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MEADOW VIEW

MAYNOOTH, CO. KILDARE

*Contemporary living*



*redefined.*

AN EXCLUSIVE  
COLLECTION OF  
EXCEPTIONALLY  
DESIGNED HOMES

Set within a beautifully landscaped riverside setting by the Lyreen River in Maynooth, Meadow View presents an exclusive collection of beautifully designed houses and apartments.





Here, striking contemporary architecture, refined interiors and expansive green spaces come together to create homes of distinction and enduring quality.

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MEADOW VIEW

MAYNOOTH

Surrounded by nature and connected to one of Ireland's most vibrant and sought-after towns, Meadow View offers a rare opportunity to enjoy a lifestyle of comfort, convenience and understated luxury.



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*The Location*

## A desirable address in a town of enduring character.

Maynooth is one of Ireland's most desirable places to call home. Rich in heritage and enriched by the energy of the esteemed Maynooth University, Ireland's only designated university town combines historic charm with a vibrant and contemporary atmosphere.



Carton Demesne



Maynooth Univeristy

Boutique shops, acclaimed restaurants, excellent schools and cultural attractions create a setting for everyday life that is both dynamic and inviting, while landmarks such as Carton House, Maynooth Castle, the Royal Canal and St. Patrick's College lend a distinctive sense of place.



Boathouse at Carton Demesne

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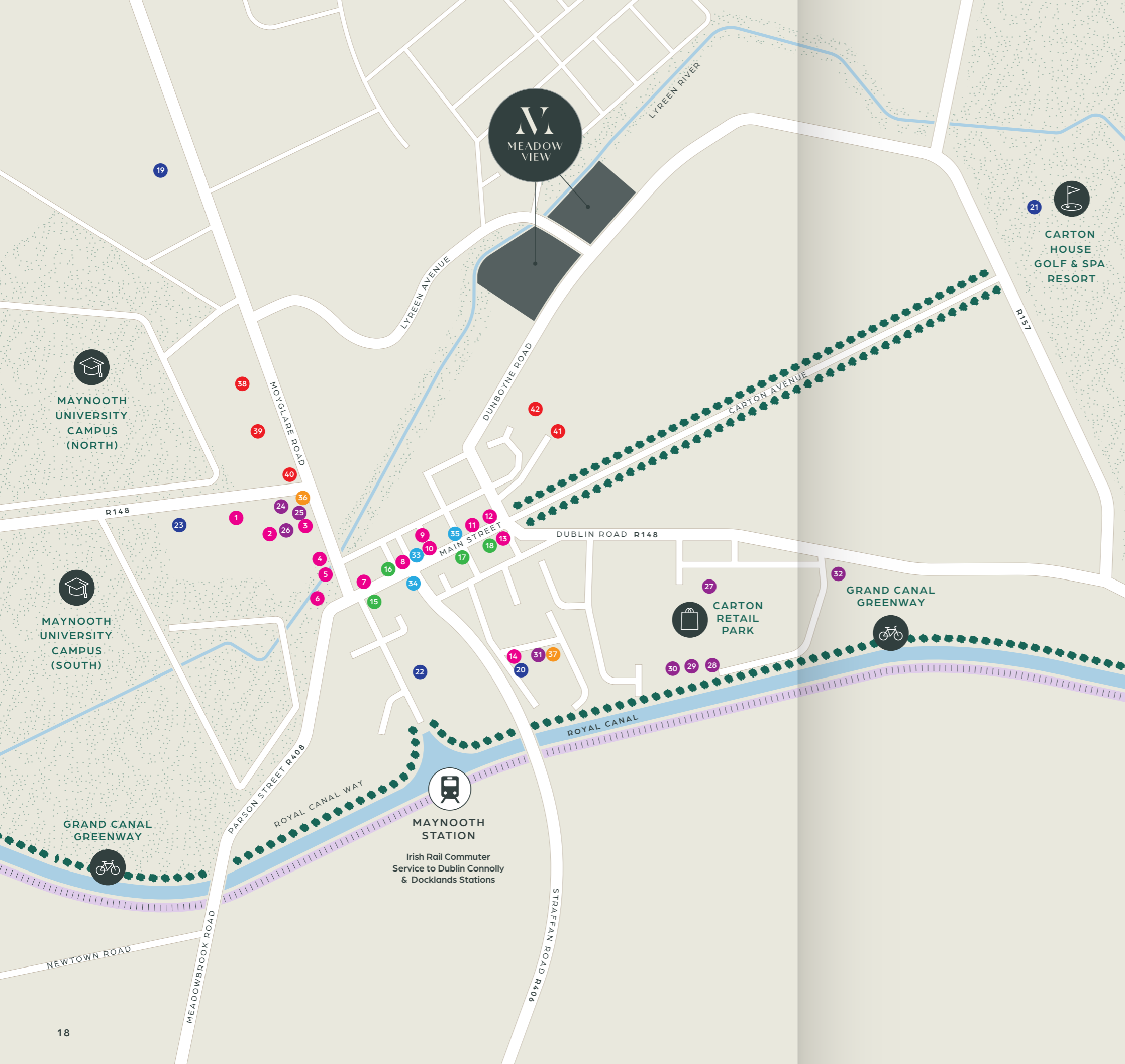
The Royal Canal,  
a natural escape  
woven through the  
heart of Maynooth.

