



Oakfield

DUNBOYNE • COUNTY MEATH



EXPERIENCE LARGER LIVING



Where Sustainable Living Meets Modern Comfort

Oakfield is an exclusive new residential development in the vibrant commuter town of Dunboyne. This is not any ordinary housing estate. Here, you'll discover exceptionally large, superior-quality homes designed with modern living in mind.

Comer Group are established developers of premium homes. Developments are built focusing on the highest building standards, quality materials and on-point attention to detail. Oakfield is building on its reputation for creating larger, higher-quality, and truly desirable family homes that set a new benchmark for spacious, premium living.



EXPERIENCE EASY LIVING



Each home at Oakfield has been meticulously planned to maximise usable space, offering expansive interiors, extra floor to ceiling height, additional attic space and are considerably larger than most competing schemes. From light-filled open-plan kitchens to generous living areas and spacious bedrooms, these homes provide the comfort and flexibility your lifestyle demands.

With an extensive track record across Ireland and the UK, Comer Group has earned a reputation for delivering high-quality homes that combine thoughtful design, superior materials, and meticulous craftsmanship. Oakfield continues this tradition, offering a range of homes tailored to meet the needs of modern living while upholding the highest standards of construction and finish.

Situated in the charming and well-connected village of Dunboyne, Oakfield residents enjoy a rare blend of tranquillity and convenience. All essential amenities — including shops, schools, cafés, and green spaces — are within easy walking distance. The nearby Dunboyne Train Station provides direct and efficient access to Dublin City Centre and beyond, ensuring seamless connectivity for commuters and families alike.

Oakfield is more than a place to live — it is a community designed for those who value quality, location, and lifestyle.





Oakfield

DUNBOYNE • COUNTY MEATH

LOCAL AMENITIES LEGEND

- | | |
|-------------------------------|---|
| 1. Dunboyne Athletic Club | 9. Eurospar |
| 2. St. Peters GAA Club | 10. Dunboyne Community Centre |
| 3. St. Peters National School | 11. Lidl |
| 4. Gaelscoil Thulach na nÓg | 12. St. Peters College |
| 5. Dunboyne Castle Hotel | 13. Dunboyne Train Station |
| 6. Dunboyne Park | 14. Dunboyne Business Park |
| 7. Dunboyne Main Street | 15. Dunboyne College of Further Education |
| 8. SuperValu | 16. Trainline to Dublin city centre |



EXPERIENCE

PRIVACY, PROXIMITY & PRESTIGE.



As a commuter town, just 30 mins from Dublin, Dunboyne has a direct train linking to the city centre. With all that you desire for modern family living, Dunboyne is a modern but historical town that retains a quaint village feel and just 10 mins from the Blanchardstown Centre.



WELCOME TO DUNBOYNE

AUTHENTIC, WELCOMING, ENDURING.



Dunboyne is more than a location — it is an exclusive community where heritage, sophistication, and modern living exist in perfect harmony. A rare address where prestige meets convenience.





NOT OVERBUILT
& PERFECTLY PLACED IN

DUNBOYNE

With its charming, village-like character set just on the cusp of the city, only 15 minutes from the M50, it offers the best of both worlds—where a beautifully preserved historic town square forms the heart of a vibrant setting, framed by elegant streetscapes alive with boutiques, cafés, restaurants, a welcoming hotel, and traditional pubs. Dunboyne has a rich history in GAA, has one of the largest soccer clubs in the country, a thriving athletics club and motor sport and has widely regarded primary and secondary schools.



DUNBOYNE IS STEEPED IN SPORTING TRADITION



From renowned GAA, rugby, soccer, tennis and golf clubs to equestrian pursuits and the thrill of nearby horse racing at Fairyhouse, every passion has its place here. Green parks and open spaces provide balance, creating a lifestyle defined by both energy and elegance.



AN ABUNDANCE OF LOCAL SCHOOLS



Dunboyne is home to several schools within a 1km radius, offering a full range of educational options. The village features two primary schools and one secondary school, with Dunboyne College of Further Education also nearby. Additionally, the National University of Ireland in Maynooth is only 8km away.





