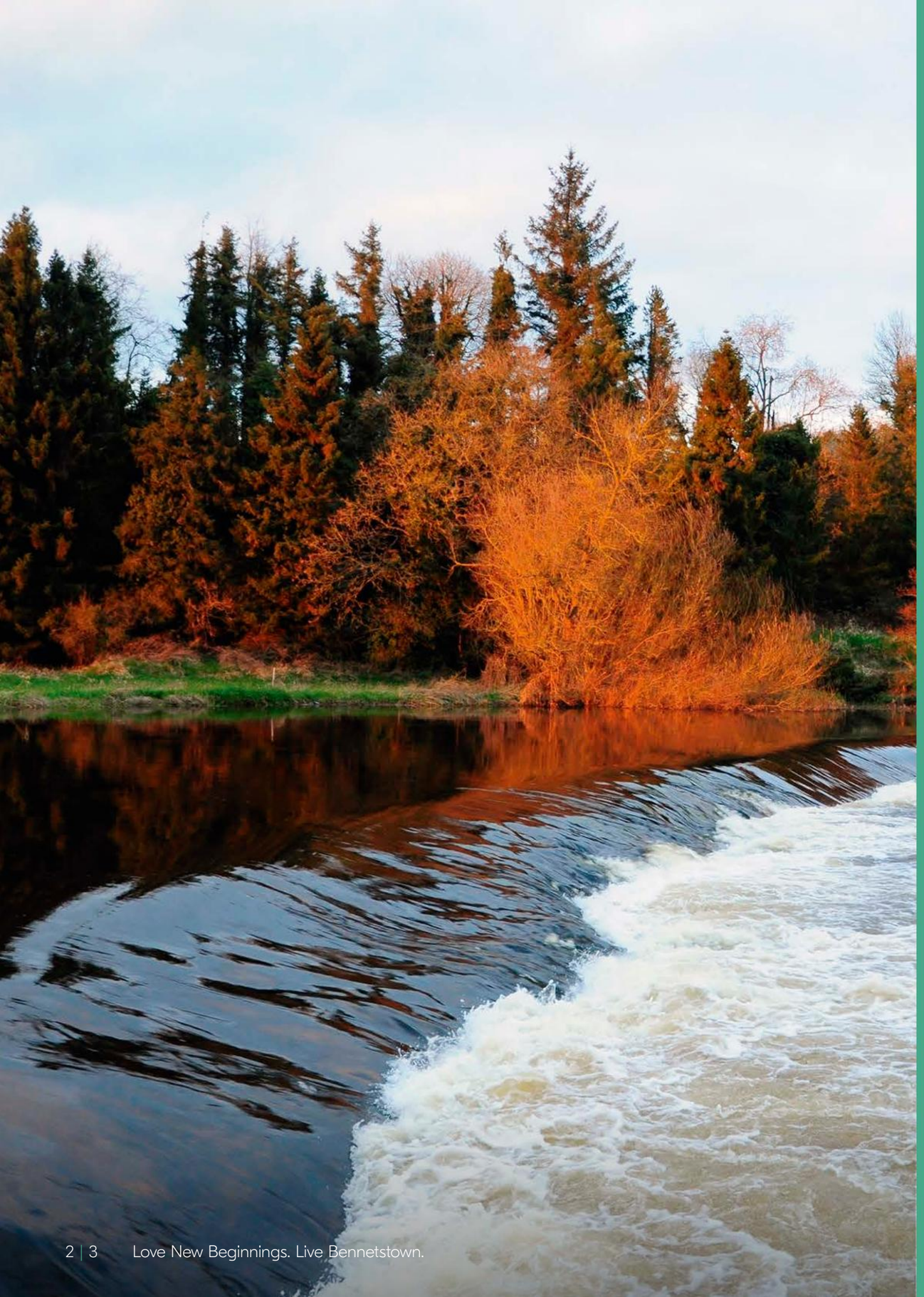

BENNETSTOWN
Dunboyne
Love where you live
Glenveagh
Home of the new.



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 you live

LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO YOUR COMMUNITY

For illustrative purposes only.

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.

