



MEADOW HAVEN

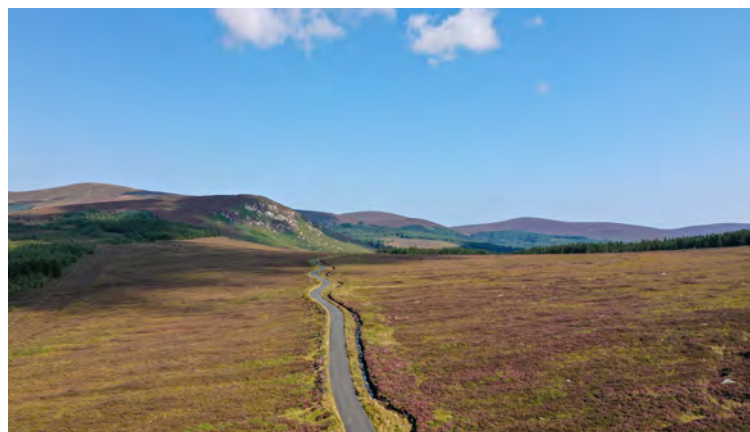
COASTAL LIVING
WITHIN EASY REACH
OF THE CITY

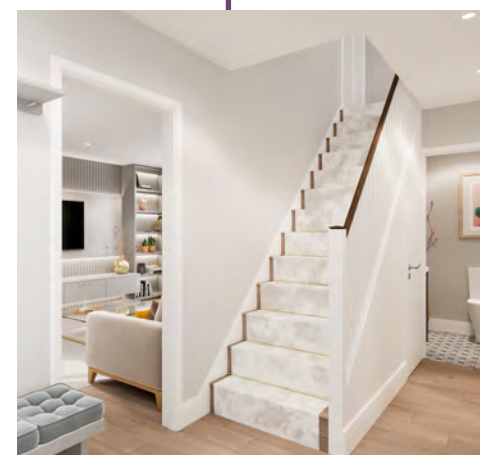
A collection of 18 contemporary three-bedroom
A Rated homes in Rathnew, County Wicklow,
just 40km from Dublin

BEAKONSHAW

IF YOU'RE LOOKING FOR MORE OF THE GOOD LIFE BUT WANT TO STAY CONNECTED TO CITY LIFE, LOOK NO FURTHER THAN THESE 18 STYLISHLY DESIGNED HOMES IN RATHNEW, COUNTY WICKLOW.

Created by Beakonshaw, Meadow Haven offers the best of all worlds. The sea and mountains on your doorstep, the bustle and convenience of nearby Wicklow town and the life of Dublin City within easy reach in under an hour.



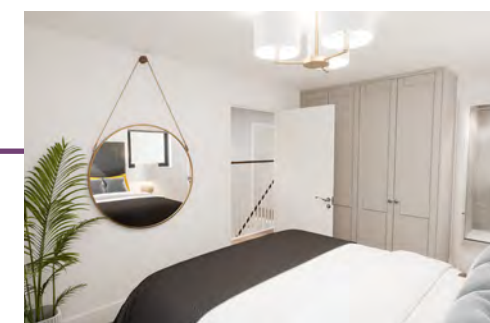


Simplicity and carefully considered materials ensure these A Rated new homes complement their surrounding environment, while being very attractive to the contemporary eye.

They provide ample family, working and outdoor space including generous forecourts and are nestled within the existing community of Rathnew.

SPACIOUS & STREAMLINED

OFFERING THE BEST OF MODERN LIVING





REAL CHARACTER

DESIGNED TO BE DIFFERENT

With three types of three-bedroom homes to choose from, this development has real character, making Meadow Haven a highly desirable place to live.





YOUR LIFESTYLE

ROOM TO CHOOSE

Whether this is your first home or your new family home, three good-sized bedrooms give you options. Including the home-office you've been craving, a generous-sized guest room or two children's bedrooms.

ENJOY

VILLAGE LIFE



Rathnew is home to the historic Tinakilly House, the former residence of Captain Robert Halpin, which is now a hotel. The Village has three pubs to choose from, Fitzpatrick's, Shay Doyle's and The Rathnew House. Families are served by a local primary school, secondary school and a Third Level College. Sports such as Soccer and GAA plays a big part in village community.



