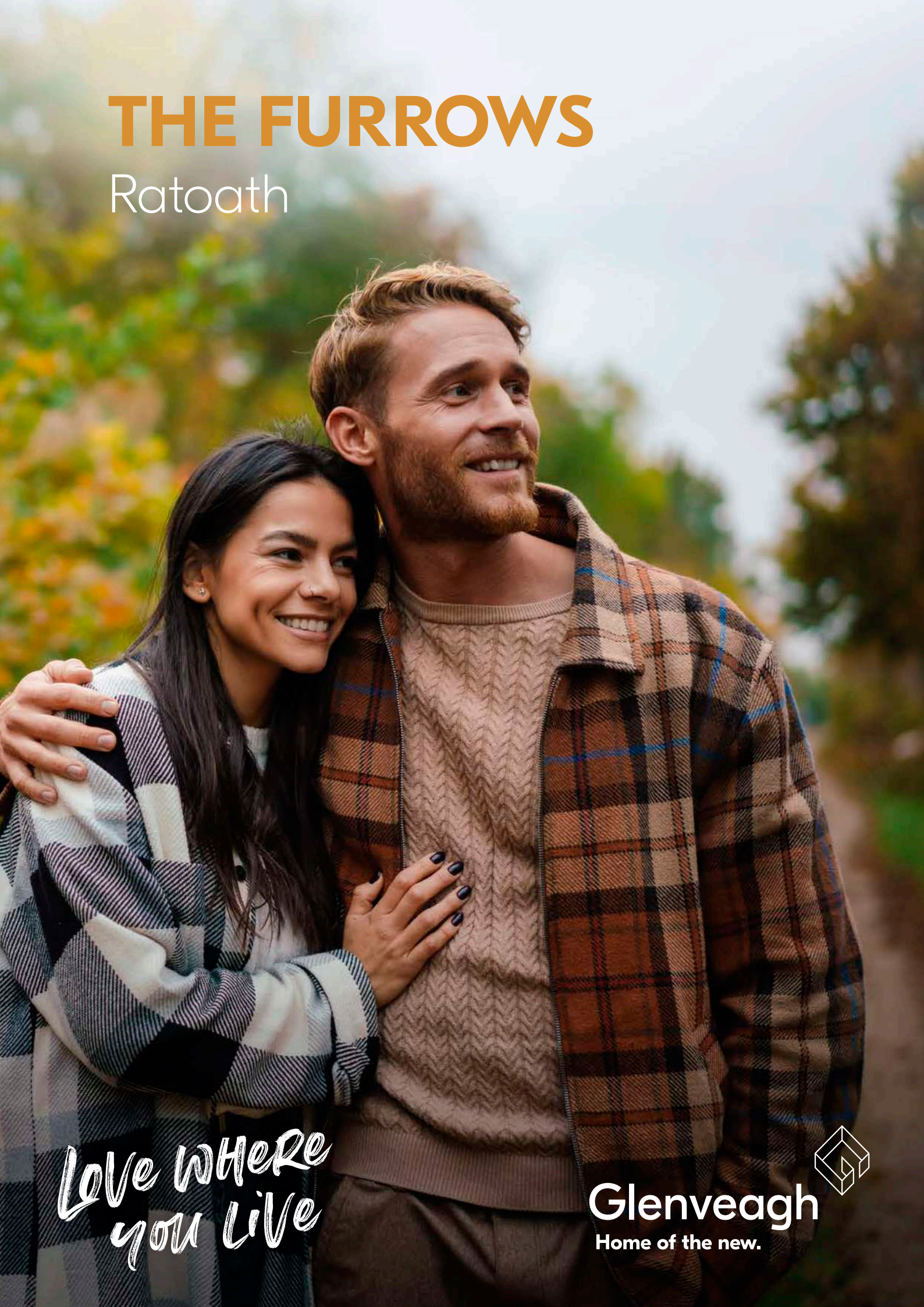
THE FURROWS

Ratoath



Glenveagh

Home of the new.

Glenveagh is pleased to introduce **The Furrows**, a striking new collection of beautifully designed family homes ideally located in charming town of **Ratoath, County Meath**.

The Furrows embodies modern, stylish living in the **friendly** surroundings of Ratoath - 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

The Furrows connects you to it all, conveniently located just a short drive from Navan, Drogheda and Dublin with the M2 and M3 Motorways just minutes away. For those who choose public transport, regular buses serve Dublin City Centre and beyond, so you can enjoy stress-free daily commutes.

Ratoath Allotments	5 minutes
Ashbourne Retail Park	7 minutes
Blanchardstown Shopping Centre	18 minutes
Hill of Tara	20 minutes
Dublin Airport	24 minutes
Dublin City Centre	30 minutes

Nearby Bus Routes

Ratoath → Dublin via Ashbourne	103
Drogheda → Blanchardstown via Ashbourne	105
Kells → Dublin airport via Navan	109A
Ratoath → Dublin via Ashbourne	194

