

# BENNETSTOWN

Dunboyne



Love where  
you live

Glenveagh  
Home of the new.





## BENNETSTOWN

Glenveagh is pleased to introduce **Bennetstown**, a striking new collection of beautifully designed family homes in the heart of the bustle and excitement of Dunboyne, County Meath.

Bennetstown embodies modern, stylish living in the **friendly** surroundings of Dunboyne - 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  
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LOVE

A PLACE OF  
YOUR OWN

LIVE

CONNECTED TO  
YOUR COMMUNITY





## BENNETSTOWN

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

**Bennetstown** connects you to it all, conveniently located just an easy drive from Dublin city centre, Navan, and Maynooth, with the M3 and M50 motorways just minutes away. For those who prefer public transport, regular buses serve Dublin City Centre and beyond, allowing you to enjoy a stress-free daily commute.



Dunboyne Castle Hotel & Spa	6 minutes
Fairyhouse Racecourse	12 minutes
Blanchardstown Shopping Centre	10 minutes
Hill of Tara	23 minutes
Dublin Airport	20 minutes
Brú na Bóinne / Newgrange	40 minutes



#### Nearby Bus Routes

Dunboyne →	70 (Dublin Bus)
Dublin City Centre	
Dunboyne → Blanchardstown	70 (DB)
Shopping Centre	270 (Go Ahead)
Dunboyne → Drogheda	Route 105 (BusEireann)
Dunboyne → Navan/Kells	109/109B (BusEireann)



#### Nearby Train Routes

M3 Parkway Train Station	2 min drive
Hansfield Train Station	13 min drive
Clonsilla Train Station	15 min drive
Maynooth Train Station	20 min drive



# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every **Bennetstown** 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 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 real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes only.



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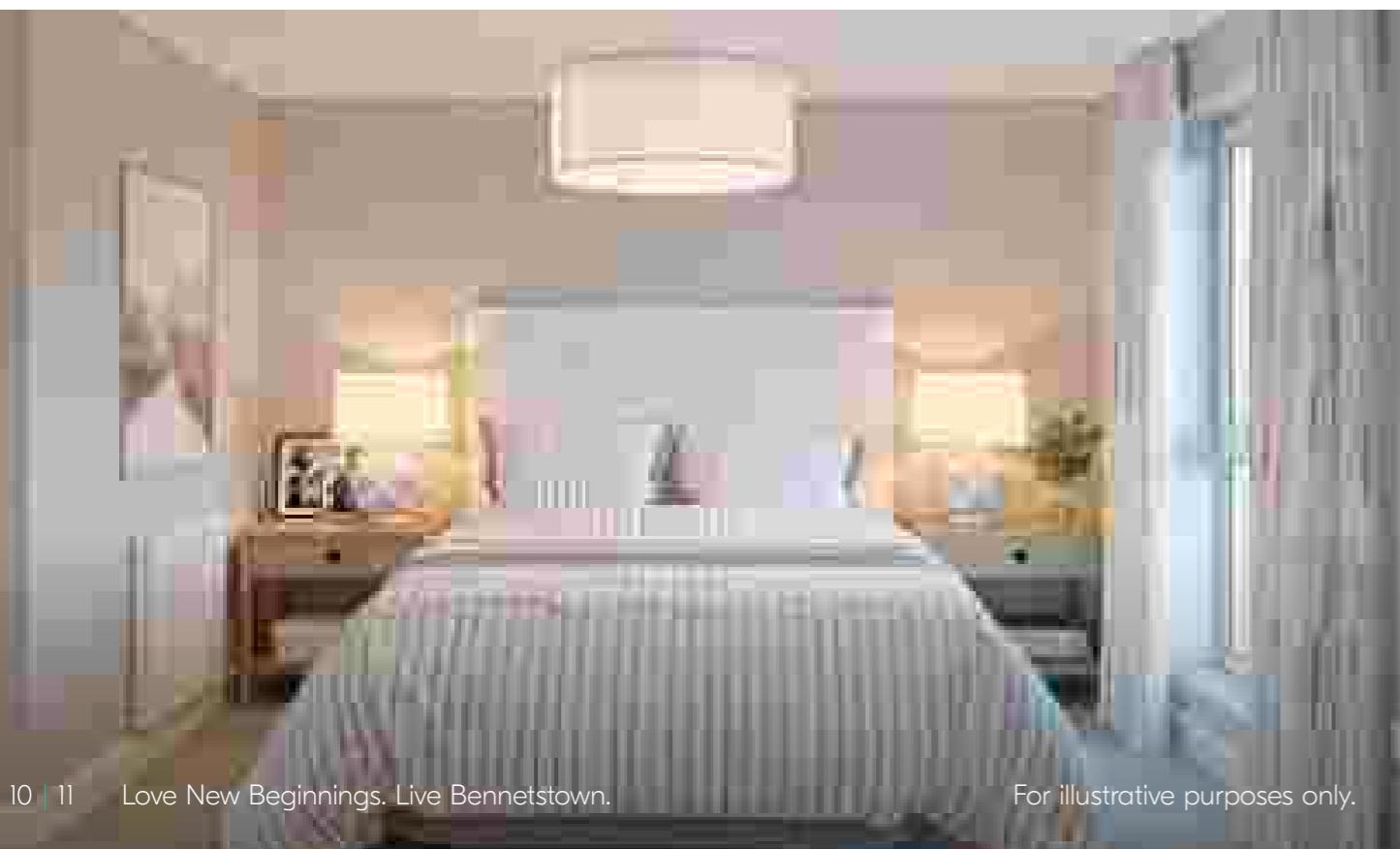
## A-Rated Specs and Standards

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

# 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 with 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.

## Experience the Future of Home Comfort

Step into a smarter, cleaner, and more efficient way to live with our fully electric home heating system. Powered by solar energy and supported by advanced battery storage, this system delivers consistent comfort, lower energy bills, and true energy independence. Designed for sustainability and performance, it includes ceiling-mounted radiant/infrared heat panels in ground-floor living areas, an electric hot water system, PV solar panels, and a 5kWh battery with inverter, all working together to create a greener, more comfortable home.

