

Magnificent 3 and 4 Bedroomed “A” Rated New Homes

# *Royal Oaks*

ENFIELD - CO. MEATH





# Royal Oaks

ENFIELD - CO. MEATH

*Buying your dream home may seem like the end of the story but in Royal Oaks, it's only the beginning. As a great oak tree grows from a slender sapling, so does your life journey start here in Enfield.*

*Royal Oaks is a beautiful development in a unique location, with country views, yet a short walk from the village. You're not just buying a high quality house but also a high quality life.*

*With deep roots and strong branches, this thriving village has managed to hold onto a tightly knit sense of community.*

*Walk around the village. Go into the local shops. Listen to everyone calling out to each other and laughing about local news.*

*Then imagine strolling back to your incredibly spacious Royal Oaks home.*

*Living in these magnificent homes will be just part of the pleasure. Live your life here too.*

*Let your story begin at Royal Oaks...  
...and take a step into a bright new future.*





# Amenities

As a thriving village, Enfield has a full range of amenities meaning you don't have to jump in the car every time you need something.

The outstanding local SuperValu and Tesco Express shops are just a few minutes walk from Royal Oaks. The village also features renowned butchers, a selection of hairdressers, barber, hardware store, charming restaurants and bistros and most importantly – great take-outs, including Italian, Indian, Thai, Chinese and traditional chippers.

With a Bank of Ireland branch, a well established Credit Union, Post Office and professionals like solicitors and accountants, you can have reliable financial services on your doorstep.

- 1 Na Fianna GAA
- 2 Enfield Celtic Soccer Club
- 3 Post Office
- 4 Bank of Ireland
- 5 Medical Centre
- 6 Enfield Credit Union
- 7 St. Marys Primary School
- 8 Enfield Railway Station
- 9 Leisure Park & Boating Centre
- 10 Johnstown Estate Hotel & Spa

A full range of services are available in and around the village:

**Professional Services,**  
Solicitors, Accountants, Veterinary & Estate Agent.

**Medical,**  
Medical Centre, Opticians, Dentist & 2 Pharmacies.

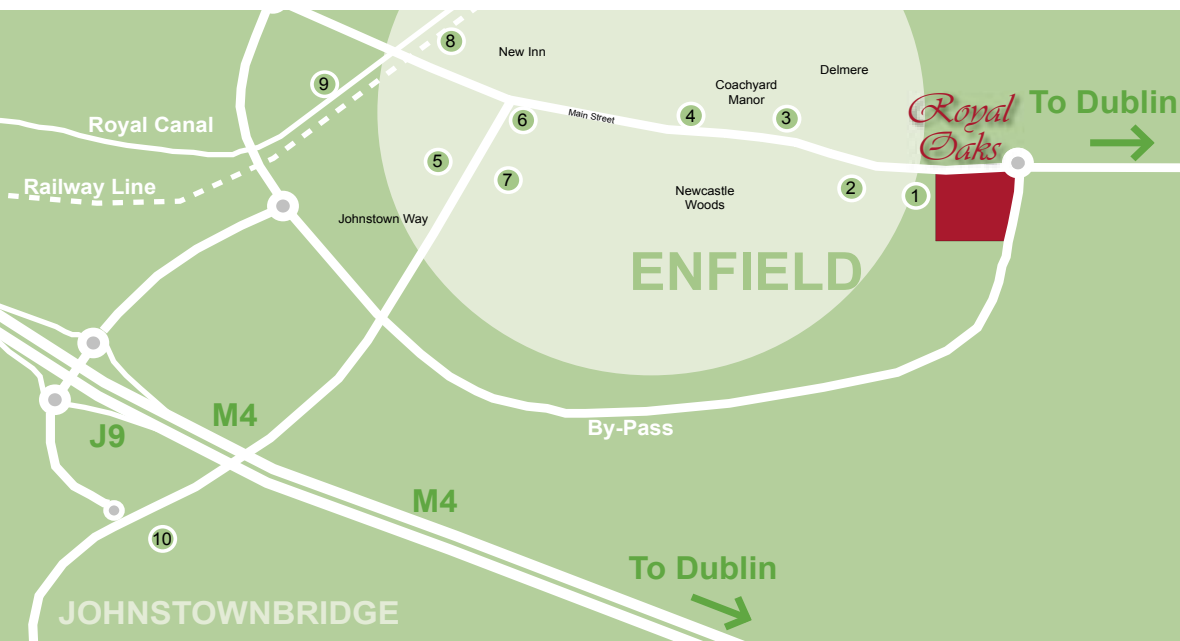
**Shopping,**  
Grocery Stores, Hardware, Electrical, Service Stations & Florists.

