

BEAKONSHAW

CAUSEWAY MEADOWS

CONTEMPORARY HOMES
AMID SCENIC VILLAGE LIFE



NEW HOME. NEW WAY OF LIVING.

Causeway Meadows is an elegant collection of new homes, designed to be stylishly in keeping with the beautiful Roundwood village and the incredible natural surroundings.

Contemporary, energy efficient, and with stunning protected views, these properties are hugely desirable from every aspect.



A COMMUNITY FOCUSED EXTENSION TO ROUNDWOOD

Amongst the 59 new homes at Causeway Meadows, you'll find four new retail and business spaces, an inviting village green and a gorgeous play area for children.

There are new cycleways and footpaths connecting Causeway Meadows to the village centre, and a footbridge linking pedestrians to the Vartry Reservoir Loop with its breath-taking walks.





HOMES FOR ALL STAGES OF LIFE

Causeway Meadows offers a variety of options for you to call home, in a location that allows many different buyers be a part of one community.

There are one and two bedroom apartments as well as two, three and four bedroom houses at Causeway Meadows.





A PRETTY PICTURE OF PAST & PRESENT

Homes in Causeway Meadows borrow many of the textures and tones from the original village, while adopting the space, light and elegance you expect from a modern home.





SURROUNDING BEAUTY

It's not only the interiors and facades that are beautiful. Thoughtful design has produced a pretty public realm.

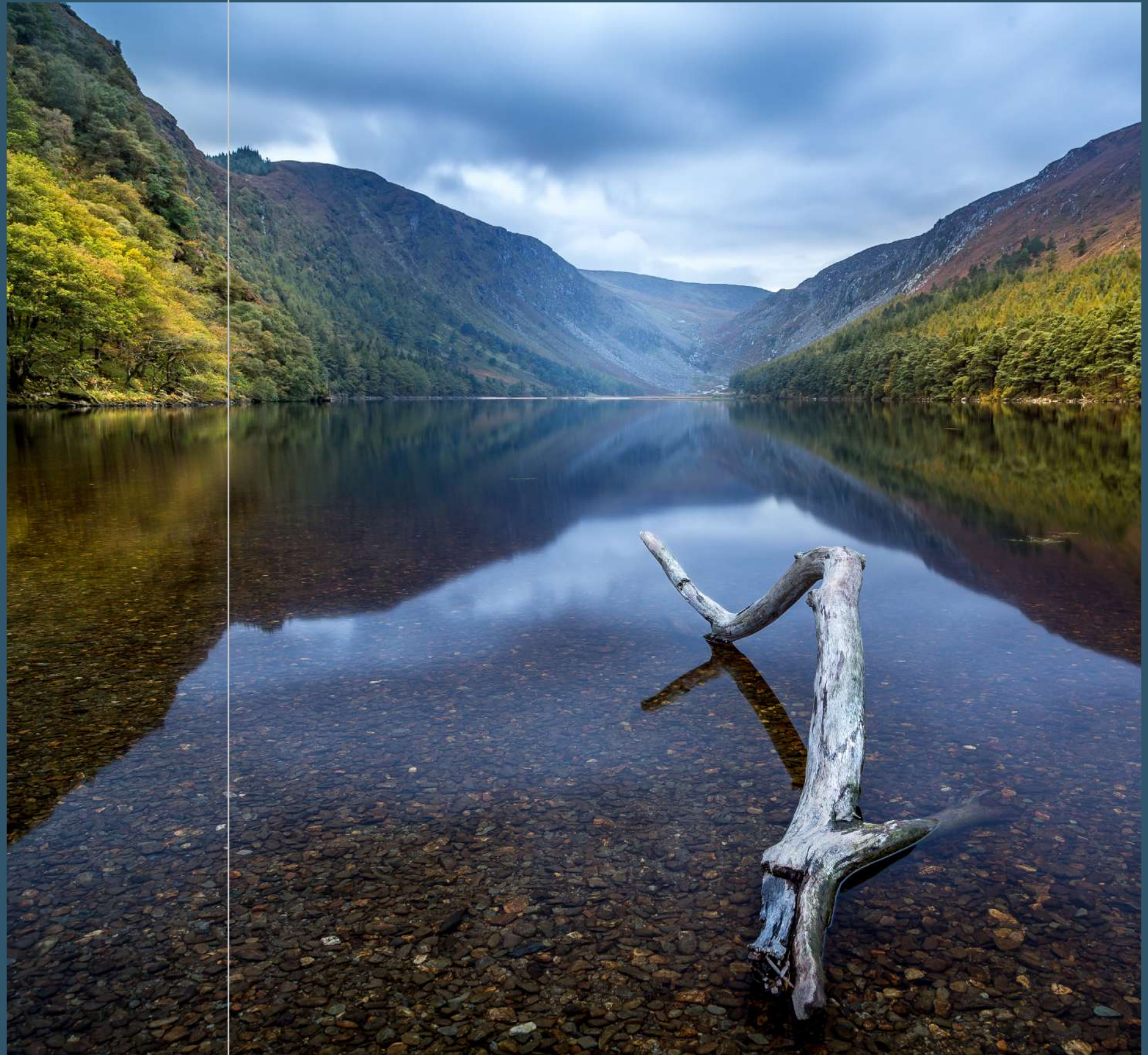
Professional landscaping has protected established trees, while at the same time adding fresh, decorative and welcoming planting.



