

# Ruxton Oaks

BLACKCASTLE, NAVAN







Ruxton Oaks

Glenveagh Homes is delighted to launch a stylish new development in Navan, Co Meath. Ruxton Oaks consists of 2, 3 and 4 bedroom family homes located at a historic and mature residential setting just north of the town.



# Life made better

Ruxton Oaks is a great opportunity to purchase a wonderful new family home in a convenient location. Close to schools, leisure facilities and excellent transport links, Ruxton Oaks has something to offer every type of resident, from first time buyers to growing families.



Thoughtful design for family living

The houses in Ruxton Oaks are particularly spacious and ideal for families of all ages. A fluid layout is enhanced by bright and airy hallways, while big, high-spec windows make the most of the natural light.



Rooms are designed with modern life in mind. Large living areas and kitchens are ideal for family get togethers, while bedrooms offer the perfect sanctuary



# Designed with you in mind.



Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.



# Close to everything you need.

Easy access to where you need to be

Ruxton Oaks is located at Blackcastle, a well-regarded residential setting just north of Navan town centre. Residents can enjoy the best of local amenities, as well as wonderful scenery over the River Boyne and its mature forestry. Transport links to Dublin are excellent, with the M3 and M2 only minutes away. In addition, commuters can choose between several bus routes, while the park and ride facility at Dunboyne is a short drive away.

Nothing is out of reach at Ruxton Oaks, with schools, shops, sports clubs and plenty of leisure facilities just a short stroll away. Even better, make the most of the beautiful countryside surrounding your new home with lots of riverside walks and cycles with the family.



Navan Shopping Centre	6mins
M3	7mins
Dublin Airport	42mins
Dublin City Centre	44mins



Dunboyne Park and Ride	26 mins
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Nearby Bus routes	Bus Eireann 109
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# The centrepiece of Ireland's Ancient East.

Navan is located in the heart of the Boyne Valley, an area steeped in Irish history. Take a stroll out of the town to enjoy the spectacular sights from the Hill of Tara, a sacred site that acted as the inauguration site of the High Kings of Ireland.

Or complete the beautiful Boyne Ramparts Walk, a linear stretch of 8km pathway that runs from Navan to Stackallen that takes in Babe's Bridge (the oldest bridge on the river) and passes by the ruins of Dunmoe Castle and Ardmulchan Church.



# A wealth of local amenities.

- Schools**
- 1 St. Oliver Plunketts National School
  - 2 St Ultans Special School
  - 3 St. Paul's Primary School
  - 4 Scoil na nOg Montessori
  - 5 Loreto Secondary School

- Shopping**
- 6 Navan Shopping Centre
  - 7 Johnstown Shopping Centre
  - 8 Blackcastle Shopping Centre

