



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 2–5 bedroom houses with private gardens and parking or stylish 1–3 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





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, 4 and 5 bedroom Houses feature a brick facade / elevation. All 2 bedroom Houses are constructed with a brick elevation with the exception of the 2 bedroom mid-terrace Houses.
- 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 to all Houses.
- All Houses have direct access to their back gardens via external paths.
- Cobble permeable paving to driveways.

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 for Houses and balcony for Duplex Apartments.
- High specification joinery, with high level ironmongery fit out.

Kitchen

- Styled Kitchen by BeSpace.
- Quartz worktops.
- White goods voucher will be available to all purchasers subject to conditions.
- All Houses have a separate utility room off kitchen which will be plumbed for separate washing machine and dryer.



Internal Finishes

- All houses are painted throughout in neutral colours to compliment the internal finishes selected by the Interior designer.
- Extra floor to ceiling height creates a great sense of space.
- All Houses have large attic space with folding ladder access for Houses only. 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.
- Painted chamfered skirting and architrave.
- Panelled doors with chrome handles.

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.

Wardrobes

- Superior quality contemporary wardrobes by BeSpace to all bedrooms.

Heating & Mechanical Extract Ventilation

- A2 BER rating.
- Mitsubishi air to water heat pump to all Houses.
- 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.

Electrical

- 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.

Structural Warranty

- Each home is certified by HomeBond warranty scheme.



INTERIORS AT
OAKFIELD





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OAKFIELD



OAKFIELD SITE LAYOUT PHASE 1



- **THE OAK**
5 Bedroom Detached House
c. 200 sq m / 2,153 sq ft
- **THE ASH**
4 Bedroom Detached House
c. 170 sq m / 1,830sq ft
- **THE HAZEL**
4 Bedroom End-terrace House &
4 Bedroom Semi-detached House
c. 140 sq m / 1,506 sq ft

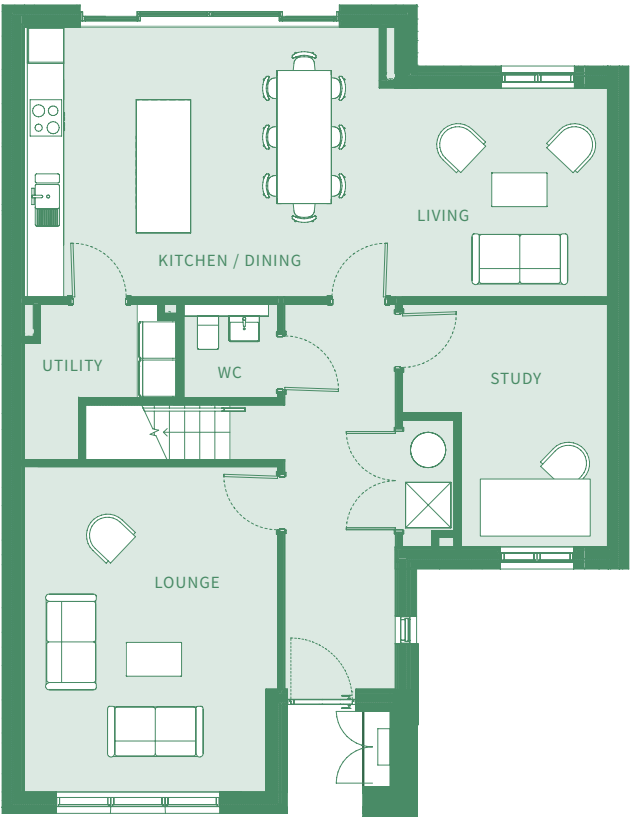
- **THE BIRCH**
3 Bedroom Terraced House,
3 Bedroom End-terrace House &
3 Bedroom Semi-detached House
c. 115 sq m / 1,238 sq ft
- **THE PINE**
2 Bedroom Terraced House
c. 92 sq m / 991 sq ft