**Hotels,**  
2 local hotels, Johnstown Estate Hotel & Spa and The Hamlet Court.

**Pubs & Restaurants**  
Numerous pubs, restaurants and take-outs.

**Personal Care,**  
Beauty Salons, Hairdressers & Barber Shop.

**General,**  
Launderette & Dry Cleaners, Bookmakers, Dog Grooming.







Royal Canal



Clonard Cycle Club

## Sports & Leisure Activities

*Royal Oaks is just a short walk from the local soccer (Enfield Celtic) and GAA (Na Fianna) clubs – now with a new astro pitch.*

*Johnstown Estate Hotel & Spa has a wonderful Health Club and Spa. Enjoy the swimming pool, gym and wide range of fitness classes from Step to Pilates. There'll be something here for you.*

*Enfield is spoiled for golf clubs with Rathcore, Knockanally and Moyvalley (with a popular hotel on the course). World-class courses are nearby with Carton House in Maynooth and The K Club a convenient drive away.*

*For those interested in rugby, tennis and hockey, North Kildare Club in Kilcock is a popular choice. There's even fishing on the nearby Royal Canal – with summer lessons for children.*



Johnstown Estate Hotel & Spa





# Education

*We're extremely proud of Enfield Primary School. It's stunning both in its state of the art facilities and extraordinary atmosphere of care. At night its' doors are open to all kinds of activities from music class (for adults and children) to fitness as well as community meetings.*

*Second level students have a great choice of schools in Kilcock, Longwood, Edenderry, Trim and Maynooth, so you can select the best environment to suit your child.*

*Enjoy a rich and vibrant locality...  
...enjoy life at Royal Oaks.*



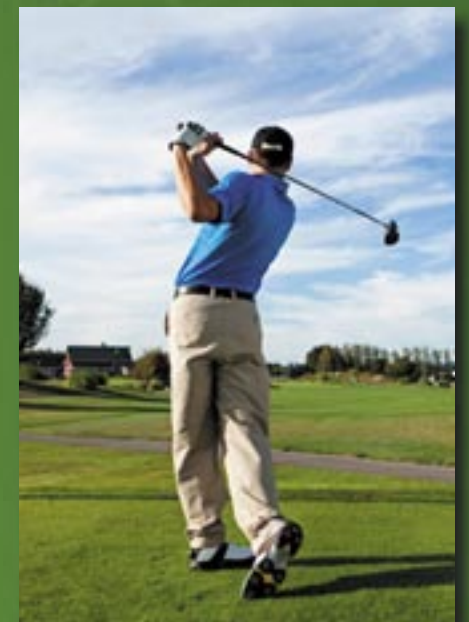
*Impressive Leisure Facilities at Johnstown Estate Hotel & Spa*



*St. Mary's Primary School*



*GAA & Soccer Clubs*



*Numerous Golf Clubs*





# MAYNOOTH UNIVERSITY

## Enviably Opportunities

*Few rural towns can boast proximity to a National University but Enfield benefits from it's proximity to Maynooth University, a wonderful institution which provides yet more educational and work opportunities for local residents.*

*While there are local employment opportunities, several of the states largest and most important international employers are located within 12 miles of Enfield, companies such as Hewlet Packard and Intel, while access to the M50 and greater Dublin area is just 19 miles away.*



