



— THE —  
**WILLOWS**  
D U N S H A U G H L I N

D U N S H A U G H L I N , C O . M E A T H



— THE —  
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D U N S H A U G H L I N

# Vibrant Location

**The Willows is a new high quality residential development in a prime position in Dunshaughlin, Co. Meath, an historic location with an array of modern facilities.**

It enjoys a lovely village atmosphere with excellent transport links including the close proximity of the M3 Parkway station which offers commuters a rail link to Connolly Station. Bus Eireann provides an excellent service every 15 minutes during peak times to Dublin's city centre, the bus stop is within walking distance to The Willows. Dunshaughlin is only 15 minutes from the M50 giving easy access to Dublin. The M3 motorway is also close by linking the town with various commuter belts. This has had a positive impact on the village as there is no longer a large "bottleneck" when entering and exiting the village in the morning and evenings.

The Dual Carriageway has reduced residents commuting time significantly. The village can now be considered as a peaceful village setting within close proximity to Dublin city and an ideal option for a young family. The easy access to Dublin city centre is a considerable advantage. The cross Luas links with Broombridge, bringing Dublin city centre even closer. It is also conveniently close to numerous amenities and facilities including schools, shops, restaurants, sports and leisure facilities. There is a large employer base close by including Intel, Dublin Airport, Connolly Hospital, Blanchardstown Town Centre, Shire and many more.



**A new high quality residential development in a prime position** 🌿



### Sporting Facilities

Sporting enthusiasts can savour the multitude of activities and clubs in Dunshaughlin and surrounding locations including gaelic football and hurling, rugby, soccer, golf, athletics, horse racing at Fairyhouse Racecourse; Killeen Castle Golf Course, designed by Jack Nicklaus, the venue for the Solheim Cup 2011, and Royal Tara Golf Club.



### Great Family Environment

The Willows is an ideal location for first time buyers and young families trading up who are wishing to stay in or move to an attractive location close to so many amenities. Dunshaughlin has two primary schools and a secondary school, Dunshaughlin Community College, which was selected as one of 12 schools worldwide to take part in Microsoft's Innovative Schools Programme. In 2006 a town park was opened by President Mary Robinson.



### Historic Area

Dunshaughlin has a rich history and is famous for the 7th century ancient Crannóg or settlement where a number of Irish antiquities were discovered. It is close to the Boyne Valley, an area of outstanding beauty with many other important historical features such as the Hill of Tara, Newgrange, Oldbridge House, Trim Castle and Kells.





**Travel**

10 minutes drive to the M3 parkway Park & Ride train station. Bus Eireann bus stop is within walking distance. Buses every 20 minutes during peak times to the city centre.

**Shopping**

- SuperValu
- Lidl
- Dunshaughlin Health Centre Pharmacy
- Hardware Stores
- Blanchardstown Shopping Centre
- Avoca Dunboyne
- Aldi

**Hotels, Restaurant & Bars**

- Station House
- Bellinter House
- Dunboyne Castle Hotel
- An Sibin Bar and Restaurant
- Peters Bar & Restaurant
- The County Club
- Avoca Dunboyne
- Costa Restaurant

**Entertainment**

- Fairyhouse Racecourse
- Black Bush Golf Course
- Tayto Park
- Killeen Castle

**Services**

- Bank of Ireland
- Credit Union
- Connolly Hospital

**Education**

- Primary Schools:**
- St. Seachnall's National School
  - Rathbeggan National School
  - Gaelscoil na Ríthe
- Secondary Schools:**
- Dunshaughlin Community College
  - Coláiste Ríoga

**Distance From**

M50	15 mins
Dublin Airport	25 mins
Blanchardstown Shopping Centre	13 mins
Tayto Park	15 mins
M3 Parkway Train Station	10 mins
Avoca Dunboyne	5 mins
Bus Eireann Bus Stop	5 mins walk

Source: Google Maps, Bus Eireann, Transport Ireland Travel Times may vary.

## Amenities

**Dunshaughlin is named after Secundinus or Seachnall, a disciple of St. Patrick who founded a church on the site in the 6th century which provides an ideal starting point for venturing into the historic countryside.**

Dunshaughlin is a relatively compact town with an excellent array of facilities. Amenities in Dunshaughlin which are within reach of The Willows site include Supervalu, Bank of Ireland, Post Office, Library, the Jack Nicklaus designed golf course at Killeen Castle. The town has a primary Gaelscoil and St. Seachnails National School and there is one secondary school. There are also a number of eateries within the village.

