



BRACKINRAINEY
LONGWOOD



BRACKINRAINEY LONGWOOD

Brackinrainey is situated within the thriving village of Longwood, an extension to an already established development. Longwood has been expanding steadily due to its excellent local amenities and strong appeal to commuters.

The village features both a primary and secondary school, making it ideal for families, along with local shops, welcoming pubs, and the Longwood GAA Club, which forms the heart of the community.

Longwood is located in south-west County Meath, positioned on the R160 regional road beside the scenic Royal Canal. The village lies approximately 15 km south of Trim, 10 km west of Enfield, and 50 km by road north-west of Dublin City Centre, offering the perfect balance between rural charm and convenient access to larger towns and the capital.



BRACKINRAINEY CONNECTS YOU TO ALL

Brackinrainey offers excellent connectivity to surrounding counties including Dublin, Kildare, Offaly, and Monaghan, with the M4 motorway just a short drive away.

For commuters, a regular Bus Éireann service provides a direct connection to Dublin City Centre, allowing for a stress-free daily commute.



Bus Routes Serving Longwood

- ▶ **Bus Éireann Route 115** – Dublin City Centre (Heuston Station / Bachelors Walk) – Regular Daily Service
- ▶ **TFI Local Link Louth-Meath Services** – provide connections from Longwood to Enfield, Trim, and Navan.



Rail Connections

Several train stations are within a short drive of Brackinrainey, offering regular services to Dublin Connolly, Dublin Docklands, and destinations across the Midlands and West:

- ▶ **Enfield Train Station** – 10 minutes (8 km).
- ▶ **Kilcock Train Station** – 20 minutes (18 km).
- ▶ **Maynooth Train Station** – 25 minutes (26 km).
- ▶ **M3 Parkway Train Station** – 30 minutes (35 km).

With this excellent network of road, bus, and rail links, Brackinrainey places residents within easy reach of major employment, education, and leisure destinations across Leinster.

ALL INTERESTS. ALL COVERED. ALL NEARBY.

Conveniently located in the heart of Longwood, Brackinrainey offers effortless access to an array of amenities, from shopping and dining to sports, leisure, and family-friendly activities.

Just a stone's throw from Longwood Village Centre, residents can enjoy a vibrant mix of local cafés, welcoming pubs, and everyday conveniences. Popular local spots include The Front Room @ Stoney's and PJ Dargans, while the village's picturesque setting provides numerous scenic walks and points of interest to explore.

As you'd expect, Longwood offers a wealth of opportunities for sporting and outdoor pursuits, ensuring there is something for every interest and age. Residents are spoiled for choice with local GAA clubs, including Longwood GAA, Trim GAA, and Killyon GAA, while soccer enthusiasts can enjoy matches and training at Longwood AFC and Enfield FC. Runners and athletic fans can also stay active with Trim Athletic Club nearby.

Just moments from the village, Longwood Harbour on the

Royal Canal provides a peaceful haven for walkers, cyclists, and boating enthusiasts. The harbour is a popular starting point on the Royal Canal Greenway, Ireland's longest off-road walking and cycling trail, linking Longwood to Enfield, Maynooth, and Dublin along scenic towpaths.

For golf enthusiasts, Brackinrainey is perfectly positioned close to several excellent 18-hole courses, including the County Meath Golf Club, Rathcore Golf Club, and Moyvalley Golf Club, offering challenging layouts and beautiful surroundings.

Whether it's a riverside stroll along the Boyne, a relaxing afternoon on the village green, or a short trip to Trim or Enfield for a touch of retail therapy, Brackinrainey places you close to everything you need, all within easy reach of home.





A COMMUNITY READY FOR SCHOOL, WORK AND PLAYTIME

Longwood and the surrounding areas offer plenty by way of education, with schools available for children of all ages close to Brackinrainey. There is a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

Preschools / Early Years

- ▶ Longwood Preschool — Longwood.
- ▶ The Children's House Montessori / Little Learners - Enfield area.