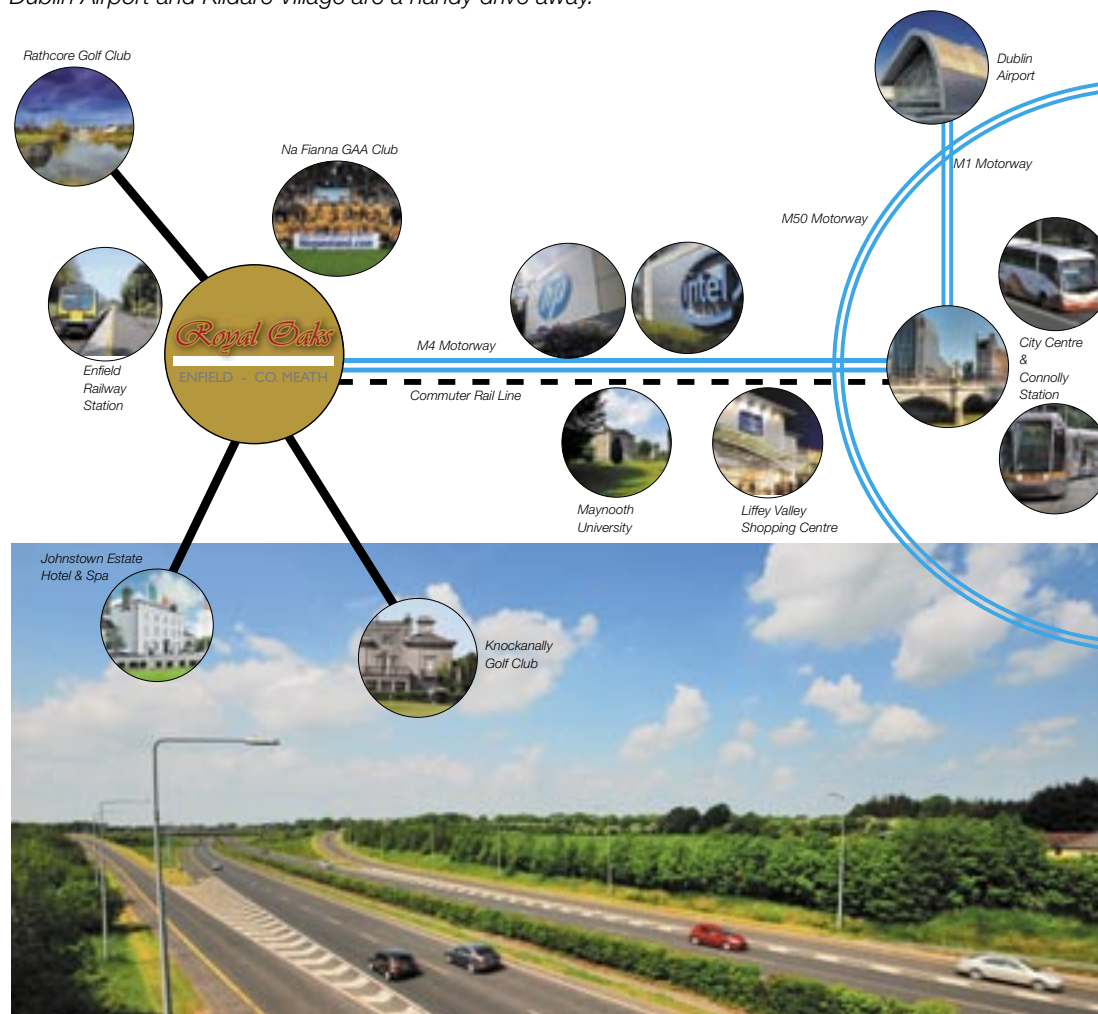
# Enviably Connectivity

For a good quality of life much can depend on a good quality commute. Fortunately Enfield is extremely well connected to a wide range of public and private transport options.

*Train:* Irish Rail runs a regular commuter and inter-city service from Enfield Train Station.

*Bus:* Several bus providers, including Bus Eireann, City Link and Kearns provide frequent services to Dublin City, (including the south city, Heuston and Connolly Stations), Dublin Airport and Maynooth University.

*M4 – The Enfield interchange provides high speed connectivity to the nation's motorway network, making key destinations north, south and west convenient. The West of Ireland was never nearer while locations like Dublin Airport and Kildare Village are a handy drive away.*



M4 Motorway to Maynooth, M50, Dublin Airport & City Centre..



Intel, Leixlip.



Dublin Airport.



Excellent Commuter Service.



Dublin City Centre.



Shopping at Liffey Valley.



Connection to LUAS at Connolly Station.





# Your Royal Oaks home

## **Size**

Apart from location, the outstanding feature of your Royal Oaks home is its size. With exceptionally spacious 3 beds from 135 sq.m. (1,453sq.ft), 4 beds from 141 sq.m. (1,518sq.ft.) and 166 sq.m. (1,787 sq.ft.). Each house also has an additional 24sq.m. (258 sq.ft.) attic storage space.

## **Low-Energy**

Royal Oaks homes come with a top rated A2/A3 BER energy rating. These are low energy, low carbon homes with high levels of insulation and a super warm construction. The high performance windows and doors reduce heating bills, so you can enjoy the comfort of underfloor heating downstairs, radiators upstairs and large capacity hot water storage.

## **Internal finishes and design**

From the CAT 6 cabling to the elegant fitted kitchens and wardrobes, Royal Oaks homes are finished to an extraordinarily high standard and beautiful, contemporary design. The bathrooms feature wet areas and floors tiled as per the show house while the master bedroom en-suite is fitted with a large walk-in shower and attractive sanitary ware, with some having a heated towel radiator and attractive vanity sink units.

You'll be able to move into your beautifully finished house and enjoy living, right from the beginning.



