



BAILEY HILL

NAVAN

www.baileyhill.ie



SURROUND YOURSELF IN NATURE

Just a short journey from Dublin





Welcome to

BAILEY HILL

Enjoy a relaxing pace of life at Bailey Hill, a wonderful development of spacious family homes on the edge of Navan, Co Meath. These eye-catching new homes, expertly built by Kingscroft Developments, blend together modern design with fluid interior layouts to suit growing families at every stage of life.



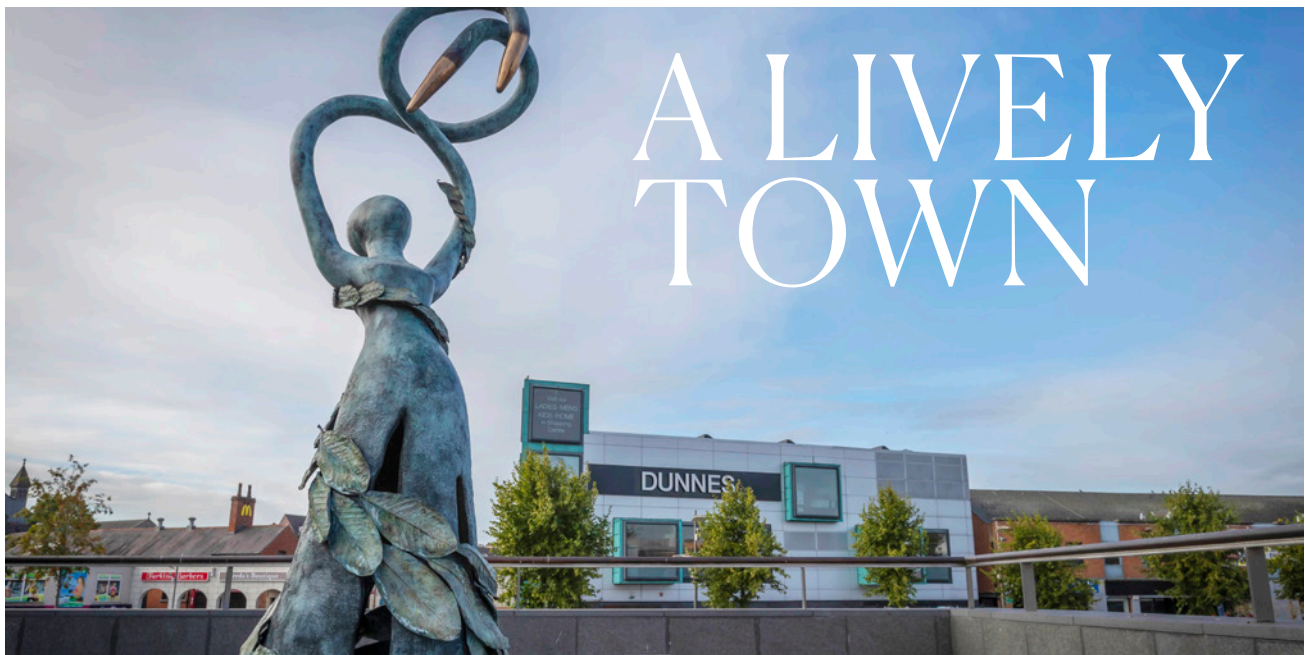


PICTURESQUE RIVERSIDE WALKS

Only a Stone's Throw from Dublin

Navan is a pretty historic town at the confluence of the Rivers Boyne and Blackwater. Bailey Hill is located close to the banks of the Blackwater and the 66-acre Blackwater Park, which includes a large playground and many picturesque paths for walkers and joggers. These paths extend along the banks of the river, giving exercisers the chance to turn a gentle stroll into a challenging hike.





SPACIOUS HOMES IN HISTORIC NAVAN

Bailey Hill is set on a large plot on the edge of Navan town. These well-designed homes are large and bright, and benefit from plenty of green space that reflects the development's idyllic location.

For busy families, Bailey Hill couldn't be better located. The development is close to many of Navan's best amenities, including well-established schools, transport links, shopping centres and sports clubs. Every member of the family can enjoy a fine lifestyle with everything they need on their doorstep.





GETTING AROUND WITH A COMPREHENSIVE TRANSPORT SYSTEM



N51 & M3

Quickly Accessible



109 & 109A BUS ROUTE

Outside Your Door



M3 PARKWAY

21 Minute Drive

Times are approximate. Arrival times may vary.



109/ 109A

NAVAN SHOPPING CENTRE

+ 9 MINS



OUTSIDE YOUR DOOR STEP

+ 80 MINS



DUBLIN AIRPORT

+ 90 MINS



CITY CENTRE



M3

NAVAN SHOPPING CENTRE

+5 MINS

HOME

+ 35 MINS



DUBLIN AIRPORT

+ 55 MINS



CITY CENTRE



M3 PARKWAY

+ 4 MINS

DUNBOYNE

+ 5 MINS

HANSFIELD

+ 4 MINS

CLONSILLA

+ 4 MINS

COOLMINE

+ 4 MINS

CASTLEKNOCK

+ 5 MINS

NAVAN ROAD

+ 12 MINS

DRUMCONDRA

+ 6 MINS

CONNOLLY

+ 3 MINS

TARA STREET

TARA STREET



Images are for indicative purposes only. They are from previous Kingscroft projects.



