

# Sommerville

NAVAN.CO.MEATH.



WHERE LIFE COMES

# Into Bloom

**Sommerville**  
NAVAN.CO.MEATH.

Lagan Homes is delighted to introduce Sommerville, an exciting new development of 223 meticulously designed family homes adjacent to the thriving town of Navan, Co Meath. Comprising a mix of house sizes and styles, Sommerville combines excellent craftsmanship, superb build quality, thoughtful modern design and a high level of energy efficiency – all within easy reach of the excellent local amenities of one of Ireland's most popular commuter towns.



CO. MEATH · SOMMERSVILLE · NAVAN



# Beautiful, Modern Family Homes





CO MEATH · SOMMERVILLE · NAYAN

# Stylish Living in A Prime Location

WELCOME TO YOUR NEW  
HOME IN SOMMERVILLE



# A Life Surrounded By Nature

Sommerville is located in an ideal spot that gives residents the opportunity to enjoy both a peaceful natural setting and Navan's excellent transport options and amenities. Navan itself is surrounded by beautiful countryside, thanks to its location at the confluence of the River Boyne and Blackwater. Whether it's a riverside walk or an exciting family day out at Navan Adventure Centre, there are plenty of ways to enjoy the great outdoors in this beautiful location.



SOMMERVILLE  
NAVAN  
CO. MEATH

## PARKS + RECREATION

- RIVER BOYNE WALK
- BLACKWATER PARK PLAYGROUND
- BOYNE GREENWAY
- NAVAN ADVENTURE CENTRE
- ANDY BRENNAN PARK
- JOHNSTOWN PEOPLES PARK
- DALGAN PARK
- BALRATH WOODS
- HILL OF TARA



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# Surrounded By History & Heritage

## IRISH LEGENDS LIVE HERE

The countryside surrounding Navan is one of the most historically rich in Ireland. The Stone Age (Neolithic) monument of Newgrange is just a 20-minute drive away; even closer to home, famed warrior Fionn Mac Cumhail was believed to have caught the Salmon of Knowledge in Navan itself. You are quite literally walking in the footsteps of legends in this historical location.





# Live & Learn

Your growing family is in safe hands in Navan, thanks to its wide range of excellent schools. St Stephens, St Annes, St Paul's and Scoil Naomh Eoin are just three of the highly regarded primary schools within easy distance of Somerville, while Colaiste Na Mi, St Patrick's Classical School, St Michael's Loreto, and Beaufort College are well-established secondary schools in the immediate area. Even the tiny tots are well catered for, thanks to several excellent childcare facilities, including Giraffe Childcare, Chestnut Daycare, Mother Hubbard's Childcare and The Montessori Story.



## EDUCATION FOR ALL AGES

### PRIMARY

- St. Stephens NS
- St Anne's Loreto
- St Joseph's
- St Paul's
- Scoil Naomh Eoin
- Scoil Mhuire
- St. Oliver Plunkett PS
- Navan Educate Together NS
- Flowerfield NS
- Gaelscoil Éanna
- Ard Ri Community NS

### SECONDARY

- Colaiste na Mi
- Loreto Secondary School
- St Joseph's Mercy
- St Patricks Classical School
- Beaufort College

### PRESCHOOL

- Giraffe Childcare
- Flowers Montessori
- Little Tots Montessori
- Tots Creche & Nursery
- Mother Hubbard Childcare
- The Montessori Story
- Chestnut Daycare
- Daoine Oga Childcare



# Excellent Transport Links.

Whether you're travelling to the next town, commuting to Dublin, or heading further afield, transport links are second to none at Somerville. The M3 motorway, N3 and N2 routes are only minutes away, while commuters can choose between several bus routes or even enjoy the convenience of the park and ride facility at Dunboyne, just a short drive away.

## DRIVING TIMES



KELLS	→	17 MINS
ATHBOY	→	18 MINS
RATOATH	→	29 MINS
SLANE	→	21 MINS
RED COW LUAS	→	39 MINS
DROGHEDA	→	40 MINS
DUBLIN AIRPORT	→	41 MINS
HEUSTON STATION	→	43 MINS
DUNDRUM	→	52 MINS
DUBLIN CITY	→	59 MINS
BELFAST	→	104 MINS

## NX BUS ROUTE FROM JOHNSTOWN CENTRE



DALGAN PARK	→	6 MINS
BLANCHARDSTOWN N3	→	28 MINS
DOYLE'S CORNER	→	46 MINS
BROADSTONE	→	47 MINS
O'CONNELL STREET	→	54 MINS
IRISH LIFE MALL	→	57 MINS
WESTLAND ROW CHURCH	→	62 MINS
HOLLES STREET	→	64 MINS
WILTON TERRACE	→	74 MINS

All times are approx, and may vary during peak times





## SHOPPING CENTRES



- Navan Shopping Centre
- Johnstown Shopping Centre
- Blackwater Retail Park
- Navan Retail Park
- Blackcastle Shopping Centre
- Beechmount Home Park



# A Wonderful Social Scene Awaits You

As a well-established and thriving town, Navan is packed full of great restaurants, bars and cafés. Treat the family to breakfast or lunch at the friendly Room 8 café and restaurant before exploring the town centre. Or get the gang together for dinner at Zucchini's, Central Bar & Restaurant or The Round O before enjoying local music, drinks and craic at The Royal Meath, Birmingham's, Jackal, Railway Bar or P. Clarkes some of the buzzing pubs in this friendly town.