Primary Schools

- ▶ St. Nicholas' Primary School, Longwood.
- ▶ St. Mary's Primary School, Trim.
- ▶ Trim Educate Together National School, Trim.
- ▶ St. Mary's Primary School, Enfield.
- ▶ Killyon National School, Killyon.
- ▶ Broadford & Kilbane National School, Broadford.

Secondary / Post-Primary Schools

- ▶ Coláiste Clavin, Longwood.
- ▶ Boyne Community School, Trim.
- ▶ Scoil Mhuire, Trim.
- ▶ Enfield Community College, Enfield.

Colleges / Further & Higher Education

- ▶ Dunboyne College of Further Education, Dunboyne
- ▶ Maynooth University, Maynooth

BRACKINRAINEY SITS AMONGST A WEALTH OF HISTORICAL LANDMARKS

Trim Castle, Ireland's largest Anglo-Norman fort, built by Hugh de Lacy, Lord of Meath, is one of the many attractions on Brackinrainey's doorstep. This remarkable 12th-century fortress sits proudly on the banks of the River Boyne and offers guided tours, riverside walks, and panoramic views across the historic town of Trim.

A short drive away, the **Hill of Tara** offers a unique insight into Ireland's ancient past. Once the seat of the High Kings of Ireland, this archaeological and spiritual site boasts sweeping views across the Meath countryside and remains one of the country's most iconic heritage landmarks.

Also nearby, **Bective Abbey**, founded in the 12th century by the Cistercian monks, stands in serene ruins along the River Boyne. Its striking stone cloisters and peaceful setting make it a favourite spot for photographers, history lovers, and those seeking a quiet escape steeped in heritage.



BUILT TO A STANDARD YOU CAN RELY ON

External Features

- ▶ Maintenance-free exteriors.
- ▶ Tasteful mix of render and pebble dash finish.
- ▶ PVC fascia, gutters and downpipes.
- ▶ Composite front doors with secure locking system.
- ▶ Block built construction.

Internal Finishes

- ▶ Walls and ceilings painted.
- ▶ Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- ▶ Stira to attic

Electrical

- ▶ Generous lighting, power points and switches.
- ▶ Smoke and heat detectors fitted as standard.
- ▶ TV connection in living, kitchen, and master bedroom
- ▶ Provisions for the installation of a car charging point where applicable.

Kitchen

- ▶ Superb modern kitchen with soft close doors.
- ▶ All kitchens are fitted with an upstand.





Guarantee

Each Brackinrainey home is covered by a 10-year structural guarantee.

All photos for illustrative purposes

Bathroom & Ensuite

- ▶ Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- ▶ Beautiful taps, shower heads & bath fittings.

Windows & Doors

- ▶ uPVC double glazed A-rated windows.
- ▶ French two-tone double doors to back garden where applicable.
- ▶ Fitted Wardrobe in the master bedroom.

Gardens

- ▶ Seeded gardens.

Energy Efficiency

- ▶ All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- ▶ Air to water heat pump.
- ▶ High level of insulation incorporated in floors, walls and roofs.
- ▶ All houses are constructed to provide a high level of airtightness in order to retain heat.



Amenities Map

Primary schools

1. St. Nicholas' Primary School - Longwood
2. St. Mary's - Trim
3. St. Michaels' Boys School - Trim
4. Trim Educate Together National School - Trim
5. St. Mary's Primary School - Enfield
6. St. Columbanus' National School - Ballivor
7. Scoil Naomh Bríde / Boardsmill National School - Boardsmill
8. Killyon National School - Killyon
9. St. Finian's National School (Scoil Nais Finin Naofa) - Clonard

Secondary schools

10. Coláiste Clavin - Longwood
11. Boyne Community School - Trim
12. Scoil Mhuire - Trim
13. Enfield Community College - Enfield

