

# Baker Hall

NAVAN

Glenveagh

Home of the new.





Baker Hall

Glenveagh is pleased to introduce Baker Hall, a superb new development of spacious homes located on Academy Street close to Navan Town Centre. This is a rare opportunity to become part of a new community of families in a central location close to every amenity Navan has to offer.

# Modern homes close to it all



# Thoughtful modern design.



Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

All homes are energy efficient with a minimum A2/A3 rating on the BER scale with the highest standards of insulation and air tightness in all our properties.

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.



## Home Office Ready

We're installing fibre optic broadband infrastructure in every home with our partner SIRO. Currently being rolled out in every Glenveagh development, this will ensure a fast and reliable internet connection in your home.

All you need to do is choose a provider.

# Fast & convenient travel

## Excellent transport links to anywhere you need to go

Baker Hall could not be more convenient. Not only is every amenity within easy walking distance in this central location, but Navan itself is also close to a number of excellent transport links that offer a fast and frequent commute to Dublin and beyond. The M3 motorway and R147 are both only minutes away; motorists can reach the city in just 45 minutes.

If you prefer to sit back and relax while someone else does the driving, several bus routes are also available, including frequent Bus Eireann and private transport buses. A convenient park and ride rail facility is also located in nearby Dunboyne.



M3	2 mins
Hill of Tara	12 mins
Slane Castle	17 mins
Dublin Airport	40 mins
Dublin City	46 mins



M3 Parkway	23 mins drive
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Nearby Bus routes	109   134   136
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**LOVE**  
**SCENIC LIVING**  
**IN A CENTRAL**  
**LOCATION**  
**LIVE**  
**BAKER HALL**

Baker Hall is located in Navan, a popular commuter town known for its excellent amenities and picturesque location. See the best of nature in all seasons with a stroll along the 8km Boyne Ramparts trail on the banks of the River Boyne — just a few steps from your new home.

# Central living

## Schools

- 1 Beaufort College
- 2 Gaelscoil Éanna
- 3 Flowerfield National School
- 4 Loreto Secondary School
- 5 Ard Ri Community National School
- 6 Navan Educate Together National School
- 7 St Anne's Loreto Primary School
- 8 St Josephs Mercy Secondary School
- 9 Mercy Convent National School
- 10 St Ultans Special School
- 11 St Patrick's Classical School
- 12 Colaiste na Mí
- 13 St Stephen's Primary School

## Shopping

- 14 Aldi
- 15 Dunnes Stores
- 16 Tesco Superstore
- 17 Navan Town Centre
- 18 Bird's SuperValu Navan
- 19 Lidl
- 20 Navan Retail Park
- 21 Blackwater Retail Park
- 22 Johnstown Shopping Centre

