



egland park

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ashbourne **awaits...**



unveiling a new lifestyle

Dwella is pleased to introduce Egland Park, an exclusive collection of 1, 2, 3 & 4 bed family homes in the heart of Ashbourne, Co Meath. Offering an ideal mix of convenience, connection, and comfort, this development is designed for modern living.

Prominently located on Castle Street, this high-quality new development places residents within easy reach of everything vibrant Ashbourne has to offer—from shops and restaurants to excellent schools. Egland Park provides a wide range of options to suit all types of buyers, making it ideal whether you seek a peaceful retreat or a lively, well-

established community. It's perfect for families looking to settle in a welcoming neighbourhood. Ashbourne is a thriving town with outstanding amenities, and its close proximity and convenient access to Dublin City Centre make it ideal for professionals seeking a balance between dynamic city living and a warm, family-friendly environment.



a vibrant and flourishing community



Ashbourne is a vibrant town full of excellent amenities and second-to-none accessible transport links. Shoppers can choose from a number of shopping centres, full of popular high-street names, as well as all the major supermarkets, from Tesco to Aldi.



As a town popular with young families and professionals, Ashbourne is truly buzzing when it comes to social spots. Choose from a fine selection of pubs – you are always guaranteed a great pint and lots of craic in Kellys, Fox's Den or the Stag's Head – or treat someone special to dinner at Eatzen, The Loft, PRIME or Massimo's.





create unforgettable memories

Treat the kids to a fun-filled day at Emerald Park, just minutes from your new home, with a variety of entertainment and activities that won't disappoint.



Ashbourne is great location for the entire family. Parents can choose from a wide range of schools at both primary and secondary level, including a Gaelscoil (Gaelscoil na Mí) and an Educate Together (Ashbourne ETNS). If the kids are being really good, treat them to a day out in Emerald Park, just minutes from your new home.

For those members of the family who love an active lifestyle, there are a fine selection of sports clubs to suit all ages and talents, including extremely popular GAA and rugby clubs. Golfers can choose from a range of excellent courses, including Killeen Castle, St Margaret's Golf Club, Corrstown Golf Club and Ashbourne Golf Club. Want a truly memorable day out? Fairyhouse Racecourse is just 10km away and offers a full calendar of exciting events.

explore the surroundings
effortlessly



Ashbourne offers excellent transport links to Dublin and beyond. Egland Park residents can enjoy quick access to anywhere they want to go, thanks to transport options on their doorstep.



At just 20km from the centre of Dublin City, the town is located just off the main N2 road, which links onto the M50. Commuters can also choose between several Bus Éireann and Ashbourne Connects bus services, which offer direct routes to Swords, Dublin Airport, Dublin City Centre, and Balbriggan, among other locations.