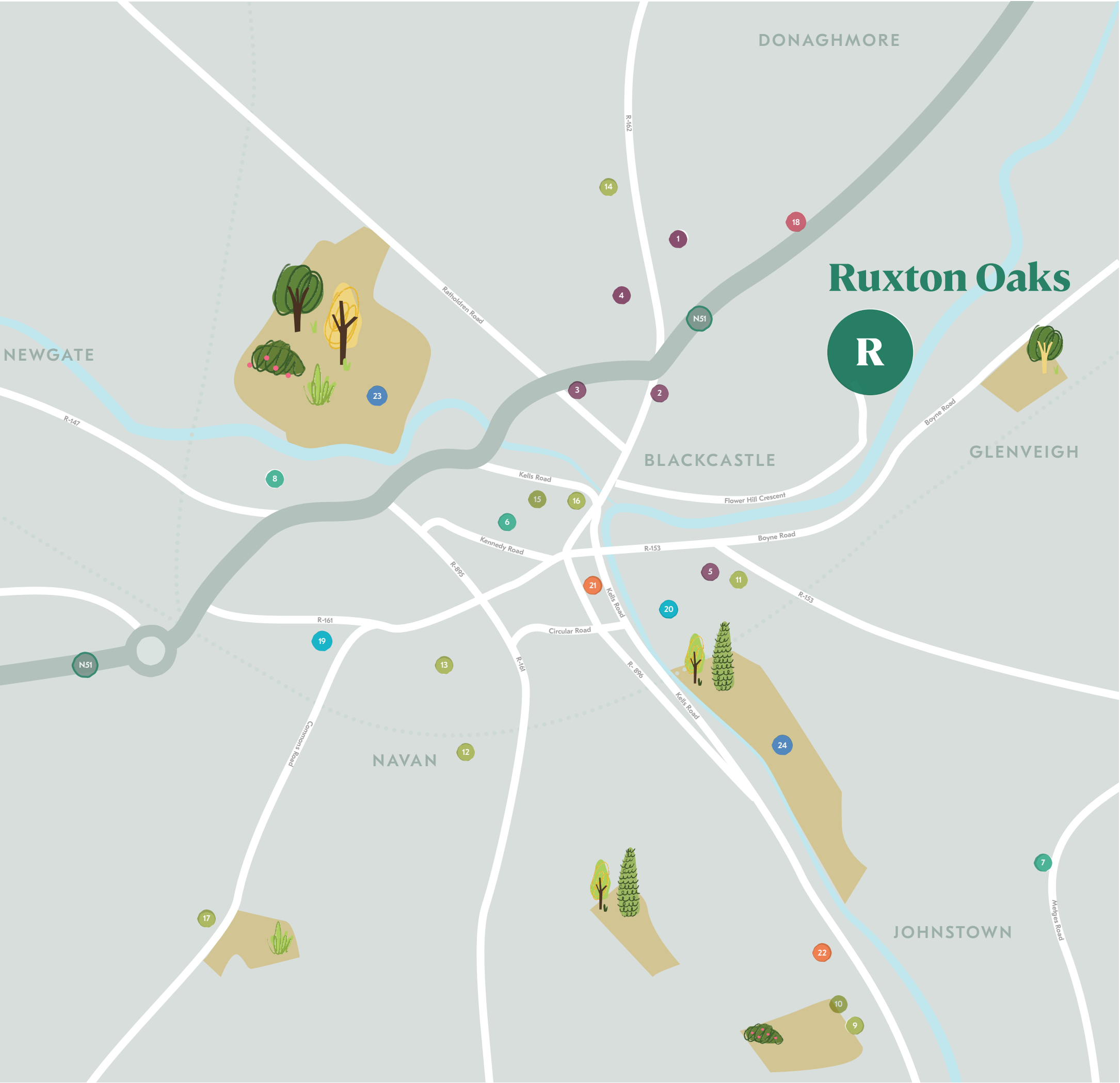
- Sport / Golf**
- 9 Navan Tennis Club
  - 10 Navan Rugby Club
  - 11 Navan Boxing Club
  - 12 Navan Pitch and Putt Club
  - 13 Navan O'Mahonys GAA
  - 14 Simonstown GAA
  - 15 Navan Hockey Club
  - 16 Meath Sports
  - 17 Impulse Gymnastics Club,

- Bus Station**
- 18 Bus Eireann

- Hospitals**
- 19 Our Lady's Hospital
  - 20 Mater Private Navan Clinic

- Hotels**
- 21 Newgrange Hotel
  - 22 Ardboyne Hotel

- Parks**
- 23 Blackwater Park
  - 24 Athlumney Riverside Walk





# Your local community.



It boasts an energetic traditional shopping heart, with artisan stores and boutiques in the town centre and several retail parks located on the outskirts of the town. But there is much more to discover about this town that is steeped in history and can trace its origins to the Normans in the 12th century.



## A neighbourhood built for families

As Ireland's fifth largest town, Navan is packed with amenities for all the family, including excellent shopping, great sporting facilities, wonderful restaurants and cosy pubs.