## Sport / Golf

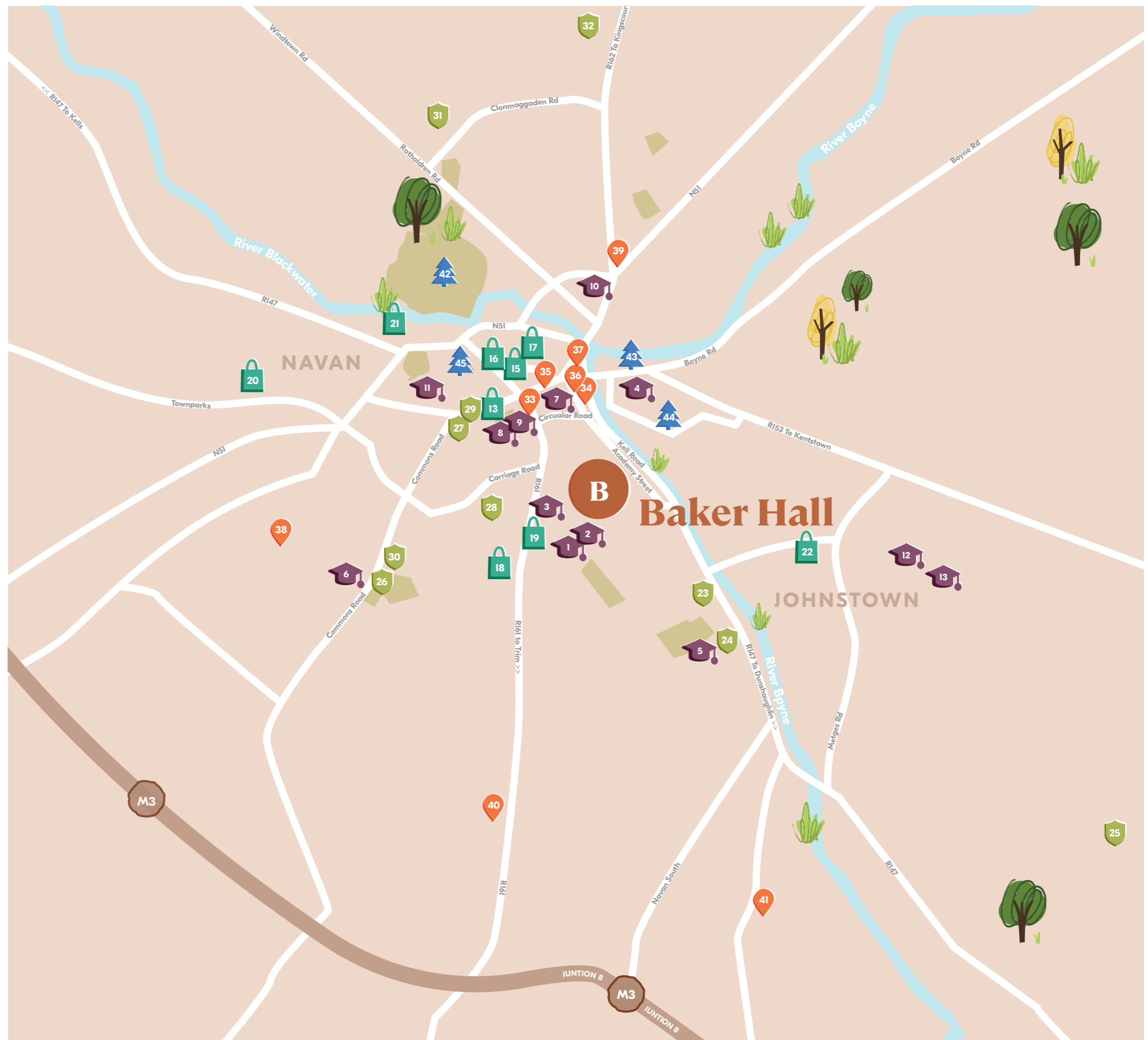
- 23 Navan Rugby Football Club
- 24 Navan Tennis Club
- 25 Waterstown GAA Club
- 26 Claremont Stadium Club
- 27 Páirc Tailteann
- 28 Navan Pitch & Putt Club
- 29 Navan O'Mahonys GAA Club
- 30 Parkvilla FC
- 31 Aura Leisure Navan
- 32 Simonstown Gaels

## Recreation

- 33 Crave
- 34 Newgrange Hotel
- 35 The Central Navan
- 36 Luvida Restaurant
- 37 Fortyone
- 38 The Zone
- 39 The Round O
- 40 Balreask Bar & Restaurant
- 41 Boyne Hill House

## Parks

- 42 Blackwater Park
- 43 Boyne rampart heritage walk
- 44 Athlumney Castle and river walk
- 45 Ardán Phádraig Playground



# Enjoy many amenities within walking distance



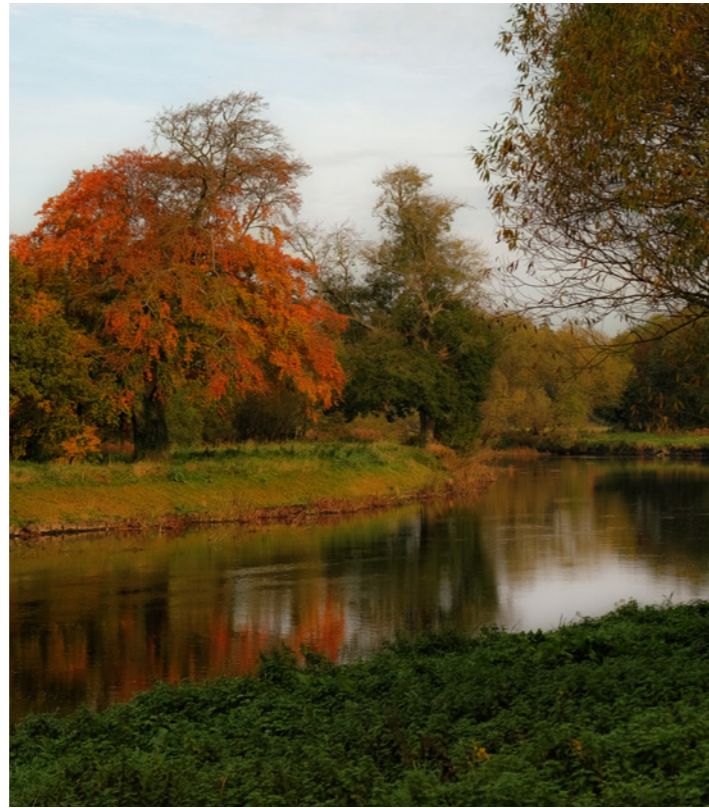
For families, Baker Hall is an excellent choice. Its central location within Navan means that schools, supermarkets, restaurants, pubs, retail outlets and more are just a short stroll from your front door — this is your chance to live a hassle-free lifestyle. Navan Town Centre shopping mall is just up the road. Enjoy a browse through the many boutiques and shops along the way, or treat the kids to a movie in the cineplex — it's all just a stroll away.