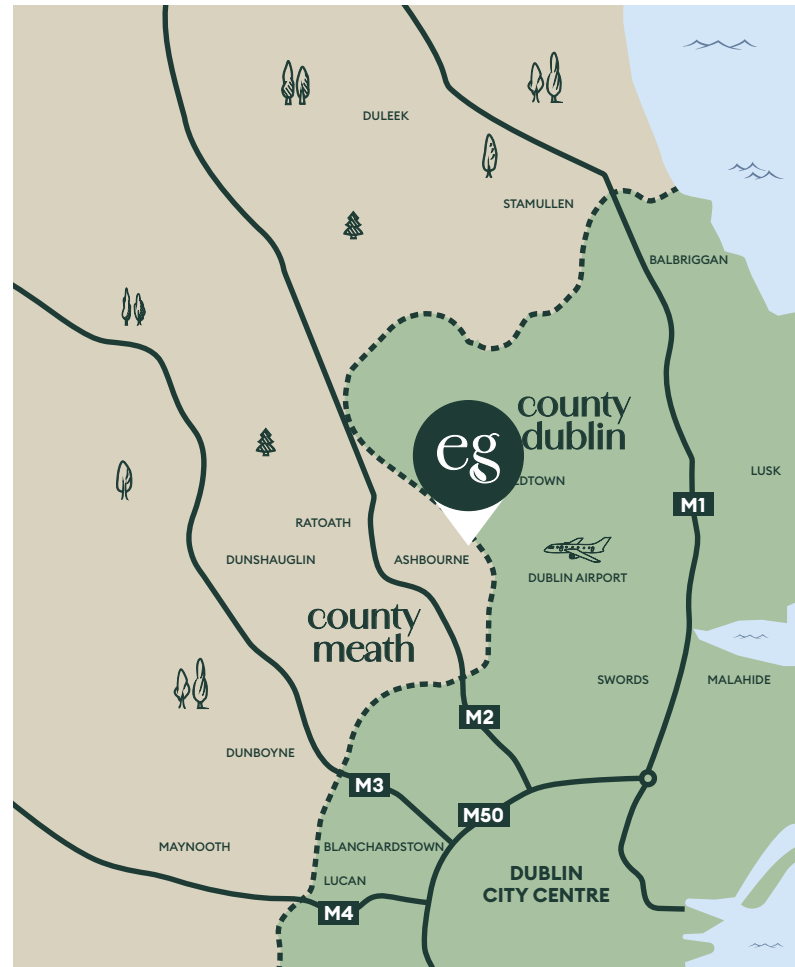


driving distances



Ashbourne Town	900 m
Blanchardstown SC	17 km
Dublin Airport	21 km
Dublin City Centre	31 km
Bettystown Beach	33 km
Navan	28 km
Dunshaughlin	13 km
Emerald Park	6.5 km

nestled in the perfect location



Shopping

1. SuperValu Ashbourne
2. ALDI
3. Tesco Superstore
4. Lidl
5. numberOne Ashbourne
6. Dunnes Stores
7. Ashbourne Retail Park
