



# FAIRYW<sup>o</sup>OD

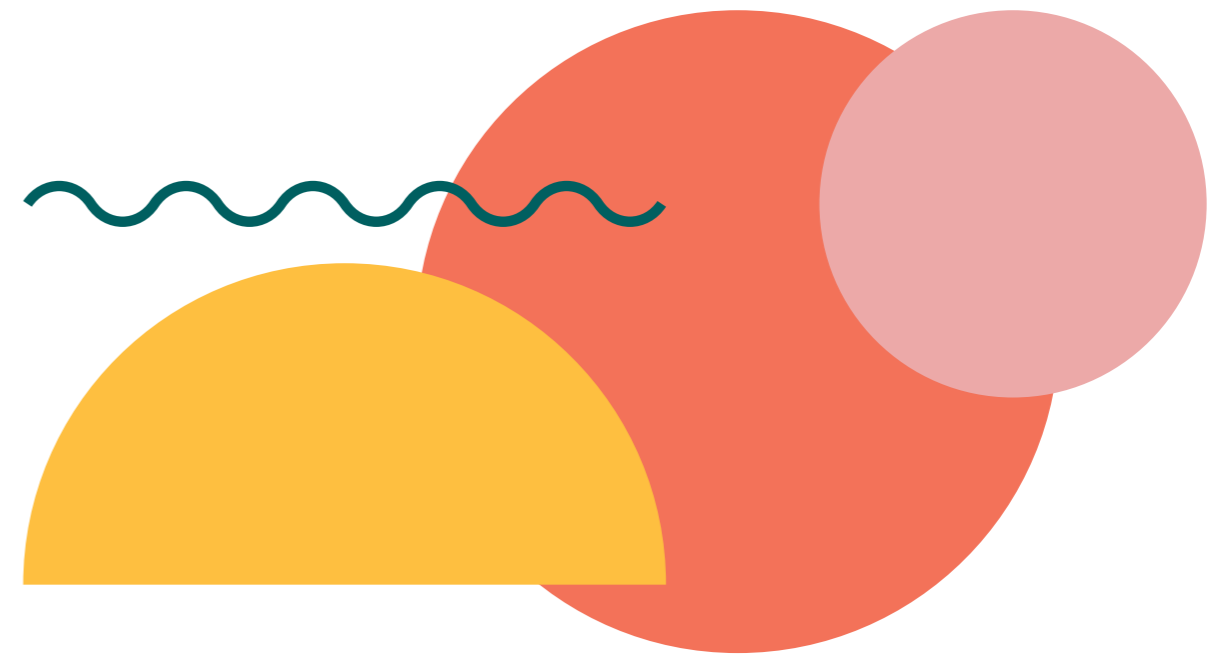
**RATOATH CO. MEATH**

WHERE MAGIC LIVES



WHERE MAGIC LIVES

# FAIRYWOOD

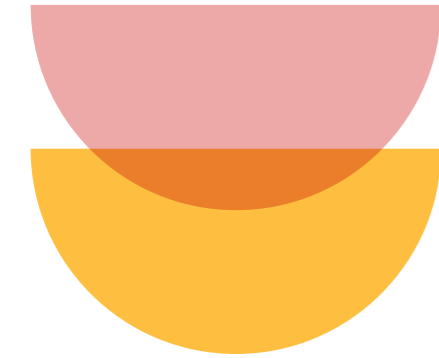


## WELCOME TO FAIRYWOOD ROOM TO GROW, SPACE TO BREATHE

Introducing Fairywood, the latest development from award-winning Lagan Homes, offering beautifully designed 2, 3 & 4 bedroom A2 rated homes with family life in mind.

From spacious kitchens to light-filled living areas, every detail has been considered to support how you live today - and how you'll grow tomorrow.

Set in the historic and vibrant town of Ratoath in Co. Meath. These homes offer high quality, spacious and superior accommodation in a convenient location.



FAIRYWOOD | RATOATH

## A COMMUNITY SHAPED FOR MODERN LIVING

Located in the heart of County Meath, Ratoath is a thriving town celebrated for its strong sense of community and exceptional quality of life.

At the centre of the community is a wealth of local amenities, from excellent preschool facilities to primary & secondary schools, to a wide range of sporting facilities, including GAA, Football, Rugby, Athletics and nearby golf courses, to name but a few.

