ATHCARNE MANOR

DULEEK COUNTY MEATH

KTD

KENNY TIMMONS DEVELOPMENTS LIMITED

EXCLUSIVE DEVELOPMENT
OF 19 LUXURY HOMES

BER A2



A New Home in the Heart of Duleek

Welcome to Athcarne Manor, an exclusive development of just 19 beautifully designed, A2-rated homes in the historic village of Duleek, Co. Meath.

Combining contemporary design, energy efficiency and everyday comfort, these thoughtfully planned homes offer an exciting opportunity to enjoy modern living in an established and welcoming community.

Duleek offers an excellent range of local amenities, including primary schools, shops, cafés, sports clubs and community facilities, all within easy reach.

Heritage and Convenience

Rich in history and ideally positioned in the Boyne Valley, Duleek combines the charm of village life with the convenience of modern living.

The nearby town of Drogheda provides an extensive range of shopping, dining, schools and transport connections, while the M1 motorway offers convenient access to Dublin, Dublin Airport and Belfast.

With its strong sense of community, excellent amenities and accessible location, Duleek is a wonderful place to put down roots.







Duleek

Village Charm, Modern Convenience and Community Spirit

Steeped in history and brimming with community spirit, Duleek is a thriving village offering the perfect blend of traditional charm and modern convenience. With an excellent range of amenities right on your doorstep, including primary schools, crèches, Duleek Health Centre, pharmacies, a library, credit union, post office, Eurospar and a variety of independent shops and services, everyday living couldn't be easier.
The village also boasts a welcoming café and dining scene, with local favourites including BEO Coffee, TRIBE Restaurant and Nanny's of Duleek.

Families and sports enthusiasts are well catered for, with Duleek Bellewstown GAA and a host of local clubs and community facilities. Combining a warm village atmosphere offering an exceptional setting to put down roots, raise a family and enjoy the very best of village living.







Designed for Living, Built for the Future

At Athcarne Manor, thoughtful design and everyday comfort come together to create homes you'll love coming home to. With spacious interiors, contemporary finishes and practical layouts, each home has been designed to suit the needs of today's homeowners.

Whether you're purchasing your first home, looking for more space or making a fresh start, Athcarne Manor offers the opportunity to enjoy the comfort of a brand-new home in a welcoming village community.

Site Plan

Designed with comfort, convenience and community in mind, Athcarne Manor is an intimate development of just 19 homes. With private gardens, landscaped surroundings and a central green open space, the development offers an attractive setting for residents to enjoy.



TYPE A1
4 Bed Detached

TYPE B
3 Bed Semi

TYPE C1
3 Bed Detached

TYPE D
3 Bed Mid Terrace

TYPE A2
4 Bed Detached

TYPE B2
3 Bed Detached

TYPE C2
3 Bed Detached

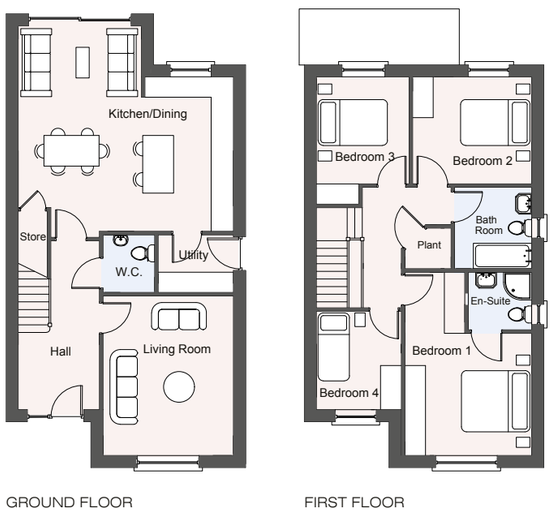
TYPE E
2 Bed End of Terrace

TYPE A-R
4 Bed Detached

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*All plans & dimensions are for reference only & may be subject to change.