WHERE PRESTIGE MEETS CONVENIENCE



Just minutes from the M50, with Blanchardstown Centre, Blanchardstown Hospital, the National Aquatic Centre and Dublin City are all within effortless reach, Dunboyne offers the privilege of proximity without the pressures of overcrowding.



TRANSPORT LINKS



Dunboyne Train Station place the city at your fingertips, with a quick commute to Docklands and direct transfers to Connolly and Pearse stations are also available along the way. Additionally, Dublin Bus offers frequent services to the city, with the 70 Bus traveling through the city centre all the way to Burlington Road.





1. Dunboyne College of Education
2. Dunboyne Senior Primary School
3. St Peter's College
4. Dunboyne Community Centre
5. Gaelscoil Thulach na nOng
6. St. Peter's National School



7. Avoca
8. Lidl
9. SuperValu
10. Eurospar
11. Lidl
12. Aldi



13. Dunboyne AFC
14. Dunboyne Boxing Club
15. Dunboyne Athletic Club
16. St Peters GAA
17. Dunboyne Tennis Club
18. Royal Meath Pitch and Putt



19. La Bucca
20. Bradys
21. Mulvanys
22. O'Dwyers Gastro Pub
23. Slevins
24. Bojon Spices
25. Caldwells Coffee House
26. Steakhouse Dunboyne
27. Dunboyne Castle Hotel



From Oakfield

Dunboyne Station	>>	6 min
Dunboyne Village	>>	8 min
Dunboyne Park	>>	11 min



From Dunboyne Station

Castleknock Station	>>	9 min
Dublin Docklands	>>	26 min
Connolly Station	>>	34 mins



From Dunboyne Village

M3	>>	4 min
M50	>>	11 min
Dublin Airport	>>	22 mins
Dublin City	>>	32 mins



Oakfield

HOUSE SPECIFICATIONS AT OAKFIELD

External Finishes

- All 3 and 4 bedroom Houses feature a brick facade / elevation.
- Concrete tile roof.
- High quality landscaping with permeable paved areas.
- Generous paved and seeded grass back gardens.
- External double socket and outside water tap fitted as standard.
- All terraced houses have direct access to their back gardens via external paths.
- Cobble permeable paving to driveways.
- Side gate included (where applicable).

Windows, Doors and Ironmongery

- High performance double glazed UPVC windows.
- Solid painted timber framed front door with multi point locking.
- Large sliding patio doors to gardens.
- High specification joinery, with high level ironmongery fit out.

Kitchen

- Styled Kitchen by BeSpace.
- Quartz worktops.
- All Houses have a separate utility room off kitchen which will be plumbed for separate washing machine and dryer.
- All downlighters are fitted as per showhouse & all LED lights under the cupboards are fitted as standard.
- The kitchens in the Alder & Hazel are fitted with a part splash-back and 100mm upstand.
- The kitchens in the Ash are fitted with a full splash-back.
- Appliances (should contractual terms be complied with) included:
 - Bosch 60cm Ceramic Hob Touch Control
 - Extractor Fan
 - Bosch St/St Single oven
 - Bosch Int Microwave
 - Indesit Integrated 60cm Dishwasher
 - Indesit Integrated 70:30 Fridge Freezer



Bathrooms

- Luxury stylish and contemporary Roca / Laufen Brassware & Whiteware to all bathrooms with vanity units, wall hung wc, all showers fitted with recessed controls and a hand shower and fitted overhead shower.
- Pressurised showers, sinks and baths.
- Fully tiled main bathrooms and ensembles with luxury contemporary tiles.
- Shower doors / bath screens, tiling and mirrors included (as per showhouse).
- All downlighters included as standard in all bathrooms.

Internal Finishes

- All Houses are painted throughout in neutral colours to compliment the internal finishes.
- Extra floor to ceiling height creates a great sense of space.
- All Houses have large attic space with folding loft ladder fitted as standard. The attic is fitted with attic trusses to increase space and to make it easier for a future attic conversion should you wish to do so, subject to purchasers obtaining a structural survey.
- Painted chamfered skirting and architrave.
- Panelled doors with chrome handles.

Wardrobes

- Superior quality contemporary wardrobes by BeSpace to all bedrooms.

