

**Glenveagh**  
Cluain Adain

Giving Life A New Home



Cluain Adain Navan

# Welcome Home

## Glenveagh Cluain Adain Navan

Glenveagh Homes is delighted to introduce Cluain Adain, a stunning new development in the convenient location of Clonmagadden. This phase of the development comprises 106 houses with a selection of extra-large two, three and four bedroom homes.

All Cluain Adain homes are finished to the highest standards and feature contemporary kitchens and a host of clever touches to enhance modern life. Whether you're a first-time buyer, looking for extra space for your growing family or searching for a beautiful home to spend the best years of your life, Cluain Adain has the perfect solution for you.



Cluain Addain Navan





Dunmoe Castle, Navan





## Great Life Starts Here

### Location

Popular among families, commuters and retired couples alike, Navan is a premier satellite town, only 45 minutes from Dublin City and located on the scenic River Boyne. As the fifth largest town in Ireland, Navan is packed full of established businesses and services, offering modern families and couples everything they need from a local community.

Cluain Adain is located in Clonmagadden, a mature residential setting, positioned northwest of Navan Town Centre.

A host of educational, recreational and retail amenities are within walking distance of Cluain Adain, making this an ideal location for busy families of all ages.













## Thriving Town

Navan is a thriving business town and home to Tara Mines, Europe's largest lead and zinc mine. An abundance of primary and secondary schools are located in and around this busy town, while leisure time is easily filled by the vast range of sports clubs and facilities in the area.

Navan Shopping Centre is only a 15-minute stroll away, featuring big names such as Penneys, Boots and Tesco, while three large retail parks are within a five-minute drive. In the town centre itself, the lively thoroughfare of Trimgate Street is home to St. Mary's Church and many long established shops, boutiques, public houses and cafés.





## Education

Navan and its surrounds benefit from a wide-ranging and quality school system that caters to both primary and secondary students.

Scoil Naomh Eoin National School is adjacent to Cluain Adain, with St. Paul's and St. Oliver's National Schools both within walking distance. Scoil Éanna, a renowned gaelscoil, and Navan Educate Together National School are both located in the town.

There are a number of established and well-regarded secondary schools located in Navan, including St. Patrick's Classical School, St. Josephs Mercy, St. Michael's Loreto, Coláiste na Mí and Beaufort College.











## Recreation

Navan is home to a host of sporting and recreational activities for every member of the family, including rugby, GAA, soccer, tennis, cricket, cycling, running and golf. In particular, Cluain

Adain is well located for sports fans, with Meath Senior Football Championship winners Simonstown GFC adjacent to the development. Navan Racecourse, which is renowned for high-quality National Hunt Racing (Troytown Chase), is just a stone's throw away. The state-of-the-art Aura swimming pool and leisure complex is within walking distance, while for the tiny tots, the newly opened Blackwater Park features excellent playground facilities. Golfing enthusiasts can choose from an abundance of courses, including Royal Tara, Headfort, Killeen Castle and Knightsbrook.

Navan is also home to a large library, the Solstice Arts Centre, a six-screen cinema multiplex and a pitch and putt club.

Thanks to its excellent educational, shopping and recreational amenities and close proximity to Dublin City, Navan is the perfect location to raise a family within a supportive community.





C Seirbhís Baile



Bus Éireann

AM 15

09-D-3526

Golfhouse Centre rd. St.  
MARY'S COUNTY COUNCIL

Johnstown  
Shopping Centre

THE YELLOW HOUSE  
Bed & Breakfast



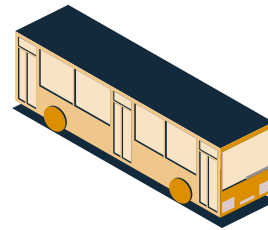
## Transport

As an established commuter town, transport links to Dublin City Centre are excellent. There are two junctions onto the M3 both north and south of the town, with a drive time of 30 minutes to Blanchardstown and easy access to Dublin City & Airport. The main N2/M2 route is also easily accessible via the N51, only 2km away.

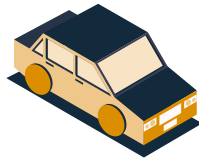
A regular bus service is available from four main bus stops in the town, all of which are within walking distance of Cluain Adain. For rail links, the park and ride facilities at Dunboyne Train Station are only a 25-minute drive away.



