

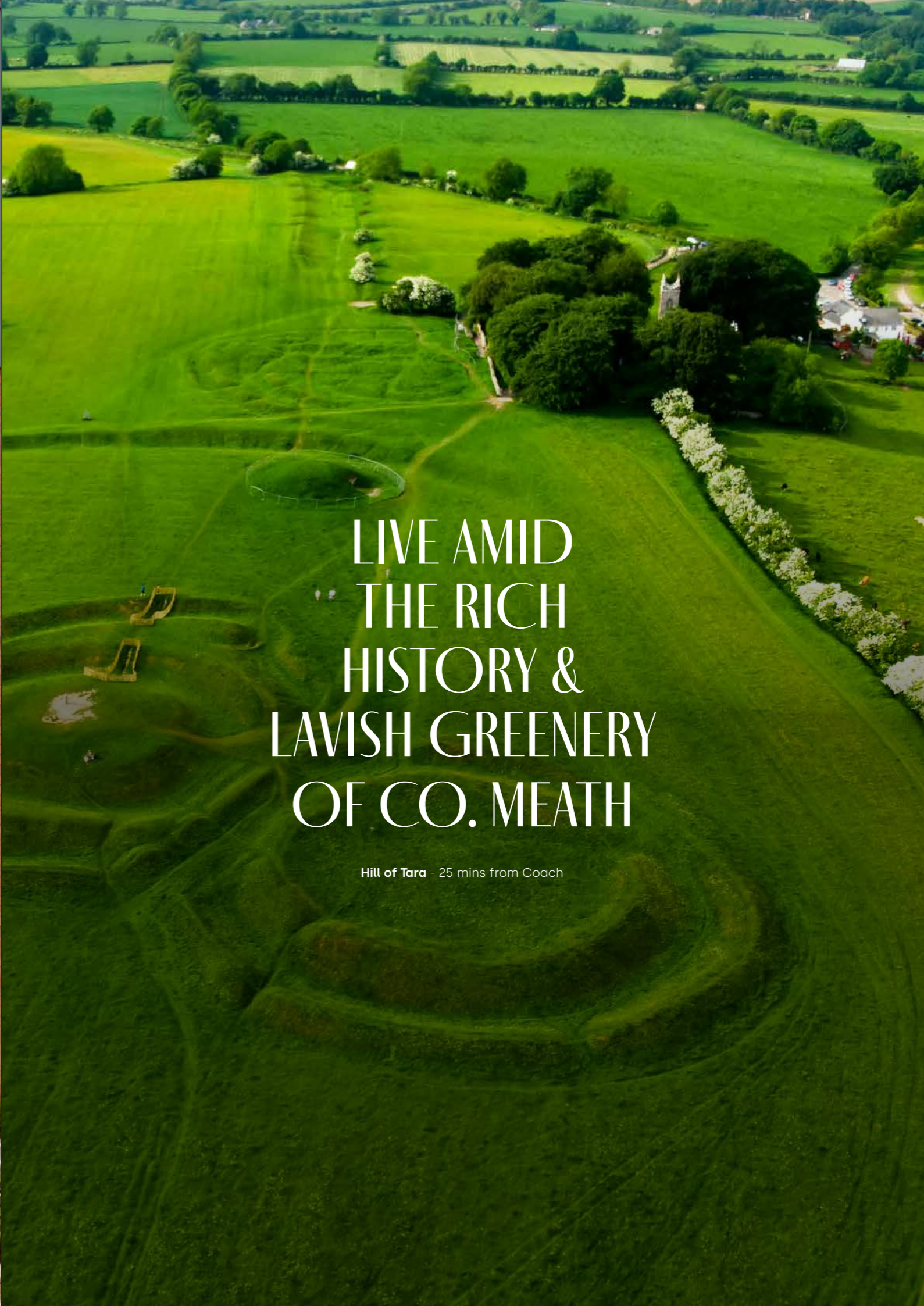
COACH
ASHBOURNE

CRAFTING COMFORT,
BUILDING COMMUNITIES



LIVE AMID
THE RICH
HISTORY &
LAVISH GREENERY
OF CO. MEATH

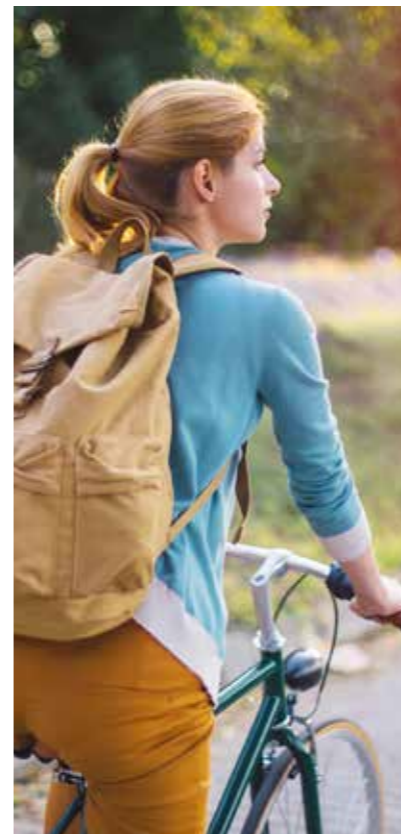
Hill of Tara - 25 mins from Coach







A WELCOMING & THRIVING COMMUNITY



“Coach” is a thoughtfully designed community that seamlessly combines classic charm with modern amenities, prioritising comfort and functionality. The development features beautifully landscaped open spaces carefully designed by Davey Smith Architects, providing a flow through the development for residents to enjoy.

The scheme name “Coach” is derived from the mid 1800’s when all travel was either by foot, horseback or horse-drawn coaches at the time. Ashbourne was on the main route for the mail coaches to Belfast. The village of Ashbourne at the time, was the location for several of these stops where horses could be changed and rested.

Coach Ashbourne will comprise of 466 homes, to include 2, 3 & 4 bedroom houses, together with 1, 2 & 3 bedroom apartments and duplex units set on an expansive site in the town of Ashbourne, Co Meath. Upon completion Coach will provide over 7 acres of open space with crèches, medical centre and ancillary retail space.



ENJOY A MEMORABLE DAY OUT

- Emerald Park** - 12 mins
- Slane Castle & Distillery** - 27 mins
- Newgrange** - 29 mins
- Laytown Beach** - 32 mins
- Bettystown Beach** - 34 mins

Based on approximate drive times from Coach





LEARN, WORK, PLAY & DISCOVER



