

Darnley Grove



Modern Homes, Timeless Surroundings

TOWNPARKS, ATHBOY, CO. MEATH

# Modern Homes, Timeless Surroundings



A new collection of 2, 3 & 4 bedroom  
A-rated homes in the heart of Athboy Town.



A-Rated Energy

BER A rated as standard



2-4 Bedrooms

Homes for every  
stage of life



15 Min to M3

Direct route  
to Dublin



On-Site Crèche

Childcare at  
your door



darnleygrove.ie



# Discover Athboy

Athboy is a historic market town in Co. Meath, offering a welcoming setting for modern family life. With a strong sense of community, everyday amenities and a distinctive local character, it is a place where heritage and convenience sit comfortably side by side.

From independent shops and cafés to schools, green spaces and community facilities, Athboy provides the essentials for day-to-day living, while remaining well connected to the wider region. It is this balance of charm, accessibility and quality of life that makes it such a fitting setting for Darnley Grove.

**01** **Heritage & Character**  
A long-established market town with a distinctive identity and a welcoming sense of place.

**02** **Everyday Convenience**  
Shops, cafés, schools and local services help make daily life simple and enjoyable.

**03** **Community Living**  
Athboy offers a strong community spirit, quality local amenities and an appealing pace of life.

  
LOCAL SHOPS

  
SCHOOLS

  
COMMUNITY

  
HERITAGE





# Where Heritage Meets Home

Darnley Grove is a thoughtfully planned residential development of 85 A-rated homes at Townparks, Athboy, Co. Meath.

Named after the Earls of Darnley who shaped this historic town, the development combines modern energy-efficient design with the charm of one of Meath's most welcoming communities.

Offering 2, 3 and 4-bedroom homes, an on-site crèche and generous public open space, it is designed for families, first-time buyers and anyone seeking quality living with easy access to Dublin.

01

## Thoughtful Design

By Michael Fitzpatrick Architects, with spacious layouts ranging from 80 m<sup>2</sup> to 145 m<sup>2</sup>.

02

## Town Living

Historic Athboy town centre with local shops, cafés and the Darnley Lodge Hotel on your doorstep.

03

## Space to Grow

Over 4,500 m<sup>2</sup> of public open space, dedicated play areas and landscaped grounds throughout.