VIEWS FROM 230M ABOVE THE SEA.

Roundwood is one of the highest villages in Ireland and offers some of the greenest and most attractive views.

From Roundwood you can look across to Vartry Reservoir that sits on your doorstep. Or direct your gaze further north, to Wicklow Mountains National Park.



IN YOUR NEIGHBOURHOOD



CHOICE OF SCHOOLS

There are numerous schools located in and around Roundwood, including St. Laurence O'Toole's National School, St. Kevin's National School, St. Patrick's National School, Curtlestown, East Glendalough School, and St. Gerard's Primary and Secondary School.

HIKING TRAILS

Roundwood sits at the foot of Wicklow Mountains National Park, so it's no surprise it offers a host of trails for both novice and avid hikers, including Lugnaquilla, Djouce Woods, Luggala, and family favourite, The Great Sugar Loaf.

TREASURED MONASTIC SITE

Founded in the 6th Century, the "Monastic City" of Glendalough is one of Ireland's most important monastic sites. Most of the surviving buildings date from the 10th to the 12th centuries. You can enjoy a host of tea-rooms, coffee shops, restaurants and hotels as part of your visit.

SPECIAL OPS

Special Ops Outdoor Adventures is one of the top attractions in Co Wicklow. Prepare for an adrenaline-pumping combat themed paintball or airsoft battle.

AN TÓCHAR GAA CLUB

This long-standing GAA club was founded on 8th August 1885. Today it caters for teams of boys and girls from the age of five to senior.

ALTERNATIVE OUTDOOR ADVENTURES

If adrenaline-pumping adventure isn't your thing, you can opt for alternative outdoor adventures at the Hilltop Sporting Club. One option is clay pigeon shooting, another archery.

Or you can head to Lough Tay where you can hire mountain bikes or join one of their tours around the Wicklow trails.



BYRNE & WOODS GASTRO PUB

Step inside this warm and welcoming gastro pub in Roundwood Oldtown and stay there all afternoon! There are tasty and hearty lunch options for the whole family, as well as tasty delights for evenings out with friends.

ROUNDWOOD INN PUB AND RESTAURANT

This popular destination is described as an old hunting lodge turned into a really good "old Irish pub", full of favourable characters, celebrities and visitors. Enjoy a menu of traditional Irish and European favourites.

SUGAR MOUNTAIN CAFE

This is a cyclist's and traveller's oasis serving simple and delicious home-cooked food, in the centre of Roundwood. Drop by to refuel after a hike around the Vartry Reservoir.