## Plenty to see and do

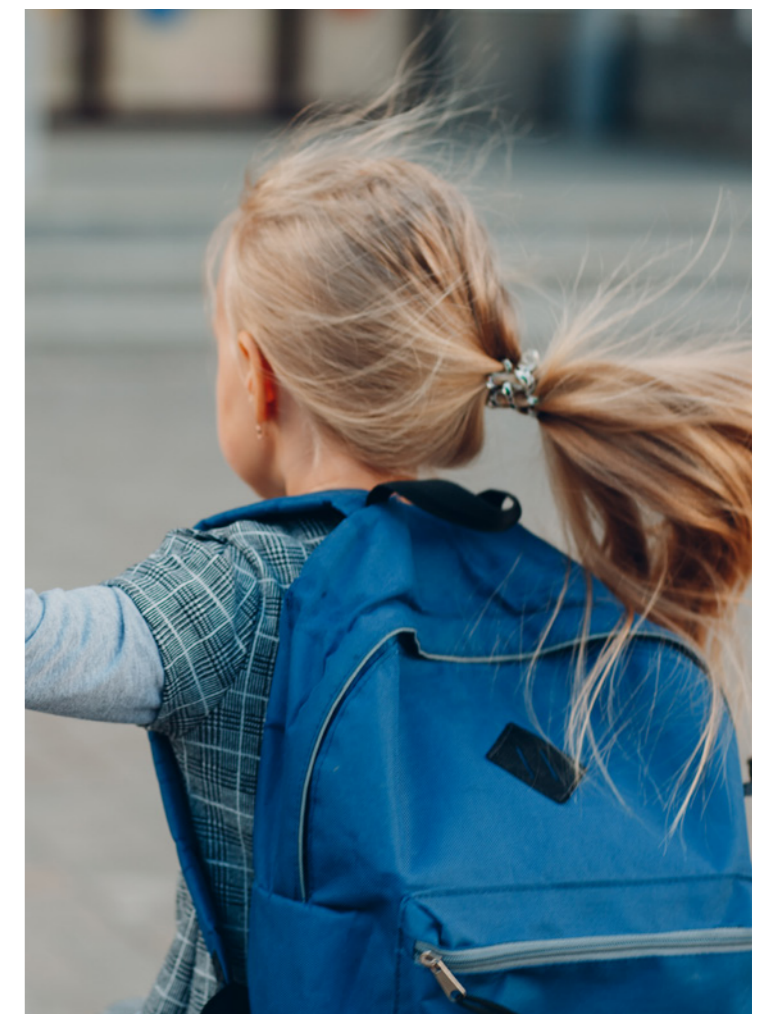
The beautiful countryside surrounding Navan is ideal for exploring at the weekend. Walk in the footsteps of legendary kings and heroes at the Hill of Tara, just a few kilometres away, or experience the magic of the winter solstice at Newgrange. If relaxation is more your style, treat yourself to a spa day in Bellinter House, Knightsbrook, Tankardstown House, Ardboyne Hotel or Dunboyne Castle, all just a short drive from Baker Hall.





## Facilities for every age group

As Ireland's fifth-biggest town, Navan is packed with great schools and facilities for every member of the family. For the tiny tots, several well-established childcare options are close by, including Giraffe Childcare, Wonder Kids Montessori and Playmates Pre School. For the older kids, Gaelscoil Éanna, Ard Rí Community National School, St Anne's Loreto Primary School and St Stephen's Primary School are just some of the primary school options within walking distance. The teens also have plenty to choose from, with Beaufort College, St Joseph's Mercy Secondary School and Loreto Secondary School only a few of the well-established schools in the immediate area.



As a well-established community for families, Navan is simply packed with great sports clubs and leisure facilities. GAA, rugby, cricket and football clubs are located close to Baker Hall, while golfers can choose from a wealth of excellent clubs, including Royal Tara, Headfort Golf Club, Killeen Castle and Knightsbrook Golf Course. Alternatively, explore the excellent greenway paths along by the River Boyne – this is a popular route for runners, walkers and cyclists alike.



Bright kitchens feature french doors that open the dining area onto the garden.



## Flexible design to fit your family

Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.



## Built to a standard you can trust.

### Key Specifications

#### External Features

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

#### Gardens

- Seeded gardens.

#### Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

#### Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point.

#### Kitchens

- Superb contemporary kitchen with soft close doors.
- All kitchens are fitted with an upstand.