## 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.

# 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 newly built 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 €77,000 you could get a new Glenveagh home worth €440,000.



<b>Property price</b>	<b>€440,000</b>
<b>Household income</b>	<b>€77,000</b>
<b>Mortgage approval</b>	<b>€308,000</b>
<b>Deposit</b>	<b>€14,000</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€88,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,273</b> (based on 35 years and at 3.5% 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.

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Bennetstown offers a wealth of family-friendly activities close by.

At the heart of the village lies **Dunboyne Castle Hotel & Estate**, a historic landmark set amidst beautifully landscaped grounds. It's the perfect place to start a day out exploring, before venturing into the surrounding open green spaces for family picnics and leisurely walks. There's year-round enjoyment too, with seasonal events, festive markets, and golf or spa activities on the estate, making it a hub for families and visitors alike.

## ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located in **Dunboyne**, **Bennetstown** offers easy access to an extensive range of amenities, from shopping and dining out to sports and social activities for all ages. .

**Bennetstown** is just moments from Dunboyne Village, which offers a wide range of local shops, cafés and leisure options. You'll find cosy coffee spots, inviting restaurants and traditional pubs, along with scenic walks and places of local interest such as **Brady's of Dunboyne** and **Ardú Coffee**.

So, whether it's a relaxing afternoon at **Dunboyne Castle & Spa**, a family day out at **Fairyhouse Racecourse**, exploring the historic **Hill of Tara**, or a trip to **Blanchardstown Shopping Centre** for some retail therapy, everything you need is close to home



# 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 clubs and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.





## 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 guarantees 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 to our doorstep.

## A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Dunboyne and the surrounding area offer plenty by way of education, with schools available for children of all ages close to Bennetstown. There's a wide choice of school types nearby, including Gaelscoileanna and Educate Together options, along with a range of primary, secondary and Montessori schools throughout the locality.

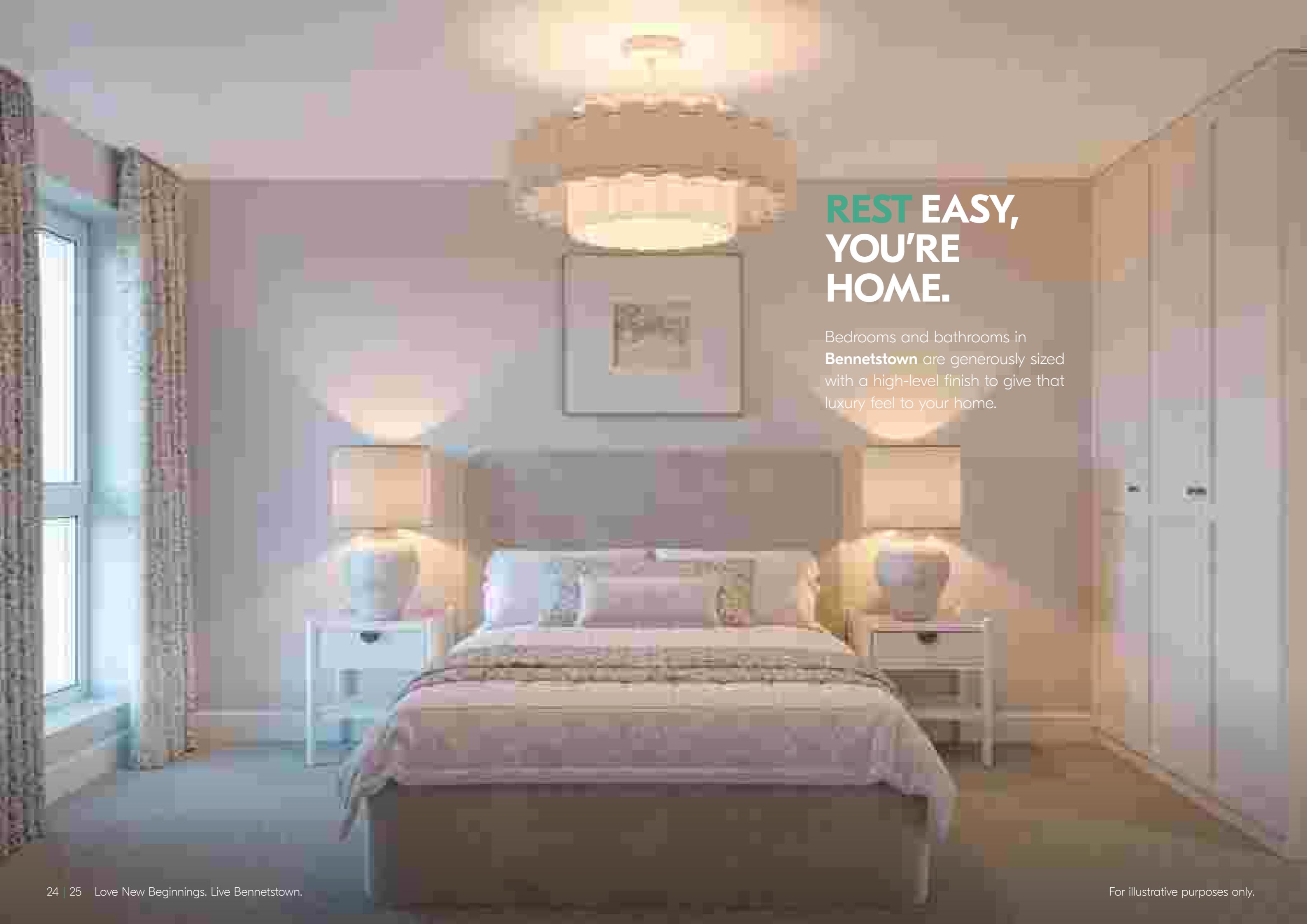
**Here's a look at where your children could get the best in education:**