MEADOW-VIEW

MAYNOOTH

*The Location*





## Everyday Living

### Everything you need close at hand

Maynooth combines the ease of a well-established town with the vitality of a growing community. Supermarkets, shops, schools, childcare facilities and sports clubs are all within easy reach, making day-to-day living simple and practical.

Whether meeting friends for coffee, enjoying a family outing or attending one of the town's many cultural events, life here feels both enriching and wonderfully convenient.

#### FOOD & DRINK

1. Costa Coffee
2. O'Briens Sandwich Café
3. Coffee Mill Bistro
4. Stone Haven
5. Apache Pizza
6. Yeah Burger
7. Orient Asian Restaurant & Sushi Bar
8. Mizzoni's Pizza
9. Bistro 53
10. Supermac's & Papa John's
11. Picaderos
12. Ely Wine Bar
13. Avenue Café
14. Shoda Market Café

#### PUBS & BARS

15. The Roost
16. O'Neills Bar & Steakhouse
17. Brady's Clockhouse
18. Oak Alley Cocktail Bar

#### SPORTS & LEISURE

19. Maynooth GAA Club
20. Glenroyal Hotel & Leisure Club
21. Carton House Golf & Spa Resort
22. Maynooth Playground
23. Maynooth Scout Den

#### SHOPPING

24. Aldi
25. Dunnes Stores
26. Manor Mills Shopping Centre
27. Carton Retail Park
28. Tesco Extra
29. Next
30. Boots
31. Super Valu
32. Maynooth Garden Centre

#### BANKS

33. AIB
34. Bank of Ireland
35. Permanent TSB

#### MEDICAL

36. Primacare / Manor Mills Medical Centre
37. Glenroyal Medical Centre

#### SCHOOLS

38. Maynooth Community College
39. Maynooth Post Primary School
40. Maynooth Boys' National School
41. Presentation Girls School
42. Tiddlywinks & Scallywags Crèche

Map shown for illustrative purposes. Geographic accuracy is not guaranteed. Please refer to official maps for precise details.



MAYNOOTH

MAYNOOTH



STRAFFAN

CELBRIDGE

HAZELHATCH & CELBRIDGE

NEWCASTLE

SAGGART

DUNBOYNE

M3 PARKWAY

CLONSILLA

LEIXLIP

LUCAN

M4

CLONDALKIN

M7

BLANCHARDSTOWN

M3

ASHTOWN

ASHTOWN

PHOENIX PARK

HEUSTON

DUBLIN

RATHMINES

TERENURE

TYMON PARK

MARLAY PARK

SWARDS

M2



DUBLIN AIRPORT

M50

GLASNEVIN

NATIONAL BOTANIC GARDENS

BROOMBRIDGE

CONNOLLY

DUBLIN

ST STEPHEN'S GREEN

M50

DOCKLANDS

THE POINT

DUNDRUM

CARRICKMINES

M1

PORTMARNOCK

DONAGHMEDE

RAHENY

SAINT ANNES PARK

CLONTARF

DUBLIN BAY

BLACKROCK

N11

DÚN LAOGHAIRE

DALKEY

HOWTH

HOWTH

BRIDE'S GLEN

M11

## Connectivity

Seamlessly connected to the city and beyond

Meadow View offers exceptional connectivity to Dublin City Centre. Regular rail services from Maynooth reach Dublin Connolly in approximately 40 minutes, while frequent bus routes and immediate access to the M4 and M50 place the capital and wider road network within easy reach.



