



www.Effernock.ie

Selling Agents:

Coonan
NEW HOMES

PSRA No: 003764
01 6286128
info@coonan.com
www.coonan.com

Developer:

bennett
HOMES

Energy Rating:



EPI Range:
51-58kWh/m2/yr

Disclaimer: These particulars and any accompanying documentation price list do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of the brochure. The developer reserves the right to make alterations to design and finish.



EFFERNOCK
TRIM CO. MEATH



Effernock, Trim Co. Meath



Intro

Effernock is an exclusive development offering a collection of 3, 4 & 5 bedroom semi-detached and detached homes. Located on the Dublin Road, one of the finest addresses in Trim, Co. Meath, Effernock offers families the opportunity to put down roots in a peaceful setting steeped in rich and fascinating history whilst enjoying excellent local amenities with superb transport links to Dublin and beyond. This exclusive development will comprise of just 63 homes in phase 1 with the remainder of units becoming available at a later date.





Local Area

Effernock, located on the Dublin Road, Trim, Co. Meath, is steeped in history and fascination. Most notably, Trim Castle, located in the midst of the town, was constructed by Hugh de Lacy in 1173 and is the largest Anglo-Norman castle in Ireland.

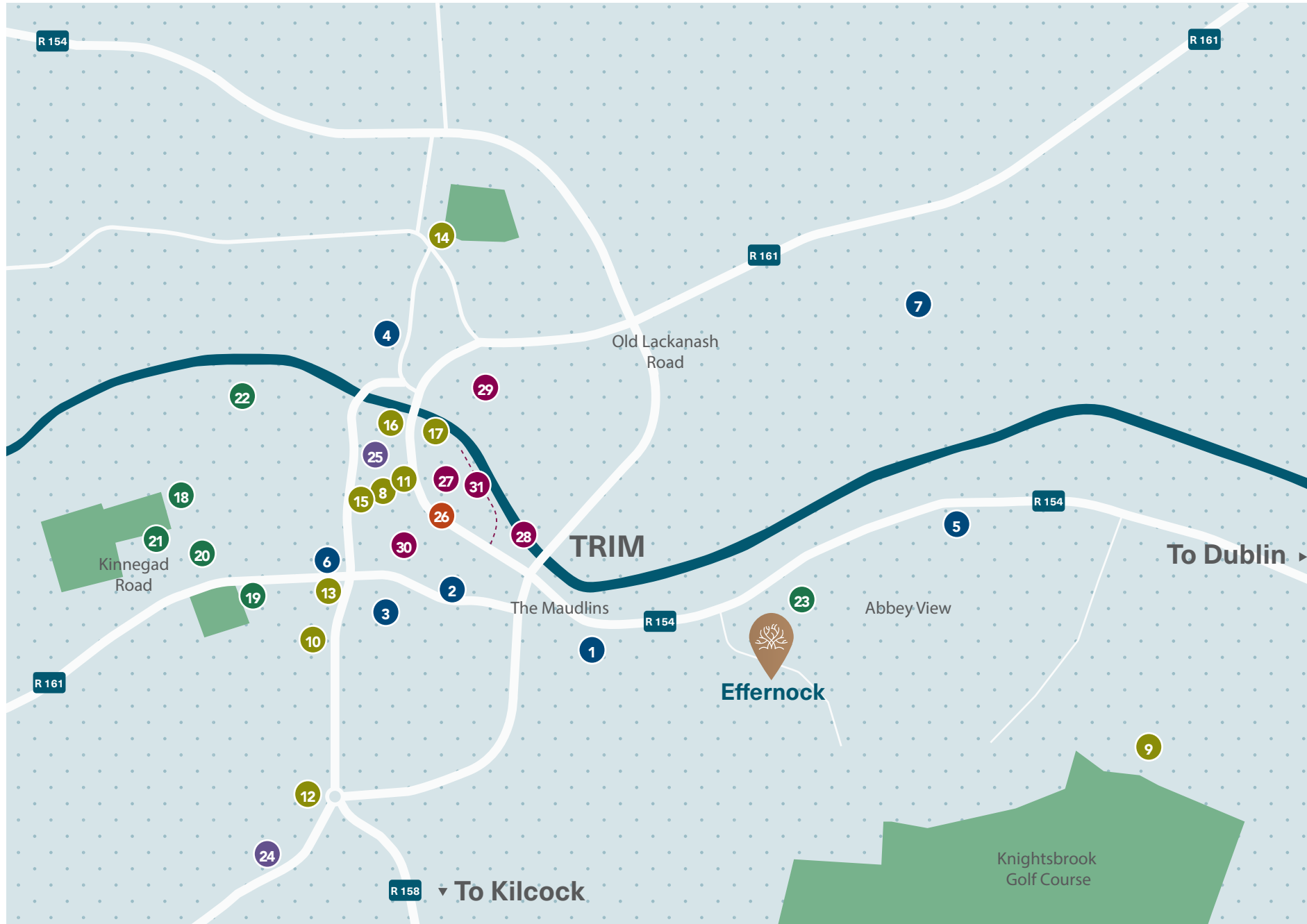
a mixture of local amenities while also offering a quiet refuge away from the pressures of town living by means of tranquil walkways around the castle site. Locals can enjoy the meandering walkways alongside the river Boyne.

