

FOX HALL

Curragha Road, Ratoath

www.foxhall.ie



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Welcome to **Fox Hall**

An exclusive luxury development of detached homes located in the heart of Ratoath. These elegant family homes are beautifully positioned to take full advantage of the scenic location – an address you will be proud to call home.

As you would expect from a development of this quality, Fox Hall emulates the splendid grandeur of the Georgian era – proof that good design never goes out of style.

The distinctive double fronted homes in Fox Hall exemplify the skilled craftsmanship that combines understated sophistication with intelligent architectural design. The grand proportions seamlessly maximise light and space taking into consideration the dynamics of modern family life.



Ratoath is a *thriving cosmopolitan town*

Boasting a superb mix of specialised boutiques, bars, cafés and casual dining restaurants within walking distance of Fox Hall. There is something for everyone in this family orientated community with a selection of excellent primary schools, a well-regarded secondary school and a choice of childcare facilities available.



A diverse range of recreational and leisure facilities are all within easy access including The Venue Theatre in the town centre, Fairyhouse Racecourse, Avoca, Blanchardstown Shopping Centre, Rathbeggan Lakes and not forgetting Tayto Park.

Sports enthusiasts will be impressed with the multitude of local activities including Tennis Club, GAA Club, Rugby Club, Ratoath Harps Soccer Club and Jamestown Sports Campus. Nearby golf clubs include Ashbourne, Blackbush and Killeen Castle.





TAYTO PARK

CURRAGHA

N2

ASHBOURNE

BALLYBOUGHAL

RATOATH VILLAGE

ROLESTOWN

RUSH & LUSK

ROGERSTOWN ESTUARY

PORTRAN DONABATE

M3

M2

FLEENSTOWN

FAIRYHOUSE RACECOURSE

TYRELLSTOWN

SWORDS

MALAHIDE

RATHBEGGAN LAKES

AVOCA

ST MARGARETS GOLF CLUB

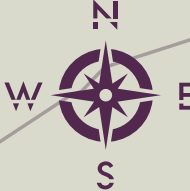
M3 PARKWAY

HOLLYSTOWN GOLF CLUB

ST MARGARETS

DUBLIN AIRPORT

PORTMARNOCK



DUNBOYNE

DUNBOYNE

BALLYCOOLIN

IT BLANCHARDSTOWN

N2

M1

N3

M50

BALDOYLE

BLANCHARDSTOWN SHOPPING CENTRE

M50

SANTRY DCU

DONAGHMEDE

MAYNOOTH

HANSFIELD

CLONSILLA

NAVAN RD PARKWAY

FINGLAS

ARTANE

BALDOYLE

LEIXLIP CONFEEY

LUTTRELLSTOWN CASTLE RESORT

COOLMINE

CASTLEKNOCK

ASHTOWN

BROOMBRIDGE

KILBARRACK

LEIXLIP LOUISA BRIDGE

LIFFEY VALLEY

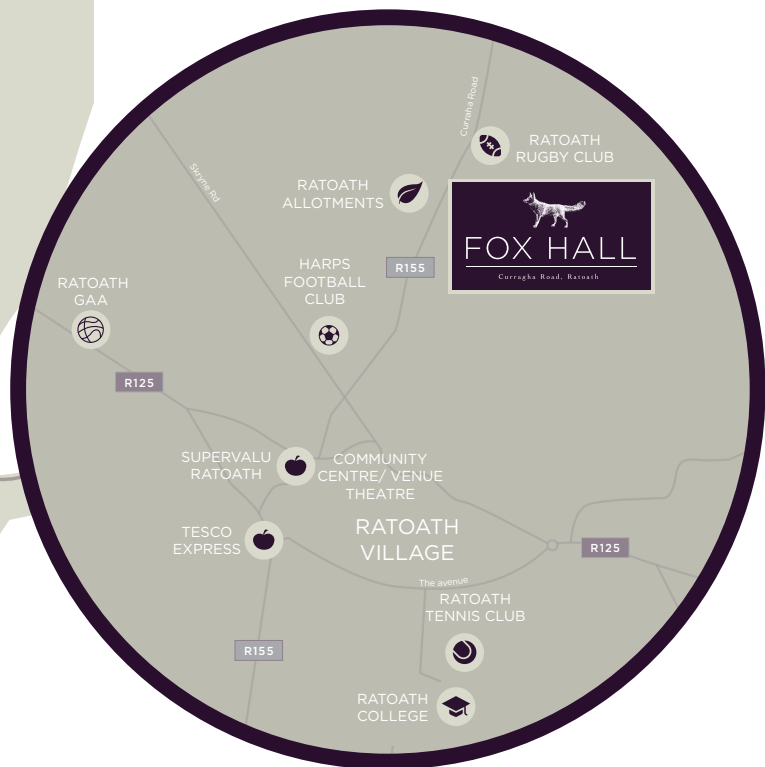


PHOENIX PARK

DUBLIN CITY CENTRE

ST. ANNES'S PARK

For indicative purposes only. Not to scale.



The best journey takes you home

The scenic location offers the best of country living and yet commuters have excellent access to Dublin City Centre, Dublin Airport and beyond.

