

# Riversend

EFFERNOCK, TRIM

Glenveagh   
Home of the new.







Riversend @ Effernock

Glenveagh introduces Riversend at Effernock, a development of family homes in a picturesque setting close to the River Boyne and the bustling town of Trim, Co. Meath. Riversend is a wonderful addition to the existing Effernock development, offering buyers a fresh take on this family-friendly area.



# Inspired living by Ireland's ancient heritage.





# Designed with you in mind.

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

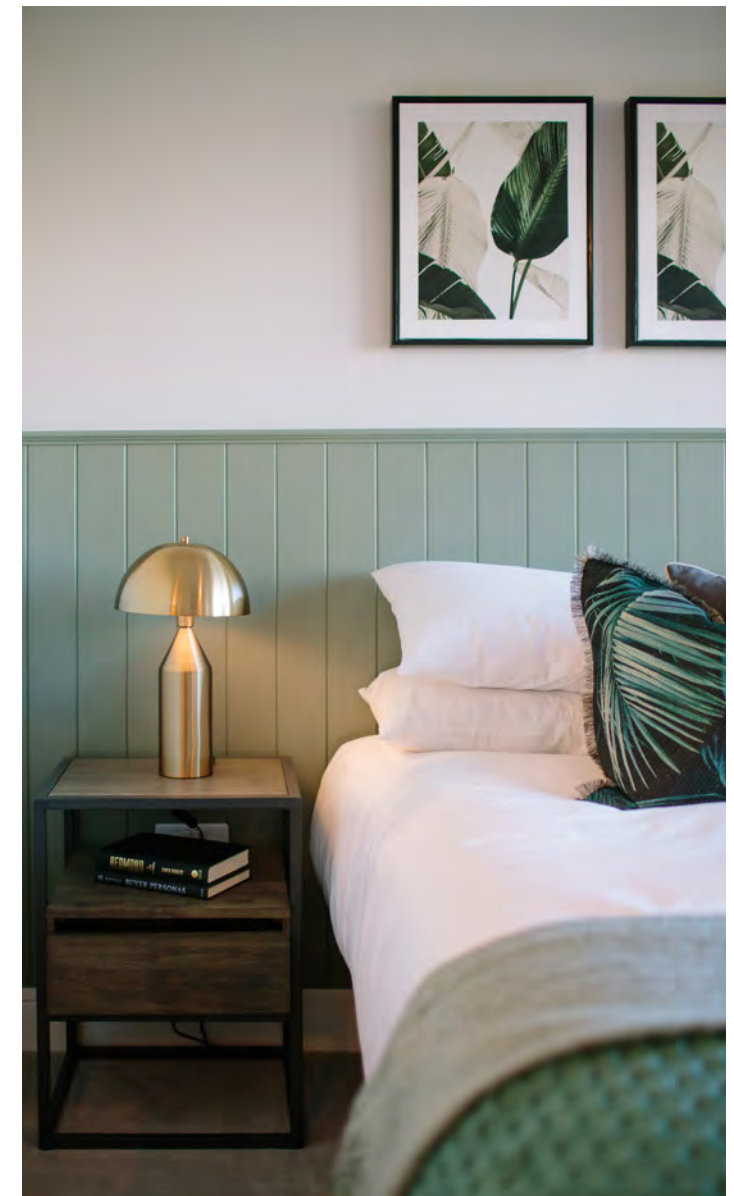


Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

All homes are energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and air tightness in all our properties.



Development featured: Bellingsmore



## Thoughtful design for family living

Homes in Effernock are large, beautifully designed and finished to the highest level. Sunlight-filled interiors, well-appointed kitchens and spacious living areas are just a few of the features that buyers can expect.




# Choose from a host of transport links

**Easy access to where you need to be**


Riversend is located next to the main Dublin Road within the lively town of Trim, making a commute to Dublin a quick and easy 40-minute drive.