## Riverside Park

### Designed to flourish

The Riverside Park is designed as a shared amenity for residents and the wider community. Meandering walks, elegant seating areas, natural play spaces and open lawns provide a welcoming setting for all ages.

Children can enjoy natural play areas, timber play features and a willow tunnel, while families benefit from open lawns, seating areas and kickabout spaces.

This thoughtfully curated landscape extends the experience of home beyond the front door, offering residents a place to unwind, explore and enjoy the beauty of their surroundings.



## Biodiversity

### Nature, carefully considered

The natural environment is integral to the vision for Meadow View. Existing riverbank vegetation and boundary planting are retained and enhanced, while new native trees, woodland and wildflower meadows provide habitats for birds, insects and other wildlife.

Pollinator-friendly planting and sustainable landscape design create a healthier environment that supports biodiversity and enriches everyday life.

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*The Homes*

## Light-filled spaces for living beautifully

Every home at Meadow View has been designed with an emphasis on light, proportion and functionality. Expansive kitchen, dining and living spaces form the centrepiece of each home, complemented by generous bedrooms, sophisticated detailing and abundant storage.



Interior image from another Cairn development.



MEADOW VIEW

MAYNOOTH

*The Homes*

Where home life feels effortless and uplifting

Each residence benefits from a private garden or outdoor space, with many enjoying views over beautifully landscaped communal areas. Designed to adapt over time, these elegant homes offer flexible interiors that respond effortlessly to changing family needs and evolving lifestyles.





Everyday  
elegance in  
every detail.

From carefully selected materials to precision construction and refined finishes, every detail reflects an unwavering commitment to quality.



Interior images from another Cairn development.



Interior images from another Cairn development.

**Strong energy performance for year-round comfort**

A-rated for energy efficiency and engineered for long-term performance, these homes offer lasting comfort, lower running costs and complete peace of mind.



## Part of something established

Residents will become part of a thriving and well-established community, with landscaped spaces, strong connections and amenities that support a vibrant and fulfilling lifestyle.

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*Site Map &  
Floor Plans*



SITE PLAN



ENTRANCE

3 BEDROOM HOUSES

- **The Clover**  
Semi Detached  
c. 110.4 sq m / 1,188 sq ft
- **The Rowan I**  
Semi Detached  
c. 114.8 sq m / 1,236 sq ft
- **The Rowan II**  
Semi Detached  
c. 114.8 sq m / 1,236 sq ft