House Type A1



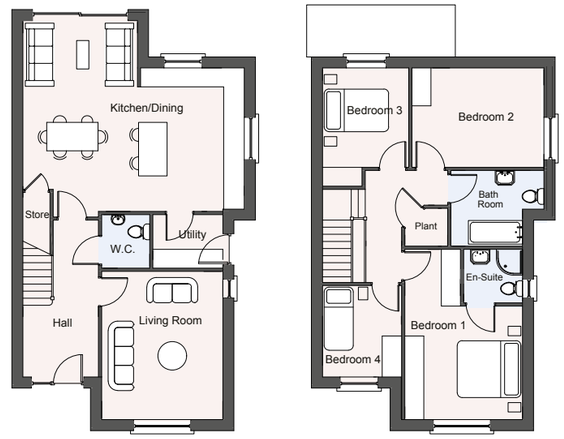


GROUND FLOOR FIRST FLOOR

Type A1 - 4 Bed Detached c.138 m²
House No's: 2, 3, 4, 5 & 16

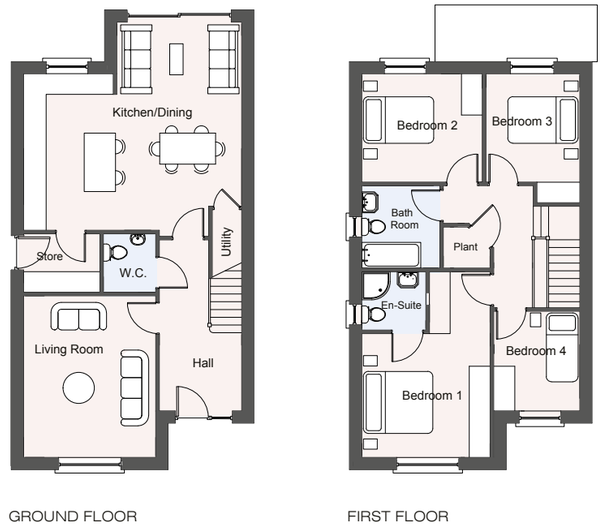
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House Type A2 / AR



GROUND FLOOR FIRST FLOOR

Type A2 - 4 Bed Detached c.143 m²
House No: 1



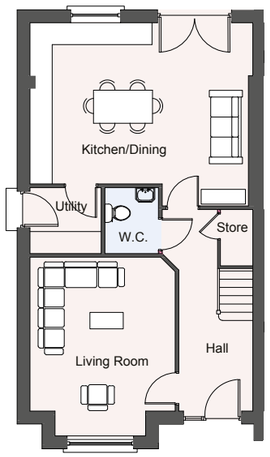
GROUND FLOOR FIRST FLOOR

Type AR - 4 Bed Detached c.138 m²
House No: 6

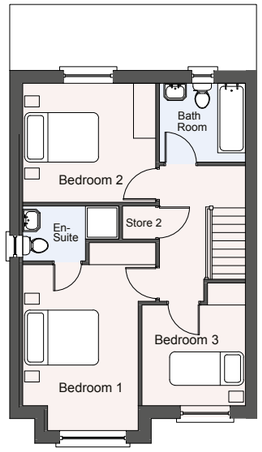
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House Type B / B2



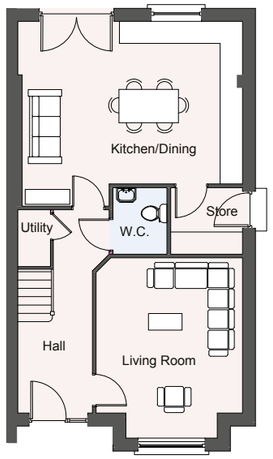


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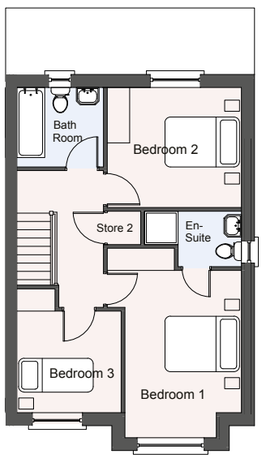


