



RATOATH.CO.MEATH

BROOKFIELDRATOATH.IE



Welcome to

BROOKFIELD

Brookfield in Ratoath Co. Meath is a highly anticipated new home development by Ratoath Ventures Limited in conjunction with Curo Developments, offering a selection of luxurious properties that combine modern design with high-quality finishes. The development features just 17 homes including 3, and 4-bedroom A-rated houses, each with its own unique charm and character.

The homes at Brookfield feature well-thought-out interior layouts, with clever use of space to create a sense of flow and functionality. The seamlessly integrated kitchen and dining areas are perfect for modern living and entertaining. The bedrooms are designed for comfort and relaxation, with built-in wardrobes in selected rooms and ample storage space. The bathrooms are stylish and modern, with high-end finishes and fixtures, completing the luxurious and inviting atmosphere. The cutting edge use of technology is evident with the smart charge air to water heating system that is linked to the EV charger and app controlled, making it the first of its kind in Ireland. Meticulously thought through finishes in this boutique new homes scheme are bound to attract discerning purchasers here.

Welcome to the
ROYAL COUNTY



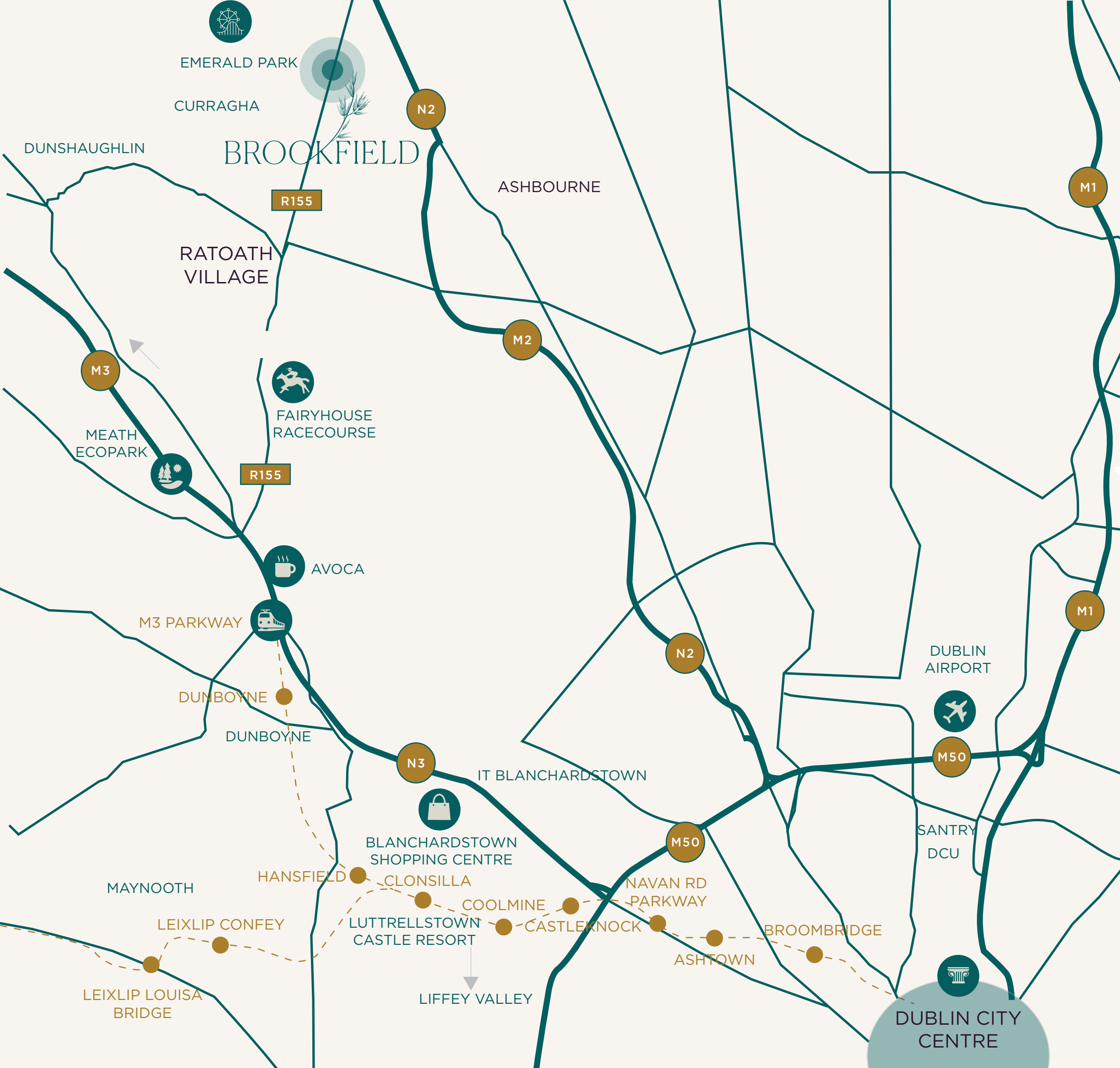


LOCATION

Ratoath is a charming town located in Co. Meath, known for its rich history, natural beauty, and friendly community. Brookfield is situated on the Curragha Road approximately 400m from the town centre and offers easy access to amenities such as schools, shops, and recreational facilities, making it an attractive option for families and professionals alike. The surrounding countryside is also home to picturesque farmland, woodlands, and rolling hills, making it a popular destination for outdoor enthusiasts. Ratoath is situated approximately 33 kilometres northwest of Dublin City Centre and is accessible via the M2 and M3 motorways.







AN EXCLUSIVE & CHARMING LOCATION

Within 5km

Ratoath Village	1km	via R155
Fairyhouse Racecourse	4km	via R155
