



# Oakfield

DUNBOYNE • COUNTY MEATH



WELCOME TO  
**OAKFIELD**



**Where Sustainable Living Meets Modern Comfort**

Discover Oakfield, a beautifully crafted new residential development featuring 715 A-rated, energy-efficient homes in a peaceful country and village setting.

Choose your perfect home from spacious 3 & 4 bedroom houses with private gardens and parking or stylish 2 & 3 bedroom apartments and duplexes, many with private garages and select units offering terraces.

Designed for all stages of life, Oakfield offers lush green spaces, safe and fun children's play areas with a vibrant community atmosphere. Whether you're starting out, growing your family, or looking to downsize, Oakfield combines modern living with the beauty of nature.

Make your move today – your future starts here.



## EXPERIENCE EASY **LIVING**



Oakfield is a prestigious new residential development by Comer Group Ireland, thoughtfully designed to offer exceptional quality and comfort in the heart of Dunboyne, Co. Meath.

With an extensive track record across Ireland and the UK, Comer Group has earned a reputation for delivering high-quality homes that combine thoughtful design, superior materials, and meticulous craftsmanship. Oakfield continues this tradition, offering a range of homes tailored to meet the needs of modern living while upholding the highest standards of construction and finish.

Situated in the charming and well-connected village of Dunboyne, Oakfield residents enjoy a rare blend of tranquillity and convenience. All essential amenities — including shops, schools, cafés, and green spaces — are within easy walking distance. The nearby Dunboyne Train Station provides direct and efficient access to Dublin City Centre and beyond, ensuring seamless connectivity for commuters and families alike.

Oakfield is more than a place to live — it is a community designed for those who value quality, location, and lifestyle.



- 1. Dunboyne Athletic Club
- 2. St. Peters GAA Club
- 3. St. Peters National School
- 4. Gaelscoil Thulach na nÓg
- 5. Dunboyne Castle Hotel
- 6. Dunboyne Park
- 7. Dunboyne Main Street
- 8. Super Valu
- 9. Eurospar
- 10. Dunboyne Community Centre
- 11. Lidl
- 12. St. Peters College
- 13. Dunboyne Train Station
- 14. Dunboyne Business Park
- 15. Dunboyne College of Further Education
- 16. M3 Motorway
- 17. Trainline to Dublin city centre





# The Privilege of Proximity



Just minutes from the M50, with Blanchardstown Centre, Blanchardstown Hospital, the National Aquatic Centre and Dublin City all within effortless reach, Dunboyne offers the privilege of proximity without the pressures of overcrowding.

From renowned GAA, rugby, soccer and golf clubs to equestrian pursuits and the thrill of nearby horse racing at Fairyhouse, every passion has its place here. Green parks and open spaces provide balance, creating a lifestyle defined by both energy and elegance.

Dunboyne is more than a location — it is an exclusive community where heritage, sophistication, and modern living exist in perfect harmony



# More than a Location



Dunboyne is more than a location — it is an exclusive community where heritage, sophistication, and modern living exist in perfect harmony. A rare address where prestige meets convenience.





VILLAGE LIVING  
**DUNBOYNE**



Dunboyne is a modern but historical county village that sits on the Dublin commuter belt. It's a scenic village with a town square surrounded by fine streetscapes that offer local shops, restaurants and pubs. Dunboyne has a rich history in GAA and motor sport and has an array of local primary and secondary schools. Dunboyne is linked directly to Dublin city with a commuter train line that runs into the Docklands. The village also resides adjacent to the M3 motorway that provides easy access to the M50, Blanchardstown and Dublin Airport.



# Local Amenities



Dunboyne is a charming town with a range of locally owned shops that create a strong sense of community. It also offers well-known retail outlets such as SuperValu, Eurospar and Avoca. The town is home to a vibrant selection of restaurants and venues, including LA Bucca, O'Dwyers, Slevins and the 4-star Dunboyne Castle Hotel, all just minutes from your door, making daily life both convenient and enjoyable. In addition, there is an active theatre group and a community centre. The local GAA club and community centre host many community events throughout the year.



# Education



Dunboyne is home to several schools within a 1km radius, offering a full range of educational options. The village features two primary schools and one secondary school, with Dunboyne College of Further Education also nearby. Additionally, the National University of Ireland in Maynooth is only 8km away and easily accessible by train.