BRIGHT & INVITING INTERIORS

With a high standard of finish



Images are for indicative purposes only. They are from previous Kingscroft projects.

EXPERTLY FINISHED THROUGHOUT

Ideal for creating a space that fits your family

Every home in Bailey Hill is bright and luxurious, with much thought given to the needs of modern families. Large living areas are flooded with natural light from the big windows, while bedrooms offer a peaceful oasis at the end of a busy day. Plenty of storage space and energy-efficient features make these homes comfortable and easy to maintain – a must for every family.



Images are for indicative purposes only. They are from previous Kingscroft projects.





SPECIAL FEATURES

BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A2 Building Energy Rating.

HEATING

High efficiency electric, Air to Water Heat Pump.

HEAT RETENTION

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, uPVC window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

GUARANTEE

The Bailey Hill homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

BATHROOMS AND EN-SUITES

Quality sanitaryware in the main bathroom, ensuites and downstairs WC with coordinated wall tiling.

ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include data and TV points in all bedrooms, kitchen and living room, pre-wiring for an intruder alarm and the provision of an outside electrical socket.
















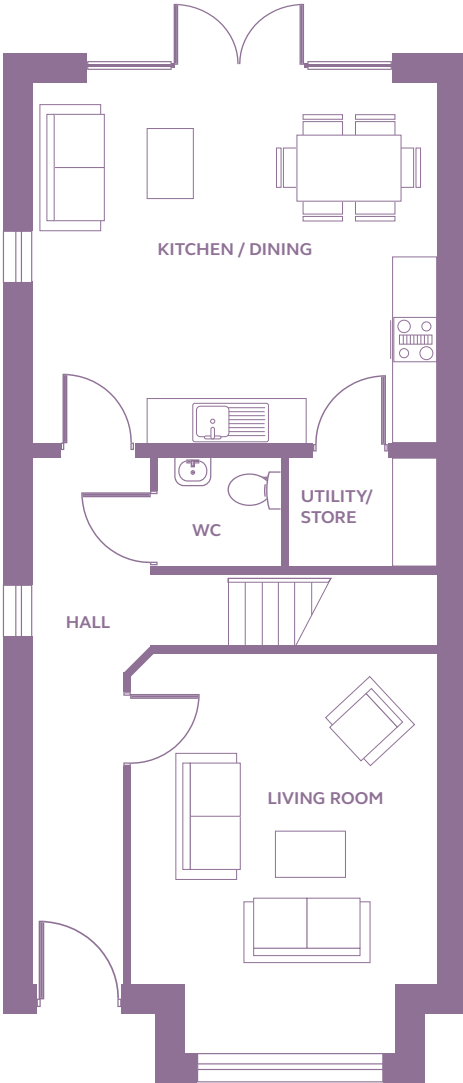
BAILEY HILL

House Types

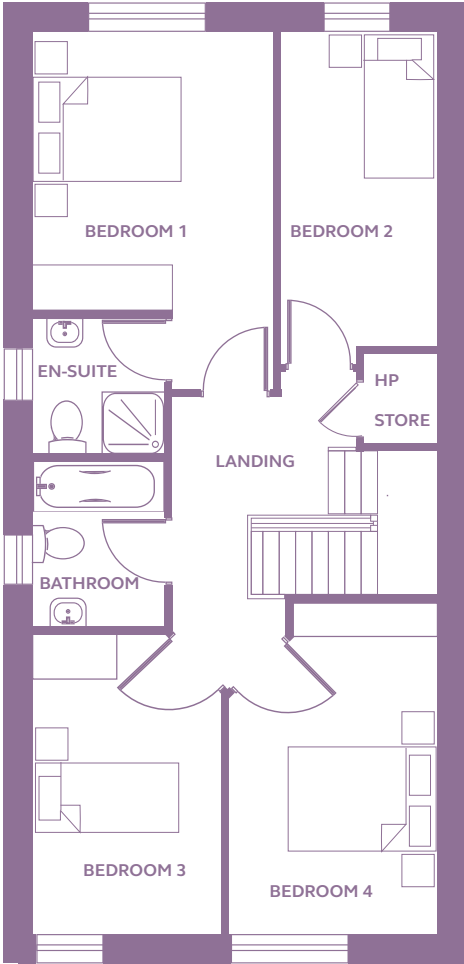
- | | |
|--|--|
|  House Type A
4 Bed. Semi-Detached.
Approx 133.8 Sq.m. / 1,441 Sq.ft. |  House Type C
3 Bed. Semi-Detached, Mid Terrace and End of Terrace
Approx 107.6 Sq.m. / 1,159 Sq.ft. |
|  House Type A2
4 Bed. Semi-Detached.
Approx 135.5 Sq.m. / 1,459 Sq.ft. |  House Type D
4 Bed. Detached, Semi-Detached and End of Terrace
Approx 124.7 Sq.m. / 1,343 Sq.ft. |
|  House Type B
3 Bed. Semi-Detached.
Approx 109 Sq.m. / 1,174 Sq.ft. |  Duplex A
2 Bed Apartment under Duplex
Approx 77 Sq.m. / 823 Sq.ft. |
|  House Type B1
3 Bed. Semi-Detached.
Approx 111.9 Sq.m. / 1,205 Sq.ft. | 3 Bed Duplex
Approx 104.5 Sq.m. / 1,124 Sq.ft. |
|  House Type B2
3 Bed. Semi-Detached.
Approx 110.7 Sq.m. / 1,192 Sq.ft. |  Duplex B
2 Bed Apartment under Duplex
Approx 77q.m. / 823Sq.ft. |
| | 3 Bed Duplex
Approx 104.5 Sq.m. / 1,124 Sq.ft. |

