

# EFFERNOCK

Trim



*Love where  
you live*

  
**Glenveagh**  
Home of the new.



## EFFERNOCK

Glenveagh is pleased to introduce Effernock, a striking new collection of beautifully designed family homes only a stone's throw from the vibrant town of Trim, County Meath.

Effernock embodies modern, stylish living in the fresh surroundings of Trim - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*

**LOVE  
A PLACE OF  
YOUR OWN  
LIVE  
CONNECTED TO  
YOUR COMMUNITY**





## EFFERNOCK

# EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Effernock connects you to it all, conveniently located on the main Dublin road and just a short drive from Dublin, Kildare, Offaly and Monaghan with the M3 motorway just minutes away. For commuters, a regular bus service connects directly to Dublin City Centre so you can enjoy a stress-free daily commute.



Norman Pratt Park	1 min
Newtown Abbey	3 mins
Trim Castle	3 mins
Trim Playground	5 mins
Navan	16 mins
M3	18 mins
Hill of Tara	18 mins
Dublin Airport	42 mins
Dublin City	50 mins



Nearby Train Routes	
Enfield Train Station	22 mins drive
M3 Parkway Train Station	22 mins drive
Kilcock Train Station	25 mins drive
Maynooth Train	33 mins drive



Athboy → Dublin	111
Navan → Enfield	189
Trim → Drogheda via Navan	190
Trim → Dublin via Dunshaughlin	190b
Trim → Dundalk	DK03



EFFERNOCK

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

**Effernock offers a wealth of family-friendly activities close by.**

Trim Castle, Ireland's largest Anglo-Norman fort built by Hugh DeLacy, Lord of Meath, is one of the many attractions on Effernock's doorstep. Overlooking the river Boyne, it's the perfect starting point for enjoyable days exploring the rich history of Trim and its surroundings. With Ireland's oldest still-in-use bridge, and a trove of ancient ruins and medieval buildings to discover, it's a location where natural beauty meets historic splendour in a truly special way.



EFFERNOCK

# LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Effernock home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

**The comfort you want, how you want it.**

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes.



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## A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



For illustrative purposes.

# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water, or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

## Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!

# ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-To-Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



## FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.



If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a new build home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)

## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €73,500 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €420,000.



<b>Property price</b>	<b>€420,000</b>
<b>Household income</b>	<b>€73,500</b>
<b>Mortgage approval</b>	<b>€294,000</b>
<b>Deposit</b>	<b>€12,000</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€84,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,302</b> (based on 35 years and at 4% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)



EFFERNOCK

# ALL INTERESTS ALL COVERED ALL NEARBY

Conveniently located in Trim, Effernock offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages.

Effernock is a stone's throw from Trim Town Centre which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including Stockhouse Restaurant and The Olive Tree nearby for you to choose from.

So, whether it's a riverside walk along the Boyne, a fun day out for the kids at Trim Playground, or dropping over to Market Street for some retail therapy, virtually everything you need is on your doorstep.



EFFERNOCK

# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future. We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, and pop-up Christmas Events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





## WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in – and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guaranties that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

## EFFERNOCK

# A COMMUNITY READY FOR SCHOOL WORK AND PLAYTIME

Trim and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Effernock. There is a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

Here's a look at where your kids could get the best in education:

- Boyne Community School
- Gaelscoil Na Bóinne
- Scoil Mhuire
- St Mary's Convent Primary School
- Trim Educate Together National School
- St. Michaels Boys National School
- Red Door Montessori

Third Level education within the local area includes Dunboyne College of Further Education, with commuter connections to all the Dublin choices. Several private coach services provide access to locations such as Maynooth University and Dundalk Institute of Technology

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Trim. In fact, you're spoiled for choice with the selection of athletic, soccer and GAA clubs close by. Effernock is also well located for golfing enthusiasts with great 18-hole golf courses in the vicinity.



# REST EASY, YOU'RE HOME

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



For illustrative purposes.



