



Glenveagh
Cois Glaisin

Giving Life A New Home

Cois Glaisin Navan





Glenveagh
Cois Glaisín

Welcome to Cois Glaisín

Glenveagh Homes is delighted to introduce Cois Glaisín, a modern and stylish new development conveniently located in Navan, Co. Meath. Superbly located just minutes from the M3 motorway, Cois Glaisín comprises a fresh mix of contemporary A-rated two, three and four bedroom terrace, semi-detached and detached family homes.

Cois Glaisín is a superb opportunity to purchase a stunning contemporary home in a convenient location with excellent transport links. Whether you're a first-time buyer looking to step on the property ladder or a growing family looking for extra space, Cois Glaisín has the right home for you. All houses are designed with modern life in mind, and include a host of innovative energy-efficiency features to ensure your home is both comfortable and economical to run all year round.

Cois Glaisín Navan





Location is key

Translated as 'beside the stream', Cois Glaisín is set in an idyllic location. Thanks to the development's elevated site, every dweller in Cois Glaisín can wake up to a stunning view of the surrounding countryside, guaranteed to raise the spirits on even the dullest of mornings.

For commuters, Cois Glaisín is an ideal choice. The M3 motorway is just minutes away from the development, and motorists can reach Blanchardstown and the M50 interchange within 30 minutes via this efficient route. Regular buses to Dublin City Centre and beyond operate from Navan Town Centre, making the location a most convenient option for those looking for a stress-free daily commute.

Great Life Starts Here



Giving Life A New Home



Life on your doorstep



A shopper's paradise

As Ireland's fifth biggest town, Navan offers a host of excellent amenities for all ages and tastes, including international retail shopping, cosy pubs, restaurants and numerous hotels. Cois Glaisín is within walking distance of the Bailis Neighbourhood Shopping Centre, which contains Super Valu, boutiques, a café, a hair and beauty salon, a restaurant and licensed premises. Or head into Navan Town Centre, which hosts a number of big retail names, including Tesco, Dunnes Stores, Heatons, Easons and Argos.

Adjacent to the town are several retail parks containing all the big names in shopping. The Blackwater Retail Park is anchored by Woodies, and also is home to Harry Corry, Right Price Tiles, Currys PC World, Choice and Ben Dunne Gym while Navan Retail Park includes Burger King, Subway, TK Maxx, Homestore & More, Homebase, EZ Living, Smyth's Toy Store, DID Electrical, Pet Mania and Halfords.

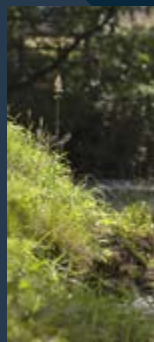


Education

As a well-established and popular community for families of all ages, Navan and its surrounding areas offer a variety of quality schools for both primary and secondary students.

Both St Stephen's Primary School and Coláiste na Mí Secondary School are within walking distance of Cois Glaisín, but with other schools in the area, you have plenty of choice when it comes to educating your little ones. These include but not exclusively the gaelscoil Scoil Eanna, Navan Educate Together National School, Cannistown, Lismullen at primary level and St. Joseph's Mercy Convent, St. Patrick's Classical School, St. Michael's Loreto Convent and Beaufort College at secondary level.







Plenty to see and do

When it comes to filling your leisure time, you'll have a hard time choosing between all the options. Navan itself offers a host of recreational facilities for all ages, including a six-screen multiplex cinema, state-of-the-art swimming pool with attached leisure complex and a choice of excellent all-weather athletic tracks and football pitches. Navan racecourse, located close to the town, also offers a full calendar of events for a great day out.

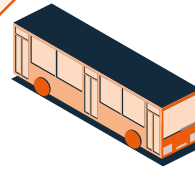
For the sport fans in the family, popular GAA, soccer, tennis and rugby clubs are firmly established in the area, and offer sporting action for every age group. Navan is also an angler's dream, as it is situated where the Boyne and the Blackwater Rivers intersect. And for golfers, the renowned Royal Tara, Headfort, Killeen Castle and Knightsbrook courses are all in the area.

Thanks to its excellent educational, shopping and recreational amenities and close proximity to Dublin City, Navan is the perfect location to raise a family within a supportive community.