HOUSE TYPE A

4 Bed Semi-Detached House
Approx 133.8 Sq.m. / 1,441 Sq.ft.



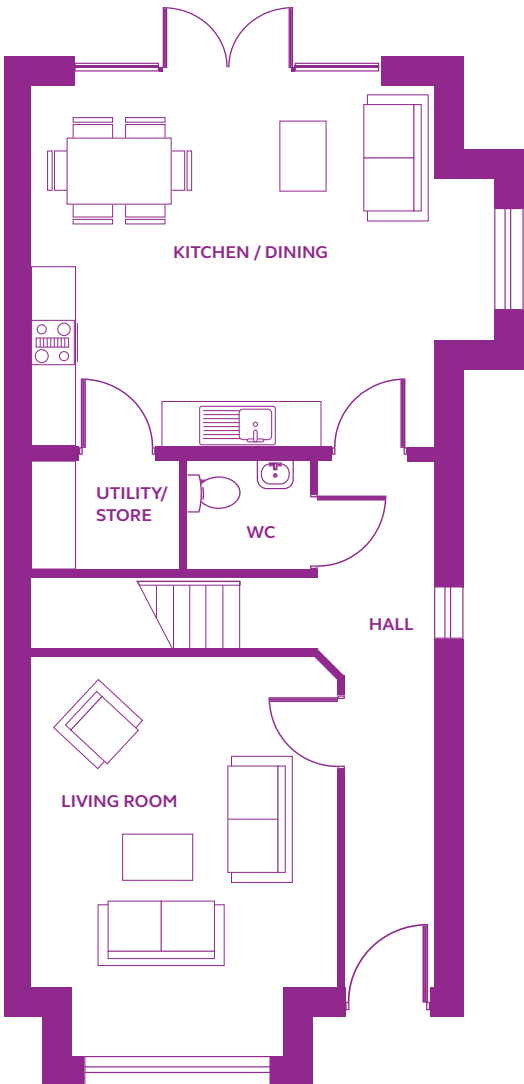
Ground Floor



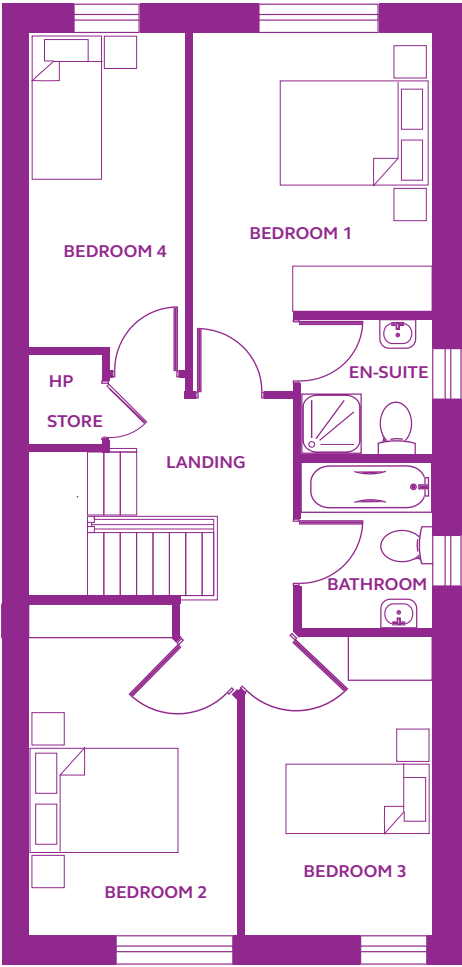
First Floor

HOUSE TYPE A2

4 Bed Semi-Detached House
Approx 135.5 Sq.m. / 1,459 Sq.ft.



Ground Floor

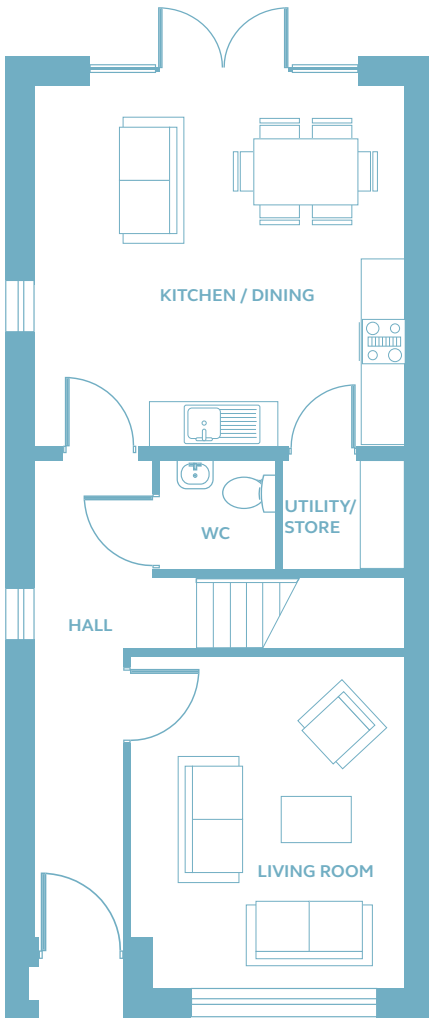


First Floor