Emerald Park	5.5km	via Loughlinstown
Avoca	4km	via R155

Within 10km

M3 Parkway	10km	via R155
M2 Motorway	8km	
Ashbourne	7km	via Ballybin Road

With 30km

Blanchardstown SC	18km	via R155
Dublin Airport	25km	via M2
Dublin City Centre	34km	via M50

All distances are approx and may vary during peak time

SPECIFICATION

KITCHENS

Contemporary painted kitchens by BeSpace supplied as standard with soft closing kitchen doors and drawers. Stone countertop and upstands supplied as standard to kitchens. Generous electrical Kitchen appliances supplied subject to the contracts being signed and returned within 28 days from date of contract issue.

UTILITY

Fitted utility units with complementary high-quality stone effect counter tops incorporating mechanical air to water heat pump cabinet and additional counter storage with soft close doors and drawers. Plumbed for washing machine and dryer.

BATHROOM & EN-SUITES

Sanitary ware with heated chrome towel rails and high-quality fittings to all bathrooms supplied by Niko Bathrooms. Wet areas are tiled as per show house finish. Contemporary shower enclosures in family bathroom and en-suites.

INTERIOR FINISHES

All internal walls painted in neutral shades as standard. Ceilings painted white as standard. High quality staircase and balustrade with painted hardwood handrail. Quality built fitted wardrobes by Bespace as standard in all bedrooms. Vanity unit included in main bathroom & en-suite as standard. Locking system to all external windows and doors supplied as standard. Safety restrictors provided on upper floor windows supplied as standard. Attic provides partial flooring for storage space and light fixture with access by integrated attic ladder.

EXTERNAL FINISHES

Low maintenance exterior with mix of cut stone and acrylic white plaster to elevations. Low maintenance black uPVC fascia & soffit. Black PVC front door with fixed glass panels to side. High-performance double-glazed windows throughout, with composite doors to the rear. External wall mounted lighting to the front and rear.