## SHOPPING + RETAIL

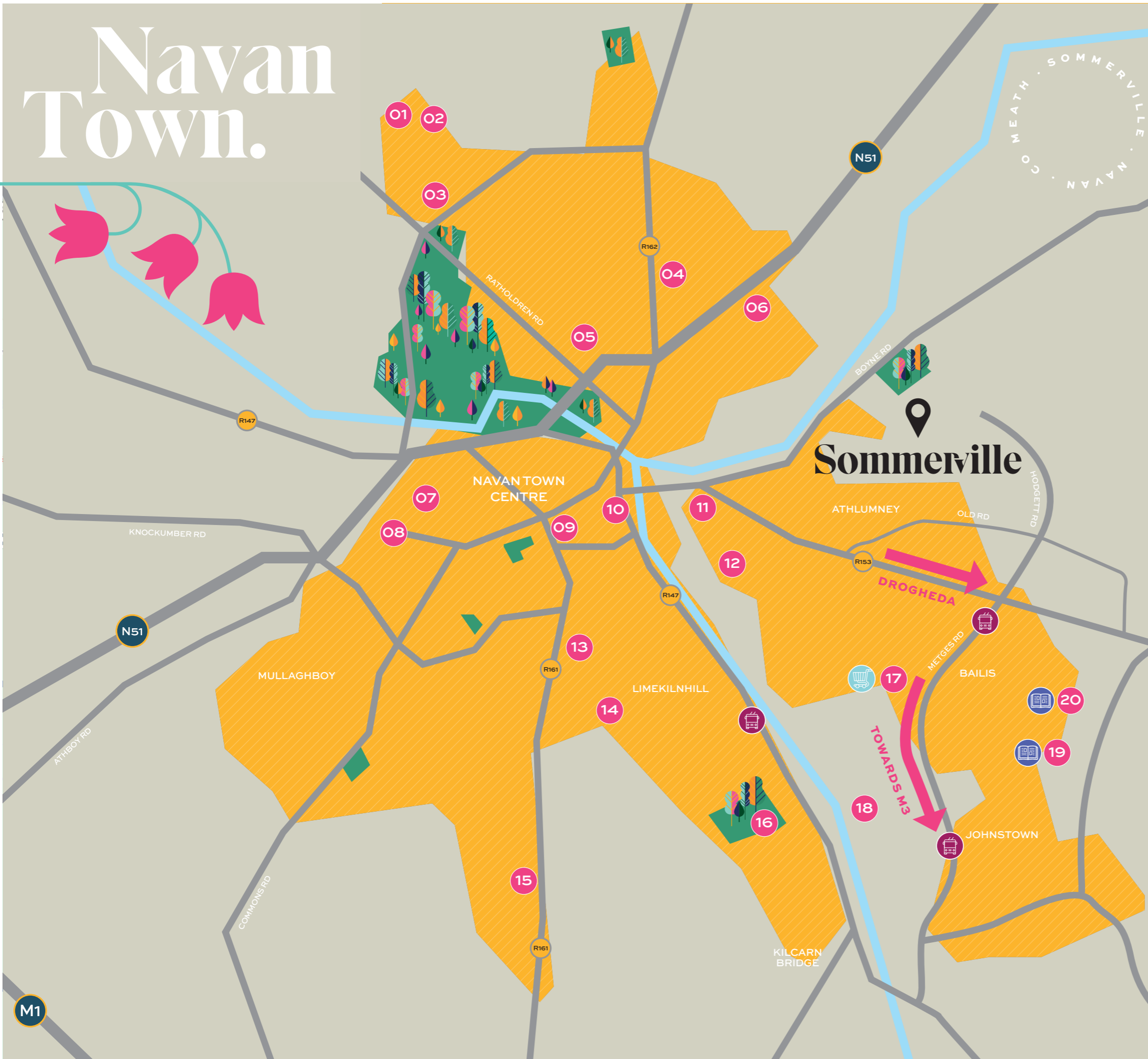


## EAT + DRINK

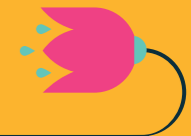


- |                     |                     |                    |                     |
|---------------------|---------------------|--------------------|---------------------|
| • The Seven Arches  | • Fifty50 Navan     | • Marks & Spencers | • Ribbon Rouge      |
| • The Round O       | • The Central Navan | • Dunnes Stores    | • Geoghegans        |
| • Alora Brasserie   | • Jackal            | • Pennys           | • Easons            |
| • Luvida Restaurant | • Ryan's Bar        | • Pamela Scotts    | • TK Maxx           |
| • Crave             | • Railway Bar       | • River Island     | • Home Store & More |
| • Zucchini's        | • Room8             | • Jack Jones       | • Woodies           |
|                     |                     | • Hickeys Chemist  | • B & Q             |
|                     |                     | • McAuleys Chemist | • Choice            |
|                     |                     | • Vodafone         | • DID               |
|                     |                     | • Three            | • Currys            |
|                     |                     | • Vero Moda        | • Harry Corry       |
|                     |                     | • Sports Direct    | • EZ Living         |
|                     |                     | • Boots            | • Des Kelly         |
|                     |                     | • Sketchers        |                     |

# Navan Town.



# Location is Key



## A CENTRAL LOCATION ENSURING CONVENIENT ACCESS TO ALL AREAS

Sommerville's accessible location means that every amenity is within easy walking distance, while excellent transport links offer a fast and frequent journey for those who wish to travel to Dublin or surrounding areas.

Located just off the M3 motorway, you can enjoy seamless commutes such as 40 minute drive to Dublin City Centre or 20 minutes commute to the convenient park and ride rail facility located in Dunboyne. For those you want a more relaxed commute the very regular bus service to the City is excellent with the NX, 109 and 109A bus routes.

## NEARBY BUS ROUTES

- NX (Navan – Dublin Express)
- Dublin – Dunshaughlin – Navan – Kells 109 / 109A
- Navan – Ratoath – Ashbourne – Dublin 103X
- Navan – Drogheda – Trim - 190
- NV1 Navan Bus Service – Athlumney – Navan – Trim Rd
- Sillian Tours
- Boyne Coaches

## LOCAL SCHOOLS + AMENITIES

1. Oakleaves Pre School
2. Scoil Naomh Eoin
3. Aura Leisure
4. St. Oliver Plunkett's National School
5. St. Paul's Primary School
6. Mother Hubbard's Childcare
7. Scoil Chlasaiceach Phádraig Naofa
8. Our Lady's Hospital
9. Solstice Arts Centre
10. Newgrange Hotel
11. Loteto Secondary School
12. Athlumney Castle
13. Flowerfield National School
14. Beaufort College
15. The Montessori Story
16. Ard Rí Community National School
17. Johnstown Shopping Centre
18. Athlumney Riverside Walk
19. St. Stephen's National School
20. Coláiste na Mí



# Modern & Spacious Family Homes

CO MEATH · SOMMERVILLE · NAVAN



Designed by JFOC Architects, the homes at Somerville optimise space and quality. Featuring an attractive combination of brick and render finish to the exterior, these beautiful new homes are a great opportunity for families to enjoy Lagan Homes' reputation for superb build quality and the very best in modern, contemporary design. Quite simply, these are homes that are both stylish and practical, offering a wonderful standard of living for families at every stage of life.



SOMMERVILLE . NAVAN CO . HOMES

# Attractive & Contemporary Interiors

Sommerville comprises a range of home sizes and layouts, but whatever you choose, you can expect a thoughtful, flexible interior layout, ideal for busy, growing families. Energy efficiency features ensure every home is comfortable and cost-effective to run, while family-friendly features such as bright, modern fitted kitchens, lots of internal storage, utility rooms and elegant and spacious living rooms come as standard.

# Better Places to Live & Grow

Every home in Sommerville is packed full of energy-efficient, high-quality and attractive features to ensure you and your family are comfortable in every season and at every life stage.

## ELECTRICAL

- Wired for broadband
- Data point and TV connection
- Generous quantity of electrical sockets and lighting throughout
- Recessed downlights to kitchen
- Houses with private driveways benefit from ducting for an EV charger
- Generous electrical kitchen appliances package subject to the contracts being signed and returned within 21 days from date of contract issue

## HEATING, VENTILATION & WATER SYSTEMS

- Pressurized hot and cold water supply to kitchen, bathrooms, en suites and utility room where present
- Highly efficient air source heat pump

## ENERGY EFFICIENCY

- A2 rated homes

## KITCHEN AND WARDROBES

- Contemporary fitted kitchen supplied as standard
- Fitted wardrobes supplied in two bedrooms in all houses and apartments

## BATHROOM

- Stylish sanitaryware throughout
- Tiled floor and part tiled wall to family bathroom and en suite
- Heated towel radiators in selected bathrooms

## INTERIOR FINISHES

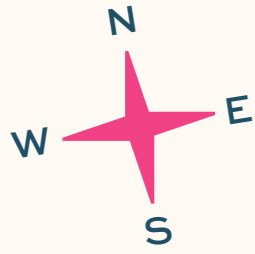
- Internal walls painted one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

## EXTERNAL FINISHES

- Attractive brick and render façade
- Maintenance free Upvc windows and Ultratech front door with 5 point locking system
- Attractive paved driveways where present
- Seeded gardens as standard
- Outside Tap