FIRST FLOOR

Type B - 3 Bedroom Semi c.120 m²
House No's: 8, 9, 12, 13, 14 & 15



GROUND FLOOR

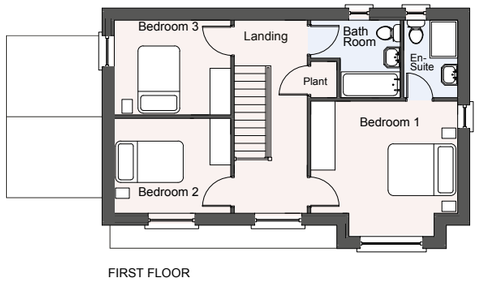


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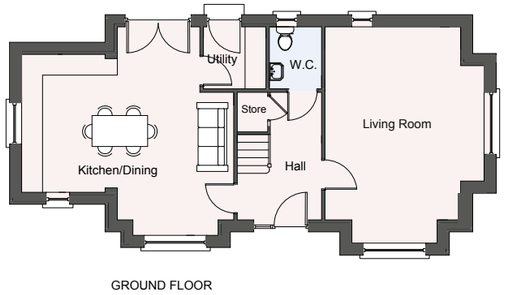
Type B2 - Three bed Detached c.120sqm / No: 7

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House Type C1 / C2

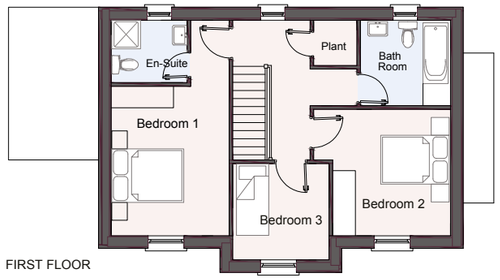


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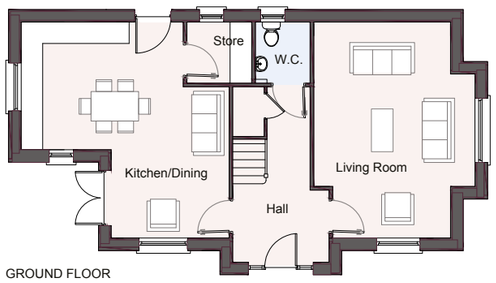


GROUND FLOOR

Type C1 - 3 Bed Detached c.128 m² / House No: 11



FIRST FLOOR



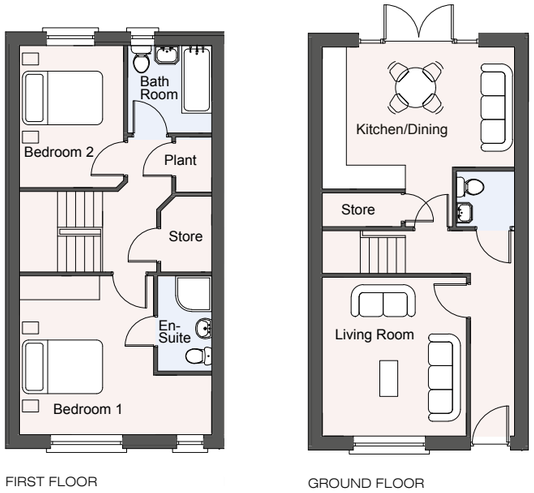
GROUND FLOOR

Type C2 - 3 Bed Detached c.128 m² / House No: 10



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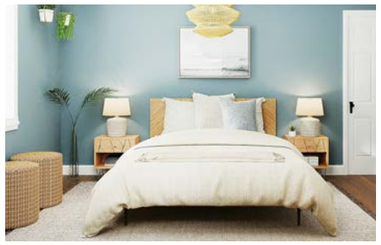
House Type E



FIRST FLOOR

GROUND FLOOR

Type E - 2 Bed End Terrace c.98.72 m² / House No's: 17 & 19











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Standard Features



Internal Features

- Tiled floor in kitchen
- High quality oak pre finished doors with off white skirting board & architrave are provided
- All internal walls are painted Skimming Stone Dulex
- Fully fitted kitchen