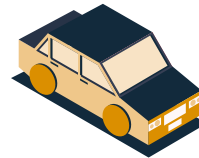
40 minutes  
|  
Dublin Airport



Navan Express: 1 hour  
|  
Dublin City



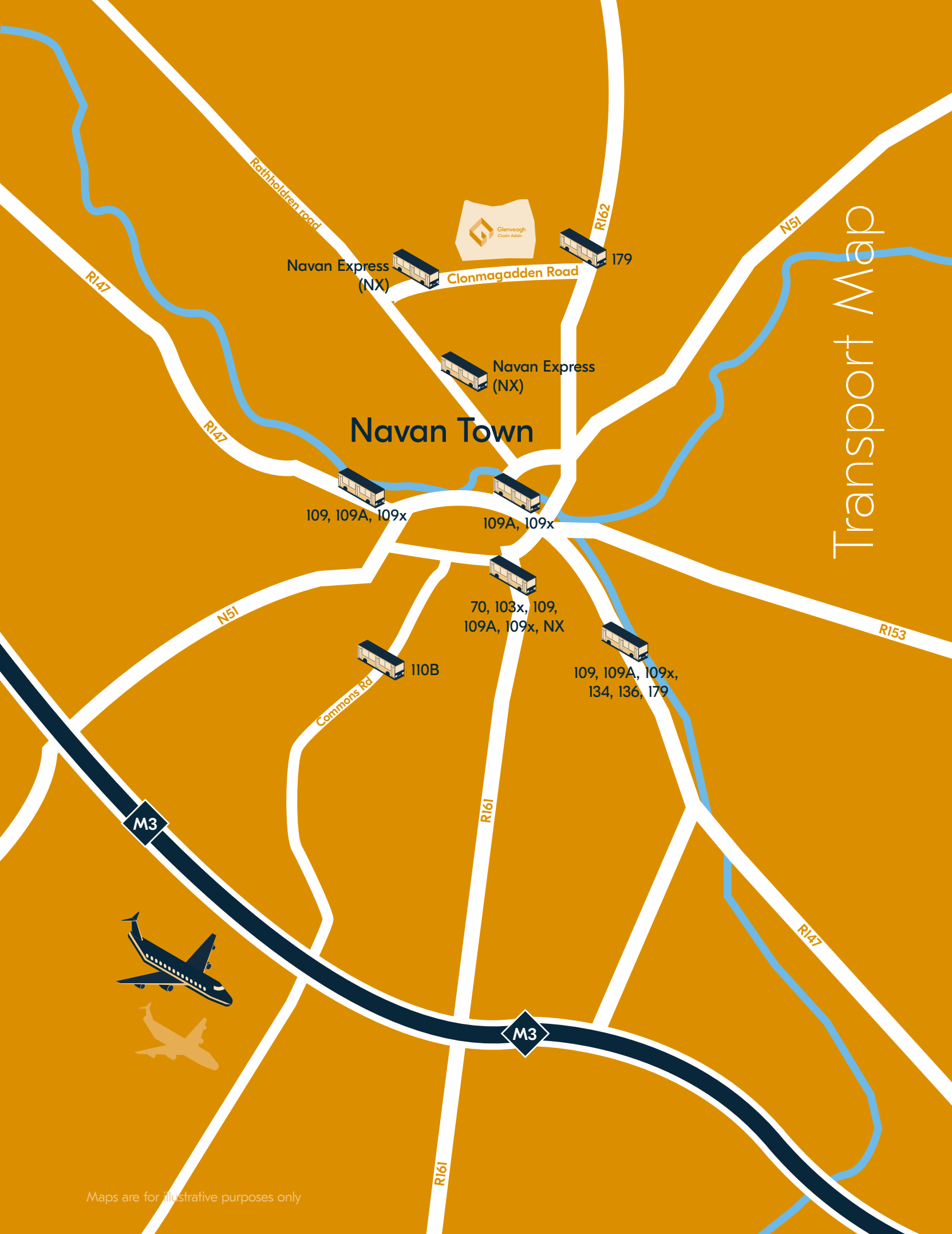
30 minutes via M3  
|  
Blanchardstown



45 minutes  
|  
Dublin City



# Transport Map





# Amenities Map





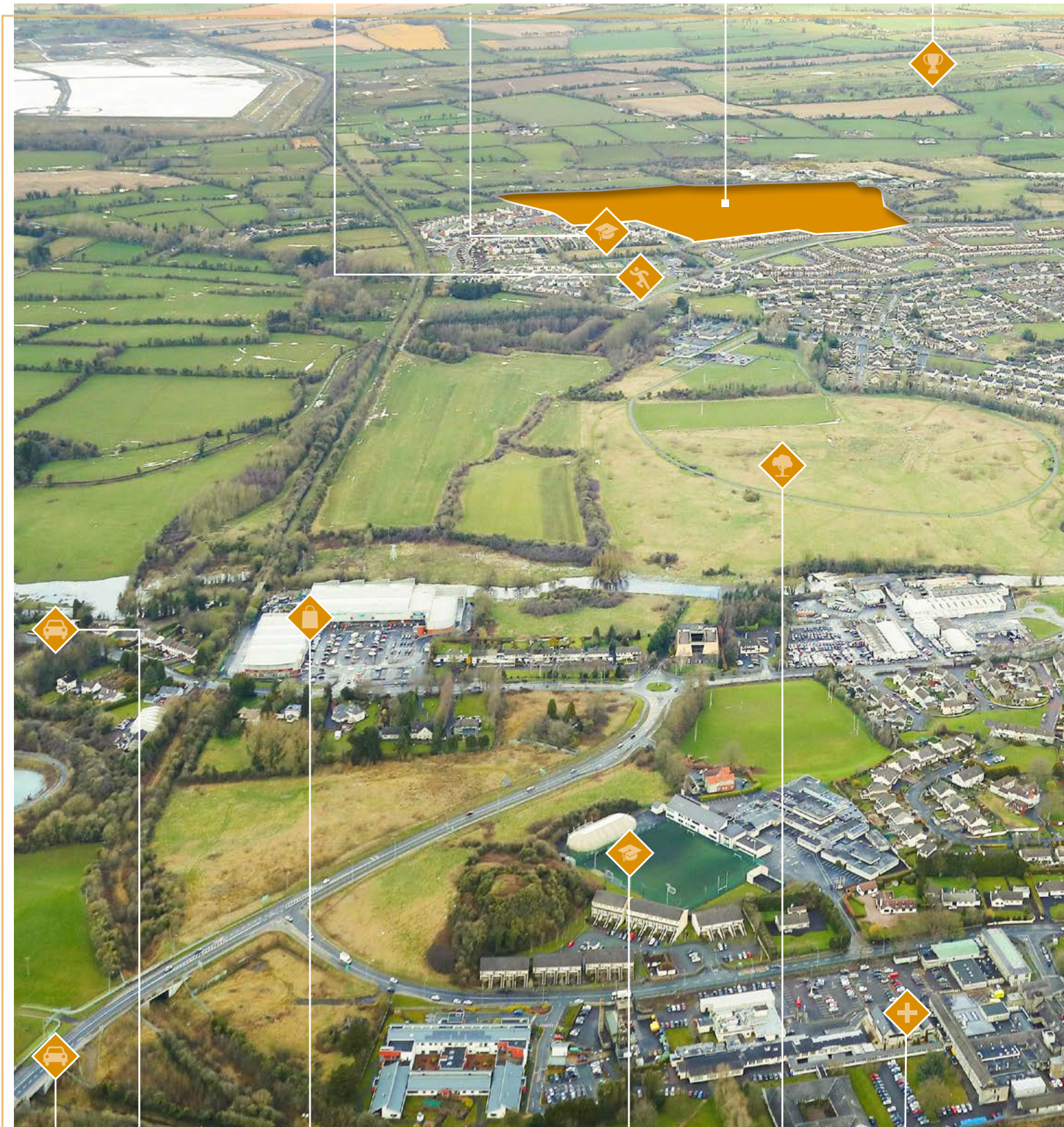


Aura Leisure  
Complex

Scoil  
Naomh Eoin

Glenveagh  
Cluain Adain

Navan Racecourse  
and Driving Range



To  
Dublin

To  
Kells

Blackwater  
Retail Park

St. Patrick's  
Classical School

Blackwater  
Park

Navan  
Hospital

Aerial is for illustrative purposes only.

Glenveagh Cluain Adain - Navan



To  
Kingscourt

Simonstown  
GFC

St. Pauls  
National School

St. Olivers  
Church

Blackcastle  
Shopping Centre

Navan Town  
Centre

To Slane/  
Drogheda



Páirc  
Tailteann

Navan Shopping  
Centre

ALDI

St. Joseph's Mercy  
Secondary School







Glenveagh  
Cluain Adain



Specifications & Plans



# Quality Homes Real Distinction

## Built to a standard you can trust

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Cluain Adain an extremely attractive new development. Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come. Step inside to reveal interiors that are thoughtfully laid out to suit modern living and all finished to the highest of standards.