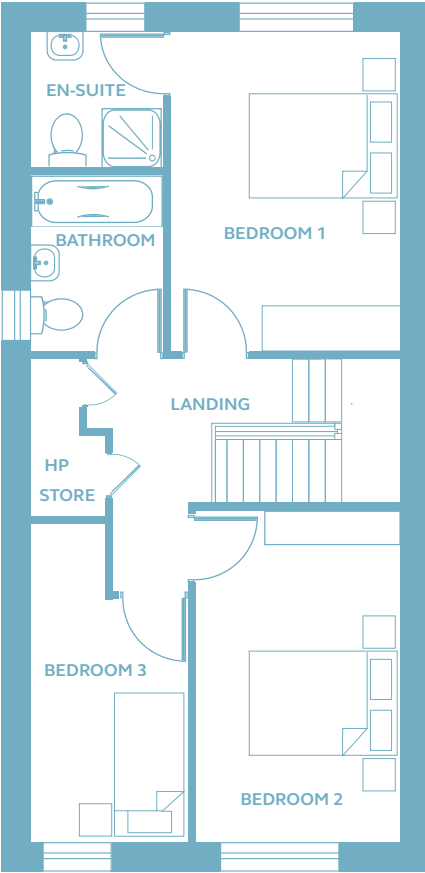
Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

HOUSE TYPE B

3 Bed Semi -Detached House
Approx 109 Sq.m. / 1,174 Sq.ft.



Ground Floor

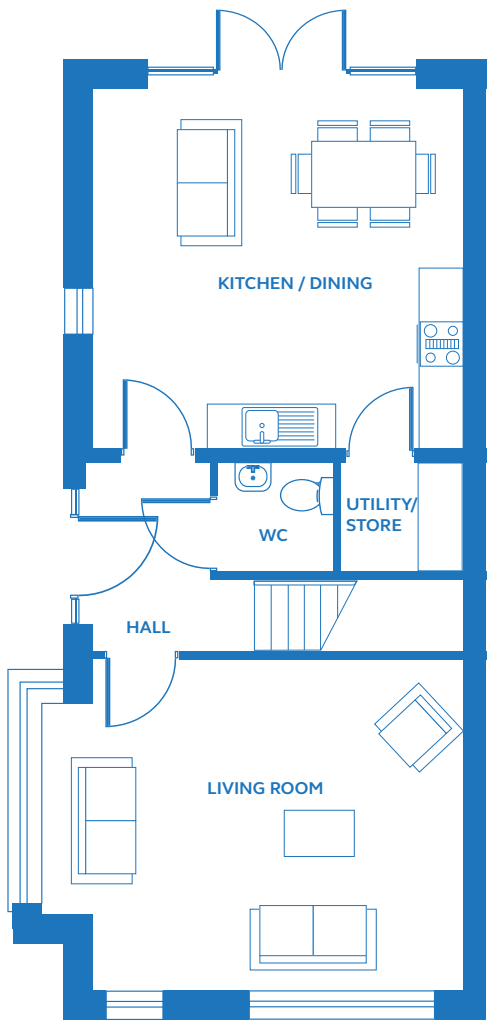


First Floor

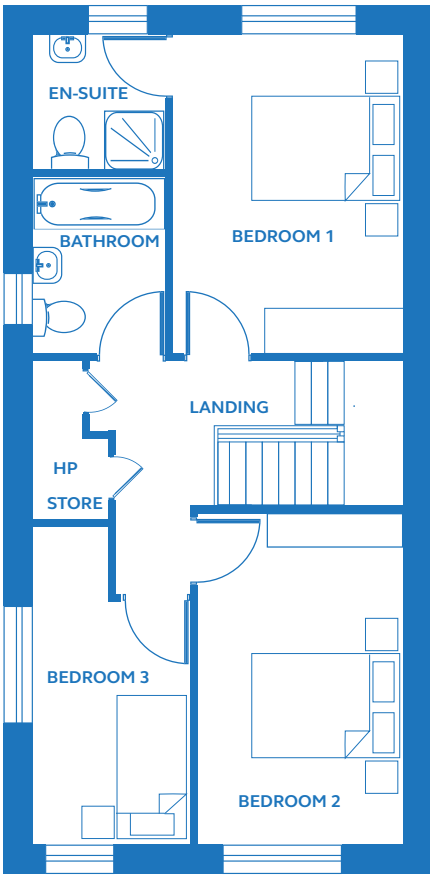
Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