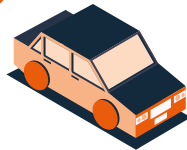




40 minutes
Dublin Airport



Navan Express
1 hour
Dublin City



30 minutes via M3
Blanchardstown



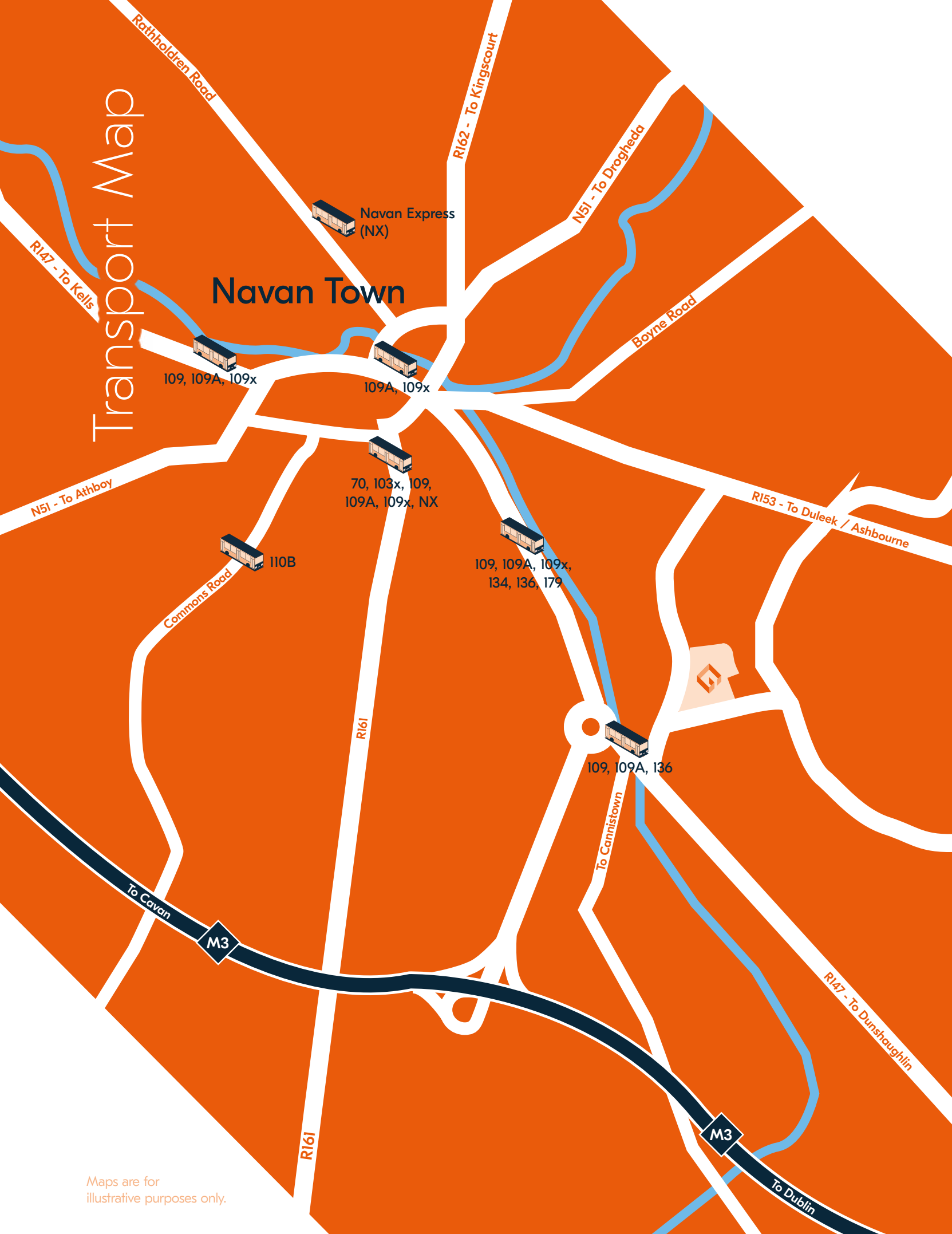
45 minutes
Dublin City

Transport

As an established commuter town, transport links to Dublin City Centre are excellent. There are two junctions onto the M3 both north and south of the town, with a drive time of 30 minutes to Blanchardstown and easy access to Dublin City & Airport. The main N2/M2 route is also easily accessible from the Navan/Kentstown Road (R153) only 0.5km away.

A regular bus service is available with a main bus stop just 5 minutes from Cois Glaisin. For rail links, the park and ride facilities at Dunboyne Train Station are only a 20 minute drive away.

Transport Map



Maps are for
illustrative purposes only.