The vibrant town centre offers cafés, restaurants, shops and everyday services. Surrounded by the beautiful countryside of the Boyne Valley and just a short commute from Dublin, Ratoath combines a welcoming community atmosphere with everything families need to live, grow and thrive.



WHERE MAGIC LIVES

# LOCAL AMENITIES

## Dining / Café

- 01 - Novello coffee shop
- Sweeneys bakehouse and café
- La Bucca & Wau restaurants
- 02 Eatzen (Ashbourne)
- 03 Wildflower Café (Ratoath Garden Centre)
- 04 Bia Café @ The Venue Theatre
- 05 Avoca Dunboyne

## Sports & Activities

- 06 Ratoath GAA Club
- 07 Ratoath Rugby Club
- 08 Ratoath Pitch and Putt Club
- 09 Ratoath Harps Football Club
- 10 Ratoath Athletics Club
- 11 Ratoath Scouts (9th Meath)
- 12 Ratoath Tennis Club
- 13 Ratoath BMX

## Schools & Community

- 14a St Pauls NS
- 14b Ratoath College
- 14c Ratoath NS

## Shopping & Entertainment

- 15 Supervalu
- 16 Tesco Express
- 04 The Venue Theatre / Community Centre
- 17 Emerald Park
- 18 Hill of Tara
- 19 Fairyhouse Racecourse

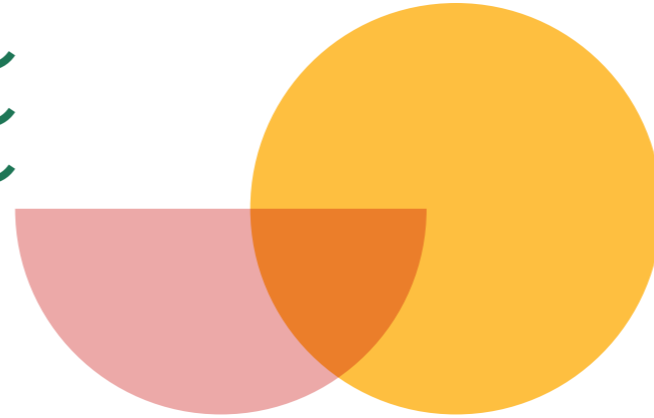
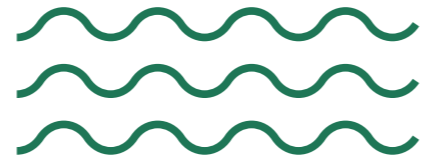
## Transport

- 20 Bus Stop
- 21 M3 Parkway Train Station



**A COMMUNITY SHAPED FOR MODERN LIVING**

# A LIFESTYLE DESIGNED FOR LIVING



FAIRYWOOD | RATOATH

From scenic outdoor amenities to outstanding schools, Ratoath is ideal for active living and growing families.

The surrounding countryside provides scenic routes for walking, running and cycling, with nearby landmarks such as the historic Hill of Tara offering breathtaking views and a strong sense of heritage. Residents can also enjoy the beautifully landscaped grounds of the nearby Killeen Castle Golf Club, combining the Jack Nicklaus designed golf course with scenic surroundings. Fairyhouse Racecourse, just minutes away, is one of Ireland's most renowned racing venues and home to the famous Irish Grand National. Ratoath offers a range of local sports clubs including GAA, Athletics, Rugby and cycling amongst others which caters for all ages and abilities. Or catch a show at The Venue Theatre fostering a strong sense of community.

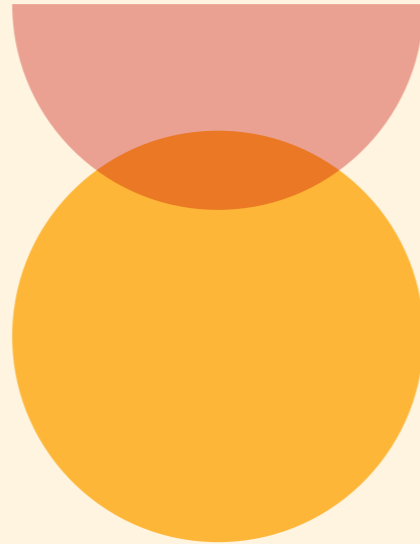


Families are particularly well served, with a wide selection of highly regarded childcare facilities from creches and pre-schools together with access to 4 primary schools; St Pauls NS, Ratoath Junior & Senior NS, Rathbeggan NS and St Andrews Curragha NS serving Ratoath and the nearby co-ed Ratoath Community College secondary school, making it an ideal location for those with young children. The area continues to grow in popularity due to its balance of educational opportunities and a welcoming town atmosphere.