Nearby Train Routes

M3 Parkway Train Station	13 min drive

BER A

LOVE SPACE TO UNWIND

LIVE TO SHAPE THAT SPACE

The interior of every home in **The Furrows** is designed 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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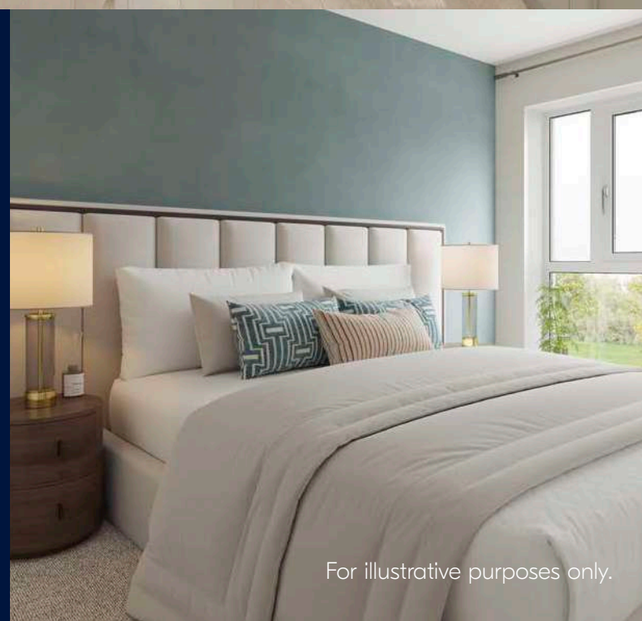
BER A-Rated Specs and Standards

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



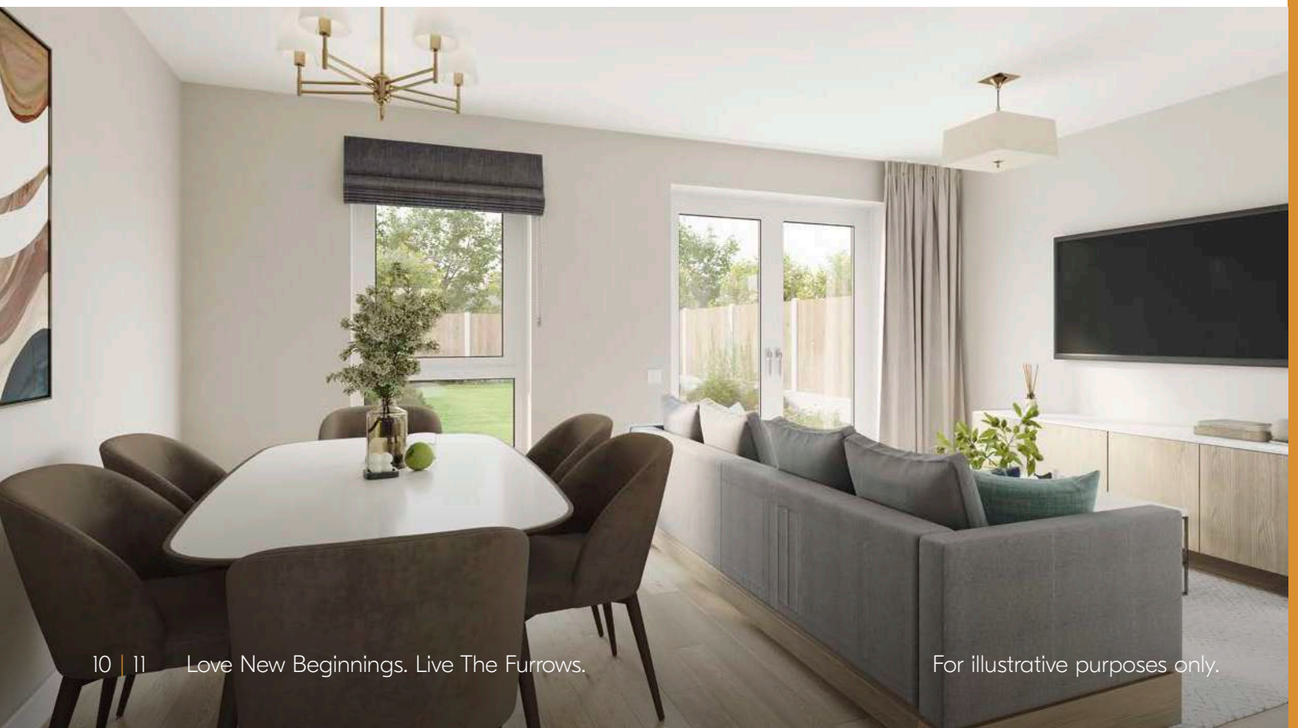
For illustrative purposes only.

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.



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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.

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 but 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

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..

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**

FIRSTHOMESCHEME

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 €75,250 you could get a new Glenveagh home worth €430,000.

Property price	**€430,000**
Household income	**€75,250**
Mortgage approval	**€301,000**
Deposit	**€13,000**
Help-to-Buy	**€30,000**
First Home Scheme	**€86,000** (=20% equity share)
Mortgage Monthly Repayments	**€1,333** (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