4 BEDROOM HOUSES

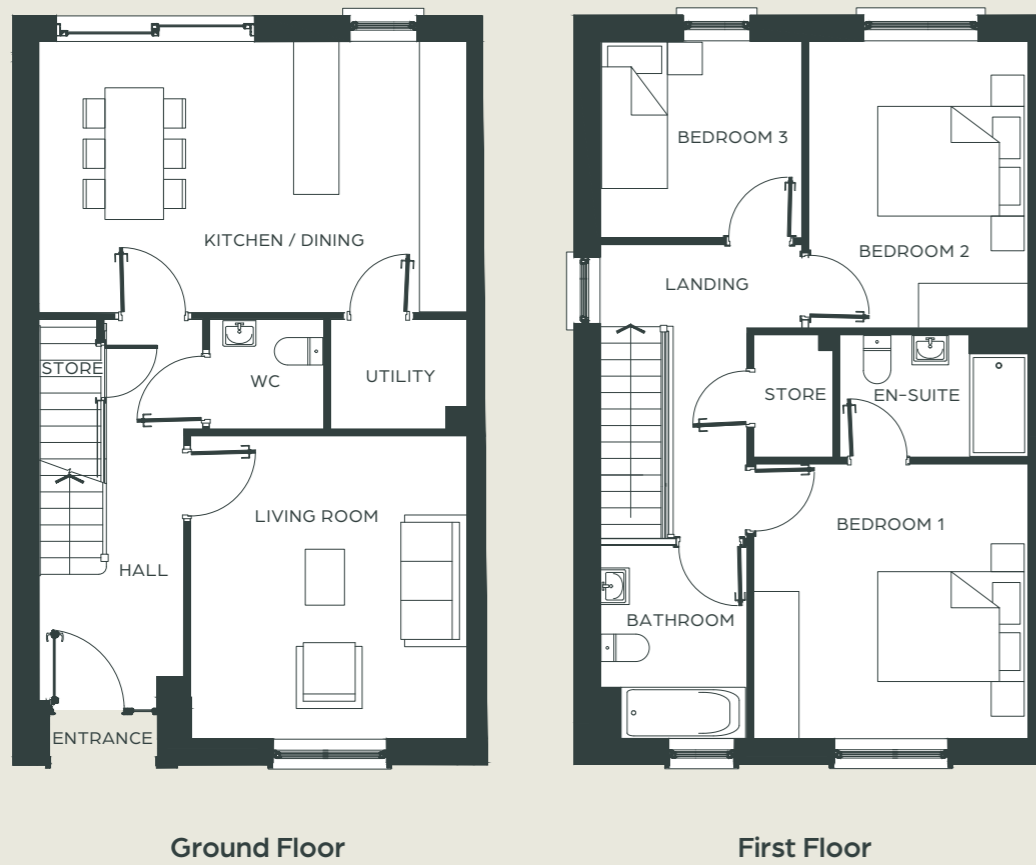
- **The Hawthorn I**  
Semi Detached  
c. 131.8 sq m / c. 1,418 sq ft
- **The Hawthorn II**  
Detached  
c. 131 sq m / 1,410 sq ft
- **The Willow**  
Detached  
c. 156.4 sq m / 1,683 sq ft

- Apartments Bin & Cycle Storage
- Water Tank - Apartments
- Cycle Lane

Please note: 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.

3 BEDROOM HOUSE

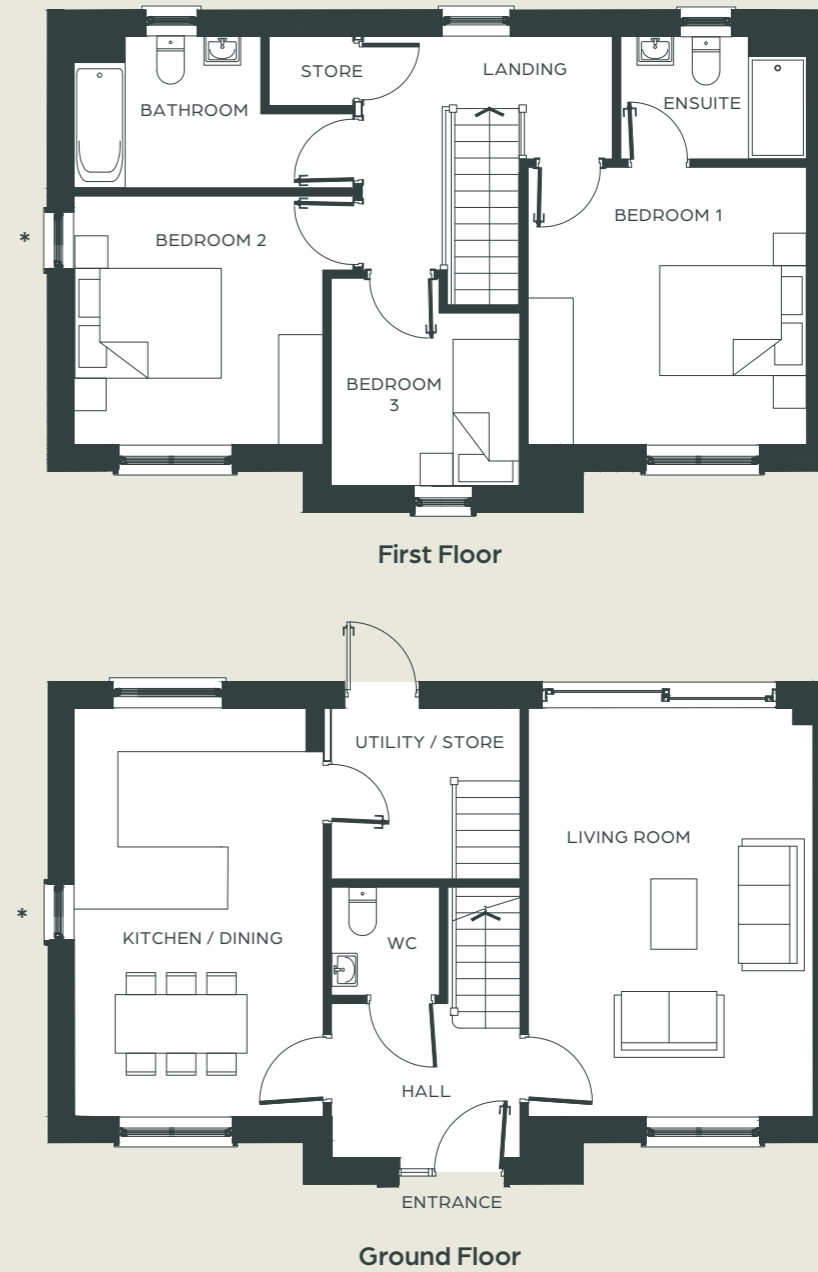
**The Clover**  
Semi Detached  
c. 110.4 sq m / 1,188 sq ft



