



TALBOT

SUMMERHILL CO MEATH

AGE FRIENDLY LIVING

talbotsummerhill.ie

MORE THAN A HOME

Talbot Summerhill brings together beautifully designed homes with vibrant shared spaces, designed for a thriving community. It's more than a place to live – it's a place to belong.





AGE FRIENDLY LIVING IN SUMMERHILL

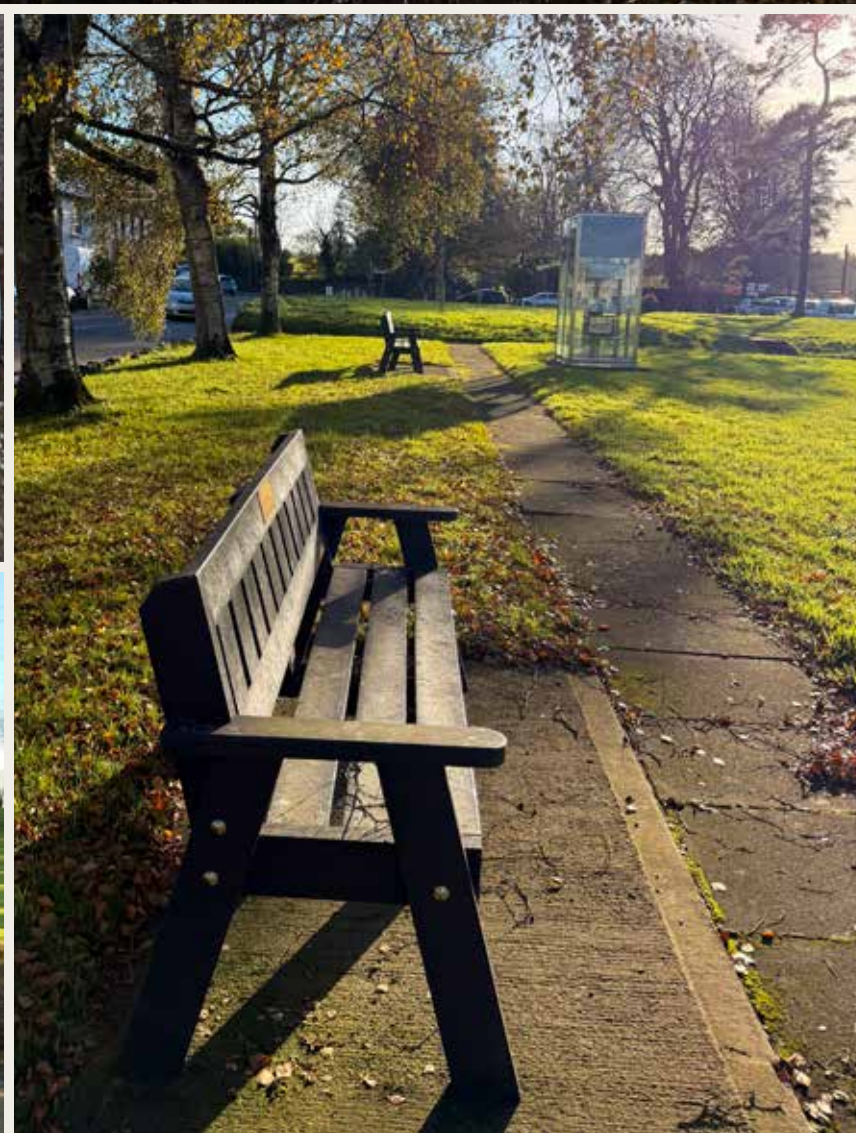
Nestled in the heart of County Meath, Talbot Summerhill offers comfort, connection, and peace of mind. Surrounded by nature and close to local amenities, every detail is thoughtfully considered — from accessible homes to landscaped gardens and welcoming shared spaces. Here, residents can enjoy a relaxed lifestyle, stay active, and feel part of a supportive community.