## **The Black Oak**

**3 Bedroomed Semi-detached**  
c. 135 sq.m. - 1,453 sq.ft.

## **The Champion Oak**

**3 Bedroomed Semi-detached**  
c. 137 sq.m. - 1,475 sq.ft.

## **The Chestnut Oak**

**4 Bedroomed Semi-detached**  
c. 141 sq.m. - 1,518 sq.ft.

## **The Willow Oak**


**4 Bedroomed Semi-detached**  
c. 145 sq.m. - 1,561 sq.ft.

## **The White Oak**

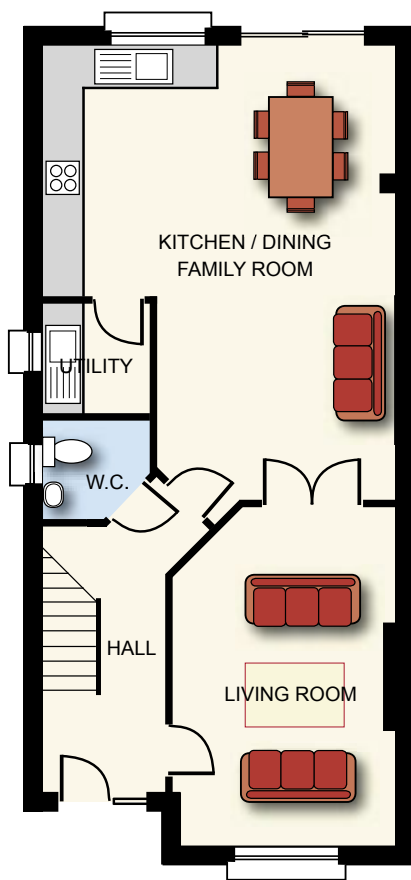
**4 Bedroomed Semi-detached**  
c. 166 sq.m. - 1,787 sq.ft.

## **The Holm Oak**

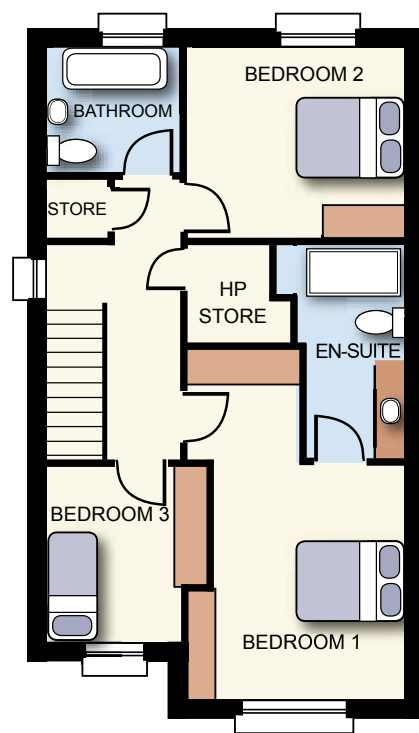
**4 Bedroomed Detached**  
c. 166 sq.m. - 1,787sq.ft.