By Car

Dunboyne Castle Hotel & Spa	4 km
Fairyhouse Racecourse	7 km
Blanchardstown Shopping Centre	9 km
Hill of Tara	25 km
Dublin Airport	22 km
Brú na Bóinne / Newgrange	40 km

Nearby Bus Routes

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

Nearby Train Routes

M3 Parkway Train Station	1 km
Hansfield Train Station	8 km
Clonsilla Train Station	11 km
Maynooth Train Station	15 km



BER A0 A

LOVE SPACE TO UNWIND

LIVE TO SHAPE THAT SPACE

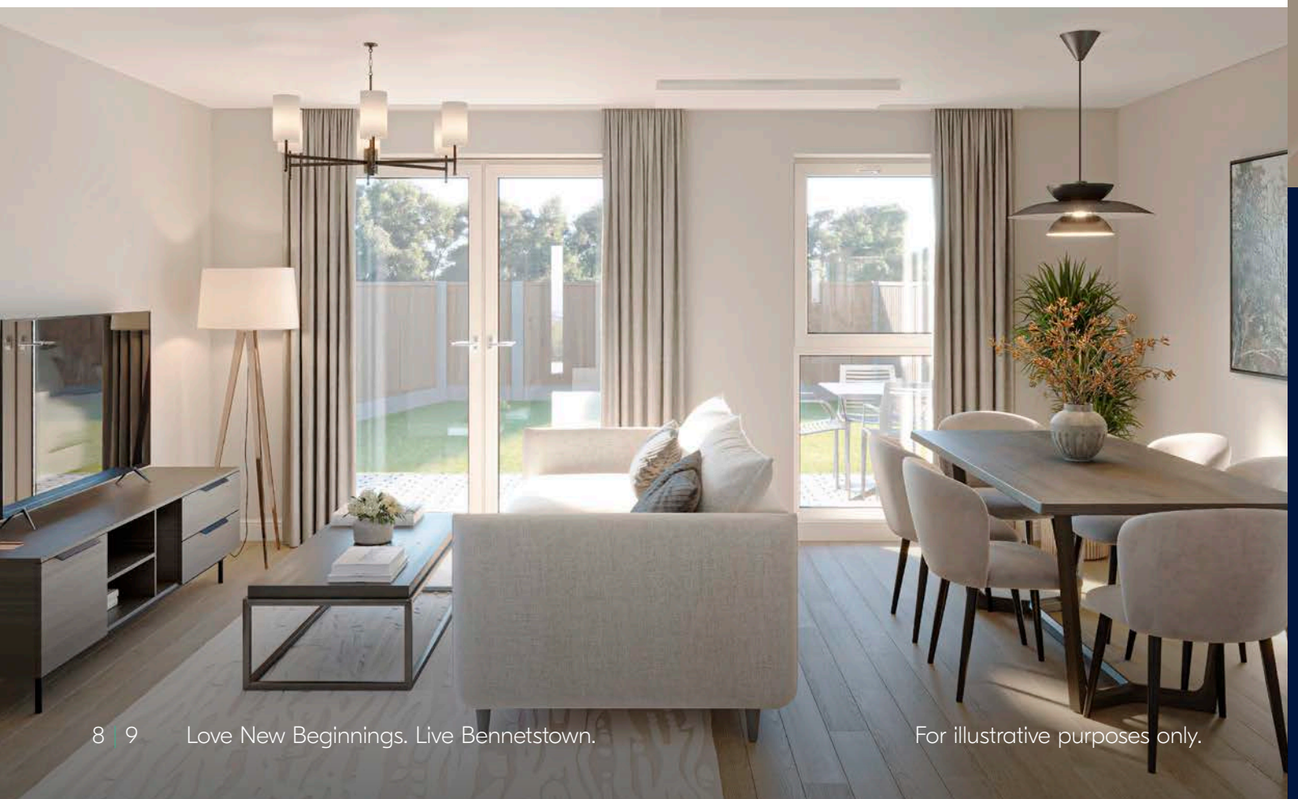
The interior of every **Bennetstown** home is built with you in mind. Whatever you want – space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you need.

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.



For illustrative purposes only.

BER A-Rated Specs and Standards

Every home at Bennetstown achieves a BER A rating – built to high standards of insulation and airtightness to keep your home warm and your running costs low.

