

Bracken Hill

KILMESSAN



A SELECTION OF
3 & 4 BEDROOM HOMES

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most important decisions you will ever make

Bracken Hill

Kilmessan, Co. Meath

Bracken Hill is an attractive development of new houses comprising of 3 and 4 bedroom homes.

Buying a new home is one of the most important decisions you will ever make. Choosing a home constructed by Beech Tree Homes Ltd makes this decision easy.

Beech Tree Homes have a reputation in the industry for an exceptional high level of quality workmanship and striving to always provide the purchaser with the house of their dreams.



Location

Kilmessan Village located in South County Meath provides an idyllic combination of Village life coupled with ease of direct access to many major Towns Navan (13kms), Trim & Dunshaughlin (10kms and Dublin City (40 kms).

Kilmessan is an unspoilt rural village set at the foot of the Hill of Tara the seat of the High Kings of Irelands and is unsurprisingly steeped in history. The village is picturesque with unique features such as the original Station House now a boutique hotel and many other attractive railway structures dating back to 1862. The Village is perfectly maintained by the local community.

The restored Station House Hotel and renowned Signal Restaurant is adjacent to Bracken Hill. The gardens at the Station House is part of the Boyne Valley Trail along with Bective Abbey, Dunsany Castle, Trim Castle, Hill of Tara, all Co. Meath historical landmarks which are located on the doorstep of Kilmessan Village.

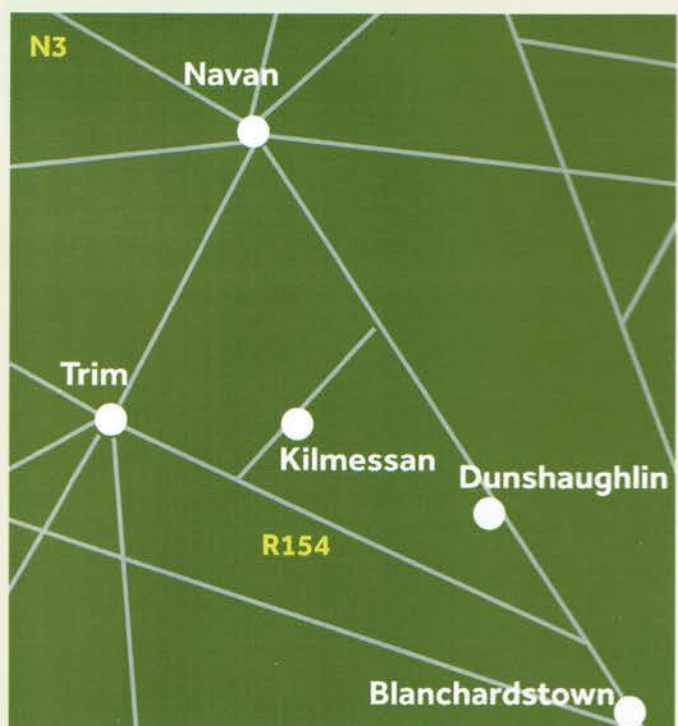
Travel Times

12 mins
Dunshaughlin

12 mins
Trim

16 mins
Navan

27 mins
Blanchardstown





Transport & Connectivity

Kilmessan is well connected to a wide range of public and private transport options which provide easy access to Dublin City & Airport.