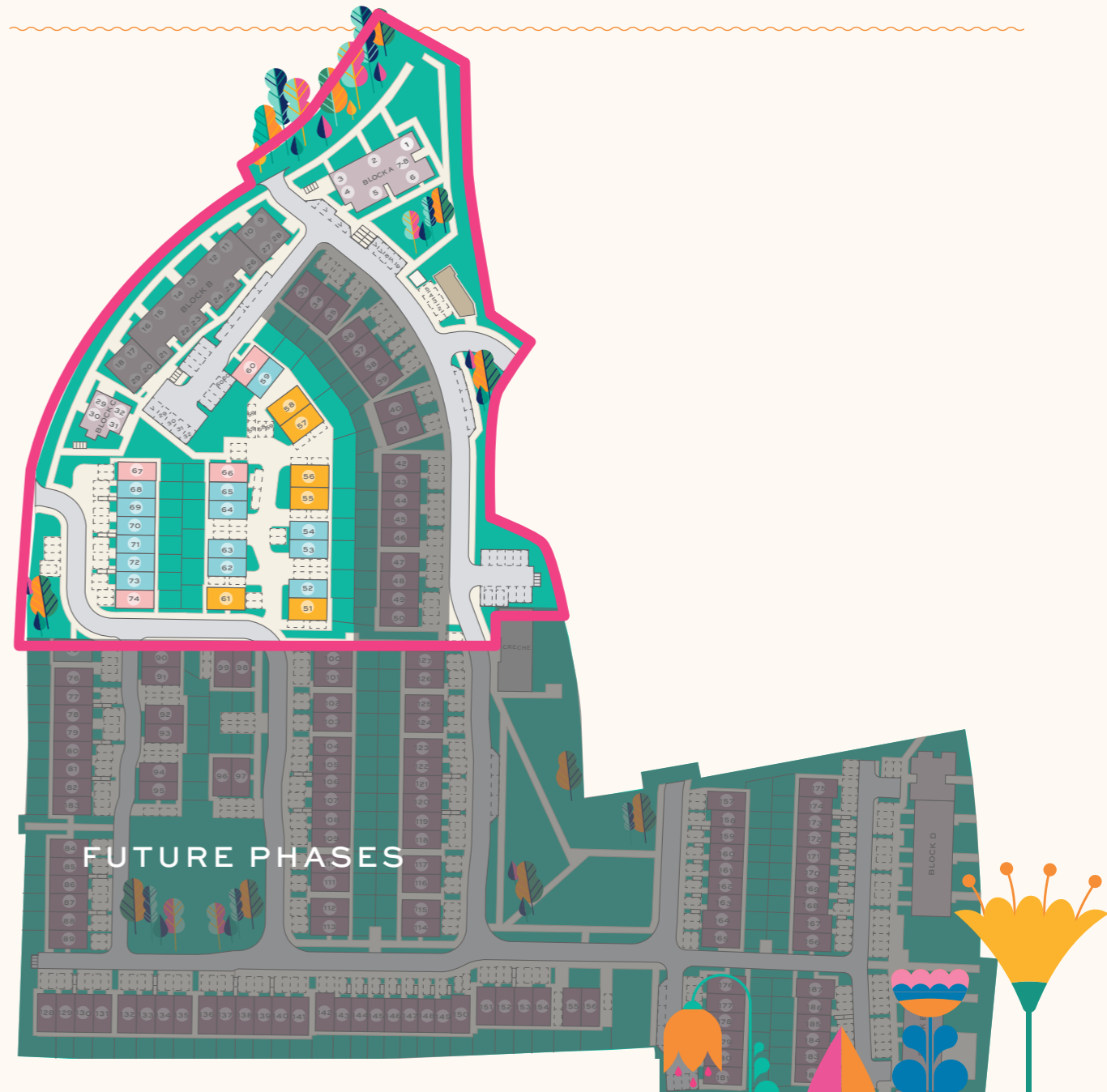
- Each Home is covered by a Homebond 10 year structural warranty



# Site Plan

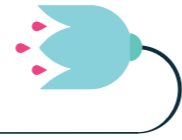
## HOUSE TYPES

- THE PRIMROSE**  
3 BED SEMI - DETACHED  
109.2 SQ.M/1175 SQ.FT
- THE BLUEBELL 2**  
3 BED. TERRACE  
107.6 SQ.M/1158 SQ.FT
- THE BLUEBELL 1**  
3 BED. SEMI-D/END TERRACE  
106.7 SQ.M/1148 SQ.FT
- THE BUTTERCUP**  
4 BED. DETACHED/SEMI-D  
130 SQ.M/1399 SQ.FT