Although Trim is renowned as a heritage town, the town itself boasts



Trim caters for the modern family's everyday needs, featuring many shops, boutiques, restaurants and pubs. The town offers a host of well-regarded schools at all levels while sports lovers of all ages will have no trouble filling up their leisure time in this busy location. As a location for families, Trim offers an enviable lifestyle.





Connectivity

Education

1. Boyne Community School
2. Scoil Mhuire
3. St. Marys Convent National School
4. St. Patricks National School
5. Gaeilscoil na Boinne
6. Scoil na Gceard Community School
7. Magic Minds Montessori Preschool

Leisure, Dining & Retail

8. Trim Castle Hotel
9. Knightsbrook Hotel
10. Castle Arch Hotel
11. Trim Castle
12. Applegreen
13. Trim Hardwear
14. SuperValu
15. Stockhouse Restaurant
16. Harvest Home Bakery & Café
17. Franzinis

Sports & Activities

18. Aura Trim Leisure Centre
19. Trim Tennis Club
20. Trim Badminton Club
21. Trim GAA Complex
22. Trim Pitch and Put Club
23. Trim Town FC

Medical

24. Barchester Healthcare
25. Adrian Dunne Pharmacy Trim

Transport

26. Bus Eireann - Trim Castle St (Opp Trim Castle)

Places of Interest

27. Trim Castle
28. Boyne River
29. St Mary's Abbey, Trim
30. Trim Cathedral
31. Trim Castle River Walk



Dublin by Car - **40 mins**
Cork by Car - **3 hours**
Limerick by Car - **2 hours and 20 mins**



Dublin by Train - **1 hour**



M3 - **15 mins**



Dublin Airport - **40 mins**



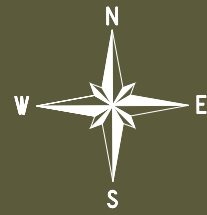


Contemporary Style -Interiors

The houses at Effernock have been meticulously designed to maximise available space whilst creating a generous family home. These homes are designed and planned to meet the demands of modern living offering extensive accommodation and a very generous amount of both living and outdoor space. Thought and care is evident throughout Effernock which further enhances the development.

Effernock, Trim Co. Meath





Site Map

Phase 1 Launch:

● House Type B1
3 Bedroom Semi-Detached
Approx. 1,240 sq.ft. (115.2 sq.m.)

● House Type B2
3 Bedroom Semi-Detached
Approx. 1,214 sq.ft. (112.8 sq.m.)

● House Type C1
4 Bedroom Semi-Detached
Approx. 1,442 sq.ft. (134 sq.m.)

● House Type D1
4 Bedroom Detached Plus Study
Approx. 1,615 sq.ft. (150 sq.m.)

● House Type D2
5 Bedroom Detached
Approx. 2,336 sq.ft. (217 sq.m.)