# Specifications & Plans





These images are computer generated and for illustrative purposes only.

Glenveagh Cluain Adain - Navan





Choose from a wide range of housing options within the development, from two-bedroom terraced homes to spacious four-bedroom semi-detached and detached homes.



A high level of insulation ensures that all homes are energy efficient and inexpensive to run, while generous driveways and private rear gardens enhance the sense of space afforded by these beautiful homes.



















# Built To A Standard You Can Trust



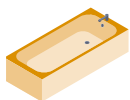
## External Features

- ◆ Tasteful mix of brick and render exteriors.
- ◆ PVC fascia, gutters and downpipes.
- ◆ Composite front doors with secure five-point locking system.



## Gardens

- ◆ Driveways finished in Kilsaran paving with ample parking spaces.
- ◆ Seeded gardens with secure post and panel fencing to rear gardens.



## Bathroom & Ensuite

- ◆ Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- ◆ Beautiful taps, shower heads & bath fittings selected by an interior designer.
- ◆ Carefully chosen tiles on all bathroom floors and wet areas as in show houses.



## Electrical & Heating

- ◆ Pre-wired for lighting to wall cabinetry.
- ◆ Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- ◆ Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- ◆ Pre-wired to allow the installation of an Electric Car Charging Unit.
- ◆ TV connection in living and master bedroom.
- ◆ Wired for an intruder alarm.
- ◆ A-rated condensing gas boiler central heating system. Thermostatically controlled heating system to set the heat as required.
- ◆ Photovoltaic panels fitted to generate electricity all year round.
- ◆ Demand control ventilation to all homes.



## Windows and Doors

- ◆ Two toned uPVC double glazed windows with grey exterior and white interior and a front door.
- ◆ French double doors to back garden.



## Kitchens

- ◆ Superb contemporary kitchen by Gallagher Kitchens.
- ◆ All kitchens are integrated with an upstand and elegant stainless steel extractor fan as in the show houses.
- ◆ Stainless steel sink featuring an elegant tap.



## Internal Finishes

- ◆ Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- ◆ Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- ◆ Pull-down attic ladder in all homes.



## 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 air tightness in order to retain heat.



## Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom as in the show houses.



## Guarantee

- ◆ Each Cluain Adain home is covered by a 10-year Homebond Structural Guarantee.



Glenveagh  
Cluain Adain

## House Types



### The Wren

2 Bed Terrace  
870 sqft / 81 sqm



### The Finch

3 Bed Terrace / End of Terrace  
1,075 sqft / 100 sqm



### The Swallow

3 Bed Semi Detached  
1,277 sqft / 119 sqm



### The Kestrel

4 Bed Detached  
1,560 sqft / 145 sqm



### The Dove

4 Bed Semi Detached  
1,568 sqft / 146 sqm



### The Starling

4 Bed Detached  
1,740 sqft / 162 sqm

SH = Show House  
SO = Sales Office



# Site Plan



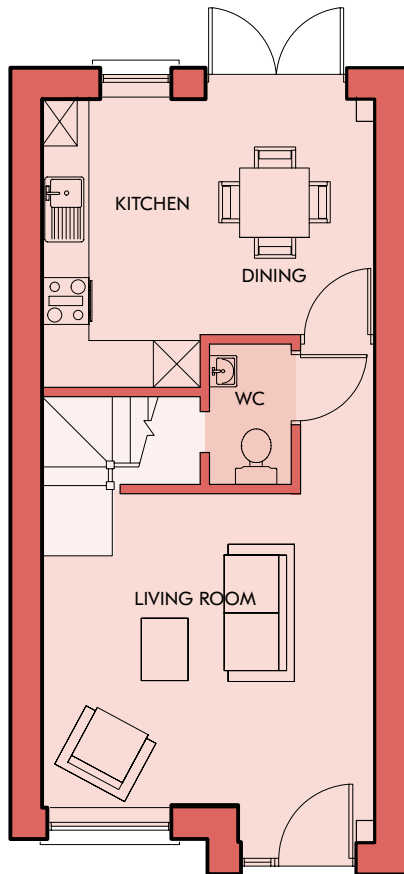
Plans are for illustrative purposes only