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

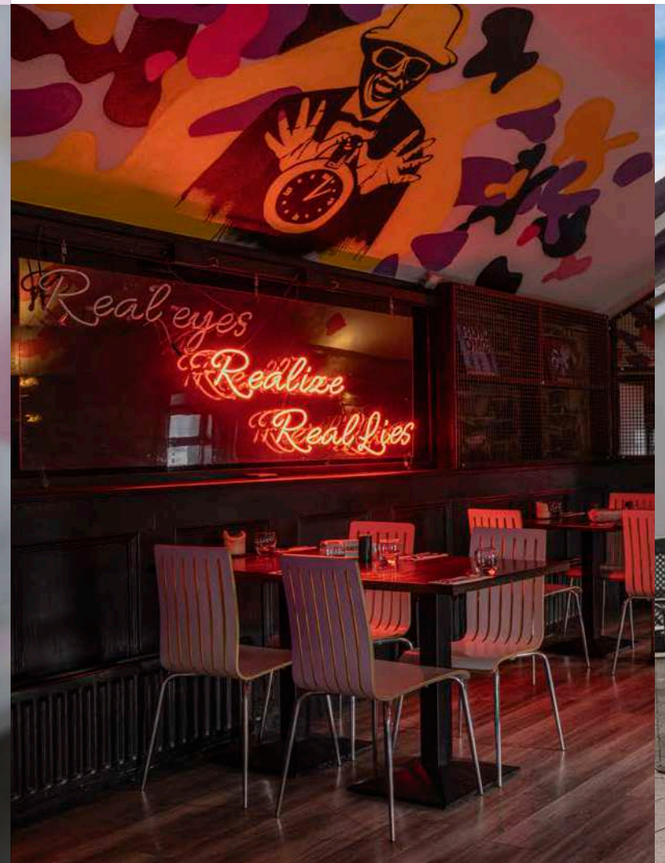
There's plenty to explore in the area and its surroundings. **The Ratoath Allotments** is a communal garden just a short spin from your new home at **The Furrows**. It's a place where people come together to make something truly special, fostering connection both to nature and the community itself. **Balrath Woods** is also a breeze to get to, offering scenic strolls and the perfect spot for weekend family picnics — weather permitting!

ALL INTERESTS, ALL COVERED, ALL NEARBY.

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

You'll find a wonderful selection of local coffee shops, restaurants and bars to enjoy, including **WTF Burger, The Wildflower Cafe** and **La Bucca**. The Furrows is also within easy driving distance from **Ashbourne** so you can enjoy the charm of small town living with a fuller range of nearby shopping and leisure choices.

From family days out at nearby wonders like **Emerald Park** and **The Hill of Tara**, to regular comedy, music and theatre events at **The Ratoath Community Centre**, there's always something new to discover.



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

Ratoath and the surrounding area offers plenty by way of education, with schools available for children of all ages.

There's a wide range of school types nearby, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices in the locality.

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

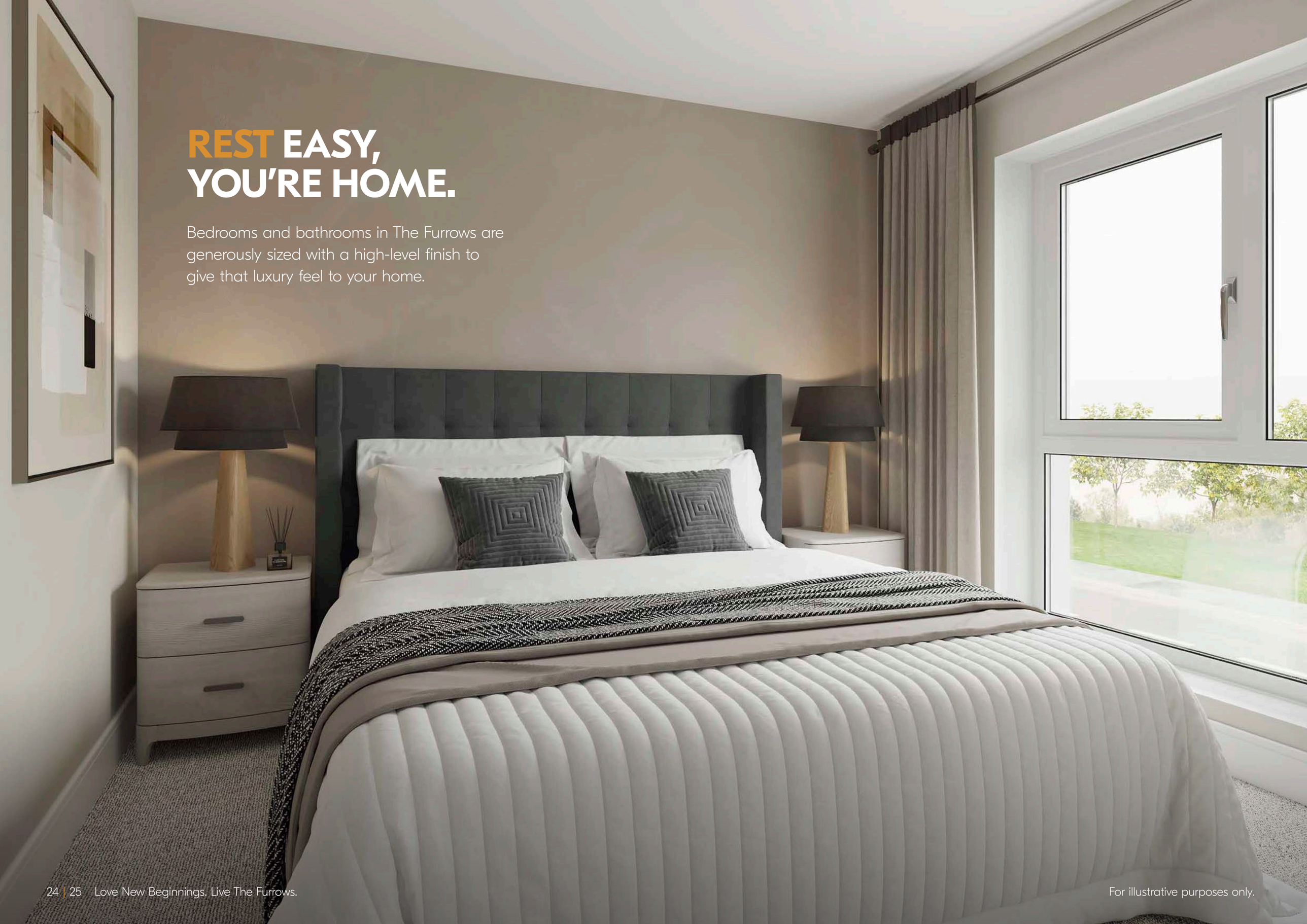
- St. Paul's Junior National School
- Ratoath College
- Ratoath Junior National School
- Ratoath Senior National Catholic School
- Gaelscoil na Ríthe
- Ashbourne Educate Together National School