Amenities Map

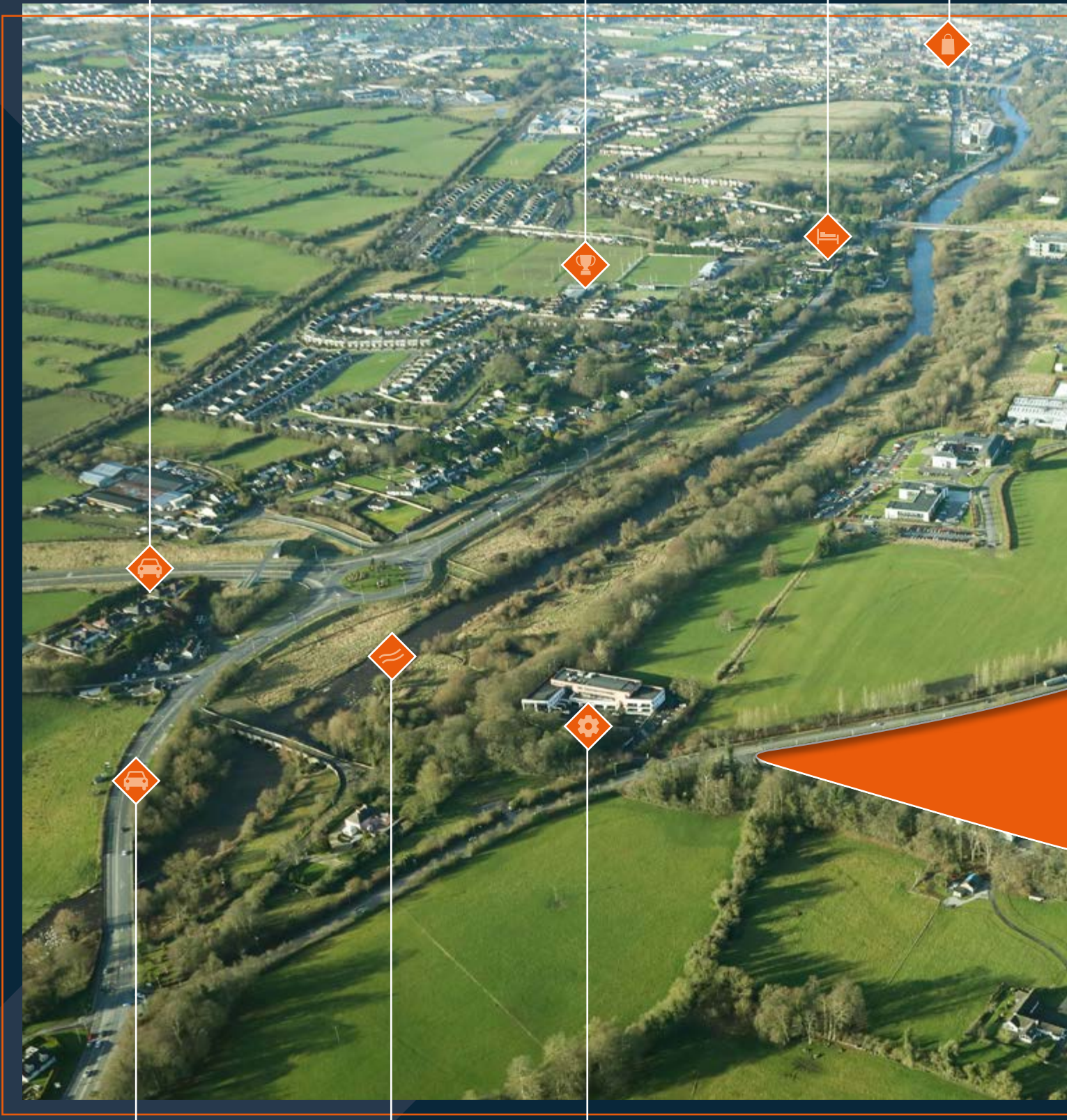


To Junction 8
M3

Navan
Rugby Club

Ardboyne
Hotel

Navan
Town Centre



To
Dublin

River
Boyne

Department of
Agriculture

Aerial is for illustrative purposes only.

Glenveagh Cois Glaisín - Navan

Meath
County Council
Headquarters

Navan
IDA Park

Johnstown
Shopping Centre

St. Stephen's
Primary School



Glenveagh
Cois Glaisín

Johnstown
Village





BER A2 A3





Quality Homes Real Distinction

Built to a standard you can trust

A tasteful combination of brick and render on the exterior of each home, along with an abundance of green space, makes Cois Glaisin an extremely attractive new development. Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come. Step inside to reveal interiors that are thoughtfully laid out to suit modern living and all finished to the highest of standards.





Your house, your space...

Choose from a wide range of housing options within the development, from two-bedroom terraced homes to spacious four-bedroom semi-detached and detached homes.

A high level of insulation ensures that all homes are energy efficient and inexpensive to run, while generous driveways and private rear gardens enhance the sense of space afforded by these beautiful homes.











Built To A Standard You Can Trust



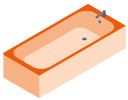
External Features

- ◆ Tasteful mix of brick and render exteriors.
- ◆ PVC fascia, gutters and downpipes.
- ◆ Composite front doors with secure five-point locking system.



Gardens

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



Bathroom & Ensuite

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



Electrical & Heating

- ◆ Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- ◆ Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- ◆ TV connection in living and master bedroom.
- ◆ Wired for an intruder alarm.
- ◆ A-rated condensing gas boiler central heating system. Thermostatically controlled heating system to set the heat as required.
- ◆ Photovoltaic panels fitted to generate electricity all year round.
- ◆ Demand control ventilation to all homes.



Windows and Doors

- ◆ uPVC triple glazed windows and a hardwood front door.
- ◆ French double doors to back garden.



Kitchens

- ◆ Superb contemporary kitchen by Gallagher Kitchens.
- ◆ All kitchens are integrated with an upstand and elegant stainless steel extractor fan as in the show houses.
- ◆ Stainless steel sink featuring an elegant tap.



Internal Finishes

- ◆ Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- ◆ Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- ◆ Pull-down attic ladder in all homes.



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.



Wardrobes

- ◆ Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom as in the show houses.