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## EFFERNOCK

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens.

### Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen, and master bedroom\*
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen 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.

### Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Fitted Wardrobes 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 airtightness in order to retain heat.

### Guarantee

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

\*Dependent on house type.

### Schools

- 1 Boyne Community School
- 2 Gaelscoil Na Bóinne
- 3 Scoil Mhuire
- 4 St Mary's Convent Primary School
- 5 Trim Educate Together National School
- 6 St. Michaels Boys National School
- 7 Red Door Montessori
- 8 St. Patrick's National School

### shopping

- 1 Aldi
- 2 SuperValu Nally's of Trim
- 3 Lidl

### Sport

- 1 Knightsbrook Hotel & Golf Club
- 2 Trim Tennis Club
- 3 Trim Canoe Club
- 4 Mugendo Martial Arts Academy
- 5 Aura Trim Sports & Leisure Centre
- 6 Trim GAA Club
- 7 Rafting Boyne Valley Activities
- 8 Trim Town FC
- 9 Trim Celtic AFC - Tully Park
- 10 South Meath Golf Club
- 11 County Meath Golf Club

### Health

- 1 Trim Medical, Centric Health
- 2 Knightsbridge Medical Centre

### Hotels

- 1 Trim Castle Hotel
- 2 Castle Arch Hotel
- 3 Brogan's Bar & Hotel

### Parks

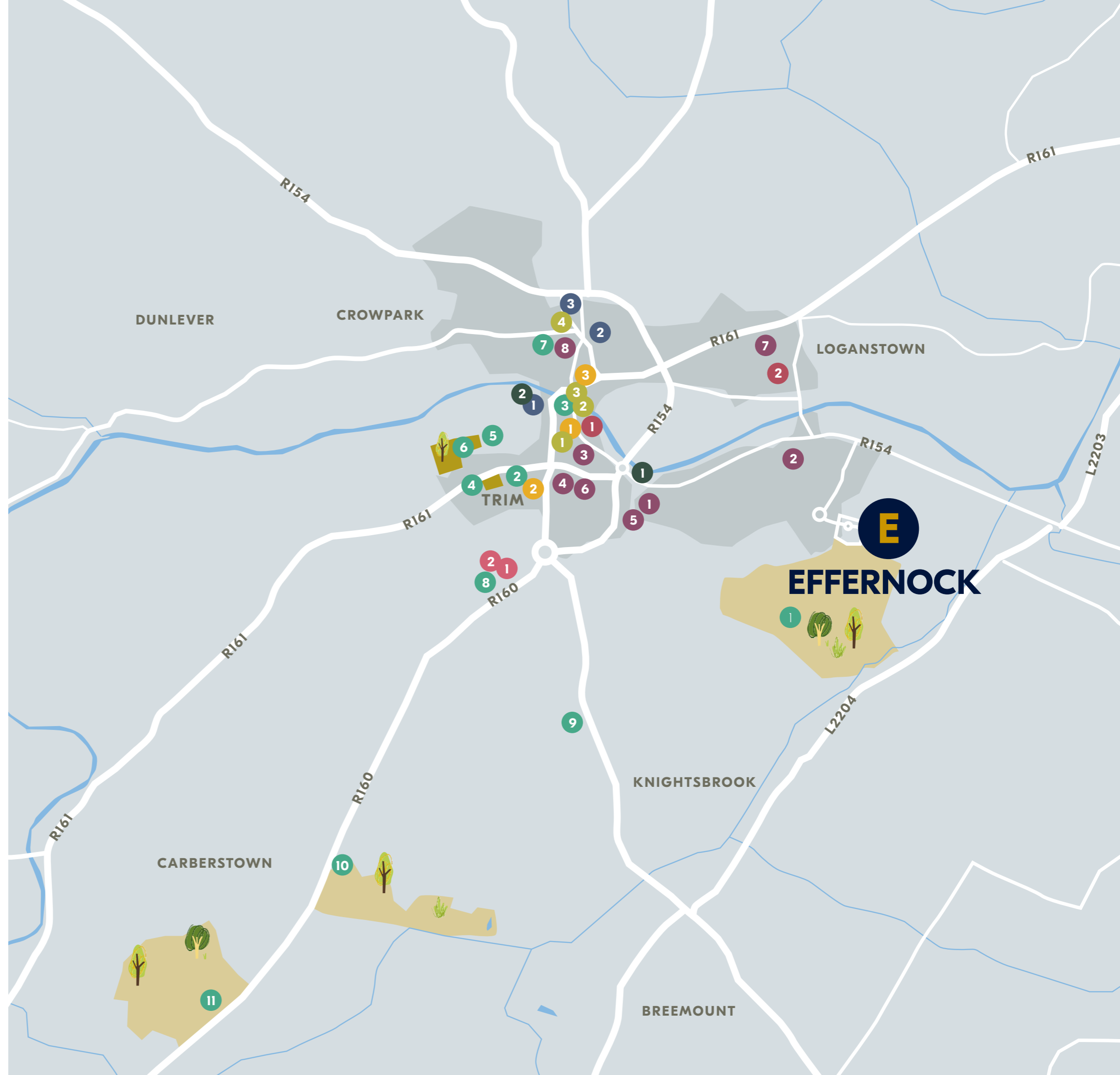
- 1 Norman Pratt Park
- 2 Trim Playground