For Third Level education, commuter connections to all the Dublin choices are right on your doorstep.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in **Ratoath**. In fact, you're spoiled for choice with everything from athletics, football and GAA clubs to pitch and putt courses, BMX tracks and Taekwondo studios nearby.

REST EASY, YOU'RE HOME.

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



For illustrative purposes only.

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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 where applicable.

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 home at **The Furrows** home is covered by a 10-year structural guarantee.

Schools

1. St. Paul's Junior National School
2. Ratoath College
3. Ratoath Junior National School
4. Ratoath Senior National Catholic School
5. Gaelscoil na Ríthe
6. Ashbourne Educate Together National School

Shopping

1. Sweeney's Centra
2. Hannon's SuperValu
3. Tesco Express
4. Maxol Ratoath

Sport

1. AllBody Pilates
2. Ratoath Tennis Club
3. Ratoath Athletic Club
4. Ratoath Taekwondo
5. Ratoath Harps AFC
6. Ratoath Pitch & Putt
7. Ratoath BMX
8. Ratoath GAA
9. Ratoath RFC
10. Ashbourne Golf Club

Health

1. Ratoath Medical Centre
2. Meadowbank Medical Centre

Parks

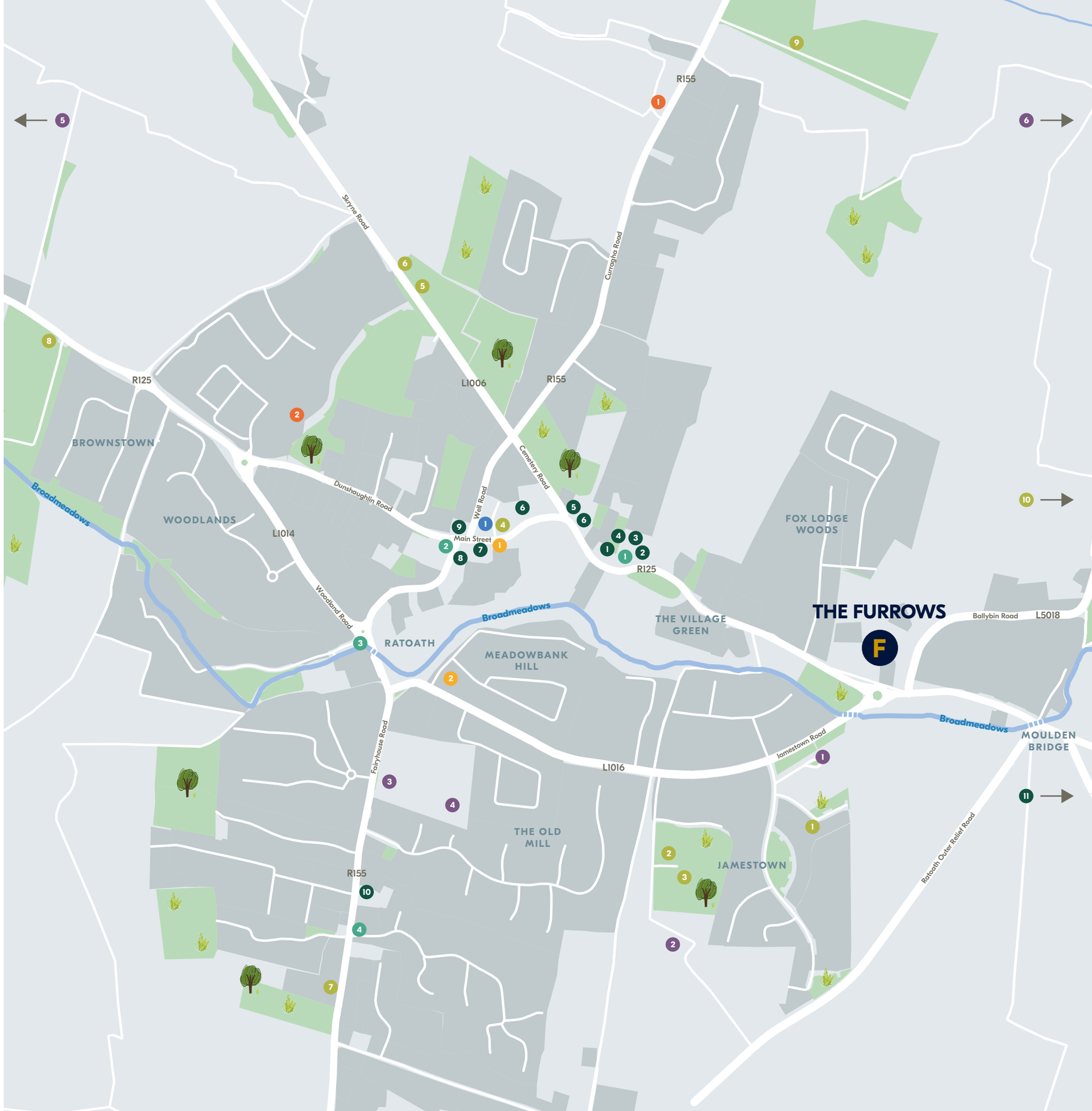
1. Ratoath Allotments
2. Ratoath Playground