WHERE MAGIC LIVES

# A VIBRANT TOWN FULL OF LIFE

Ratoath offers an excellent range of everyday amenities, making daily life both convenient and enjoyable.

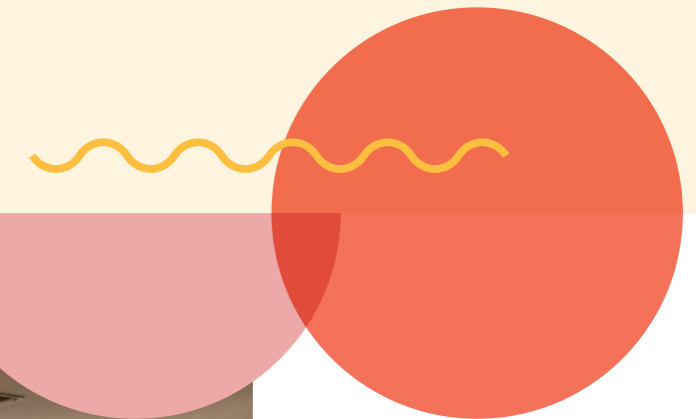


The lively town centre features a variety of local shops, supermarkets and essential services, ensuring everything you need is always close at hand. Popular local favourites such as Sweeney's Bakehouse & Cafe and Novello Coffee Shop are perfect for a

relaxed morning coffee, while restaurants like LaBucca, WTF Burger, Taj Palace or Wau Restaurant offer a welcoming setting to enjoy a meal with family and friends.

Just a short drive away, residents can also enjoy a visit to The Cottage Garden Centre or browse the beautifully curated home, food and lifestyle collections at Avoca Dunboyne.

With such a strong mix of amenities, local businesses and nearby attractions, Ratoath offers the perfect balance of town living, convenience and excellent connectivity to Dublin Airport and City Centre.



WHERE MAGIC LIVES

Ratoath Rodin



Emerald Park



Bus Éireann 103

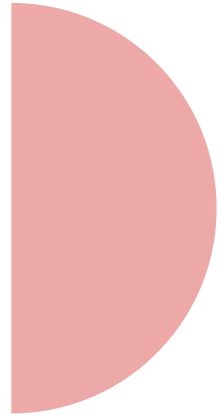
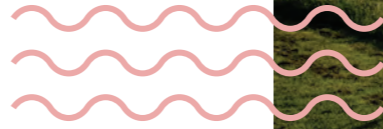


World Heritage Site of Bru na Boinne



Ratoath Road Roundabout






Bettystown Beach



Hill of Tara

# SUPERB TRANSPORT LINKS

Ratoath's charming setting is complemented by outstanding connectivity. Bus Éireann provides convenient bus links to Dublin City Centre, Dublin Airport, Blanchardstown Centre, Navan and Drogheda while the M1, M2, M3 & M50 motorways offer excellent connectivity with surrounding national road networks. The M3 Parkway Railway Station is just a short drive from Fairywood providing train services to Dublin City Centre, while Dublin Airport just a short drive away. Residents at Fairywood can enjoy a lifestyle that combines small town tranquillity with exceptional accessibility.

-  105 Bus Éireann to Blanchardstown
-  103 Bus Éireann to Dublin City Centre
-  109A Bus Éireann to Dublin Airport
-  194 Bus Éireann to St Stephens Green
-  Iarnród Éireann to Dublin City Centre

Ashbourne	7km
Blanchardstown Centre	16km
Dublin Airport	20km
M3 Motorway	5km
M3 Parkway Railway Station	8km
M2 Motorway	7km
M50 Motorway	17km
Dublin City Centre	30km

All distances are approximate and for guidance purposes only.