85

HOMES



A

BER RATED



4,500 m<sup>2</sup>+

OPEN SPACE



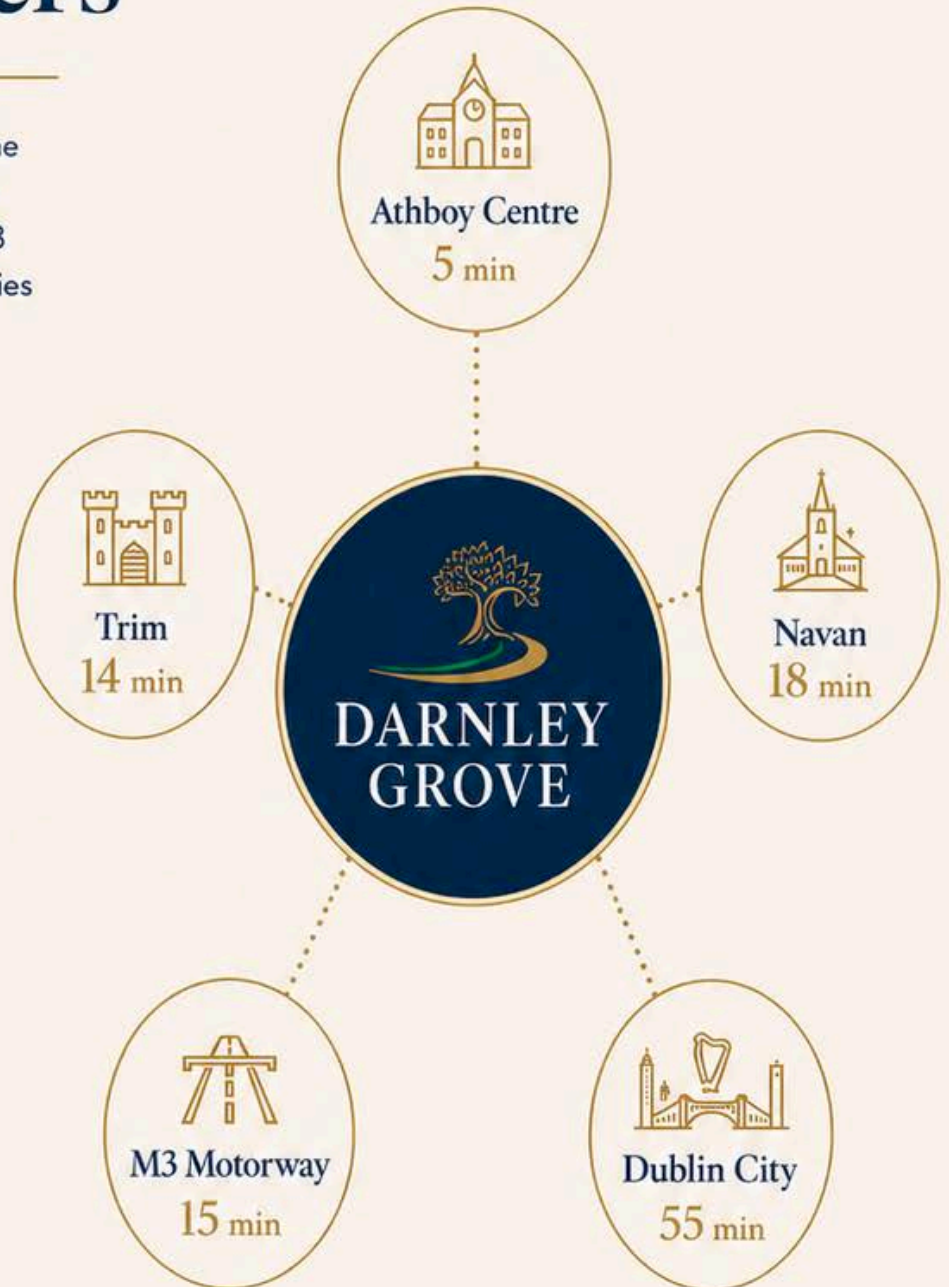
1

ON-SITE CRÈCHE

# Connected to Everything That Matters

Athboy — a historic market town in the Boyne Valley — places Darnley Grove under an hour from Dublin via the M3 motorway, with excellent local amenities on your doorstep.

- 5 MIN** | **Athboy Centre**  
 Main Street shops, schools, cafés and community life.
- 14 MIN** | **Trim**  
 Historic town with heritage, shops and amenities.
- 18 MIN** | **Navan**  
 Vibrant town with retail, leisure and everyday essentials.
- 15 MIN** | **M3 Motorway**  
 Fast route to Dublin and the wider region.
- 55 MIN** | **Dublin City**  
 Ireland's capital — culture, business and everything in between.





## Everything on Your Doorstep

A market town with 1,500 years of character – from schools and sports clubs to local cafés, festivals and the wider Boyne Valley heritage region.



**5 min**

On your doorstep

- Athboy Main Street
- O'Growney National School
- Athboy Community School
- On-site crèche & play area
- Darnley Lodge Hotel
- SuperValu & pharmacy
- Clann na nGael GAA club



**15 min**

A short drive

- M3 motorway junction
- Trim – castle & restaurants
- Aura Leisure Centre Trim
- Athboy Karting Centre
- Causey Farm
- Hill of Ward (Tlachtga)
- Navan
- Aura Leisure Centre Navan
- Newgrange & Hill of Tara



**55 min**

Easy commute

- Dublin city centre
- Dublin Airport
- M50 orbital motorway



# Save More, Live Better

Every home at Darnley Grove is built to A-rated BER standards – meaning lower bills, greater comfort and a home that holds its value for years to come.



up to  
**60%**  
**Lower Energy Bills**  
Compared to a typical older home

**€1,200+**  
**Annual Savings**  
Estimated vs B3-rated property

**€30k+**  
**Over 25 years**  
Mortgage lifetime saving

**Lower Energy Bills**  
A-rated homes use a fraction of the energy of older properties, keeping monthly costs down.

**Year-Round Comfort**  
Superior insulation and heat pump technology help keep homes warm in winter and cool in summer.

**Low Maintenance**  
New-build quality means no draughts, no damp and less to fix – simply move in and enjoy.

**Built-In Value**  
A-rated homes are increasingly sought after and can support stronger long-term resale value.



Designed for today and tomorrow – efficient, comfortable and built for modern living.