- Dunboyne Junior Primary School
- Dunboyne Senior Primary School
- St Peter's College (Secondary)
- Dunboyne Educate Together National School
- Gaelscoil Thulach na nÓg
- Coláiste Pobail Setanta (nearby in Ongar)
- St Mary's National School (Ashbourne)

For third-level education, excellent commuter connections mean all of Dublin's universities are within easy reach.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor lifestyle in Dunboyne. You're spoiled for choice with a selection of athletics, rugby, and GAA clubs nearby. Bennetstown is also well located for golfing enthusiasts, with several excellent courses in the surrounding area, including Dunboyne Castle Golf Club.





## REST EASY, YOU'RE HOME.

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

## BENNETSTOWN

# BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

#### 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 & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom dependent on house type.
- Powered by solar energy and battery storage, featuring radiant heat panels, electric hot water system, PV solar panels, and a 5kWh battery for lower bills, energy independence, and year-round comfort.
- Provisions for the installation of a car charging point.

#### Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

#### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

#### Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

#### Wardrobes

- Modern 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 to retain heat.

#### Guarantee

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

## Schools

- 1 St Peter's College Dunboyne
- 2 Ashbourne Educate Together National School
- 3 Dunboyne Junior Primary School
- 4 Dunboyne Senior Primary School
- 5 Gaelscoil Thúlach na nÓg
- 6 Coláiste Pobail Setanta College
- 7 St Mary's National School Ashbourne

## Shopping

- 1 SuperValu
- 2 Eurospar
- 3 Lidl
- 4 The Yeates Centre
- 5 Blanchardstown Shopping Centre

## Sport

- 1 Dunboyne GAA Club
- 2 St. Peter's College Rugby Club
- 3 Dunboyne Athletic Club
- 4 Clonee / Dunboyne Soccer Clubs
- 5 Dunboyne Tennis Club
- 6 Dunboyne A.F.C.
- 7 Dunboyne Boxing Club
- 8 Dunboyne Castle Hotel Leisure Club
- 9 Knightsbrook Golf Resort

## Health

- 1 Dunboyne Medical Centre
- 2 Summerhill Road Pharmacy
- 3 Dunboyne Physiotherapy Clinic

## Hotels

- 1 Dunboyne Castle Hotel and Spa
- 2 Bellinter House Hotel and Spa

## Parks

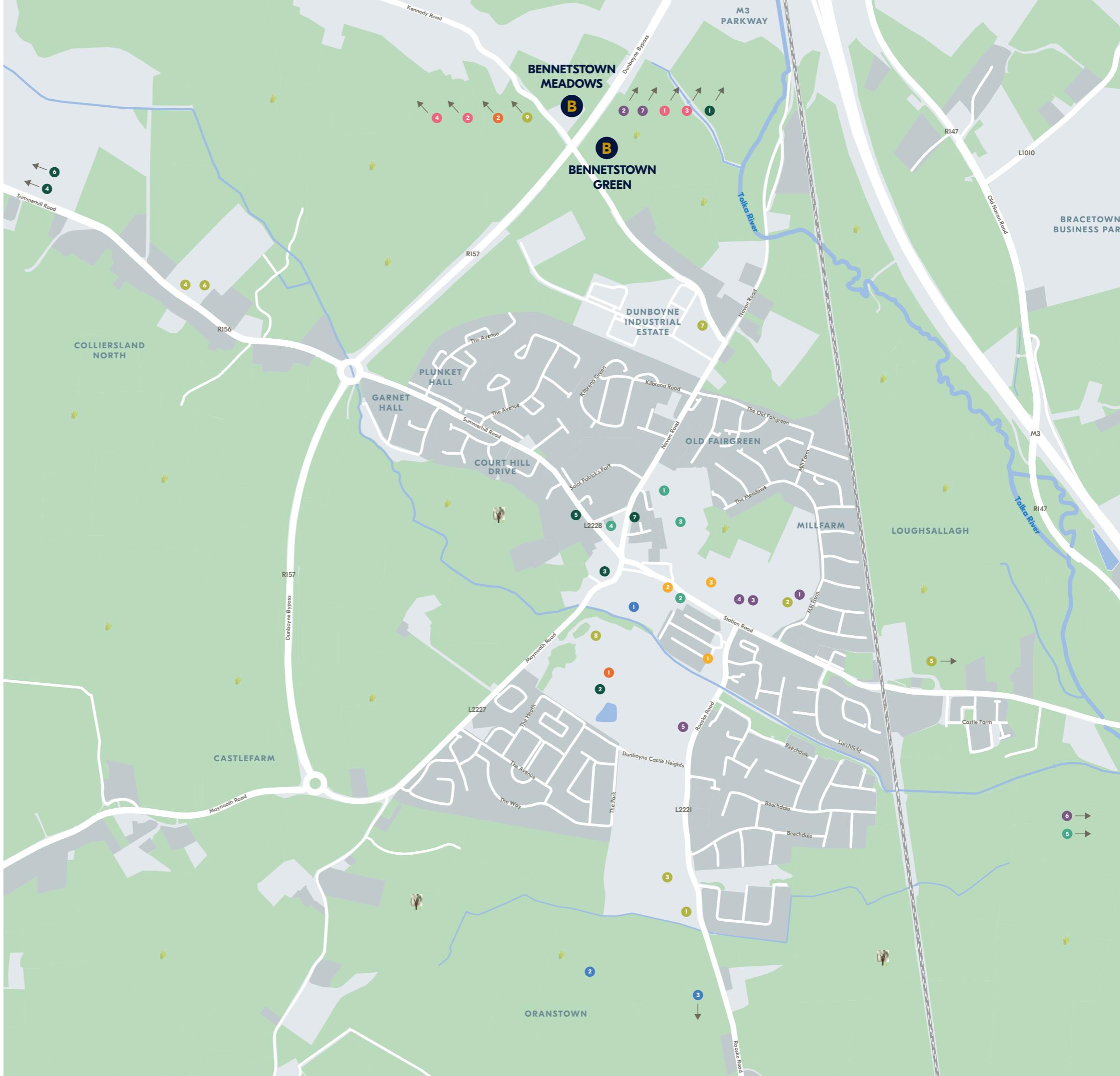
- 1 Dunboyne Park
- 2 Dunboyne Linear Walkway
- 3 Wonder Wander Walking Trail