If you prefer to let someone else do the driving, Bus Éireann offers a number of routes linking Trim with Dublin and beyond, while a number of private coach services provide access to locations such as Maynooth University and Dundalk Institute of Technology. For Rail services, the M3 Parkway is only aa 23 minute drive.



	
Dublin City	51 mins
Dublin Airport	38 mins
Navan	18 mins
Trim	2 mins
Hill of Tara	18 mins
M3	18 mins

	
M3 Parkway	23 mins drive

	
Nearby Bus routes	135





# A town of historical significance

Trim itself is a fascinating historical town with plenty to explore and discover. Trim Castle, built by Hugh de Lacy, Lord of Meath, is the largest Cambro-Norman castle in Ireland, and was used in the production of the Mel Gibson movie Braveheart. From there, stroll along the picturesque River Boyne river walk to Newtown Abbey, which was once the largest Abbey of its kind in Ireland.



# Riverside living

- Schools

  - 1 Gaelscoil Na Boinne
  - 2 Trim Educate Together N.S.
  - 3 Boyne Community School
  - 4 Scoil Mhuire
  - 5 St. Michael's Boys N.S.
  - 6 St. Mary's Convent N.S.
  - 7 Scoil Na Gceard - Community School
  - 8 St. Patrick's N.S.
- Shopping

  - 9 Circle K Gillen's & Londis
  - 10 ALDI
  - 11 CULT:ZERO
  - 12 Spar
  - 13 Nally's SuperValu Trim
  - 14 Lidl
  - 15 Kilkenny Shop
  - 16 The Stile
- Sport / Golf

  - 17 Trim GAA
  - 18 Aura Trim Leisure Centre
  - 19 Mugendo Martial Arts Academy
  - 20 Trim Tennis Club
  - 21 Trim Canoe Club
  - 22 Rafting Boyne Valley Activities
  - 23 Knightsbrook Hotel and Golf Club
  - 24 South Meath Golf Club
  - 25 County Meath Golf Club
  - 26 Trim Town FC
  - 27 Trim Celtic AFC - Tully Park
- Hotels

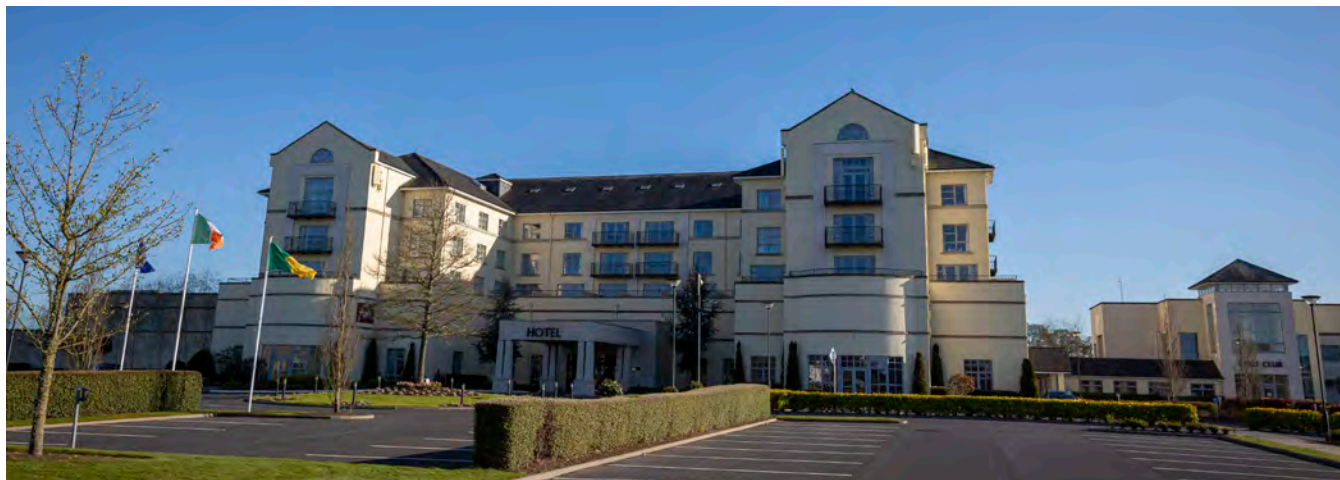
  - 28 Knightsbrook Hotel Spa and Golf Resort
  - 29 Trim Castle Hotel
  - 30 Castle Arch Hotel
  - 31 Brogan's Bar & Hotel
- Parks