### Attractions

- 1 Trim Castle
- 2 Newtown Abbey

### Café/Restaurants

- 1 StockHouse Restaurant
- 2 Flambé
- 3 The Olive Tree
- 4 Platterbylu - Cafe & Artisan Pantry



# HOUSE STYLES

## Apartments

- The Cherry**  
1 Bed Maisonette  
56 - 64.23 sqm | 603 - 691 sqft

## 2 Bed Homes

- The Hazel**  
2 Bed Mid & End Terrace  
75 sqm | 807 sqft

## 3 Bed Homes

- The Poplar**  
3 Bed Semi Detached | End Terrace  
92.6 sqm | 997 sqft

- The Beech**

3 Bed Semi Detached End Terrace  
102.2 sqm | 1100 sqft

- The Rowan**

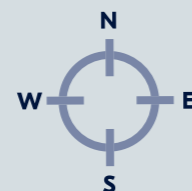
3 Bed Semi Detached  
103.8 sqm | 1117 sqft

- 4 Bed Homes**

**The Linden**  
4 Bed Detached  
130.4 sqm | 1404 sqft

# EFFERNOCK

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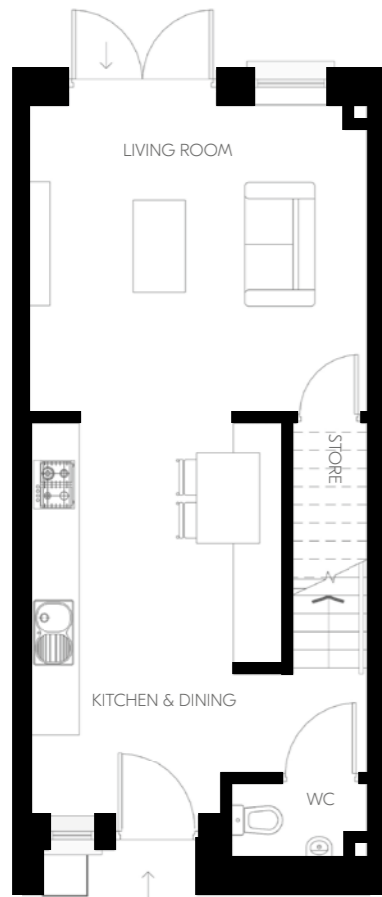