# The Wren

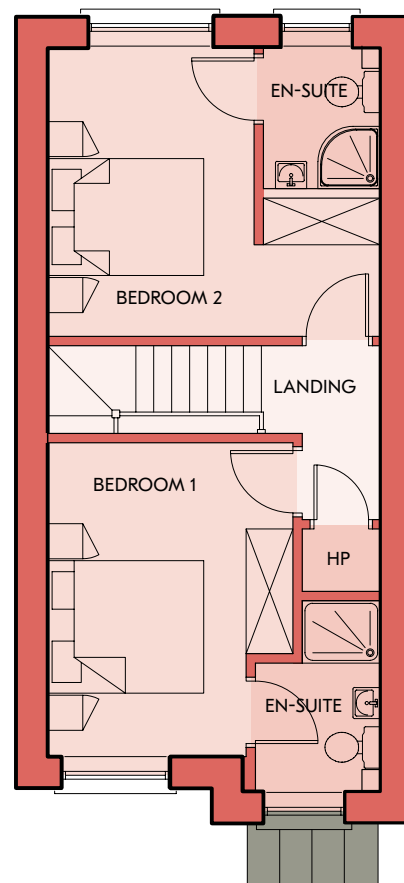
2 Bed Terrace  
870 sqft / 81 sqm



Ground Floor



First Floor



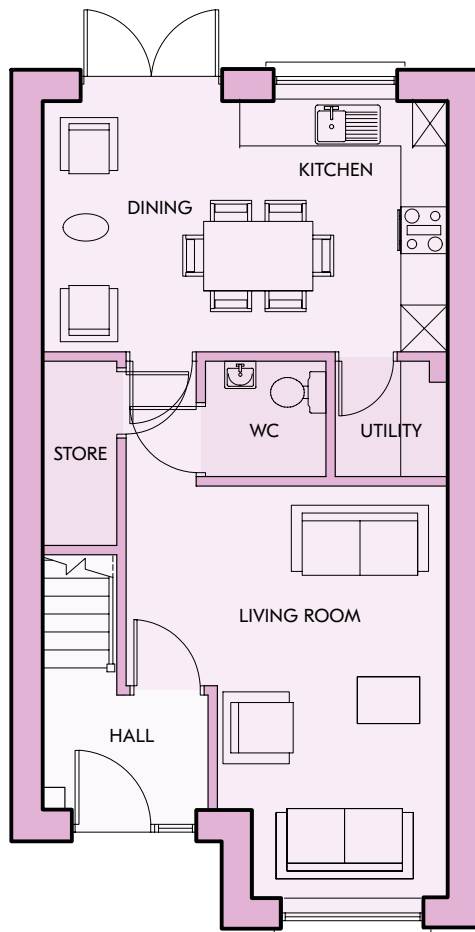


# The Finch

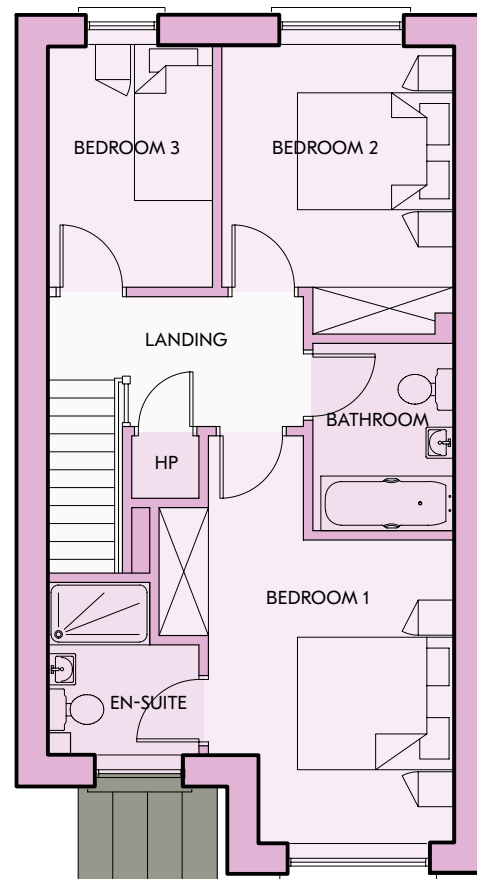
3 Bed Terrace / End of Terrace  
1,075 sqft / 100 sqm