#### 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.

#### Windows & Doors

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

#### Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

#### 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.

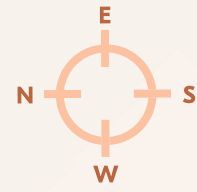
#### Guarantee

- Each Baker Hall home is covered by a 10 year Homebond structural guarantee.



Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in Glenveagh Homes Ltd sourcing alternative finishes. The finished home may therefore vary from the information provided above.





EXISTING  
BELMONT HOUSE

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

B <<ENTRANCE



## House styles

### 3 Bed Homes

- The Poplar**  
 3 Bed Mid Terrace  
 109 sqm | 1178 sqft
- The Beech**  
 3 Bed Semi Detached | End Terrace  
 110 sqm | 1184 sqft
- The Alder**  
 3 Bed Semi Detached | End Terrace  
 111 sqm | 1195 sqft
- The Birch**  
 3 Bed Semi Detached | End Terrace  
 117 sqm | 1257 sqft
- The Rowan**  
 3 Bed Semi Detached | Mid & End Terrace  
 118 sqm | 1266 sqft

### 4 Bed Homes

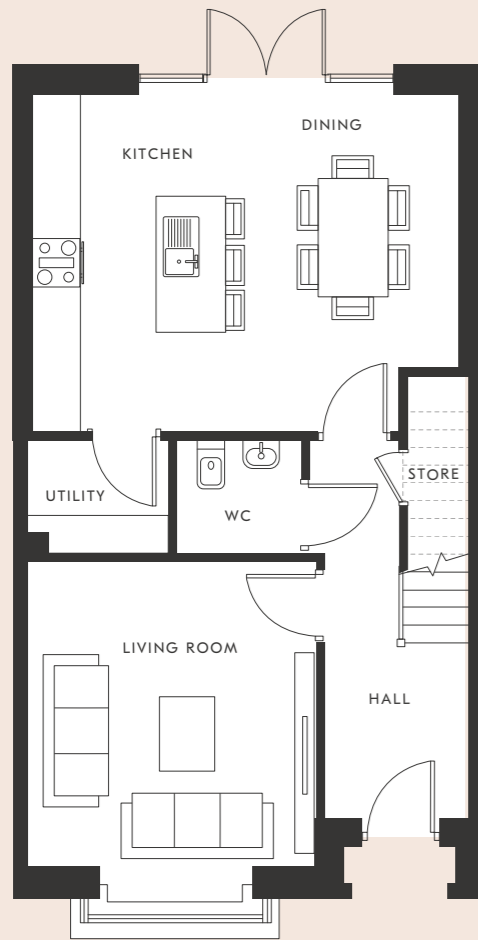
- The Aspen**  
 4 Bed Semi Detached | End Terrace  
 128 sqm | 1379 sqft
- The Elm**  
 4 Bed Semi Detached  
 132 sqm | 1421 sqft