TO THE CITY & BEYOND



BY ROAD

You can drive from Roundwood to Cherrywood on the M50 and be there in 25 minutes. Or continue to Dublin City centre and arrive in 55 minutes.

BY BUS

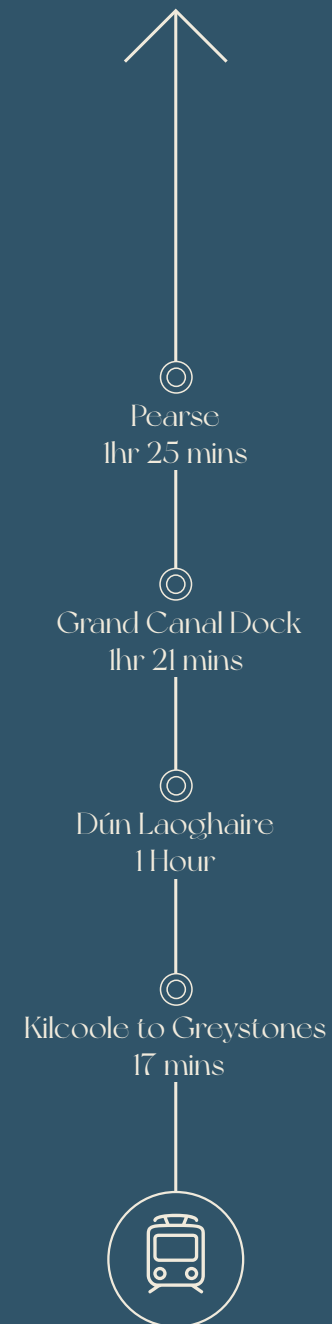
Roundwood is served by St Kevin's Bus Service and Bus Eireann. Buses operated by St Kevin's start in Glendalough, stop in Roundwood, and continue to Dublin. Bus Eireann run a route from Glendalough to Wicklow that also picks up in Roundwood.

BY TRAIN

You can pick up a train operated by Irish Rail on the nearby coastline. The closest rail station on this line is Kilcoole, just 17 minutes away from Roundwood by car. Jump on the train there to continue to Dublin.

BY AIR

You can be at Dublin Airport in under an hour, sweeping around Dublin City on the M50.