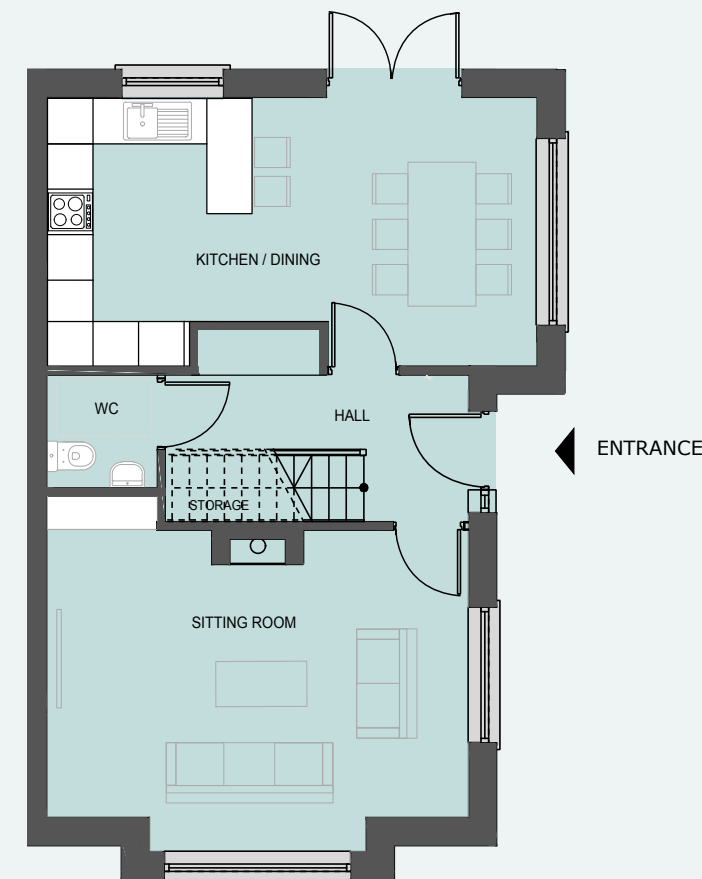


Floorplans

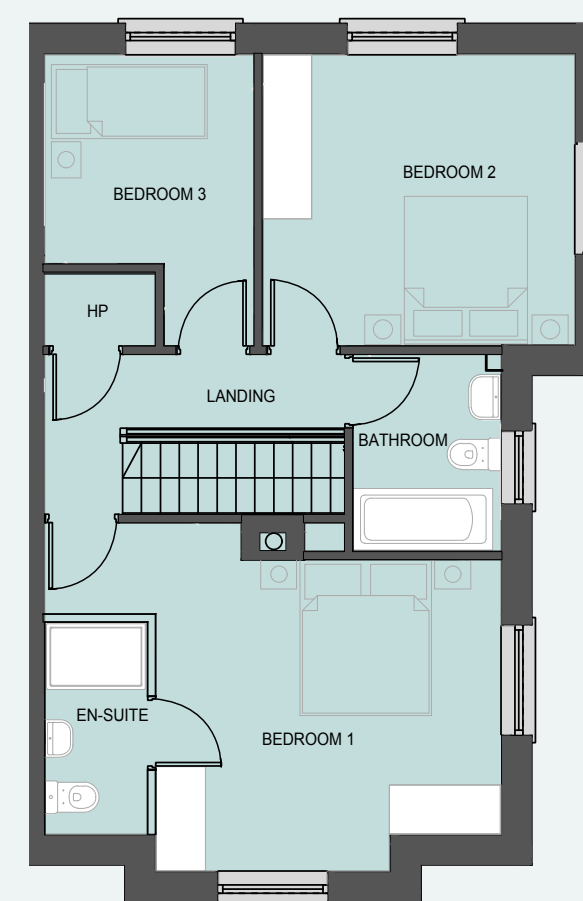
The initial phase at Effernock consists of five different house types from generous semi-detached units to spacious detached homes with a study. The homes at Effernock will immediately impress with their high-quality design, well-proportioned rooms and excellent finishes throughout.

Type B1 - 3 Bedroom Semi-Detached

Area: Approx. 1,240 sq.ft. (115.2 sq.m.)