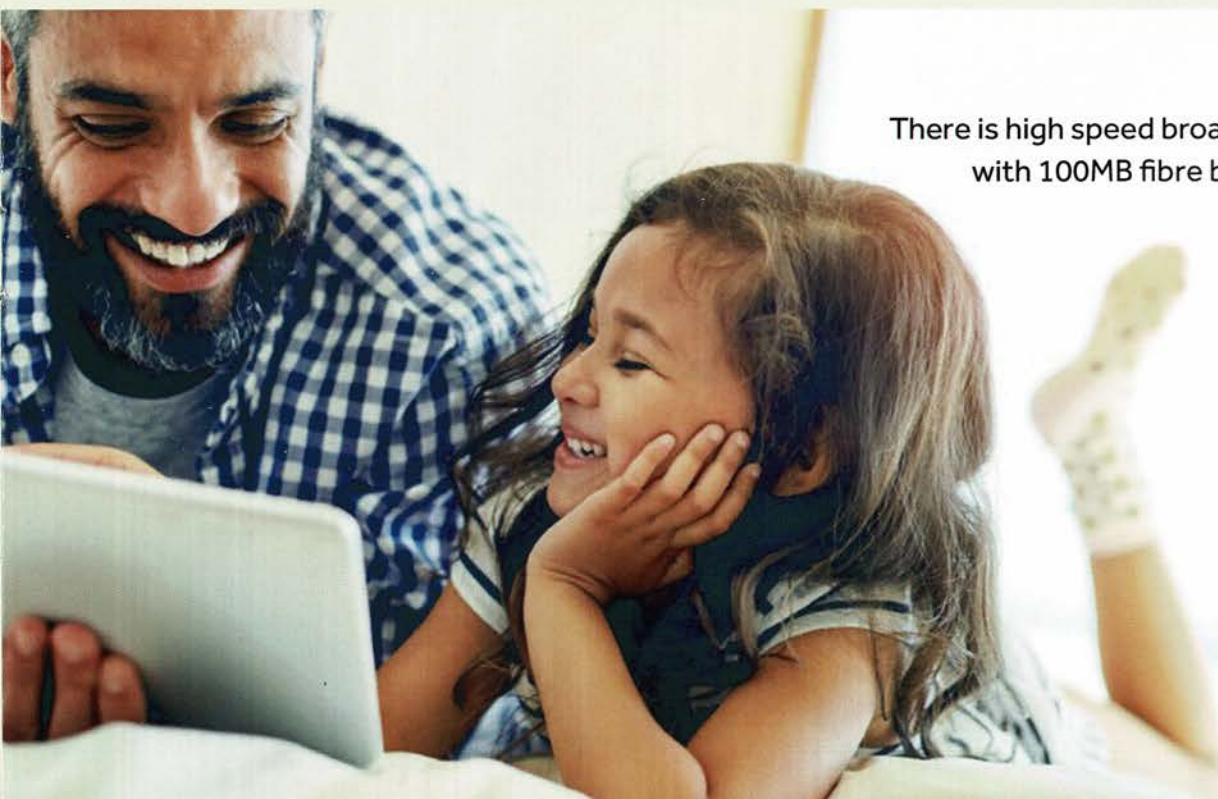
Car: There are two junctions onto the M3 at Junction 6 and Junction 7 providing easy access to Dublin City (40 kms) and Airport. Blanchardstown Shopping Centre can be reached within a half an hour.

Bus: Bus Eireann provides a frequent daily service from Kilmessan Village to Trim, Dunshaughlin & Dublin City. Other services and private bus providers can be accessed on the R147 Navan / Dublin Road and the R154 Trim / Batterstown Road where parking facilities are available.

Train: Park and Ride facilities are available at Dunboyne Train Station located 24 kms from Bracken Hill.

Broadband

There is high speed broadband in the Village with 100MB fibre broadband available.