FLOOR LAYOUT

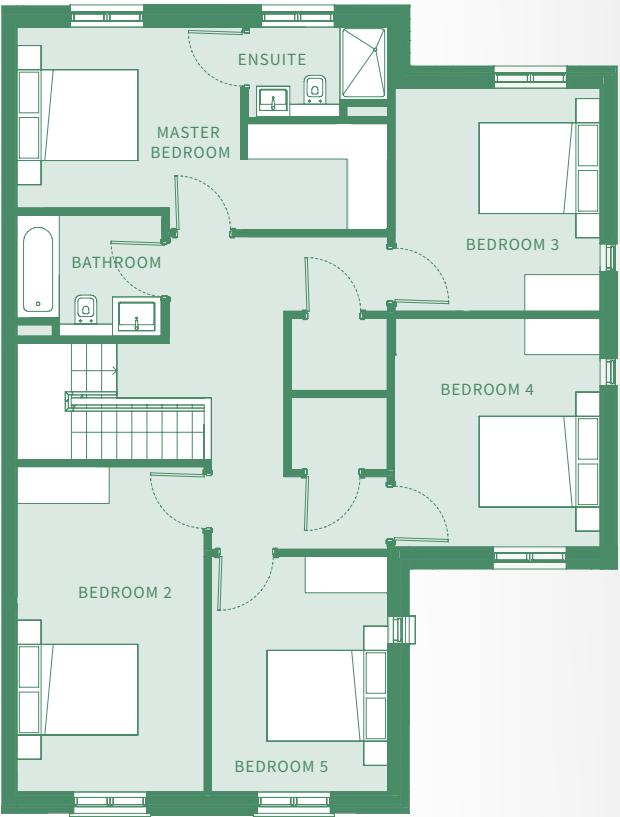
The Oak



5 Bedroom Detached House
c. 200 sq m / 2,153 sq ft



GROUND FLOOR



FIRST FLOOR

Not to scale. For illustrative purposes only



FLOOR LAYOUT

The Ash



FLOOR LAYOUT

The Hazel



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

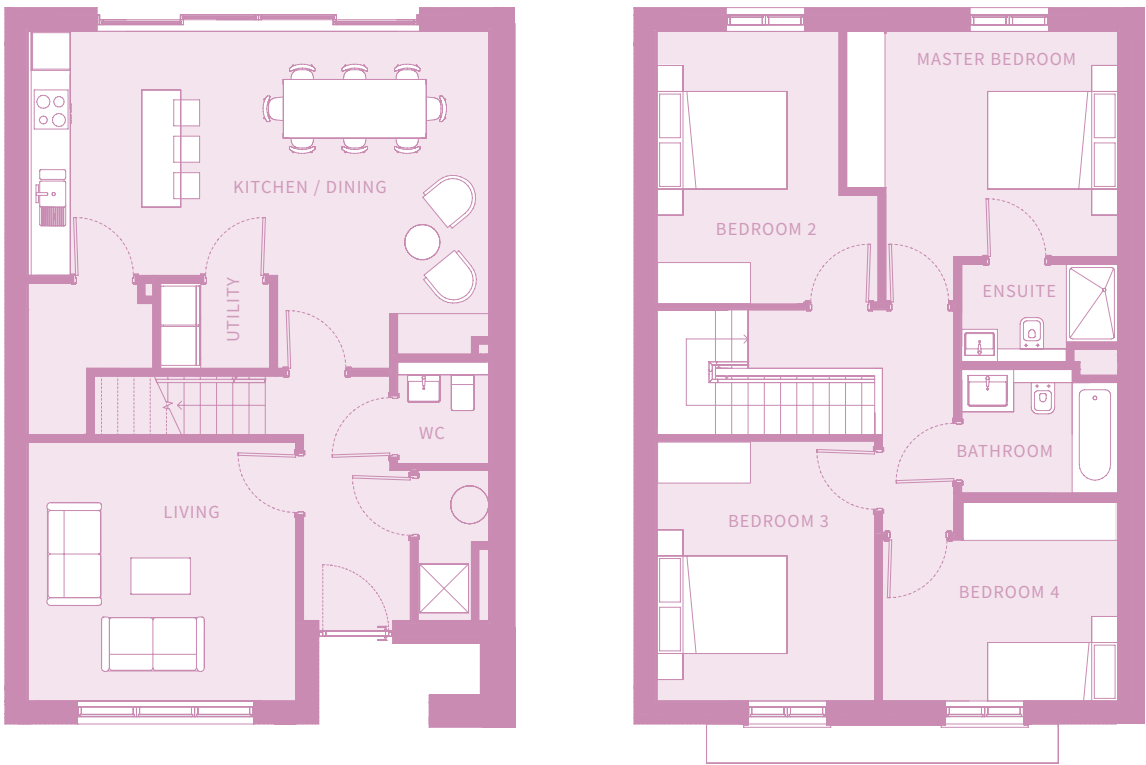


GROUND FLOOR

FIRST FLOOR

Not to scale. For illustrative purposes only

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



GROUND FLOOR

FIRST FLOOR

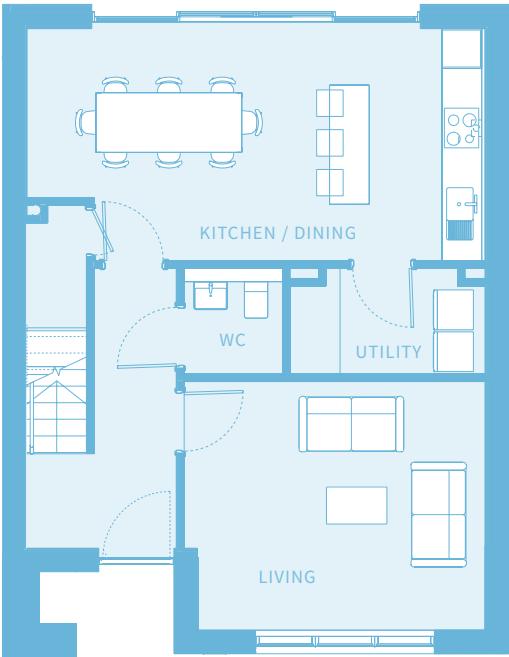
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FLOOR LAYOUT

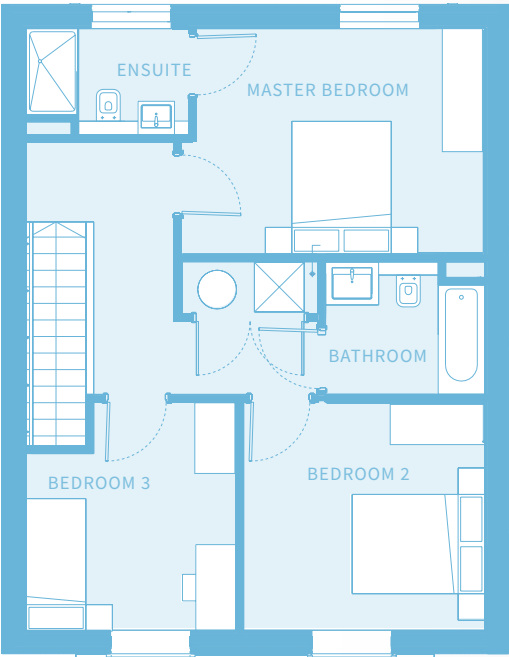
The Birch



3 Bedroom Terraced House,