GOOD LOCAL
SCHOOLS, A HOTEL
AND PLENTY OF
OUTDOOR AMENITIES
TO CHOOSE FROM



REVEL IN

THE MOUNTAINS & THE SEA

Living in Rathnew has every outdoor activity covered, whether hiking up a mountainside is your kind of exercise or a stretch along the cliff top is a favourite way to unwind.

Take in the dramatic eastern coastline within five minutes of your home. Black Castle, in Wicklow Town is a much-loved viewing point.

Or take an easy 25-minute drive to Wicklow Mountains National Park and enjoy the wealth of nature and history the region has to offer.

OUT & ABOUT

IN YOUR NEIGHBOURHOOD



TINAKILLY COUNTRY HOUSE HOTEL

Tinakilly is a tranquil escape from the busy pace of the city. Set within 14 acres of landscaped grounds and overlooking the sea, it has gardens to explore and well-being classes to enjoy, in the brand-new studio within the hotel grounds.



SHAY DOYLE'S PUB

Enjoy live music every weekend in this popular pub on Main Street in Rathnew. It's been serving the community for decades and offers a big welcome to all new visitors to Wicklow County.

WICKLOW HARBOUR

Wicklow harbour is the recreational centre of Wicklow town. A place where swimmers and walkers congregate around the quay wall, and friends and families picnic on the meadows above.

BLUE SEAFOOD & BISTRO

This new restaurant overlooking Wicklow Harbour, serves fresh seafood dishes as well as culinary delights from the land. The Bistro offers dining in or you can enjoy their outdoor eating area or chose to order online.

HUNTERS HOTEL

Just outside of Rathnew, Hunters Hotel is a former coaching inn that dates back to the 18th century. Offering traditional meals as well as accommodation, it sits on two acres of landscaped gardens, next to the River Vartry.

WICKLOW CRAFT AND FARMERS' MARKET

Wicklow's indoor craft and farmers market is on the south quay of Wicklow town and is open every Saturday from 12 to 4pm. Choose from locally grown and specialist foods, chutneys and crafts from local makers.



EASY CONNECTIONS

TO THE CITY & BEYOND



BY BUS

You can walk to Wicklow Harbour in under an hour from Rathnew or hop on a bus to be there in 15 minutes. Buses run every 40 minutes.



BY TRAIN

Whether you're heading to Dublin for work or spending a day with friends shopping and dining, you can be at Pearse St. Station by train in just over an hour or Connolly Station in 1 hour and 12.