Residents can enjoy access to local sports clubs and amenities, including shops, schools, and healthcare facilities in Ashbourne town centre which is within walking distance of Coach. There is a large selection of various retail stores including Tesco, Dunnes Stores, Lidl, Aldi and many other retail units and restaurants situated at "High Street Ashbourne" in the vibrant town of Ashbourne.

Ashbourne offers a fantastic array of sporting and leisure facilities, making it a energetic place for both residents and visitors. You can enjoy a round of golf at the nearby Golf Club, watch a range of matches locally be it cricket, rugby, GAA or soccer. Tennis enthusiasts will find a welcoming tennis club at the nearby community centre, while those looking for entertainment can visit the multiscreen cinema or enjoy activities at Dome Leisure at Ashbourne retail park. For thrill-seekers, Emerald Park provides exciting attractions, and horse racing fans can head to Fairyhouse Racecourse. Ashbourne proudly offers something for each member of the family.



Ashbourne is home to a range of educational options, with several nearby primary schools, including St. Mary's and St Declans National Schools, two Gaelscoile's, Ashbourne Community National School and Ashbourne Educate Together. Two secondary level schools, both offer co-education in Ashbourne - Coláiste De Lacy and Ashbourne Community School. Families will also appreciate the excellent variety of childcare facilities available in the area in addition to on-site creche facilities, making it a convenient choice for parents seeking quality education and care for their children. It's a community that appreciates learning and development!