  - 32 Norman Pratt Park
  - 33 Trim castle river walk
  - 34 Trim playground



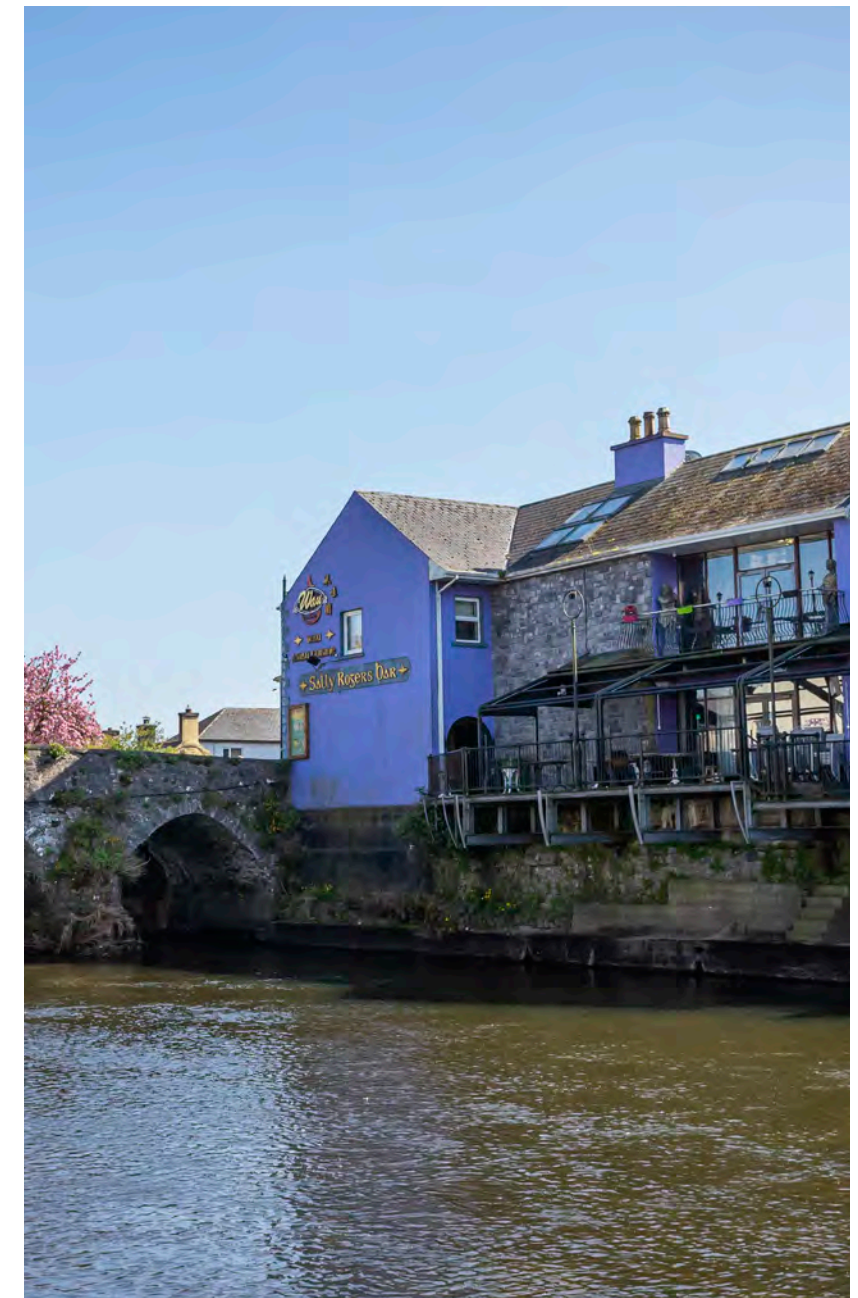


# Convenience for all the family.



Residents can simply stroll into Trim to avail of this busy town's amenities, including Bosca Coffee, Ted Murtagh Clothing and Footwear, Lenehan's Pub, Marcie Regans Pub, Castle Arch Hotel, The Winehouse, Pat O'Byrne Men Shop, The Olive Tree Coffee Shop, Brogan's Restaurant, Bank of Ireland, AIB Credit Union and Post Office. For even more retail therapy, head to nearby Navan, where several shopping centres contain most of the major high street names.

An abundance of green space, both public and private, add to the luxurious feel of Riversend, while the nearby walks alongside the beautiful River Boyne offer a rare taste of Ireland's ancient heritage in a beautiful setting.



## Local area

Riversend enjoys an enviable location within Trim between the main Dublin road and the beautiful banks of the River Boyne. Residents can enjoy all the convenience of being close to a vibrant town with excellent amenities and transport links from a scenic riverside location.