GARDENS

Rear garden levelled and seeded with section of patio paving as standard. Concrete panel and timber post to side boundaries and Black metal IBEX style fencing to rear boundary with gabion wall. Wiring for external power point to the rear. Generous driveway finished in cobble lock paving with metal railing to the side boundary.

ELECTRICAL

Generous electrical specification throughout to include LED lights and pendant light fittings. Hardline wiring to property for high-speed broadband (Cat 6). Smart energy management system as standard. External socket in rear garden. Mains powered smoke detectors supplied as standard. TV connection points supplied as standard.

ENERGY RATING / INSULATION

ICF Construction provides a high degree of insulation and soundproofing and offers excellent levels of energy efficiency and sustainability. BER Energy Rating A2.

HEATING

High specification, energy efficient electrical heat pumps including outdoor compressor and condenser unit linked to heating system is provided as standard.

Indoor domestic hot water cylinder and lightweight, compact energy efficient radiators supplied as standard.

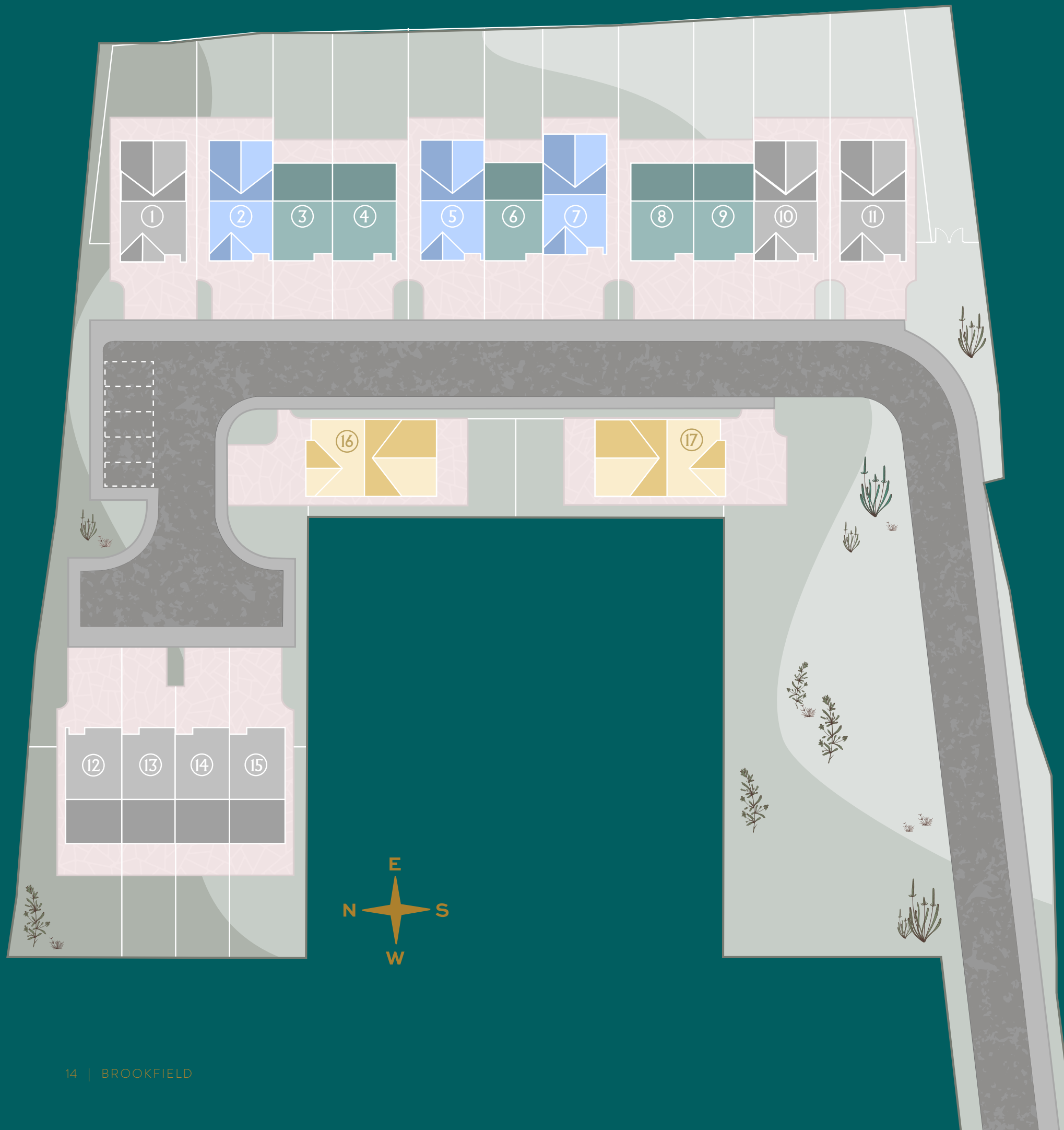
EVHACS

The homes at Brookfield feature a first of its kind smart energy management system. The Electric Vehicle Hybrid Heat Pump Air Conditioning Charging System (EVHACS) is the only system that gives you the power to choose between prioritizing your heating or EV charging during peak times.

System Features:

- Control Pilot function to Vehicle (Controller to Vehicle communications)
- Communication with Control Hub
- Smart Charger App with Scheduling function
- Local energy generation
- Measures phase rotation and current directional flow for compatibility with Photovoltaic Panels
- Overvoltage and Undervoltage Detect
- Maintains full heat capacity at low temperatures
- Zero carbon solution