**A COMMUNITY  
SHAPED FOR  
MODERN LIVING**











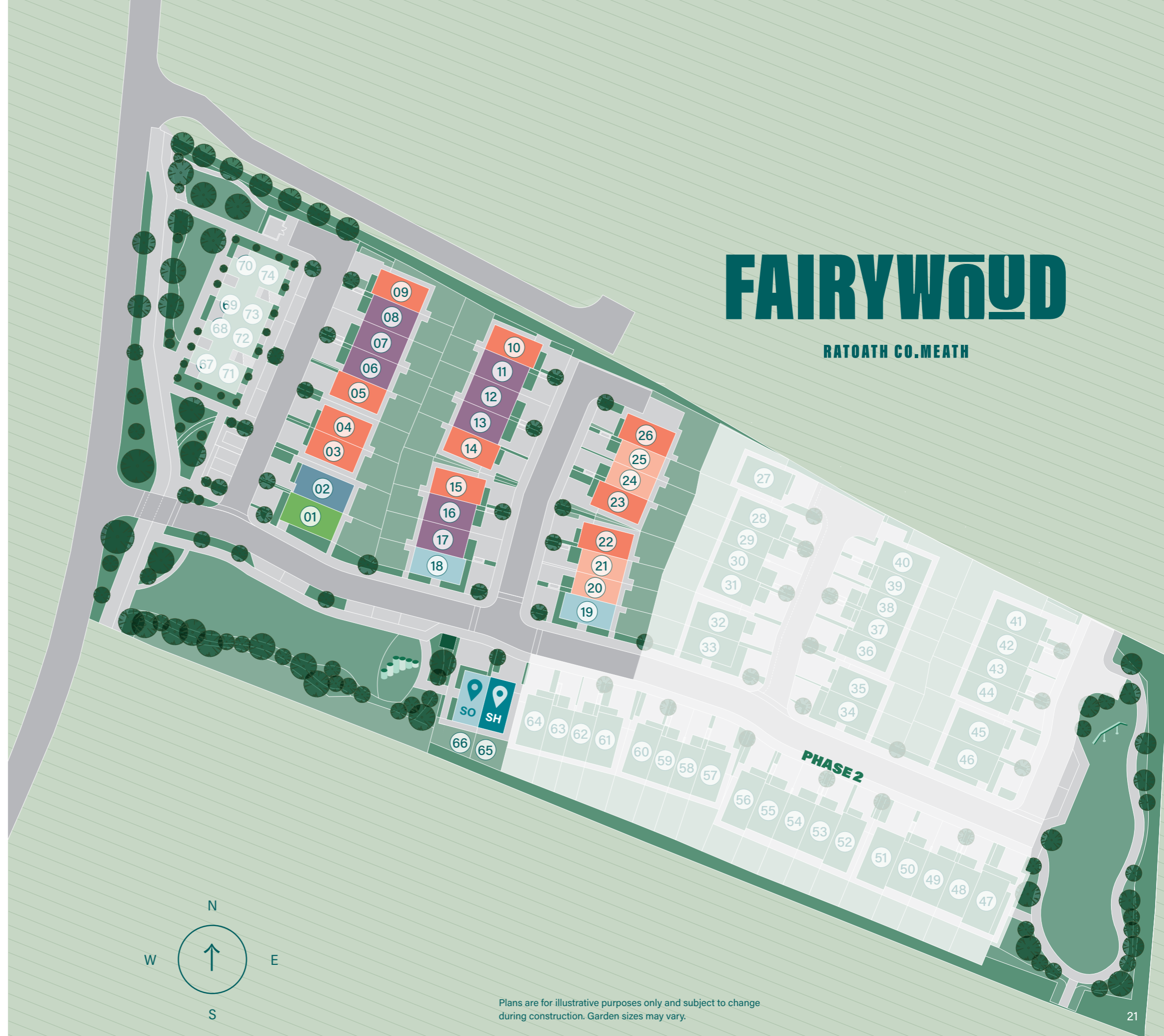


# SITE PLAN



FAIRYWOOD | RATOATH

- 
**THE BLACKMORE**  
 4-Bed Semi-Detached  
 136.4 sq.m / 1,468 sq.ft
- 
**THE CROMWELL**  
 4-Bed Semi-Detached  
 135.5 sq.m / 1,459 sq.ft
- 
**THE ELLIOT**  
 3-Bed Semi-Detached / End Terrace  
 107.8 sq.m / 1,160 sq.ft
- 
**THE DAVISON**  
 3-Bed Mid-Terrace  
 110.4 sq.m / 1,188 sq.ft
- 
**THE CRAWLEY**  
 3-Bed End-Terrace  
 107.8 sq.m / 1,160 sq.ft
- 
**THE DREAPER**  
 3-Bed Semi-Detached  
 107.8 sq.m / 1,160 sq.ft
- 
**THE CARBERRY**  
 2-Bed Mid-Terrace  
 86.6 sq.m / 932 sq.ft



# FAIRYWOOD

RATOATH CO. MEATH

PHASE 2

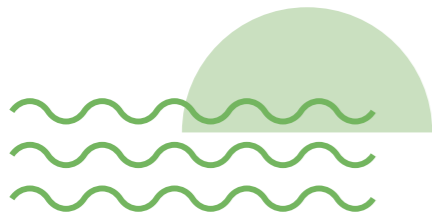
Plans are for illustrative purposes only and subject to change during construction. Garden sizes may vary.