## Attractions

- 1 Fairyhouse Racecourse
- 2 Hill of Tara
- 3 Newgrange
- 4 Athlumney Castle

## Cafés/Restaurants

- 1 Avoca Dunboyne
- 2 The Ivy Restaurant (Dunboyne Castle Hotel & Spa)
- 3 Slevin's Gastropub
- 4 The Hatchet Inn
- 5 Caldwell's Coffee House
- 6 Caffrey's of Batterstown
- 7 The Crusty Corner Café



## HOUSE STYLES

### Maisonettes & Duplexes

- The Bramble**  
2 Bed Maisonette  
83.8 - 85.8 sqm | 902 - 924 sqft
- The Laurel**  
3 Bed Duplex  
121 - 125.5 sqm | 1,302 - 1,351 sqft

### 2 Bed Homes

- The Hazel**  
2 Bed Mid Terrace  
73 - 73.7 sqm | 786 - 794 sqft

### 3 Bed Homes

- The Poplar**  
3 Bed End Terrace  
92 - 92.7 sqm | 990 - 998 sqft
- The Pine**  
3 bed Semi detached  
100.8 sq.m | 1,085 sqft
- The Birch**  
3 Bed End Terrace  
102 - 102.55 sqm | 1,098 - 1,104 sqft

- The Beech**  
3 Bed Semi Detached  
104 sqm | 1,118 sqft

- The Larch**  
3 bed Semi detached  
104 sqm | 1,118 sqft

- The Sycamore**  
3 Bed Mid & End Terrace + Study  
127 sqm | 1,367 sqft

### 4 Bed Homes

- The Oak**  
4 Bed End Terrace | Semi Detached  
152 sqm | 1,637 - 1,638 sqft
- The Linden**  
4 Bed End Terrace | Semi Detached  
154 sqm | 1,656 sqft
- The Elm**  
4 Bed Semi Detached  
155 sqm | 1,671 sqft

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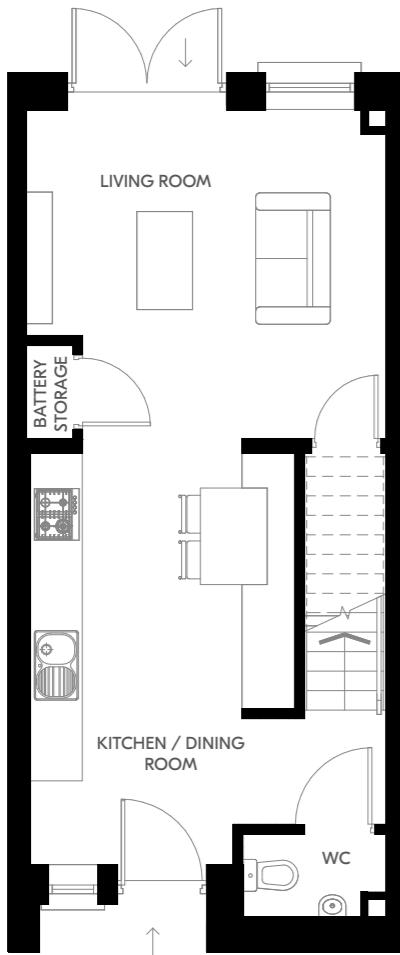


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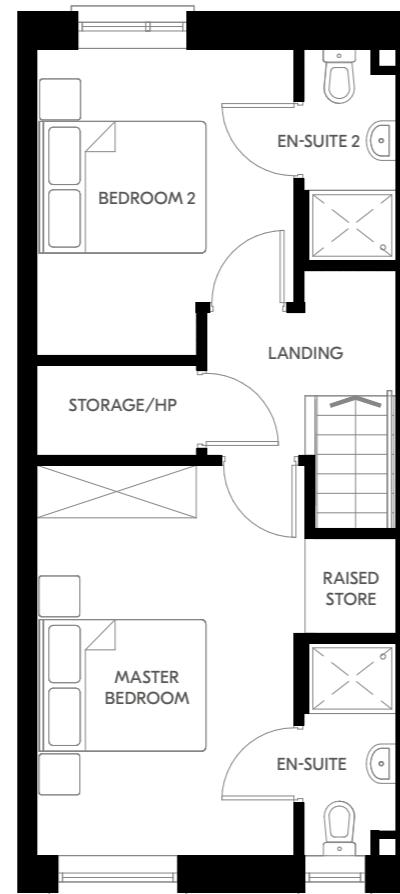
## THE HAZEL