HOUSE TYPES



BLUEBELL

4 Bed House End of Terrace
130 sqm | 1399 sqft



THE MARIGOLD

3 Bed House Mid - End Terrace
111 sqm | 1194 sqft



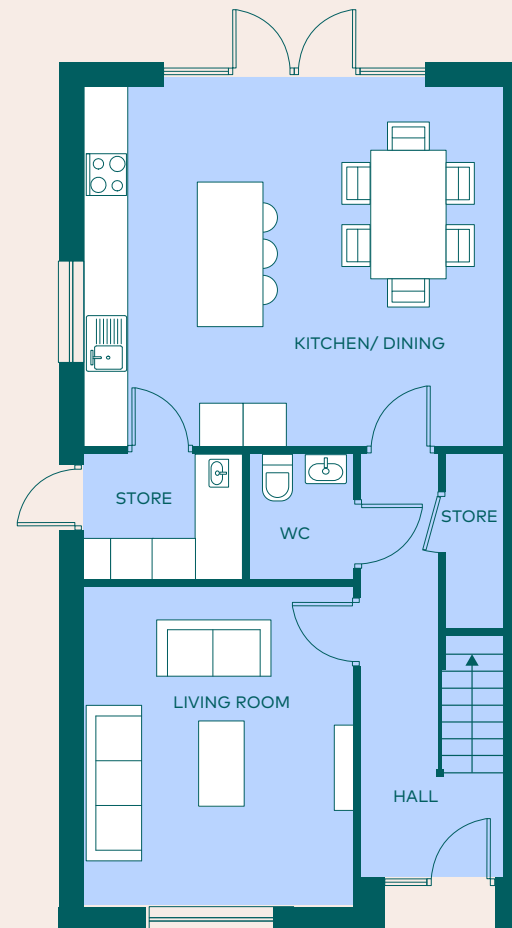
THE DAFFODIL

3 Bed House Detached Bungalow
113 sqm | 1216 sqft

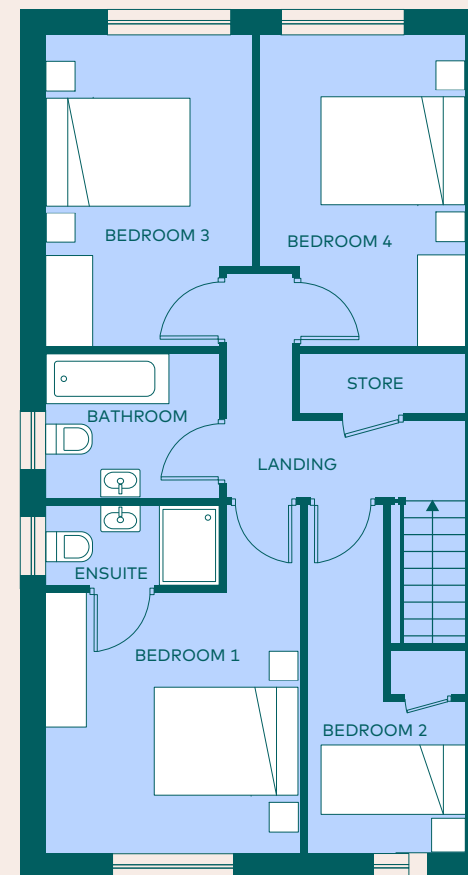


THE BLUEBELL

4 Bed House End of Terrace
130 sqm | 1399 sqft