**THE BLACKMORE**  
 4-BED SEMI-DETACHED 136.4 sq.m / 1,468 sq.ft



**GROUND FLOOR**

**FIRST FLOOR**



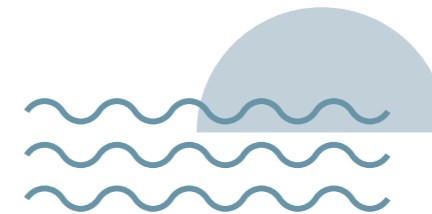
Floor plans are for illustrative purposes only and subject to change. Layout may vary & houses may be handed.

**THE CROMWELL**  
 4-BED SEMI-DETACHED 135.5 sq.m / 1,459 sq.ft



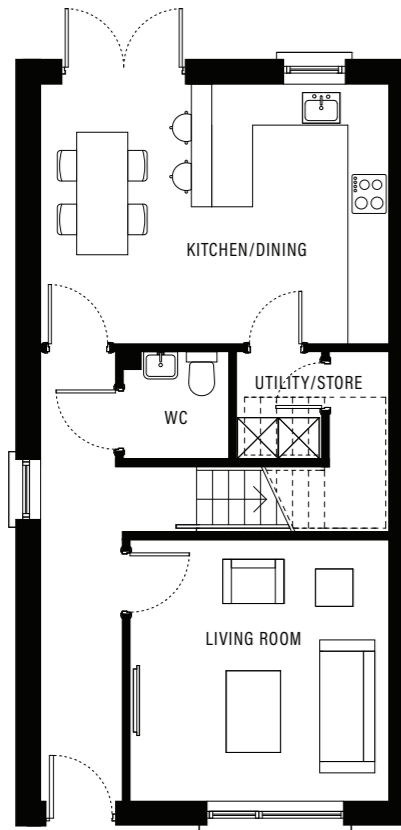
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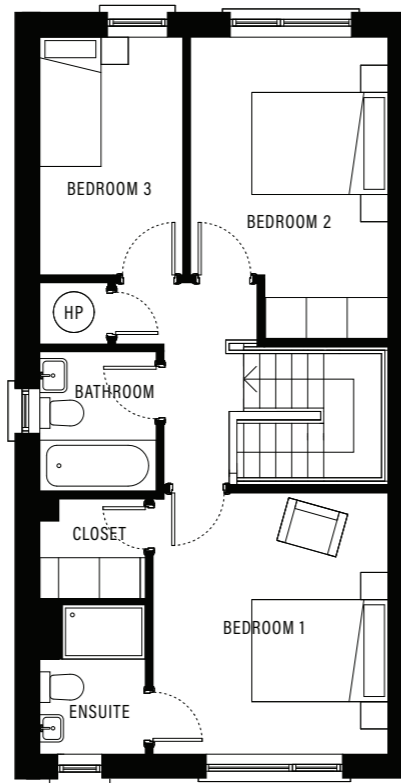


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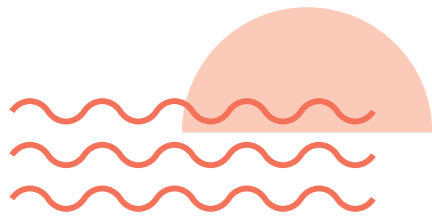
**THE ELLIOT**  
**3-BED SEMI-DETACHED /END TERRACE**  
 107.8 sq.m / 1,160 sq.ft