Crèches

14. Longwood Preschool - Longwood.
15. The Children's House Montessori / Little Learners - Enfield

Sporting facilities

16. Longwood GAA Club
17. Longwood AFC
18. Hori's Gym Longwood - Kickboxing and Muay Thai
19. Fitness Studio Longwood
20. Aura Leisure Centre - Trim
21. County Meath Golf Club
22. Rathcore Golf Club
23. Ribbontail Paddlers Canoe Club

Shopping

24. SPAR Longwood
25. Day Today, Longwood
26. Supervalu Enfield
27. Aldi Trim/Enfield
28. Lidl Trim/Enfield

Health

29. The Healthcentre, Longwood
30. Trim Primary Care Centre, Trim

Hotels

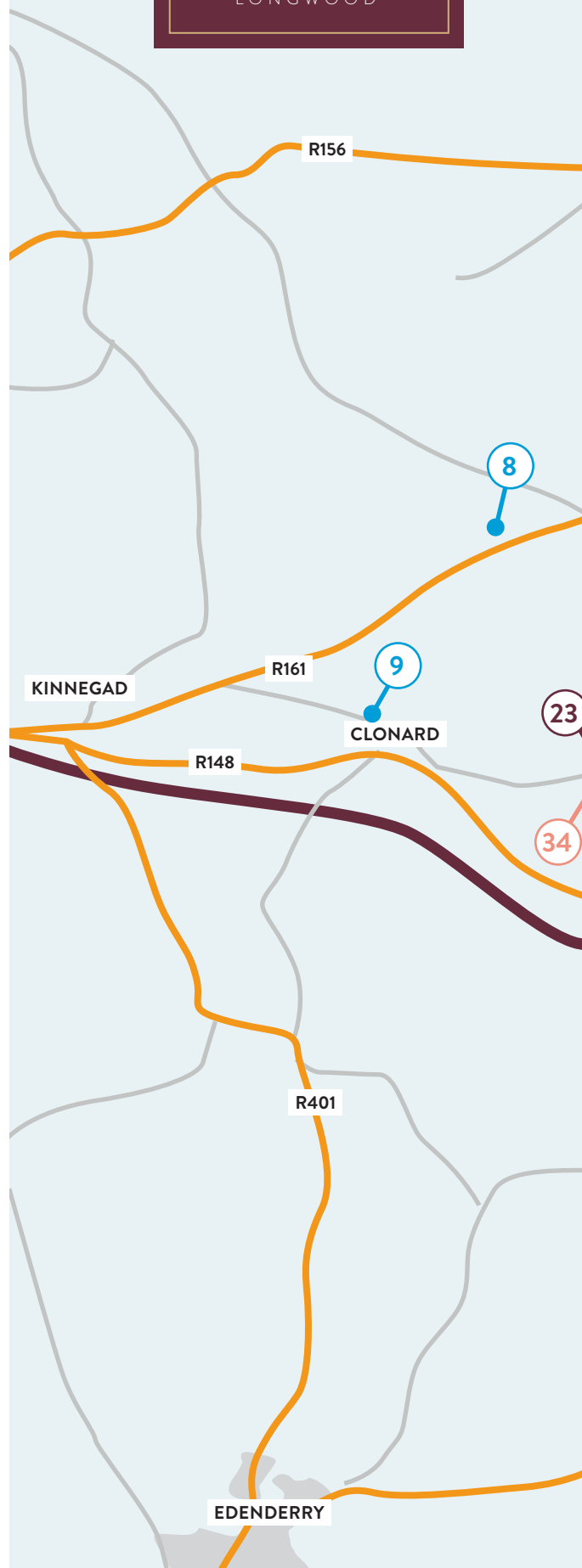
31. The Johnstown Estate, Enfield
32. Hamlet Court Hotel, Johnstown Bridge
33. Moyvalley Hotel & Golf Resort, Moyvalley