2 Bed Mid Terrace

73 - 73.7 sqm | 786 - 794 sqft



Ground Floor



First Floor

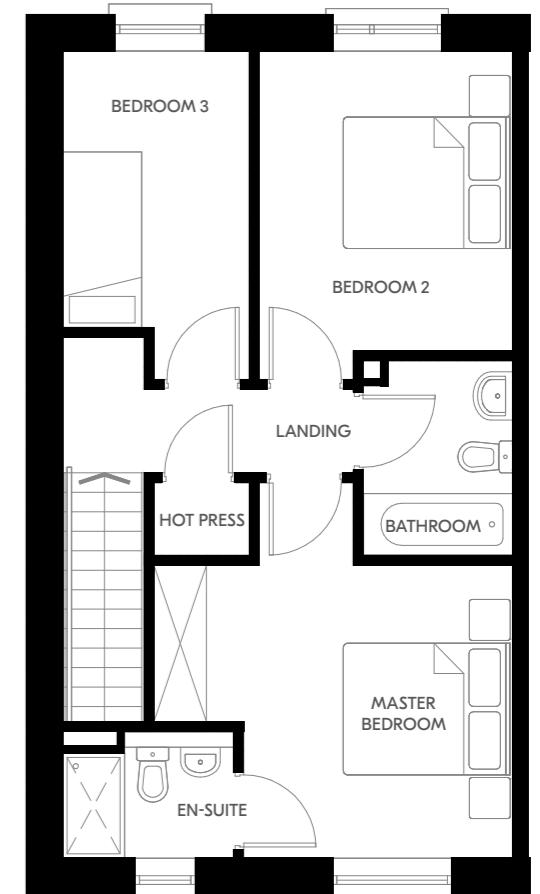
## THE POPLAR

3 Bed End Terrace

92 - 92.7 sqm | 990 - 998 sqft



Ground Floor



First Floor

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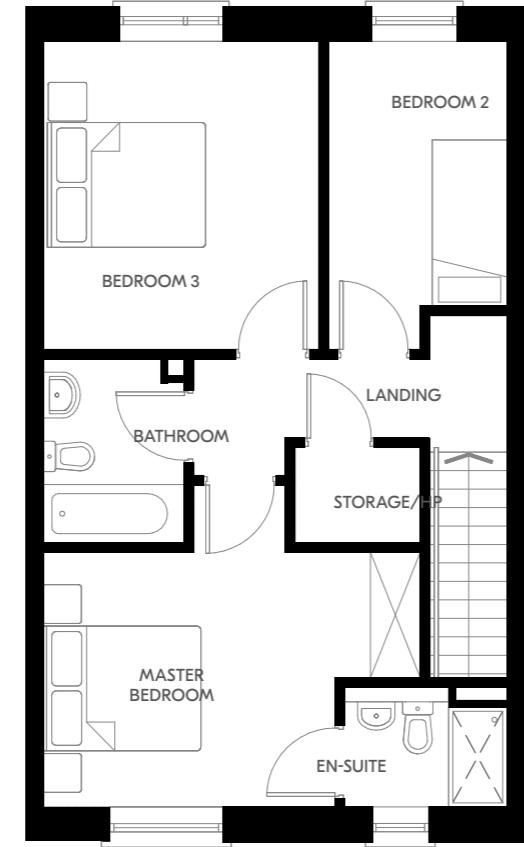
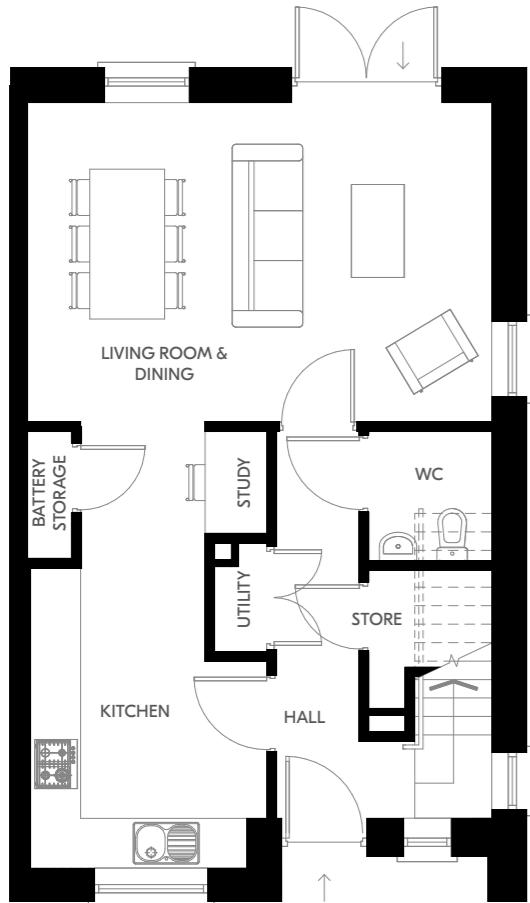
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## THE PINE