# Something for everyone.

Navan is a particularly good location for excellent schools. St Oliver's, St Paul's (new school currently under construction) and Scoil Naomh Eoin are primary schools within walking distance of Ruxton Oaks, while St Patrick's Classical School, St Joseph's Mercy, St Michael's Loreto, Coláiste na Mí and Beaufort College are well-regarded and established secondary schools located in Navan.



The outdoor enthusiast in Co Meath is certainly spoiled for choice. There are a host of sporting and recreational facilities in Navan – from the rival Simonstown and O'Mahony's GAA clubs, the famed Navan Rugby Club.

Golfers are particularly spoiled for choice between Royal Tara, Headfort, Killeen Castle and Knightsbrook golf clubs, while anglers – or amblers – are blessed with the glorious and ramblers River Boyne flowing by.





Modern life is easy in Ruxton Oaks' bright, spacious and airy homes, which are finished to the highest of standards. These comfortable homes are thoughtfully designed and feature flexible spaces that can be configured to suit your family's individual needs.



# Spacious interiors for modern living.



Rooms are large and comfortable, offering attractive spaces for all the family to enjoy. Open-plan living and dining spaces, along with a high-spec modern kitchen, are ideal for gatherings of all sizes, from simple family breakfasts to sophisticated dinner parties.

Images representative of typical Glenveagh homes







# Built to a standard you can trust.

## Key Specifications

### External Features

- Maintenance free, tasteful mix of brick and render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Driveways finished in Kilsaran paving.
- Seeded gardens with secure post and panel fencing to rear gardens.

### Internal Finishes

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical & Heating

- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing heating pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for electric vehicle charge point.

### Kitchens

- Superb contemporary Gallaghers kitchen with soft close doors.
- All kitchens are fitted with an upstand as in the show houses.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.

### Windows & Doors

- uPVC double glazed A rated windows.
- French two-tone double doors to back garden.

### Wardrobes

- Shaker-style fitted wardrobes supplied by Gallaghers in master bedroom as in the show houses.

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

### Guarantee

- Each Ruxton Oaks home is covered by a 10 year Global Warranty.