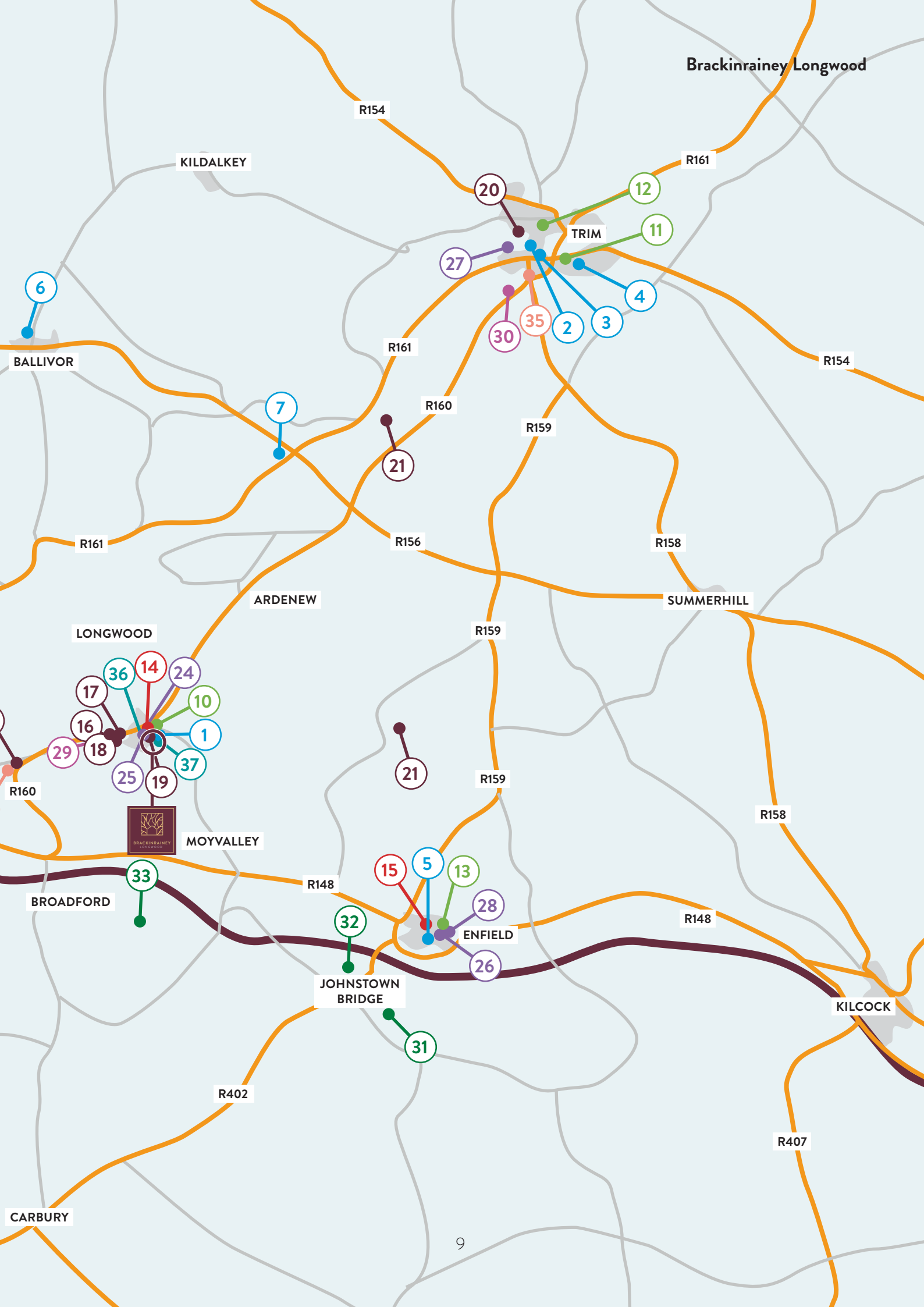
Attractions

34. Longwood Harbour / Royal Canal Greenway
35. Trim Castle

Cafe and pubs

36. The Front Room @ Stoney's
37. PJ Dargans Bar





BRACKINRAINEY LONGWOOD

Site Plan

Pine
2 Bed Mid / End Terrace
74sq.m / 796sq.ft.