Electrical

- Each room will have a pendant in the ceiling allowing purchasers to install their own fittings, except for the bathrooms and kitchen which are fitted with downlighters.
- Kitchens are fitted with LED lights under the cupboards as standard.
- Well-designed electrical and lighting specifications.
- Wired for TV / broadband capability.
- Wired for electrical car charging point to each home.
- Contemporary white sockets throughout.
- Smoke / Heat detectors fitted as standard.
- Wired for intruder alarm.
- CAT 6 and CO-AX cable.

Heating & Mechanical Extract Ventilation

- A2 BER rating.
- Mitsubishi air to water heat pump.
- Underfloor heating as standard on ground floor of all Houses and contemporary radiators on 1st floors.
- Centralised Aereco extraction unit for bathrooms.
- Kitchen extract direct to outside.
- High specification to airtightness and insulation to walls, floors and roof areas.

Structural Warranty

- Each home is certified by HomeBond warranty scheme.

Outdoor Amenities

- Discover acres of stunning landscaped parkland, where morning jogs, family picnics, and tranquil walks are part of everyday life.
- Whether it's family time at the playground, a workout in the fresh air, a game with friends, or a peaceful walk with your dog, the amenities here are designed to bring people and nature together.
- The masterplan features a creche.



BUILT TO THE HIGHEST STANDARDS



Every home at Oakfield is built to the highest standard with full brick finishes on front elevations to all 3 and 4 bedroom Houses. Cobble permeable paving to driveways and concrete tiled roofs are all standard finishes. All interiors are painted throughout, and all main bathrooms and ensuites are fully tiled. Underfloor Heating is standard on ground floor of all houses.