Images representative of typical Glenveagh homes



# House styles

2 Bed Homes

**The Hazel**  
2 Bed End & Mid Terrace  
78.6 sqm | 846 sqft

**The Willow**  
2 Bed End & Mid Terrace  
87 sqm | 936 sqft

3 Bed Homes

**The Pine**  
3 Bed Mid Terrace  
93.7 sqm | 1009 sqft

**The Poplar**  
3 Bed Semi Detached | End Terrace  
96.2 sqm | 1035 sqft

**The Hawthorn**  
3 Bed Detached Bungalow  
114 sqm | 1229 sqft

**The Birch**  
3 Bed Semi-Detached | Mid Terrace  
120 sqm | 1292 sqft

**The Beech**  
3 Bed Semi Detached | End Terrace  
115.4sqm | 1242 sqft

4 Bed Homes

**The Oak**  
4 Bed Semi Detached | End Terrace  
145 sqm | 1561 sqft

**The Ash**  
4 Bed Semi Detached  
160 - 161 sqm | 1722 – 1733 sqft

# Ruxton Oaks

Show Houses (SH)  
No's 1 – 3, The Court

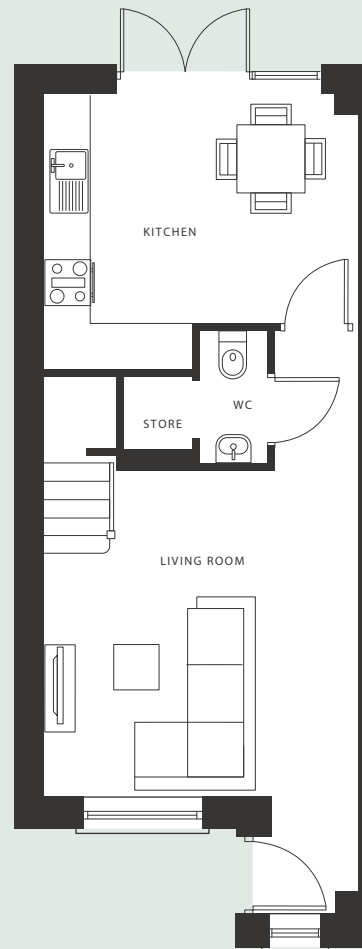


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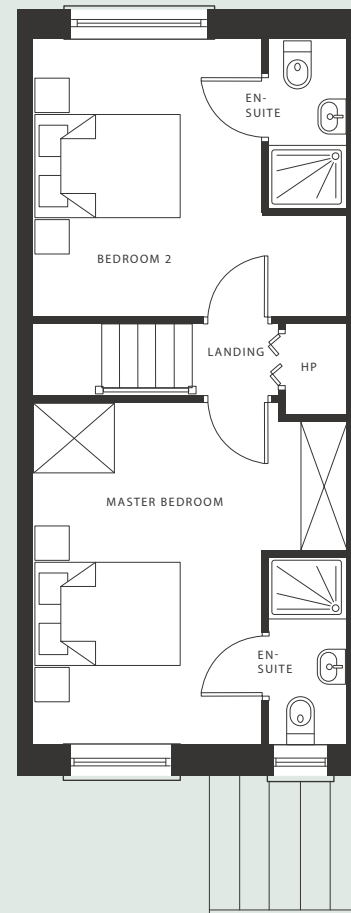