Cedar
3 Bed End Terrace
98sq.m. / 1055sq.ft.

Sycamore
3 Bed End Terrace
100sq.m. / 1076sq.ft.

Willow
3 Bed Semi Detached
98sq.m / 1055sq.ft.

Oak
3 Bed Semi /Detached
105sq.m / 1129sq.ft.



Pine

2 Bed Mid / End Terrace

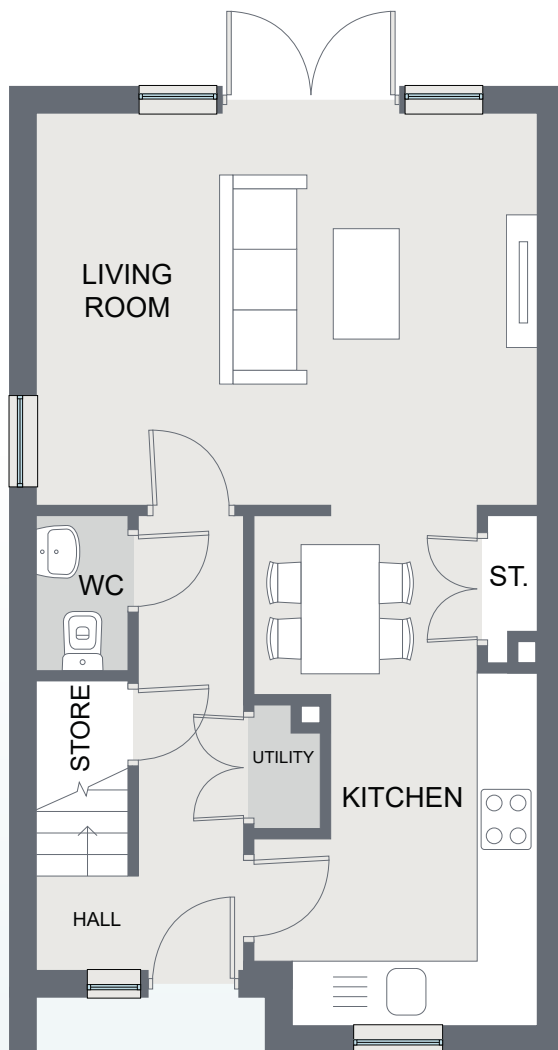
74sq.m / 796sq.ft.



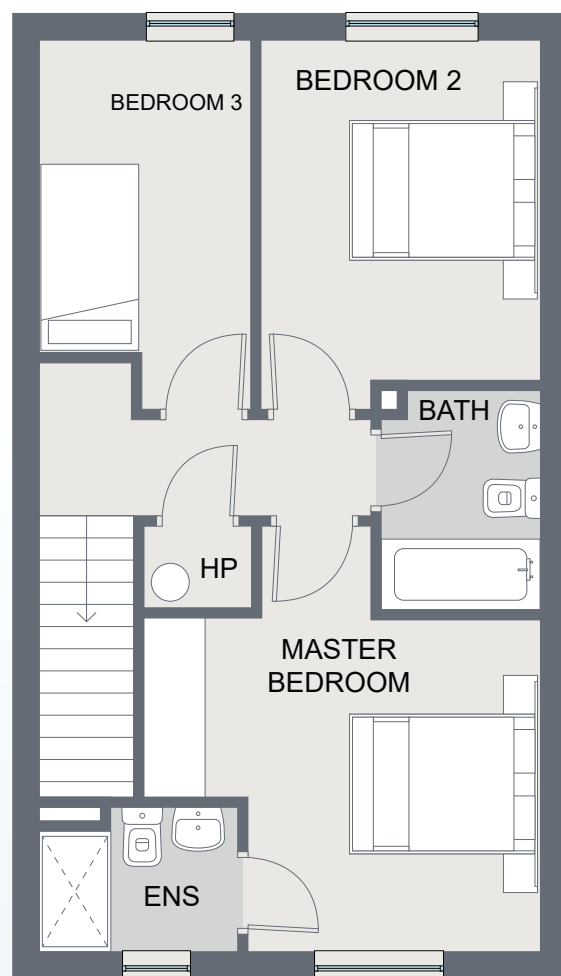
Cedar

3 Bed End Terrace

98sq.m. / 1055sq.ft.