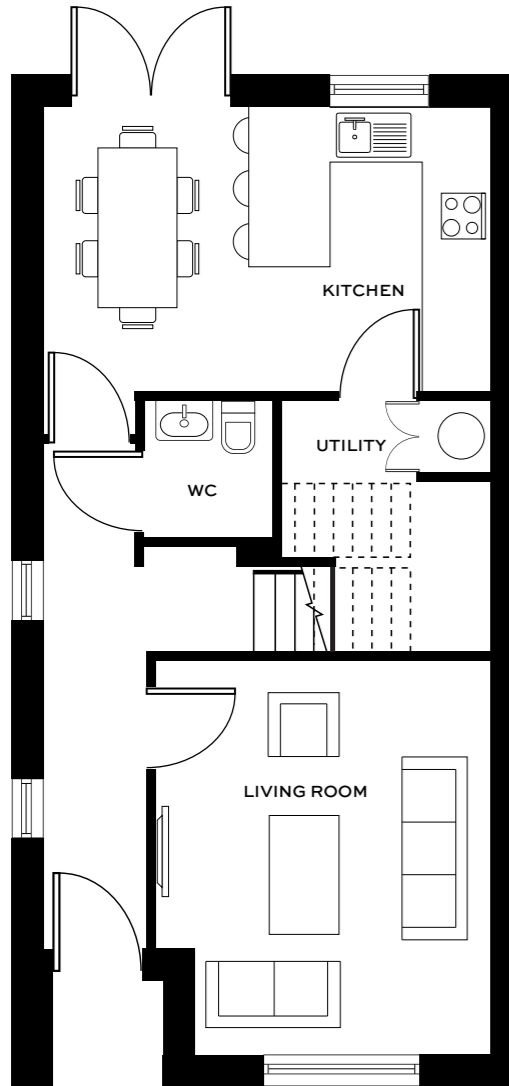


SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE DURING CONSTRUCTION

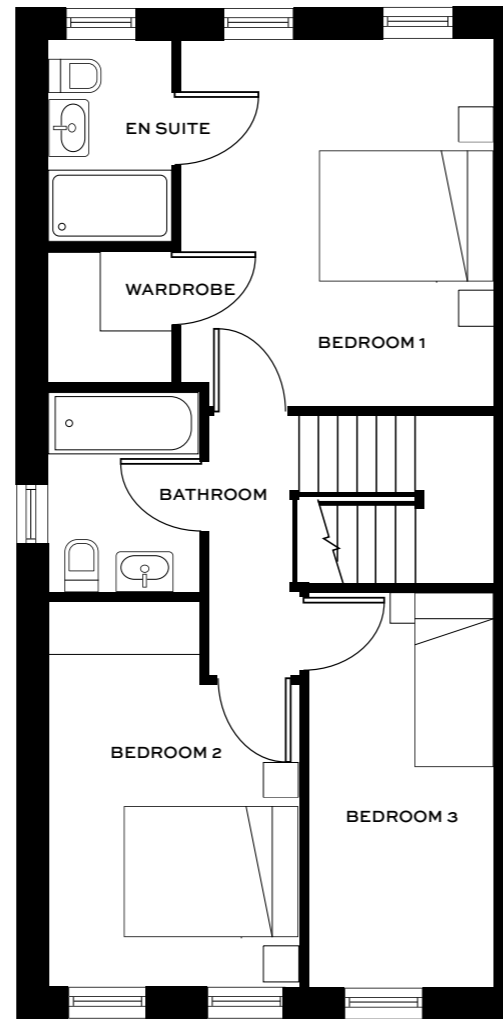
# Floor Plans



**THE BLUEBELL 1**  
3 BED. SEMI - DETACHED. 106.7 SQ.M/1148 SQ.FT



GROUND FLOOR

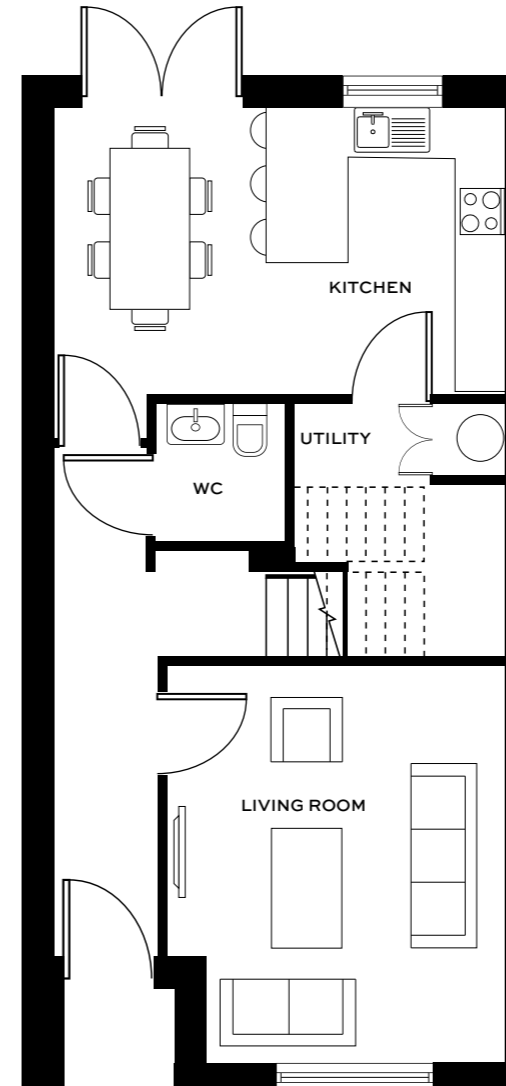


FIRST FLOOR

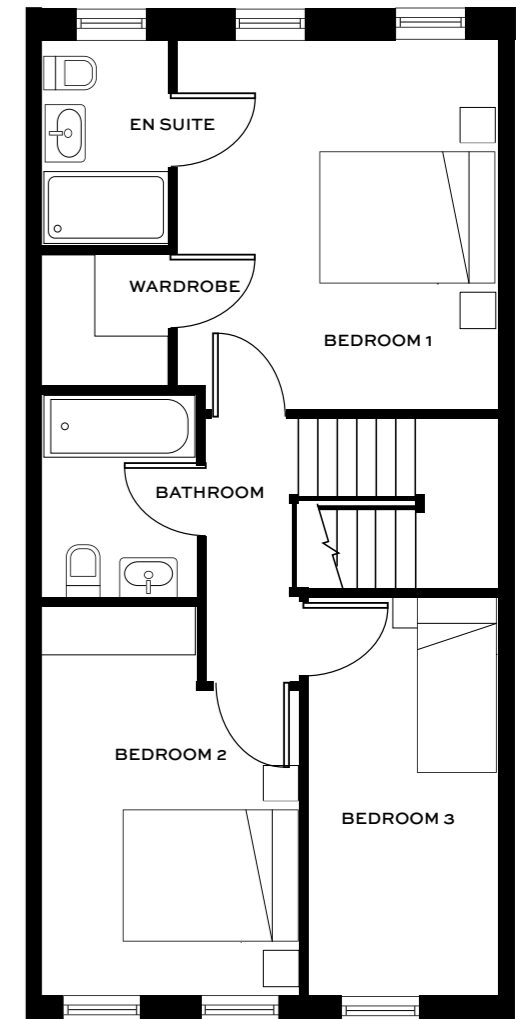
# Floor Plans



**THE BLUEBELL 2**  
3 BED. TERRACED. 107.6 SQ.M/1158 SQ.FT



GROUND FLOOR

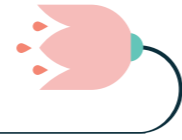


FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
LAYOUT MAY VARY DURING CONSTRUCTION AND HOUSES MAY BE HANDED.

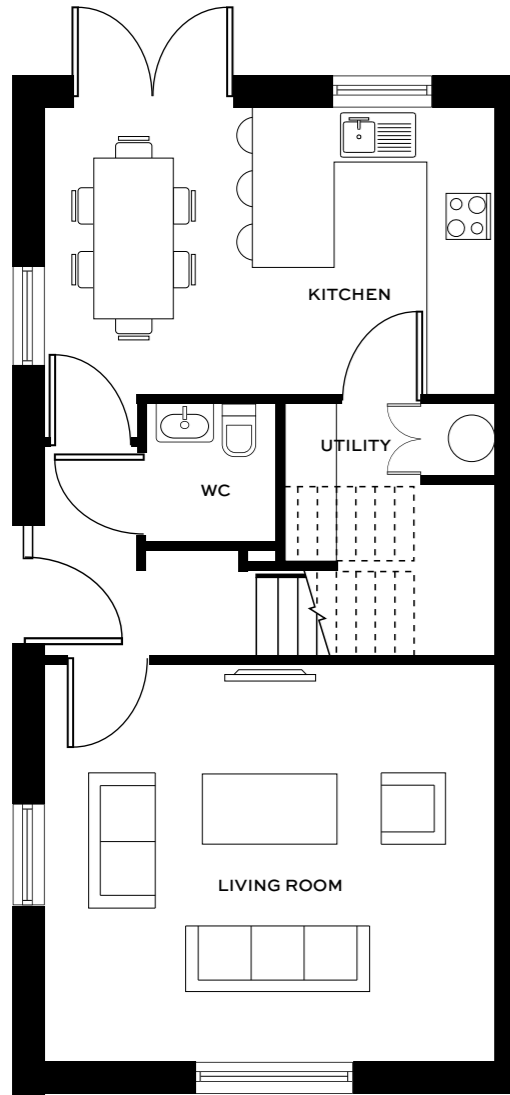
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# Floor Plans