# The Hazel

2 Bed End & Mid Terrace  
78.6 sqm | 846 sqft



Ground Floor



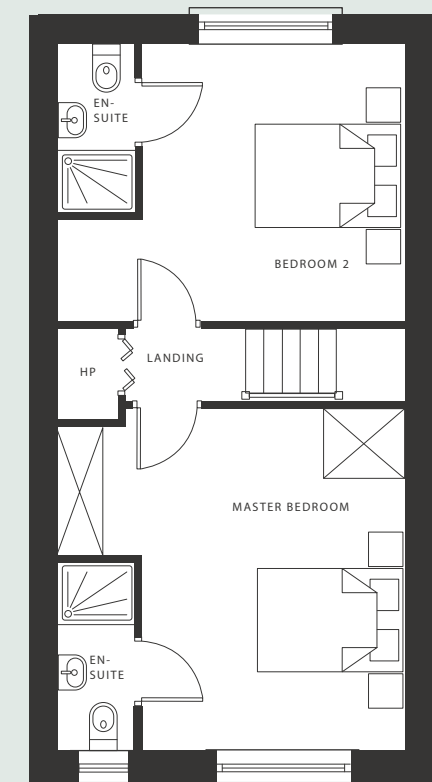
First Floor

# The Willow

2 Bed End & Mid Terrace  
87 sqm | 936 sqft



Ground Floor



First Floor

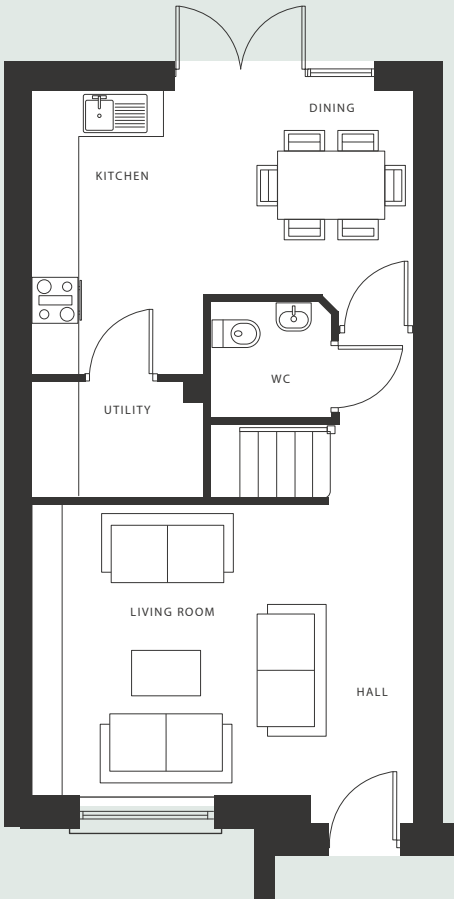
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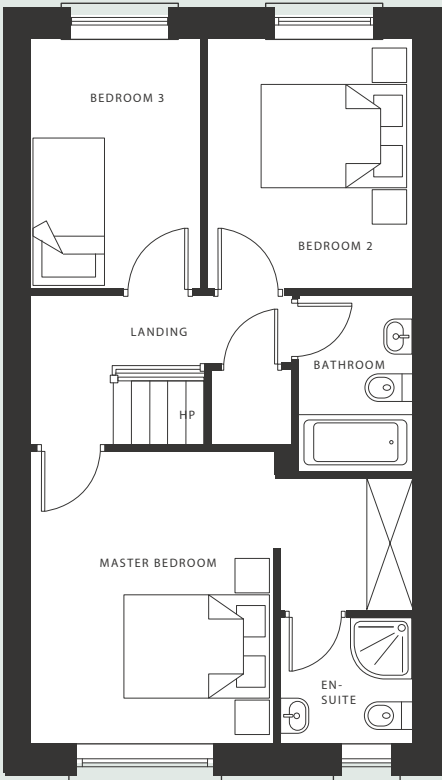


# The Pine

3 Bed Mid Terrace  
93.7 sqm | 1009 sqft



Ground Floor

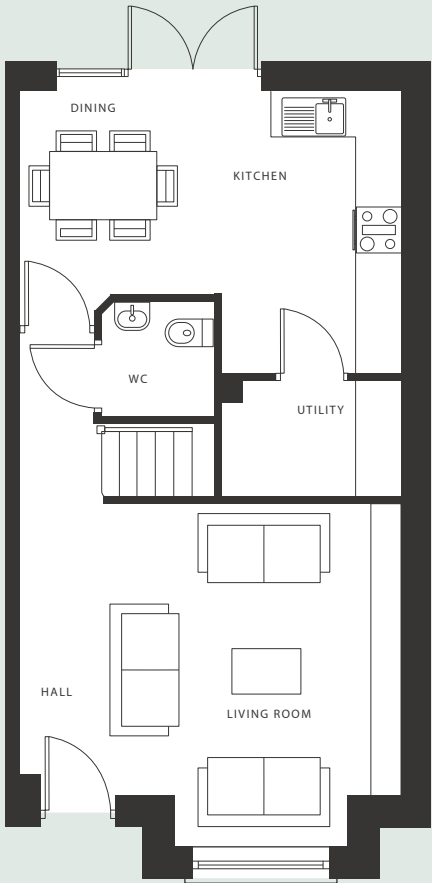


First Floor

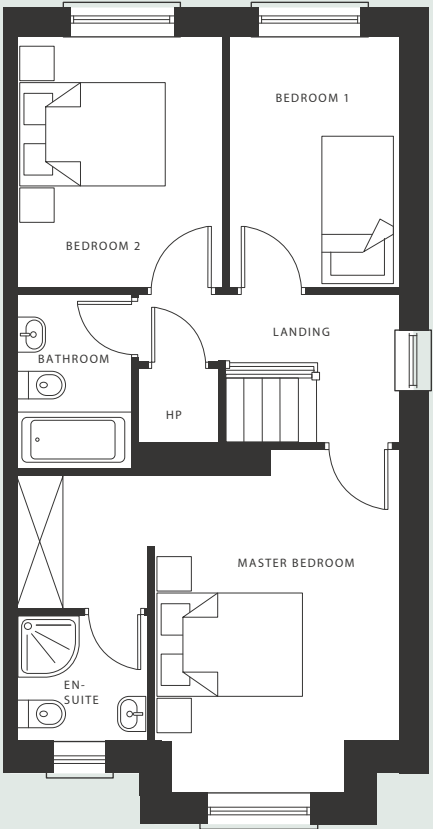
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# The Poplar