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

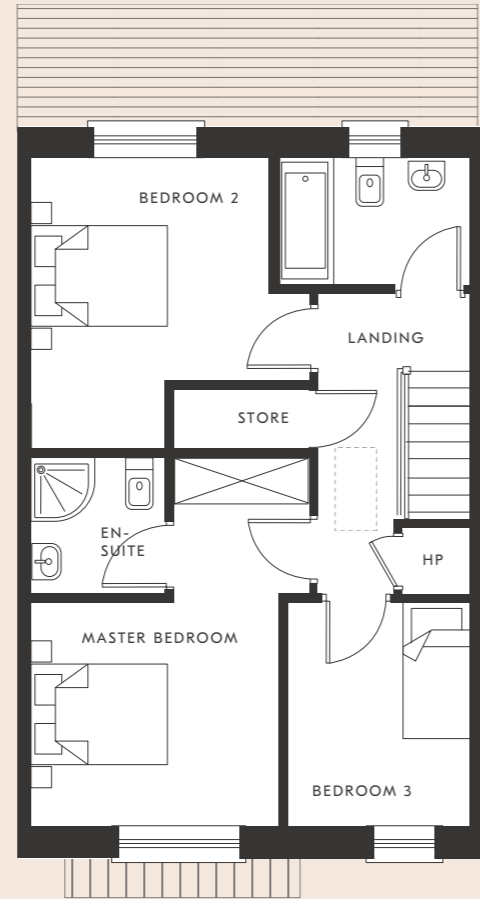
# Baker Hall

# The Poplar

3 Bed Mid Terrace  
109 sqm | 1178 sqft



Ground Floor

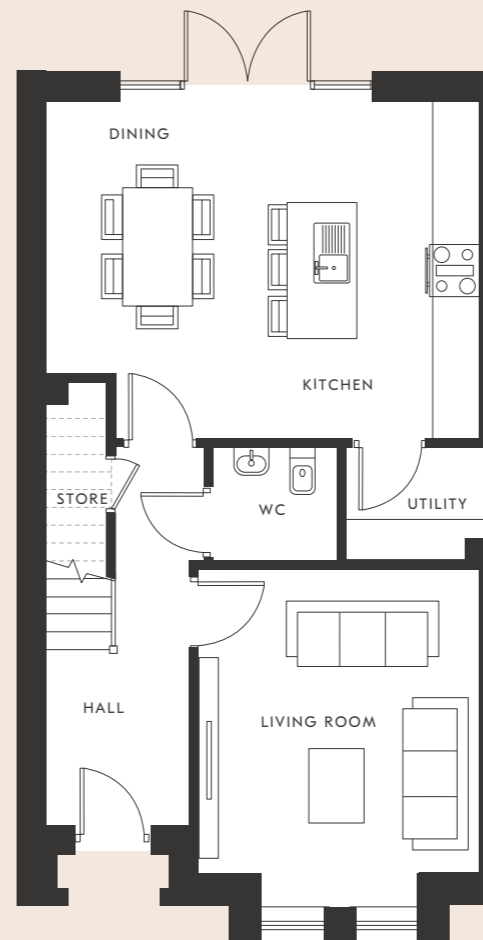


First Floor

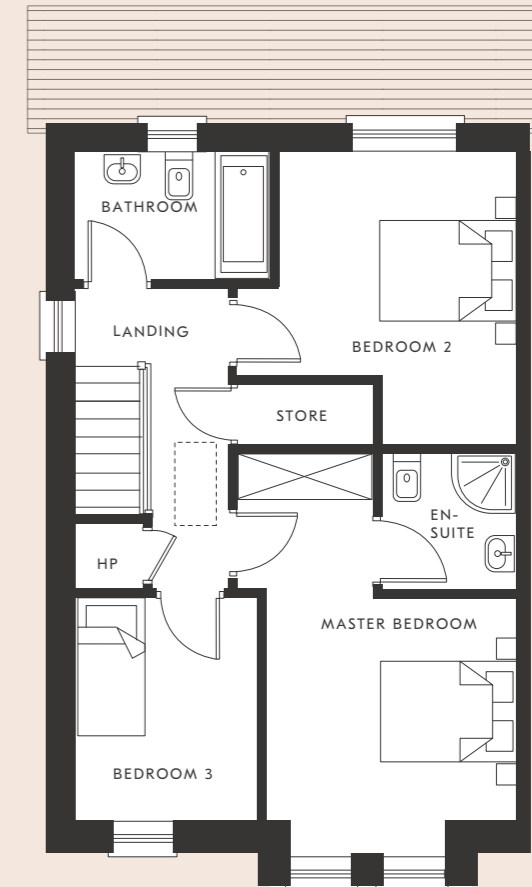
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# The Beech