For identification purposes only



TRANSPORT TIMES



WALK



COMMUNITY CENTRE | **03 MINS**

BUS STOP | **02 MINS**

ASHBOURNE TOWN | **10 MINS**



Bus Eireann service Ashbourne offering routes 103, 105, 109A, 197 to Dublin City Centre, Blanchardstown Shopping Centre, Dublin Airport, Kells and local link to Swords

DRIVE



ASHBOURNE TOWN	1KM
SWORDS	15 KM
BLANCHARDSTOWN SC	18 KM
DUBLIN AIRPORT	20 KM
DUBLIN CITY CENTRE	24 KM
EMERALD PARK	7 KM
HILL OF TARA	24 KM
LAYTOWN BEACH	30 KM









SPECIFICATIONS & FINISHES

THE SPACIOUS HOMES AT COACH-ASHBOURNE WILL IMMEDIATELY IMPRESS WITH THEIR ATTENTION TO DETAIL AND DESIGN. BUILT BY THE LYDON GROUP EACH HOME HAS BEEN DESIGNED TO PROVIDE SPACIOUS ACCOMMODATION FOR ALL.

EXTERNAL FINISHES

- Timber Frame Construction
- Low maintenance high quality external facades with a mix of attractive brick and render finishes
- UPVC Future proof double glazed windows with Low U-Value
- Ultra Tech front door with four point master locking system
- Three point locking system to all windows and doors
- Gardens to the rear are top soiled and seeded. 5 bed homes offer patio area to rear
- Driveways finished with permeable paving where applicable
- Bin Stores with secure locks fitted to all mid-terrace houses
- Wired for Electric car charge where applicable
- Timber gate fitted to the side of each house with garden access
- Outdoor light to front and rear of house
- Attic Trusses Designed for Future Conversion on select house types- Check with sales agent prior to purchase

INTERIOR FINISHES

- 2.7 m high ceilings (9ft) on ground floor
- Attic hatch supplied and fitted
- Quality single panel primed internal doors with modern architrave and skirting
- Satin chrome ironmongery
- Painted one neutral colour throughout
- Superior quality internal joinery with hardwood handrail to stairs

KITCHEN & UTILITY ROOM

- Superb contemporary slim line shaker style fitted kitchen with glass splashback to cooking area
- Soft close doors
- Generous electrical package to include: integrated dishwasher, fridge freezer, eye level oven, microwave & ceramic hob*
- Utility room plumbed for washing machine and dryer
- Stone kitchen countertops and upstands in 4 & 5 bedroom homes with islands

*Subject to contracts being signed and returned within 21 working days on receipt and closing in two weeks of completion.

BATHROOMS AND EN-SUITE'S

- Sophisticated bathroom, ensuite and guest WC with elegant sanitary ware.
- Generous floor and wet area surround tiling to ensuite and main bathrooms
- Modern Sonas taps, shower heads & bath fittings
- Wall-mounted heated towel rails
- DucoBox Silent Connect- Air Extraction Unit fitted to all bathrooms

BEDROOMS

- Larger than average bedrooms
- Master Bedrooms ensuite
- Digital TV connection to master bedroom
- Contemporary wardrobes fitted to each home as per show house
- 5 bed homes offer wardrobes in all bedrooms

ENERGY EFFICIENCY

- A2 Energy rating
- Highly insulated air tight design
- Air to water heat pump, incorporating multi zone controls
- Pressurised hot & cold water

STRUCTURAL GUARANTEE

- All homes at COACH- Ashbourne are covered by the Ten Year Homebond Structural Guarantee

OUTDOOR AMENITIES

- Residents will benefit from multiple open landscaped spaces dispersed throughout the development
- The Development has provision for two crèches, a medical centre together with commercial retail spaces with potential convenience store, pharmacy and restaurant spaces