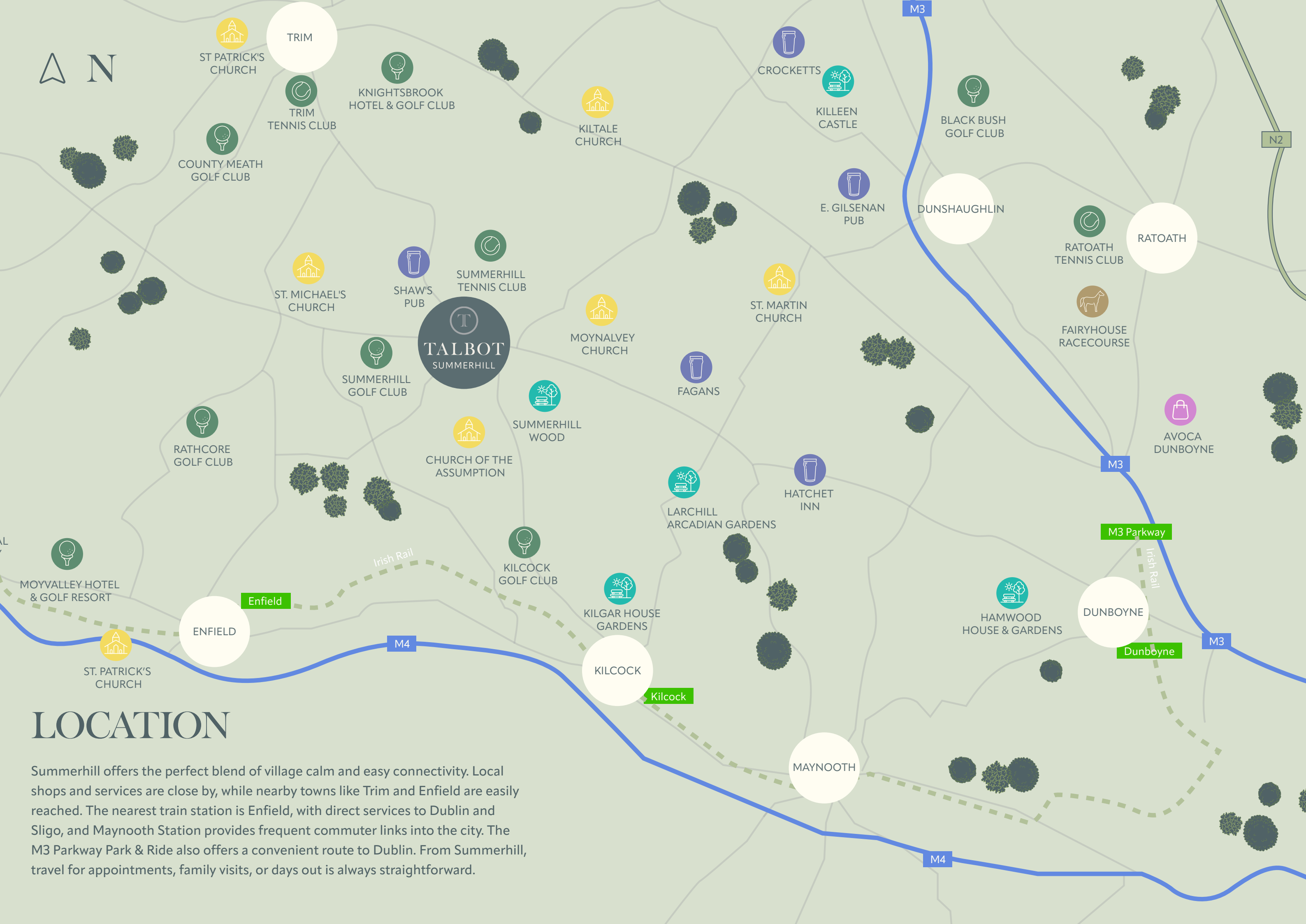
THE PERFECT PLACE TO ENJOY LIFE'S NEXT CHAPTER

County Meath offers the perfect blend of tranquillity, community, and convenience for retirement living. Known as Ireland's Royal County, it's rich in history and natural beauty, with charming towns, scenic walks, and welcoming locals.

Life here is relaxed yet full of opportunity. Enjoy golf and walking clubs, art or fitness classes, and lively markets and festivals that bring the community together. Meath offers the perfect setting to embrace a peaceful, fulfilling retirement.







LOCATION

Summerhill offers the perfect blend of village calm and easy connectivity. Local shops and services are close by, while nearby towns like Trim and Enfield are easily reached. The nearest train station is Enfield, with direct services to Dublin and Sligo, and Maynooth Station provides frequent commuter links into the city. The M3 Parkway Park & Ride also offers a convenient route to Dublin. From Summerhill, travel for appointments, family visits, or days out is always straightforward.