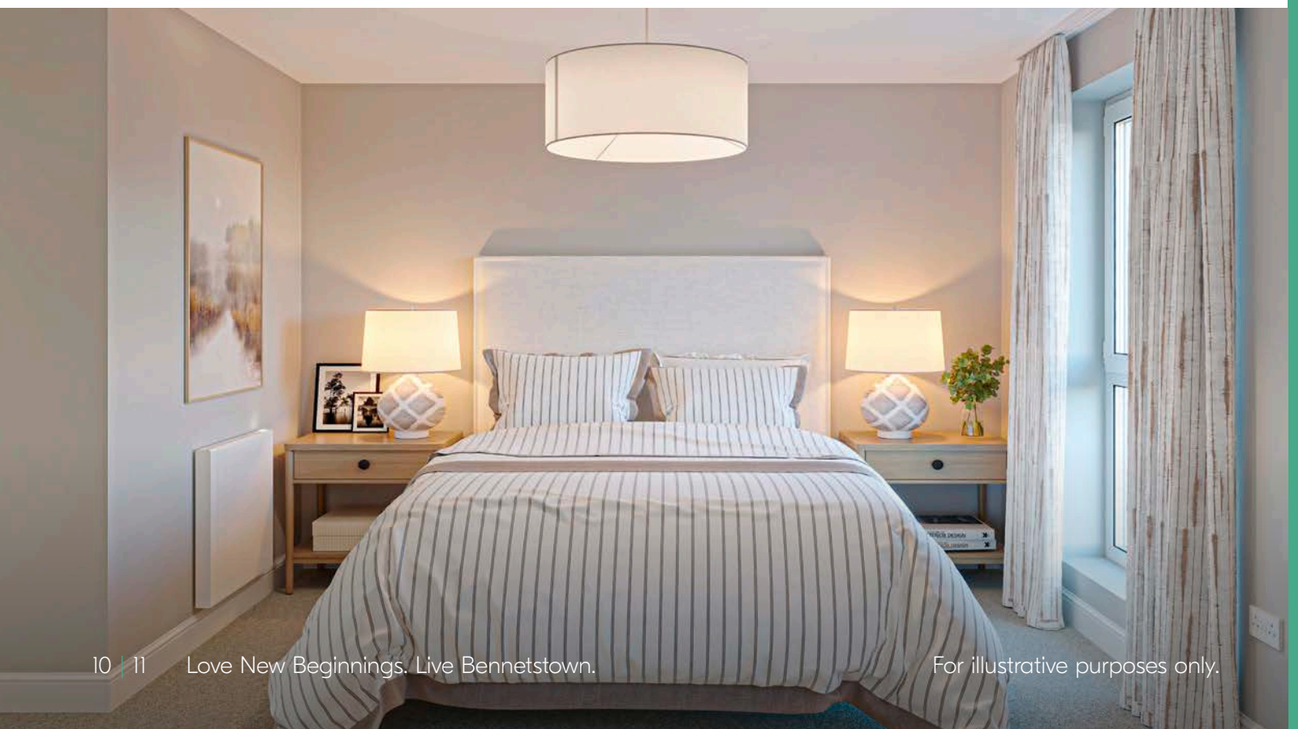


For illustrative purposes only.

LOVE
A COSY, WARM HOME
LIVE
WITH TECHNOLOGY BUILT TO LAST

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.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.







What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy 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.

Pre-wiring for electric vehicles

Glenveagh homes include a ducted cable route for an EV charge point where applicable, so installing a charger is straightforward when you're ready to make the switch.

For illustrative purposes only.

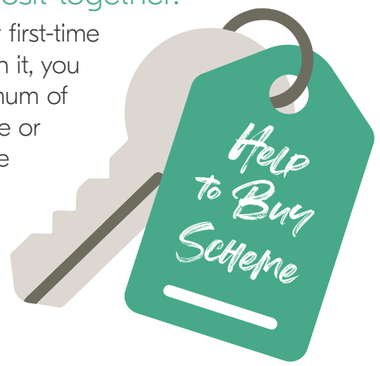
ROUTES TO PURCHASE

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** or **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** or **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.



Property price	**€440,000**
Household income	**€77,000**
Mortgage approval	**€308,000**
Deposit	**€14,000**
Help-to-Buy	**€30,000**
First Home Scheme	**€88,000** (=20% equity share)
Mortgage Monthly Repayments	**€1,273** (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** 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 investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, 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 guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.



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)
- Gaelscoil Thulach na nÓg
- Coláiste Pobail Setanta (nearby in Ongar)
- St. Mary's National School (Ashbourne)
- St. Peter's National School

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.

For illustrative purposes only.



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.
- Featuring radiant heat panels, electric hot water system and PV solar panels 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 achieve a BER A rating.
- 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
8. St. Peter's National School