Please note: A mirror version of this house type layout may feature in Meadow View, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 BEDROOM HOUSE

**The Rowan I / The Rowan II**  
Semi Detached  
c. 114.8 sq m / 1,236 sq ft



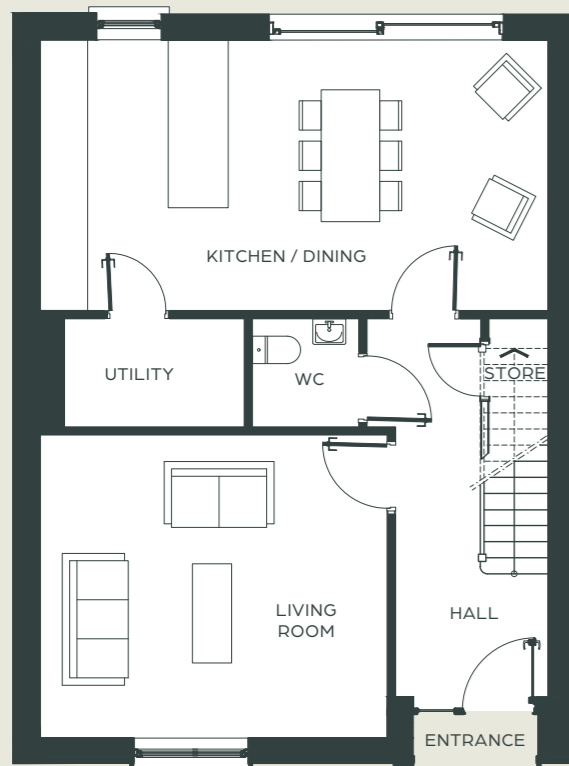
\* Windows in The Rowan II only

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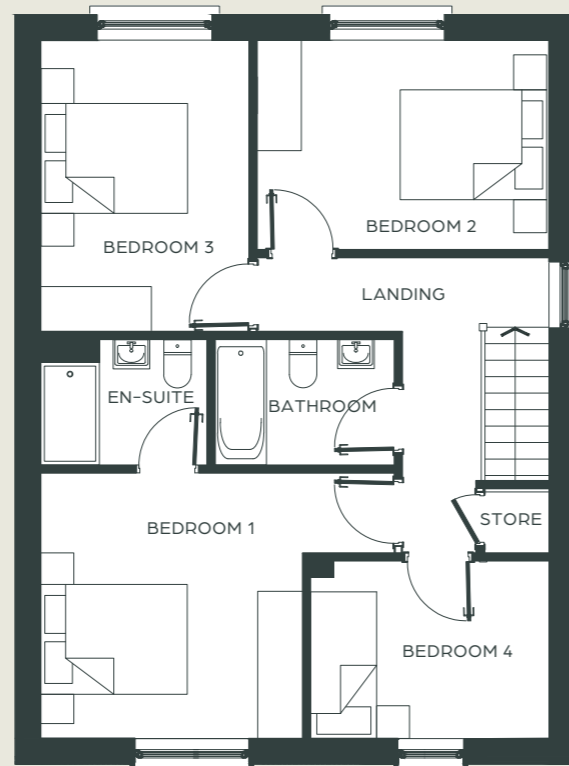
4 BEDROOM HOUSE