3 bed Semi detached  
100.8 sq.m | 1,085 sqft

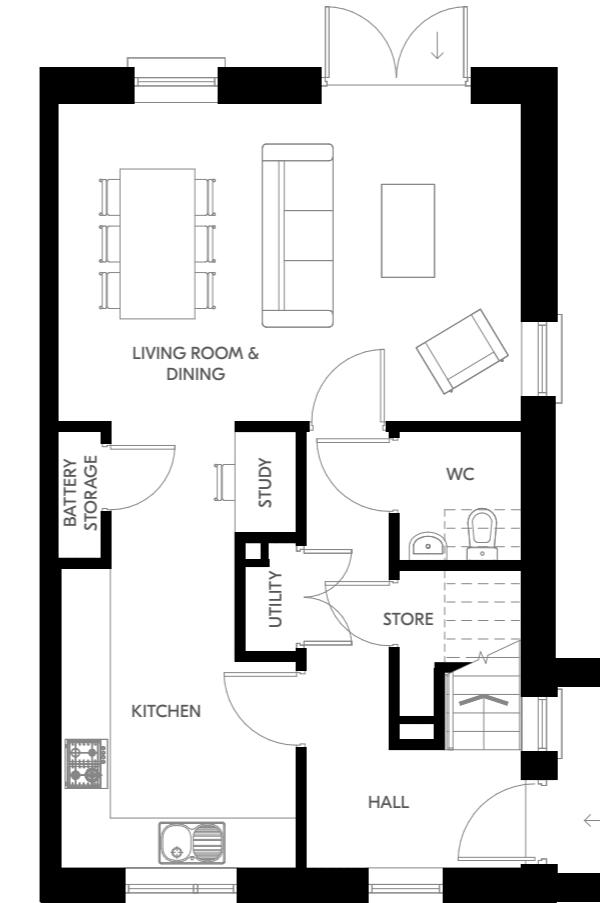


Ground Floor

First Floor

## THE BIRCH

3 Bed End Terrace  
102 - 102.55 sqm | 1,098 - 1,104 sqft



Ground Floor

First Floor

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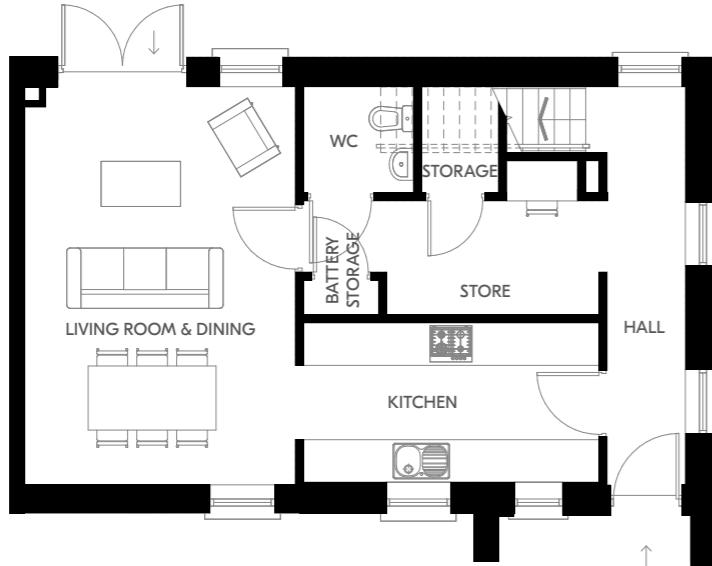
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## THE BEECH