8. Applegreen
9. Centra
10. Daybreak

Education

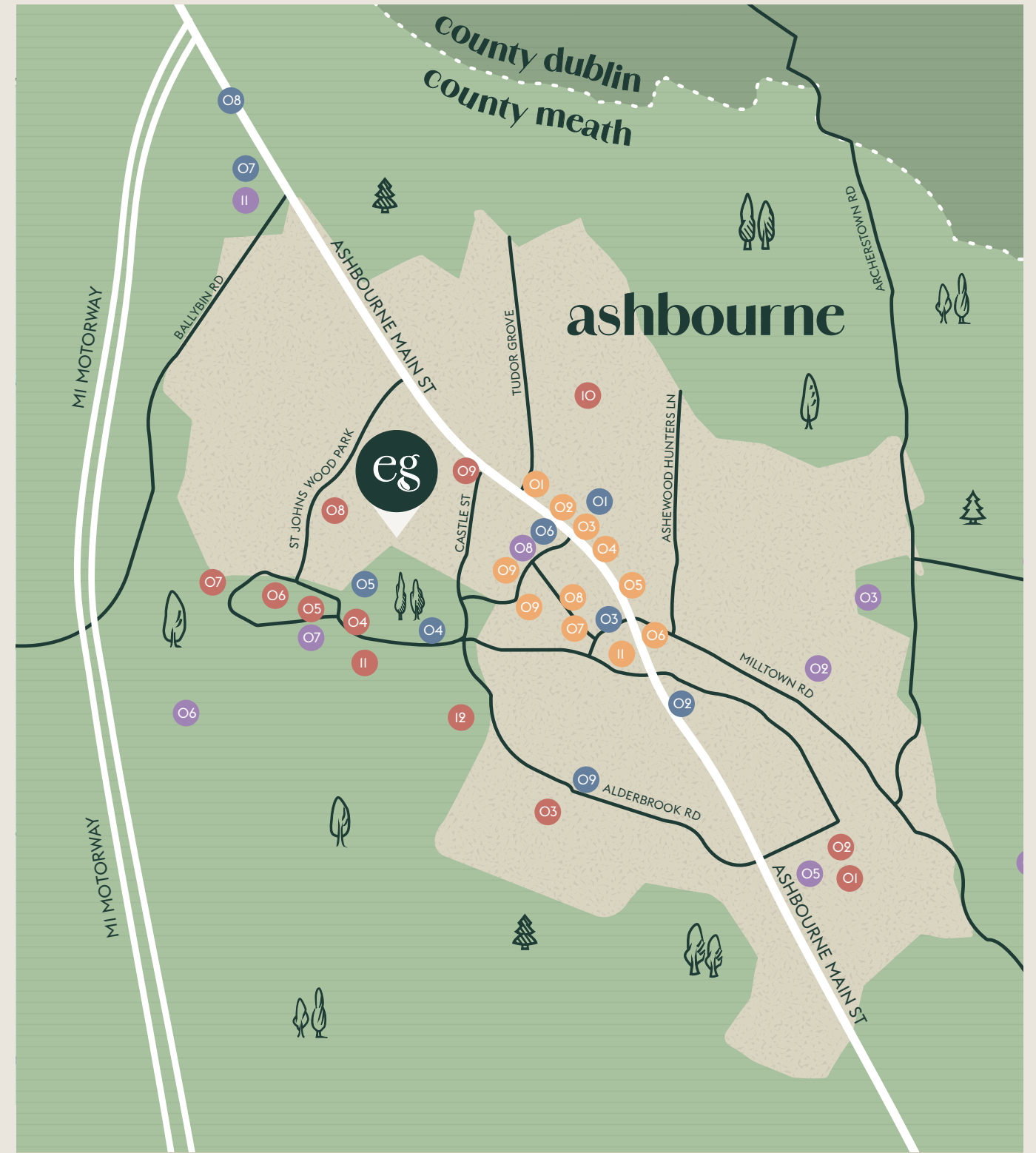
1. Ashbourne Community School
2. Gaelscoil na Cille
3. St. Declan's NS
4. Ashbourne Community NS
5. Ashbourne Educate Together
6. Gaelscoil Na Mí
7. Coláiste De Lacy
8. Stars of Wonder Creche
9. Killegland Tiny Tots
10. St. Mary's NS
11. Little Ruggers Pre-School
12. Churchfields Tiny Tots