## Retail & Hospitality

Dunboyne is central to many local retail outlets including SuperValu, Lidl, Eurospar and Avoca. A range of locally-owned street shops gives the village a real sense of community.

Local eateries include LA Bucca and the 4-star Dunboyne Castle Hotel while gastro bars like Slevins and Bradys offer food and drink.



## Transport

Dunboyne Train Station provides a direct route to the city centre, with a quick commute of less than 26 minutes to Docklands. Transfers to Connolly and Pearse stations are also available along the way. Additionally, Dublin Bus offers frequent services to the city, with the 70 Bus traveling through the city centre all the way to Burlington Road.





1. Dunboyne College of Education
2. Dunboyne Senior Primary School
3. St Peter's College
4. Dunboyne Community Centre
5. Gaelscoil Thulach na nOng
6. St. Peter's National School



7. Avoca
8. New Lidl due 2026
9. SuperValu
10. Eurospar
11. Lidl
12. Aldi



13. Dunboyne AFC
14. Dunboyne Boxing Club
15. Dunboyne Athletic Club
16. St Peters GAA
17. Dunboyne Tennis Club
18. Royal Meath Pitch and Putt



19. La Bucca
20. Bradys
21. Mulvanys
22. O'Dwyers Gastro Pub
23. Slevins
24. Bojon Spices
25. Caldwell's Coffee House
26. Steakhouse Dunboyne
27. Dunboyne Castle Hotel



**From Oakfield**

Dunboyne Station	>>	6 min
Dunboyne Village	>>	8 min
Dunboyne Park	>>	11 min

**From Dunboyne Station**

Castleknock Station	>>	9 min
Dublin Docklands	>>	26 min
Connolly Station	>>	34 mins

**From Dunboyne Village**

M3	>>	4 min
M50	>>	11 min
Dublin Airport	>>	22 mins
Dublin City	>>	32 mins

# SPECIFICATIONS AT OAKFIELD



## External Finishes

- All 3 and 4 bedroom Houses feature a brick facade / elevation.
- Concrete tile roof.
- High quality landscaping with permeable paved areas.
- Generous paved and seeded grass back gardens.
- External double socket and outside water tap fitted as standard.
- All terraced houses have direct access to their back gardens via external paths.
- Cobble permeable paving to driveways.
- Side gate included (where applicable)

## Windows, Doors and Ironmongery

- High performance double glazed UPVC windows.
- Solid painted timber framed front door with multi point locking.
- Large sliding patio doors to gardens.
- High specification joinery, with high level ironmongery fit out.

## Kitchen

- Styled Kitchen by BeSpace.
- Quartz worktops.
- All Houses have a separate utility room off kitchen which will be plumbed for separate washing machine and dryer.
- All downlighters are fitted as per showhouse & all LED lights under the cupboards are fitted as standard.
- The kitchens in the Alder & Hazel are fitted with a part splash-back and 100mm upstand.
- The kitchens in the Ash are fitted with a full splash-back.
- Appliances (should contractual terms be complied with) included:
  - Bosch 60cm Ceramic Hob Touch Control
  - Extractor Fan
  - Bosch St/St Single oven
  - Bosch Int Microwave
  - Indesit Integrated 60cm Dishwasher
  - Indesit Intergrated 70:30 Fridge Freezer



## Bathrooms

- Luxury stylish and contemporary Roca / Laufen Brassware & Whiteware to all bathrooms with vanity units, wall hung wc, all showers fitted with recessed controls and a hand shower and fitted overhead shower.
- Pressurised showers, sinks and baths.
- Fully tiled main bathrooms and ensembles with luxury contemporary tiles.
- Shower doors / bath screens, tiling and mirrors included (as per showhouse).
- All downlighters included as standard in all bathrooms.

## Internal Finishes

- All houses are painted throughout in neutral colours to compliment the internal finishes.
- Extra floor to ceiling height creates a great sense of space.
- All houses have large attic space with folding loft ladder fitted as standard. The attic is fitted with attic trusses to increase space and to make it easier for a future attic conversion should you wish to do so, subject to purchasers obtaining a structural survey.
- Painted chamfered skirting and architrave.
- Panelled doors with chrome handles.

## Wardrobes

- Superior quality contemporary wardrobes by BeSpace to all bedrooms.