HOUSE TYPE B1

3 Bed Semi -Detached House
Approx 111.9 Sq.m. / 1,205 Sq.ft.



Ground Floor

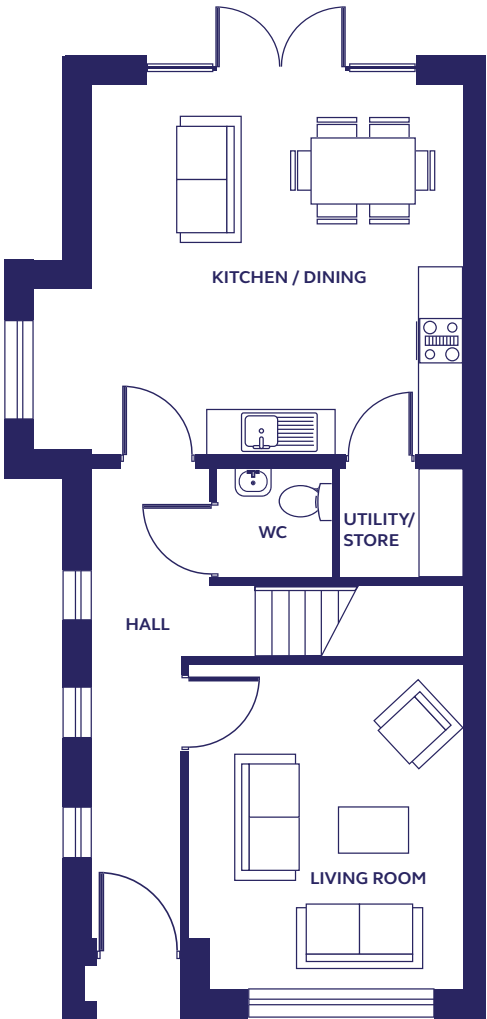


First Floor

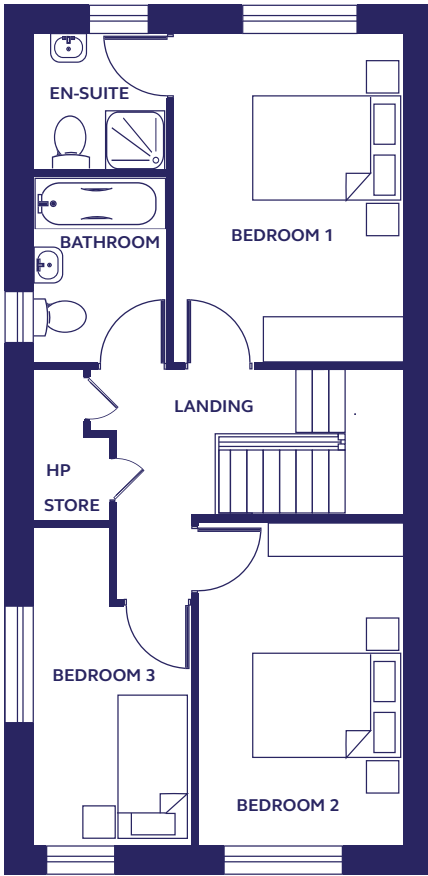
Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

HOUSE TYPE B2

3 Bed Semi -Detached House
Approx 110.7 Sq.m. / 1,192 Sq.ft.



Ground Floor

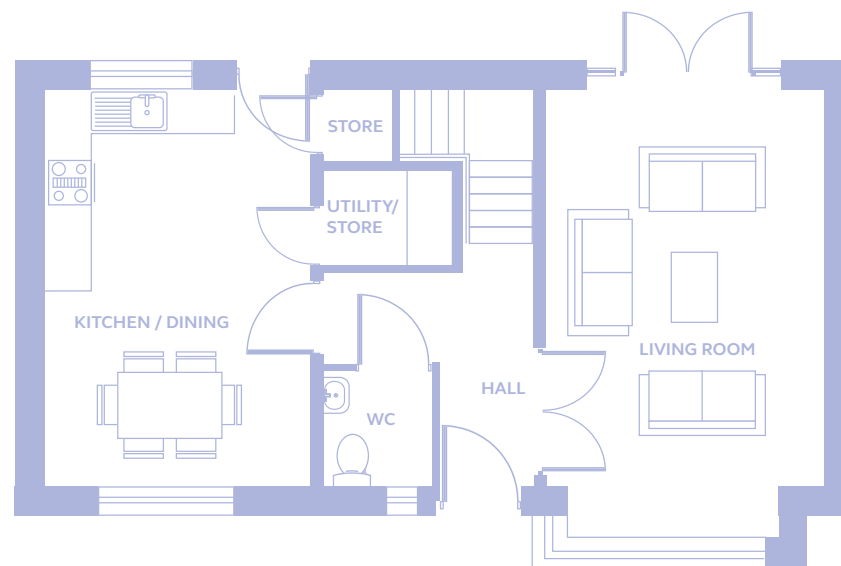


First Floor

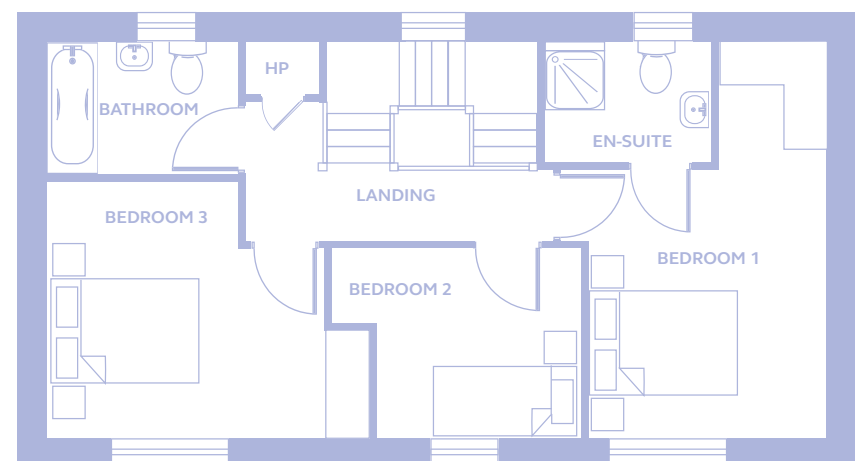
Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