Energy Efficient  
A-rated by standard



Sustainable Living  
Lower carbon footprint



Long-Term Savings  
More in your pocket

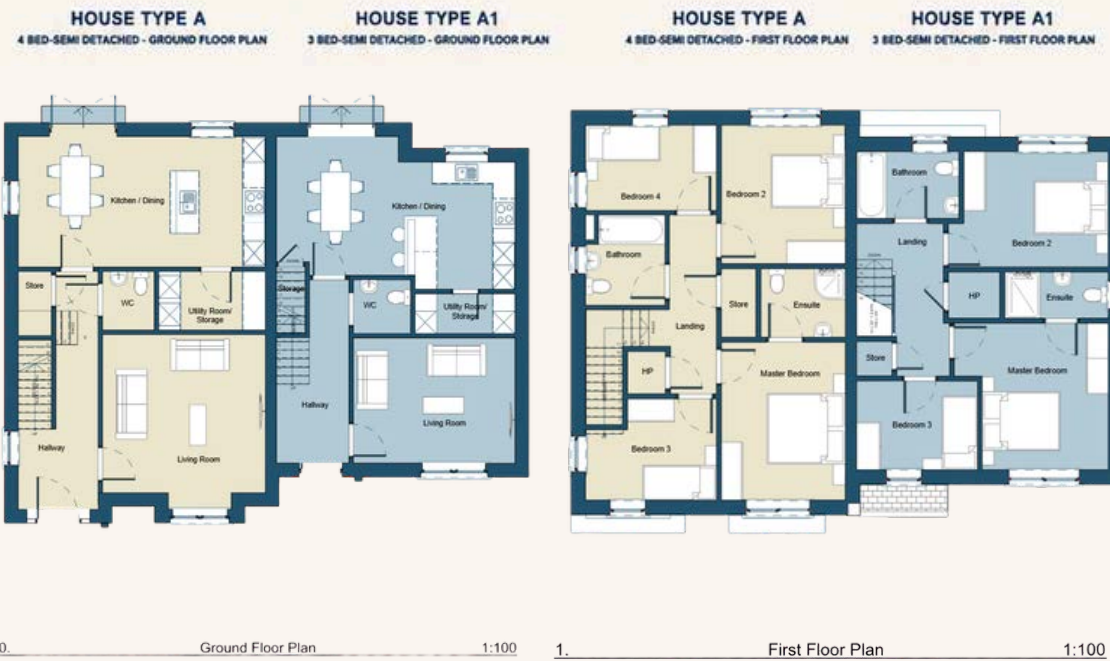


Future Ready  
Built to the highest standards

# House Type A & A1

## 4-BED SEMI-DETACHED – 3-BED SEMI-DETACHED

Thoughtfully designed for modern family life, House Types A and A1 offer generous, light-filled interiors with flexible living space, practical storage and well-planned first-floor accommodation. These homes combine everyday comfort with energy-efficient design for modern living.



### KEY FEATURES



Open-plan kitchen / dining layout with well-balanced family living space.



Bright, spacious living areas designed for comfort and natural light.



Practical utility / storage areas and efficient day-to-day layout.



Flexible bedroom accommodation across 3-bed and 4-bed options.



A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

Designed for comfort, efficiency and long-term value.



FRONT ELEVATION

E-01

1:100



REAR ELEVATION

E-02

1:100

# House Type B

## 3-BED SEMI-DETACHED

Thoughtfully designed for modern family life, House Type B offers spacious, light-filled interiors with three well-proportioned bedrooms, practical storage, and a comfortable flow throughout.

### HOUSE TYPE B

3 BED-SEMI DETACHED - GROUND FLOOR PLAN



Ground Floor Plan

1:100

### HOUSE TYPE B

3 BED-SEMI DETACHED - FIRST FLOOR PLAN



First Floor Plan

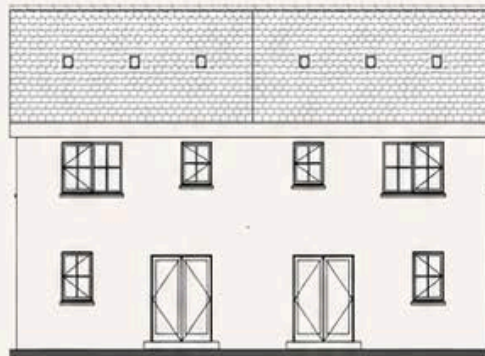
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FRONT ELEVATION

E-01

1:100



REAR ELEVATION

E-02

1:100

### KEY FEATURES



Open-plan kitchen / dining layout, ideal for family meals and entertaining.