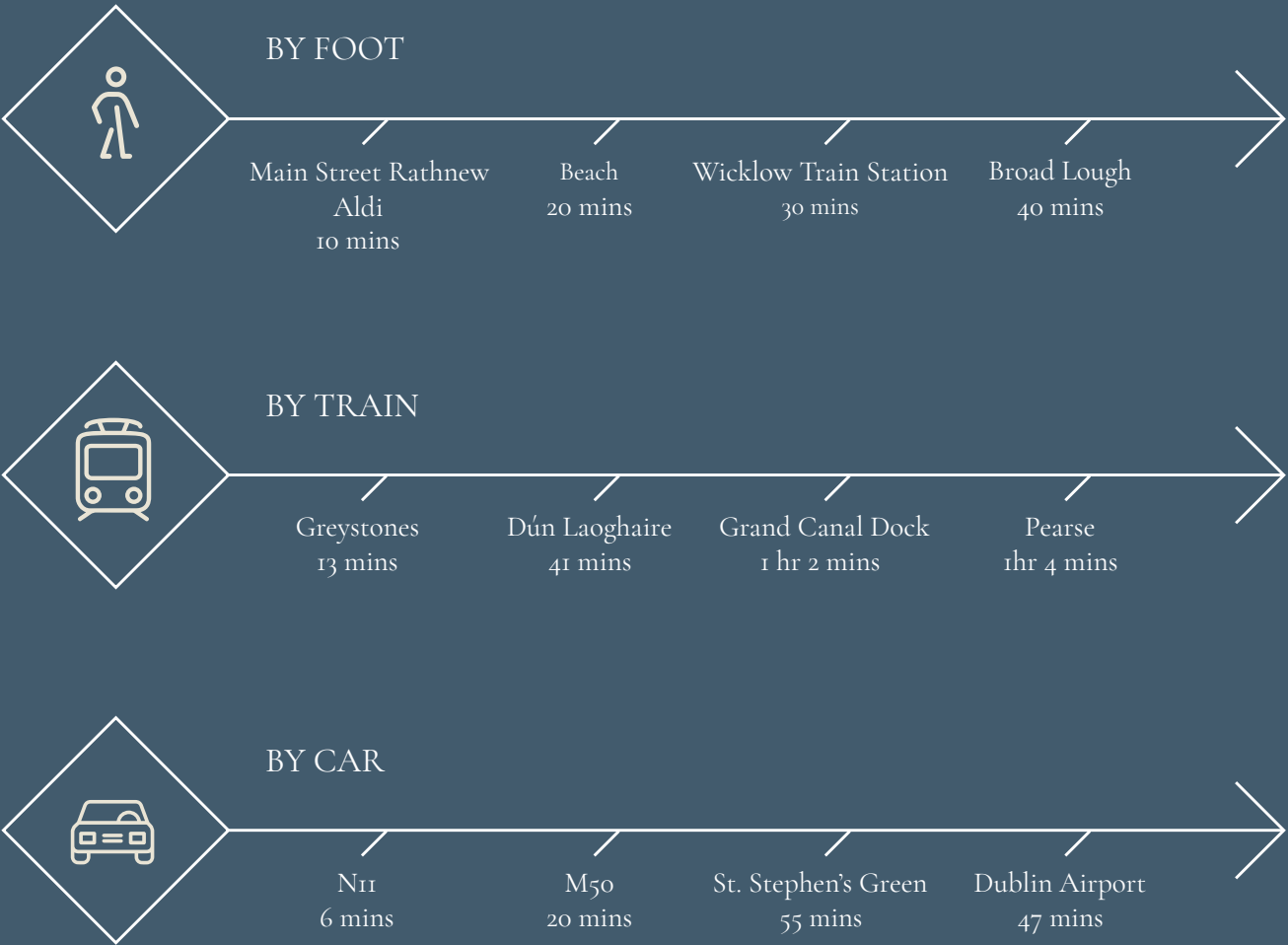
BY ROAD

Take the M11 then N11 to reach Dublin city centre in 55 minutes, taking in the Wicklow Mountains to the west as you go.



BY AIR

Sweep around Dublin on the M50 to reach Dublin Airport in 47 minutes and continue your journey with a direct flight to any of the 180 destinations Dublin Airport serves.



THE RIGHT LOCATION

EVERYTHING YOU NEED WITHIN EASY REACH

Cafes, Hotels, Restaurants & Shops

1. The Bridge Team
2. The Brass Fox
3. Blue Seafood Restaurant
4. Shay Doyle's Pub
5. Alaska Bakes
6. The Mariner
7. Philip Healy's
8. Sorrel & Eve
9. Retail Center (upcoming)
10. Nick's Coffee
11. Tesco
12. Lidl
13. Supervalu
14. Tinakilly House hotel

Schools

15. Wicklow Educate Together
NS (P/S)
16. Gaelscoil Chill Mhantáin (P)
17. St. Coen's National School (P)
18. Coláiste Chill Mhántain (S)

Sports Clubs & Parks

19. Wicklow Rovers
20. Rathnew GAA
21. St. Patick GAA
22. Rathnew AFC
23. Wicklow Tennis Club
24. Murrough Skate Park
25. Murrough Playground