CONNECTED LIVING AT SUMMERHILL

Talbot Summerhill offers easy access to transport, nearby towns, and everyday essentials. Local shops, cafés, and services are close at hand, while regular bus routes and excellent road links connect residents to Trim, Enfield, Dunboyne, and beyond. With Enfield and Maynooth train stations providing direct rail access to Dublin, daily errands, appointments, and visits with family are all convenient and stress-free.

Village Centre	Trim	Kilcock	Enfield	Maynooth	Dublin Airport
5 MIN WALK	10 MIN DRIVE	10 MIN DRIVE	10 MIN DRIVE	20 MIN DRIVE	40 MIN DRIVE
					
					
• Supermarkets • Coffee Shops • Third Age • Community Centre • Beauty Salons • Pharmacy And Medical Centre	• Supermarkets • Hotels • Castle • Retail Outlets	• M4 Motorway • Coffee Shops • Train Station • Royal Canal Walkway • Supermarkets	• M4 Motorway • Supermarkets • Train Station • Royal Canal Walkway • Coffee Shops	• University • Restaurants • Golf Course • Supermarkets	



BUS ROUTE 115 TO DUBLIN

Summerhill • Enfield • Kilcock • Maynooth University • Lucan • Palmerstown • Heuston Station • Conolly Station



TRAIN TO DUBLIN

Enfield • Kilcock • Maynooth • Broombridge • Drumcondra • Conolly Station • Tara street • Pearse Street



SPECIFICATION

FOUNDATIONS

- Concrete strip foundation to Engineer's detail.

FLOORS

GROUND FLOOR

- Solid concrete ground floor slab on separating layer on insulation on damp proof membrane on blinding on hardcore.

WALLS

EXTERNAL WALLS

- 100mm clay brick outer leaf and / or
- Painted finish to 20mm render to 100mm concrete block outer leaf dry dash finish to rear and side walls.
- Reflective breather membrane, 9mm OSB, 39mm x 140mm CLS @ 600mm c/c, 120mm PIR between studs, reflective membrane sealed, 35mm x 47mm service batten, plasterboard with skim plaster finish.

PARTY WALLS

- 9mm OSB, 39mm x 89mm CLS @ 600mm c/c, 100mm acoustic insulation, wire reinforced wool as per fire regulations, air tightness membrane sealed, 50mm cavity between twin wall, 15mm wallboard and 15mm Fireline board factory fitted to party wall, 35mm x 47mm service batten, plasterboard with skim plaster finish.

INTERNAL PARTITIONS

- 75mm x 60mm timber studs @ 450mm centres with plasterboard & skim both sides.

WINDOWS & EXTERNAL DOORS

- Munster Joinery 'Futureproof' double glazed windows.
- Munster Joinery 'Ultra Tech' door.

ROOFS

PITCHED ROOF

- Concrete roof tiles (Condron pantiles) on battens on roofing felt on prefabricated treated roof trusses to manufacturer's specifications. Insulation between ceiling joists.

INTERNAL FINISH

FLOORING

- Tiling & nonslip flooring in wet areas.

RESTRICTORS

- All Windows on upper floors to have restrictors that restrict easy opening (e.g. by child) but allows quick release, when required.

VENTILATION

- Natural ventilation to current building regulations will be provided in all habitable rooms, all wet rooms are part of the whole house mechanical extract ventilation.

INSULATION

- insulation to current building regulations in all attic spaces, around attic tanks/pipe work, hot press pipe work.
- The attic tank will also have a solid purpose built cover.

LABELLING

- All isolation valves and control equipment will have permanent and clear identification/labelling.

CLEANING

- The entire property will be handed over c/w a deep clean and with all waste materials removed and disposed correctly.

CO DETECTION

- Will be installed in compliance with the requirements of part J of the building regulations.

GENERAL

- All installed doors/windows/equipment/ second fixing will be installed to a high standard, function as designed and be safe to use/operate.

KITCHEN + UTILITIES

- 1x extract cooker hood ducted to the outside.
- Fitted kitchen units to be provided and functional.

HALL

- Label Electrical Consumer Unit.

BATHROOM / ENSUITE / SANITARY ACCOMMODATION

- Non-slip tiles.
- Shower enclosures to be fully tiled.
- A minimum 150mm high splash back behind wash hand basin.
- All wet rooms are part of the whole house mechanical extract ventilation.
- Seals to be fitted along all edges of baths/ shower trays.