**The Hawthorn I**  
Semi Detached  
c. 131.8 sq m / c. 1,418 sq ft

**The Hawthorn II**  
Detached  
c. 131 sq m / 1,410 sq ft



Ground Floor

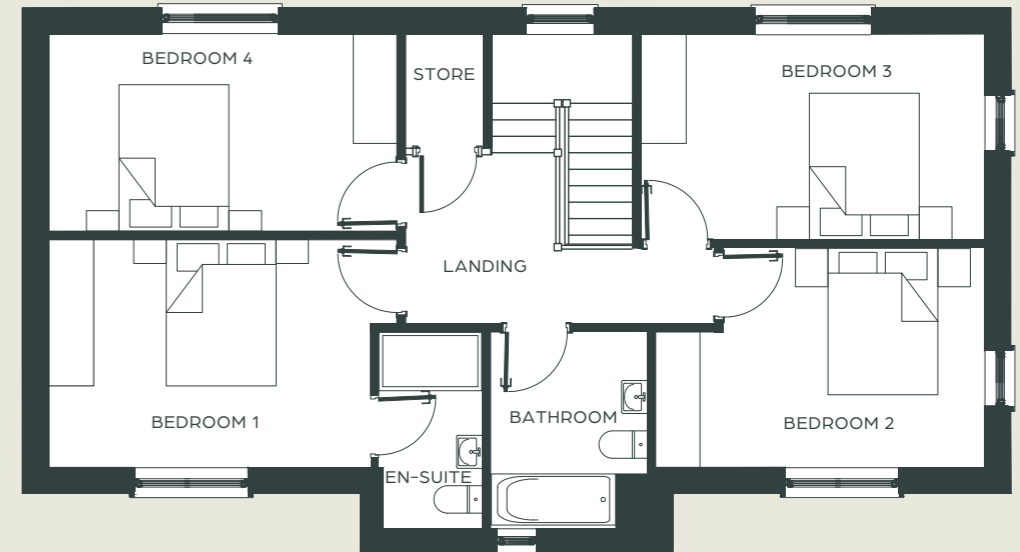


First Floor

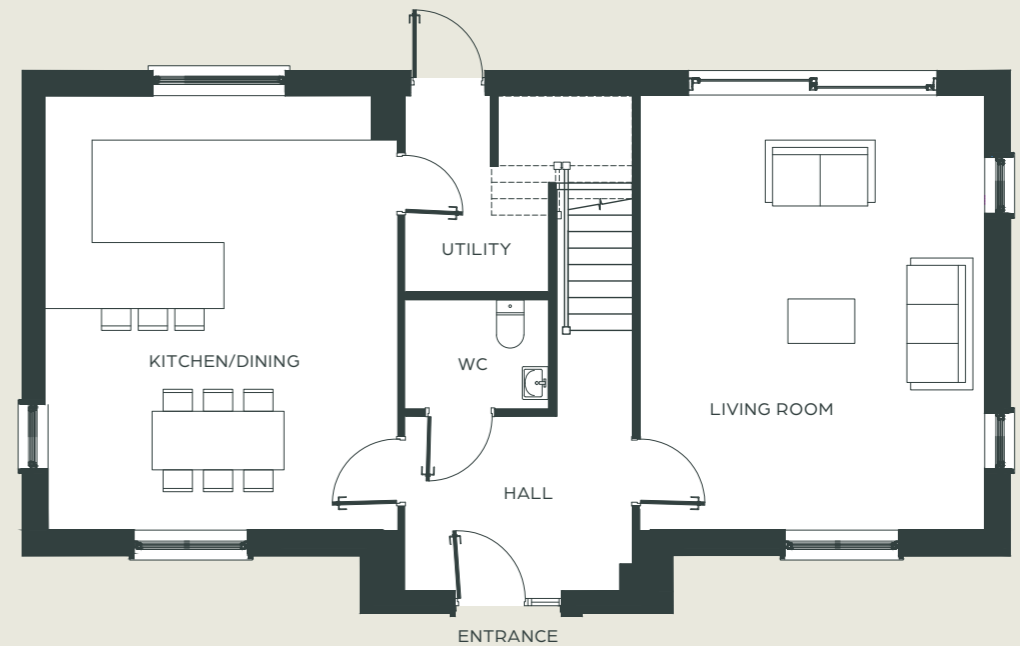
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4 BEDROOM HOUSE