*Love where you live*

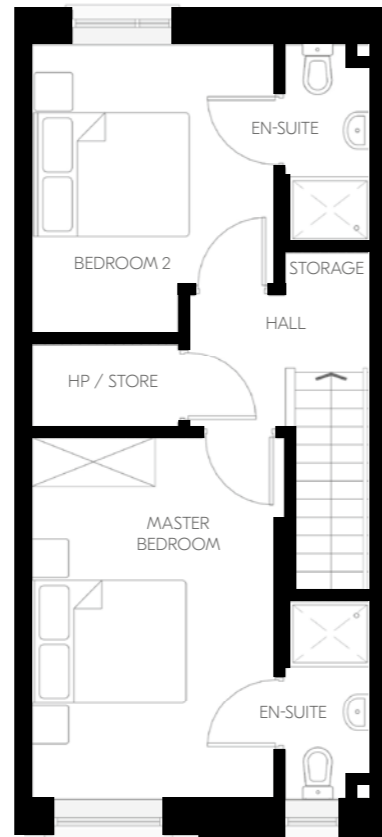


# THE HAZEL

2 Bed Mid & End Terrace  
75 sqm | 807 sqft



Ground Floor



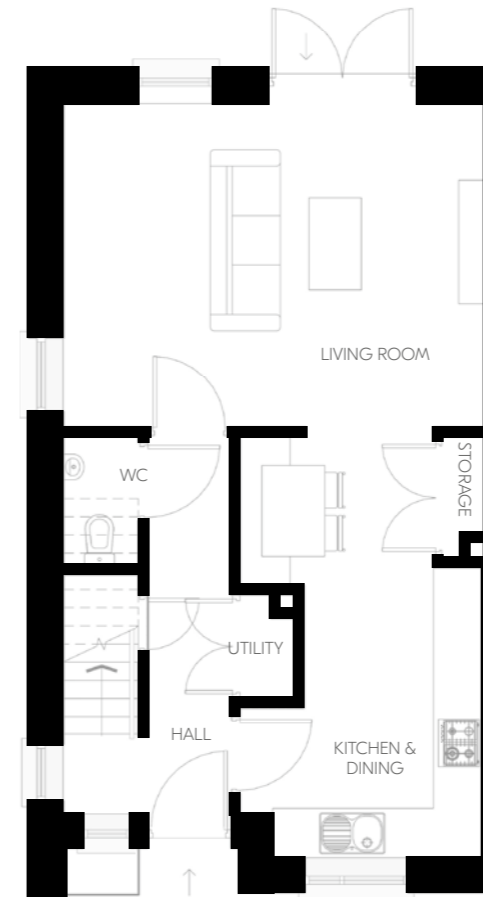
First Floor

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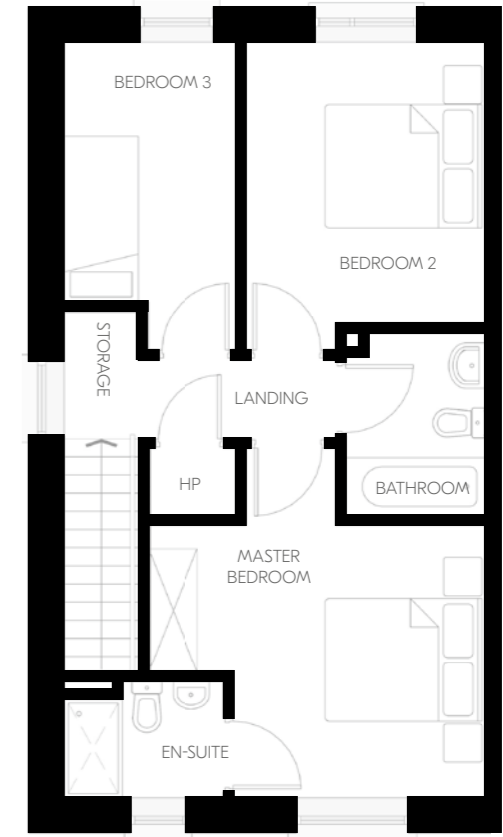
For illustrative purposes.