Ground Floor

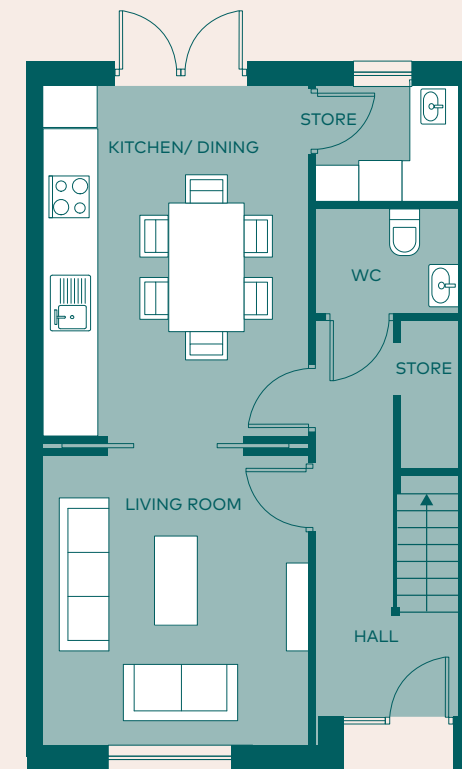


First Floor

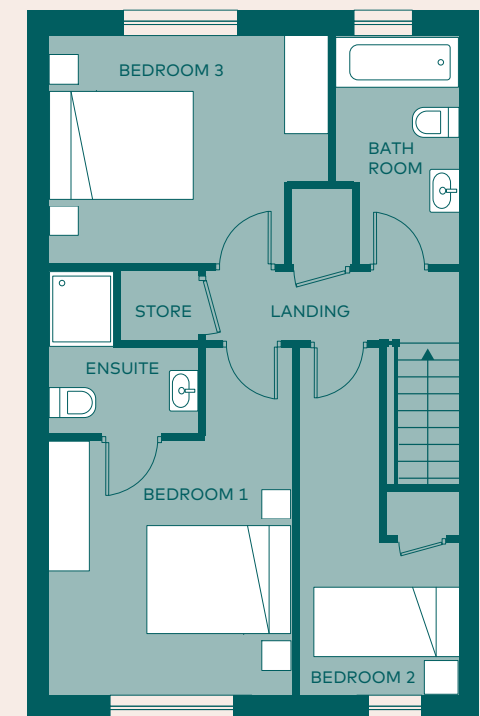


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Ground Floor



First Floor



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3 Bed House Detached Bungalow
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PROFESSIONAL TEAM