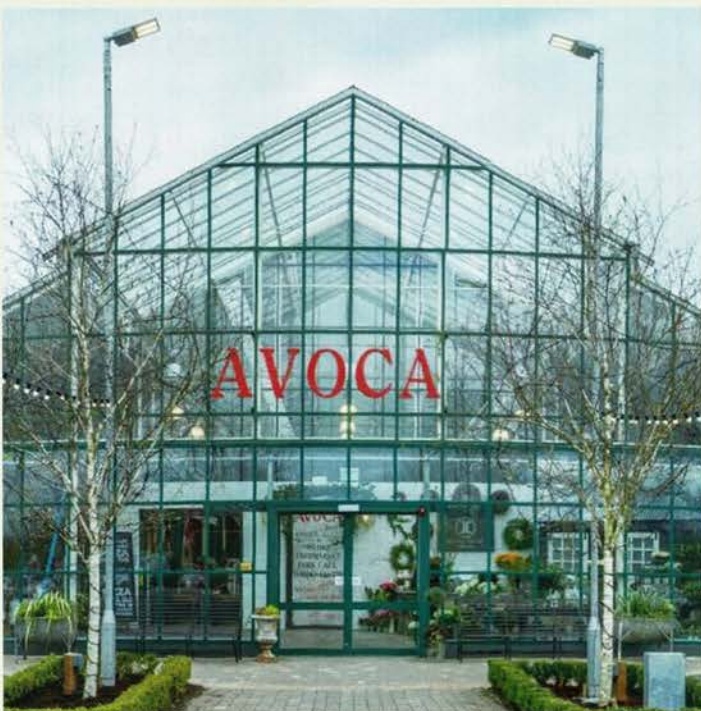




Amenities

Kilmessan a tight knit community offers a host of sporting, recreational and educational facilities. All family members are well catered for with GAA hurling and football, soccer, cycling, tennis, drama, golfing, fishing and bowls. For family fun the area has much to offer with Rathbeggan Lakes, Tayto Park, Tara Hill, Navan and Fairyhouse Racecourses, Aura Swimming & Leisure facilities, kayaking with Boyne Valley activities and Horse Riding in Pelletstown Riding Centre. The art of craft beers and whiskey and gin distilling can be enjoyed at many of the local distilleries.

Kilmessan Village has a number of traditional pubs, Centra convenience store, butchers, post office, hairdresser, beautician, restaurants, takeaway and hotel. Diners will not be disappointed with Monto's Italian Restaurant in the Village along with the award winning Signal Restaurant in the Station House Hotel and on the door step of Kilmessan is the extremely popular Maguire's Restaurant in Tara Hill and the nearby Avoca in Dunboyncy is always worth a visit. For shoppers Blanchardstown, Liffey Valley and high Street Shopping in Navan and Trim are within easy reach.

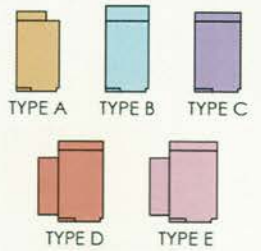


Kilmessan is steeped in GAA culture and is renowned for its hurling and camogie. The club plays hurling at senior and junior level in the County whilst the camogie has two adult teams. There are a host of underage teams for both. Dunsany GAA is the local football club. Kilmessan Bowls Club affiliated to the Irish Indoor Bowling Association is in existence over 21 years and has its Club House in the Old Church of Ireland Building in the Village. Golfing enthusiasts are spoilt for options with the renowned Royal Tara, Killeen Castle, Knightsbrook and Headfort all located close by.

Several primary schools including St Joseph's National School located a short walk from Bracken Hill and playschools are in the locality. Secondary level students have a great choice of schools in Navan, Trim and Dunshaughlin.



The Development



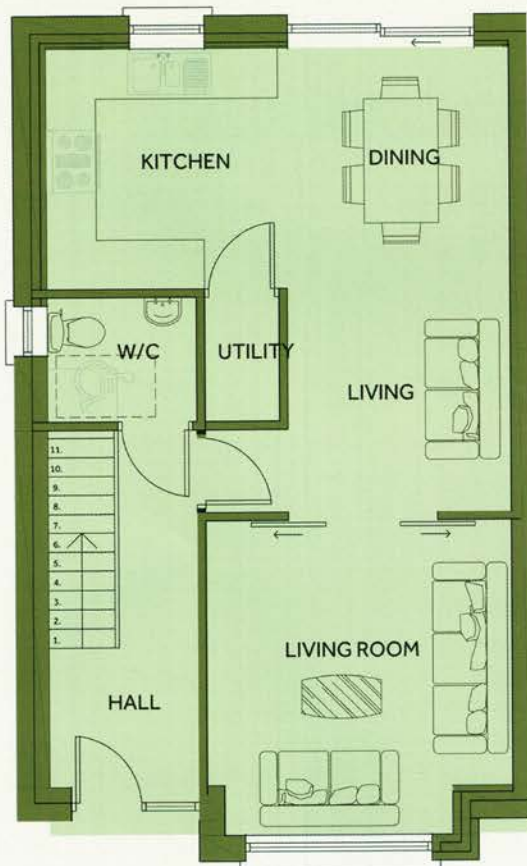
- Type A - 3 Bedroom Terrace
- Type B - 3 Bedroom Semi-Detached House
- Type C - 4 Bedroom Semi-Detached House
- Type D - 4 Bedroom Detached House