GROUND FLOOR



FIRST FLOOR

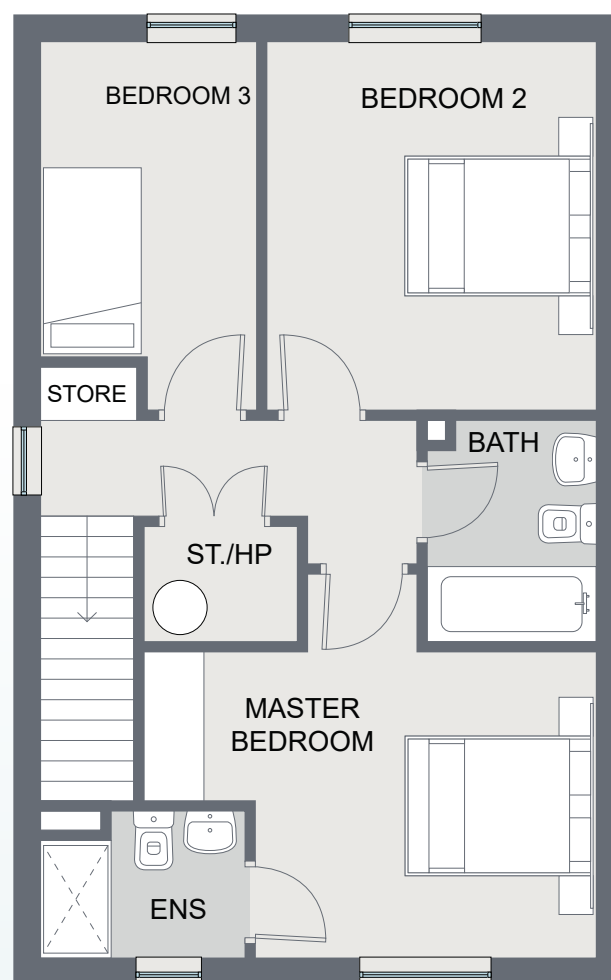
Sycamore

3 Bed End Terrace

100sq.m. / 1076sq.ft.