3 Bed Semi Detached  
104 sqm | 1,118 sqft



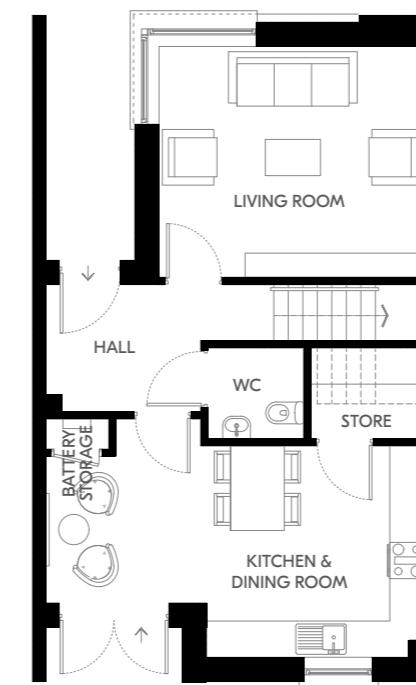
Ground Floor



First Floor

## THE SYCAMORE

3 Bed Mid & End Terrace + Study  
127 sqm | 1,367 sqft



Ground Floor



First Floor



Second Floor

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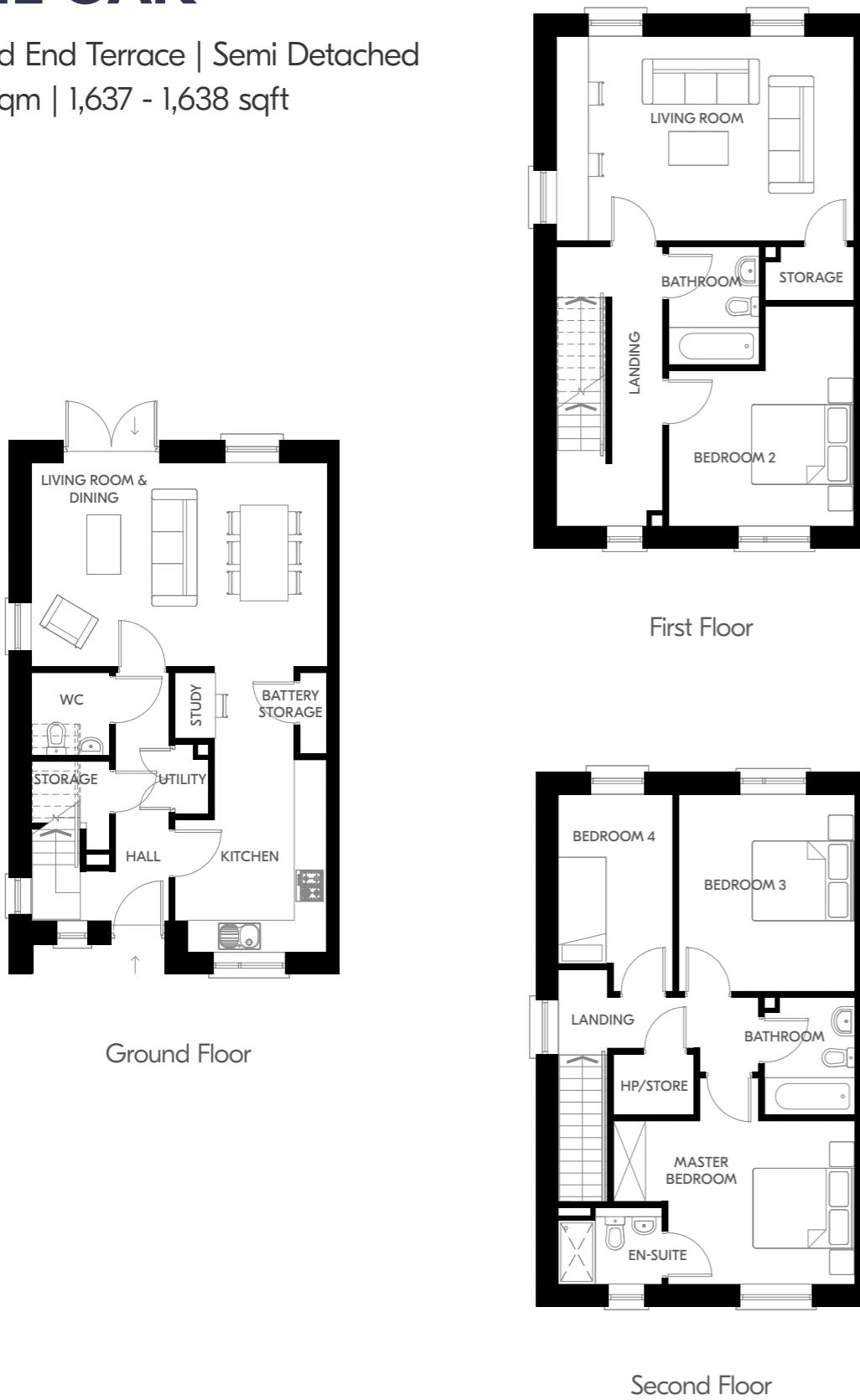
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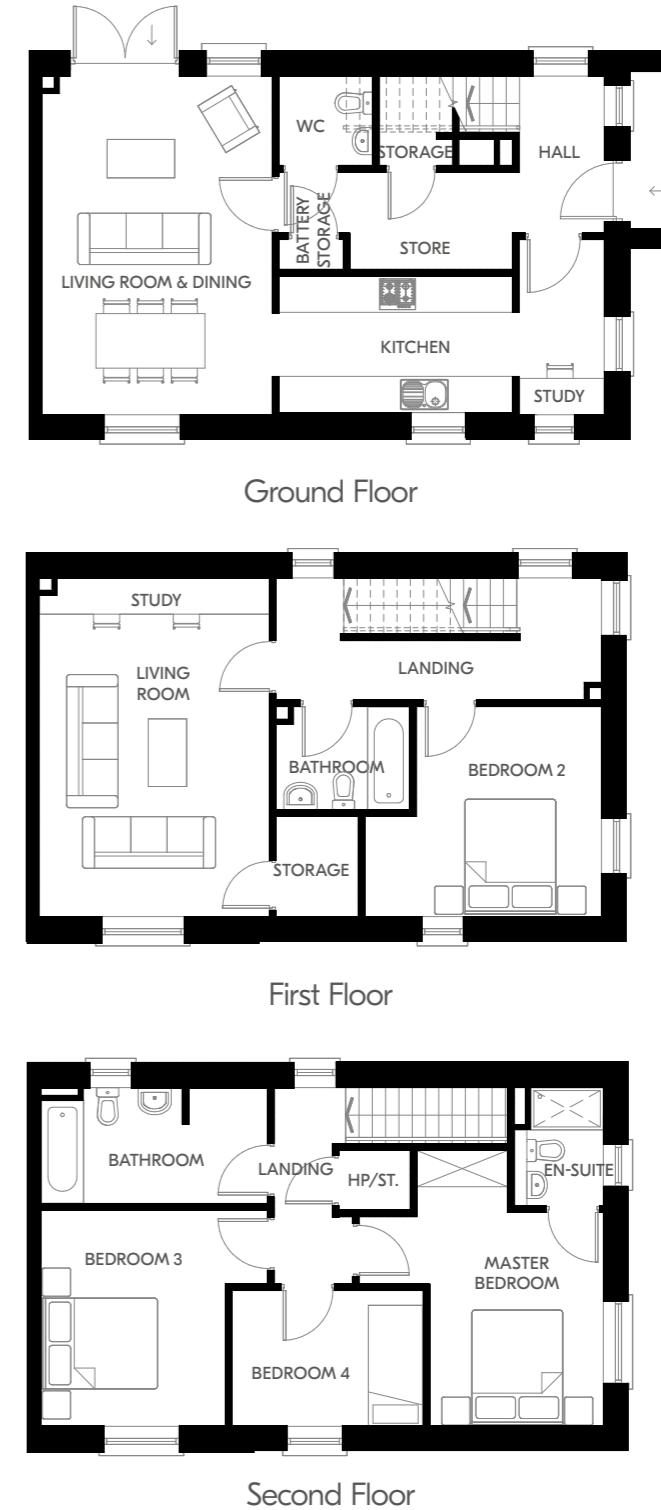
# THE OAK