House Type A

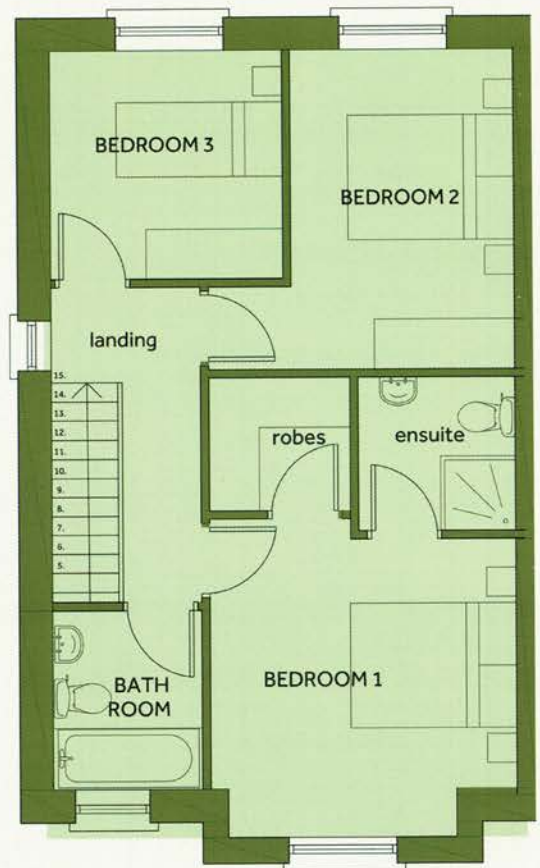
3 Bedroom Terrace 1,120 sq. ft / 104 sq. m.



Ground Floor



First Floor



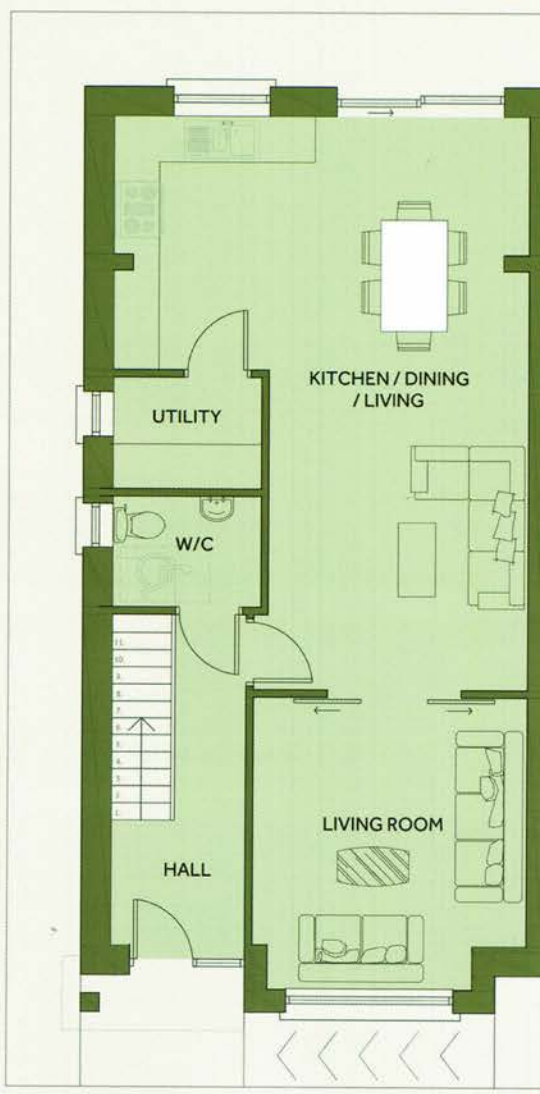
Floor plans are for illustrative purposes only & not to scale