Bright, spacious living room with a welcoming atmosphere.



Practical storage, utility space and downstairs WC for everyday convenience.



Three well-proportioned bedrooms, including a master with ensuite.



A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

Designed for comfort, efficiency and long-term value.

# House Type D

## 2-BED TERRACE

A thoughtfully designed 2-bed terrace home, House Type D offers open-plan living and a practical layout across two floors. With two bedrooms, ensuite accommodation and a downstairs WC, it's ideal for modern family life.

HOUSE TYPE D  
2 BED TERRACE  
Ground Floor Plan



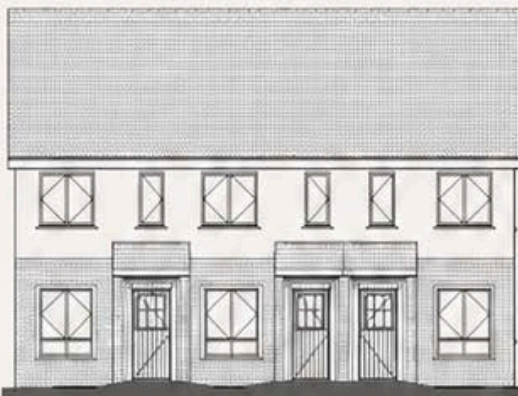
0. Ground Floor Plan 1:100

HOUSE TYPE D  
2 BED TERRACE  
First Floor Plan



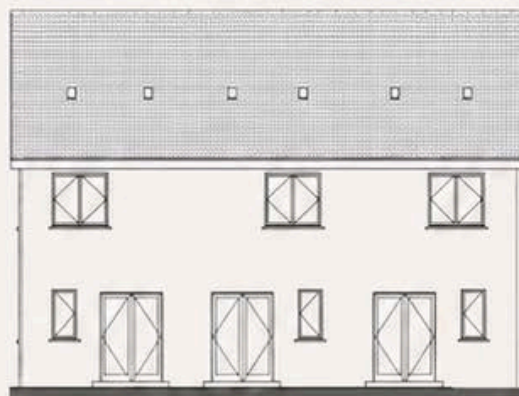
1. First Floor Plan 1:100

HOUSE TYPE D



E-01 Front Elevation 1:100

HOUSE TYPE D



E-02 Rear Elevation 1:100

### KEY FEATURES



Open-plan kitchen / dining layout for practical daily living.



Comfortable living room with efficient circulation.



Downstairs WC and useful family-friendly layout.



Two well-proportioned bedrooms with ensuite accommodation.



A-rated energy efficiency for comfort, lower running costs and long-term value.



### A-RATED BER

Designed for comfort, efficiency and long-term value.

# House Type D1

## 2-BED TERRACE

Thoughtfully designed for modern family life, House Type D1 is a 2-bed terrace home that combines everyday comfort with practical living. Light-filled interiors and well-planned spaces offer a functional layout ideal for modern living, with energy-efficient design throughout.

**HOUSE TYPE D1**  
2 BED TERRACE  
Ground Floor Plan



0. Ground Floor Plan 1:100

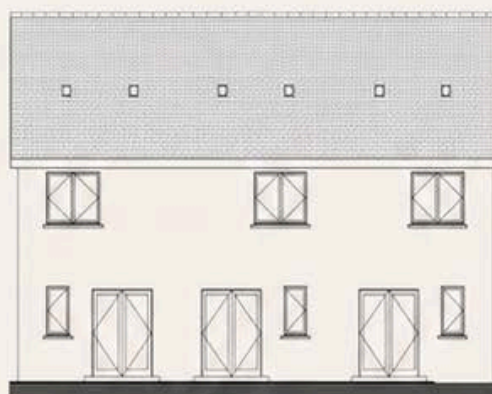
**HOUSE TYPE D1**  
2 BED TERRACE  
First Floor Plan



1. First Floor Plan 1:100



E-01 Front Elevation 1:100



E-02 Rear Elevation 1:100

### KEY FEATURES



Open-plan kitchen / dining layout with well-balanced family living space.