3 Bed Semi Detached | End Terrace  
96.2 sqm | 1035 sqft



Ground Floor



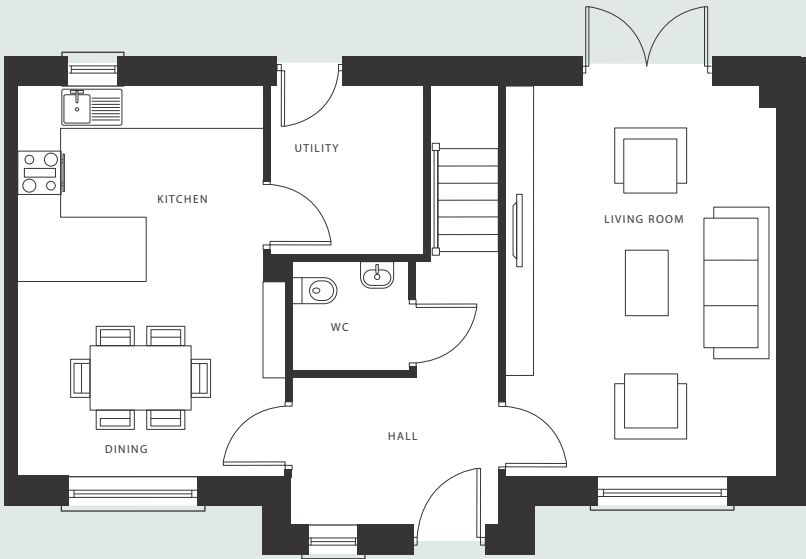
First Floor

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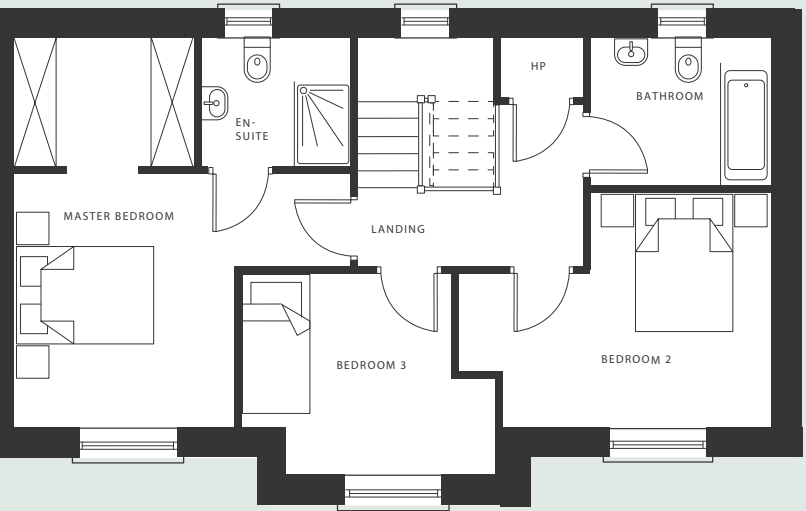