House Type B

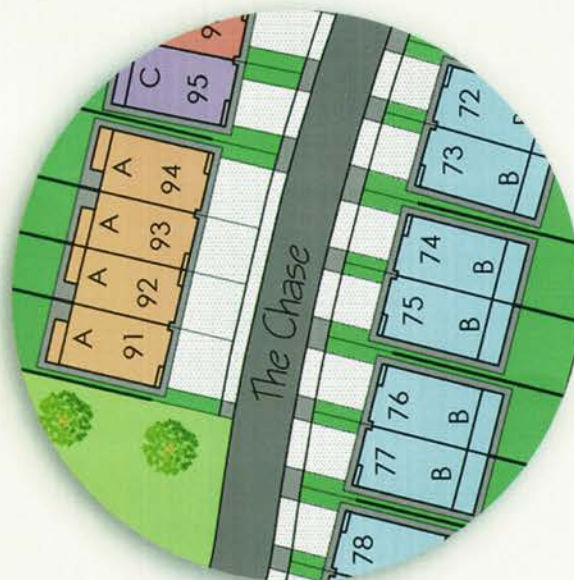
3 Bedroom Semi-Detached House

1,259 sq. ft / 116.9 sq. m.

Ground Floor



First Floor



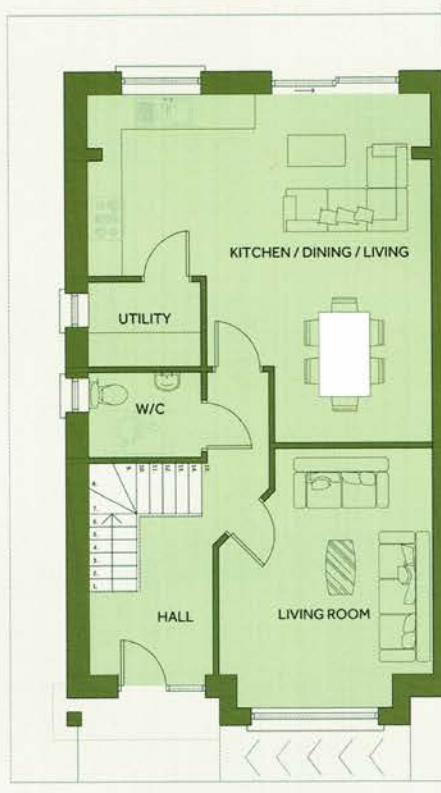
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House Type C

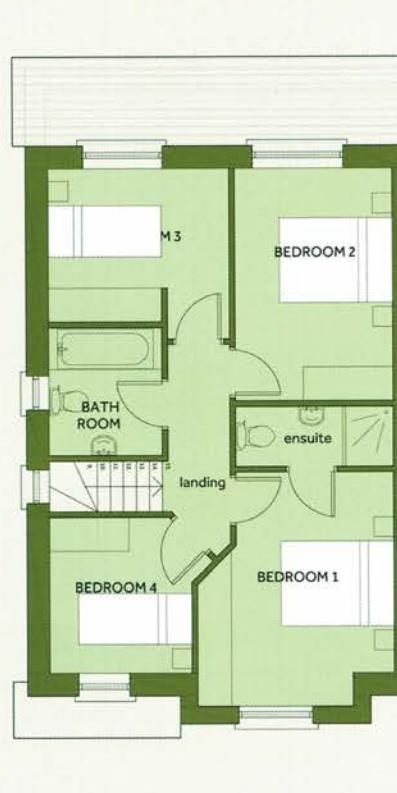
4 Bedroom Semi-Detached House

1,259 sq. ft / 116.9 sq. m.