# THE POPLAR

3 Bed Semi Detached | End Terrace  
92.6 sqm | 997 sqft



Ground Floor



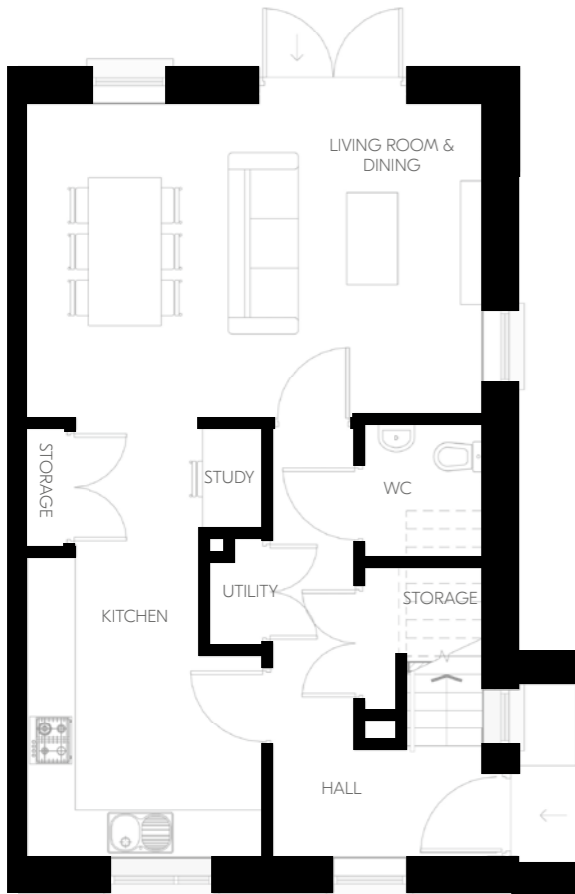
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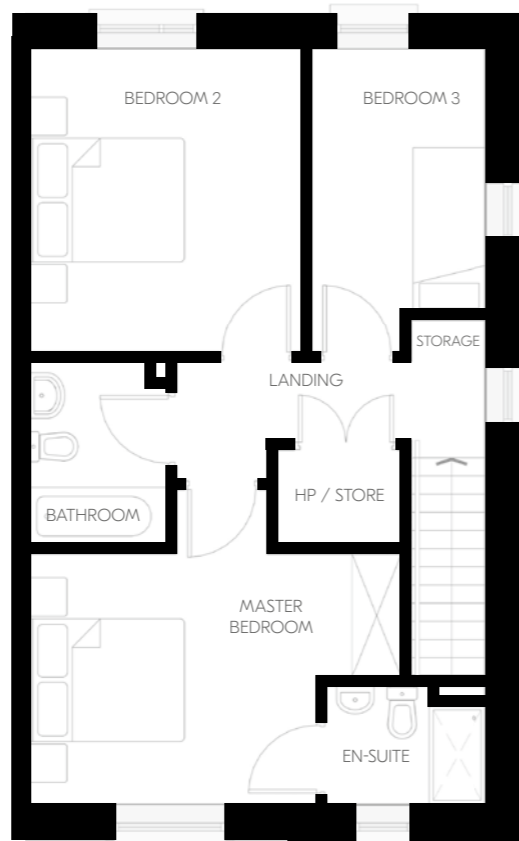
For illustrative purposes.