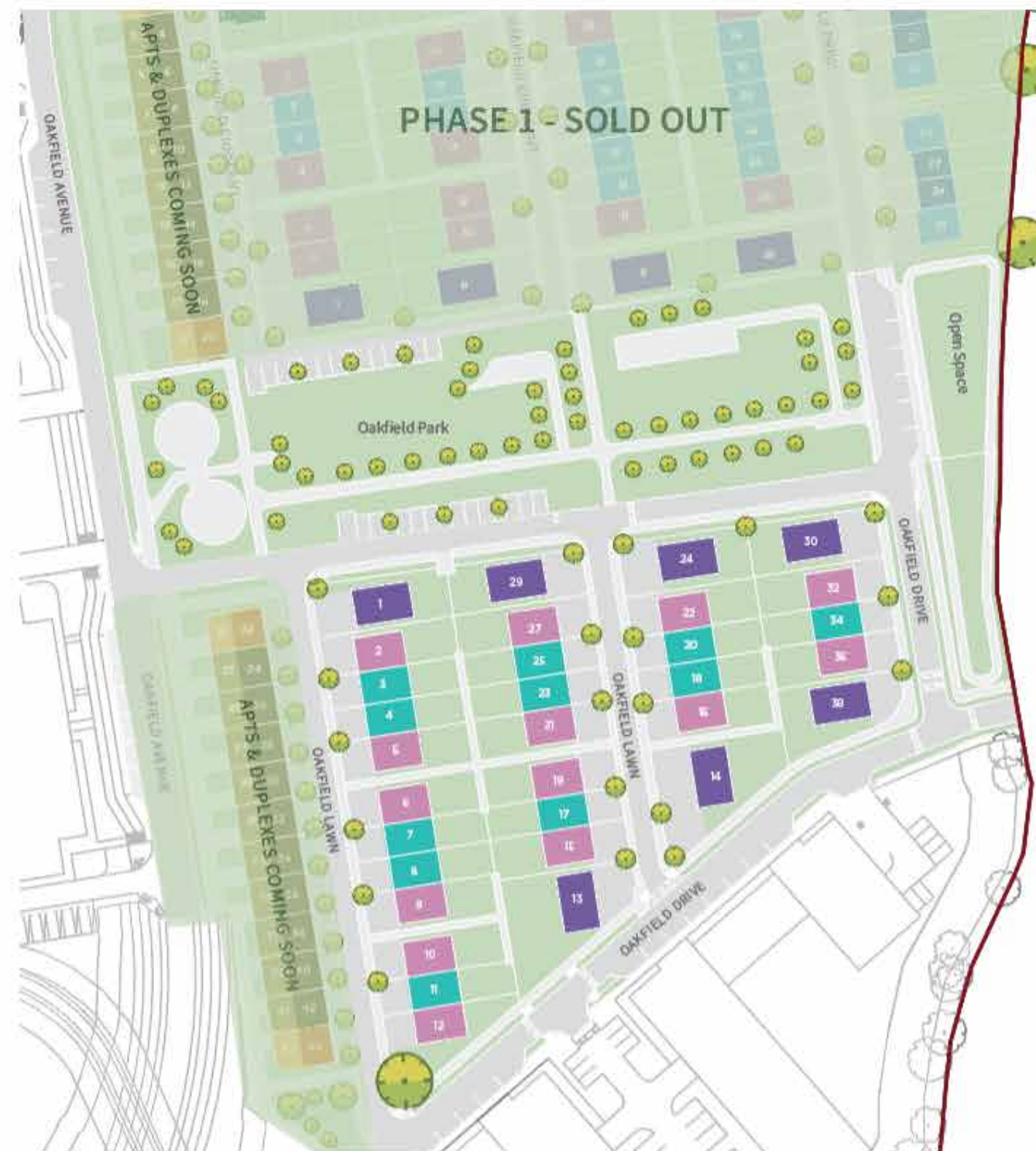




INTERIORS AT OAKFIELD



OAKFIELD SITE LAYOUT PHASE TWO



THE ASH
4 Bedroom Detached House

THE HAZEL
4 Bedroom End Terrace House

THE ALDER
3 Bedroom Terraced House

FLOOR LAYOUT

The Ash



FLOOR LAYOUT

The Hazel

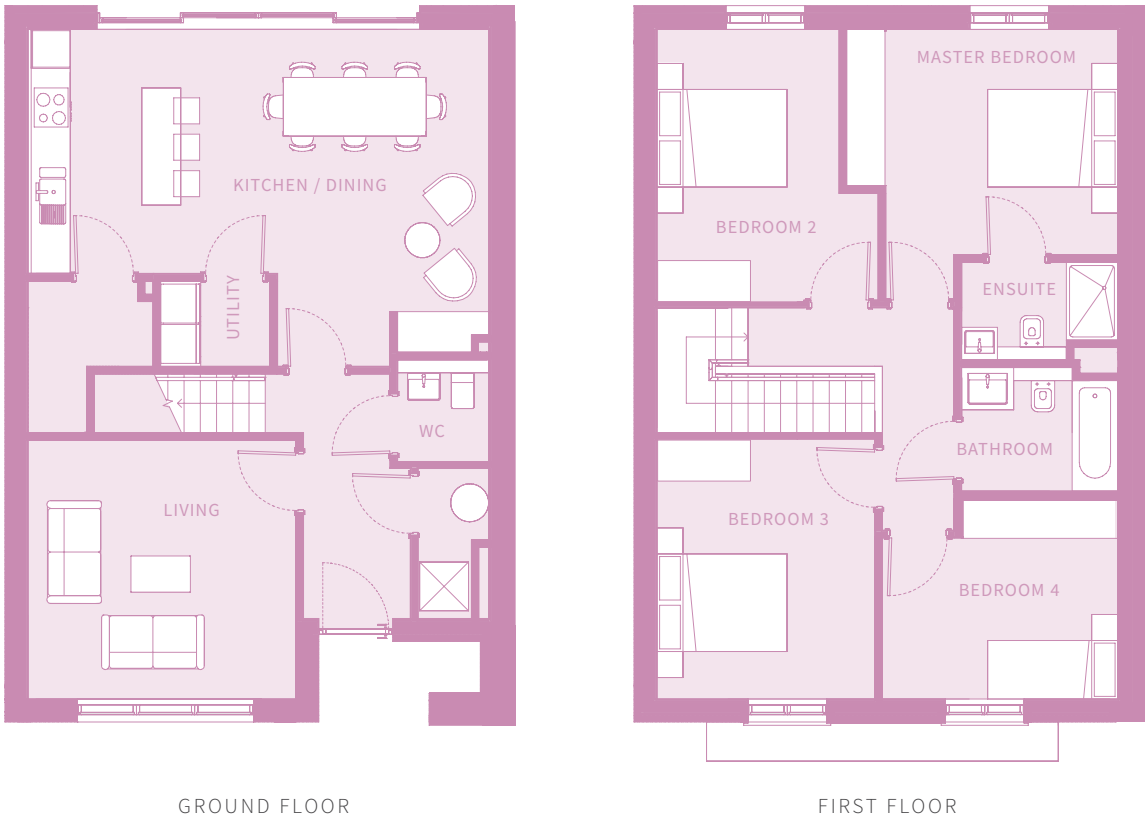


●
4 Bedroom Detached House
c. 170 sq m / 1,830 sq ft



Not to scale. For illustrative purposes only

●
4 Bedroom End-Terrace House
c. 140 sq m / 1,506 sq ft



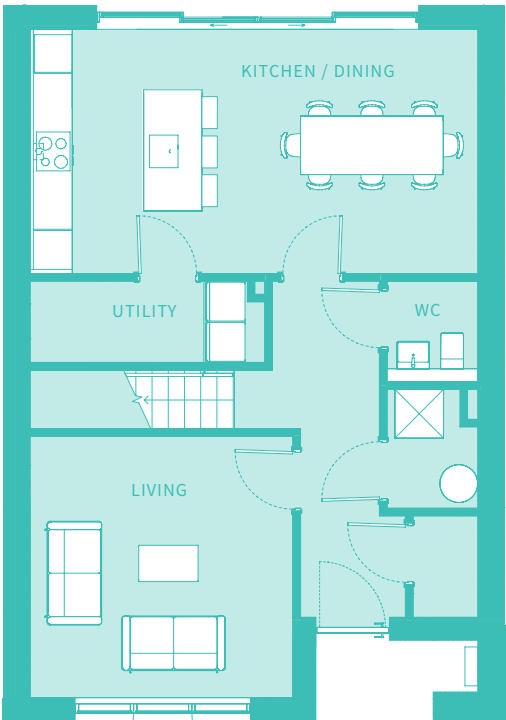
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FLOOR LAYOUT

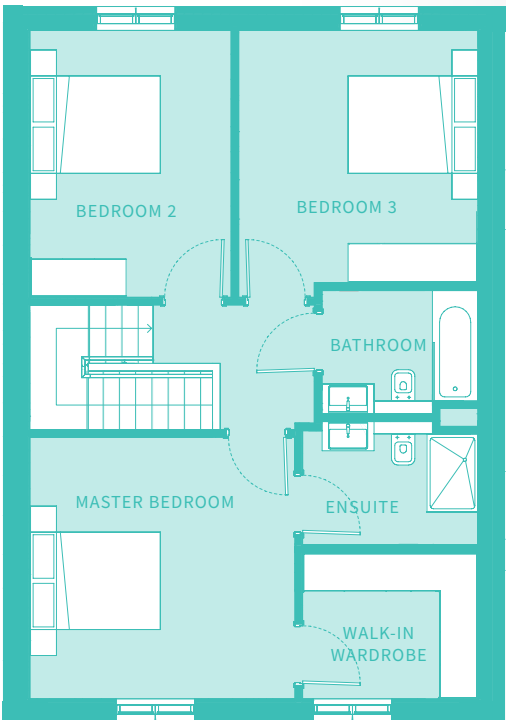
The Alder



3 Bedroom Terraced House
c. 134 sq m / 1,442 sq ft



GROUND FLOOR



FIRST FLOOR

Not to scale. For illustrative purposes only





THE DEVELOPER

Comer Group

Comer Group is a leading placemaker developer operating across the UK, Ireland and Europe specialising in charming and distinctive homes of great character.

The Comer Group was established by brothers, Brian & Luke Comer, originally from Co. Galway, Ireland. After a great deal of tenacity and hard work, the Comers have created a leading property company with substantial development and investment interests in a number of market sectors, including: luxury residential homes, office parks, retail parks, hotels and leisure facilities.



Milners Square, Dublin 9



Royal Connacht Park, London



Princess Park Manor, London



Number One Ballsbridge, Dublin 4



Newland Park, London



Bun Na Coille, Galway



Drumkeen, Dublin 18

A DEVELOPMENT BY



JOINT SELLING AGENTS



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