Ground Floor



First Floor

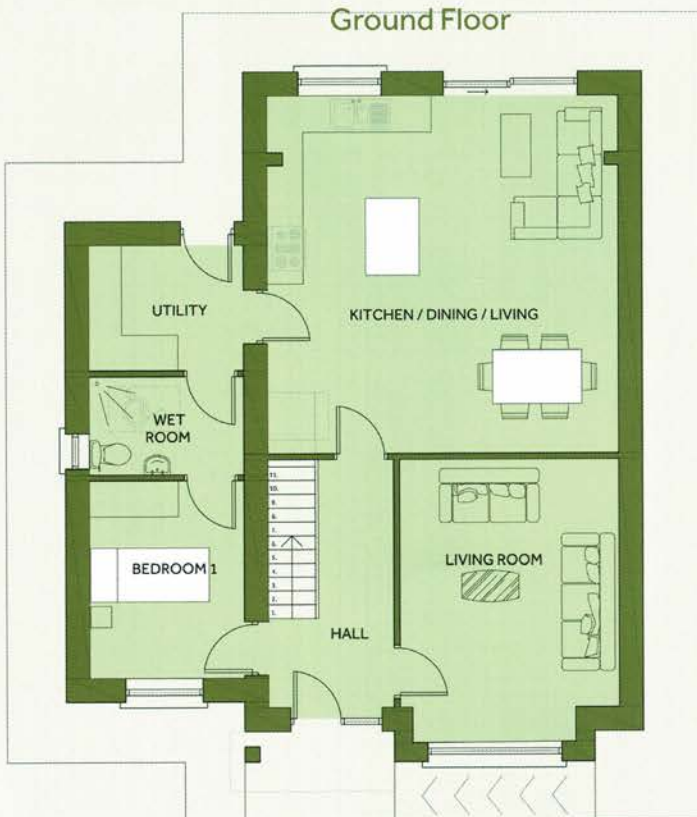


House Type D

4 Bedroom Detached House

1,485 sq. ft / 137.9 sq. m.

Ground Floor



First Floor



Floor plans are for illustrative purposes only & not to scale

Standard Features

The houses have been designed to an exceptional standard and every need is catered for. The interior is practical and comfortable with an emphasis on space, light and energy efficiency.

EXTERNAL FINISHES

- Modern & fresh mix of brick and render exteriors
- Grey Coloured PVC fascia, gutters and downpipes
- Hardwood front doors with secure five point locking system

GARDENS

- Driveways cobble-locked in Kilsaran Newgrange paving
- All gardens levelled and seeded

INTERNAL FINISHES

- Walls are painted throughout in a neutral paint with ceilings painted in white
- Superb interior joinery to include contemporary skirting and architraves finished in an off-white satin paint
- Pull down attic ladder
- High Quality Wooden Stairs fitted together with painted White doors throughout the house

WINDOWS & DOORS

- Ivory Treble Glazed Windows
- French Patio door to the rear of the house

WARDROBES

- A 'Walk In' Wardrobe in master bedroom

KITCHENS

- Modern style kitchen will be supplied and fitted
- All kitchens are integrated with elegant extractor fan
- Stainless steel sink with an elegant tap

ELECTRICAL HEATING

- Generous lighting and power points provided throughout the house
- Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard
- 'A'-rated Heat pump system. Thermostatically controlled heating system to set the heat as required

BATHROOM / ENSUITE & W.C.

- Beautiful stylish bathroom, ensuite and guest WC with elegant sanitary ware
- Bathroom/ Ensuites floor will be tiled together with wet areas

ENERGY EFFICIENCY

- All homes are 'A'-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Extremely high level of insulation incorporated in floors, walls and roof





Beech Tree Homes has over 15 years' experience in the construction industry and has built up a reputation over the years for delivering quality, energy efficient 'A' rated homes in Kildare, Wicklow, Dublin and Meath.

Beech Tree Homes evolves with peoples' needs and demands which change all the time.

We strive to deliver the highest standard in quality, specification and finishes.

We embrace the newest technology and as a result all the houses are of the highest standard.

Beech Tree Homes pride ourselves on attention to detail and our customer care is exceptional which sets us apart from many others.