HOUSE TYPE C

3 Bed Semi -Detached, Mid Terrace and End of Terrace House
Approx 107.6 Sq.m. / 1,159 Sq.ft.



Ground Floor

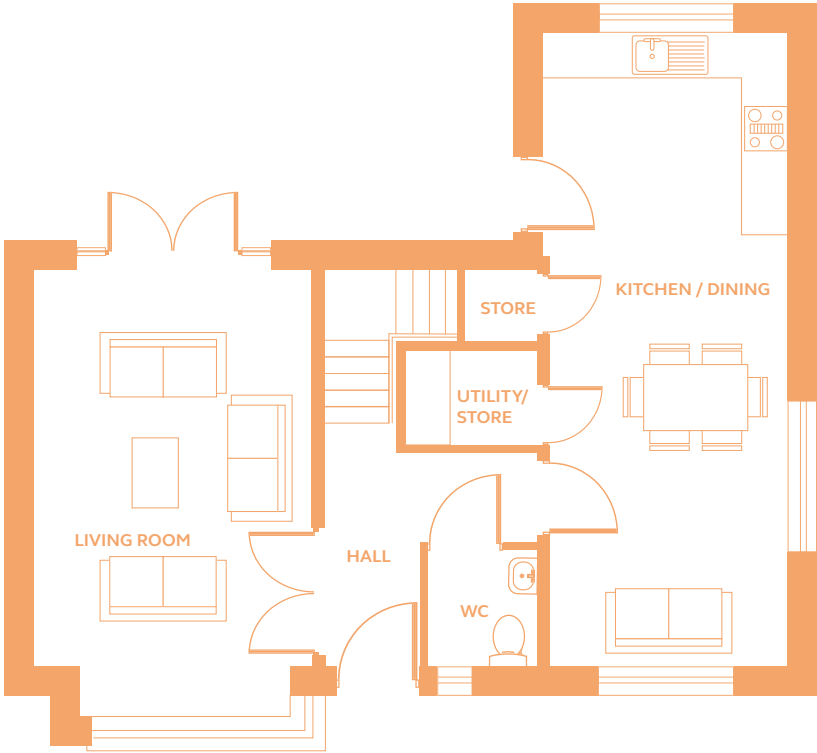


First Floor

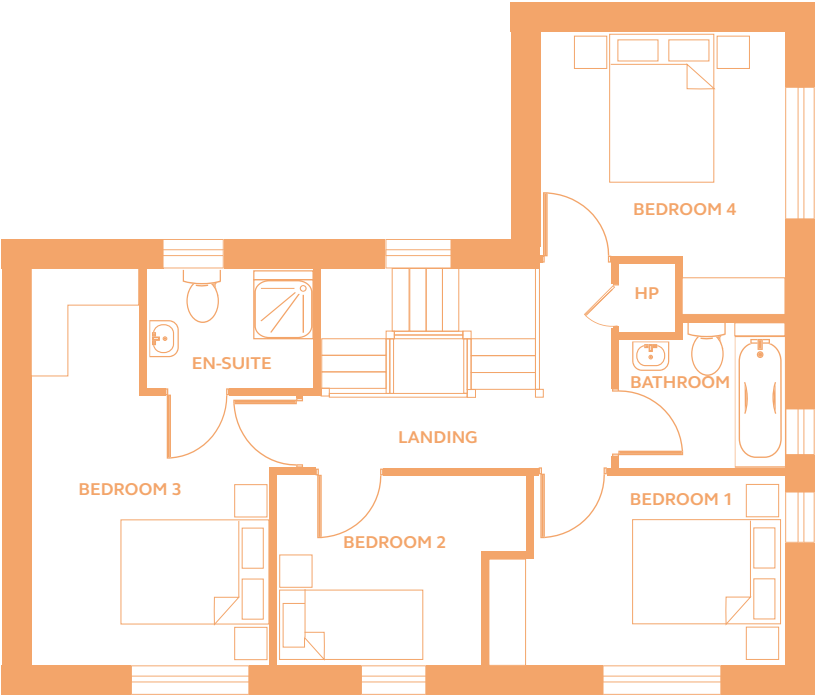
Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