**Ground Floor**

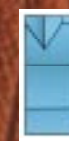


**First Floor**



## ***The Black Oak***

***3 Bed Semi-detached  
c. 135 sq.m. - 1,453 sq.ft.***



**BER A3**

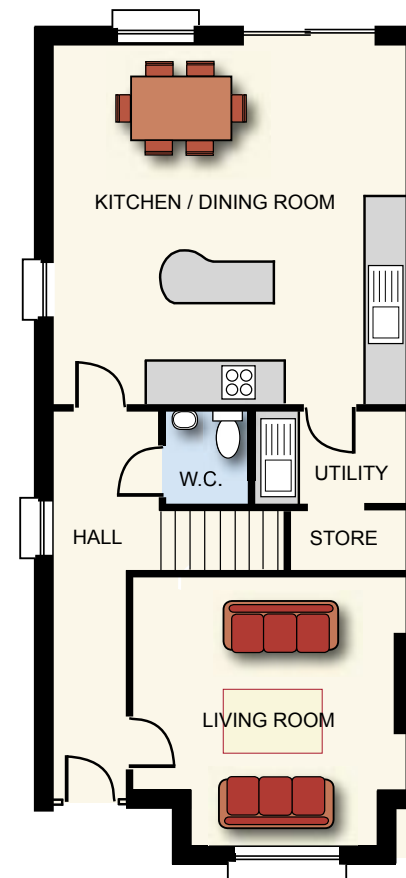




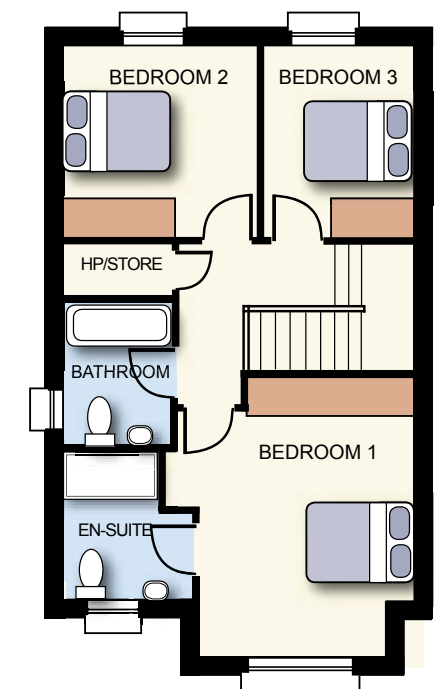
## The Champion Oak

3 Bedroomed Semi-detached  
c. 137 sq.m. - 1,475 sq.ft.

BER A3

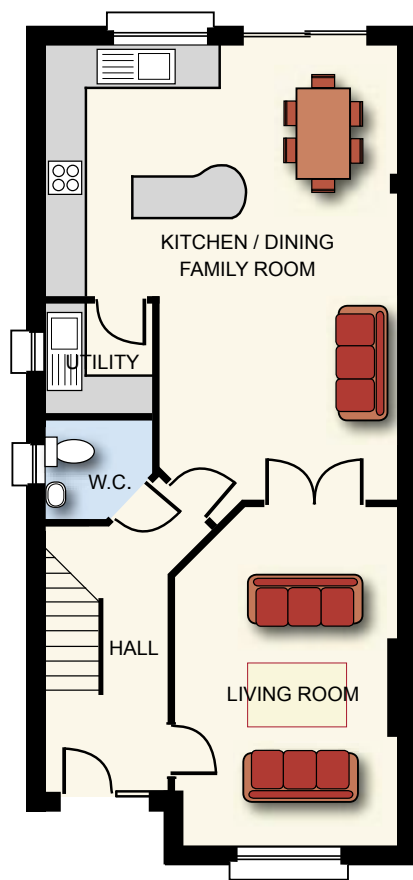


Ground Floor

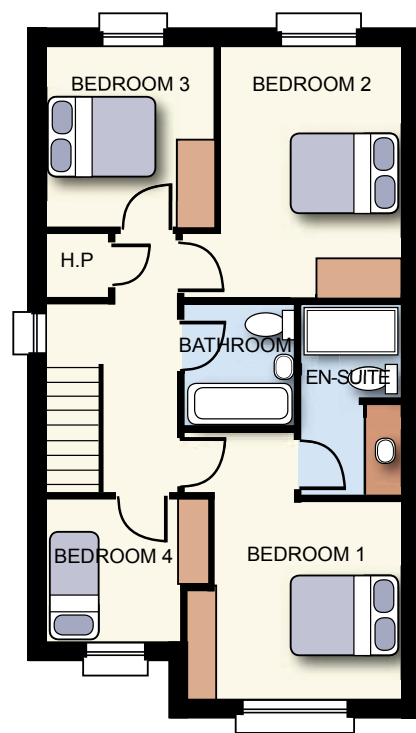


First Floor





**Ground Floor**



**First Floor**



## The Chestnut Oak



**4 Bedroomed Semi-detached**  
c. 141 sq.m. - 1,518 sq.ft.

**BER A3**

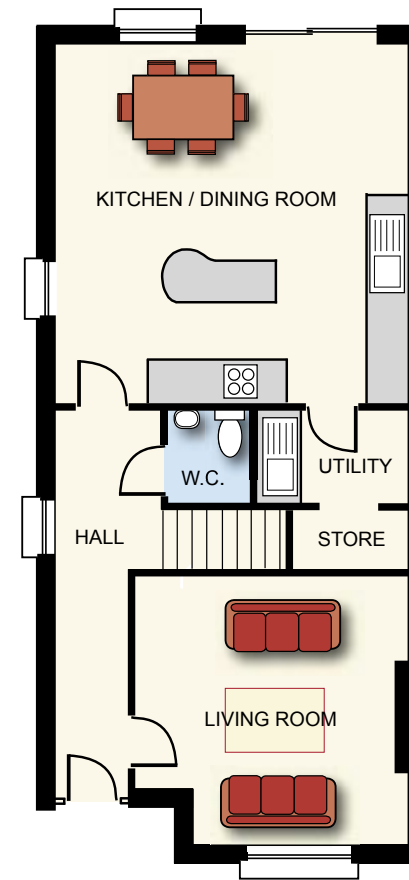
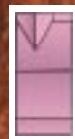