SITE PLAN

2 BEDS

TYPE P
 2 Bed + Study Mid Terrace
 C. 102 SQM / 1,098 SQ FT

3 BEDS

TYPE J
 3 Bedroom Semi-Detached, Detached
 117 SQM / C. 1,259 SQ FT

TYPE M
 3 Bedroom Mid Terrace
 C. 121 SQM / 1,302 SQ FT

TYPE Q
 3 Bedroom Semi-Detached, Mid Terrace, End of Terrace
 C. 120 SQM / 1,291 SQ FT

TYPE R
 3 Bedroom Semi-Detached, End of Terrace
 C. 120 SQM / 1,292 SQ FT

4 BEDS

TYPE L
 4 Bedroom End of Terrace, Semi Detached
 C. 156 SQM / 1,679 SQFT

5 BEDS

TYPE K
 5 Bedroom End of Terrace
 C. 164 SQM / 1,770 SQ FT



Plans are for illustrative purposes only and are subject to change

TYPE P

2 BEDROOM + STUDY MID TERRACE - 102 SQM / c.1,098 SQFT



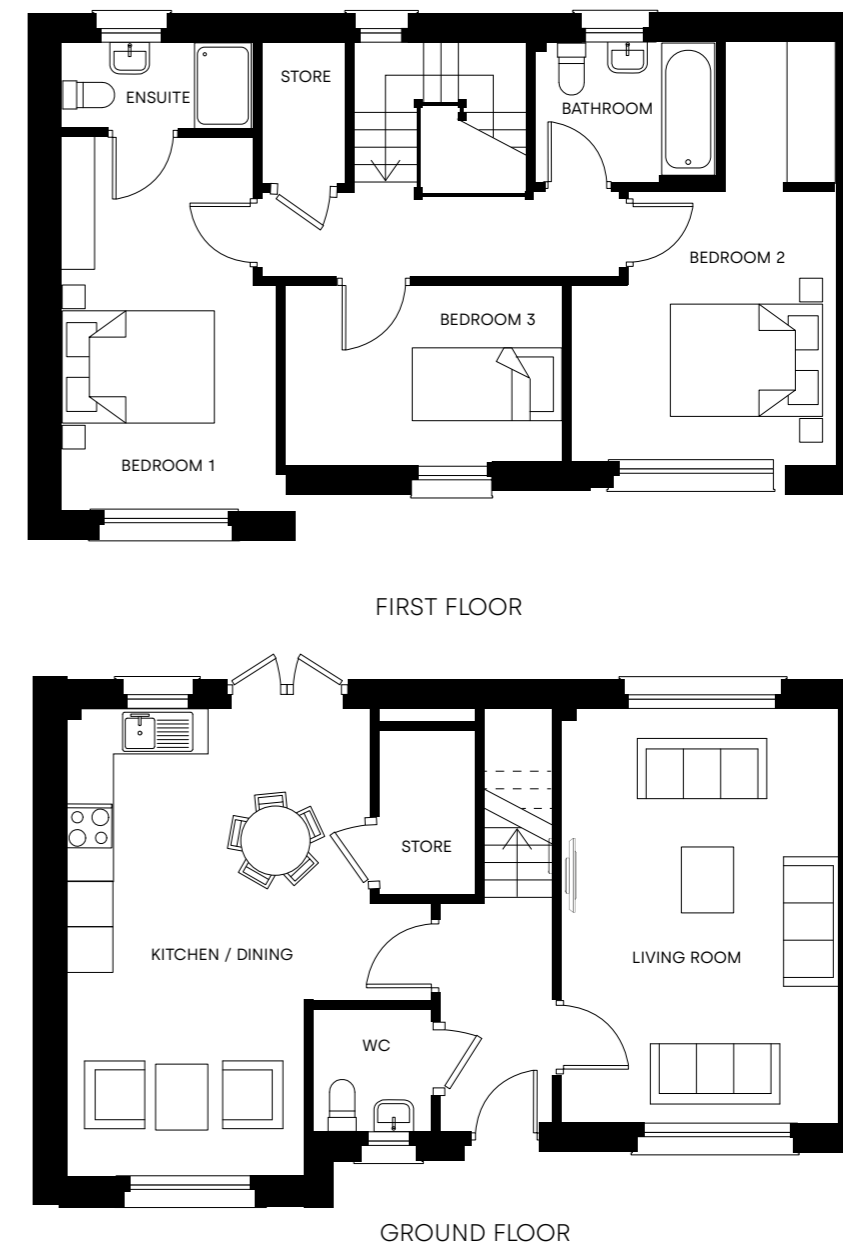
GROUND FLOOR

FIRST FLOOR

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TYPE J