Recreation

1. Ashbourne Golf Club
2. Milltown Sports Field
3. Ashbourne United A.F.C.
4. Ashbourne Rugby Club
5. International Baseball Centre
6. Churchfields Playground
7. Donaghmore GAA Club
8. Ashbourne Youth Centre
9. Ashbourne Playground
10. Vue Cinema Ashbourne

Dining

1. New Leaf Cafe
2. Cinnamon Garden
3. Apache Pizza
4. A84 Restaurant
5. Kellys Bar and Lounge
6. Loft Indian Restaurant
7. The Pantry
8. Eatzen Restaurant
9. Look Mam No Hands
10. Massimo's Restaurant
11. Fifty50 Ashbourne



thoughtfully
designed

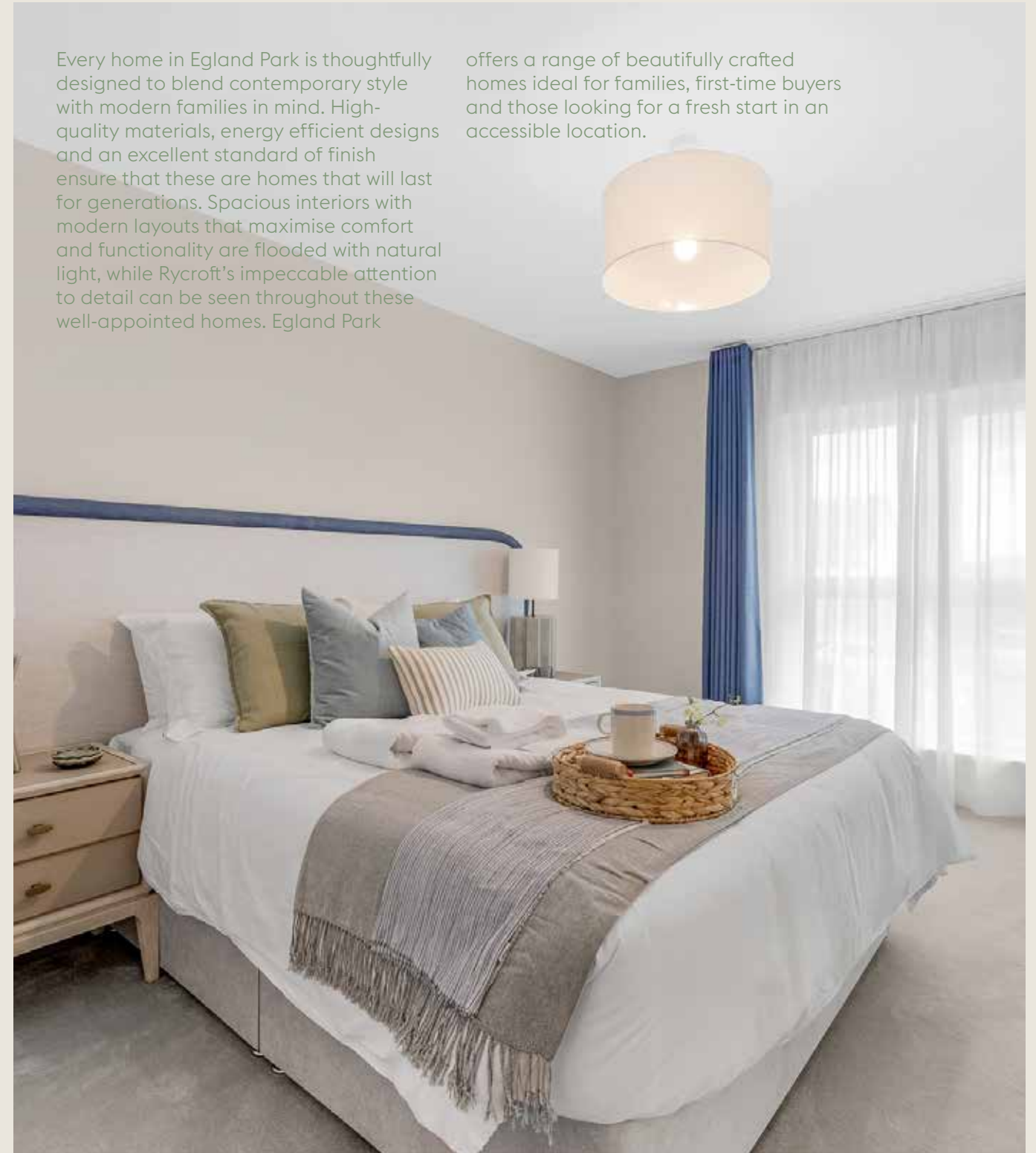


exquisite
detailing



Every home in Egland Park is thoughtfully designed to blend contemporary style with modern families in mind. High-quality materials, energy efficient designs and an excellent standard of finish ensure that these are homes that will last for generations. Spacious interiors with modern layouts that maximise comfort and functionality are flooded with natural light, while Rycroft's impeccable attention to detail can be seen throughout these well-appointed homes. Egland Park

offers a range of beautifully crafted homes ideal for families, first-time buyers and those looking for a fresh start in an accessible location.



unparalleled elegance

Superior Low Energy Design

- A2 - A3 BER Rating - energy efficient homes
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to a standard that exceeds building regulations
- High performance, low U-value windows and external doors
- Low maintenance Aluclad & UPVC windows
- Ultra-Tech, triple locking front doors
- Natural and mechanical ventilation system throughout the houses

Windows, Doors & Ironmongery

- Composite front door with multi point locking system
- High specification joinery and internal doors and ironmongery fit out
- Premium Aluclad & UPVC windows for a long lasting durable low maintenance composite product
- Elegant painted internal doors
- Attractive modern styled door ironmongery

Internal Finishes

- Internal walls plastered and painted one colour throughout
- Painted skirting and architraves
- Staircase and balustrade painted as per showhouse
- Standard pendant light fittings and attractive power points

Kitchens

- Superior quality kitchens
- Fitted storage units to utility room
- Down lighters

Bedrooms

- Luxury fitted wardrobes with a combination of hanging and shelved space as per showhouse