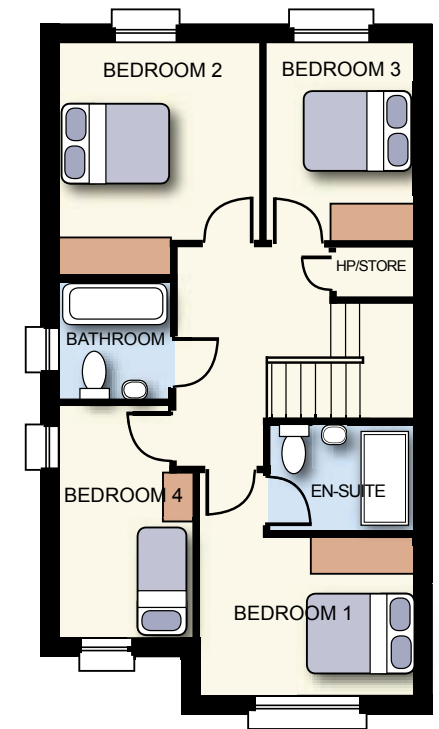
## The Willow Oak

4 Bedroomed Semi-detached  
c. 145 sq.m. - 1,561 sq.ft.

BER A3

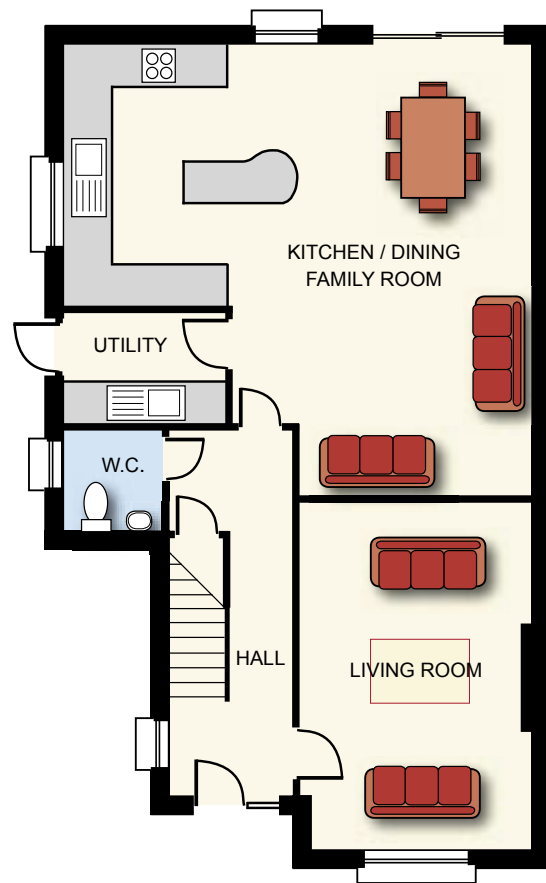


Ground Floor

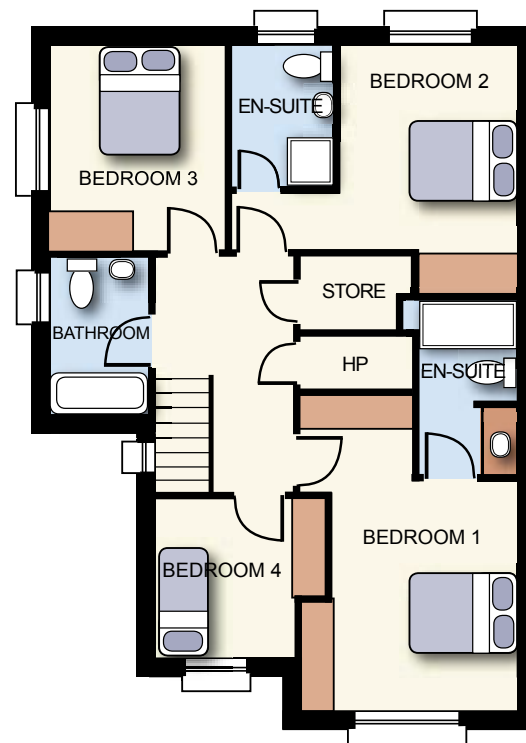


First Floor





**Ground Floor**



**First Floor**



## ***The White Oak***



***4 Bedroomed Semi-detached  
c. 166 sq.m. - 1,787 sq.ft.***

**BER A2**



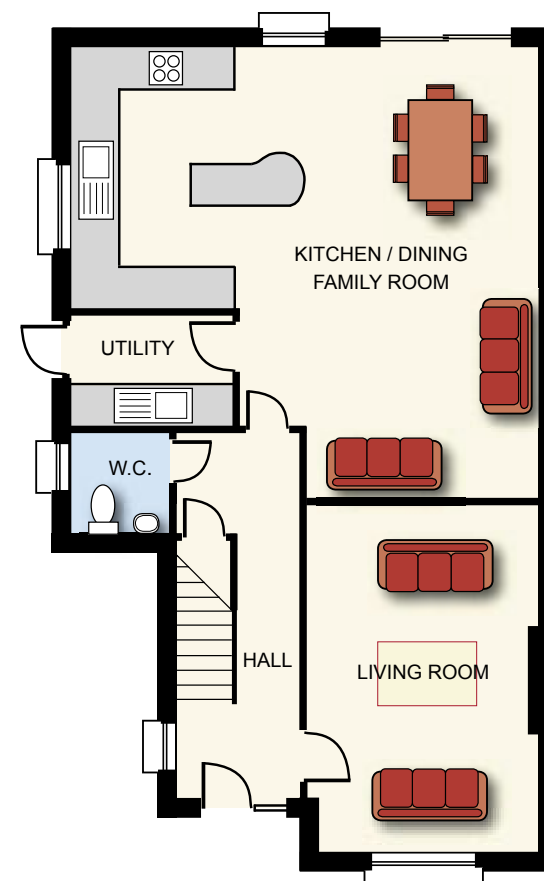


## The Holm Oak

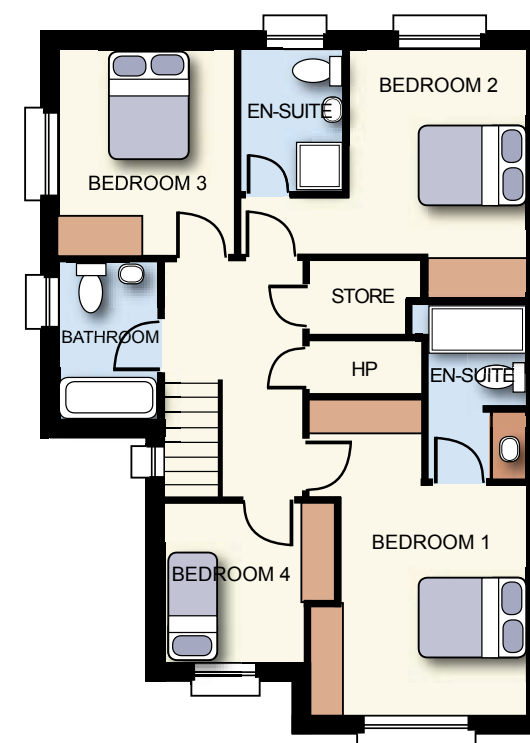
4 Bedroomed Detached  
c. 166 sq.m. - 1,787 sq.ft.



BER A2



Ground Floor



First Floor



# Site Layout



## The Black Oak

3 Bedroomed Semi-detached  
c. 135 sq.m. - 1,453 sq.ft.



## The Champion Oak

3 Bedroomed Semi-detached  
c. 137 sq.m. - 1,475 sq.ft.



## The Chestnut Oak

4 Bedroomed Semi-detached  
c. 141 sq.m. - 1,518 sq.ft.



## The Willow Oak

4 Bedroomed Semi-detached  
c. 145 sq.m. - 1,561 sq.ft.



## The White Oak

4 Bedroomed Semi-detached  
c. 166 sq.m. - 1,787 sq.ft.



## The Holm Oak

4 Bedroomed Detached  
c. 166 sq.m. - 1,787sq.ft.





## Specifications Details

### Superior Low Energy Design:

- *“A2” & “A3” BER energy rating*
- *Low energy, low carbon houses*
- *Very high levels of insulation incorporated in floors, walls and roofs*
- *Super warm construction delivering exceptionally high levels of thermal performance and air tightness*
- *High performance, low U-Value windows and external doors*
- *Central heating system using A-Class Air to Water heat pump*
- *Reduced heating bills through your electricity, one bill per household*
- *Thermostatically controlled underfloor heating downstairs and radiators upstairs*
- *The internal water supply is a pressurised system*

### Building Guarantee:

- *Quality homes are covered by the HomeBond 10 year Guarantee Scheme*



## Specifications Details

### Kitchen & Wardrobe:

- *Elegant high quality fitted kitchens with contemporary countertop and island unit as per showhouse*
- *Fitted wardrobes throughout as standard*
- *Fitted storage units to utility room*