3 Bedroom End-terrace House &
3 Bedroom Semi-detached House
c. 115 sq m / 1,238 sq ft



GROUND FLOOR



FIRST FLOOR

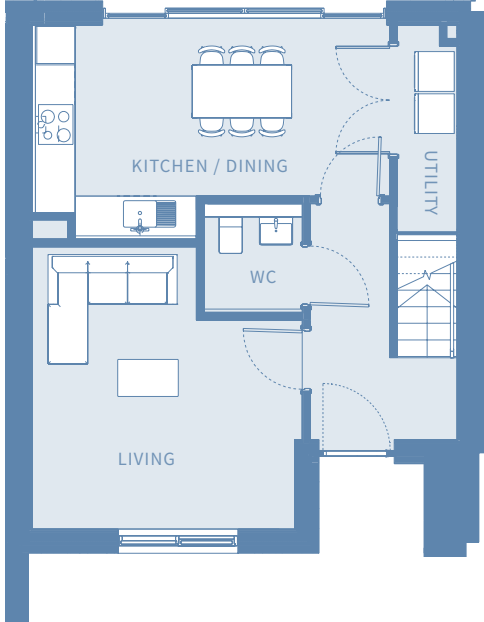
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FLOOR LAYOUT

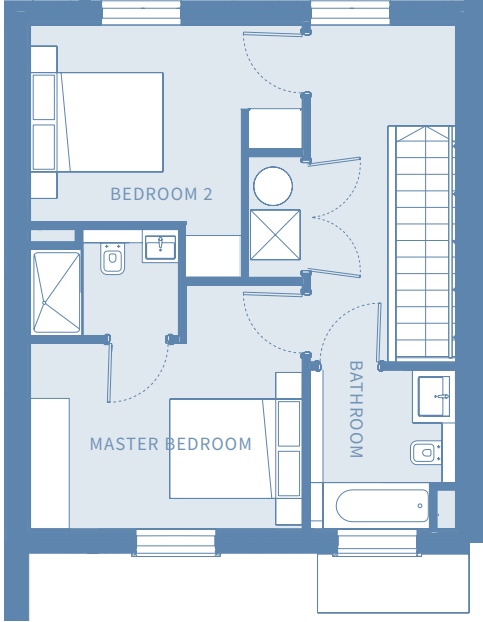
The Pine



2 Bedroom Terraced House
c. 92 sq m / 991 sq ft



GROUND FLOOR



FIRST FLOOR

Not to scale. For illustrative purposes only



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.



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

A DEVELOPMENT BY



JOINT SELLING AGENTS



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oakfielddunboyne.ie

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