Perfectly located for sports fans, the development is situated beside the famous Knightsbrook Hotel & Golf Club, while golfers can also enjoy the vast courses at the nearby South Meath Golf Club and County Meath Golf Club. GAA is a popular sport in the town, with Trim GAA offering facilities for every level from the tiny tots right up to the serious adults.

Not surprisingly, the beautiful River Boyne is a great resource for those who love water sports. Try paddling the Boyne Blueway from Trim to Longwood or sign up for kayak training at Boyne Valley Activities, located in Trim. Too much of an adrenalin rush? Simply enjoy the beautiful walkways along the river shores, before stopping for a coffee in the town centre.



## Close to everything

Trim is a well-established community, with plenty of amenities for every member of the family. Choose from a wide variety of primary schools, including a Gaelscoil (Gaelscoil na Bóinne), Trim Educate Together National School and St. Patrick's Primary School. Two secondary schools — Boyne Community School and Scoil na Gceard — are also located nearby, while a selection of Creche's and Childcare facilities are available for younger family members.



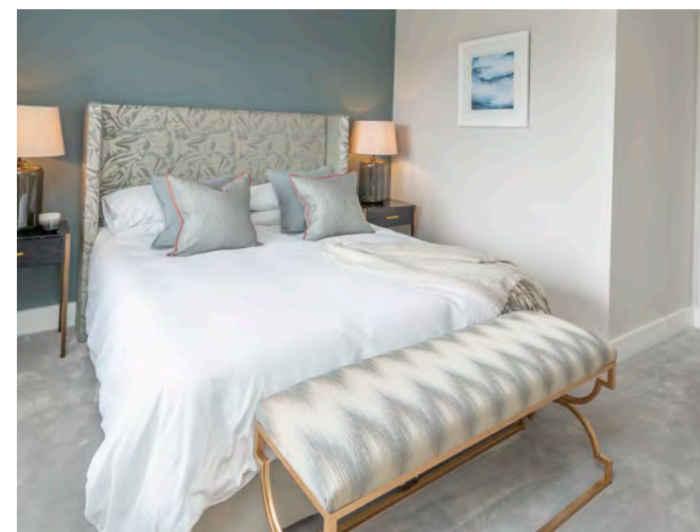


Flexible design to suit your family. Open plan kitchens feature French doors that open out onto a seeded garden. Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.