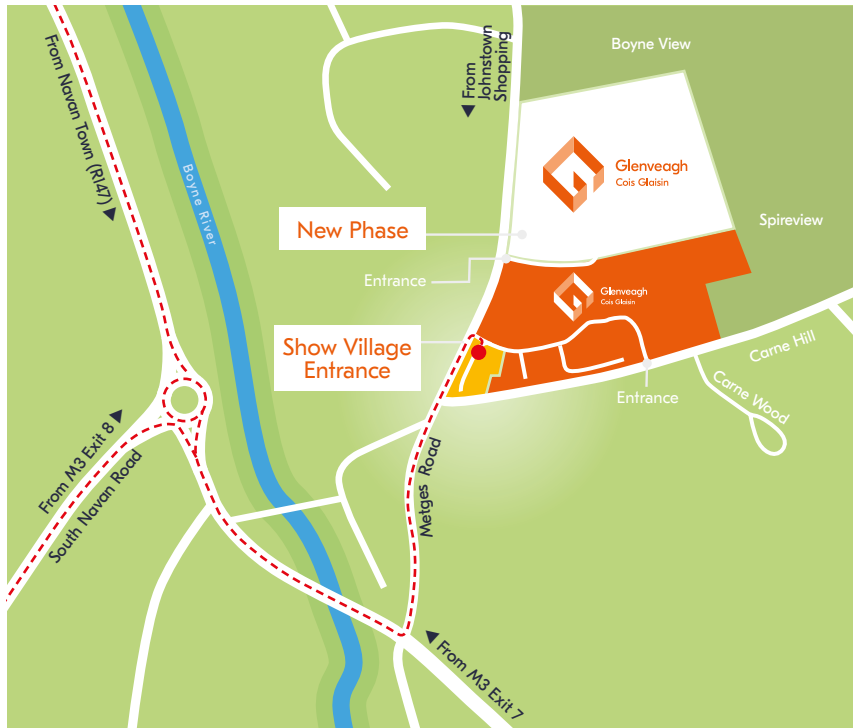


Guarantee

- ◆ Each Cois Glaisin home is covered by a 10-year Homebond Structural Guarantee.

Site Plan

Show Village Location Map



House Types







Glenveagh
Cois Glaisin

House Types



The Boyne

2 Bed Mid & End of Terrace
76 sq.m. / 817 sq.ft.



The Delvin

3 Bed Mid & End of Terrace
107 sq.m. / 1,150 sq.ft.



The Stoneyford

3 Bed Terrace / Semi-Detached
110 sq.m. / 1,183 sq.ft.



The Blackwater

3 Bed Semi-Detached
98 sq.m. / 1,055 sq.ft.



The Tolka

3 Bed Semi-Detached
109 sq.m. / 1,172 sq.ft.



The Rye

4 Bed Semi-Detached
132 sq.m. / 1,420 sq.ft.



The Glyde

4 Bed Detached
150 sq.m. / 1,615 sq.ft.

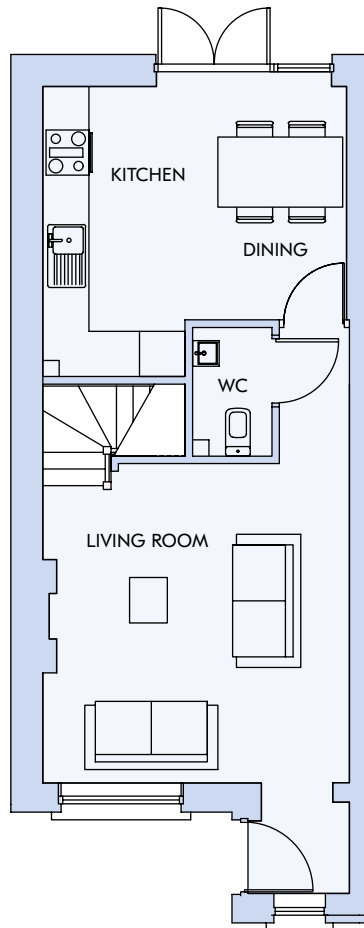
The Boyne

2 Bed Mid & End of Terrace

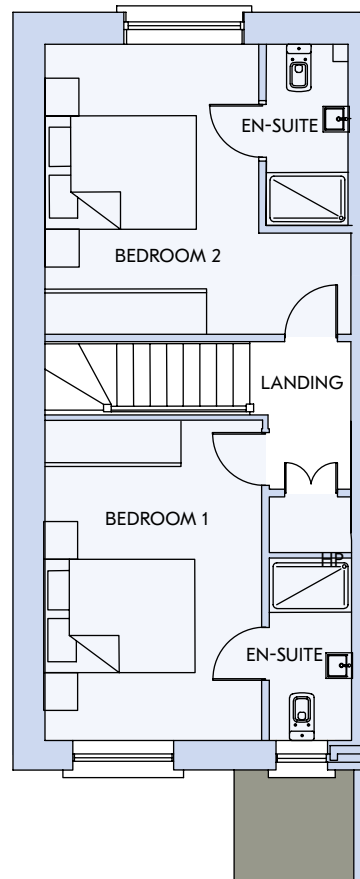
76 sq.m. / 817 sq.ft.