## Electrical

- Each room will have a pendant in the ceiling allowing purchasers to install their own fittings, except for the bathrooms and kitchen which are fitted with downlighters.
- Kitchens are fitted with LED lights under the cupboards as standard.
- Well-designed electrical and lighting specifications.
- Wired for TV / broadband capability.
- Wired for electrical car charging point to each home.
- Contemporary white sockets throughout.
- Smoke / Heat detectors fitted as standard.
- Wired for intruder alarm.
- CAT 6 and CO-AX cable.

## Heating & Mechanical Extract Ventilation

- A2 BER rating.
- Mitsubishi air to water heat pump.
- Underfloor heating as standard on ground floor of all Houses and contemporary radiators on 1st floors.
- Centralised Aereco extraction unit for bathrooms.
- Kitchen extract direct to outside.
- High specification to airtightness and insulation to walls, floors and roof areas.

## Structural Warranty

- Each home is certified by HomeBond warranty scheme.

## Outdoor Amenities

- Discover acres of stunning landscaped parkland, where morning jogs, family picnics, and tranquil walks are part of everyday life.
- Whether it's family time at the playground, a workout in the fresh air, a game with friends, or a peaceful walk with your dog, the amenities here are designed to bring people and nature together.
- The masterplan features a creche.





INTERIORS AT  
**OAKFIELD**





INTERIORS AT  
**OAKFIELD**



OAKFIELD SITE LAYOUT  
**PHASE TWO**



**THE ASH**  
 Four Bedroom Detached House

**THE HAZEL**  
 Four Bedroom End Terrace House

**THE ALDER**  
 Three Bedroom Terraced House