### Bathrooms & En-suites:

- *Stylish bathroom with attractive high quality sanitary ware and fittings*
- *Bathroom and en-suite wet areas and floors tiled as per showhouse*
- *Master bedroom en-suite fitted with large walk in shower area, with some having heated towel radiator and attractive vanity sink units*

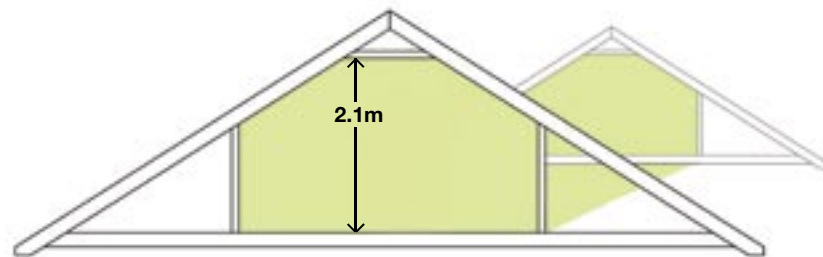




## Specifications Details

### Internal Finishes:

- *Internal walls plastered and painted throughout*
- *Plaster cornicing fitted to main living room and hallway*
- *Smoke, heat and CO2 detectors fitted as standard*
- *Wired for intruder alarm and television throughout*
- *CAT 6 cable wiring for data and telephone points for high speed broadband connection*
- *Standard light fittings and attractive power points*
- *Contemporary skirting and architraves*
- *Elegant oak style shaker style internal doors with chrome lever handles, locks and hinges*
- *Large attic storage area 24sq.m. (258 sq.ft.) with fold down attic stairs, flooring and lighting above*



### Attic:

*The attic truss is designed to create an open attic space which is lighted, floored and is accessed by a fold down attic stairs.*

## Specifications Details

### External Finishes:

- *Low maintenance attractive brick and render finishes*
- *Brick quoin detail around windows and doors*
- *Lismore cobble-locked driveways with parking for 2 cars*
- *Paving slabs to rear patio area as per showhouse*
- *All rear gardens have concrete block walls surround*

### Gardens:

- *Gardens are topsoiled and seeded with grass*
- *Outdoor tap and external double power socket are standard*
- *Green areas landscaped to a high standard throughout development*
- *Side gates as per showhouse*





## Sustainability and Energy Saving

*(The building energy rating at Royal Oaks is A2 / A3)*

**BER A2**

**BER A3**

### Concrete block build

*Concrete block construction with pumped bead insulation and a variation in brick elevations.*

### Efficient Low-Energy Design

*The houses at Royal Oaks enjoy many features designed to lessen energy demand and to reduce the cost of heating and hot water production.*

### Windows

*Future proof, extremely efficient thermal performance with insulation levels to meet building requirements for decades to come.*

## Sustainability and Energy Saving

### Insulation

*Carefully designed and detailed to reduce heat loss through floors, walls and roofs with superior levels of insulation.*

### Air-Tightness

*Perfectly airtight with optimum indoor air quality and thermal comfort all year round.*

### Heating

*Heating made easy with an innovative Dimplex A-Class Air Source heat pump. Located externally providing energy efficient central heating distributed through underfloor heating downstairs and radiators upstairs with large capacity of hot water storage.*





## Previous Developments

*As established house builders we take pride in our ability to create superior quality new homes. Through our high standards of design, construction and project management we can provide innovative, successful new developments that even surpass existing regulations.*

*Royal Oaks, Enfield is now part of this success story, an outstanding development of innovative 3 & 4 bedroomed new homes and follows on from recent developments photographed below.*

**The Walled Garden**  
Celbridge



**2014**

**Coachyard Avenue**  
Enfield



**2015**

**Green Acres**  
Knocklyon



**2015**



## Professional Team

### Selling Agent



### Property Team

#### Carey Auctioneers

Innfield House, Enfield,  
Co. Meath.

Tel: (046) 954 1064

Email: [info@careyauctioneers.ie](mailto:info@careyauctioneers.ie)  
PSR No: 001731

### Solicitor

#### Rogers & Byron Solicitors

Cannon Row,  
Navan,  
Co. Meath.

Tel: (046) 902 1939

### Architect



103 Leeson Street Upper,  
Dublin 4.

Tel: (01) 668 9888

### Builders



Propertyteam Carey Auctioneers for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Propertyteam Carey Auctioneers has any authority to make or give representation or warranty whatever in relation to this development. The developer reserves the right to make any alterations in the overall interest of the development.