Attractions

1. Ratoath Community Centre & Venue Theatre

Cafés/Restaurants

1. La Bucca
2. Wau Fusion
3. Cafe Novello
4. Sweeney's Bakehouse
5. The Auld Stand
6. WTF Burgers
7. Mario's Woodfired Pizza & Traditional Fish and Chips
8. 04 Ratoath
9. The Ratoath Inn
10. Macari's Chipper & Pizza
11. Four Star Pizza
12. Wildflower Cafe



HOUSE STYLES

Maisonettes & Duplexes

- **The Cherry**
  1 Bed Maisonette
  56 - 68 sqm | 603 - 732 sqft
- **The Ivy**
  1 Bed Duplex Apartment | Ground Floor
  55 sqm | 591 sqft
- **The Laurel**
  3 Bed Duplex | First Floor & Second Floor
  118 sqm | 1,268 sqft

1 Bed Homes

- **The Honeysuckle**
  1 Bed Bungalow | Mid Terrace
  54 sqm | 579 sqft

2 Bed Homes

- **The Juniper**
  2 Bed Bungalow | Mid & End Terrace
  67 sqm | 721 sqft
- **The Hazel**
  2 Bed Mid Terrace
  74 sqm | 792 sqft

3 Bed Homes

- **The Poplar**
  3 Bed End Terrace
  92 sqm | 989 sqft
- **The Larch**
  3 Bed Semi Detached
  101 sqm | 1,082 sqft
- **The Rowan**
  3 Bed End Terrace | Side Entry
  102 sqm | 1,103 sqft

4 Bed Homes

- **The Alder**
  4 Bed Semi Detached
  152 sqm | 1,637 sqft
- **The Fir**
  4 Bed Semi Detached | Side Entry
  154 sqm | 1,654 sqft

THE FURROWS

EV - Electric Vechicles
P - Private
CR - Creche
V - Visitor

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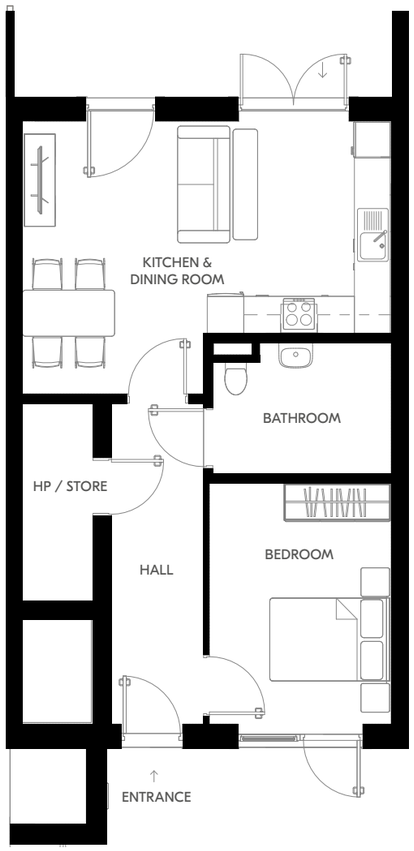
Love where you live

For Illustrative Purposes

THE IVY

1 Bed Duplex Apartment | Ground Floor
55 sqm | 591 sqft



Ground Floor

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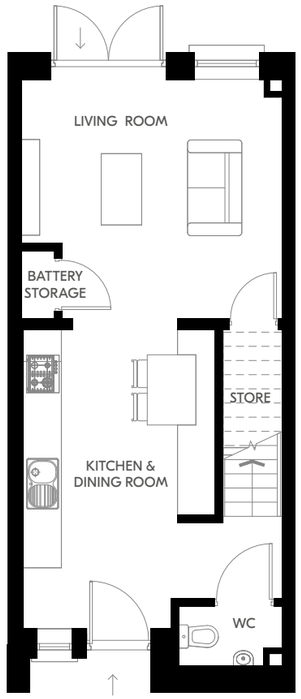
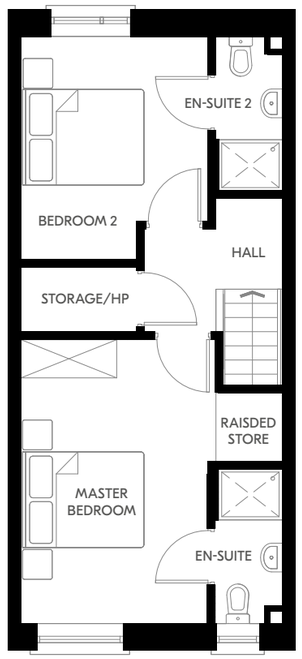
THE HAZEL