The Willows is excellently placed in terms of nearby amenities and proximity to the Town Centre; the neighbouring schools, Killeen Castle and Dunboyne Park & Ride are close by. These attributes add to the attractiveness of the site from a development point of view and quality of life.

Dunshaughlin appeals to a large employer base close by including Intel, Dublin Airport, Connolly Hospital Blanchardstown, IBM and many more.

Dunshaughlin is well serviced by both rail and road. The M3 motorway significantly reduces travel times into Dublin City Centre. Alternatively commuters can avail of the rail line which runs from M3 Parkway Dunboyne to the Dublin Docklands. It is the largest Park & Ride facility in the country, located at Pace, only 9 kilometers from Dunshaughlin. Trains run every half hour with a peak journey time of only 27 minutes to Dublin city centre.



**This is an ideal location for first time buyers and families** 🌿



Dunshaughlin  
provides an  
excellent array  
of facilities



## The Hill of Tara

Tara, the ancient inauguration site of the High Kings of Ireland, is an evocative place celebrated in myth and legend. From the top of the hill there are dramatic views towards the Mourne and Cooley Mountains in the north east, across the Central Plain of Ireland to the Slieve Bloom Mountains in the southwest and to the Dublin/Wicklow Mountains in the south. Location Halfway between Dunshaughlin and Navan off the N3.



## Fairyhouse Racecourse

Home of the Irish Grand National, Ireland's most valuable handicap steeple-chase. First run in 1870, it is a key date in the Irish sporting calendar.



## Avoca

Avoca have just opened their largest store closeby between Dunshaughlin and Dunboyne.



## Golf Course

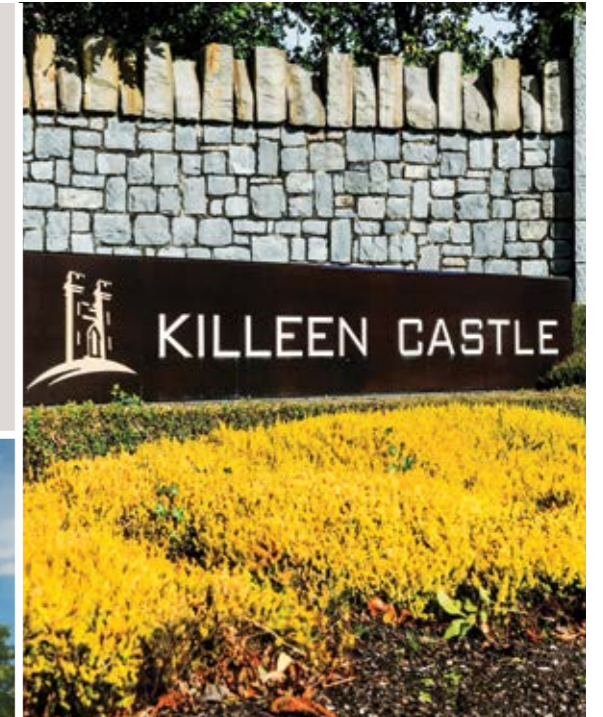
Black Bush Golf Club offers three 18-hole golf courses set on 186 acres of beautiful parkland. Also the Royal Tara Golf Club is a parkland golf course located on the Hills of Tara just minutes from Navan and Dunshaughlin.