3 BED SEMI-DETACHED, DETACHED - 117 SQM / c.1,259 SQFT



FIRST FLOOR

GROUND FLOOR

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TYPE M

3 BEDROOM MID TERRACE - 121 SQM / c.1,302 SQFT



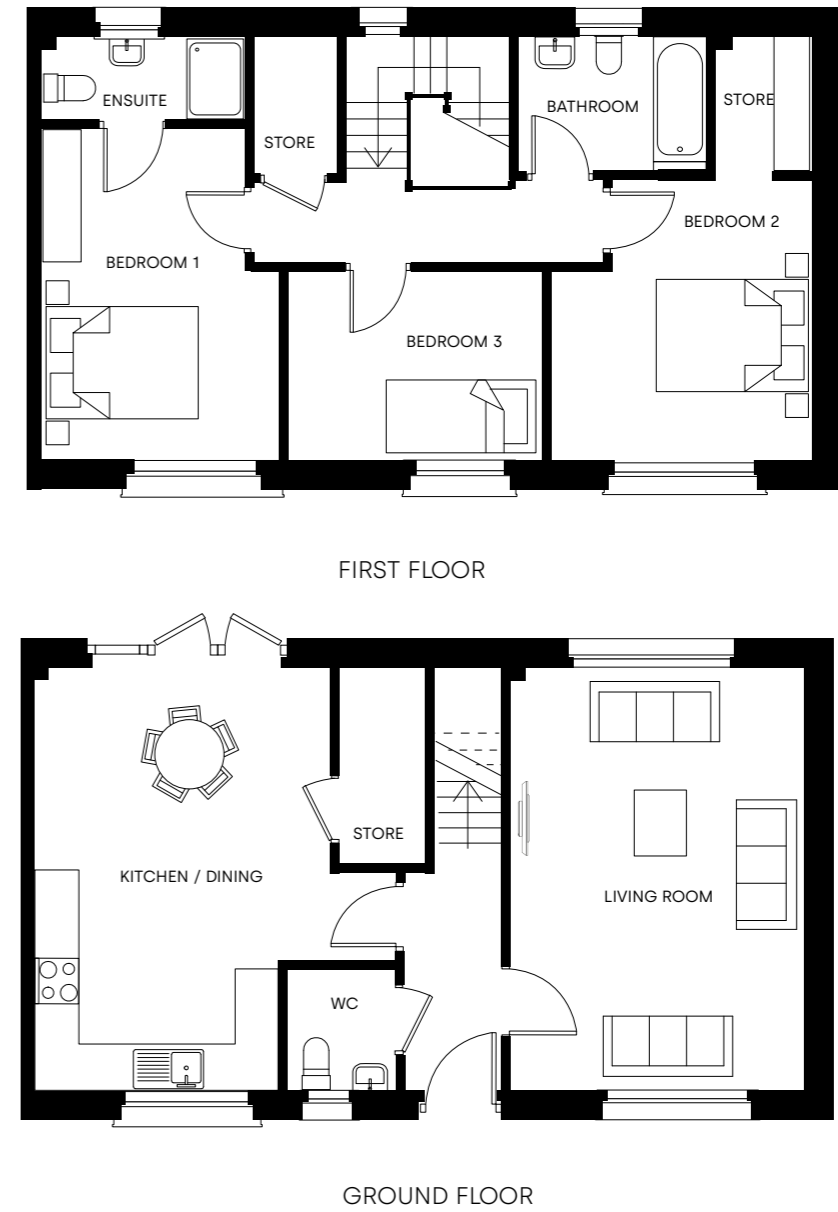
GROUND FLOOR

FIRST FLOOR

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TYPE Q

3 BEDROOM SEMI-DETACHED, MID TERRACE, END OF TERRACE - 120 SQM / c.1,291 SQFT