Bathrooms

- Stylish bathrooms and ensuites
- WC with attractive range of high quality sanitary ware and fittings
- Bathroom and ensuite wet areas tiled as per showhouse
- Large shower trays to ensuites

Electrical

- Wired for TV / Broadband
- CAT 6 cable wiring for data telephone points for high speed
- Smoke / heat and carbon monoxide detectors fitted as standard

External Finishes & Structure

- The houses are constructed using elevation of brick and low maintenance rendered finish
- The elevations incorporate a mix of low maintenance brick and offering an attractive high quality low maintenance finish
- Low maintenance UPVC fascia, soffits and gutters
- Landscaping with paved driveways and concrete rear path
- Rear gardens are top soiled, raked and seeded
- Post and panel side boundary walls and block back wall
- External wiring for car charging point
- Side gate fitted as standard where applicable

Building Guarantee

- These quality homes are covered by the HomeBond 10 Year Structural Guarantee Scheme




BER A2 — BER A3



Castle Street

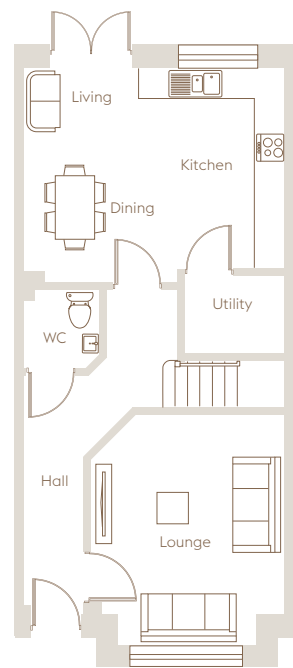
site plan



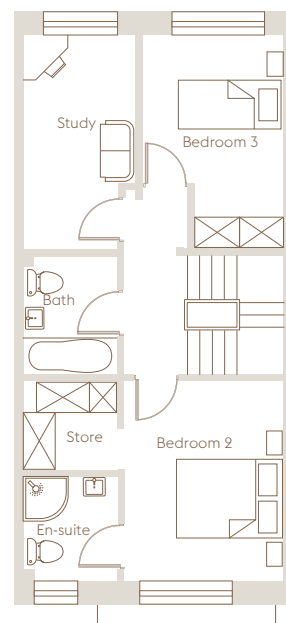
-  **house type a**
3 bed mid terrace + study 137 m²
-  **house type b**
3 bed end terrace + study 137 m²
-  **house type c**
2 bed semi 84 m²
-  **house type d**
4 bed end of terrace + study 164 m²
-  **house type e**
3 bed semi-d 108 m²
-  **house type f1**
1 bed apartment ground floor 55 m²
house type f2
Duplex - 2 bed + study 117 m²

house type a

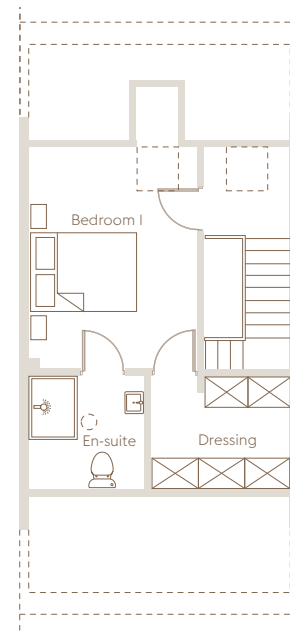
3 bed mid terrace plus study
137 m² • 14, 15, 16, 17, 20, 21, 24, 25, 26 & 27