Ground Floor

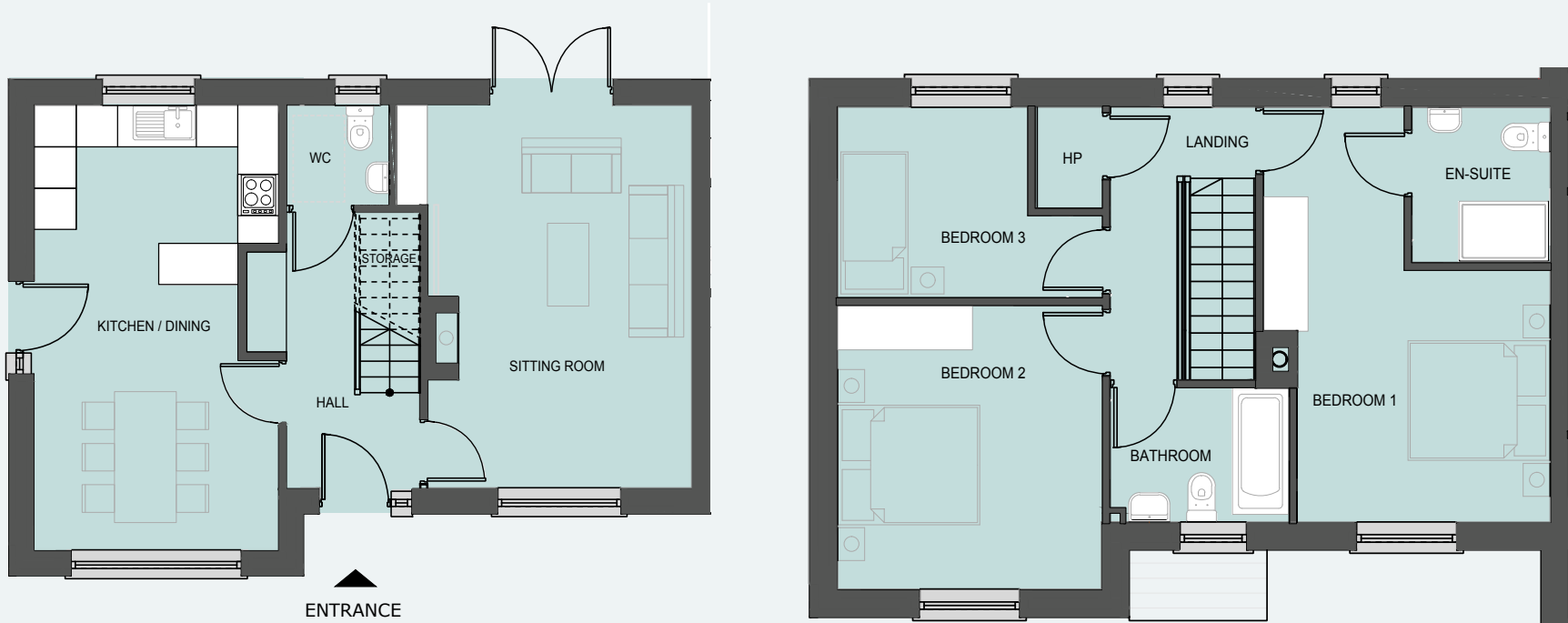


First Floor



**Type B2 -
3 Bedroom Semi-Detached**

Area: Approx. 1,214 sq.ft. (112.8 sq.m.)



Ground Floor

First Floor



**Type C1 -
4 Bedroom Semi-Detached**

Area: Approx. 1,442 sq.ft. (134 sq.m.)