The M2/M3 are within 10 minutes' drive and Ratoath is excellently served by public transport with frequent bus services to a number of routes and the M3 Parkway train station a mere 15 minute drive. Ratoath is also perfectly positioned to take advantage of recent economic developments including the new Facebook datacentre, Shire Ireland manufacturing facility and the technology and business parks in Blanchardstown.

Be Close To The Action

Within 5km

- Ratoath Village
- Fairyhouse Racecourse
- Tayto Park
- Ashbourne

Within 10km

- M3 Motorway
- M3 Parkway
- Avoca
- M2 Motorway

Within 20km

- Blanchardstown S.C.
- M50 Motorway

Within 30km

- Dublin Airport
- Dublin City Centre

Luxury Detached Homes



HOUSE TYPE A
233 sqm 2,507 sqft



HOUSE TYPE B
230 sqm 2,476 sqft



Curragha Road



Nos 6-9 are subject to planning permission.
For indicative purposes only. Not to scale.



Specifications

Anything but standard

Each home has been carefully designed and built to exceptional standards incorporating all modern construction and energy efficient technologies, while still retaining the classical charm of a premium home in the country.



Kitchens

Contemporary hand painted kitchens by BeSpace in Farrow and Ball 'Wevet' supplied as standard with soft closing kitchen doors and drawers. Solid stone counter top, upstands and splashback supplied as standard to kitchens. Branded Kitchen and Utility appliances supplied as standard.

Utility

Fitted utility units with complementary high quality laminate counter tops incorporating mechanical heat pump cabinet and additional counter storage with soft close doors and drawers. Plumbed for washing machine and dryer.

Wardrobes

Fitted wardrobes in all double bedrooms as standard supplied by BeSpace in 'Skimming Shell' colour range with 'Albridge' design with extensive hanging rails and shelving.

Bathroom & En-suites

Stylish Italian porcelain sanitary ware with heated chrome towel rails and high quality fittings to all bathrooms. Wet areas are tiled to an exceptional standard with superior porcelain tiling as per show house. Contemporary shower enclosures in family bathroom and en-suites with raindrop shower heads and thermostatic bar shower control valves.

Interior Finishes

Feature 9ft ceiling height downstairs. All internal walls painted in neutral shades as standard. Ceilings painted white as standard. Elegant white painted wall panelling to entrance hallway, guest W.C. on ground floor and staircase. High quality white deal staircase and balustrade with clear varnished hardwood handrail. Feature concealed sliding doors between living room and dining area. Chrome lever handles and thumb turn ironmongery as standard. Moulded skirting and 100mm moulded architrave to ground & first floor painted white. White painted moulded timber panelling to inner sash window reveals on ground floor as standard. Locking system to all external windows and doors supplied as standard. Safety restrictors provided on upper floor windows supplied as standard.

Electrical

Generous electrical specification throughout to include LED spot lights and pendant light fittings. Wired for alarm. Wired for high-speed broadband (Cat 5). Mains powered smoke detectors supplied as standard. TV connection points supplied as standard.

Heating

Feature built-in cassette stove in living room and open fireplace in sitting room both complete with Limestone mantelpiece, surround and granite hearth. High specification, energy efficient 'Daiken' heat pumps including outdoor compressor and condenser unit linked to under floor heating system to ground floor, indoor domestic hot water cylinder and lightweight, compact energy efficient aluminium radiators at first floor.

Energy Rating / Insulation

High degree of insulation and energy saving technologies providing superior levels of energy efficiency and sustainability. BER Energy Rating A2/A3.

Gardens

Rear garden levelled and seeded with concrete paths to the side and feature paved area to the rear as standard. External power point to the rear. Treated timber side gates with painted finish. External tap provided to the rear. Concrete post and timber fence panel along the rear boundary. Blockwork and concrete capped side boundary walls from rear boundary wall to side entrance gate. Generous driveway finished in selected interlock permeable paving with a low height metal railing to the front.

External Finishes

Low maintenance exterior with nap finished plaster to all external walls painted in Colourtrend 'Wild Garlic' and Colourtrend 'Oslo' to all feature concrete work. Low maintenance black uPVC fascia & soffit. Solid wooden front door with fixed glass panels to side and above door.



High performance double glazed sash windows to front and standard double-glazed windows to side and rear elevations. Cream uPVC frames with chrome finishes handles & accessories. Multi-locking system to French doors and to front and rear doors. Twin external wall mounted lamps either side of the front door and wall mounted light to the rear.

General

Domestic Control Ventilation System. 12 Year Global Structural Warranty. Carbon monoxide detection alarm supplied as standard.



Developer:

Curo Developments Limited
Porterstown Lane,
Ratoath, Co. Meath.



Curo Developments

Architects:

O'Daly Architects
Mullaghboy Industrial Estate,
1st Floor, Unit 13 B,
Navan, Co. Meath.



Selling Agents:

REA GRIMES
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PSRA No. 001417

Interior Design Consultant:

Claire Fahy in conjunction with
Laura Ashley

LAURA ASHLEY



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