ground floor



first floor

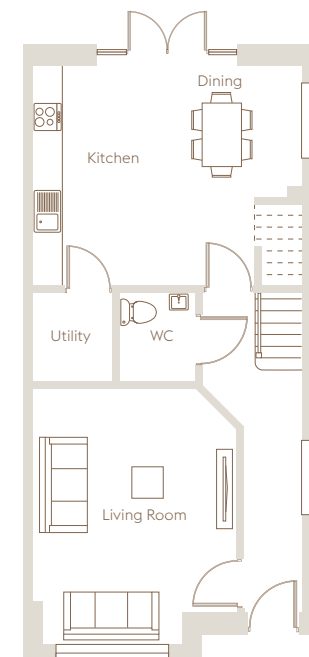


attic

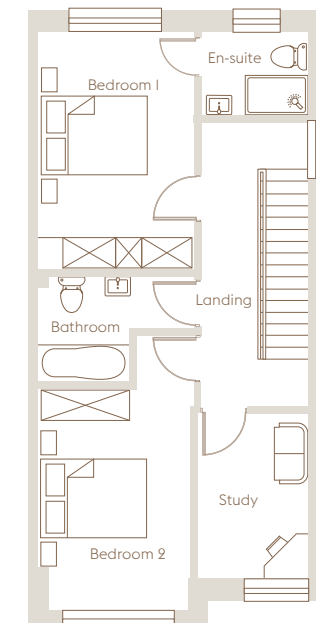
houses may be handed. plans are for illustrative purposes only.

house type b

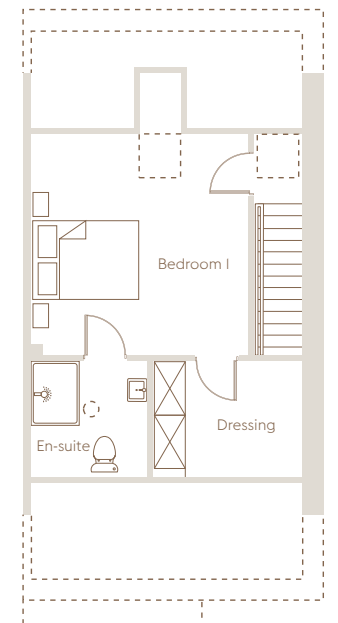
3 bed end of terrace plus study
137 m² • 18, 19, 22 & 23



ground floor



first floor

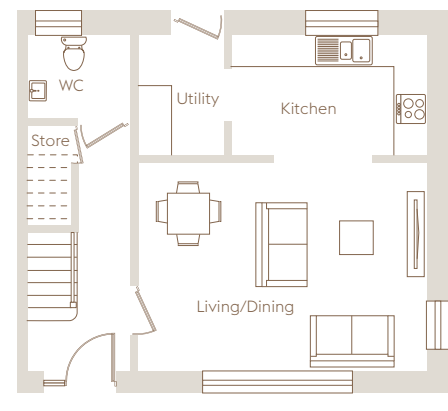


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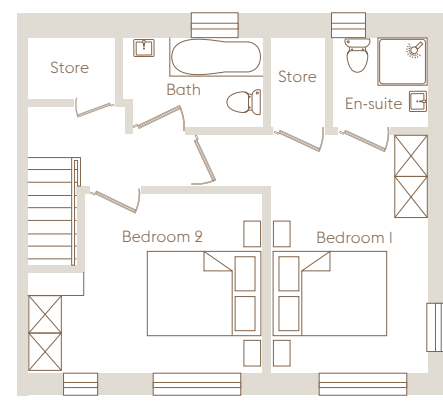
houses may be handed. plans are for illustrative purposes only.