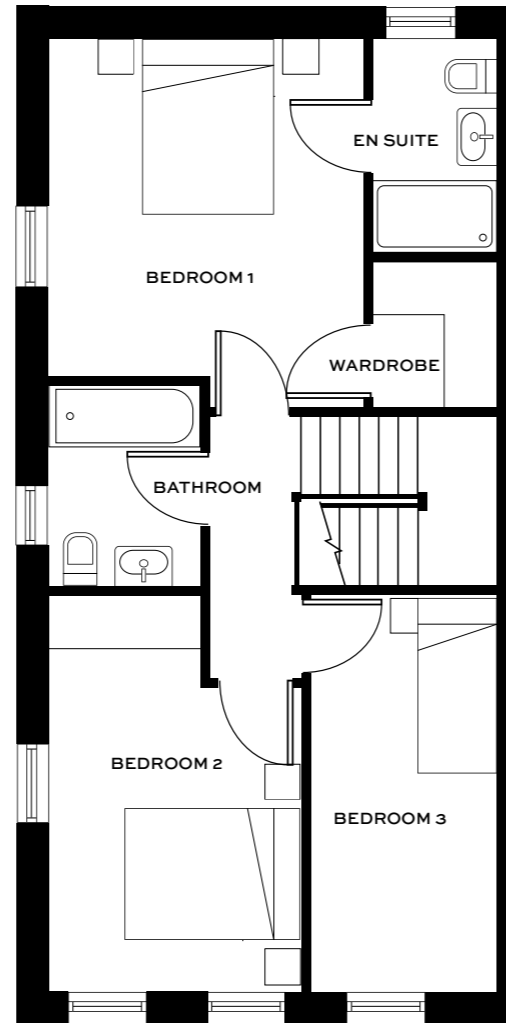


## THE PRIMROSE

3 BED. SEMI - DETACHED. 109.2 SQ.M/1175 SQ.FT



GROUND FLOOR



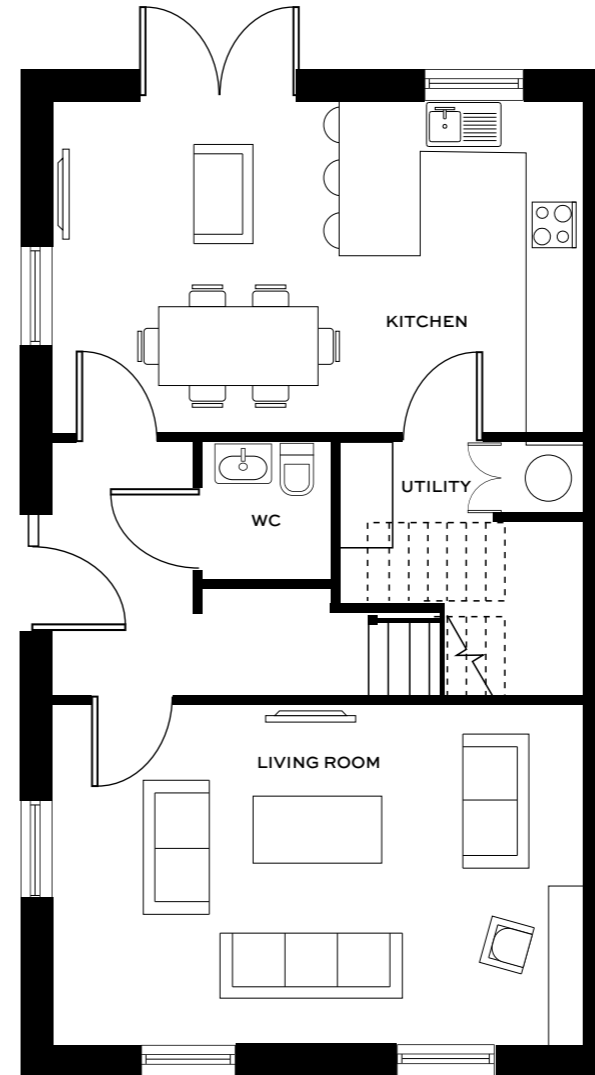
FIRST FLOOR

# Floor Plans

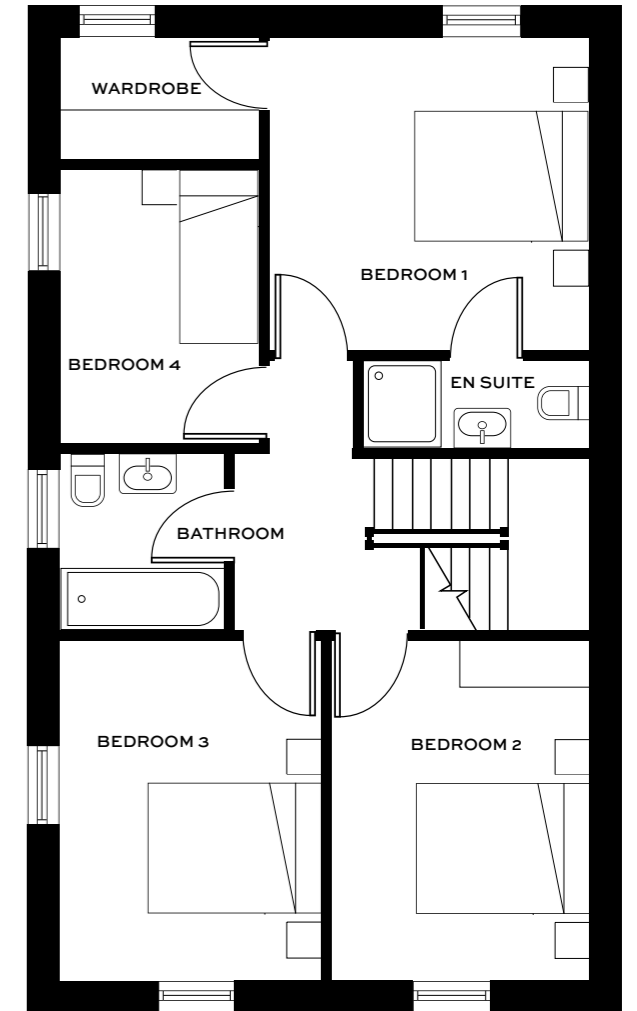


## THE BUTTERCUP

4 BED. DETACHED/SEMI - DETACHED. 130 SQ.M/1399 SQ.FT



GROUND FLOOR



FIRST FLOOR

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# Block A

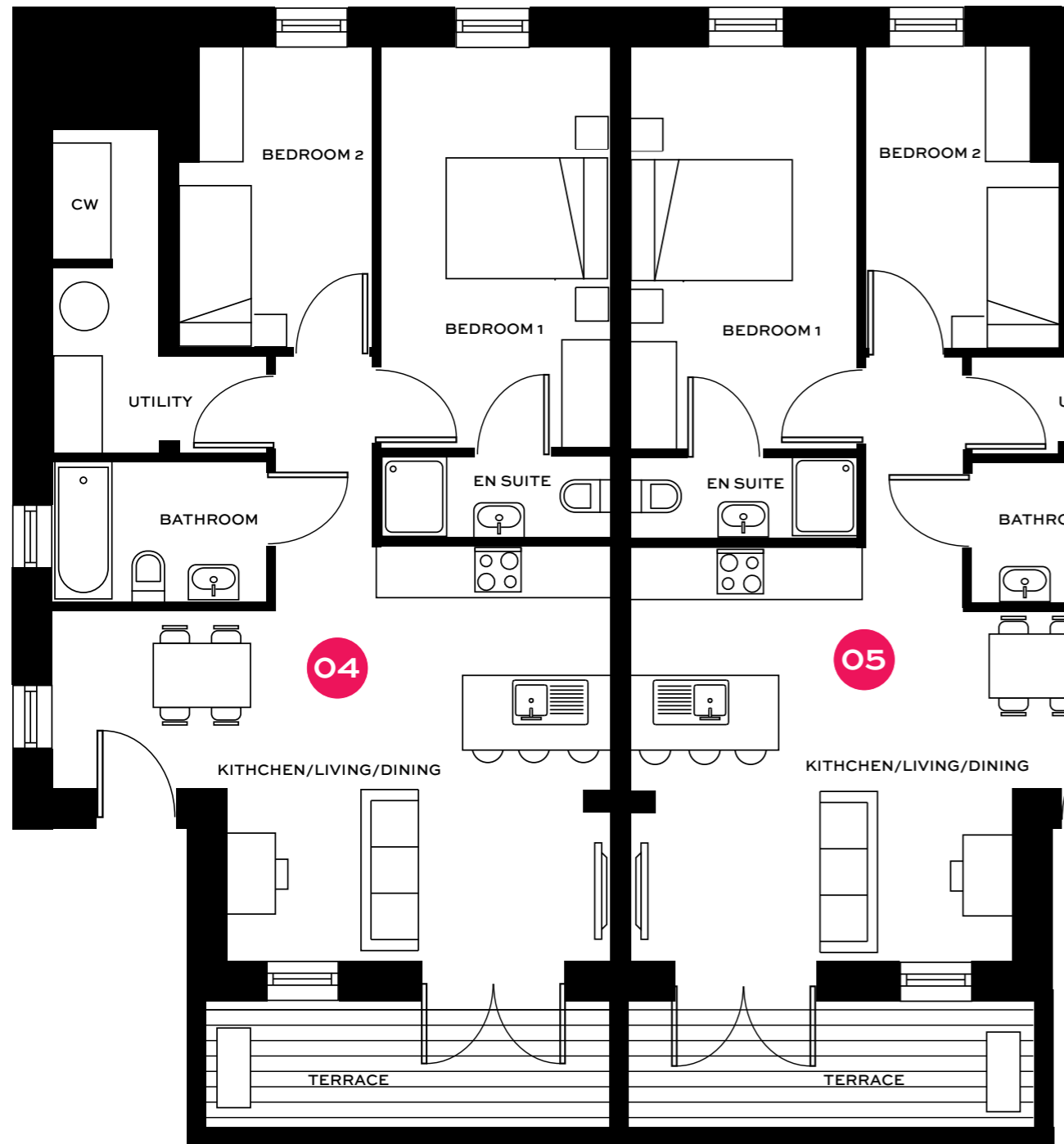
## GROUND FLOOR

### APARTMENT 04

2 BED. GROUND FLOOR. 68.3 SQ.M/735 SQ.FT