Crèches

26. Ashvale Crèche
27. Smarties Pre School
28. Safari Childcare (upcoming)



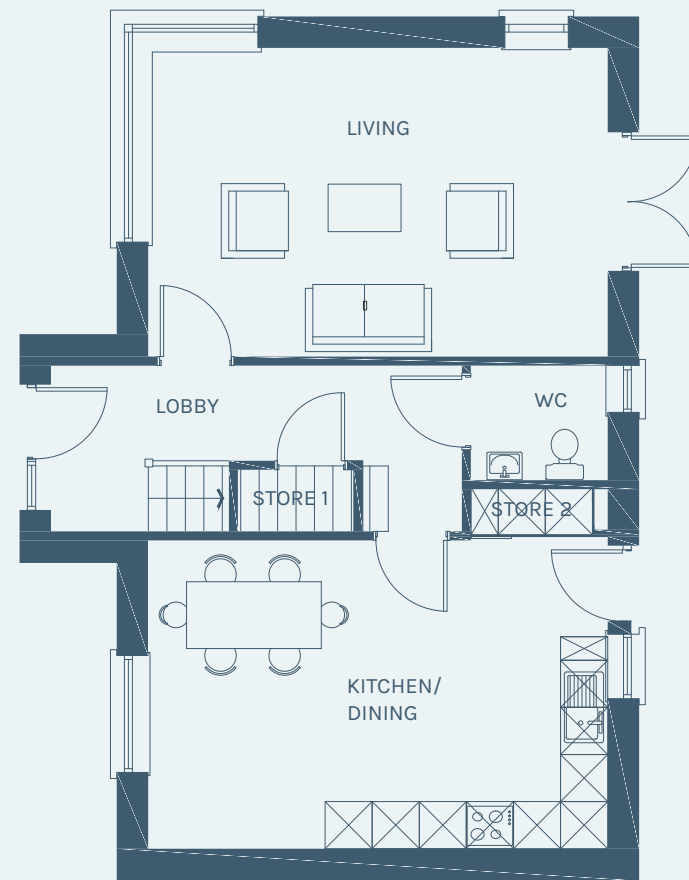


FIND YOUR
NEW HOME

FIND YOUR NEW HOME

- THE ERNAN
- THE NAOI
- THE LORRIN

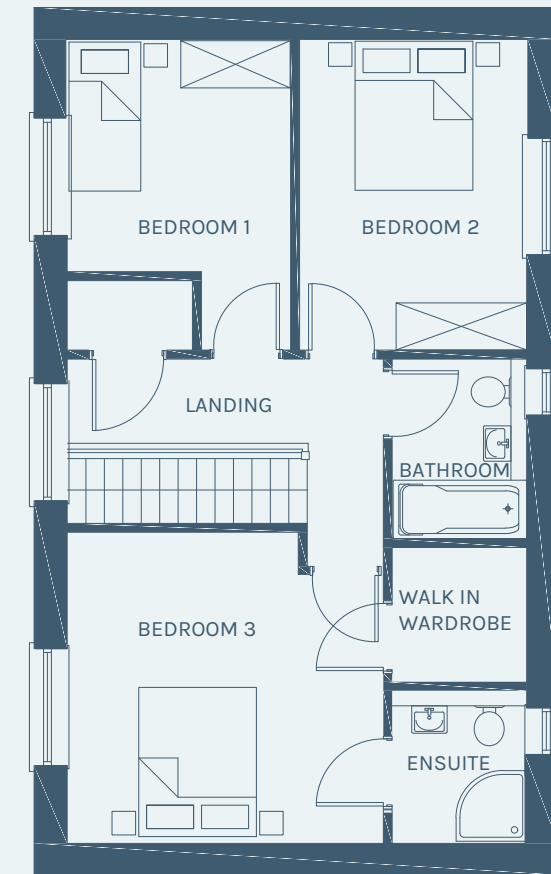




GROUND FLOOR

THE ERNAN

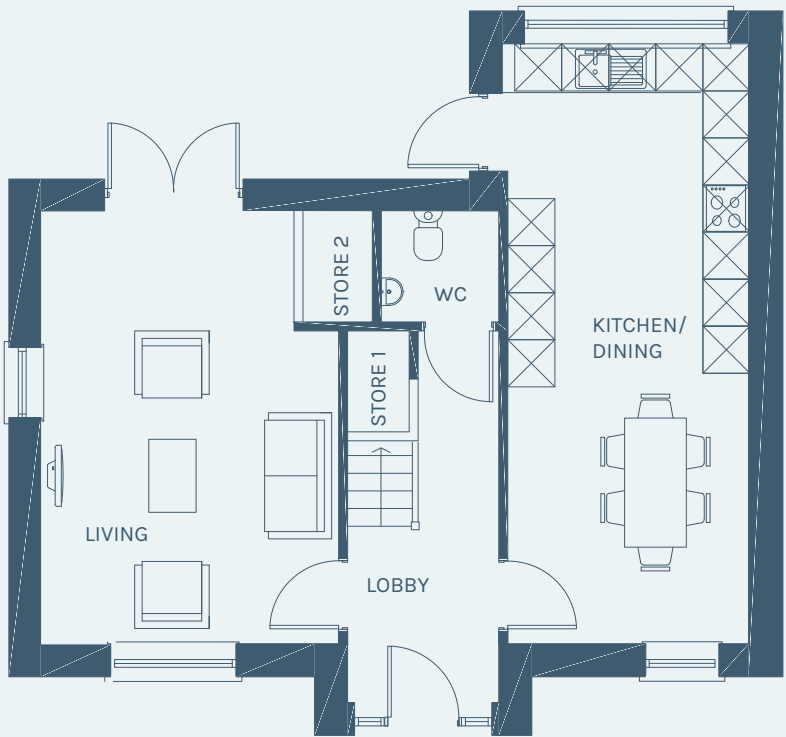
3 BEDROOM HOMES
120 SQM / 1292 Sq Ft - Total area



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY. HOUSE SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE.