FLOOR LAYOUT  
**The Ash**



FLOOR LAYOUT  
**The Hazel**



4 Bedroom Detached House  
 c. 170 sq m / 1,830 sq ft

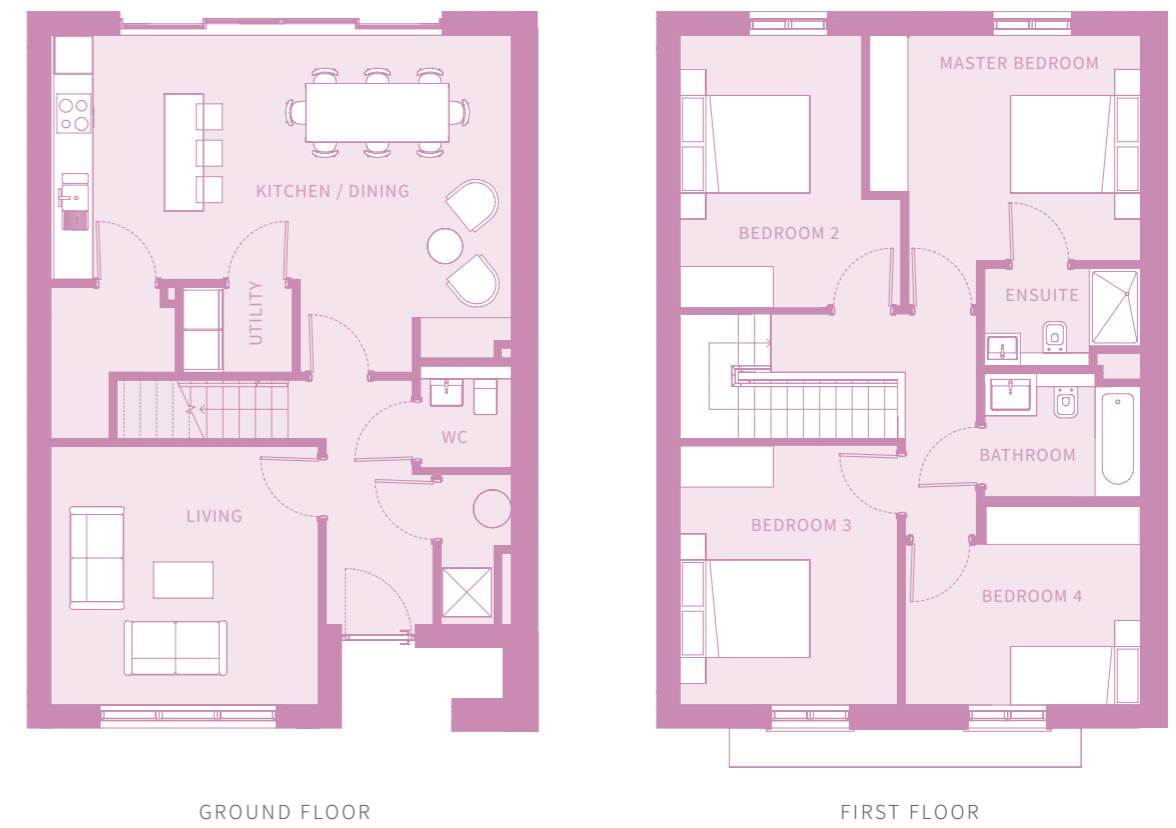


GROUND FLOOR

FIRST FLOOR

Not to scale. For illustrative purposes only

4 Bedroom End-terrace House  
 c. 140 sq m / 1,506 sq ft



GROUND FLOOR

FIRST FLOOR

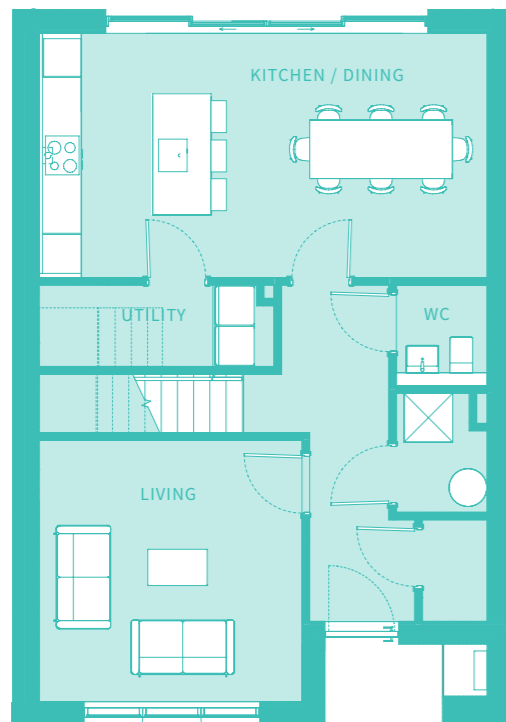
Not to scale. For illustrative purposes only

FLOOR LAYOUT

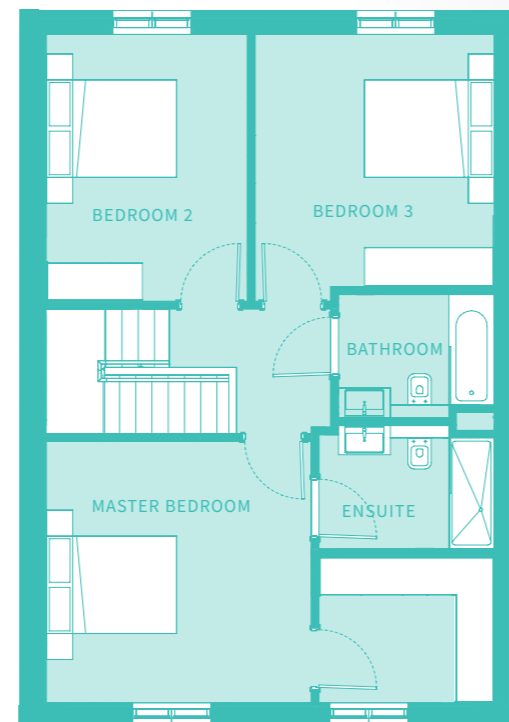
# The Alder



3 Bedroom Terraced House  
c. 134 sq m / 1,245 sq ft



GROUND FLOOR



FIRST FLOOR

Not to scale. For illustrative purposes only





Milners Square, Dublin 9



Royal Connacht Park, London



Princess Park Manor, London



Number One Ballsbridge, Dublin 4



Newland Park, London



Bun Na Coille, Galway



Drumkeen, Dublin 18

THE DEVELOPER  
**Comer Group**

Comer Group is a leading placemaker developer operating across the UK, Ireland and Europe specialising in charming and distinctive homes of great character.

The Comer Group was established by brothers, Brian & Luke Comer, originally from Co. Galway, Ireland. After a great deal of tenacity and hard work, the Comers have created a leading property company with substantial development and investment interests in a number of market sectors, including: luxury residential homes, office parks, retail parks, hotels and leisure facilities.

A DEVELOPMENT BY



JOINT SELLING AGENTS



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PSRA No. 001314

**[oakfielddunboyne.ie](http://oakfielddunboyne.ie)**

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