2 Bed Mid Terrace
74 sqm | 792 sqft



Ground Floor



First Floor

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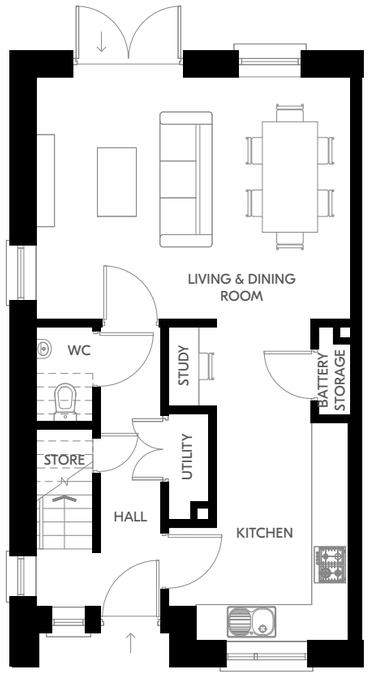
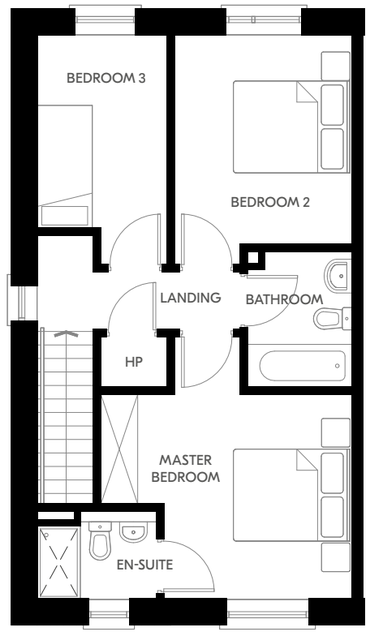
THE POPLAR

3 Bed End Terrace
92 sqm | 989 sqft



Ground Floor



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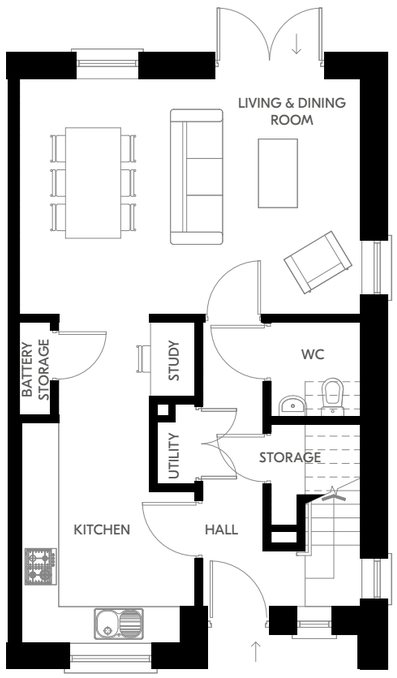
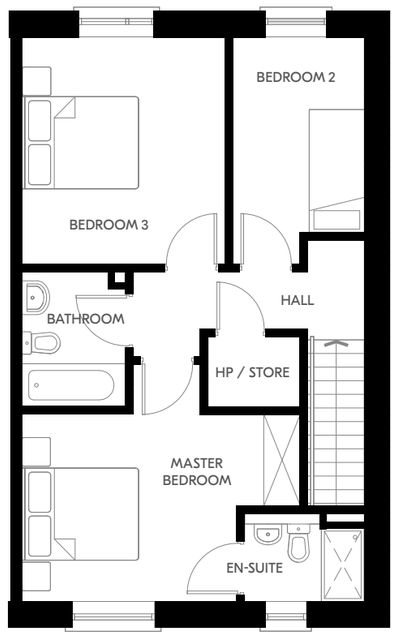
THE LARCH

3 Bed Semi Detached
101 sqm | 1,082 sqft



Ground Floor



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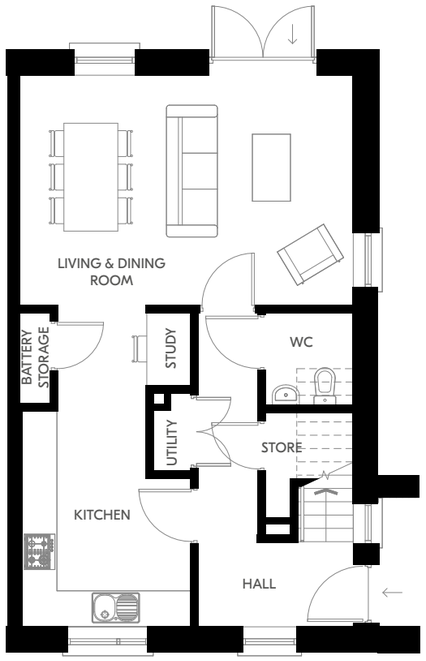
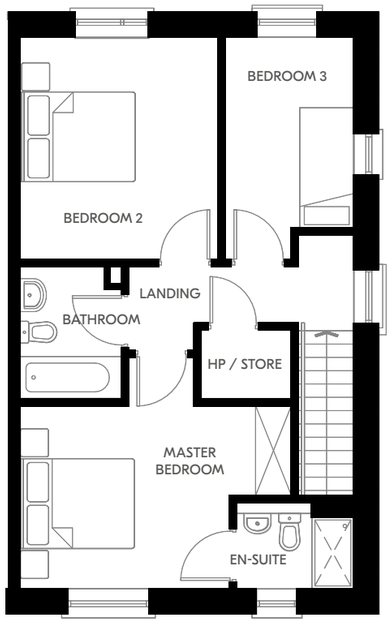
For illustrative purposes.