YOUR NEXT CHAPTER
STARTS HERE

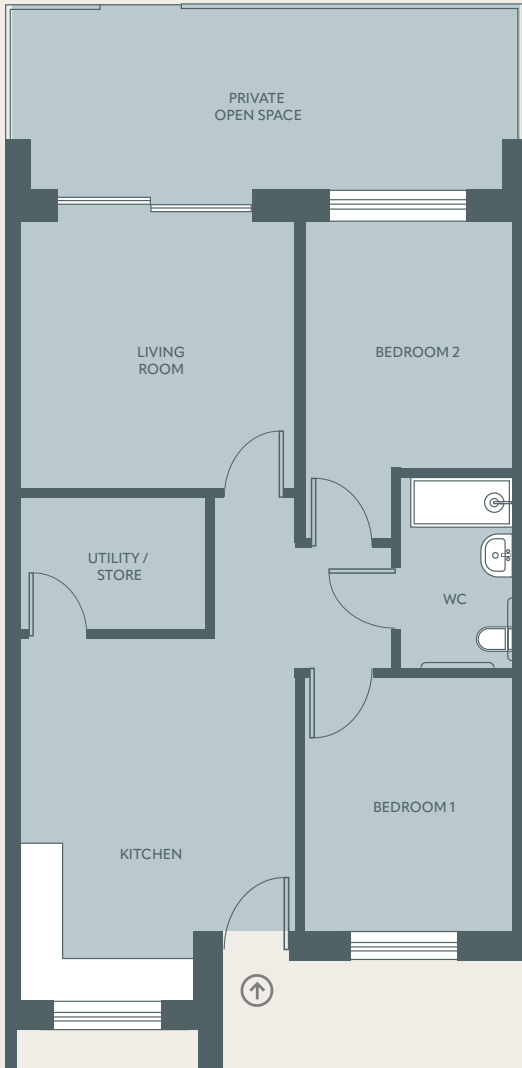


FLOOR PLANS



TYPE A

2 Bedroom Mid Terrace
80 sq. m / 861.5 sq. ft



GROUND FLOOR

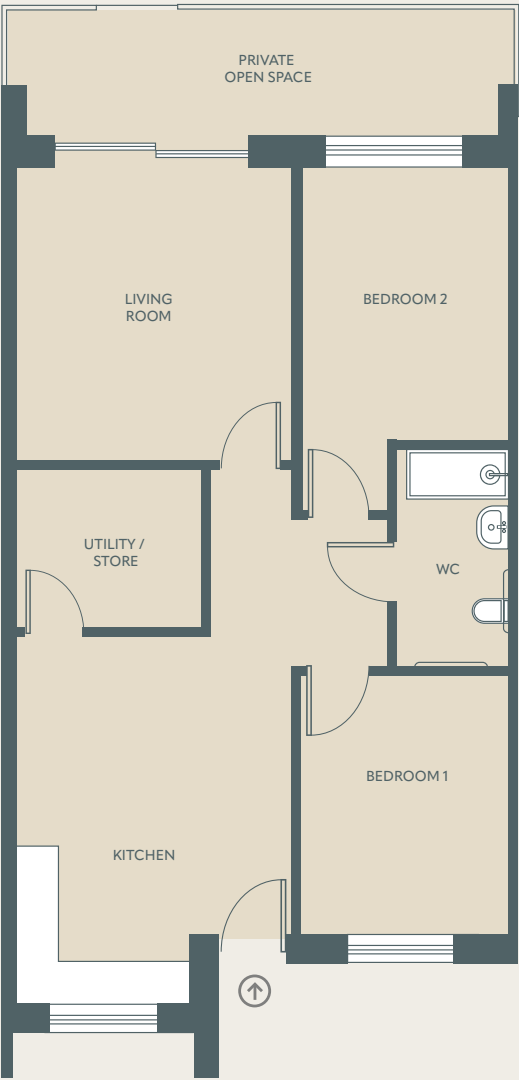
Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