Bright, spacious living area for comfort and everyday living.



Two well-sized bedrooms with practical storage throughout.



Practical day-to-day layout designed for efficient living.



A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

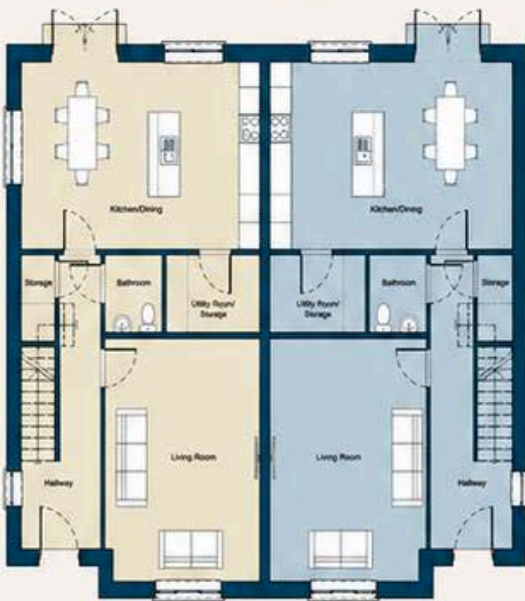
Designed for comfort, efficiency and long-term value.

# House Type G

## 4-BED SEMI-DETACHED

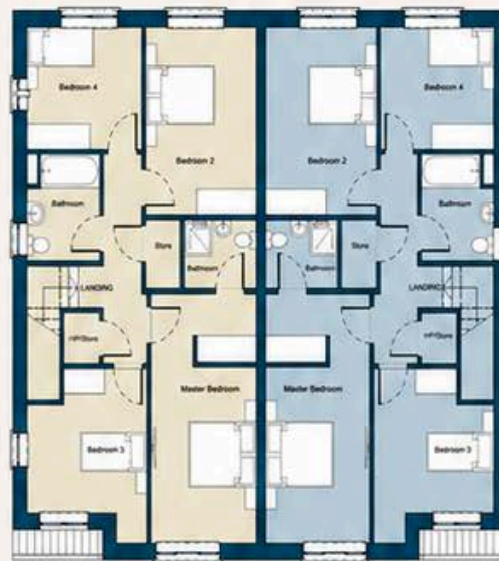
Thoughtfully designed for modern family life, House Type G offers generous, light-filled interiors with four well-proportioned bedrooms, practical storage and a comfortable flow throughout. These homes combine everyday comfort with energy-efficient design for modern living.

HOUSE TYPE G  
4 BED SEMI-DETACHED  
Ground Floor Plan



Ground Floor Plan 1:100

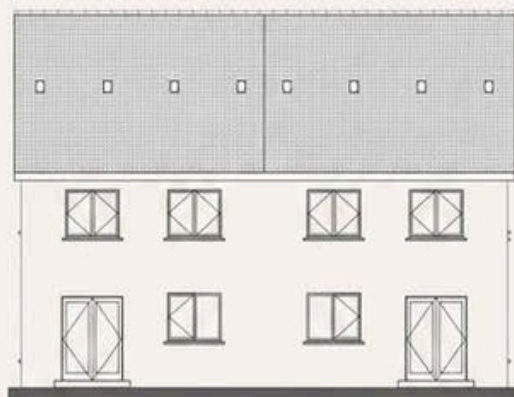
HOUSE TYPE G  
4 BED SEMI-DETACHED  
First Floor Plan



First Floor Plan 1:100



E-01 Front Elevation 1:100



E-02 Rear Elevation 1:100

### KEY FEATURES



Open-plan kitchen / dining layout with generous family living space.



Bright, spacious living rooms designed for comfort and natural light.



Practical utility / storage areas and efficient day-to-day layout.



Four well-proportioned bedrooms including a spacious main bedroom.