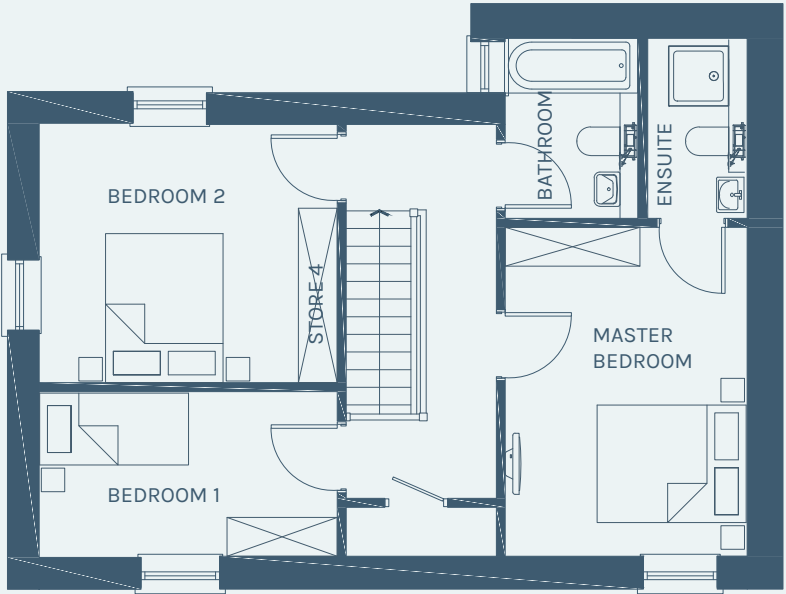
These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



GROUND FLOOR

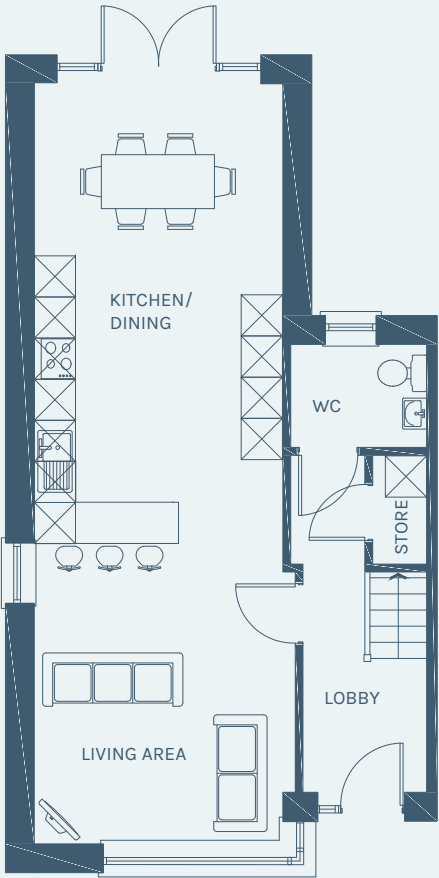
THE NAOI

3 BEDROOM HOMES
109 SQM / 1173 SQ Ft – Total area



FIRST FLOOR

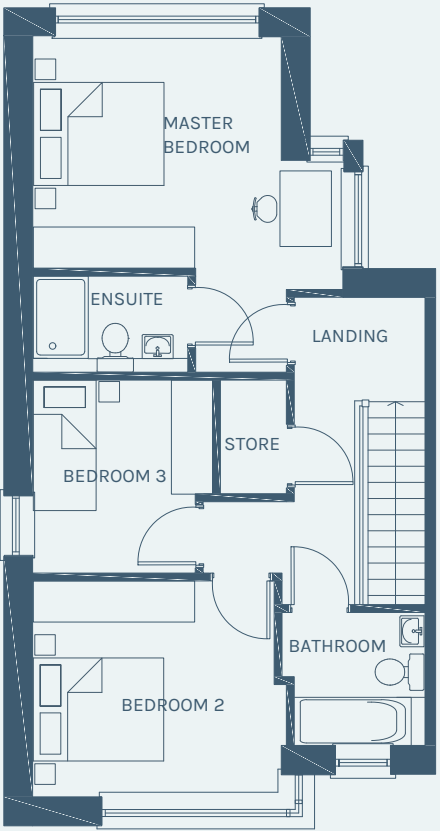
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY. HOUSE SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE. These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