**GROUND FLOOR**

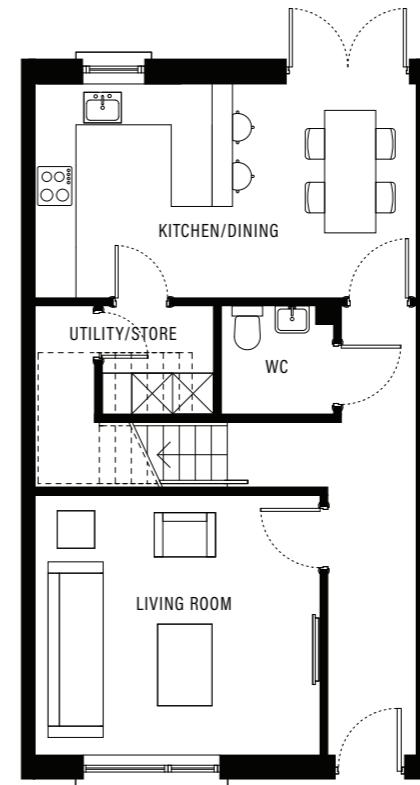


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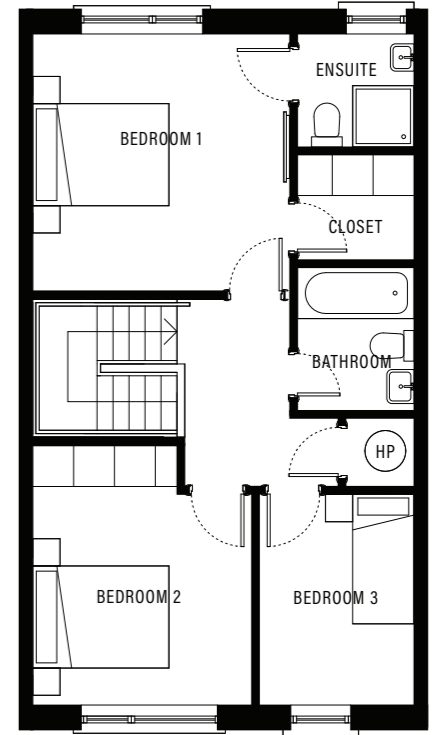


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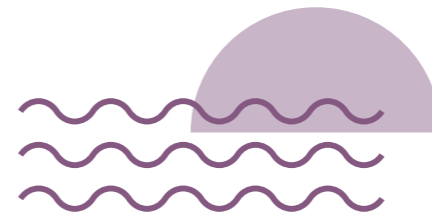
**THE DAVISON**  
**3-BED MID-TERRACE** 110.4 sq.m / 1,188 sq.ft



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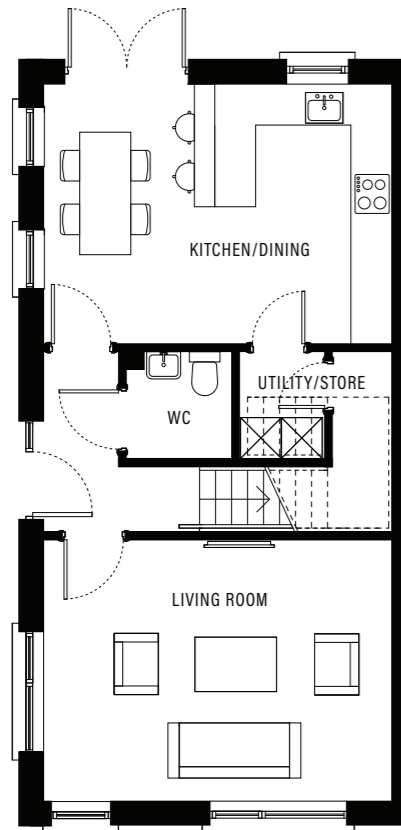


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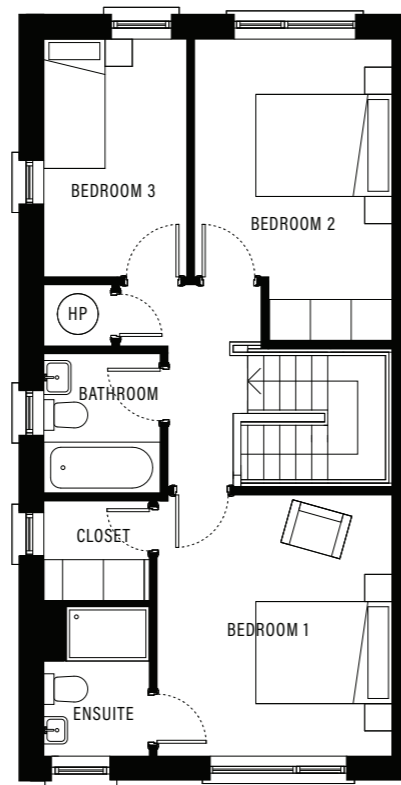