## Killeen Castle

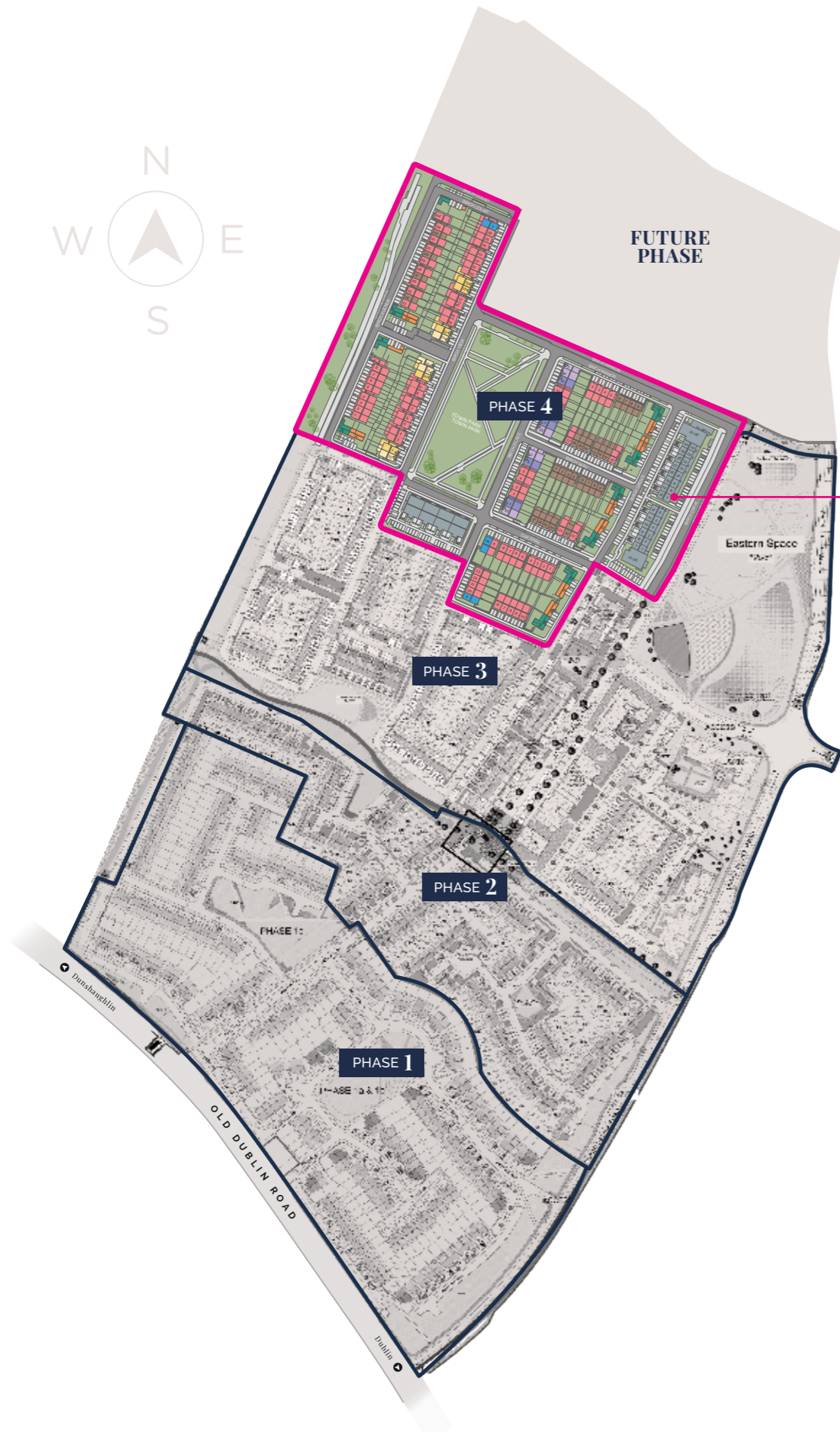
For over eight hundred years, Killeen Castle has stood as a silent sentinel in the heart of Royal Meath, ancient home to the High Kings of Ireland. In the early nineteenth century the 8th and 9th Earls engaged renowned architects, Francis Johnson and then James Sheil to modernise the castle creating the design for the building which stands today.

Voted Best Parkland Course in the greater Dublin area in the Golf Digest Ireland 2013 Top 100 Courses, it rose to worldwide prominence as host of The 2011 Solheim Cup. It was also host venue to the Ladies Irish Open 2010/2012. Set in historic grounds of a 12th century Norman castle, this spectacular 600 acre estate is home to a Jack Nicklaus Signature Golf Course with world class golf and practice facilities. It also houses Europe's only Dave Pelz Scoring Game School.