HOUSE TYPE D

4 Bed Semi -Detached House and End of Terrace
Approx 124.7 Sq.m. / 1,343 Sq.ft.



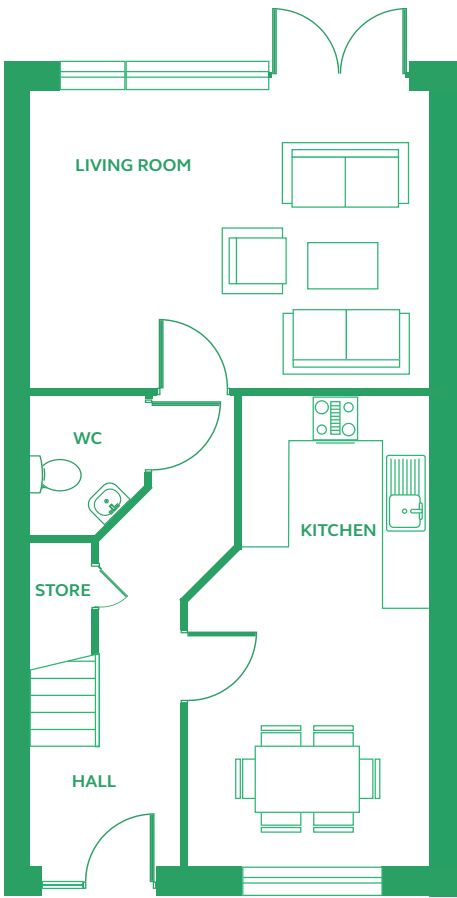
Ground Floor



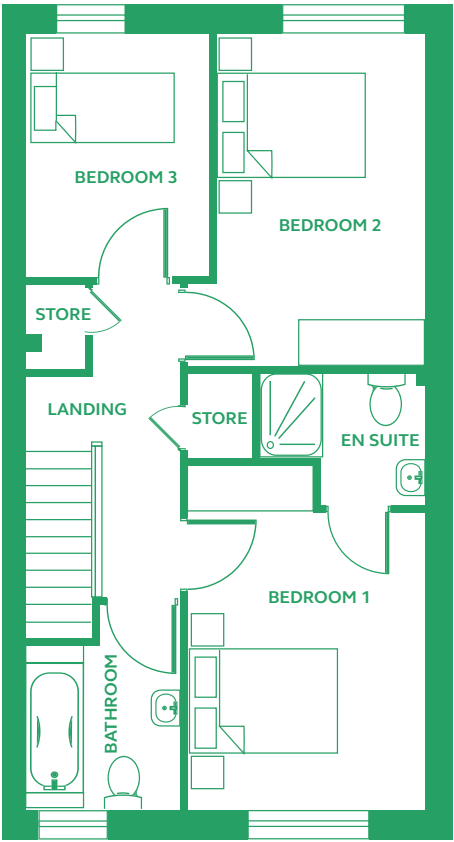
First Floor

DUPLEX A

3 Bed Duplex
Approx 104.5 Sq.m. / 1,124 Sq.ft.

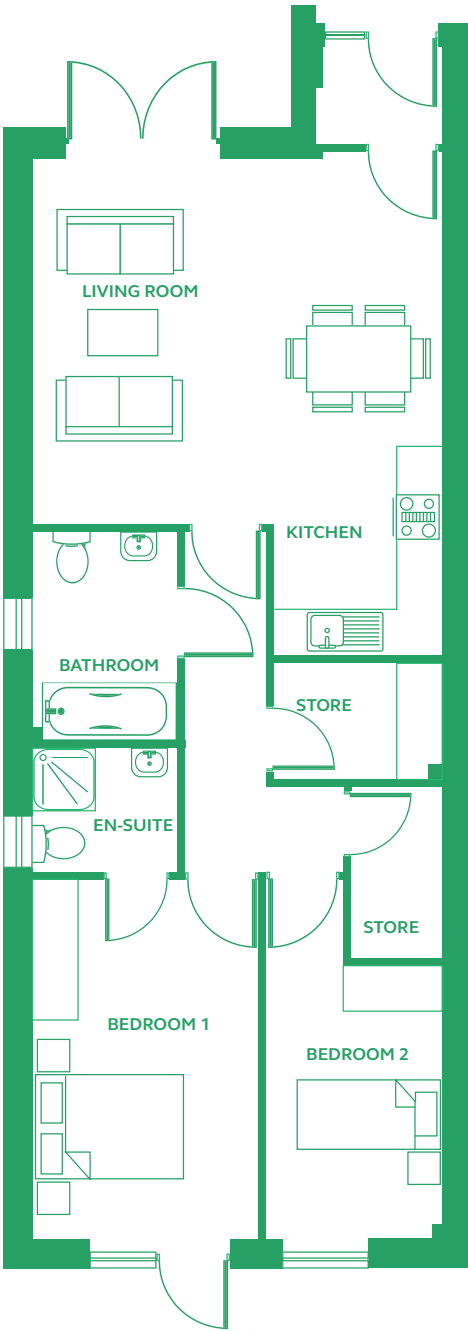


Ground Floor



First Floor

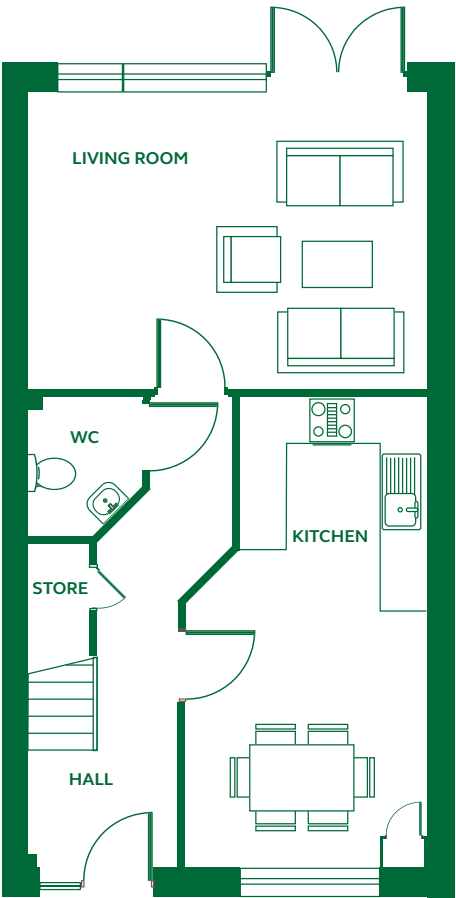
2 Bed Apartment
Approx 77 Sq.m. / 823 Sq.ft.



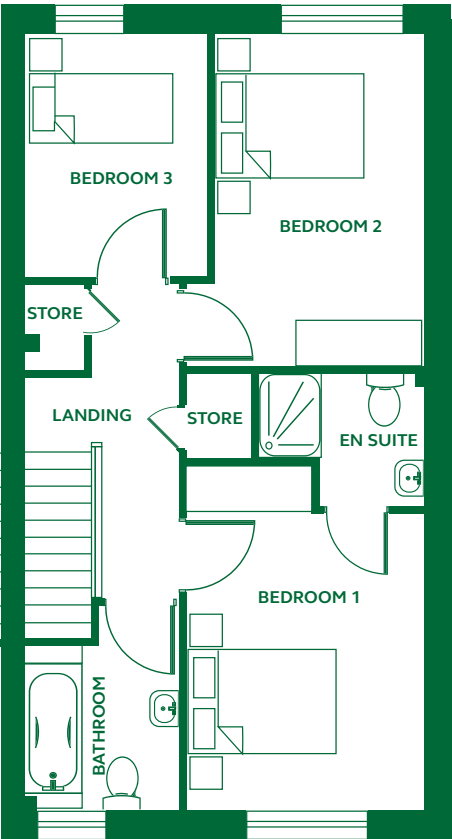
Lower Ground Floor

DUPLEX B

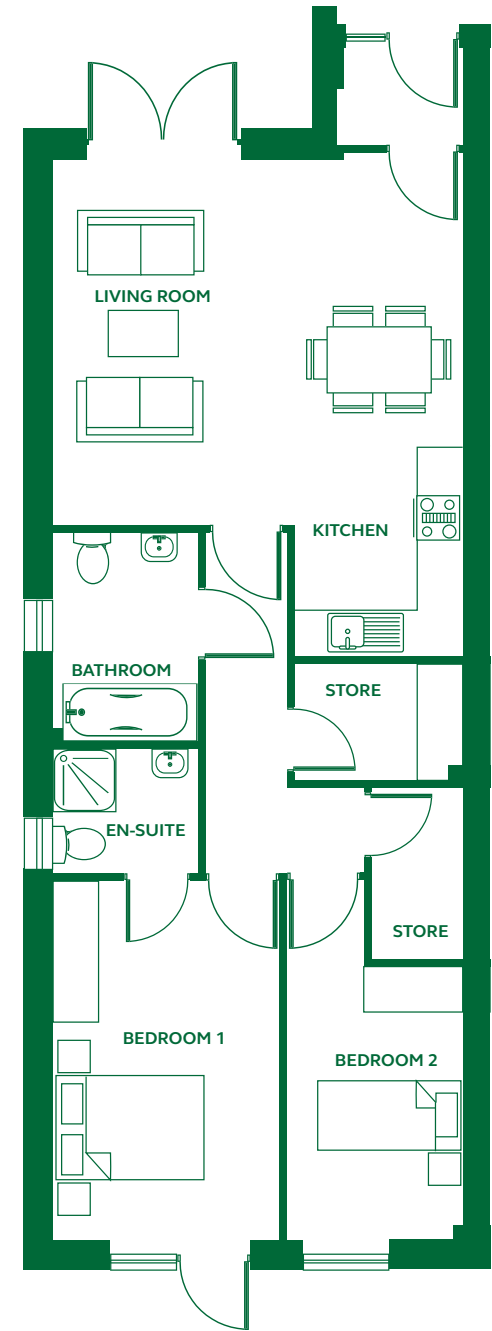
3 Bed Duplex
Approx 104.5 Sq.m. / 1,124 Sq.ft.



Ground Floor



First Floor



Lower Ground Floor

Kingscraft Developments Limited



kingscraft.ie



**Kingscraft
Developments
Limited continues to
develop up to date,
quality homes**

At Kingscraft Developments Limited we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.



For Sales Information Contact:



PSRA:001651
01 631 8402
sales@hmd.ie



PSRA:001249
046 902 3232
navan@reatjgavigan.ie



Freephone
1800 33 34 35
sales@kingscroft.ie
www.kingscroft.ie

Disclaimer: The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, and are not necessarily comprehensive and may be subject to change. Hooke & MacDonald and REA T&J Gavigan are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the building regulations or other existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for his/her enquiries.

www.baileyhill.ie