3 Bed Semi Detached | End Terrace  
110 sqm | 1184 sqft



Ground Floor

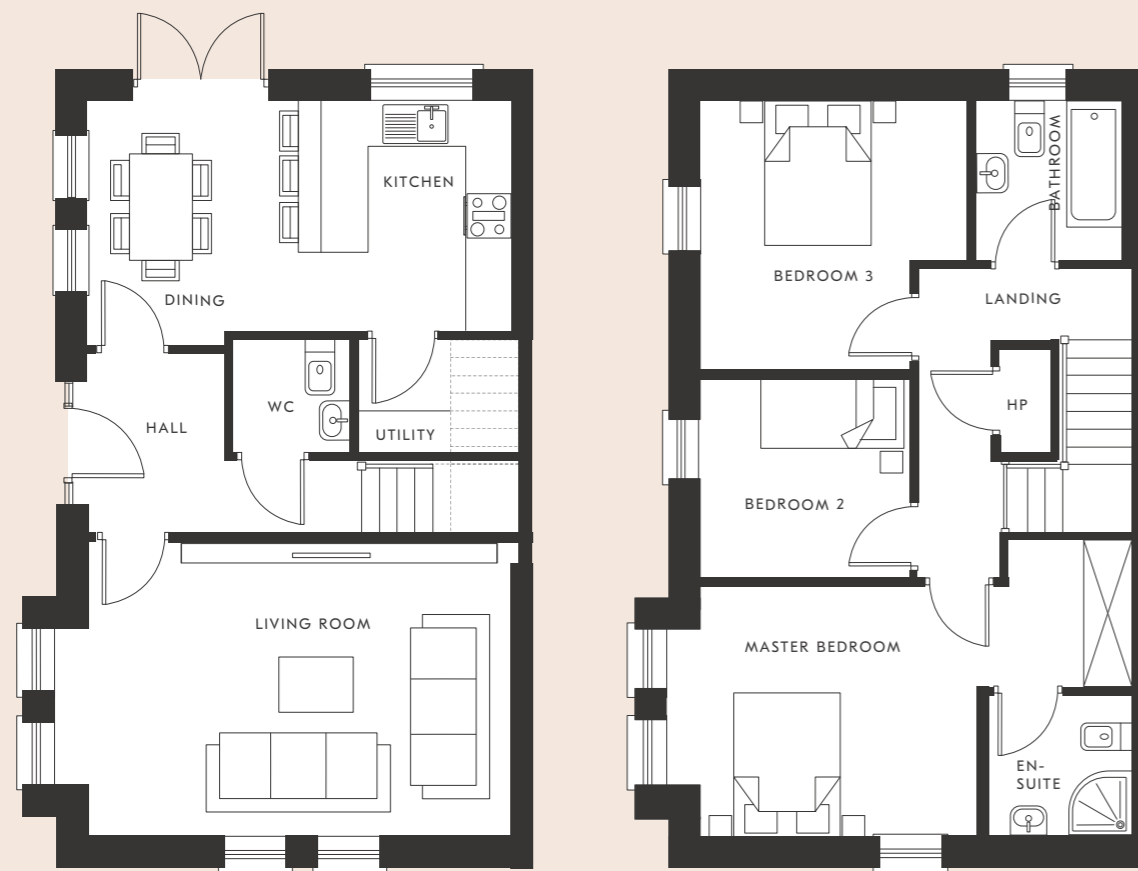


First Floor

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# The Alder

3 Bed Semi Detached | End Terrace  
111 sqm | 1195 sqft



Ground Floor

First Floor

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# The Birch

3 Bed Semi Detached | End Terrace  
117 sqm | 1257 sqft



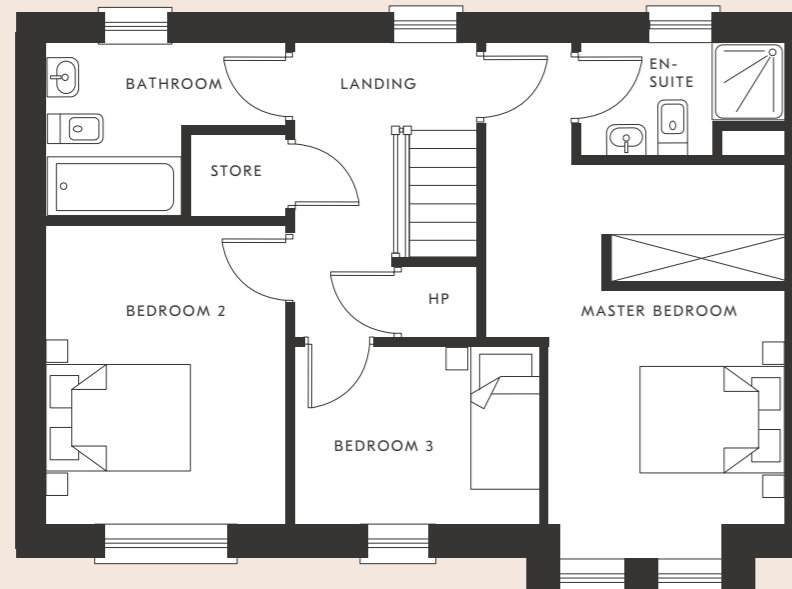
Ground Floor

First Floor

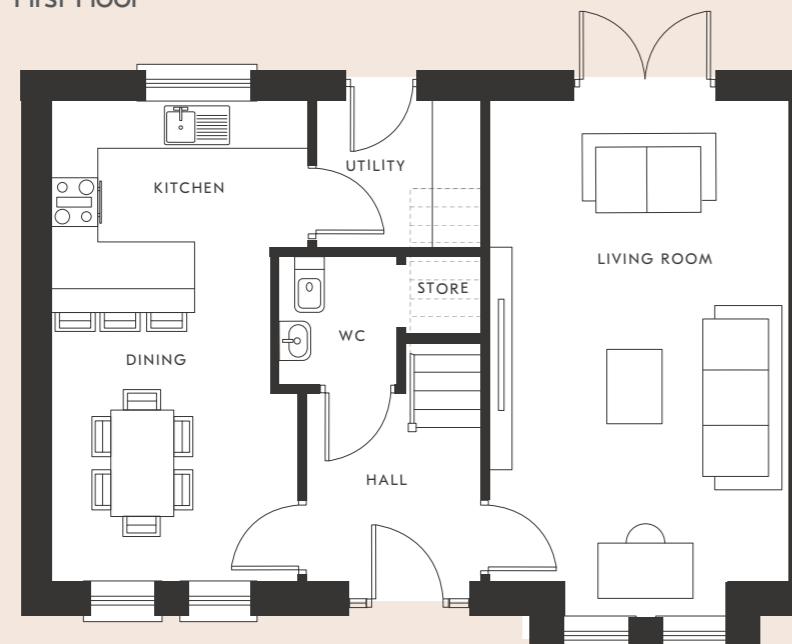
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# The Rowan