A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

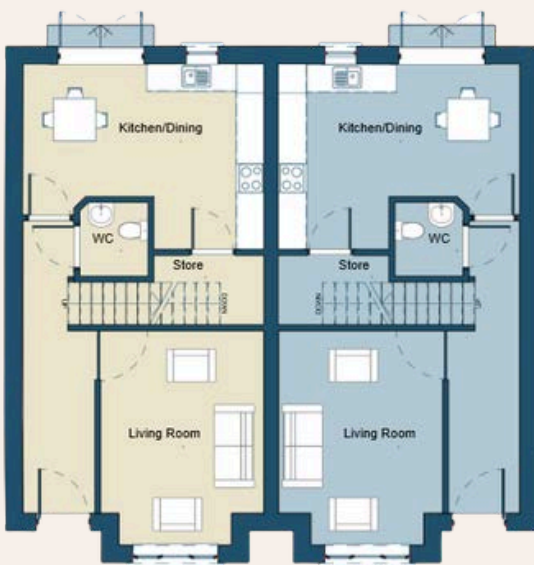
Designed for comfort, efficiency and long-term value.

# House Type H1

## 3-BED SEMI-DETACHED

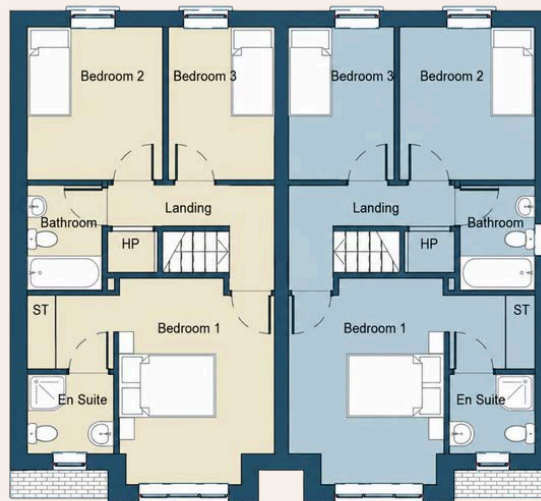
Thoughtfully designed for modern family life, this 3-bed semi-detached home offers bright, well-proportioned living spaces with practical storage and well-planned first-floor accommodation for everyday living.

GROUND FLOOR PLAN



0. Ground Floor Plan 1:100

FIRST FLOOR PLAN



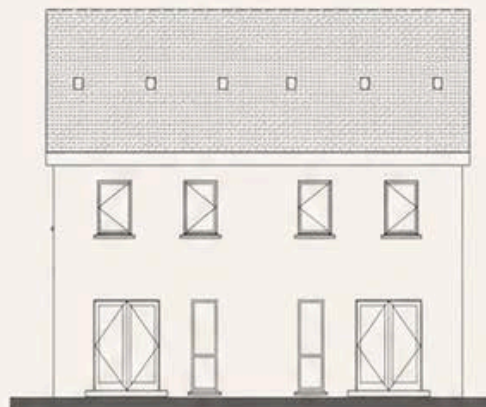
1. First Floor Plan 1:100

FRONT ELEVATION



E-01 1:100

REAR ELEVATION



E-02 1:100

### KEY FEATURES



Open-plan kitchen / dining layout designed for everyday living.



Bright, comfortable living room spaces with natural light.



Practical storage and efficient ground-floor layout.



Three-bedroom semi-detached format with well-planned first-floor accommodation.



A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

Designed for comfort, efficiency and long-term value.

# House Type K & K1

## 4-BED SEMI-DETACHED – 3-BED SEMI-DETACHED

Thoughtfully designed for modern family life, House Types K and K1 offer generous, light-filled interiors with flexible living space, practical storage and well-planned first-floor accommodation. These homes combine everyday comfort with energy-efficient design for modern living.

**HOUSE TYPE K**  
4 BED SEMI-DETACHED  
Ground Floor Plan

**HOUSE TYPE K1**  
3 BED SEMI-DETACHED  
Ground Floor Plan

**HOUSE TYPE K**  
4 BED SEMI-DETACHED  
First Floor Plan

**HOUSE TYPE K1**  
3 BED SEMI-DETACHED  
First Floor Plan



0. Ground Floor Plan 1:100



1. First Floor Plan 1:100



E-01 Front Elevation 1:100



E-02 Rear Elevation 1:100




E-03 Side Elevation 01 1:100




E-04 Side Elevation 02 1:100

### KEY FEATURES

 Open-plan kitchen / dining layout with flexible family living space.