FLOOR PLANS



TYPE A₁

2 Bedroom End Terrace
85.6 sq. m / 921.7 sq. ft



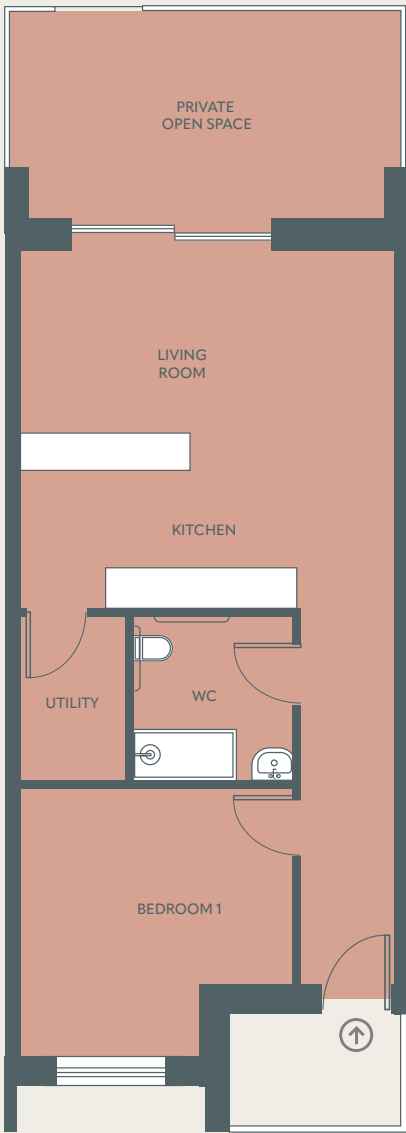
GROUND FLOOR

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

FLOOR PLANS



TYPE B 1 Bedroom Mid Terrace
59.6 sq. m / 641.6 sq. ft



GROUND FLOOR

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

FLOOR PLANS



TYPE C 3 Bedroom End Terrace
155.5 sq. m / 1674.6 sq. ft



GROUND FLOOR

FIRST FLOOR

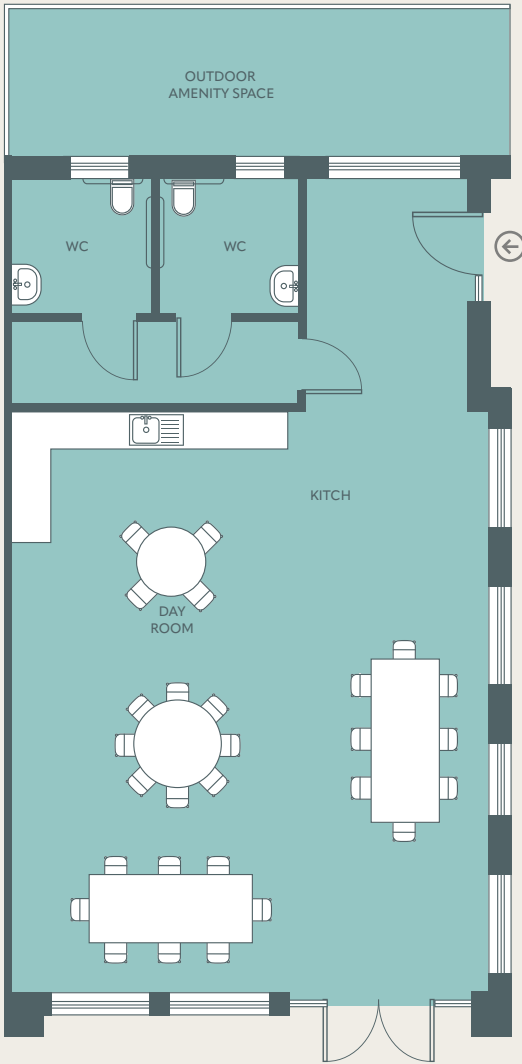
Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

FLOOR PLANS



INDOOR AMENITY SUITE

Indoor amenity space
89.9 sq. m / 968.4 sq. ft



GROUND FLOOR

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

PROFESSIONAL TEAM

ALL ENQUIRIES



PSRA: 003764
01 6286128

DEVELOPED BY



Homebond Warranty 10 Year
HomeBond Guarantee

ARCHITECT



13 Seapoint Building
44/45 Clontarf Rd. Dublin 3
T: 01 2447638
E: info@daveystudio.ie

SOLICITORS



Warrington House,
Mount Street Crescent,
Dublin 2,
D02 R256

Disclaimer: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. Lydon reserves the right to make alterations to the design, specification, and layout.