### APARTMENT 05

2 BED. GROUND FLOOR. 69 SQ.M/742 SQ.FT



# Block A

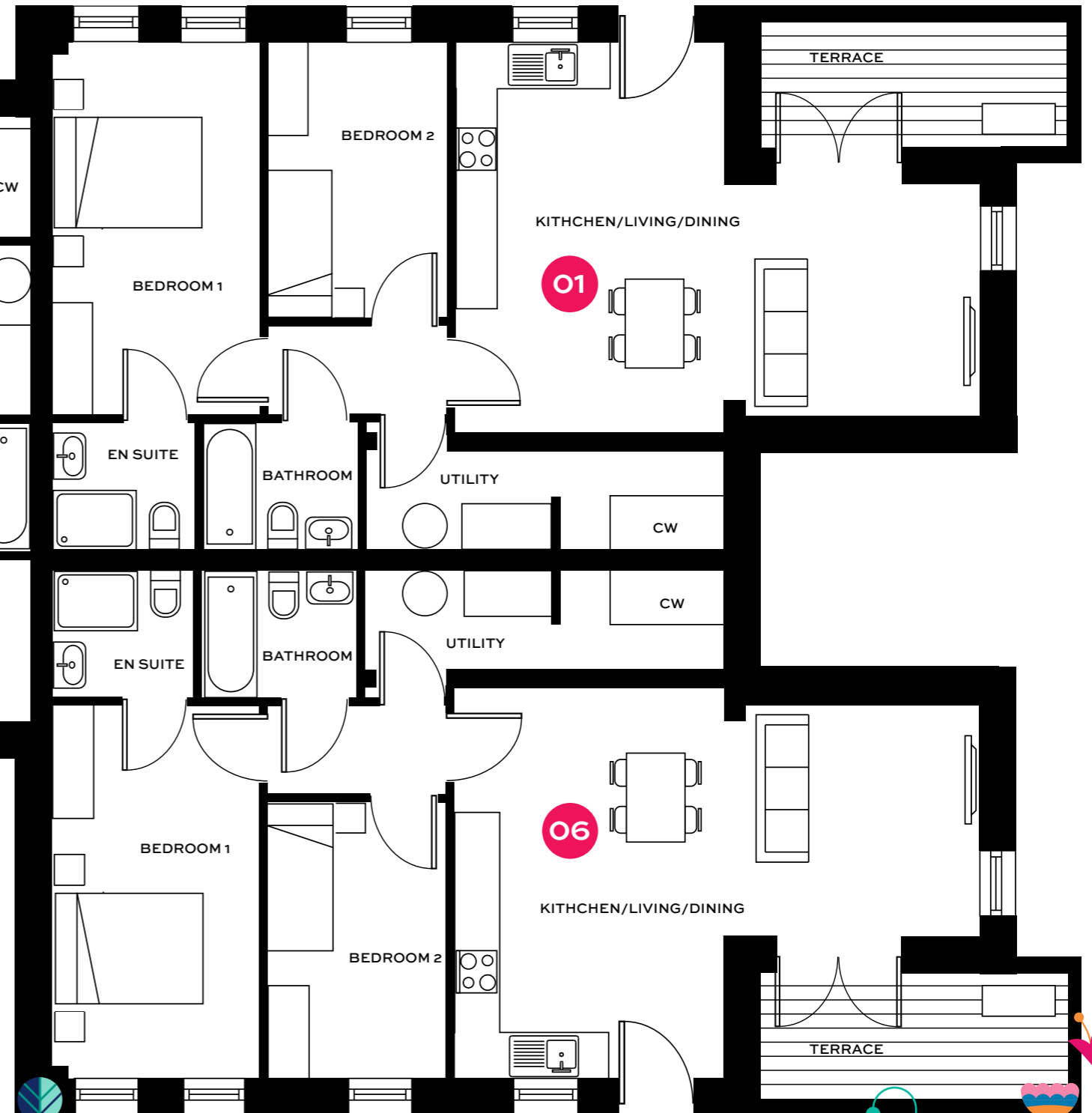
## GROUND FLOOR

### APARTMENT 01

2 BED. GROUND FLOOR. 69.4 SQ.M/747 SQ.FT

### APARTMENT 06

2 BED. GROUND FLOOR. 69.4 SQ.M / 747 SQ.FT



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# Block A

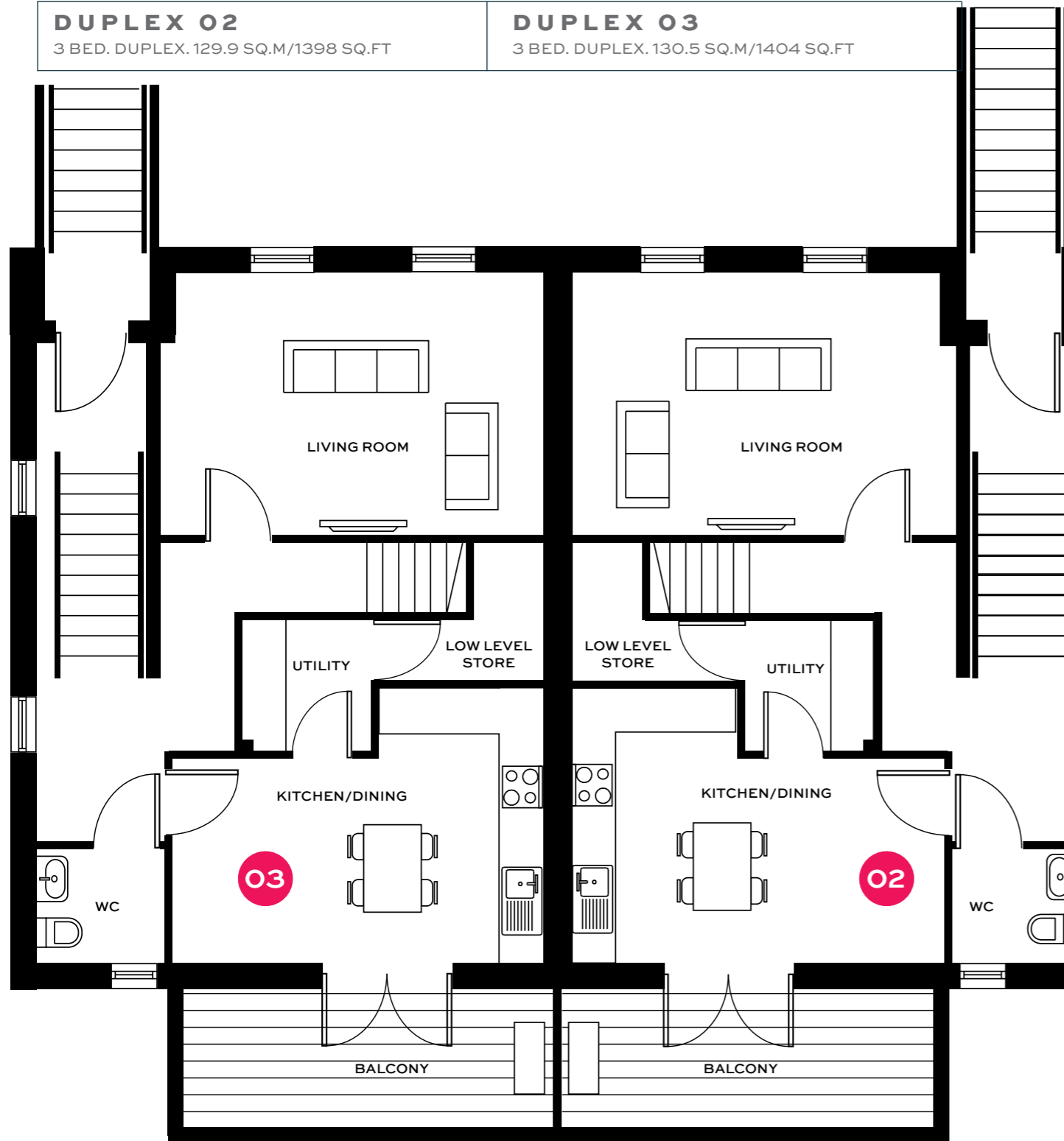
FIRST FLOOR

## DUPLEX 02

3 BED. DUPLEX. 129.9 SQ.M/1398 SQ.FT

## DUPLEX 03

3 BED. DUPLEX. 130.5 SQ.M/1404 SQ.FT



# Block A

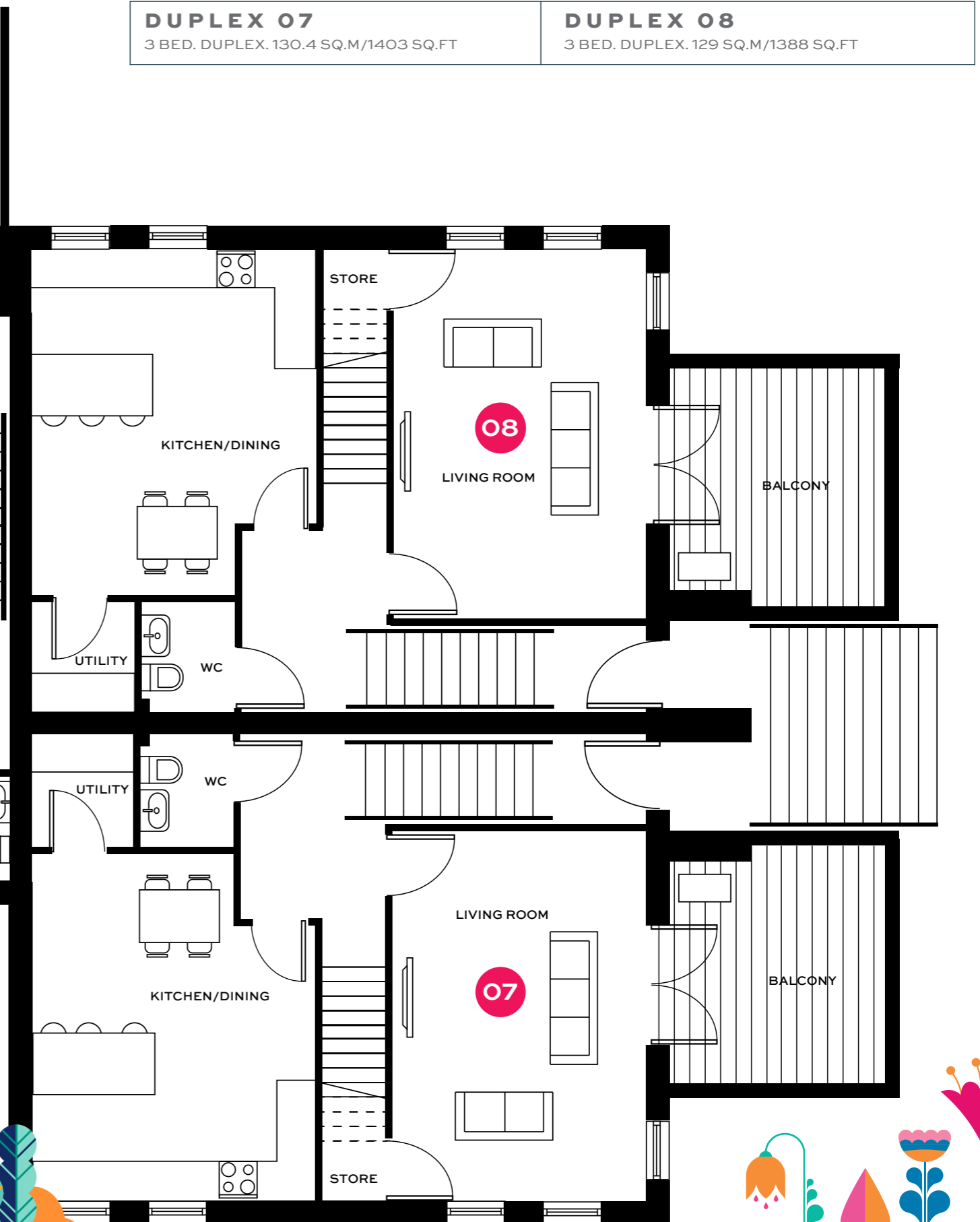
FIRST FLOOR

## DUPLEX 07

3 BED. DUPLEX. 130.4 SQ.M/1403 SQ.FT