 Bright, spacious living areas designed for comfort and natural light.

 Practical utility / storage areas and efficient day-to-day layout.

 Flexible bedroom accommodation across 4-bed and 3-bed options.

 A-rated energy efficiency for lower running costs and a sustainable future.



### A-RATED BER

Designed for comfort, efficiency and long-term value.

# Find Your Perfect Home

A range of 2, 3 and 4-bedroom A-rated homes to suit every stage of life – from first-time buyers to growing families.



Type	Home	Area	Sq ft	Beds	Baths
Type A	4 Bed Semi-Detached	126.5 m <sup>2</sup>	1,362 sq ft	4	1 + en-suite
Type A1	3 Bed Semi-Detached	105.2 m <sup>2</sup>	1,132 sq ft	3	1 + en-suite
Type B	3 Bed Semi-Detached	104.1 m <sup>2</sup>	1,121 sq ft	3	1 + en-suite
Type D	2 Bed Terrace	85.4 m <sup>2</sup>	919 sq ft	2	En-suite
Type D1	2 Bed Terrace	85.4 m <sup>2</sup>	919 sq ft	2	En-suite
Type G	4 Bed Semi-Detached	144.7 m <sup>2</sup>	1,528 sq ft	4	1 + en-suite
Type H1	3 Bed Semi-Detached	98.5 m <sup>2</sup>	1,060 sq ft	3	1 + en-suite
Type K	4 Bed Semi-Detached	126.5 m <sup>2</sup>	1,365 sq ft	4	1 + en-suite
Type K1	3 Bed Semi-Detached	104.5 m <sup>2</sup>	1,125 sq ft	3	1 + en-suite

2

BEDROOM HOMES

3

BEDROOM HOMES

4

BEDROOM HOMES









A






BER RATING


# Site Map

An overview of Darnley Grove showing the arrangement of homes, landscaped open space and the on-site crèche.



	<b>HOUSE TYPE - A</b> 4 BED - 2 STOREY SEMI DETACHED	1 no.
	<b>HOUSE TYPE - A1</b> 3 BED - 2 STOREY SEMI DETACHED	1 no.
	<b>HOUSE TYPE - B</b> 3 BED - 2 STOREY SEMI DETACHED	14 no.
	<b>HOUSE TYPE - C</b> 1 BED - 2 STOREY APARTMENTS	8 no.
	<b>HOUSE TYPE - D</b> 2 BED - 2 STOREY TERRACE	3 no.
	<b>HOUSE TYPE - D1</b> 2 BED - 2 STOREY TERRACE	9 no.
	<b>HOUSE TYPE - E</b> 2 BED - 2 STOREY SEMI DETACHED	10 no.
	<b>HOUSE TYPE - E1</b> 2 BED - 2 STOREY SEMI DETACHED	2 no.

	<b>HOUSE TYPE - E2</b> 2 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - E3</b> 2 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - F</b> 3 BED - 2 STOREY TERRACE	3 no.
	<b>HOUSE TYPE - G</b> 4 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - G1</b> 4 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - G2</b> 4 BED - 2 STOREY SEMI DETACHED	4 no.
	<b>HOUSE TYPE - H</b> 3 BED - 2 STOREY SEMI DETACHED	8 no.

	<b>HOUSE TYPE - H1</b> 3 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - H2</b> 3 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - H3</b> 3 BED - 2 STOREY SEMI DETACHED	2 no.
	<b>HOUSE TYPE - J</b> 4 BED - 2 STOREY SEMI DETACHED	1 no.
	<b>HOUSE TYPE - J1</b> 3 BED - 2 STOREY SEMI DETACHED	1 no.
	<b>HOUSE TYPE - K</b> 4 BED - 2 STOREY SEMI DETACHED	3 no.
	<b>HOUSE TYPE - K1</b> 3 BED - 2 STOREY SEMI DETACHED	3 no.
<b>TOTAL NO:</b>		<b>85 no.</b>

Areas and layouts are indicative and may vary by plot.  
Refer to the sales team and contract documents for final details.