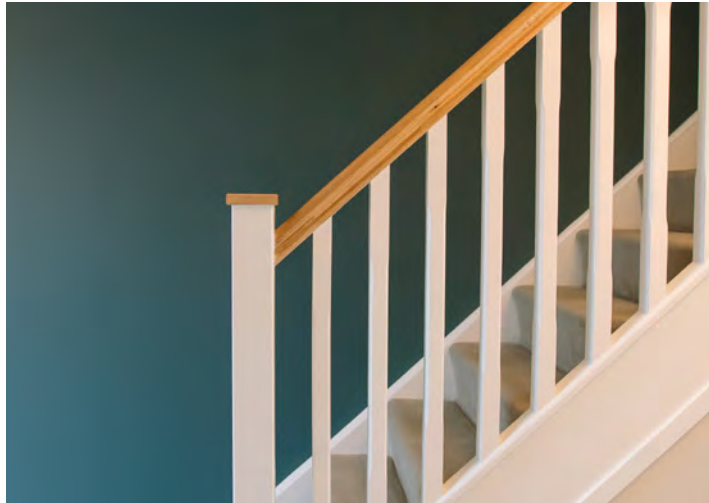
# Spacious interiors for modern living.



Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home

Images representative of typical Glenveagh homes





Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in Glenveagh Homes Ltd sourcing alternative finishes. The finished home may therefore vary from the information provided above.

# Built to a standard you can trust.

## Key Specifications

### External Features

- Maintenance free, monocouche/tasteful mix of brick, type - Lanyon Brick - Elmwood - Red Multiand with render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens.

### Internal Finishes

- Walls and ceilings painted in neutral colours.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull down attic ladder with insulated & airtight access hatch in two storey houses.

### Electrical & Heating

- Generous lighting and power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Samsung heating pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.
- USB points fitted in Kitchen Islands / Peninsulas.
- Outdoor Sockets.

### Kitchens

- Superb contemporary kitchen by Fitzgerald's Kitchens with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas.

### Windows & Doors

- Munster Joinery uPVC double glazed A rated windows.
- French two-tone double doors to back garden.

### Wardrobes

- Shaker-style fitted wardrobes supplied by Gallaghers in the master bedroom.

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.
- Photovoltaic Panels fitted to all houses.

### Guarantee

- Each Riversend home is covered by a 10 year Homebond structural guarantee.





# House styles

3 Bed Homes

**The Poplar**  
3 Bed Semi Detached  
108 - 111 sqm | 1161 - 1194 sqft

**The Cedar**  
3 Bed plus study Semi Detached | Mid & End Terrace  
125 sqm | 1344 sqft

4 Bed Homes

**The Elm**  
4 Bed Detached | Semi Detached  
128 sqm | 1377 sqft

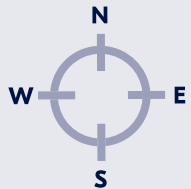
# Riversend

@ EFFERNOCK

Show Houses (SH)  
No's 9 & 10, Effernock Avenue



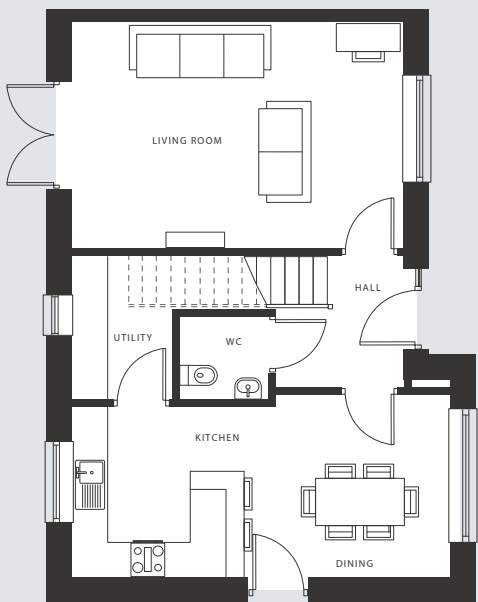
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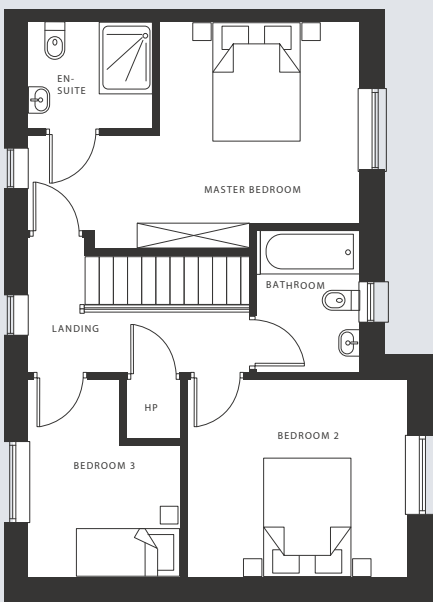