**The Willow**  
Detached  
c. 156.4 sq m / 1,683 sq ft



First Floor



Ground Floor

Please note: A mirror version of this house type layout may feature in Meadow View, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

### Features & Specifications

#### External Features

- High quality brick and render facades.
- Distinctive feature reconstituted stone entrance.
- Picture frame recon stone window surrounds and cills to front elevations.
- Premium UPVC high-performance double-glazed windows.
- Feature engineered timber front door with double lock system.
- Large, double-glazed sliding screen patio doors to private rear garden.
- External tap provided to rear of all houses.

#### Front & Rear Gardens & Landscaping

- All homes with private gardens.
- 1800mm high timber fencing between rear garden.
- Rear garden patio with seeded lawn and a single tree.
- Front gardens with semi mature evergreen hedging and shrubbery planting.
- Brick paving to all front gardens and private car parking bays.

#### Interior Finishes

- Extra high ceilings at ground floor.
- High quality painted internal doors with contemporary feature finish ironmongery.
- Glazed painted internal doors to kitchen / dining room.
- Internal smooth finish painting to all walls and ceilings, matt emulsion finish.
- Superior quality internal joinery.
- Contemporary square edged grooved architrave painted in white satinwood.
- Contemporary square edged grooved skirting painted in white satinwood.
- Pull-down attic ladder fitted to all houses.

#### Kitchen

- Superb contemporary designed kitchens.
- Quartz worktops with full quartz backsplash.
- Feature kitchen handles.
- Feature sockets to kitchen backsplash.
- Fully integrated Neff appliances – dishwasher, oven, hob, extractor, combi oven microwave and fridge/freezer appliances.
- Undermounted stainless steel sink and feature mixer tap.
- LED under-cabinet lighting.



#### Utility Room

- Separate utility with fitted laminate countertop.
- Space allocated for washing machine & dryer.

#### Bathrooms & Ensuites

- Full height tiling to walls with feature tile in shower/bath.
- Anti slip floor tiling with tiled skirting to wc.
- Wall mounted vanity unit in bathrooms and ensuites.
- High quality sanitaryware.
- High quality single lever brushed brass taps with matching bath and shower fittings.
- Ensuites have contemporary shower enclosure with low profile shower tray, pressurised water supply and matching brushed brass framed fitted shower screen.
- Bathrooms have brushed brass bath/shower mixer and sliding rail kit and bath screen.
- Matching heated towel rails.

#### Wardrobes

- Fitted 'micro shaker' style wardrobes with feature handle and timber effect interiors to all double bedrooms.

#### Electrical

- Generous provision of lighting and power points.
- Energy efficient warm white LED downlights to hall, kitchen, bathroom and ensuite.
- Pendants to living rooms, dining areas and bedrooms
- Energy efficient external lights.
- USB Sockets provided in kitchen, living area and master bedroom.
- Future proofing for electric car charging point to car parking spaces.

#### Heating & Ventilation

- Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- Pressurised hot & cold water.