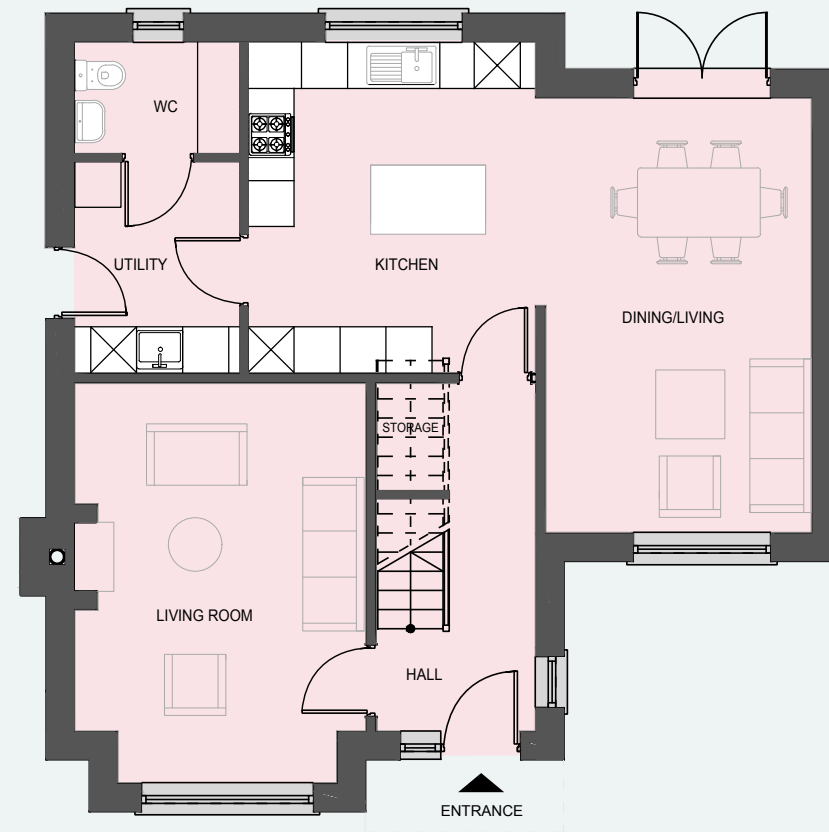
Ground Floor

First Floor

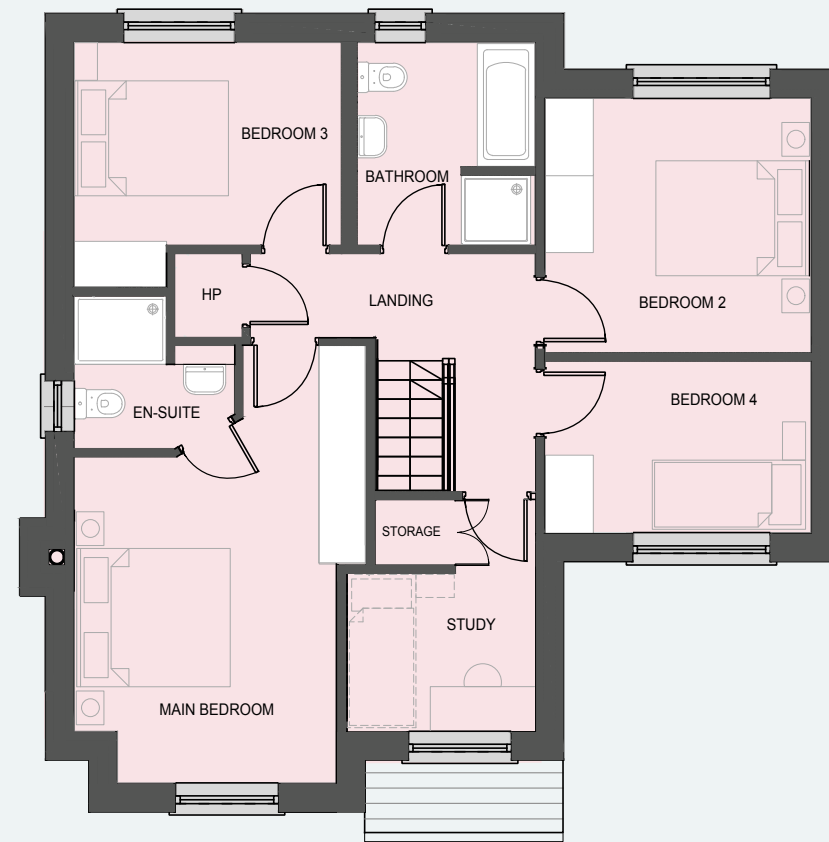


**Type D1 -
4 Bedroom Detached Plus Study**

Area: Approx. 1,615 sq.ft. (150 sq.m.)



