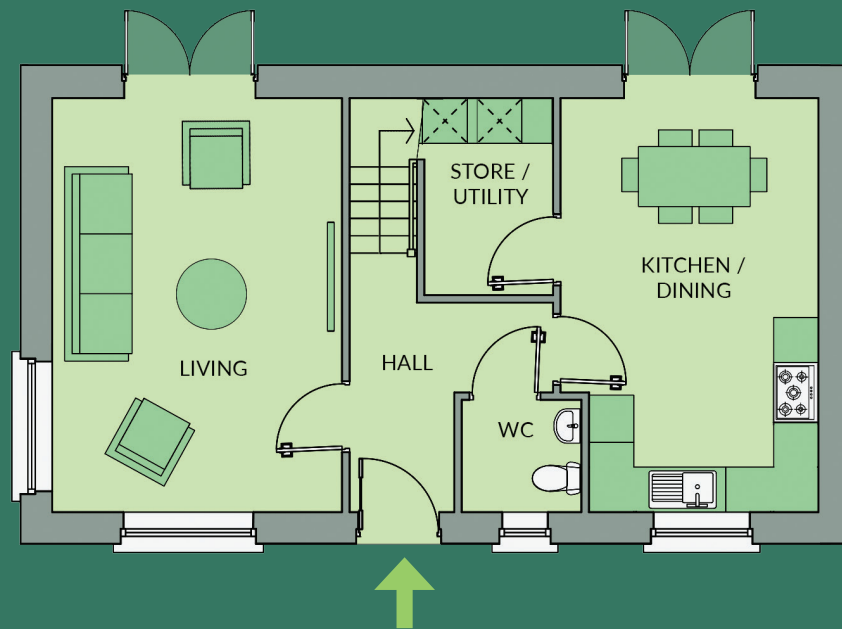


The Sycamore

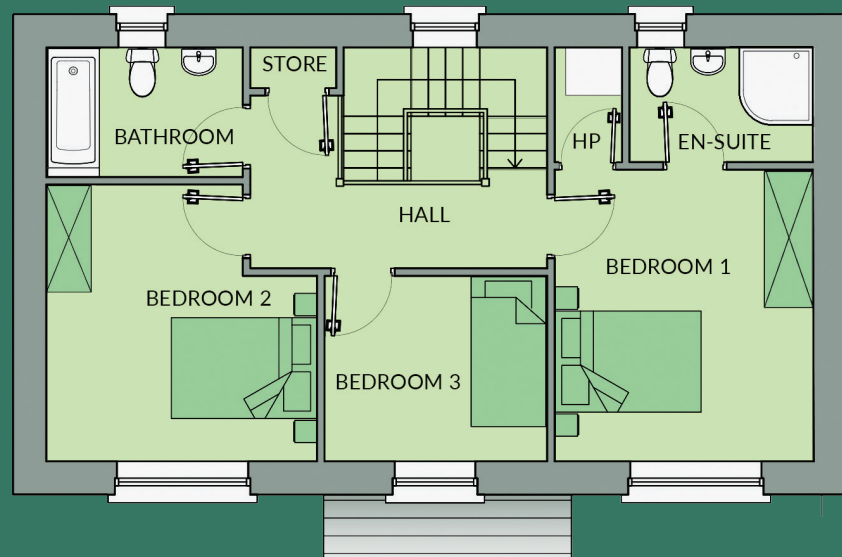


THREE BEDROOM DETACHED HOUSE No 60
112 sq. m / 1,206 sq. ft

GROUND FLOOR

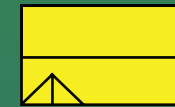


FIRST FLOOR



BER A2

Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

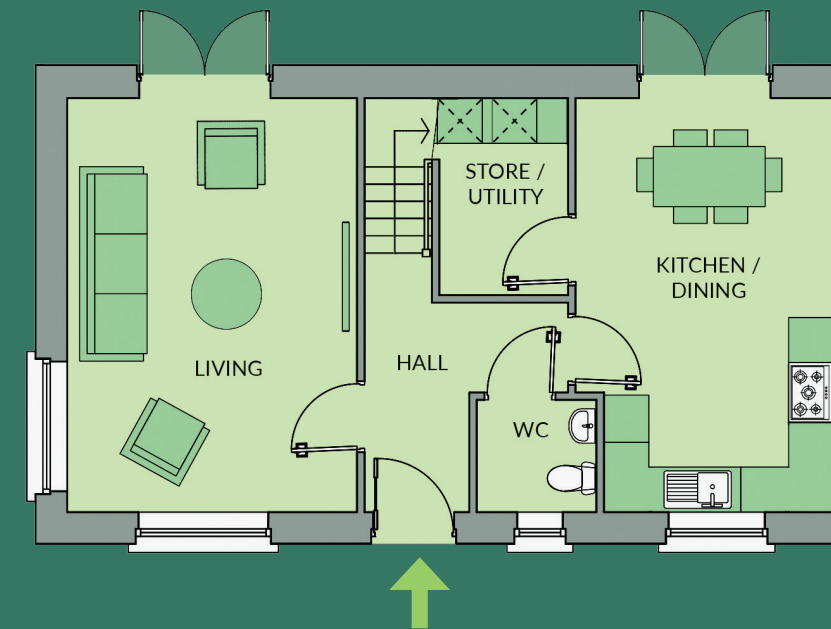


The Sycamore

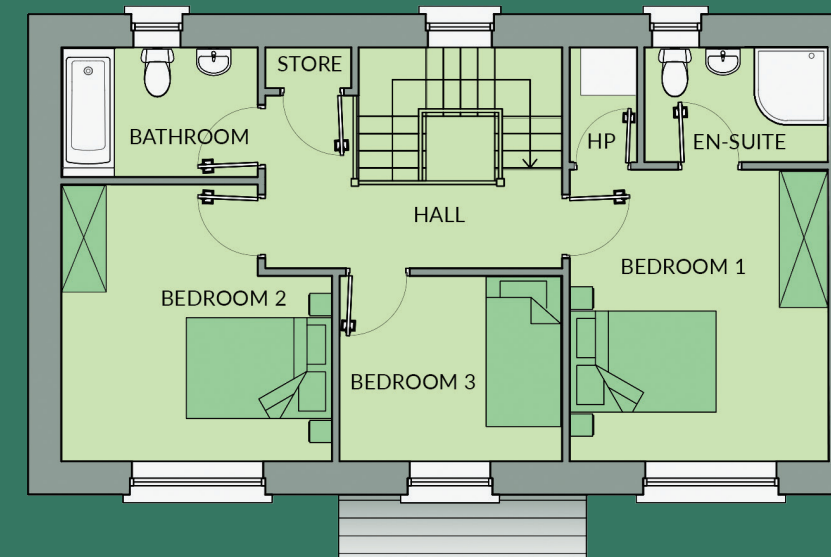


THREE BEDROOM SEMI-DETACHED HOUSE
112 sq. m / 1,206 sq. ft

GROUND FLOOR



FIRST FLOOR



BER A2

Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

House Types



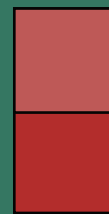
The Oak
Detached
House No 5



The Oak
Semi-detached
House No 86



The Elm
Semi-detached
House



The Beech
Semi-detached
House



The Sycamore
Detached
House No 60



The Sycamore
Semi-detached
House



LOCATION MAP



SITE PLAN

Not to scale. This map is for information purposes only and may be subject to variation and change.

PROFESSIONAL TEAM

Solicitors

Gore & Grimes Solicitors LLP
Three Haddington Buildings
Percy Place
Dublin 4

Architects

Paul Byrne Architects
Priory, Stillorgan Road
Blackrock
Co, Dublin

Engineers

Waterman Moylan
Block S
EastPoint Business Park
Alfie Byrne Road
Dublin 3



JOINT SALES AGENTS



PSRA Licence No: 001651

01 631 8402

Hooke & MacDonald
118 Lower Baggot Street
Dublin 2



PSRA Licence No: 003764

01 628 6128

Coonan New Homes
Property House
Maynooth
Co. Kildare

DEVELOPER



FUNDER



www.cherryvalleypark.ie



HOMEBOND WARRANTY

10-year Homebond Guarantee

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors and Hooke & MacDonald and Coonan New Homes shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Hooke & MacDonald and Coonan New Homes has the authority to make or give representations of warranty in relation to this property. Ordnance Survey Licence No. AU0009510 Ordnance Survey Ireland & Government of Ireland.