## DUPLEX 08

3 BED. DUPLEX. 129 SQ.M/1388 SQ.FT



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY DURING CONSTRUCTION AND HOUSES MAY BE HANDED.



# Block A

## SECOND FLOOR

# Block A

## SECOND FLOOR

### DUPLEX 02

3 BED. DUPLEX. 129.9 SQ.M/1398 SQ.FT

### DUPLEX 03

3 BED. DUPLEX. 130.5 SQ.M/1404 SQ.FT

### DUPLEX 07

3 BED. DUPLEX. 130.4 SQ.M/1403 SQ.FT

### DUPLEX 08

3 BED. DUPLEX. 129 SQ.M/1388 SQ.FT



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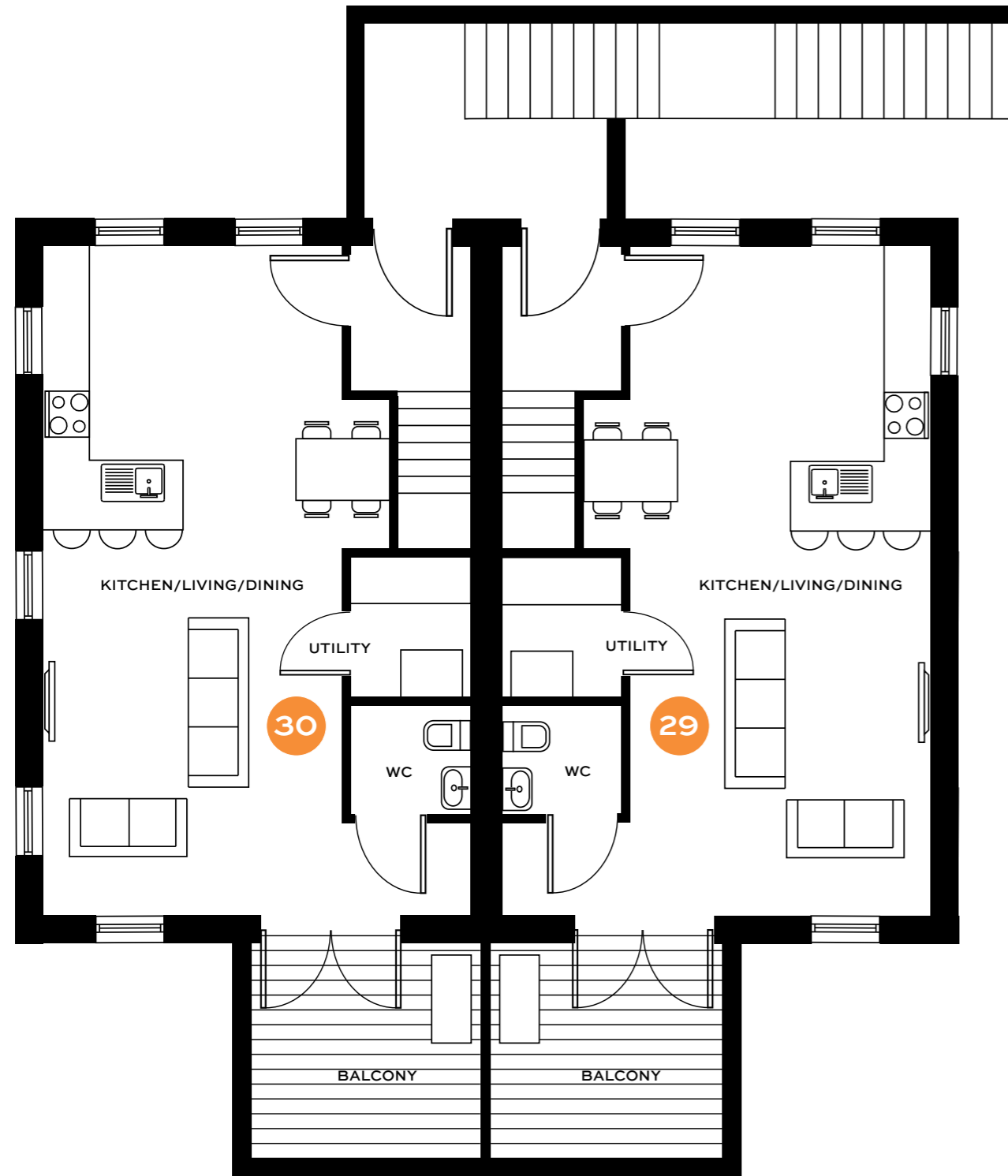