Ground Floor



First Floor

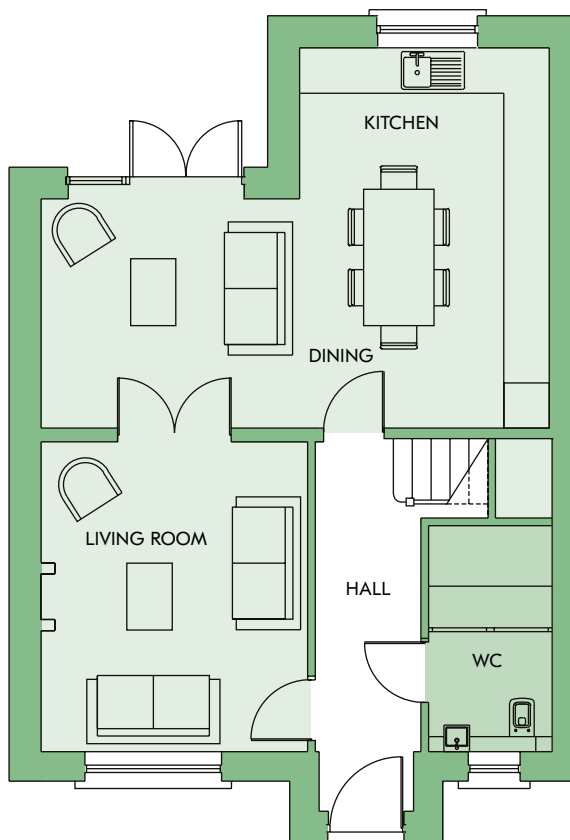


The Delvin

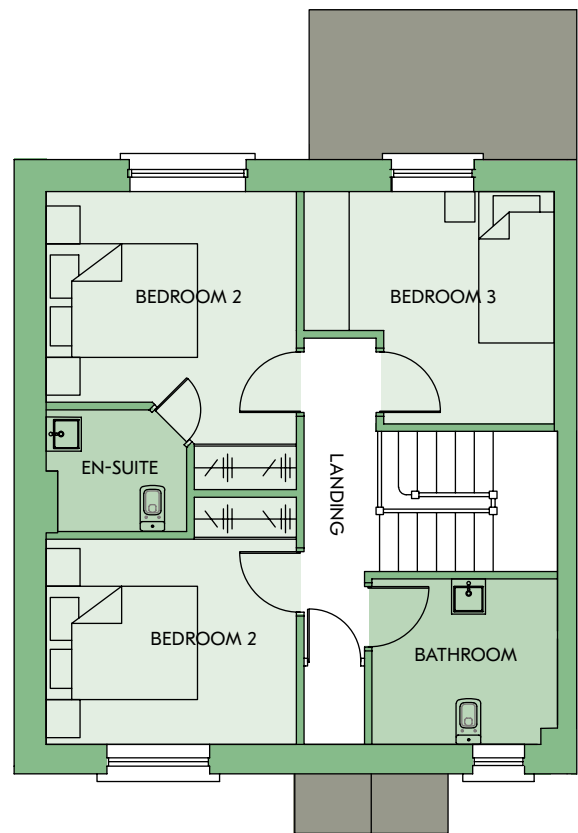
3 Bed Terrace / End of Terrace
107 sq.m. / 1,150 sq.ft.