THE ROWAN

3 Bed End Terrace | Side Entry
102 sqm | 1,103 sqft



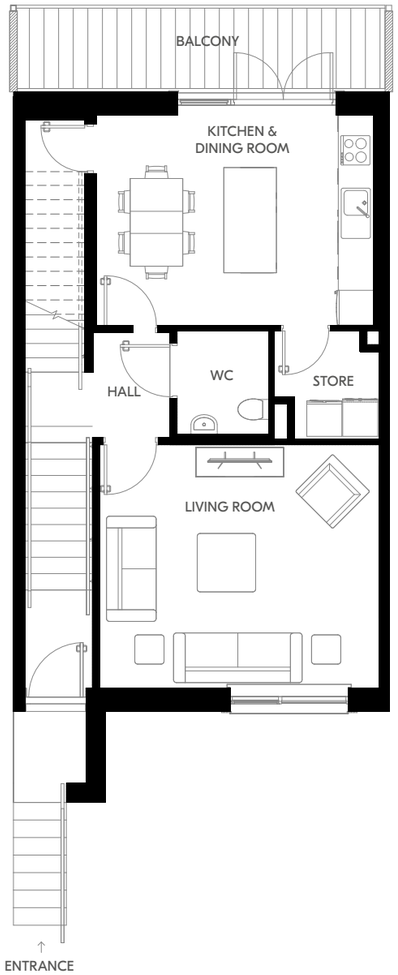
Ground Floor



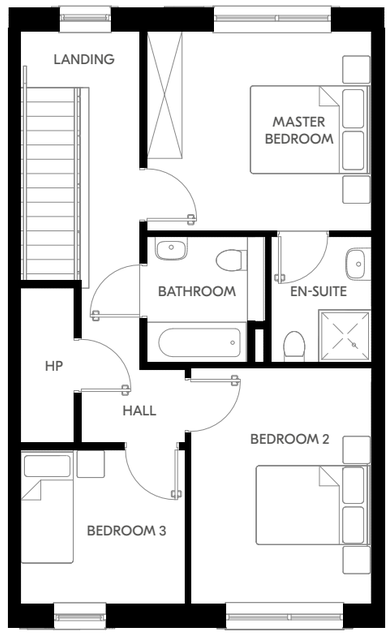
First Floor

THE LAUREL

3 Bed Duplex | First Floor & Second Floor
118 sqm | 1,268 sqft



Ground Floor



First Floor

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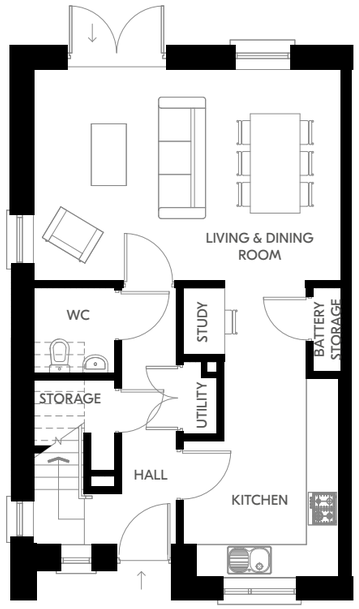
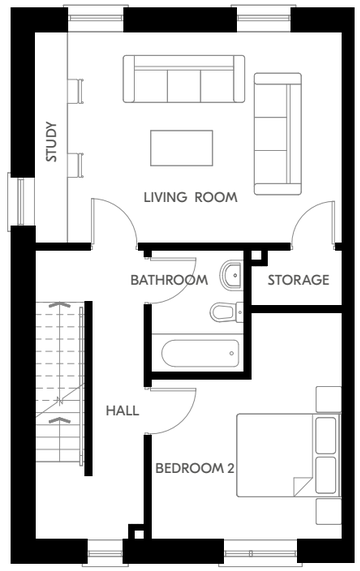
THE ALDER

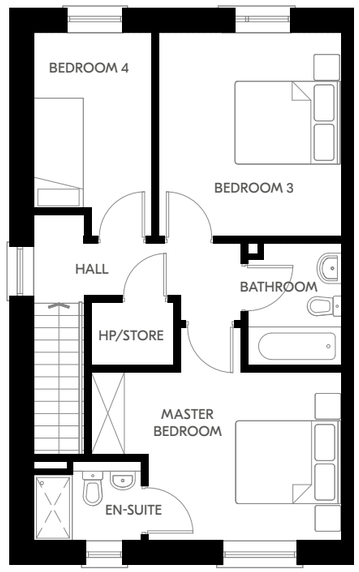
4 Bed Semi Detached
152 sqm | 1,637 sqft



Ground Floor



First Floor



Second Floor

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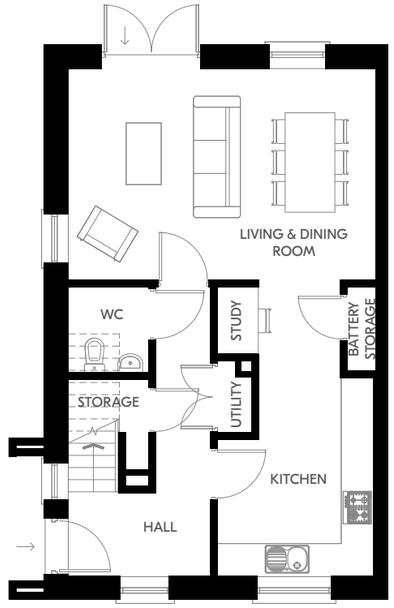
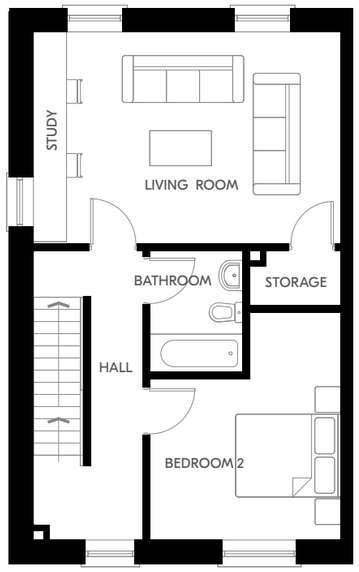
For illustrative purposes.