Ground Floor



First Floor

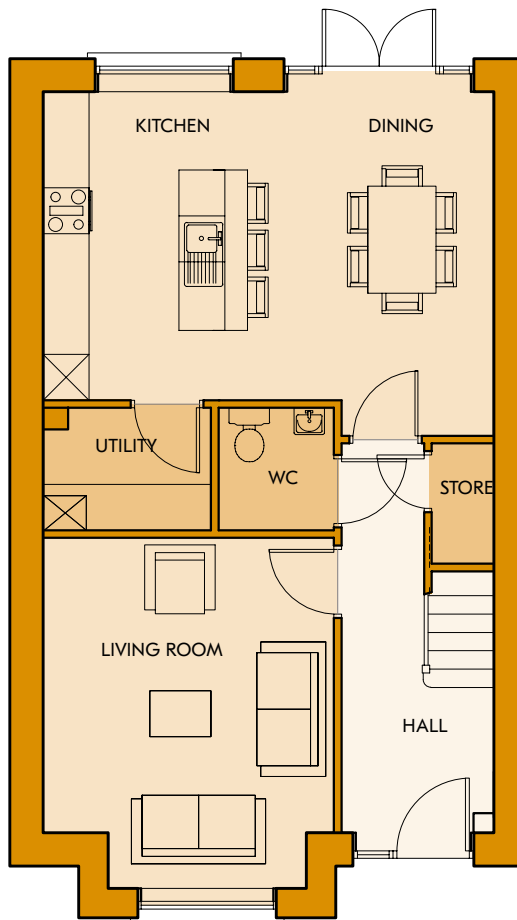


# The Swallow

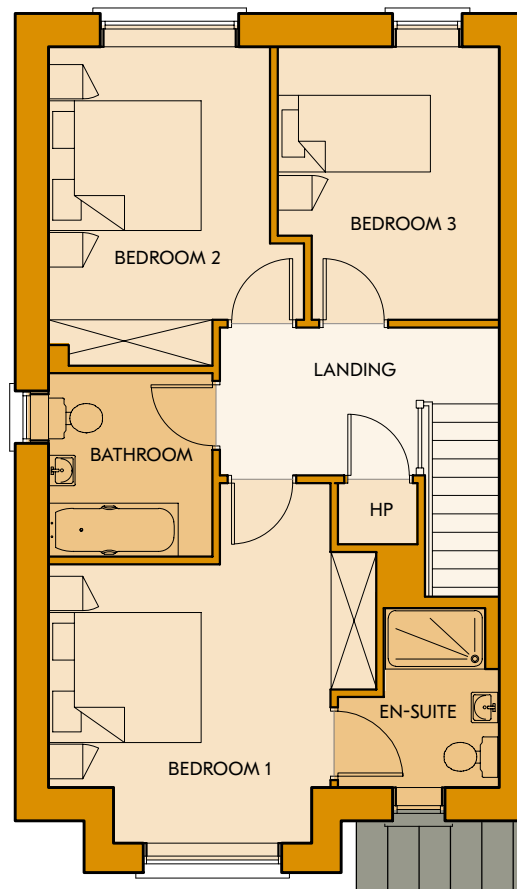
3 Bed Semi Detached  
1,277 sqft / 119 sqm