Ground Floor



First Floor

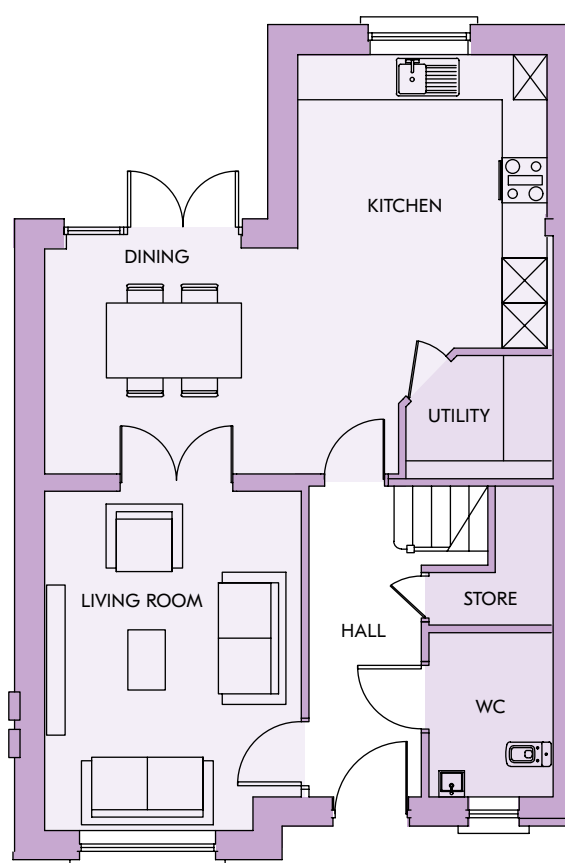


The Stoneyford

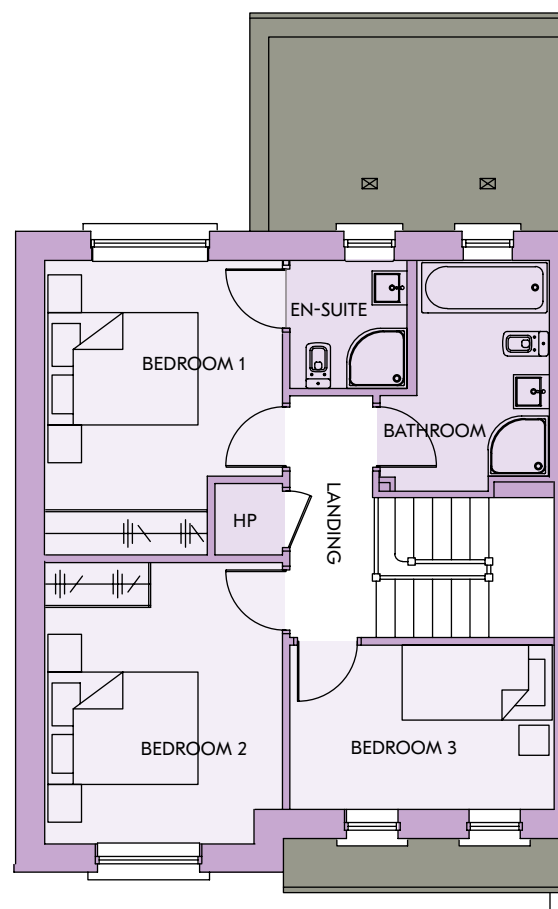
3 Bed Terrace / Semi-Detached
110 sq.m. / 1,183 sq.ft.



Ground Floor



First Floor

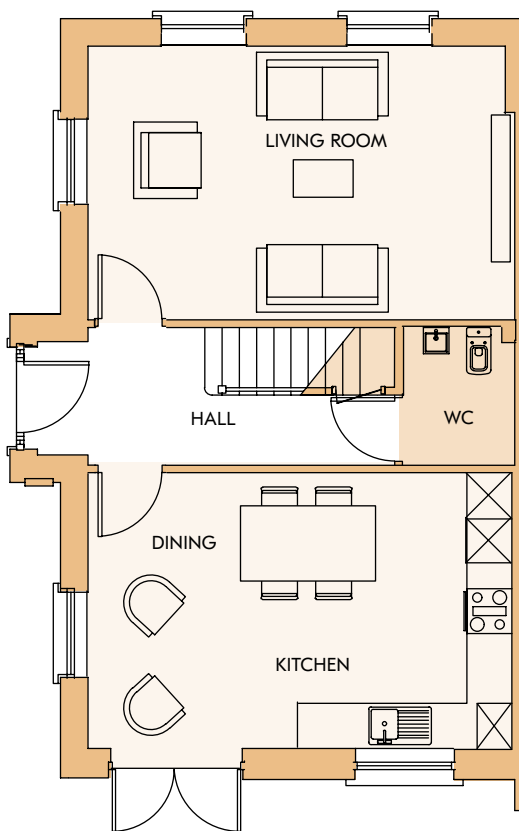


The Blackwater

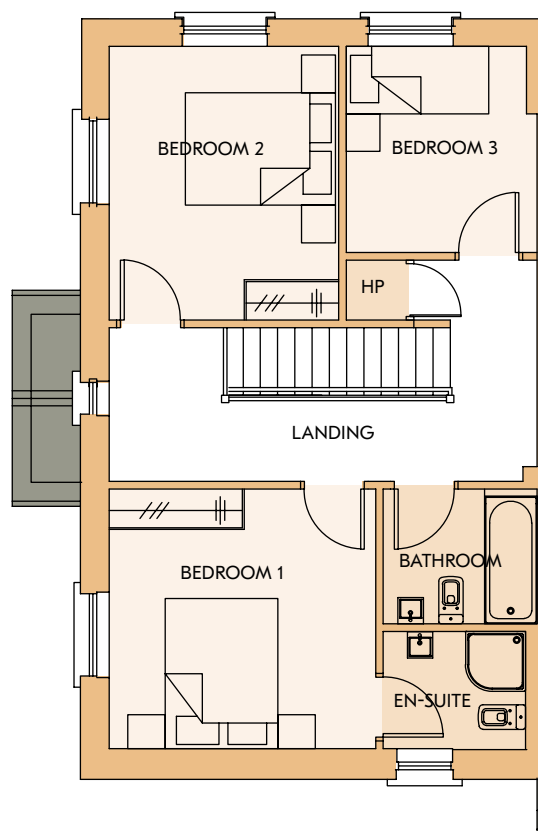
3 Bed Semi-Detached
98 sq.m. / 1,055 sq.ft.