THE FIR

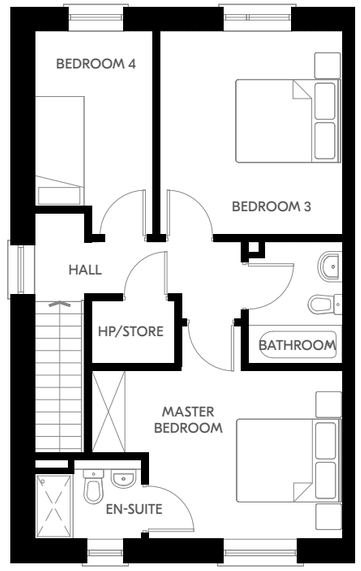
4 Bed Semi Detached | Side Entry
154 sqm | 1,654 sqft



Ground Floor



First Floor



Second Floor

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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.

If you'd like to discover your new home in a Glenveagh development, visit **glenveagh.ie**

DISCOVER OUR FULL RANGE OF COMMUNITIES AT GLENVEAGH.IE

Balmoston
Donabate, Dublin

Belcamp
Balgriffin

Blackrock Villas
Blackrock, Co. Cork

Folkstown Park
Balbriggan, Dublin

Maple Woods
Midleton, Co. Cork

Miller's Glen
Swords

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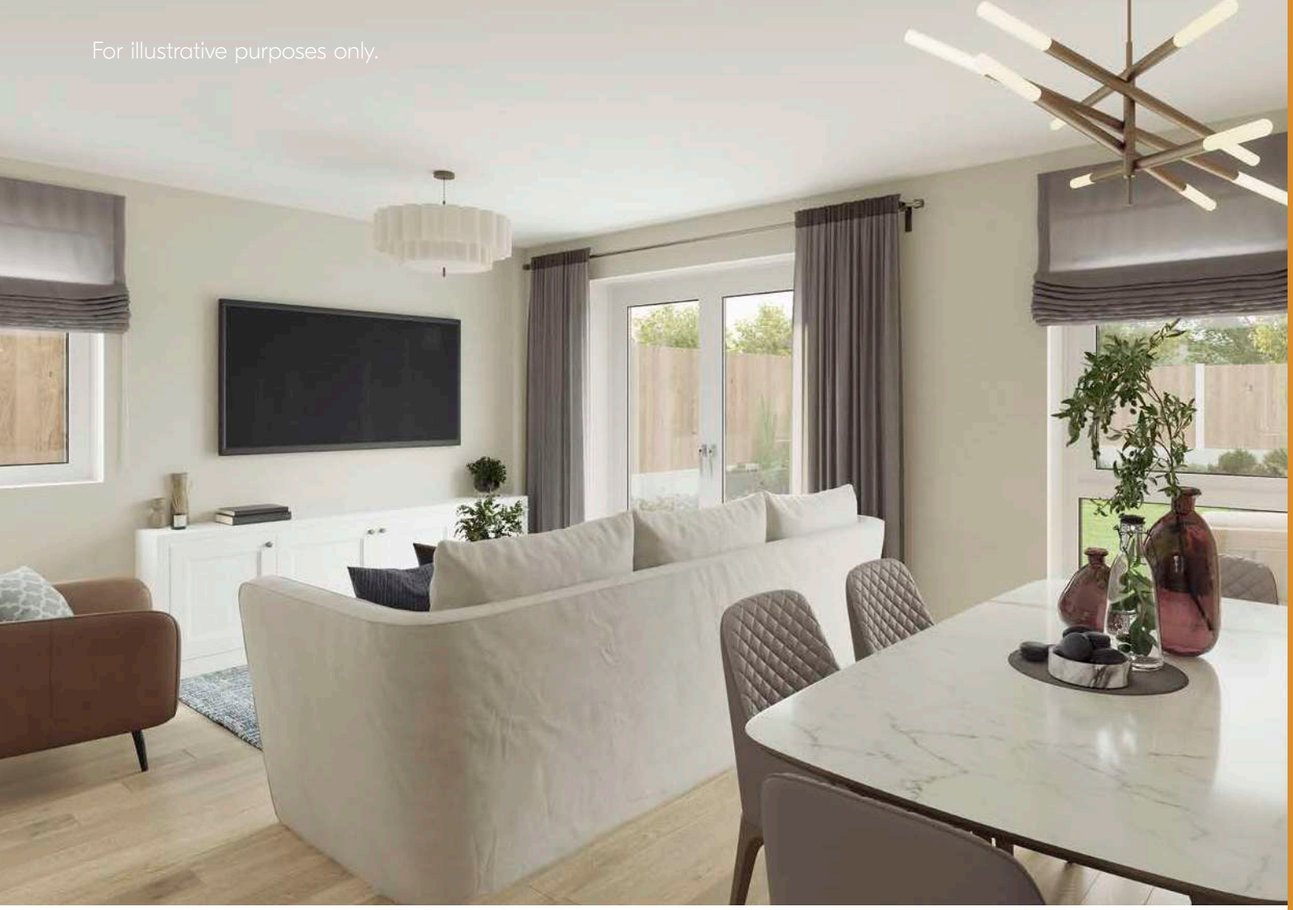

Selling agent:

Raymond Potterton

046 902 7666
PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **RDJ**

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