Ground Floor



First Floor



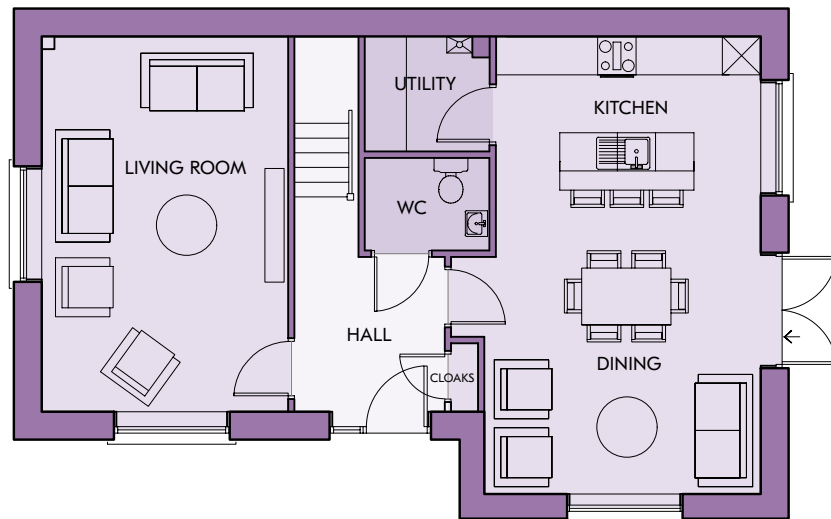


# The Kestrel

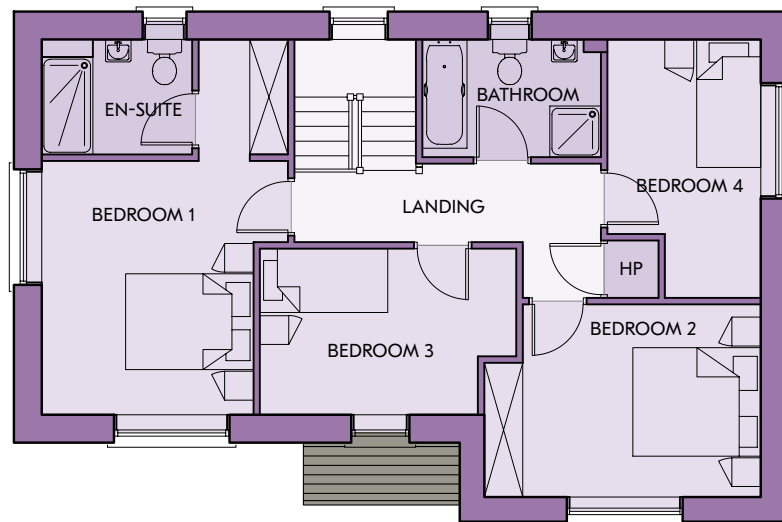
4 Bed Detached  
1,560 sqft / 145 sqm



## Ground Floor



## First Floor

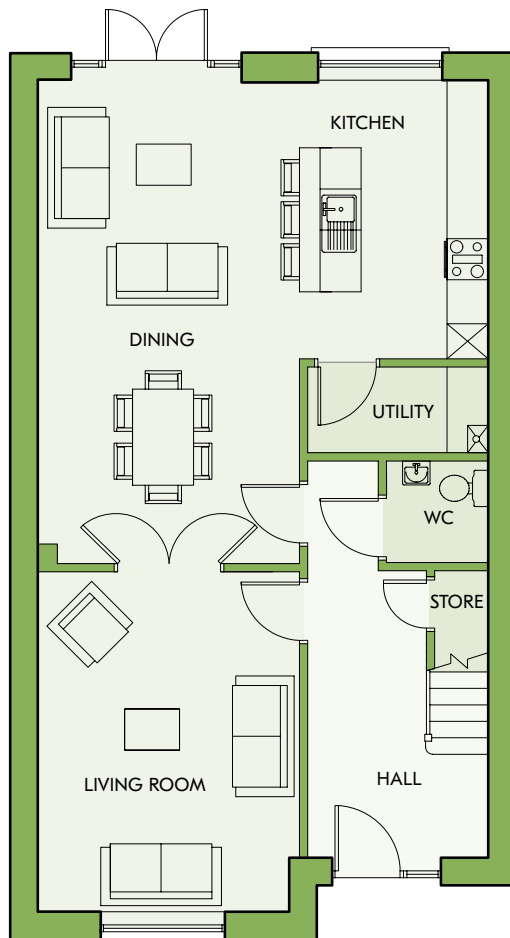


# The Dove

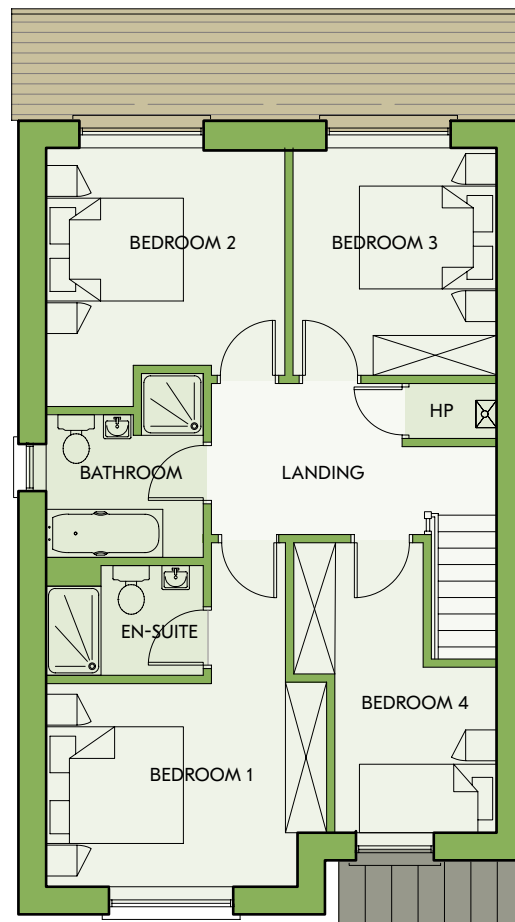
4 Bed Semi Detached  
1,568 sqft / 146 sqm