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

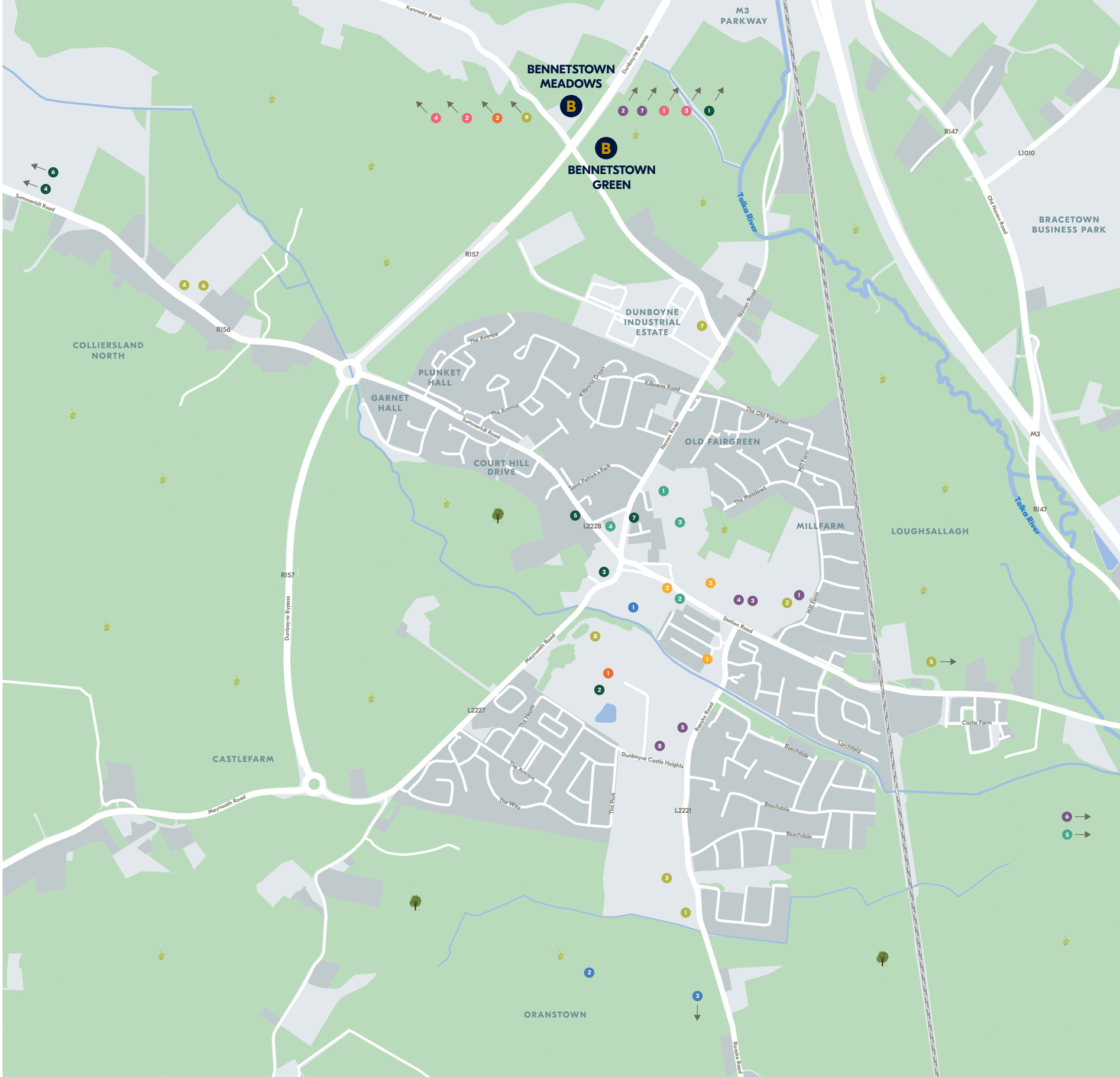
1. Dunboyne Park
2. Dunboyne Linear Walkway
3. Wonder Wander Walking Trail

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

BENNETSTOWN

Love where you live

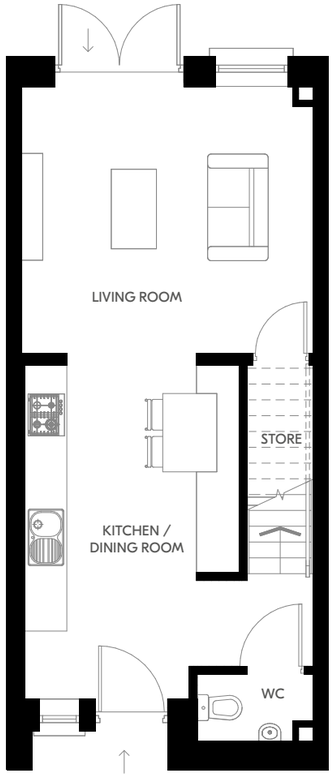


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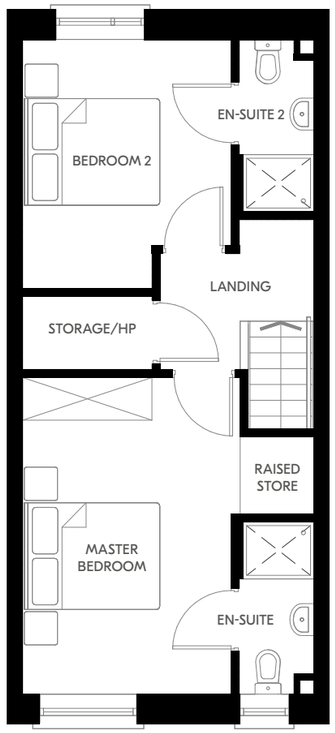
For Illustrative Purposes