# The Birch

3 Bed Semi-Detached  
120sqm | 1292 sqft



Ground Floor

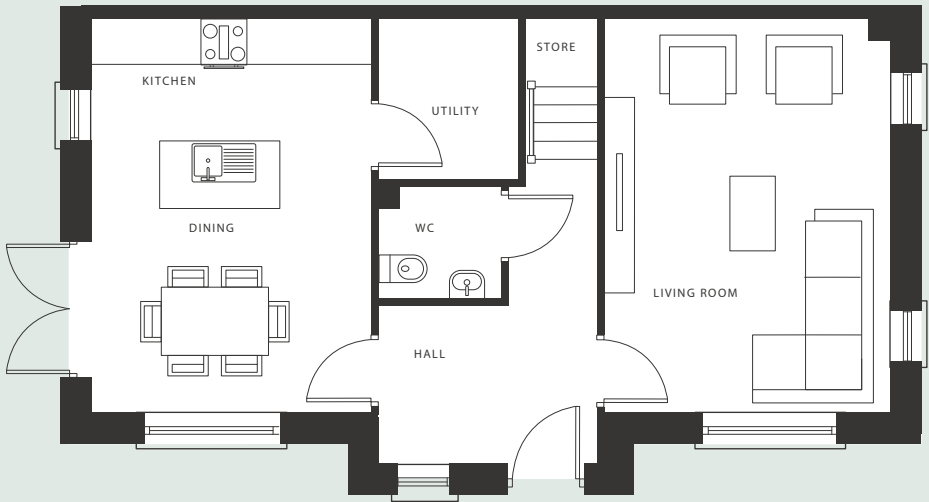


First Floor

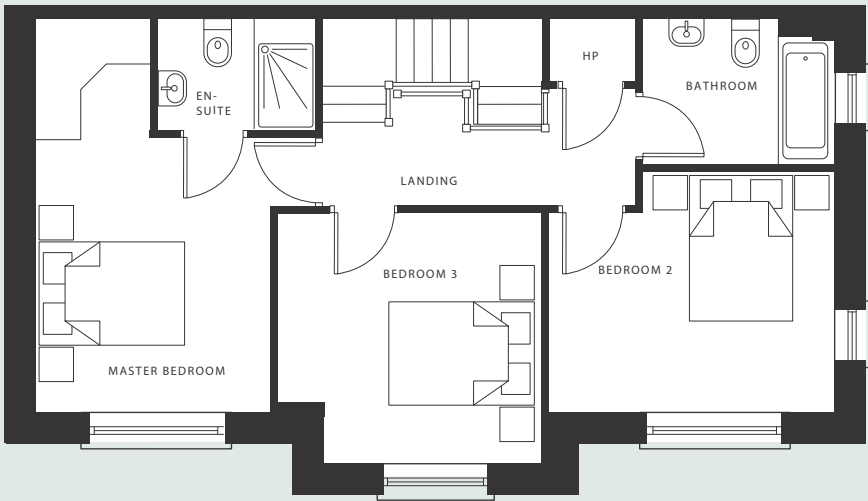
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# The Beech

3 Bed Semi Detached | End Terrace  
115.4 sqm | 1242 sqft



Ground Floor



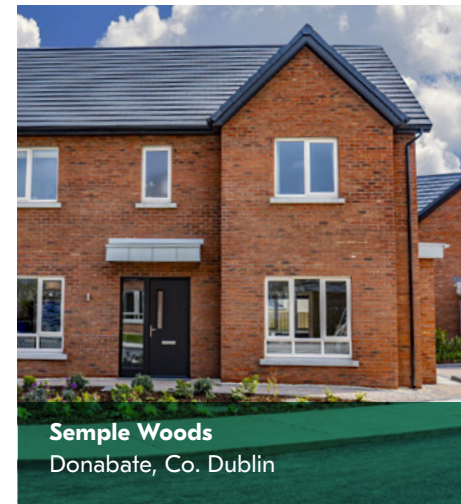
First Floor

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# Home of the new.

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.



## Other developments

**Holsteiner Park**, Clonee  
**Cluain Adain**, Navan  
**Walkers Gate**, Kildare  
**The Hawthorns**, Tullamore  
**Belin Woods**, Newbridge  
**Riversend @ Effernock**, Trim  
**Oldbridge Manor**, Drogheda South  
**Ravens Mill**, Rolestown, Co Dublin  
**Knightsgate**, Rush, Co. Dublin  
**Barnoaks**, Citywest, Co. Dublin  
**Belingsmore**, Kilmartin, D15  
**Proby Place**, Blackrock  
**Marina Village**, Greystones  
**Blackrock Villas**, Cork  
**Mount Woods**, Cork

For more information visit:  
[glenveagh.ie](https://glenveagh.ie)







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Architect, **Doran Cray**  
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