house type c

2 bed semi-detached
84 m² • 29 & 30



ground floor

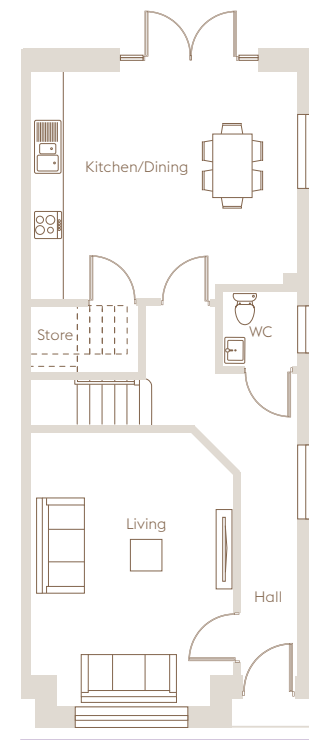


first floor

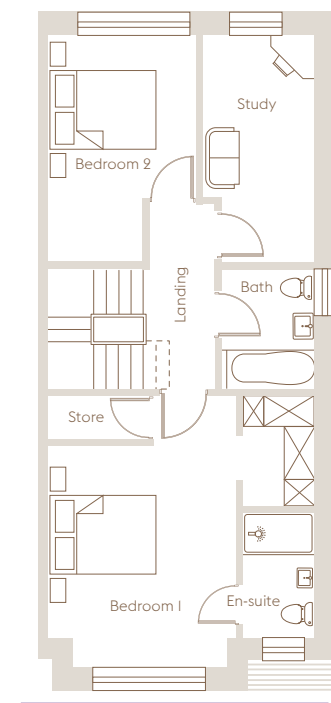
houses may be handed. plans are for illustrative purposes only.

house type d

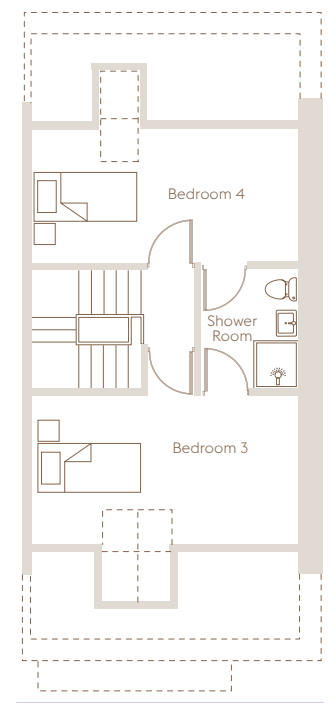
4 bed end of terrace plus study
164 m² • 13 & 28



ground floor



first floor

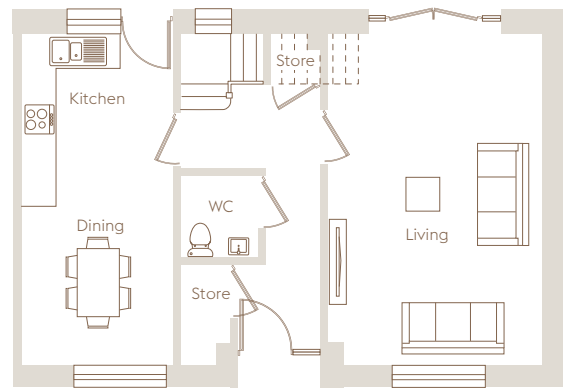


attic

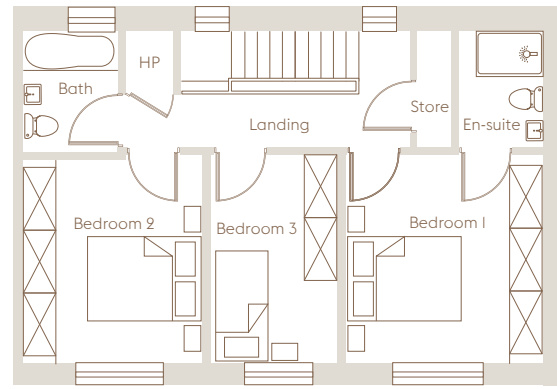
houses may be handed. plans are for illustrative purposes only.