THE HAZEL

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



Ground Floor



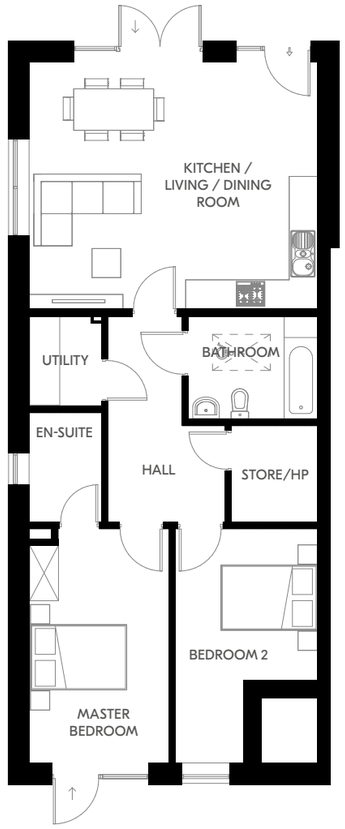
First Floor

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For illustrative purposes.

THE BRAMBLE

2 Bed Maisonette
83.8 - 85.8 sqm | 902 - 924 sqft



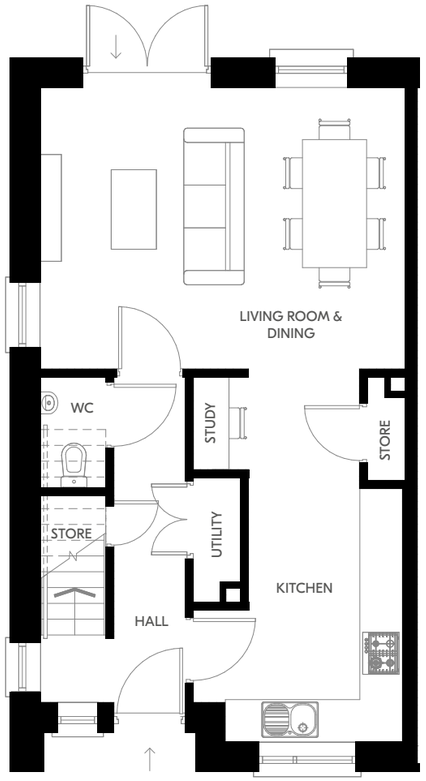
Ground Floor

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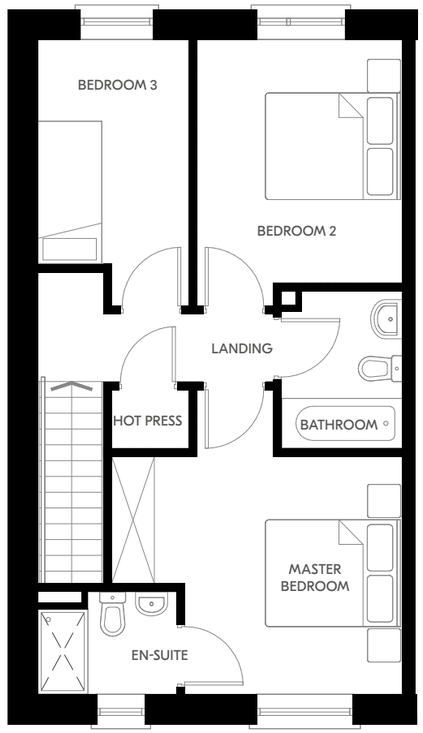
For illustrative purposes.