Darnley Grove

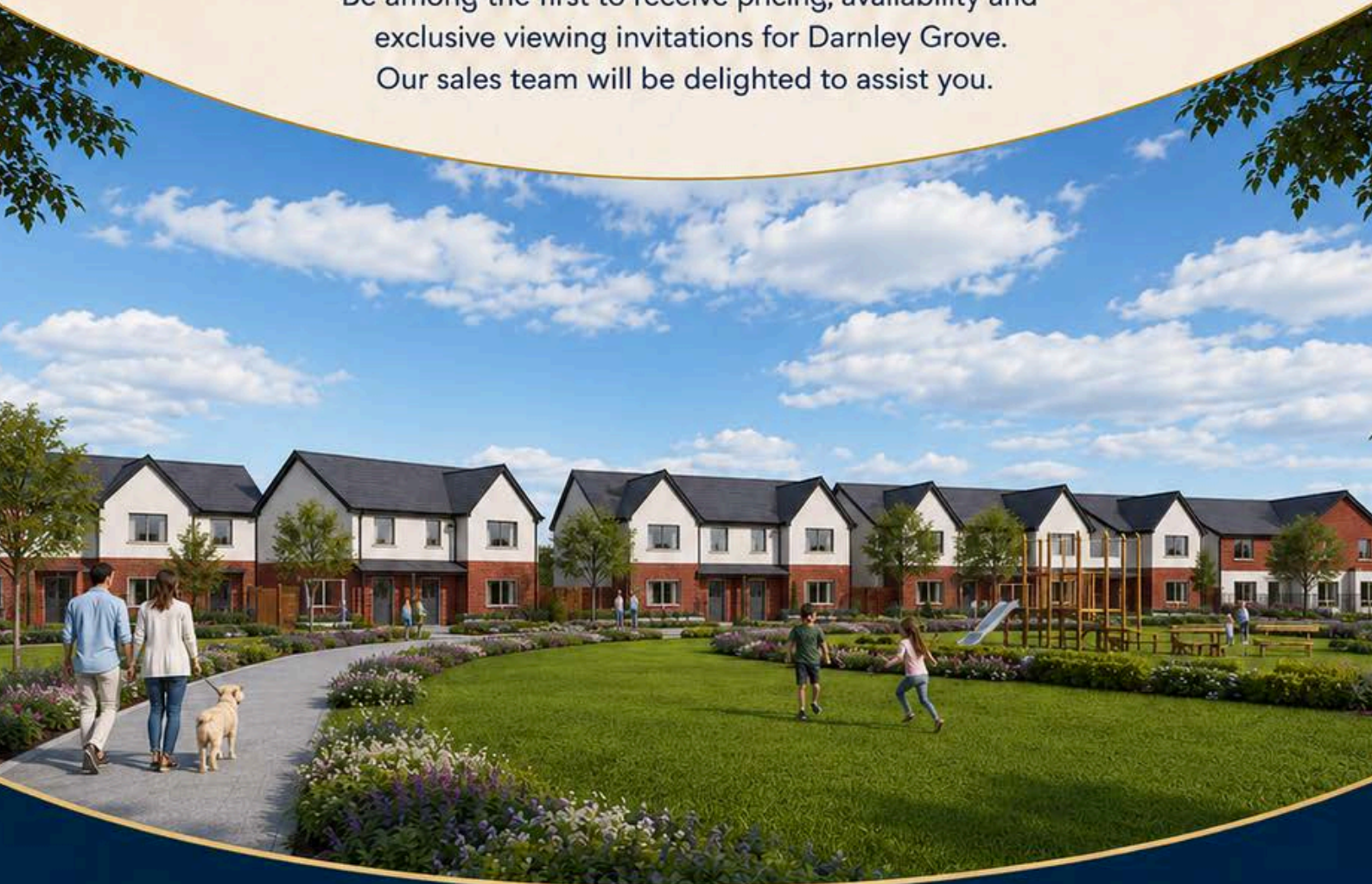


Modern Homes, Timeless Surroundings

# Register Your Interest



Be among the first to receive pricing, availability and exclusive viewing invitations for Darnley Grove. Our sales team will be delighted to assist you.



## Sales Enquiries



Raymond Potterton



[info@raymondpotterton.com](mailto:info@raymondpotterton.com)



046 9027666



PSRA Licence: 002488



Townparks, Athboy, Co. Meath



[darnleygrove.ie](http://darnleygrove.ie)



Developer: Moyville Homes



All images are CGI representations. Prices and specifications subject to change.