Ground Floor



First Floor

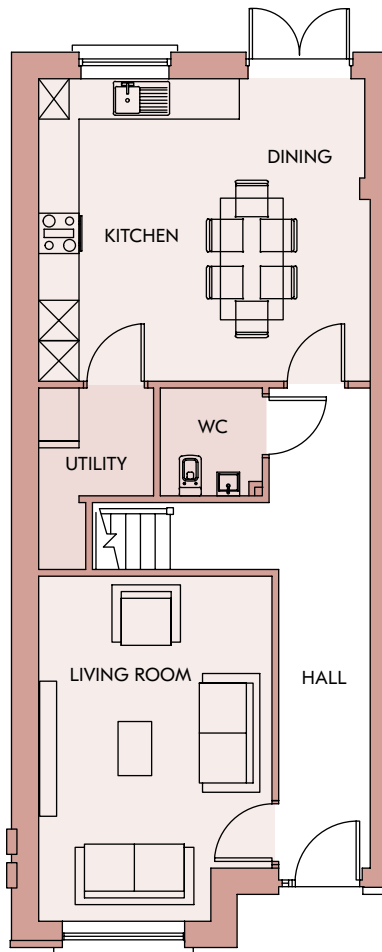


The Tolka

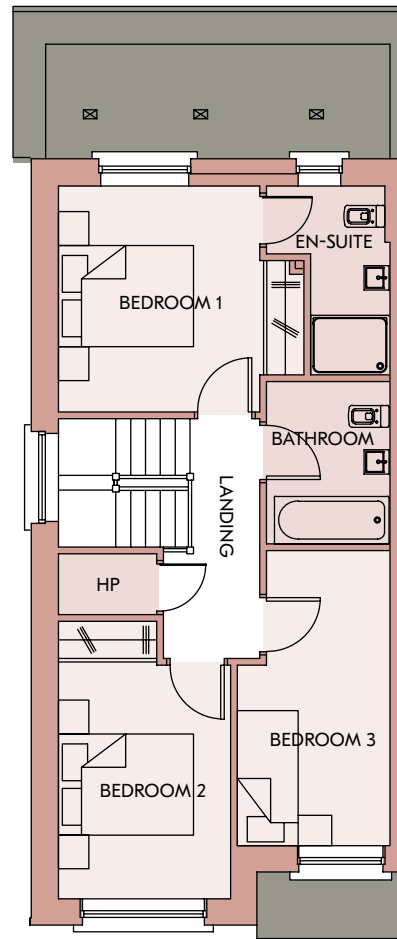
3 Bed Semi-Detached
109 sq.m. / 1,172 sq.ft.



Ground Floor



First Floor

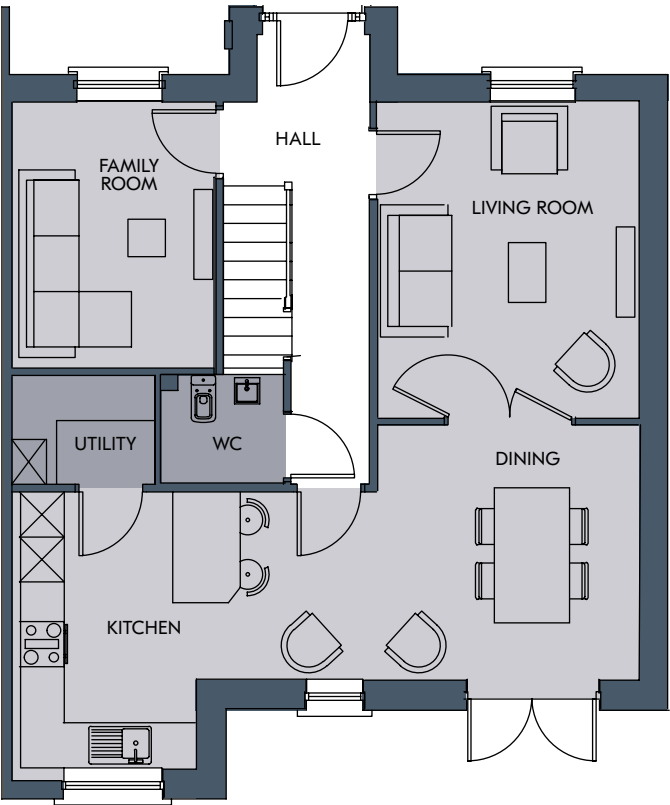


The Rye

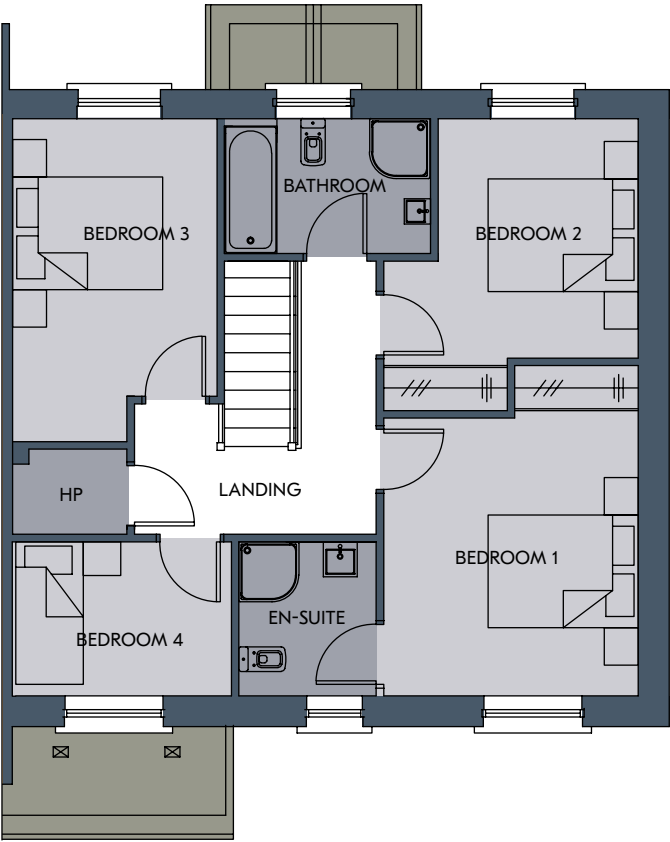
4 Bed Semi-Detached
132 sq.m. / 1,420 sq.ft.