3 Bed Semi Detached | Mid & End Terrace  
118 sqm | 1266 sqft



First Floor

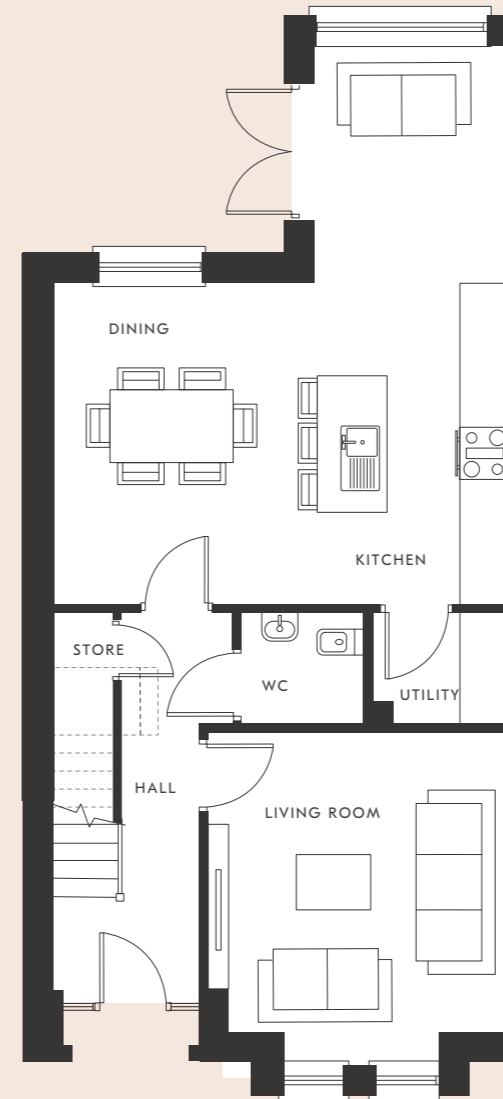


Ground Floor

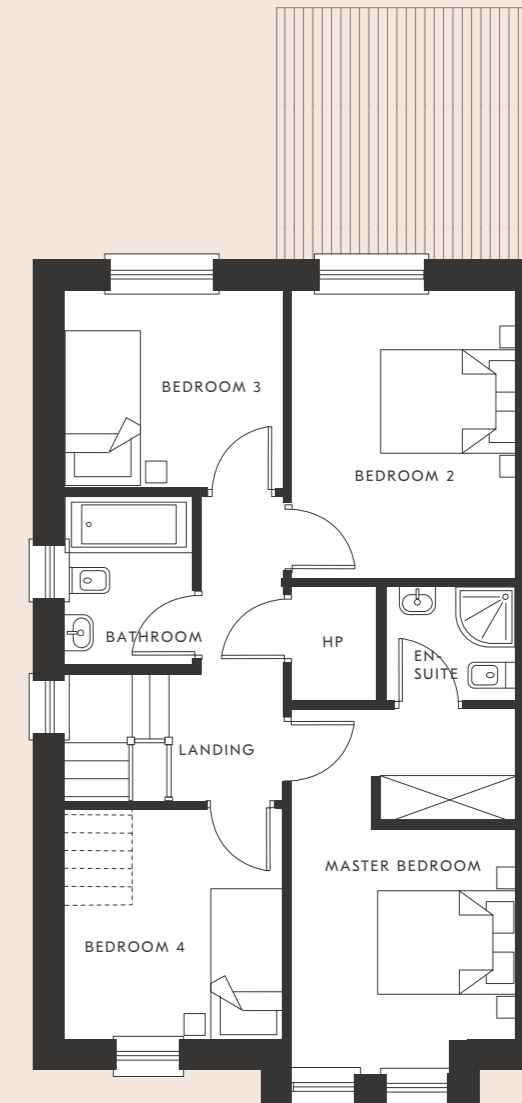
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# The Aspen