FIRST FLOOR

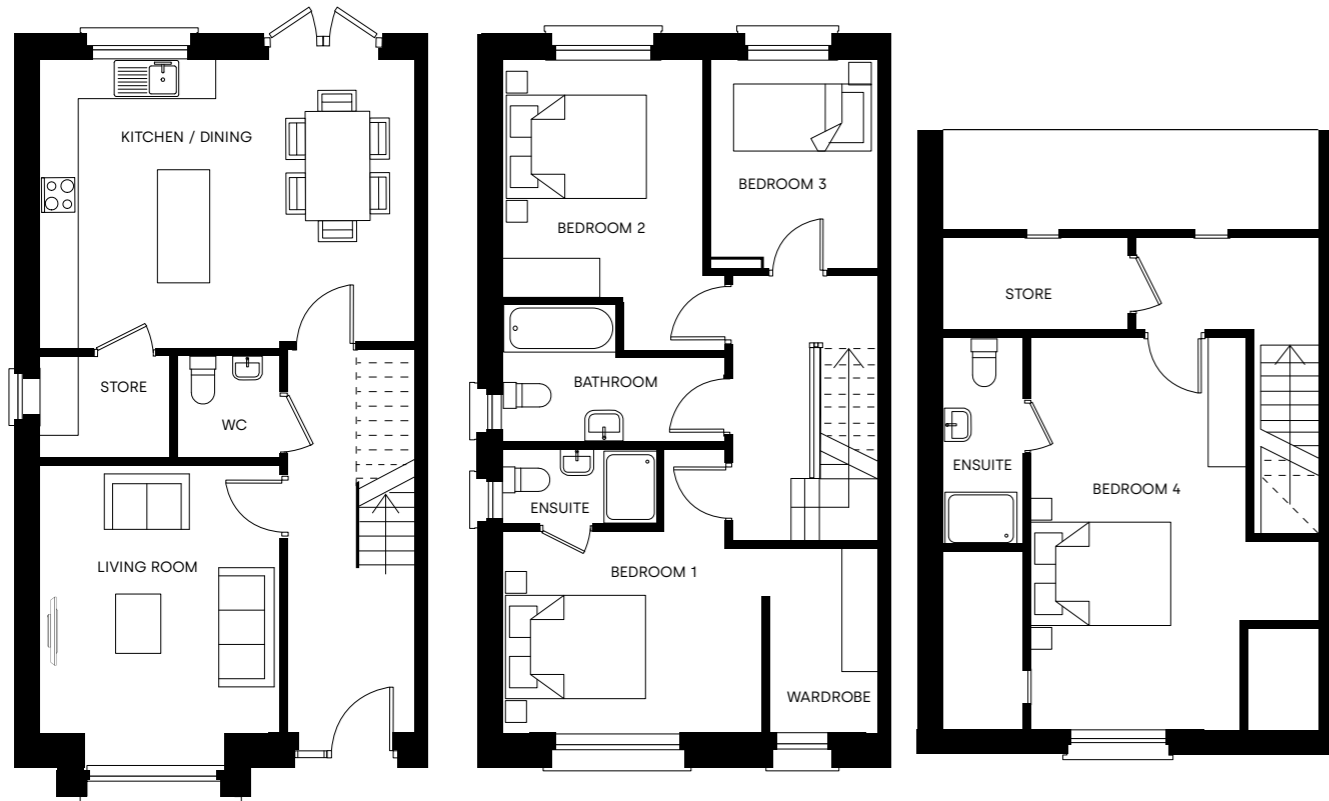
GROUND FLOOR

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TYPE L

4 BED END OF TERRACE, SEMI DETACHED - 156 SQM / c.1,679 SQFT



GROUND FLOOR

FIRST FLOOR

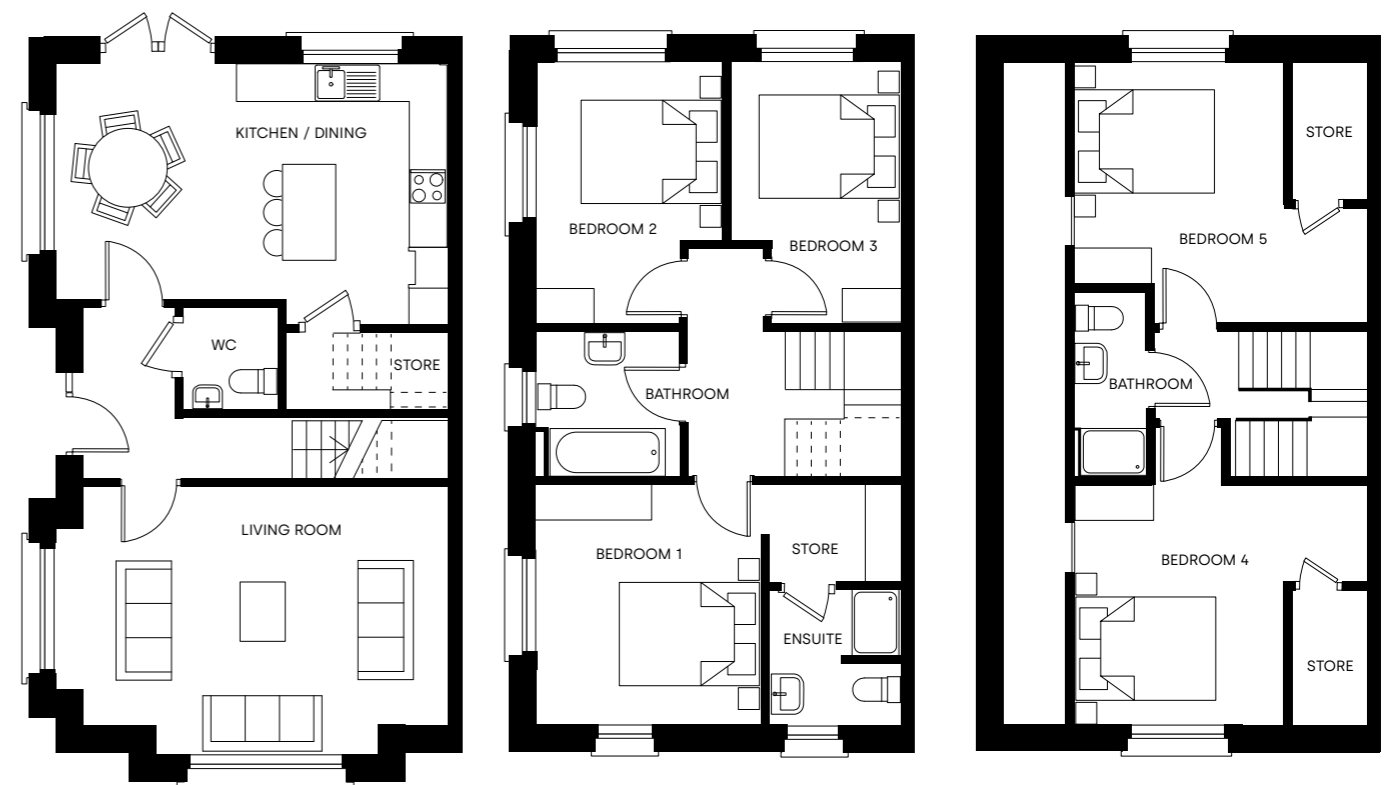
SECOND FLOOR

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TYPE K