THE POPLAR

3 Bed End Terrace
92 - 92.7 sqm | 990 - 998 sqft



Ground Floor



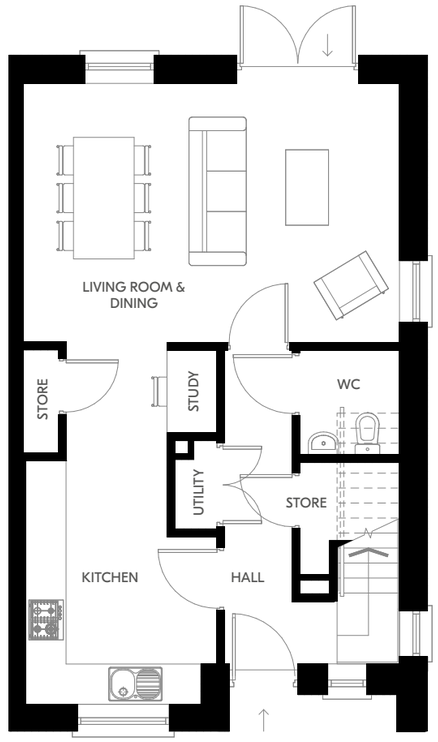
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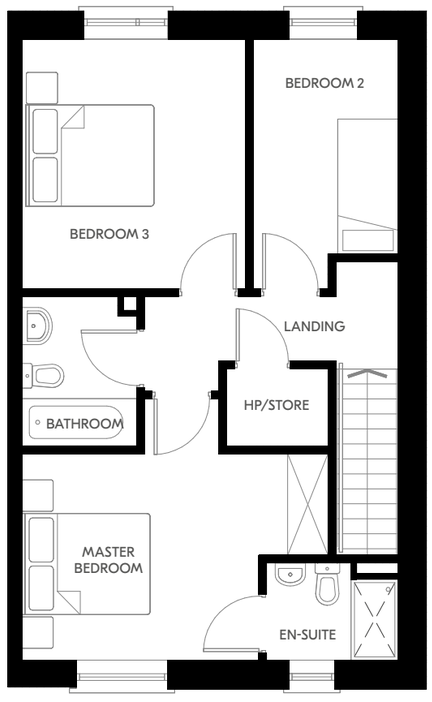
For illustrative purposes.

THE PINE

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



Ground Floor



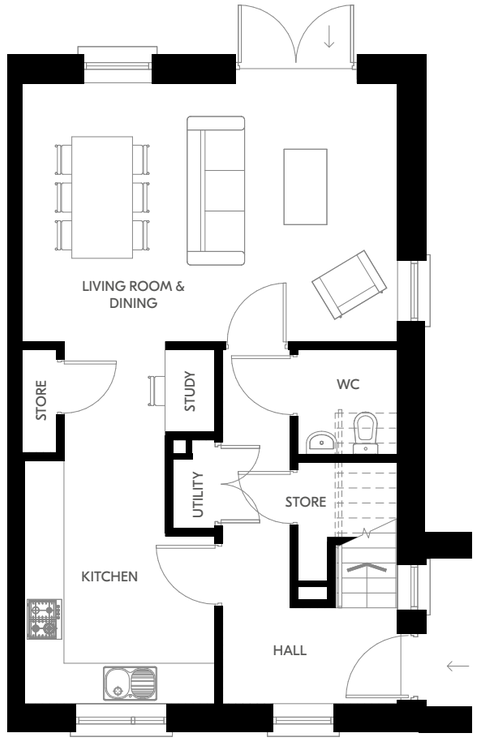
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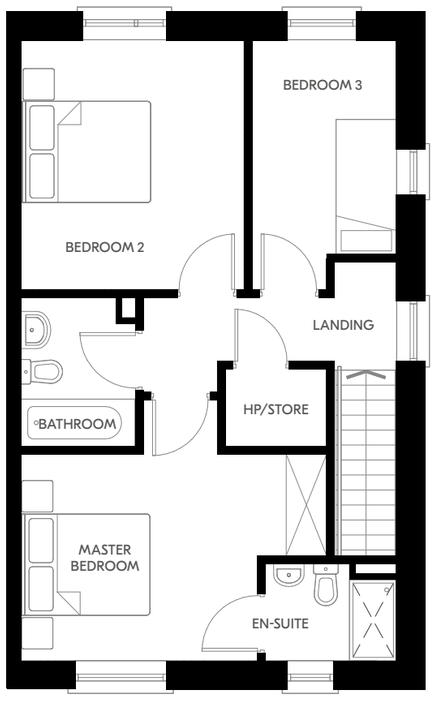
For illustrative purposes.

THE BIRCH

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



Ground Floor



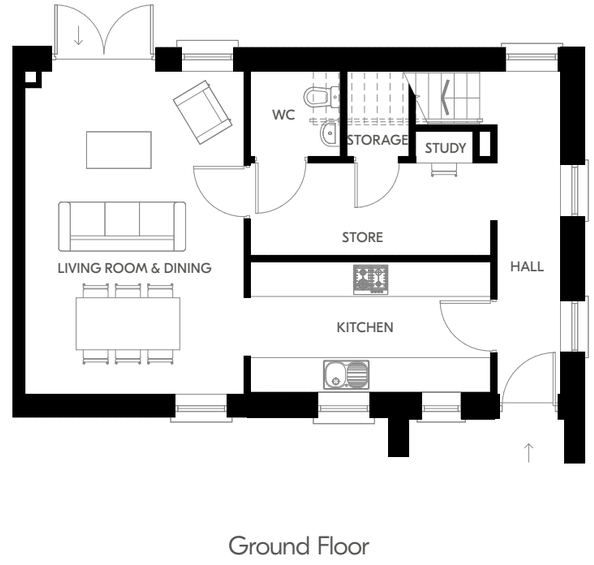
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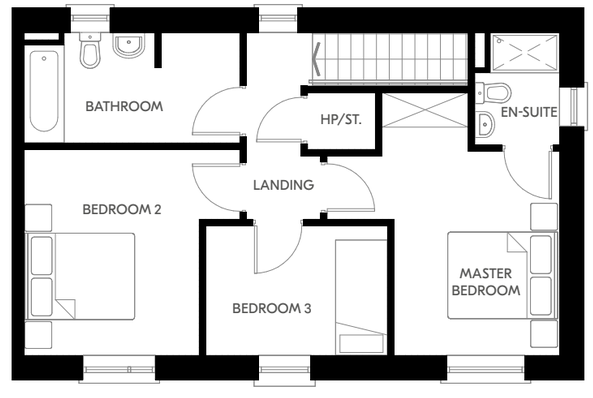
For illustrative purposes.