4 Bed Semi Detached | End Terrace  
128 sqm | 1379 sqft



Ground Floor



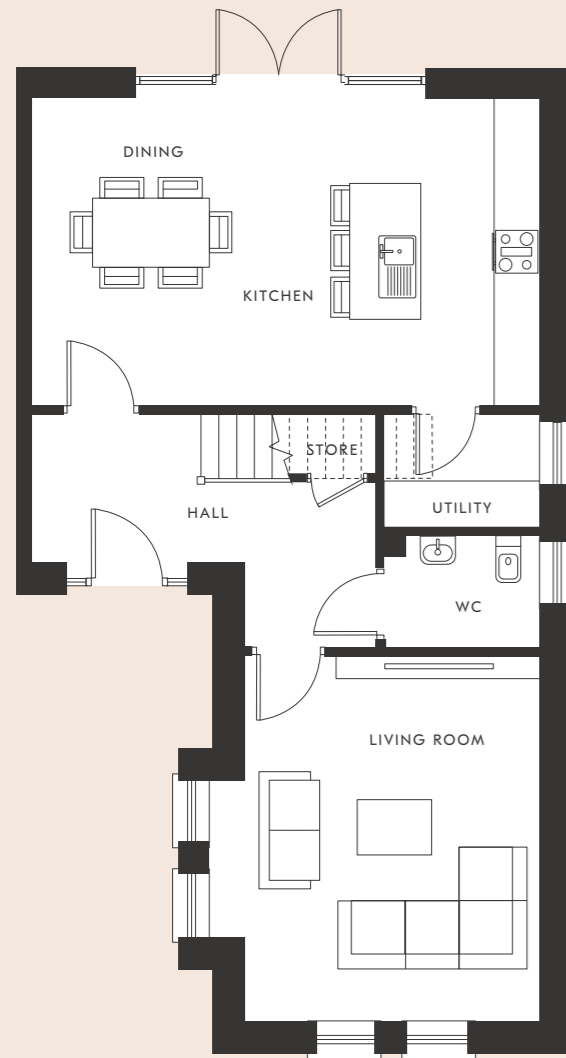
First Floor

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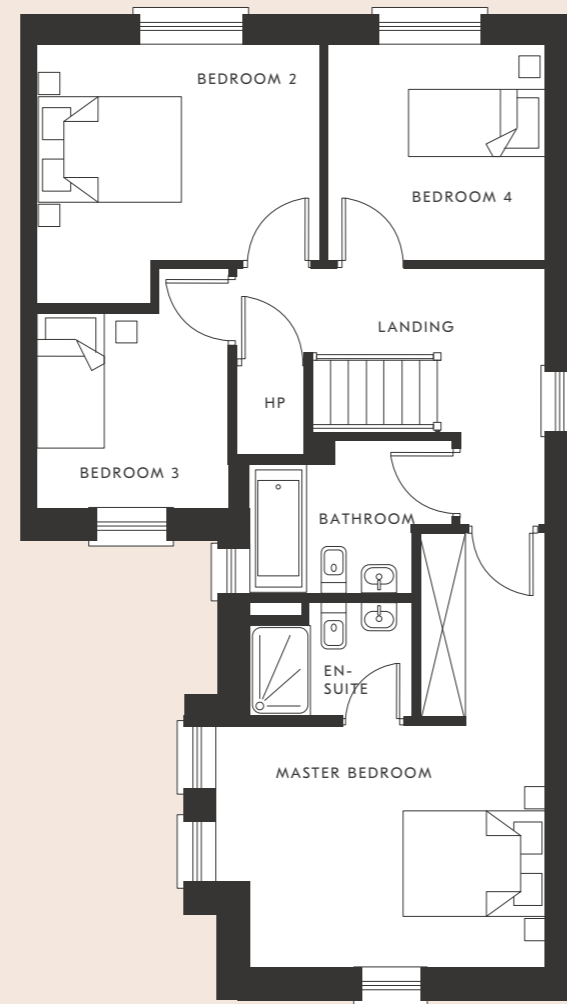


# The Elm

4 Bed Semi Detached  
132 sqm | 1421 sqft



Ground Floor



First Floor

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# Home of the new.

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

We don't just build homes, we build lasting communities.



**Ruxton Oaks**  
Navan, Co Meath



**The Hawthorns**  
Tullamore, Co Offaly



**Ledwill Park**  
Kilcock, Co. Kildare



**Bellingsmore**  
Kilmartin, D15



**Barnhall Meadows**  
Leixlip, Co. Kildare



**Riversend @ Efferock**  
Trim, Co Meath

## Other developments

- Belin Woods**, Newbridge
- Walkers Gate**, Kildare
- Grey Abbey View**, Kildare
- Oldbridge Manor**, Drogheda South
- Ravens Mill**, Rolestown, Co Dublin
- Castleland Park**, Balbriggan, Co Dublin
- Barnoaks**, Citywest, Dublin
- Marina Village**, Greystones
- Glenwood Manor**, Blessington
- Gracefields @ Drumaconn**, Athlone
- Blackrock Villas**, Cork
- Mount Woods**, Cork





**Selling Agent**



046 9027666  
[info@raymondpotterton.com](mailto:info@raymondpotterton.com)

**Professional team**

Developer, **Glenveagh Homes**  
Architect, **Doran Cray**  
Solicitor, **Kane Tuohy**

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