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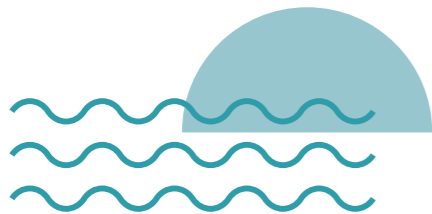
**THE CRAWLEY**  
**3-BED END-TERRACE**  
 107.8 sq.m / 1,160 sq.ft



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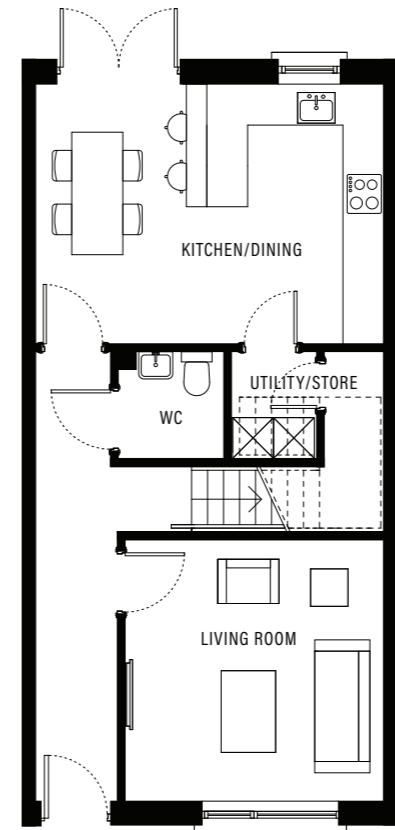


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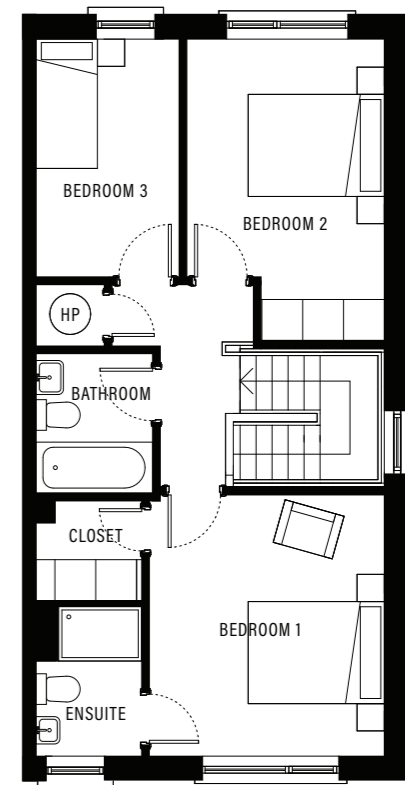


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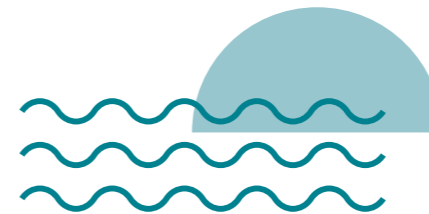
**THE DREAPER**  
**3-BED SEMI-DETACHED**  
 107.8 sq.m / 1,160 sq.ft



**GROUND FLOOR**



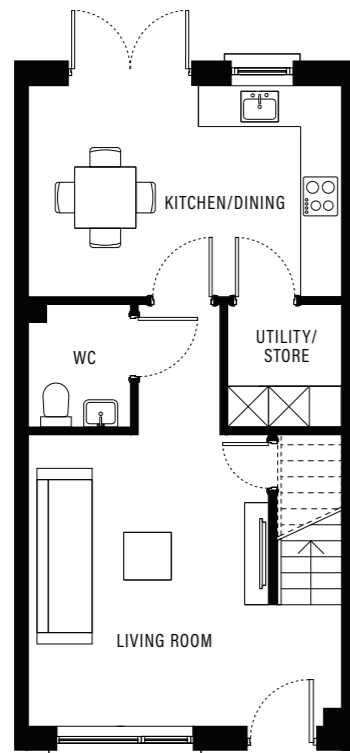
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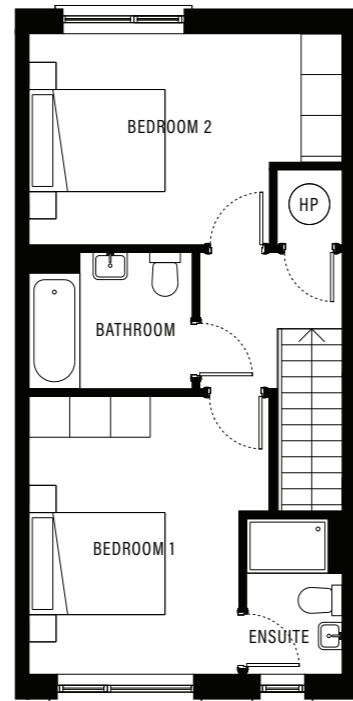
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# THE CARBERRY