LOCATION



THE WILLOWS

-  **The Brambling**  
2 Bedroom House  
87 sq.m (936 sq.ft)
-  **The Robin**  
3 Bedroom House  
114.4 - 116 sq.m  
(1231 - 1249 sq.ft)
-  **The Starling**  
3 Bedroom Semi-detached House  
127.5 sq.m (1372 sq.ft)
-  **The Heron**  
4 Bedroom House  
153 sq.m (1647 sq.ft)
-  **The Lark**  
3 Bedroom House -  
Side Entry  
118 sq.m (1270 sq.ft)
-  **The Goldfinch**  
5 Bedroom House  
198.5 sq.m (2137 sq.ft)
-  **The Sparrow**  
4 Bedroom House  
159.9 sq.m (1721 sq.ft)



THE DEVELOPMENT



THE WILLOWS







# Imaginative Design

The Willows comprises a fine mix of large two, three, four and five bedroom well designed energy efficient A rated houses with very good layouts and excellent specification.

Designed by award-winning architects McCrossan O'Rourke Manning, these houses exude quality with layouts tuned to comfortable family living.

The development has very good landscaping throughout and also an onsite children's playground.

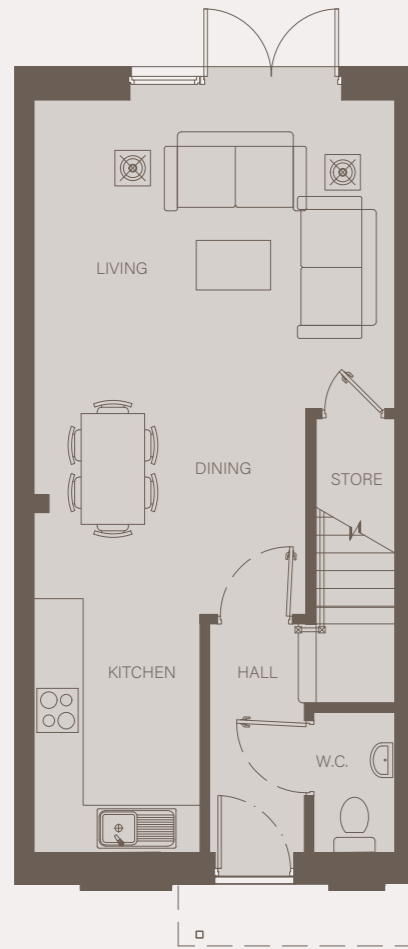


Energy efficient Grade  
A rated houses with  
excellent specification 

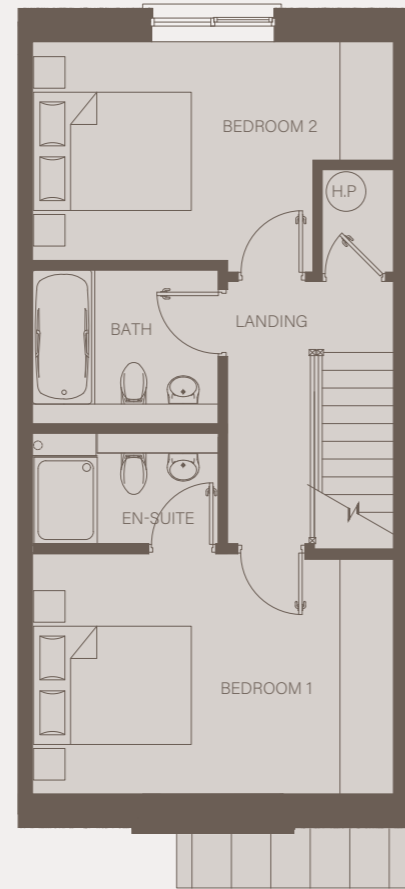


# The Brambling

Typical 2 Bedroom House  
87 sq.m (936 sq.ft)