Ground Floor



First Floor



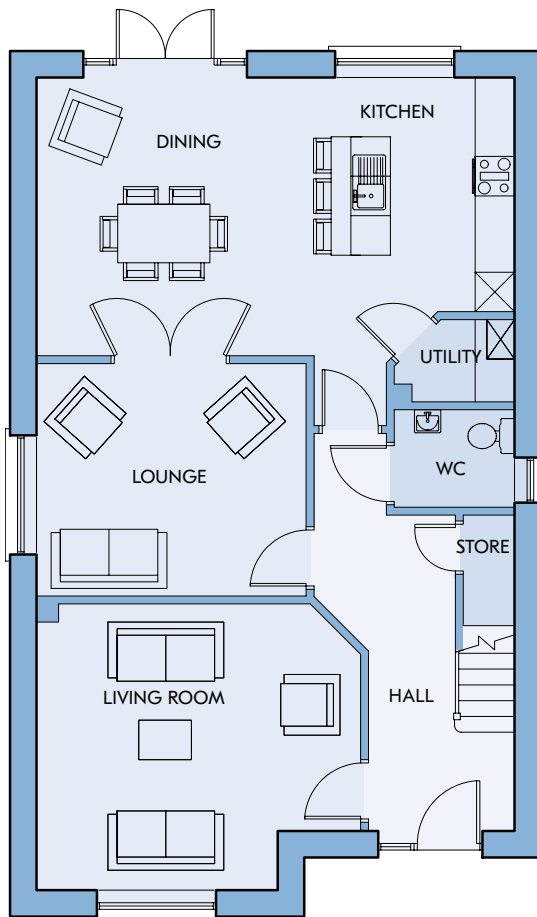


# The Starling

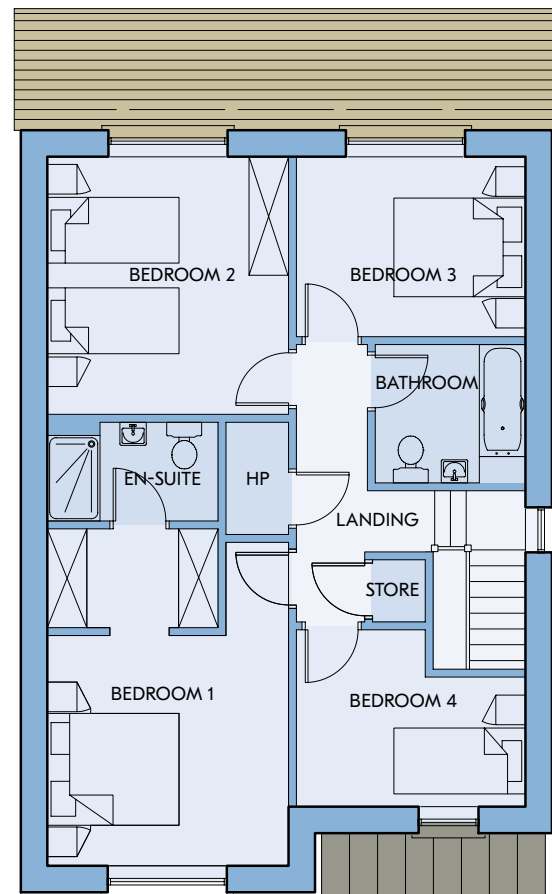
4 Bed Detached  
1,740 sqft / 162 sqm



Ground Floor



First Floor





## Glenveagh Homes



The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple — but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.





### Glenveagh Cluain Adain - Navan

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Clonmagadden Navan. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.

### Glenveagh Taylor Hill - Balbriggan

Glenveagh Taylor Hill, Balbriggan is a new development of family homes set in a seaside town with fantastic amenities. Just 10 minutes from the beach are 2 bedroom terraced homes growing all the way up to 4 bedroom detached family homes. Balbriggan is a perfect commuter town, 37km north of Dublin and 20 minutes from Dublin Airport.



### Glenveagh Marina Village - Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the waters edge. The houses are finished to the highest standards and the development boasts several awards.

### Glenveagh Holsteiner Park - Clonee

Glenveagh Holsteiner Park is a development of the highest calibre, offering stunning 4 and 5 bedroom, detached homes situated within a private gated development, in the heart of Clonee.



# A Development By



## Glenveagh Homes

Digital Offices | Block B  
Maynooth Business Campus  
Maynooth | Co. Kildare  
[www.glenveagh.ie](http://www.glenveagh.ie)

### Selling Agent



PSRA No. 002488

### Solicitor



### Architect



### Interior Designer



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