house type e

3 bed semi-detached
108 m² • 11, 12



ground floor

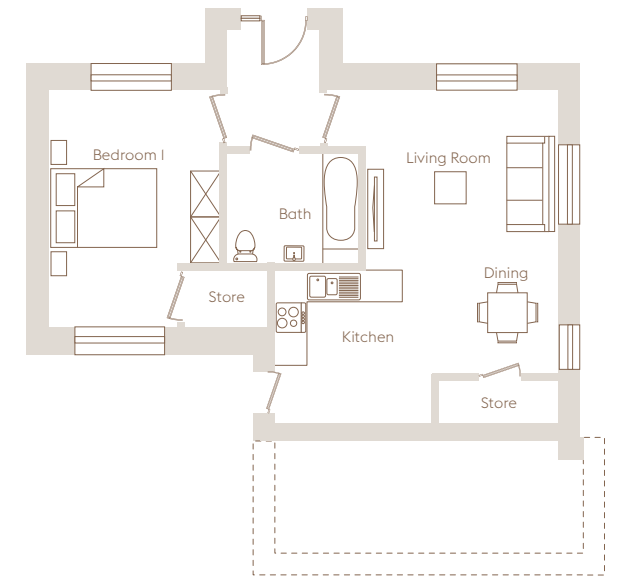


first floor

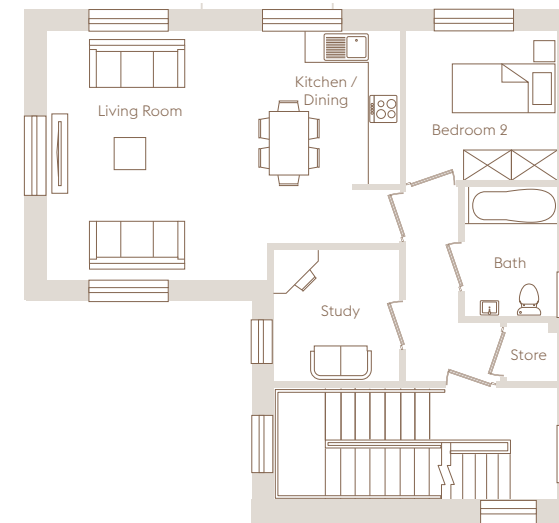
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house type f1

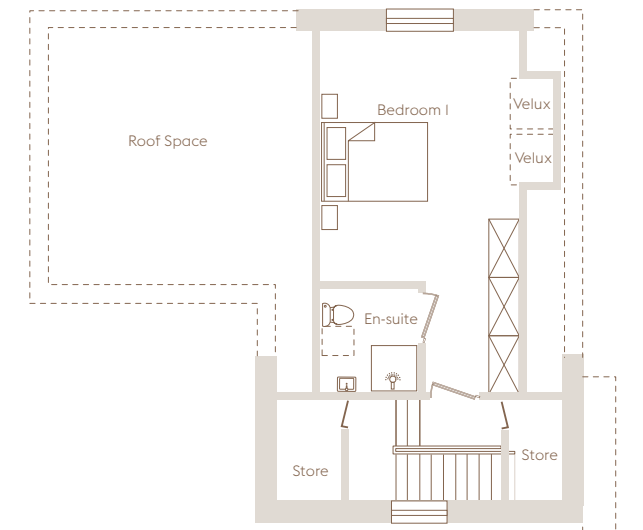
Type F1
1 bed own door ground floor apartment
55m² • 2, 3, 6, 7, 9



F1 (Apartment) – ground floor



F2 (Duplex) – first floor



F2 (Duplex) – attic

houses may be handed. plans are for illustrative purposes only.



about the developer

Rycroft specialise in building high-quality, new energy-efficient homes. Whether you're a first-time buyer or a growing family, we offer a stunning range of 1, 2, 3 and 4 bedroom homes at an affordable price.



Rycroft Homes 

Our carefully selected developments are located in Meath, Kildare, Dublin and Wicklow offering the perfect balance of modern living, green spaces and easy access to Dublin city. With excellent transport links, schools and amenities nearby – your dream home is closer than you think. Discover contemporary designs, A rated and thoughtfully planned communities – all with Dwella's honest advice and expert guidance every step of the way.



Rycroft Homes Ltd. has been providing high quality, energy-efficient, affordable homes for over 20 years. We build all types of properties from apartments and townhouses to semi detached and detached homes within commuting distance of Dublin City Centre.



where **innovation**
meets **tradition**



Past Developments

- Bawnogues, Kilcock, Co. Kildare
- Blessington Abbey, Co. Wicklow
- Brayton Park, Kilcock, Co. Kildare
- Carton Grove, Maynooth, Co. Kildare
- Carriglea, Naas Road, Dublin 12
- Mullen Park, Maynooth, Co. Kildare
- Newton Hall, Maynooth, Co. Kildare
- Lyreen Lodge, Maynooth, Co. Kildare



Coming Soon

- Lorrin Lodge, Rathnew, Co. Wicklow
- Bawnogues, Kilcock, Phase II
- St. Winnow, Stocking Lane, Rathfarnham



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