THE BEECH

3 Bed Semi Detached
104 sqm | 1,118 sqft



Ground Floor



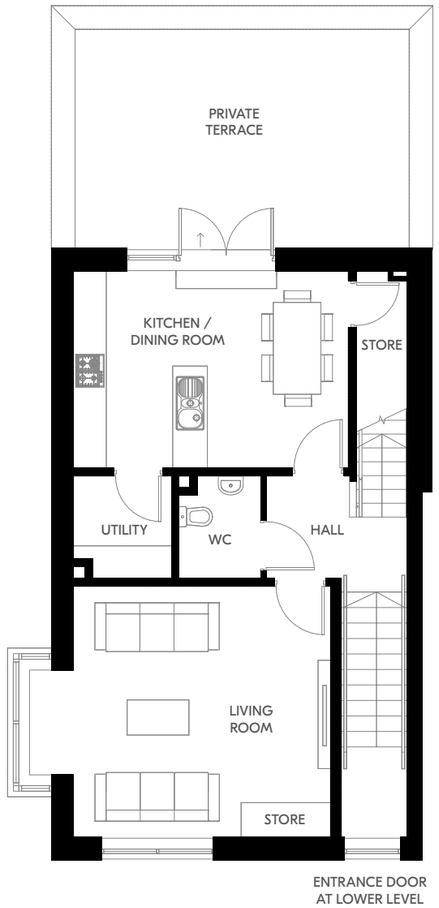
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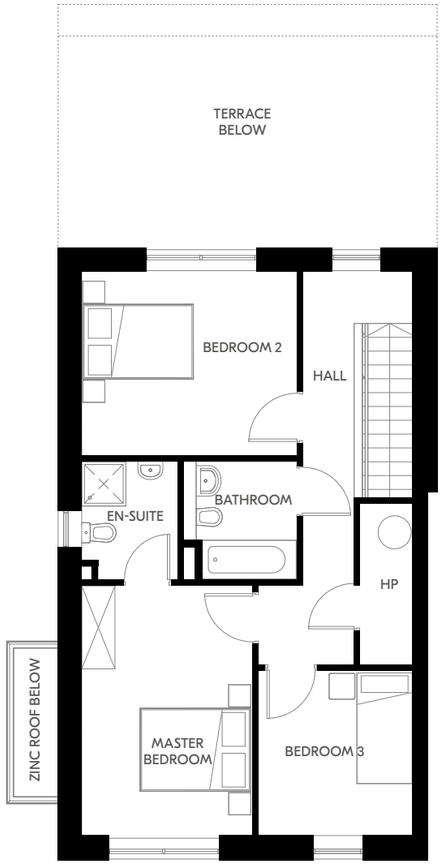
For illustrative purposes.

THE LAUREL

3 Bed Duplex
121 - 125.5 sqm | 1,302 - 1,351 sqft



First Floor



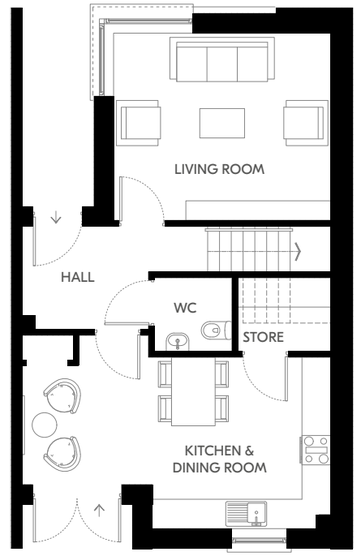
Second Floor

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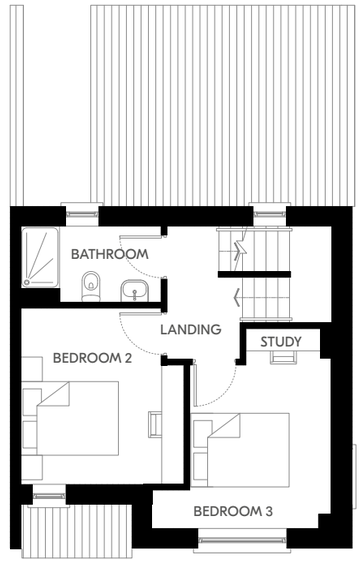
For illustrative purposes.