# The Poplar A

3 Bed Semi Detached  
108 sqm | 1161 sqft



Ground Floor

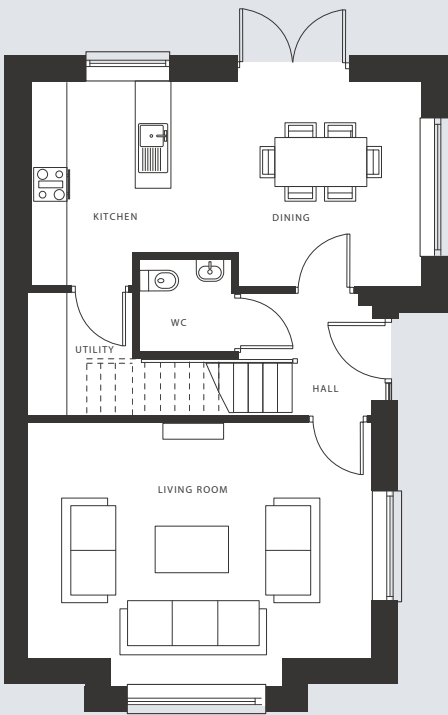


First Floor

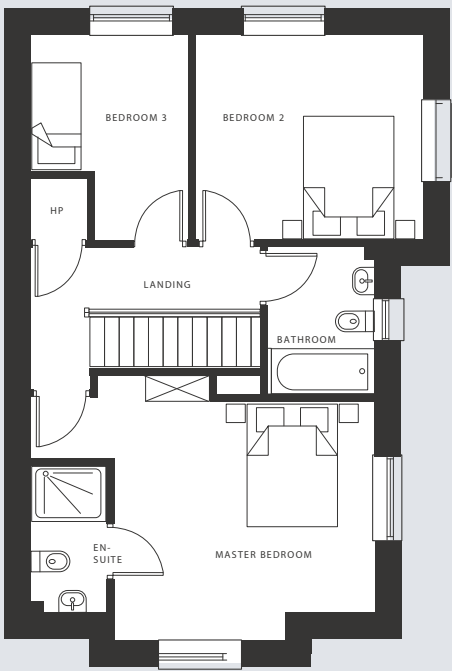
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# The Poplar B