Wardrobes

- Stylish 3 door wardrobe in main Bedroom
- Generous storage where possible
- 2 door wardrobe in second bedroom

Bathroom & Ensuite

- Attractive bathrooms and ensuite include high quality sanitary ware
- Tiled wet areas and floor tiling

External Doors & Windows

- Future proof door & triple -glazed windows

External Features

- High quality elevations comprising of brick and low maintenance monocouche rendered finish
- UPVC fascias & soffits

Driveway & Gardens

- Permeable driveways with seeded garden provided as standard
- Estate railing with hedging to front

Safety & Security

- Smoke, heat and carbon monoxide detectors fitted throughout

Mechanical & Electrical

- Generous lighting, power & media points provided throughout each house.
- Cat 5 cabling provided as standard
- Provision for electric car charging point provided
- Air to water heating system
- Pressurised hot & cold water provided

Energy Efficiency

- All homes have a BER A2 rating and are built to NZEB (Nearly Zero Energy Building) standards
- Xtraterm insulation in the double leaf cavity and insulated boards on the inside leaf.
- Demand control ventilation system

BER A2

NZEB

HomeBond
Homebond Guarantee

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A Unique & Special Location

An exceptional new development on the R150 in Duleek, ideally positioned just west of the village centre, with easy access to the M1 and N2, and within close reach of a wide range of local amenities.

LOCAL AMENITIES

- Primary & Secondary Schools
- GAA Club & Sports Facilities
- Shops & Supermarket (EUROSPAR)
- Cafés & Village Shops
- Childcare Facilities
- Library
- Community Centre

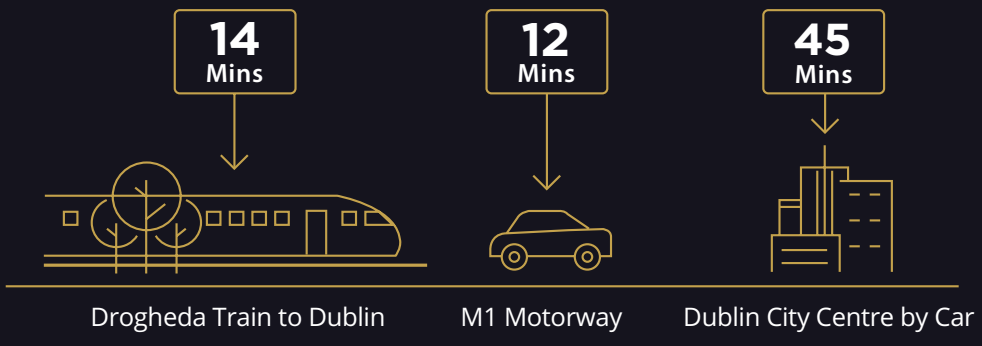
DRIVING TIMES

- Duleek Village 2 mins
- Drogheda 17 mins
- Navan 14 mins
- M1 Motorway 12 mins
- N2 7 mins
- Dublin Airport 32 mins
- Dublin City Centre 45 mins

Illustrative map – not to scale. Routes and travel times should be independently verified.

Exceptional Connectivity

- Convenient access to the M1 Motorway for travel towards Dublin and Belfast.
- Direct weekday commuter Bus services to Dublin city centre.
- Bus connections to Drogheda, Ashbourne and Blanchardstown.
- Mainline railway station: Drogheda MacBride, with rail services to Dublin Connolly, Dundalk and Belfast, plus onward connections.



* Bus and rail services are subject to current timetables. Journey times vary depending on traffic, service and starting location.

Professional Team

SOLE SELLING AGENT

DNG ROYAL COUNTY

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37 Railway St, Navan,
Co. Meath, C15 Y0YC
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PSRA: 002053

DEVELOPER

KTD Ltd

Kenny Timmons Development Ltd.,
Fordstown, Navan,
Co. Meath.

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

HomeBond

www.stewartdesign.ie