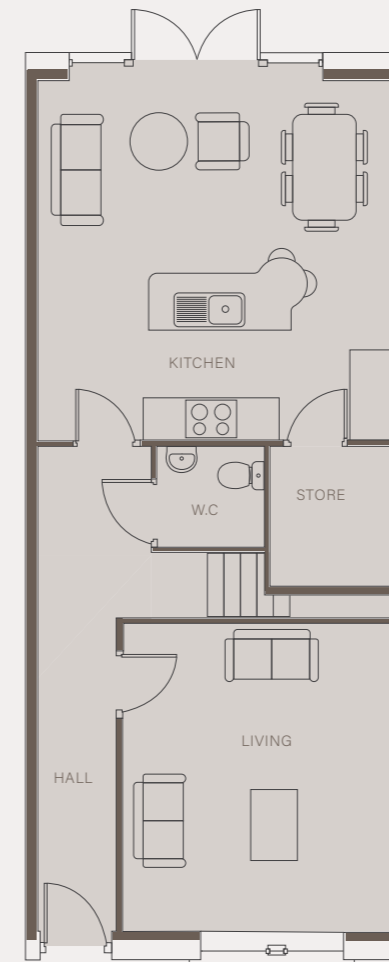
GROUND FLOOR



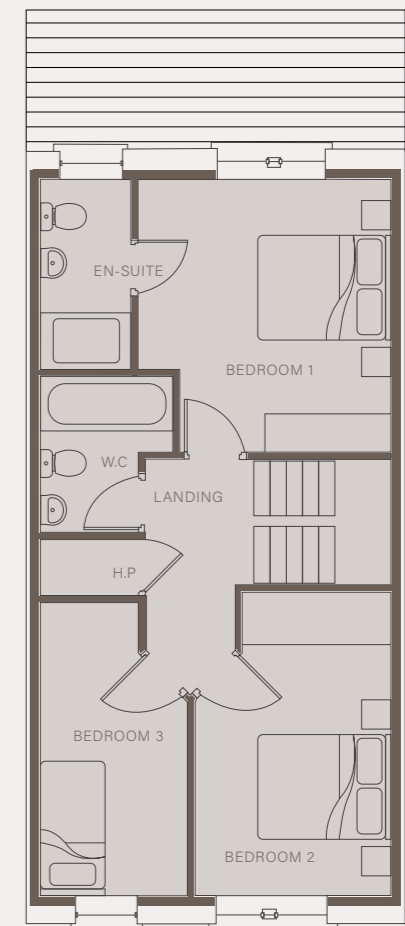
FIRST FLOOR

# The Robin

Typical 3 Bedroom House  
114.4 - 116 sq.m (1231 - 1249 sq.ft)



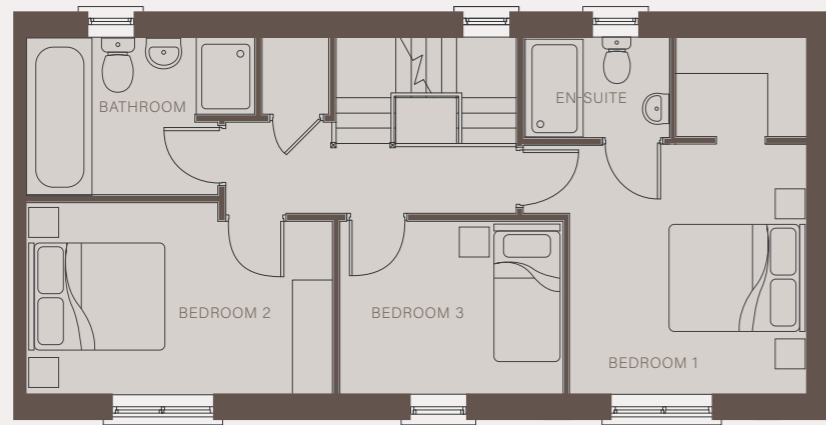
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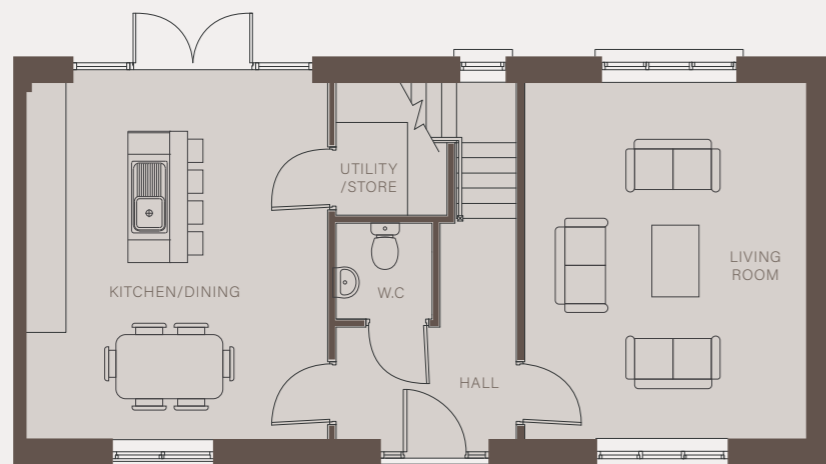
FIRST FLOOR