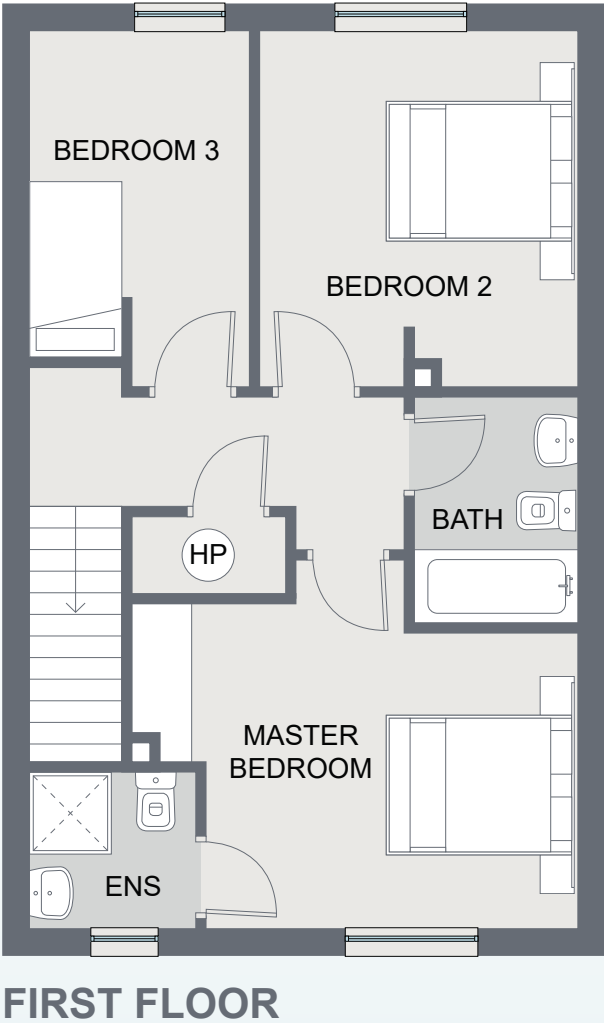
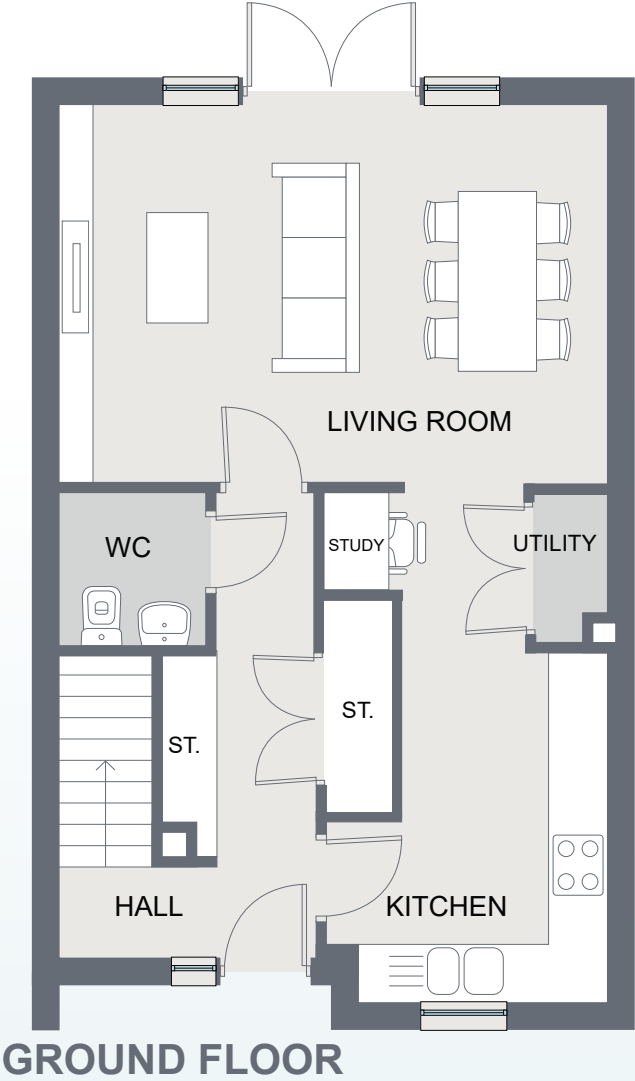
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FIRST FLOOR