# Block C

## FIRST FLOOR

### DUPLEX 29

2 BED. DUPLEX. 95 SQ.M/1022 SQ.FT



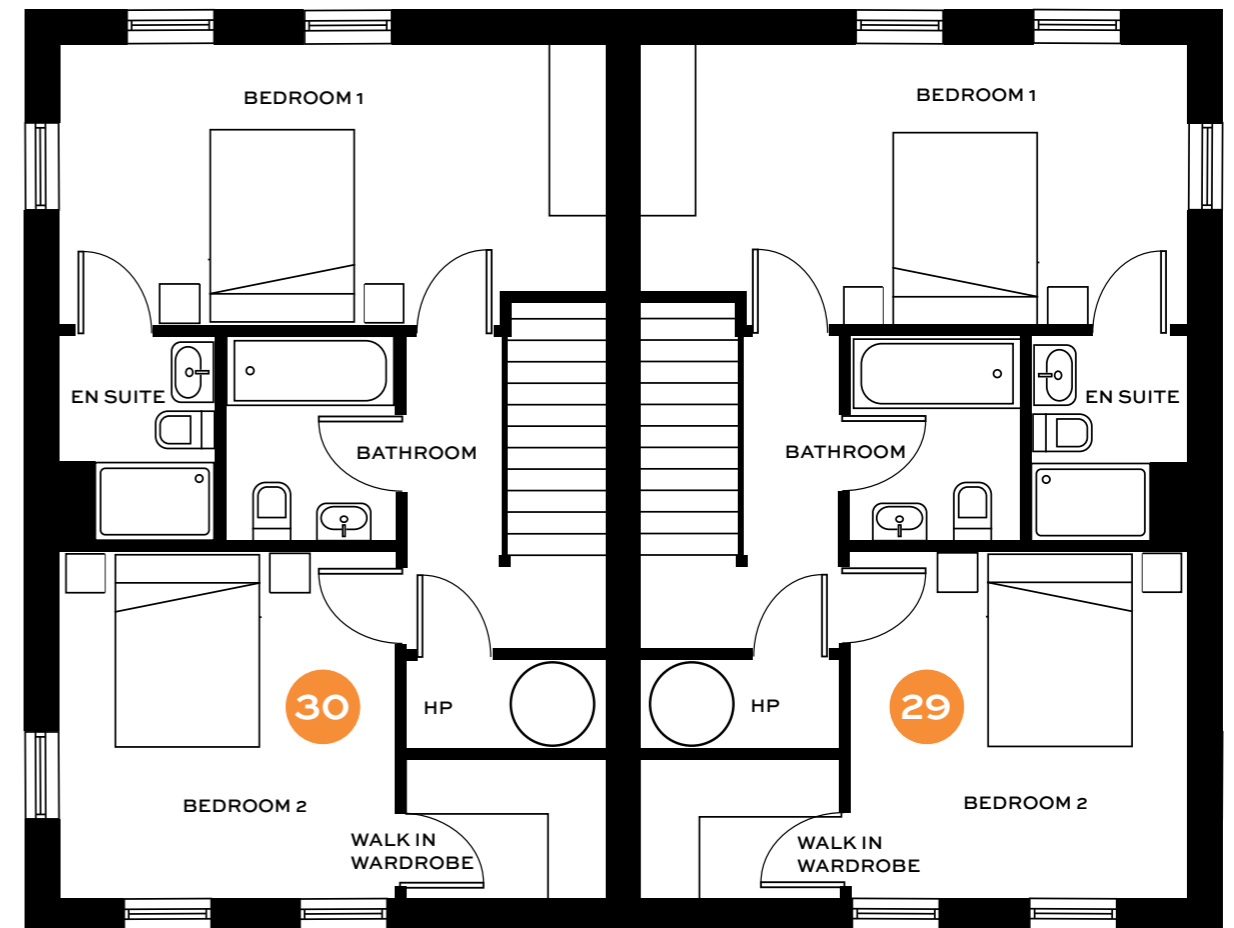
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# Block C

## SECOND FLOOR

### DUPLEX 30

2 BED. DUPLEX. 95 SQ.M/1022 SQ.FT



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# Block C

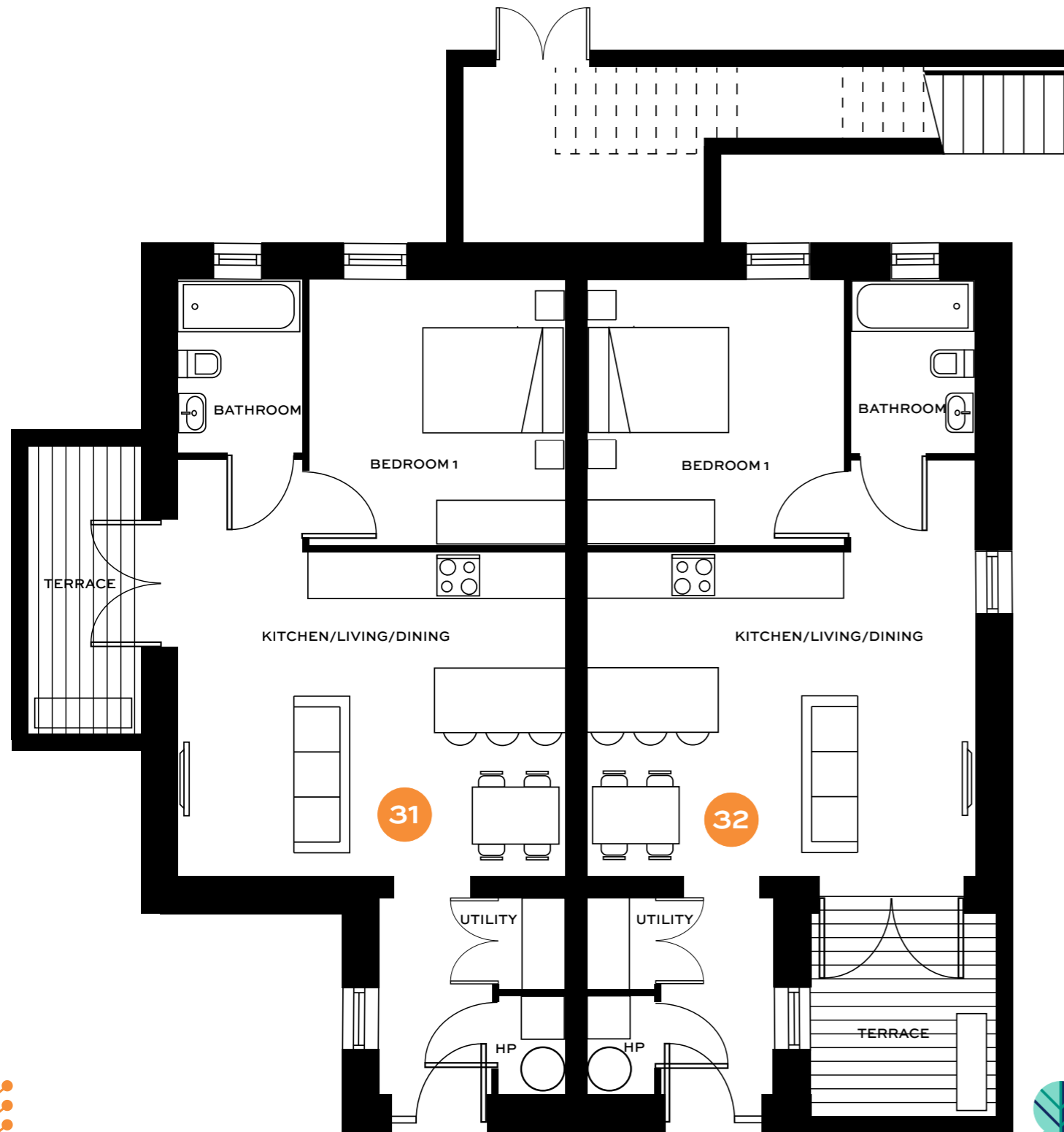
## GROUND FLOOR

### APARTMENT 31

1 BED. GROUND FLOOR. 52.5 SQ.M/565 SQ.FT

### APARTMENT 32

1 BED. GROUND FLOOR. 51.9 SQ.M/558 SQ.FT



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Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish

homes and our commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.

# Professional Team



**DEVELOPED BY**  
Lagan Homes  
Block 10 – 4  
Blanchardstown  
Corporate Park  
Dublin 15  
D15X98N

**SALES AGENTS**  
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Ballsbridge  
Dublin 4  
D04 EN80

**SALES AGENTS**  
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38 Watergate St  
Townparks  
Navan  
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**ARCHITECTS**  
JFOC Architects  
3 & 4 Greenmount  
House  
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Dublin  
D6W X008

**SOLICITOR**  
Eversheds  
Sutherland  
Earls Terrace  
Dublin 2  
D02 X668

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Activate Capital



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