Ground Floor



First Floor



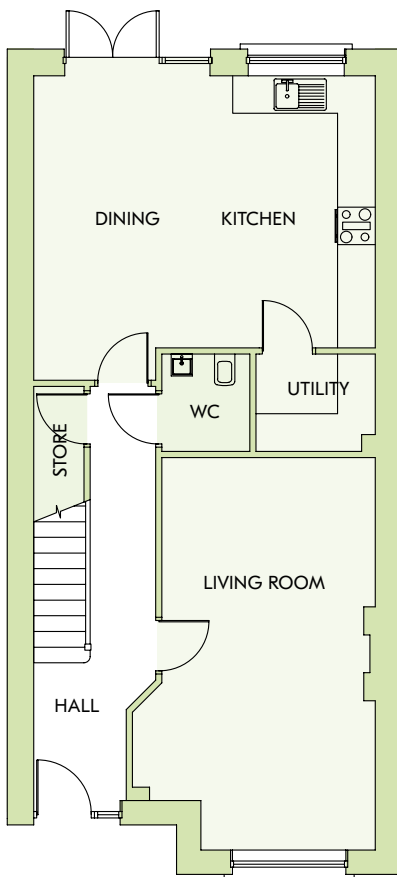
Plans are for illustrative purposes only

The Glyde

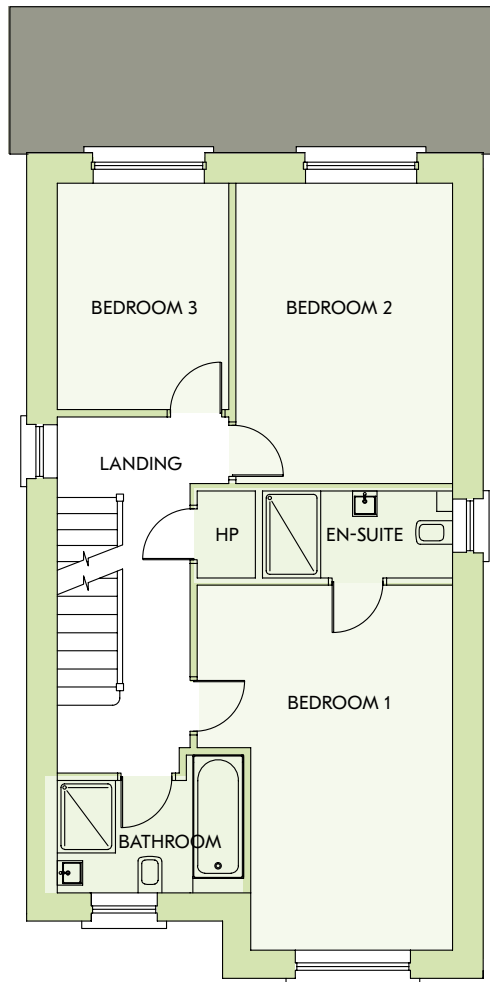
4 Bed Detached
150 sq.m. / 1,615 sq.ft.



Ground Floor



First Floor



Second Floor





Glenveagh Homes



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.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple — but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.



Glenveagh Cluain Adain - Navan

Cluain Adain is a modern development of 2, 3 & 4 Bedroom homes in Clonmagadden, Navan Town. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.

Glenveagh Taylor Hill - Balbriggan

Glenveagh Taylor Hill, Balbriggan is a new development of family homes set in a seaside town with fantastic amenities. Just 10 minutes from the beach. There are 2 bed terraced homes going all the way up to 4 bedroom detached family homes. Balbriggan is a perfect commuter town, 37km north of Dublin and 20 minutes from Dublin Airport.



Glenveagh Marina Village - Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the waters edge. The houses are finished to the highest standards and the development boasts several awards.

Glenveagh Holsteiner Park - Clonee

Glenveagh Holsteiner Park is a development of the highest calibre, offering stunning 4 and 5 bedroom, detached homes situated within a private gated development, in the heart of Clonee.



A Development By



Glenveagh Homes

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Maynooth | Co. Kildare
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Selling Agent



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PSRA No. 002488

Solicitor



Architect



Interior Designer



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