GROUND FLOOR

THE LORRIN

3 BEDROOM HOMES
106 SQM / 1141 SQ Ft – Total area



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY. HOUSE SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE. These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

SPECIFICATIONS

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of stone and render with reconstituted granite sills
- uPVC fascia, soffits and gutters
- Front porch wall light
- Rear wall light to patio area

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Contemporary skirting and architraves
- Recessed lighting on ground floor, bathrooms and ensuites (optional)
- 2.4mtr high ceilings

DOORS AND IRONMONGERY

- Modern style internal doors
- Combined chrome lever door handles, locks and hinges

WINDOWS

- UPVC double glazed windows supplied by Munster Joinery, with multi point locking.
- Front door - composite timber door with multi point locking system

KITCHEN

- Contemporary shaker style Kitchens
- Kitchens are fitted with electrical appliances as standard to include: double oven, built in microwave, ceramic hob, integrated fridge freezer and dishwasher (subject to signing of contracts within 21 days)
- Floor tiles

UTILITY ROOM

- Provision for washer/dryer
- Floor tiles

GARDENS & DRIVEWAY

- Parking with permeable paving
- Rear gardens will be seeded
- Concrete post and timber fencing provided between each garden
- Outside rear socket
- Rear garden tap

ELECTRICAL

- Generous and well-designed electrical and lighting specification
- LED down-lighters to kitchen
- Pendant lighting in all bedrooms
- Smoke/heat and carbon monoxide detectors fitted as standard
- Low level thread lighting integrated in stairwell (Selected house types A&B)
- Wired for EV car charger

HEATING AND VENTILATION

- The house boasts a minimum A2 energy rating
- High efficiency heat pump
- Radiators to all rooms and excellent levels of insulation to the walls, roof and floors

BATHROOMS / EN-SUITES & WC

- Stylish and contemporary sanitary ware in all bathrooms, en-suites and downstairs WC
- Bathroom and en-suite floors are tiled with partly tiled walls and vanity units
- Heated towel rails are provided in bathrooms and en-suites

WARDROBES

- Luxurious modern fitted wardrobes in all bedrooms

GENERAL

- Timber construction

BUILDING GUARANTEE

- 10 year Homebond Structural Guarantee



PROFESSIONAL TEAM



SELLING AGENT

Knight Frank Dublin
Estate Agents
20-21 Pembroke Street Upper,
Dublin 2
01-2374500
www.knightfrank.ie
PSRA Licence No. 001880



SOLICITOR

RDJ Solicitors
The Exchange, George's
Dock, International Financial
Services Centre, Dublin 1
www.rdj.ie



ARCHITECTS

CDP Architecture
The Mall, 4 Main St,
St. Edmondsbury, Lucan,
Co. Dublin
www.CDP.ie



ENGINEERS

Jennings O'Donovan
& Partners
Structural and Civil Engineers
Finisklin Business Park, Sligo
www.jodireland.com



ENGINEERS

RM Breen & Associates
M&E Engineers
Unit F2 Centrepont
Rosemount Business Park
Dublin 11, Co. Dublin
www.rmbreen.ie

BEAKONSHAW

DEVELOPER

Beakonshaw
25a Shaws Lane
Bath Avenue
Dublin 4
www.beakonshaw.com

ABOUT BEAKONSHAW

Beakonshaw is a new forward-thinking developer committed to making positive changes to the Irish housing market.

We're building fantastic homes in great commuter locations around Dublin, Wicklow and Kildare.

We're also making properties more accessible to more people, by establishing a new financing option and technology-enabled viewing and buying.

Our experienced team has decades of home building experience. Together we are rethinking home building and buying from the customer's point of view, to offer more options and much more opportunity.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.