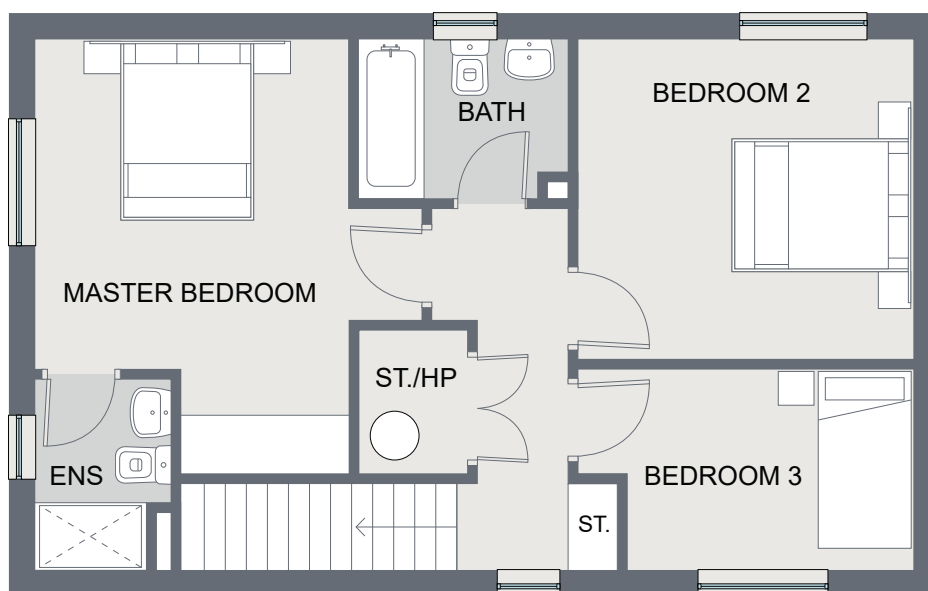
Willow

3 Bed Semi Detached
98sq.m / 1055sq.ft.

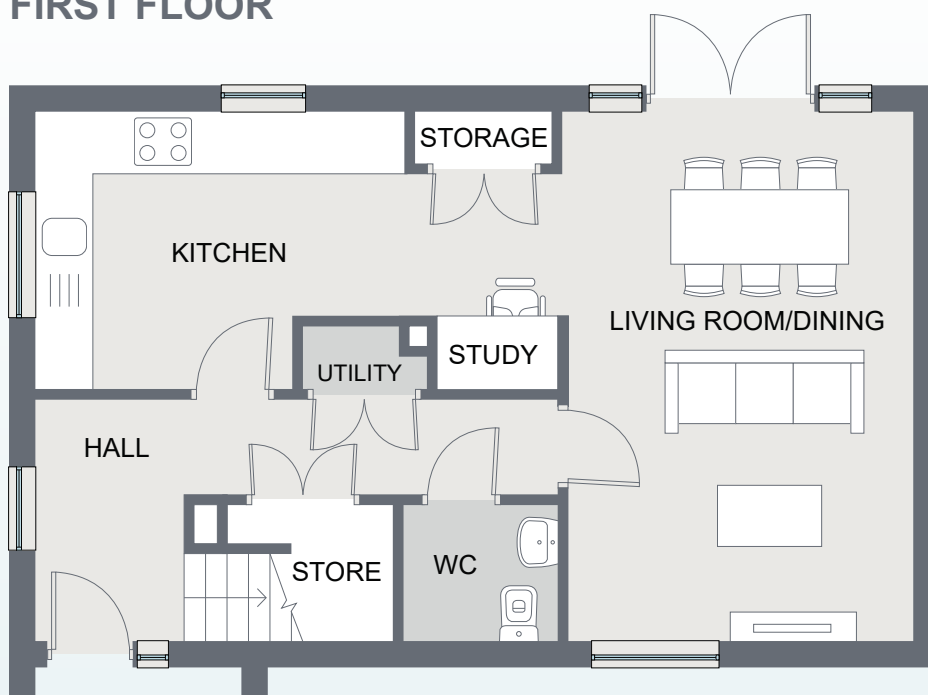


Oak

3 Bed Semi /Detached
105sq.m / 1129sq.ft.



FIRST FLOOR



GROUND FLOOR

ROUTES TO PURCHASE

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 home more achievable, visit [revenue.ie](https://www.revenue.ie)

First Home Scheme

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 new build 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 [firsthomescheme.ie](https://www.firsthomescheme.ie)



Here's how the schemes could work for you

Scenario	Purchase Price	Mortgage Amount. Max mortgage amount must be taken.	Income needed	FHS @ 20% equity share	HTB	Deposit	Monthly repayments	Interest Rate
1	€415,000	€290,500 (70%)	€72625	€83,000	€30,000	€11,500	€1150.67	4 year fixed green rate 3.20% - 35 year term
2	€415,000	€290,500 (70%)	€72625	€83,000	€30,000	€11,500	€1268.89	2 year fixed rate 3.90% - 35 year term

Selling Agent:



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Developer: Dewbrook Ltd.

Architect: Doran Cray Architects

Solicitor: Amoss Solicitors

BER A2

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