## The Starling

Typical 3 Bedroom Semi-Detached  
127.5 sq.m (1372 sq.ft)



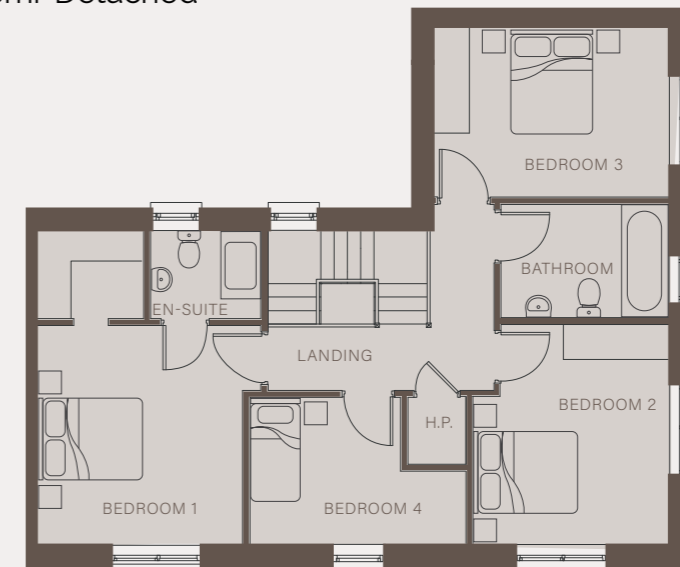
FIRST FLOOR



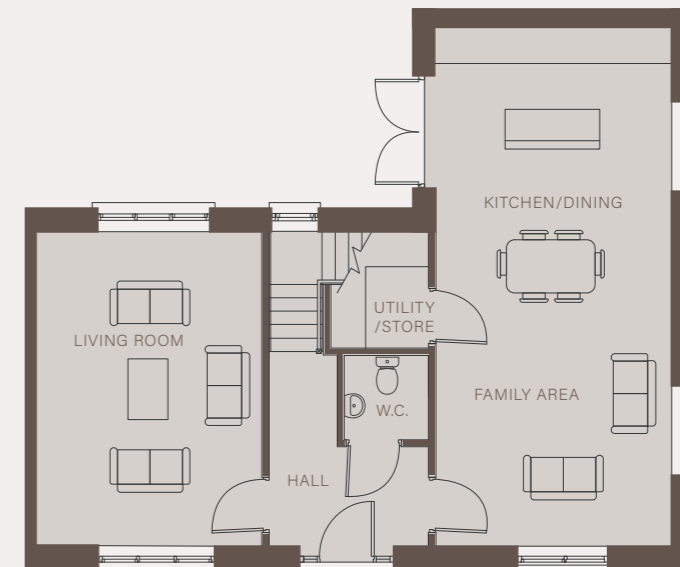
GROUND FLOOR

## The Heron

Typical 4 Bedroom Semi-Detached  
153 sq.m (1647 sq.ft)



FIRST FLOOR



GROUND FLOOR



# The Sparrow

Typical 4 Bedroom House  
159.9 sq.m (1721 sq.ft)



**GROUND FLOOR**  
P1 - Front Entrance

**GROUND FLOOR**  
P2 - Side Entrance



**FIRST FLOOR**

**SECOND FLOOR**

# Specifications

## Kitchens

Superb contemporary style fitted kitchen by BeSpace with oak cabinet interior and soft close drawer units. The kitchen is designed to receive fully integrated appliances.

## Utility

The utility room comes with additional workspace, countertop and storage to the same finish and standard as the kitchen and is fully plumbed to receive a washing machine and tumble dryer.

## Wardrobes

Elegant and contemporary bedroom fitted furniture by BeSpace with superior fitted oak finish interior to carcass with soft close hinges.

## Bathrooms & Ensuites

Stylish bathrooms and ensuites with slimline shower trays design around a contemporary style.

Wet areas are tiled throughout to the highest standard to all showers.

All bathrooms are fitted with heated towel rails.

## Internal Finishes

- Walls and ceilings painted a neutral colour
- Woodwork painted throughout
- Solid mahogany handrail to stairs with painted balustrade
- High quality painted panelled doors

## Pressurised Water

Every house has an internal pressurized water system to deliver exceptional water pressure to all showers and taps. The pump is submersed within the water tank located within the roof ensuring noise is kept to a minimum.