# THE BEECH

3 Bed Semi Detached End Terrace  
102.2 sqm | 1100 sqft



Ground Floor



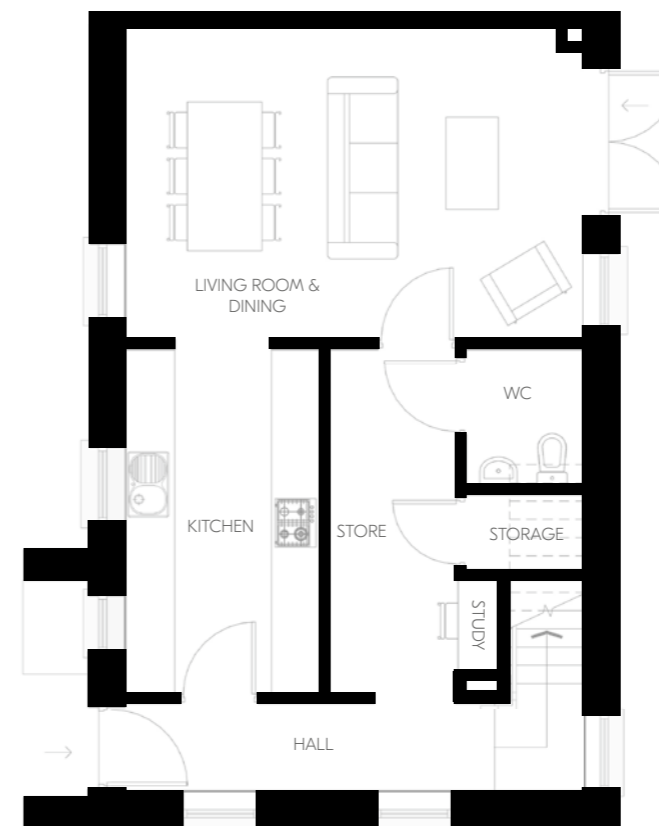
First Floor

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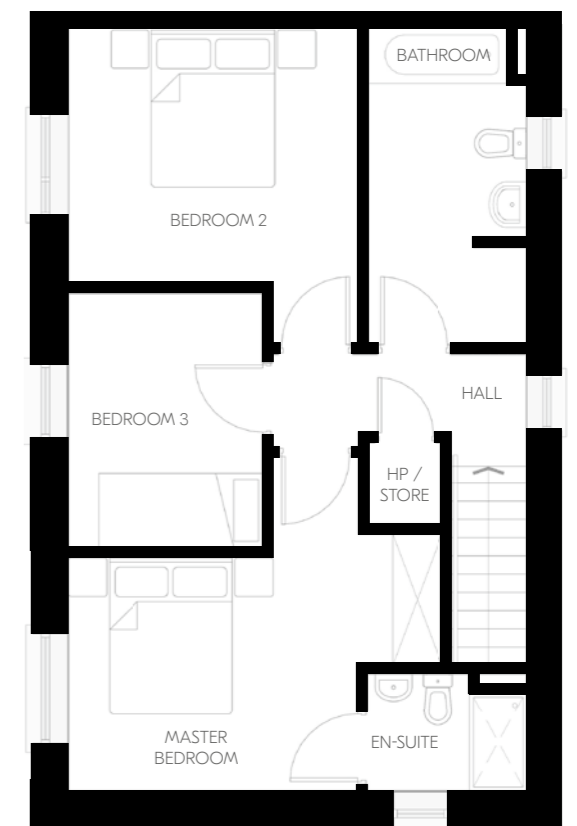
For illustrative purposes.