3 Bed Semi Detached  
111 sqm | 1194 sqft



Ground Floor



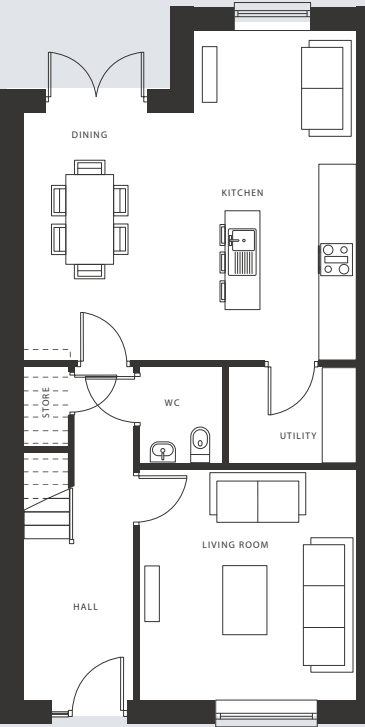
First Floor

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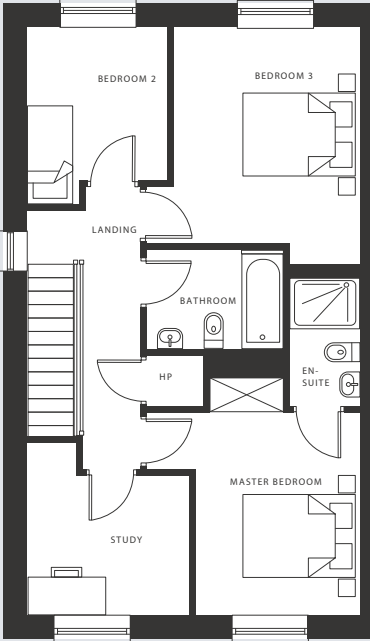


# The Cedar

3 Bed plus study Semi Detached | Mid & End Terrace  
125 sqm | 1344 sqft



Ground Floor

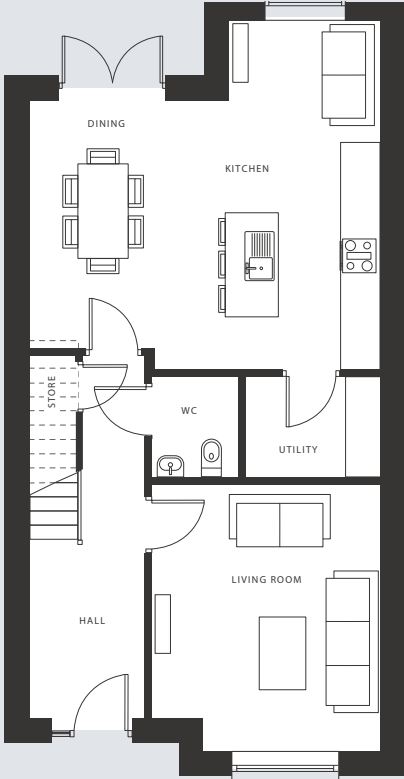


First Floor

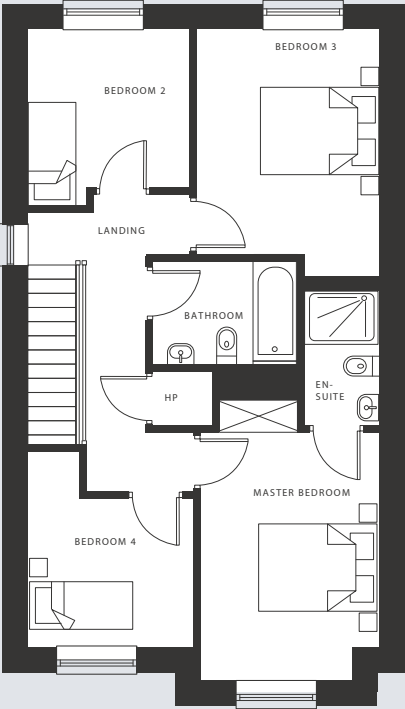
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# The Elm

4 Bed Detached | Semi Detached  
128 sqm | 1377 sqft



Ground Floor



First Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

## Discover more Glenveagh developments



**Belin Woods**  
Newbridge, Co. Kildare



**Walkers Gate**  
Kildare Town, Co. Kildare



**Ravens Mill**  
Rolestown, Co. Dublin



**Barnoaks**  
Citywest, Co. Dublin



**Riversend @ Effernock**  
Trim, Co. Meath



**Baker Hall**  
Navan, Co. Meath





**Selling Agent**



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Architect, **Van Dijk Architects**  
Solicitor, **Amoss**

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