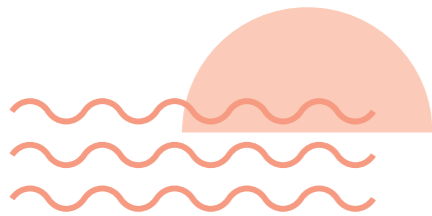
2-BED MID-TERRACE 86.6 sq.m / 932 sq.ft



GROUND FLOOR



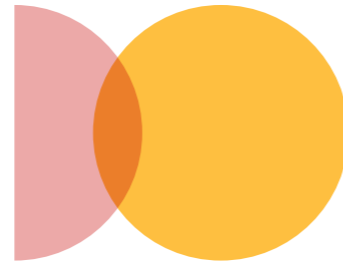
FIRST FLOOR



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# A HIGHER STANDARD OF LIVING



Homes at Fairywood are thoughtfully designed and finished to a high specification, offering a blend of modern style, comfort and energy efficiency. Featuring A2 rated, highly efficient air source heat pumps and quality interior finishes throughout, these homes are built with everyday living in mind. Contemporary kitchens, fitted wardrobes, stylish bathrooms and carefully considered electrical and external features ensure homes that are practical, comfortable and easy to maintain for years to come.

## SPECIFICATIONS

### ELECTRICAL

- Wired for broadband
- Data point and TV connection
- Generous quantity of electrical sockets and lighting throughout
- Recessed downlights to kitchen
- Houses with private driveways benefit from ducting for an EV charger
- Generous electrical kitchen appliance package subject to the contracts being signed and returned within 21 days from date of contract issue

### HEATING, VENTILATION & WATER SYSTEMS

- Pressurized hot and cold water supply to kitchen, bathrooms, en-suites and utility room where present
- Highly efficient air source heat pump

### ENERGY EFFICIENCY

- A2 rated homes

### DURABILITY

- Each Home is covered by a Homebond 10 year structural warranty

### KITCHEN AND WARDROBES

- Contemporary fitted kitchen supplied as standard by Cawleys
- Fitted wardrobes supplied in two bedrooms in all homes by Cawleys

### BATHROOM

- Chrome taps and shower fittings
- Tiled floor and part tiled wall to family bathroom and en suite. Tiled floor in Guest W.C.
- Heated towel radiators in selected bathrooms

### INTERIOR FINISHES

- Internal walls painted one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

### EXTERNAL FINISHES

- Attractive brick and render façade
- Maintenance free UPVC windows and Ultratech front door with 5 point locking system
- Attractive paved driveways where present
- Seeded gardens as standard
- Outside Tap





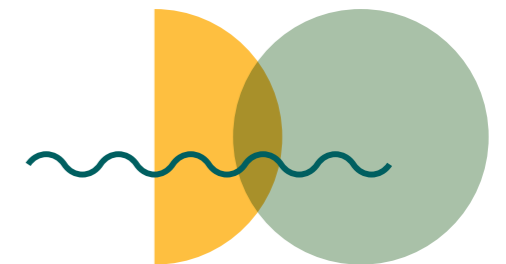
WHO WE ARE



Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different. Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction. We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



## FAIRYWOOD PROFESSIONAL TEAM



FAIRYWOOD | RATOATH

### DEVELOPED BY

Lagan Homes  
Block 10 - 4  
Blanchardstown  
Corporate Park  
Dublin 15  
D15X98N

### SALES AGENTS

Grimes  
Main Street  
Ashbourne  
Co. Meath  
A84 RD60

### ARCHITECT

Arthur Gibney and  
Associates  
Rosemount Terrace  
5 Dundrum Road  
Churchtown Lower  
Dublin, D14 R129

### SOLICITORS

Amoss Solicitors  
Warrington House  
Mount Street Crescent  
Dublin 2  
D02 R256



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