## Heating

The air to water, heat pump central heating system delivers high efficiency and precise control to each heating zone at all levels. In addition to the heating zones there is flexible time and temperature control with individual radiators fitted with adjustable thermostatic control valves for additional room control.

## Gardens

Each home at The Willows comes with a levelled and seeded rear garden.

Feature wall light to the rear garden.

Generous paved driveway with parking for two cars complete with fully landscaped front garden.

## Electrical

Generous allocation of power, including USB and lighting points throughout each unit.

CAT 5E cabling for data / TV.

## Car Charging Station

House has provision for car charging station.

## Media & Communications

Each house is wired and ready for connection of TV, Telephone and Broadband.

## Security

Each home is wired for intruder alarm.

## External Finishes

Low maintenance natural brick and selected selfcoloured render.

Market leading energy efficient doubled glazed uPVC windows throughout with engineered front door and glazed sidelight with hardwood frame complete with multi point locking system for added security.

Feature wall light at front entrance.

## Guarantee

Each home is covered by the 10 year HomeBond Guarantee Scheme.



## nZEB Rated (Nearly zero energy buildings)

All new houses at The Willows have been designed and built to the latest edition of the Part L Building Regulations 2019 and are achieving nZEB status as a 'BER A2' rated house. These houses are to the highest levels of energy efficiency and will use only 30% of the energy that the equivalent house in 2005 required. This has been achieved using a combination of high-performance building fabric materials and high efficiency heating equipment. NZEB benchmark is unlikely to be surpassed for some time.

## Superior Low Energy Design

Houses at The Willows feature significant levels of energy efficiency that are far superior to the average home. A variety of features combine to ensure low energy usage and higher levels of comfort for the homeowner.

- Heating** - Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted steel radiators. Air to water heat pumps are electrically driven and are better suited to use renewable energy sources feeding into the electrical grid than other forms of heating such as Gas, Oil or electric storage.
- Ventilation** - A constant exhaust air system is fitted to the houses, which will pull damp humid air from the wet rooms (bathrooms / utility & kitchen) in a sustained and controlled manner. There is an associated negative pressure generated and dedicated air inlet points are provided to ensure make up air is provided, moisture is removed and carbon dioxide levels are kept low.
- Insulation** - The use of high performance insulation in the construction of each house is used to reduce both heat and energy loss.
- Windows** - Passiv uPVC future-proof double-glazed windows with exceptional U values and airtightness.



## Joint Selling Agents



118 Lower Baggot Street,  
Dublin 2  
01 631 8402  
sales@hmd.ie  
PSRA: 001651

[www.hmd.ie](http://www.hmd.ie)



Main Street, Grangend,  
Dunshaughlin, Co. Meath  
01 8259154  
dillonauctioneers@gmail.com  
PSRA: 001132

[www.dillonauctioneers.ie](http://www.dillonauctioneers.ie)



[www.gemgroup.ie](http://www.gemgroup.ie)

### Built by GEM

Having constructed thousands of homes over the past four decades the Gem team is committed to delivering total satisfaction for our customer with each home we build. GEM has been leading from experience since 1978 by building trust, certainty and value for our clients. We have completed many notable residential projects and we have a reputation of quality and service which is reflected in our customers and clients long term satisfaction.

We are a CIRI registered builder and have successfully completed a number of housing developments as Assigned Builder under the new building control regulations. Teamwork lies at the heart of our culture. We work together with our customers, professional teams and our supply chain to develop innovative and value added solutions for our clients. Relationships have been the key to our past success and will be more important than ever in the future.

### Architect

McCossan O'Rourke  
Manning Architects,  
1 Albert Place West,  
Harcourt Lane, Dublin 2

[www.mccorm.com](http://www.mccorm.com)

### Engineer

JOR Consulting Engineers,  
Unit 1, St. Therese's Place,  
Flowerhill, Navan,  
Co. Meath

[www.jor.ie](http://www.jor.ie)

### Solicitor

O'Reilly Thomas Solicitors,  
8 North Quay,  
Drogheda,  
Co. Louth

[www.oreillythomas.ie](http://www.oreillythomas.ie)

### Funding

Activate Capital,  
98 St. Stephen's Green  
Dublin 2

[www.activatecapital.ie](http://www.activatecapital.ie)

**Conditions to be noted:** Subject to Contract / Contract Denied. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.



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