# THE ROWAN

3 Bed Semi Detached  
103.8 sqm | 1117 sqft



Ground Floor



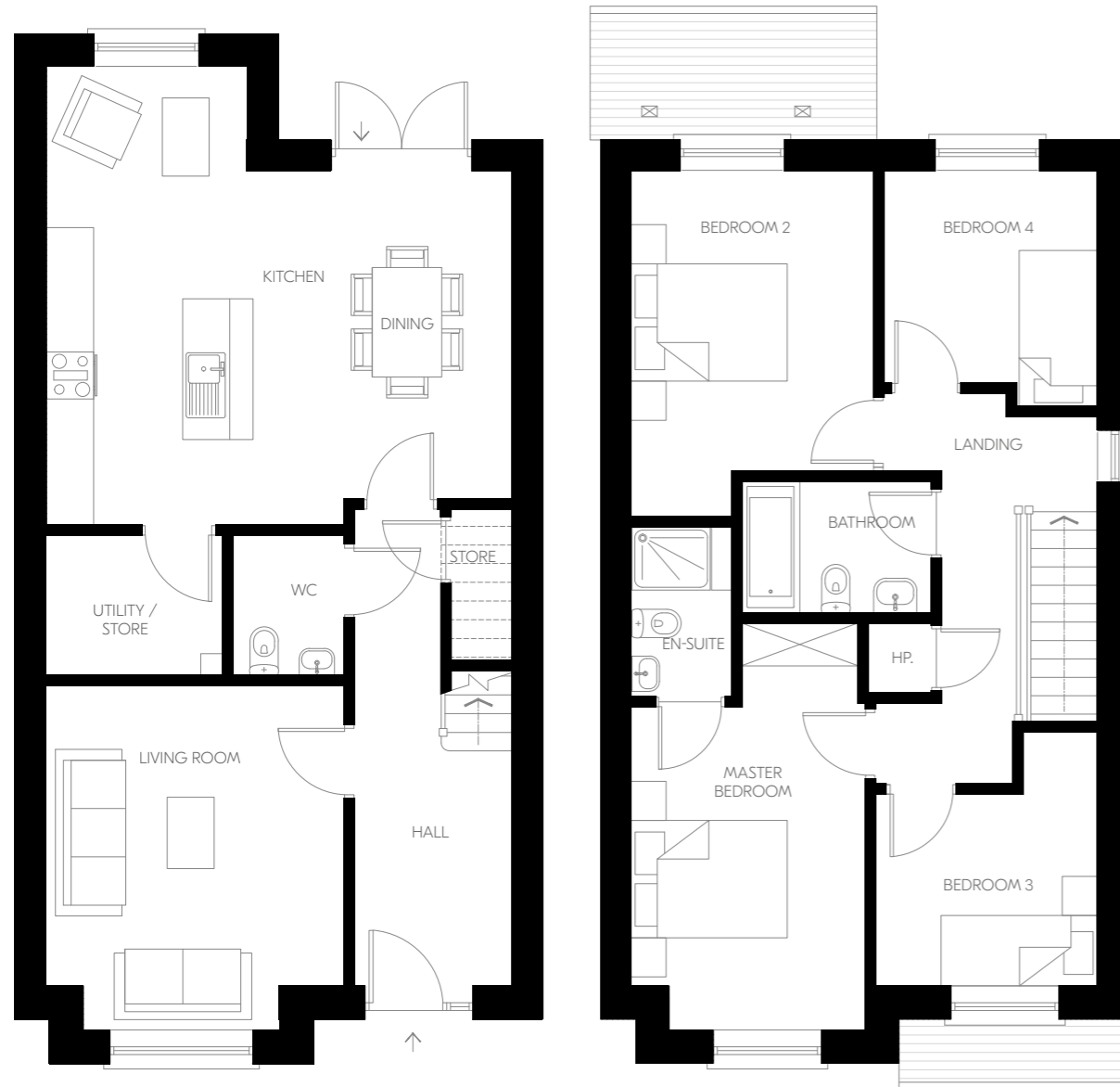
First Floor

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For illustrative purposes.