5 BED END TERRACED - 164 SQM / c.1,770 SQFT

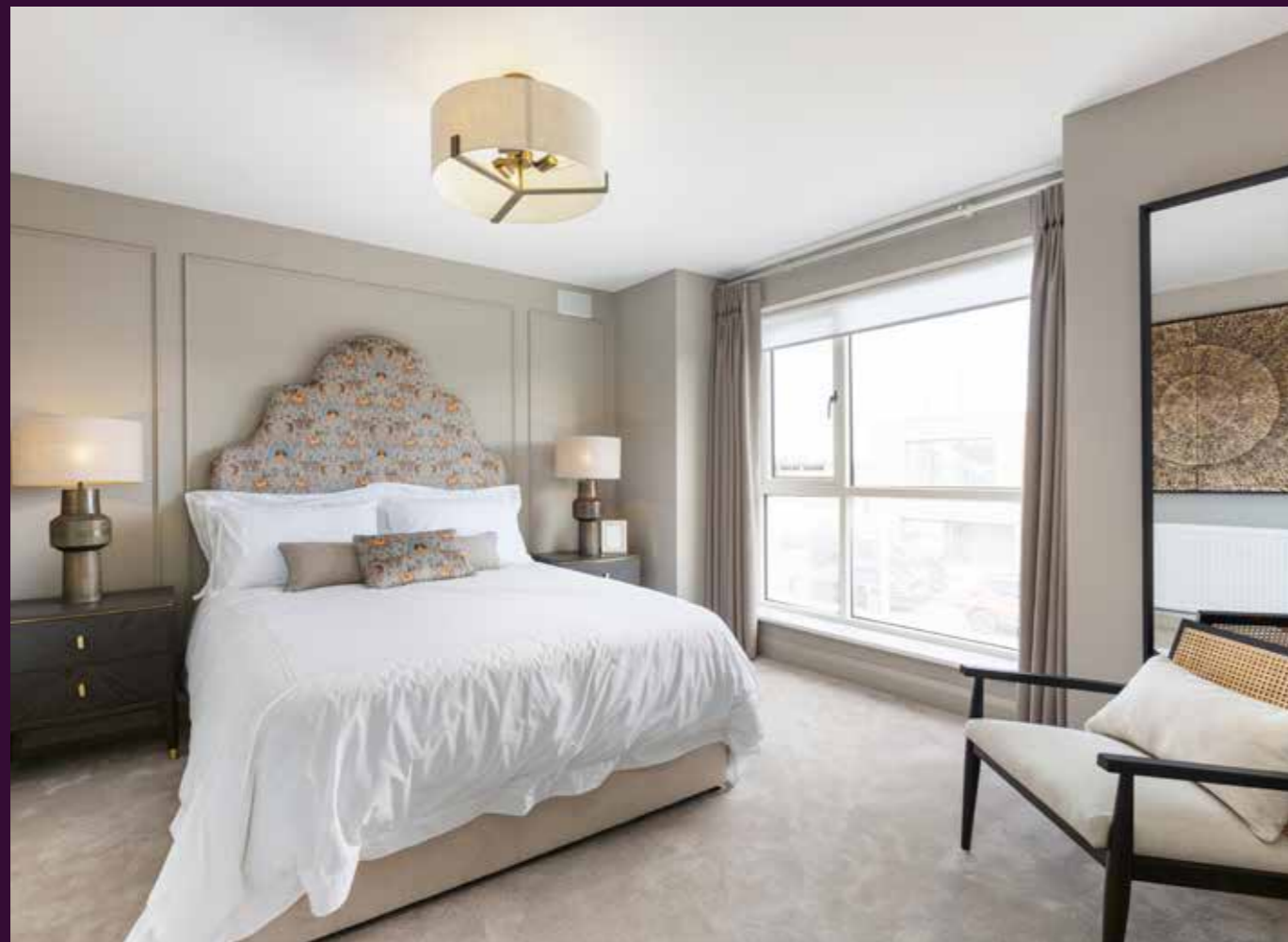


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Plans are for illustrative purposes only and are subject to change



DEVELOPER



JOINT AGENTS



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ARCHITECT

DAVEY + SMITH ARCHITECTS

SOLICITOR



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