#### Sustainability and Energy Efficiency

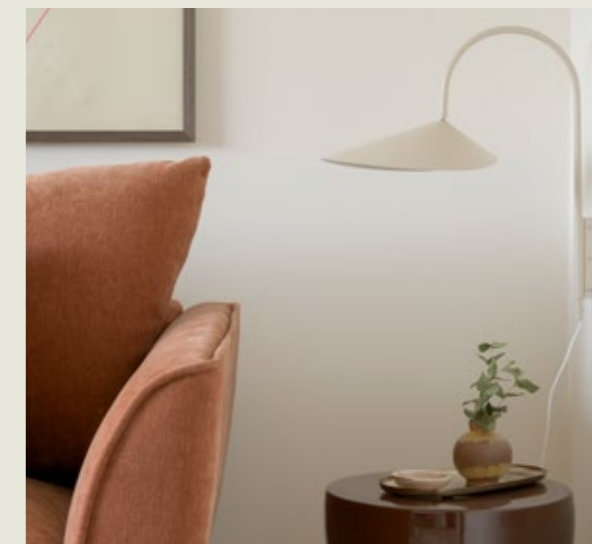
- A highly energy efficient air source heat pump is provided with high levels of user control and sensitivity.
- High levels of insulation.
- Energy saving LED light fittings.

#### Media & Communications

- Wired for high-speed broadband.
- TV data point in living area.
- Main infrastructure installed to accommodate Siro and Virgin Media.

#### 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.



#### Landscape & External Amenity Space

The exterior and public spaces of the neighbourhood have been designed by award winning Landscape Architects, with the new community benefiting for the following features:

- Local pocket parks with natural play areas, seating and kickabout space aligning the river edges.
- Network of walking and cycling routes to connect to neighbouring residential areas and beyond to Maynooth.
- Chestnut pale fencing to protect areas of ecological sensitivity.

#### Management Company

- All homeowners will automatically become a member of the management company.

#### Security & Safety

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



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*Further  
Information*

## Cair 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.

To support you every step of the way, our dedicated Customer Care Team is here to guide you through the entire process. But our commitment doesn't end when you move in. We've developed the Cairn Customer Care Portal – a unique digital platform designed to provide a comprehensive and convenient homeowner experience.

This user-friendly online portal gives you round-the-clock access to essential information about your new home, all conveniently stored in one place. From operating manuals and appliance warranties to maintenance tips and helpful FAQs, it's designed to give you peace of mind and empower you to feel completely at home.

To make things even easier, the portal includes step-by-step video guides to help you get the most out of your home's features, from using your

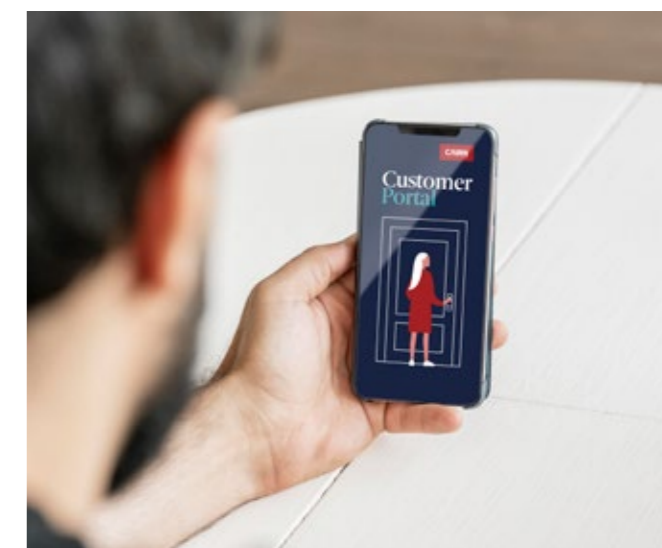


heating system to troubleshooting common issues. You'll also find a customer feedback survey where you can share your thoughts and help us continue to improve our service. And if you ever need to speak to someone directly, a list of useful contact numbers is just a click away.

The portal continues to support you long after move-in day. During your first year, you can log queries or service requests directly through the portal, which will be managed promptly by our experienced Customer Care team.

Beyond practical support, the portal also helps you feel connected to your new community. You'll receive updates on local events, neighbourhood news, and important announcements, so you're always in the loop.

At Cairn, we're proud to offer an experience that goes far beyond handing over the keys. With the Cairn Customer Care Portal, you're not just buying a home – you're gaining a smarter, more connected, and more supported way to live.





## CAIRN

### Built 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.

Community is central to everything we do.

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 & 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 30,000 people across Ireland now live in a Cairn home, 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

**Coonan**  
NEW HOMES

01 628 6128

PSRA No: 003764



01 631 8402

PSRA No: 001651

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