# THE LINDEN

4 Bed Detached  
130.4 sqm | 1404 sqft



Ground Floor

First Floor

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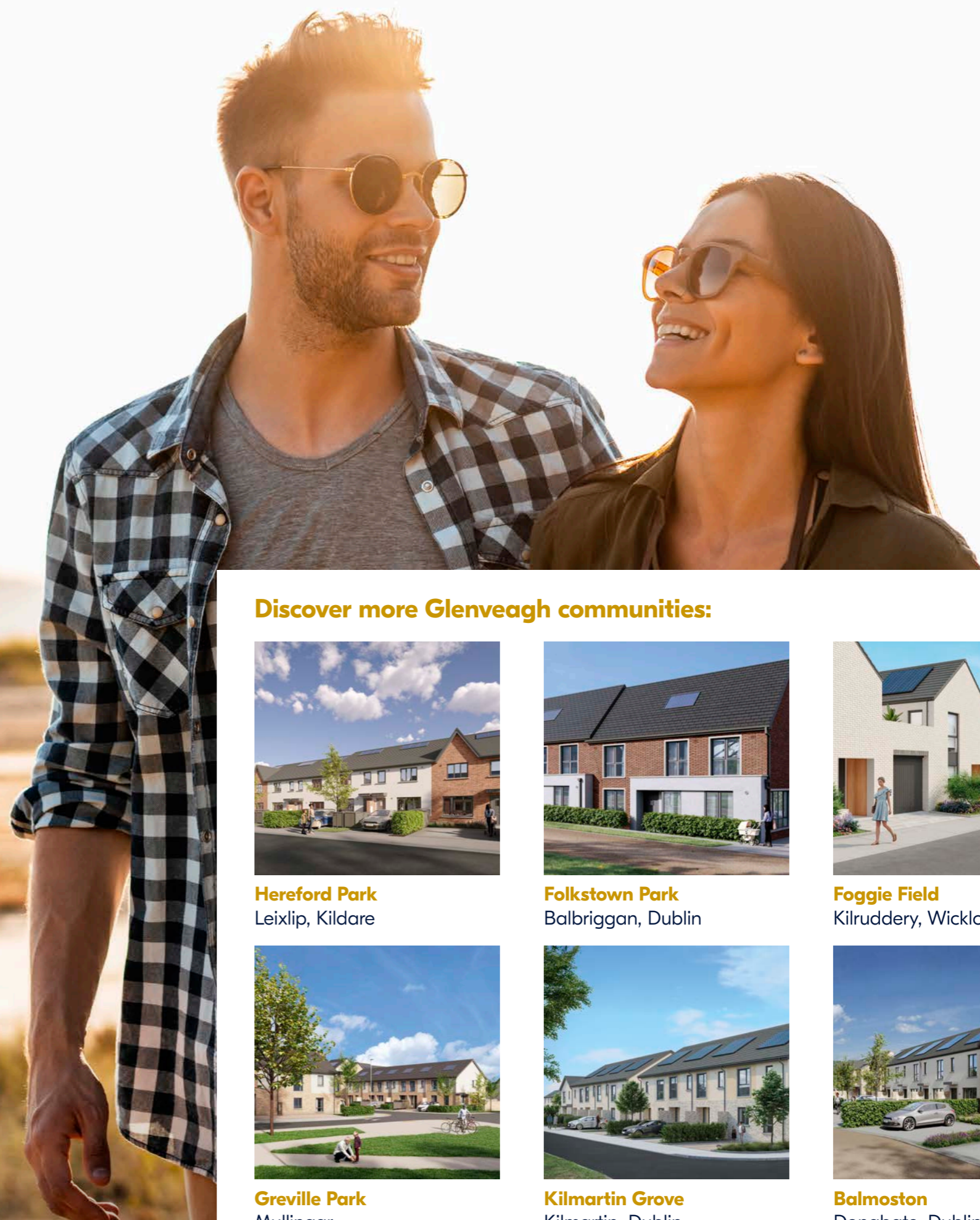


For illustrative purposes.

# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)



## Discover more Glenveagh communities:



**Hereford Park**  
Leixlip, Kildare



**Folkstown Park**  
Balbriggan, Dublin



**Foggie Field**  
Kilruddery, Wicklow



**Greville Park**  
Mullingar



**Kilmartin Grove**  
Kilmartin, Dublin



**Balmoston**  
Donabate, Dublin

For illustrative purposes.



Selling agent



**046 902 7666**  
PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **Amoss**

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