THE SYCAMORE

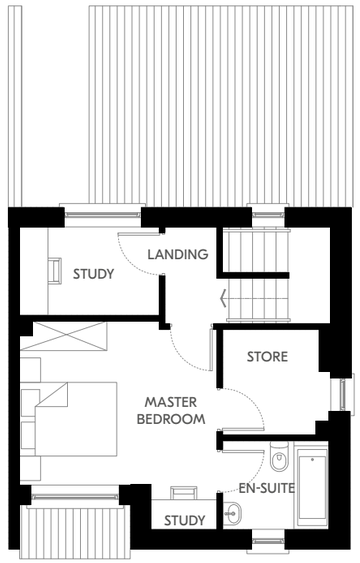
3 Bed Mid & End Terrace + Study
127 sqm | 1,367 sqft



Ground Floor



First Floor



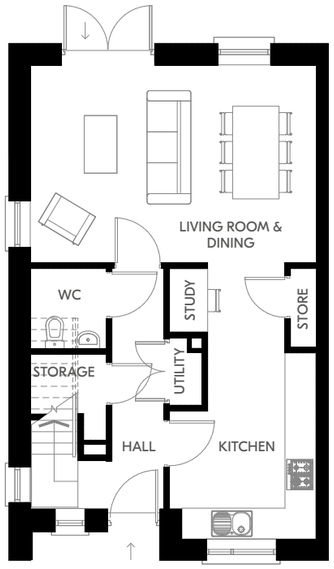
Second Floor

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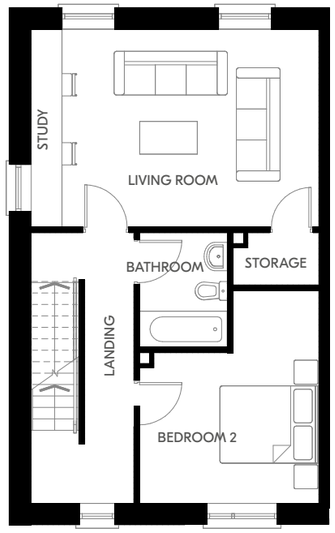
For illustrative purposes.

THE OAK

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



Ground Floor



First Floor



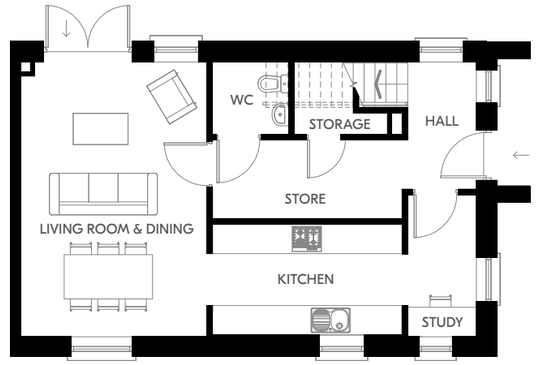
Second Floor

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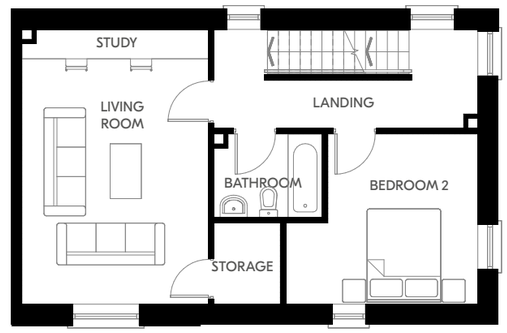
For illustrative purposes.

THE ELM

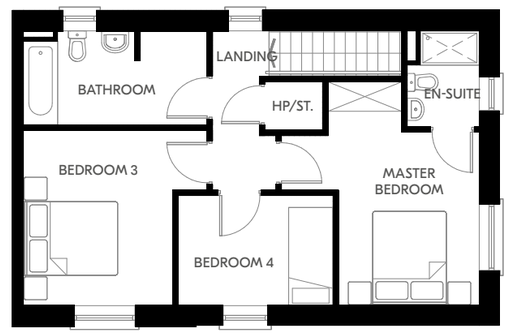
4 Bed Semi Detached
155 sqm | 1,671 sqft



Ground Floor



First Floor



Second Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

For illustrative purposes.

LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

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Selling agent

Raymond Potterton

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PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **RDJ**

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