Developer

RATOATH VENTURES LTD



Selling Agent

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Architect

Ivan O Daly Architects

Contractor

CURO DEVELOPMENTS

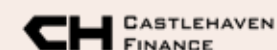


Curo Developments

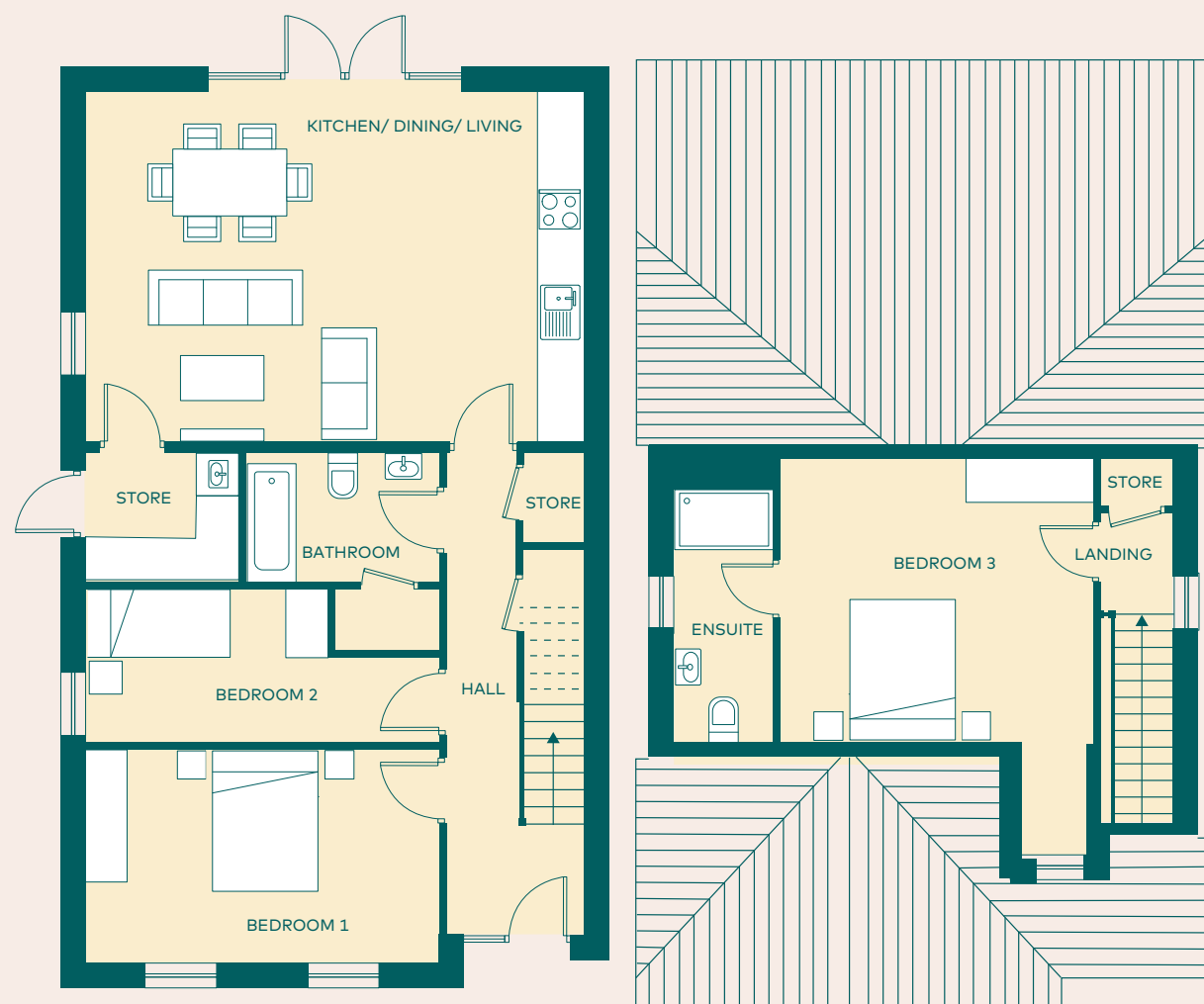
Solicitor

AMOSS

Castle-Haven



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Ground Floor

First Floor

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