Ground Floor



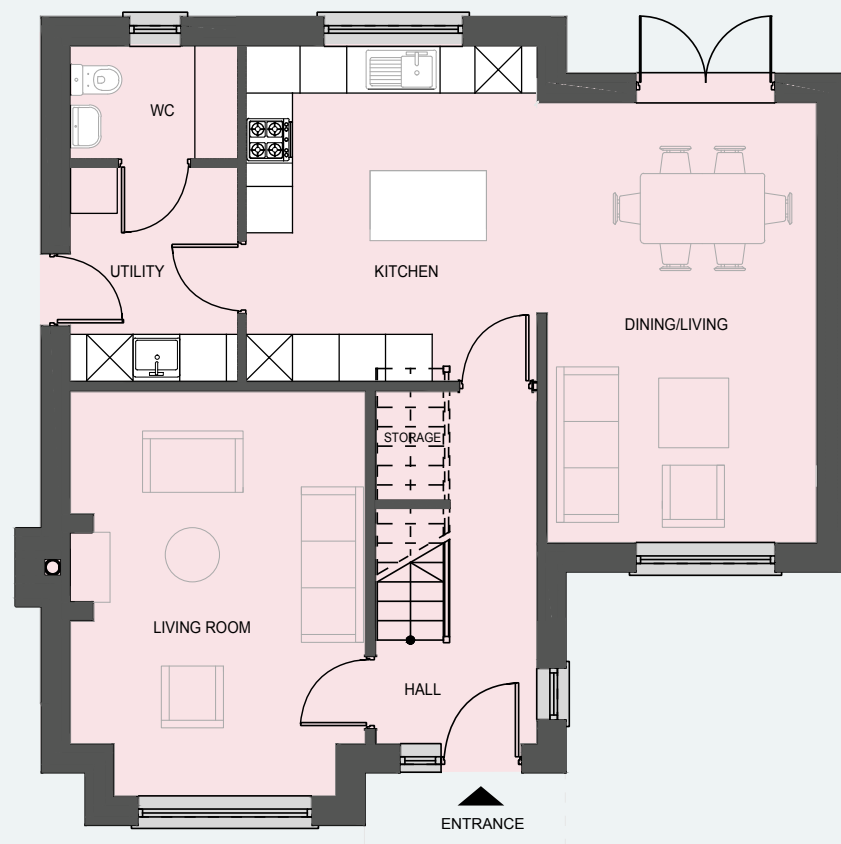
First Floor



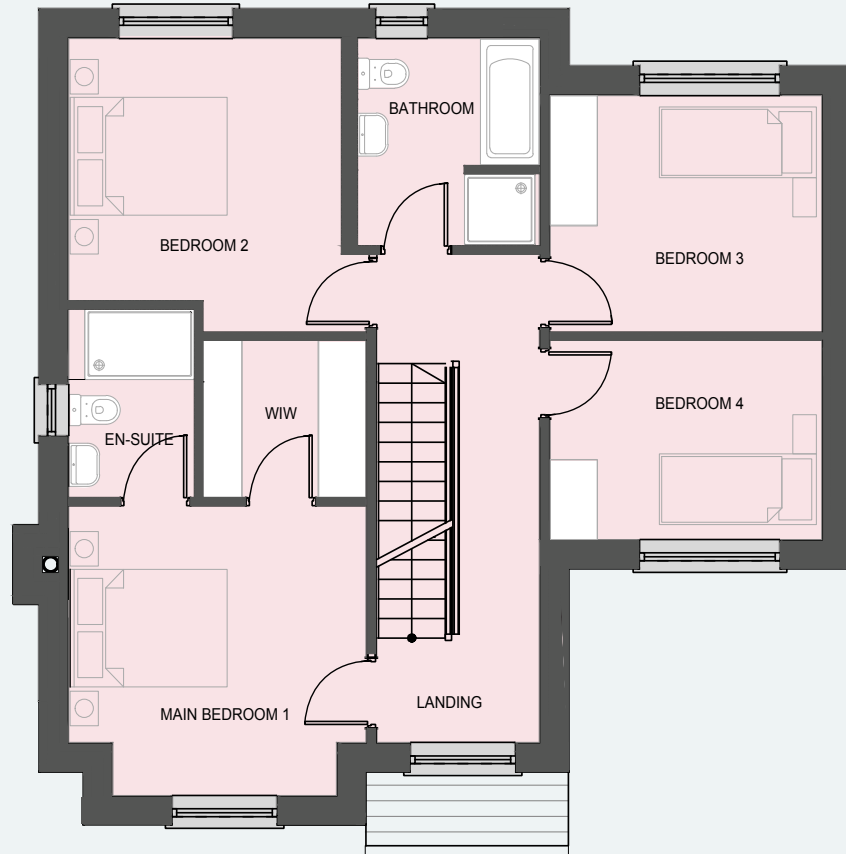


**Type D2 -
5 Bedroom Detached**

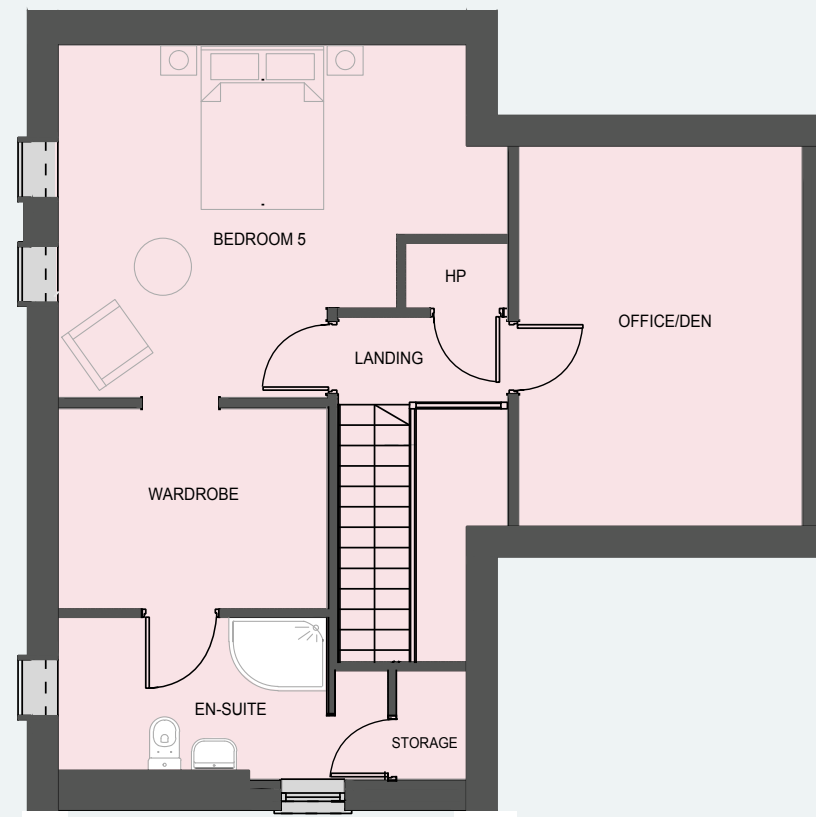
Area: Approx. 2,336 sq.ft. (217 sq.m.)



Ground Floor



First Floor



Second Floor





Specifications

General

- Traditional brick and block construction
- 10 Year Homebond Structural Guarantee
- Each house has been designed to achieve a (BER) A3 rating which is an energy efficiency that far exceeds the average home with high levels of insulation throughout

External & Internal Finishes

- Ibstock Red Brick façade to front with pebble dash to sides and rear
- Reconstituted granite stone sills and heads
- Low profile concrete Roadstone Causeway roof tile
- Cobbled block permeable paving to the front
- Walls, ceilings and joinery are painted throughout in a standard colour
- Extra height ceilings at ground floor level

Doors & Windows

- Elegant white 'Seadec' internal doors with chrome handles, locks and hinges
- High performance uPVC black front door from Munster Joinery with multi-point locking system
- High performance Future Proof 1.2 U Value double glazed windows from Munster Joinery in Chalk shade

Kitchens & Bedrooms

- Stunning painted shaker kitchens by Fearon Developments with quartz worktops, upstands and recessed drainer as well as extra-height units feature in the detached homes. Choice of choice of door colour and worktop provided
- Strada handleless gloss kitchens with stone effect worktop by Reilly Bros featured in the semi-detached homes with a choice of colour and worktop