4 Bed End Terrace | Semi Detached  
152 sqm | 1,637 - 1,638 sqft



# THE ELM

4 Bed Semi Detached  
155 sqm | 1,671 sqft

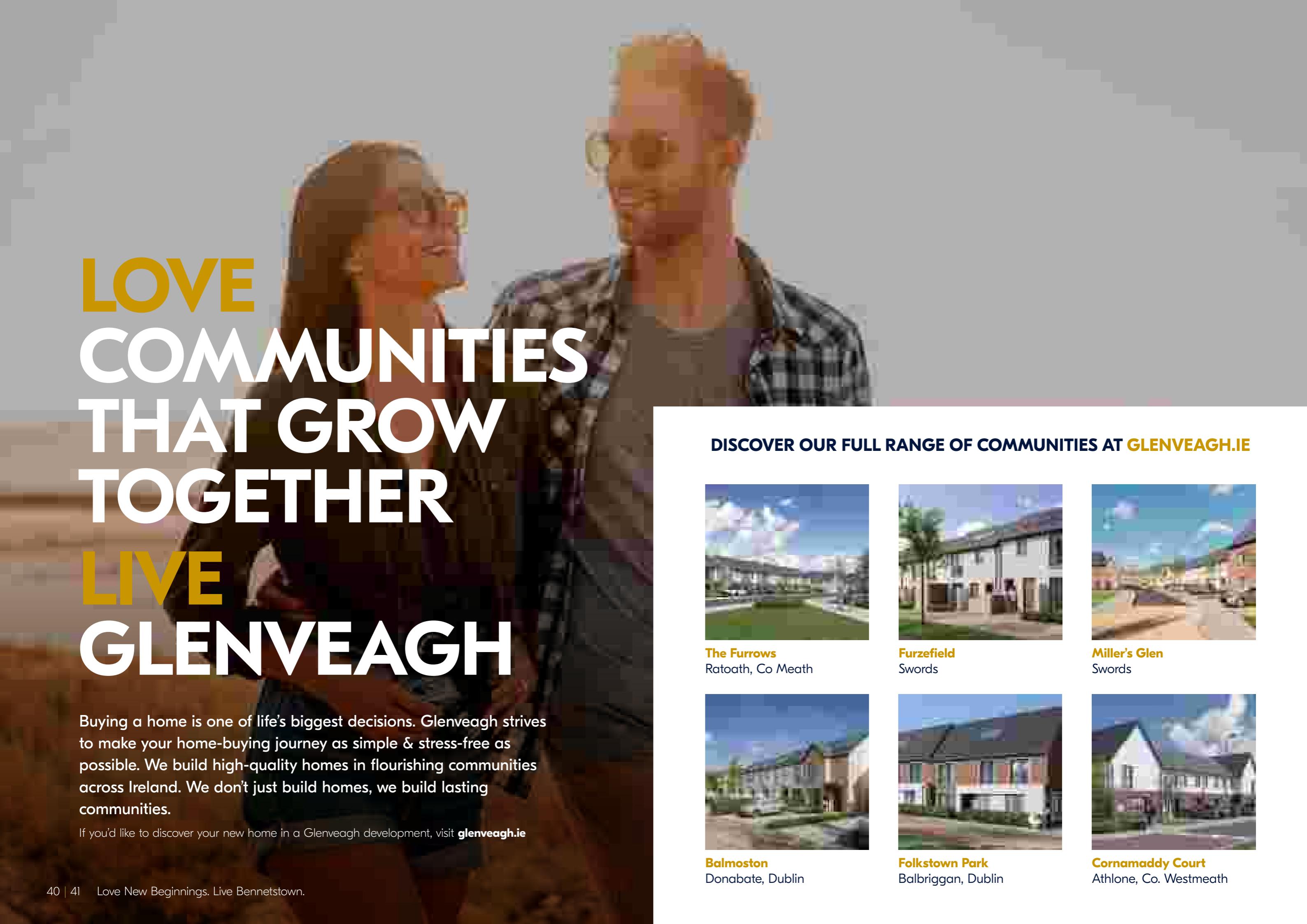


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# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

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 a Glenveagh development, visit [glenveagh.ie](http://glenveagh.ie)

DISCOVER OUR FULL RANGE OF COMMUNITIES AT [GLENVEAGH.IE](http://GLENVEAGH.IE)



**The Furrows**  
Ratoath, Co Meath



**Furzefield**  
Swords



**Miller's Glen**  
Swords



**Balmston**  
Donabate, Dublin



**Folkstown Park**  
Balbriggan, Dublin



**Cornamaddy Court**  
Athlone, Co. Westmeath



Selling agent



**046 902 7666**

PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **RDI**

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**BER > A2 > A3**





# Glenveagh

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