- Fitted utility rooms with sink area where applicable
- Elegant painted shaker fitted wardrobes by Fearon Developments fitted throughout the bedrooms in all detached homes
- Contemporary Gallo J Handle Matt fitted wardrobes by Fearon Developments feature throughout the bedrooms in all semi-detached homes

Electrical

- Smoke/heat, carbon monoxide detectors and fire alarm fitted
- Wired for phone and broadband. Data outlets in living areas and master suites
- Wired for an intruder alarm

Bathrooms/En-suites & Downstairs WC

- High quality Sonas sanitary ware and elegant vanity units to en-suite and bathrooms
- Stunning floor and wall tiling in bathrooms and en-suites as per the show units. Tiling also provided in utility rooms where applicable. Choices provided
- Heated towel rails in main bathroom and en-suites
- Separate shower units in main bathroom and en-suites. Extra-large shower trays featured in en-suites with rain shower head

Heating & Plumbing

- High Efficiency 'Band A' Gas Boiler
- House types B and D feature traditional chimneys
- Boosted water supply to ensure ample water pressure throughout the house
- Quick recovery hot water cylinder to ensure hot water availability

Gardens

- All front and back gardens will be levelled and seeded
- Timber fencing create the rear garden boundary
- Concrete patio extends from dining/living areas via French doors
- Attractive open greens areas landscaped throughout

Parking

- Each house has two allocated parking spaces