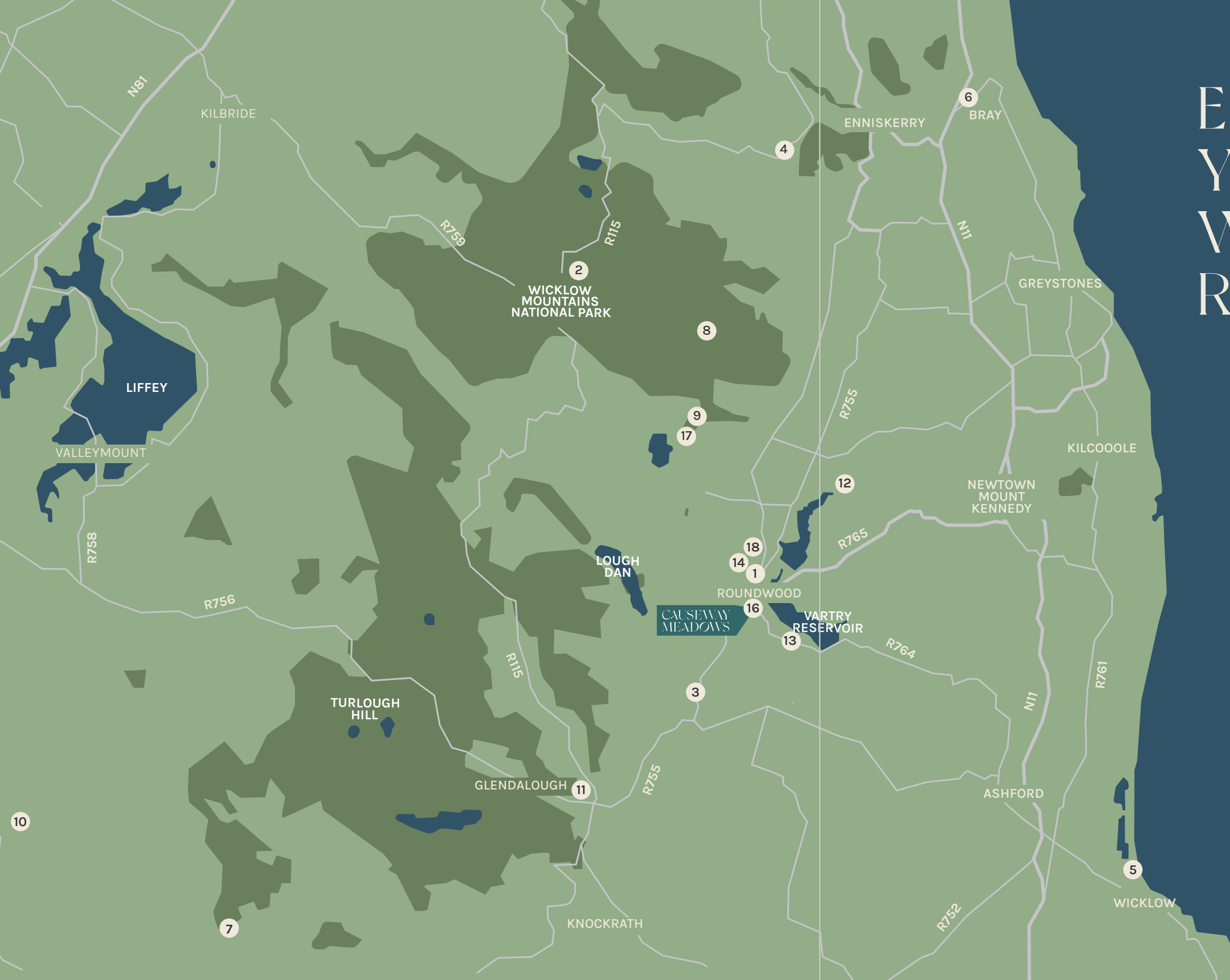


BY TRAIN



BY CAR

EVERYTHING YOU NEED WITHIN EASY REACH

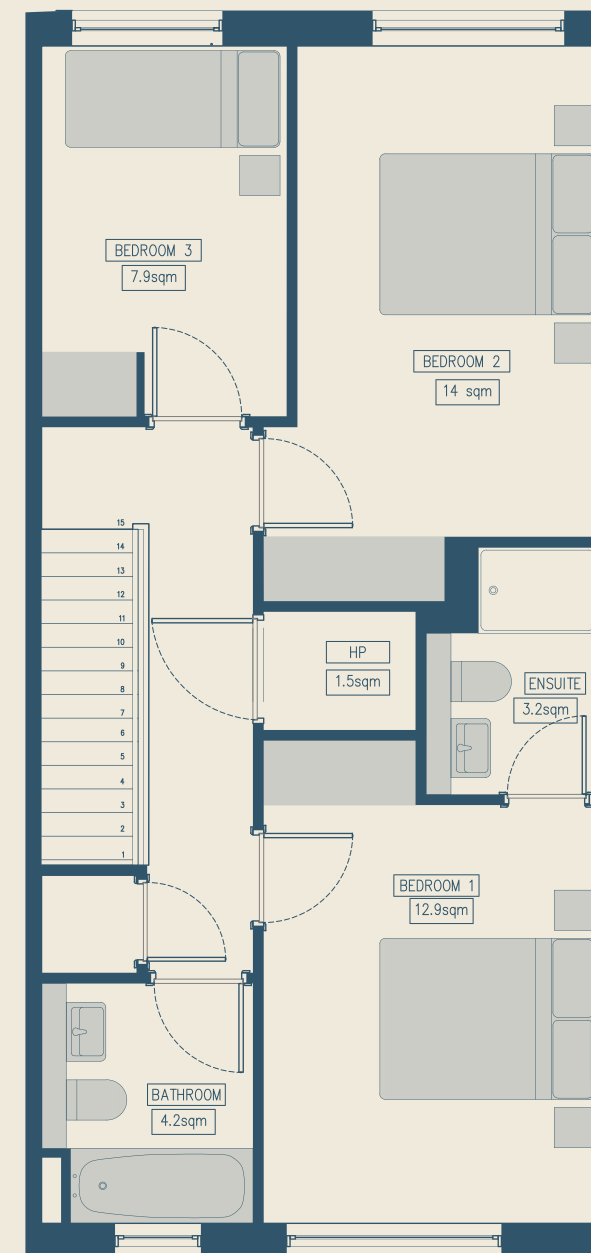
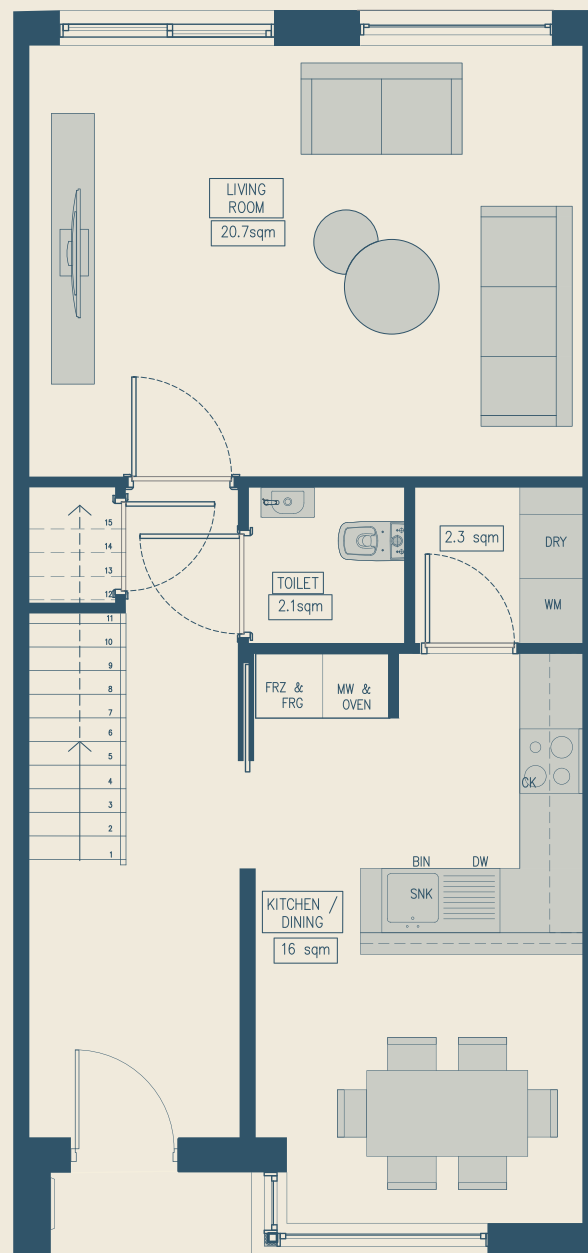


- 1 Vartry Reservoir
- 2 Wicklow Mountains National Park
- 3 St. Kevin's National School, Kilfin
- 4 St. Patricks National School Curtlestown
- 5 East Glendalough School
- 6 St. Gerards primary and secondary schools
- 7 Lugaquila
- 8 Djouce Woods
- 9 Luggala Trail
- 10 Sugar Loaf
- 11 Glendalough
- 12 Special Ops Outdoor Adventures
- 13 Byrnes and Woods Gastro Pub
- 14 Roundwood Inn
- 15 Sugar Mountain Café
- 16 An Tóchar GAA Club
- 17 LoughTay
- 18 St. Laurence O'Toole's National School

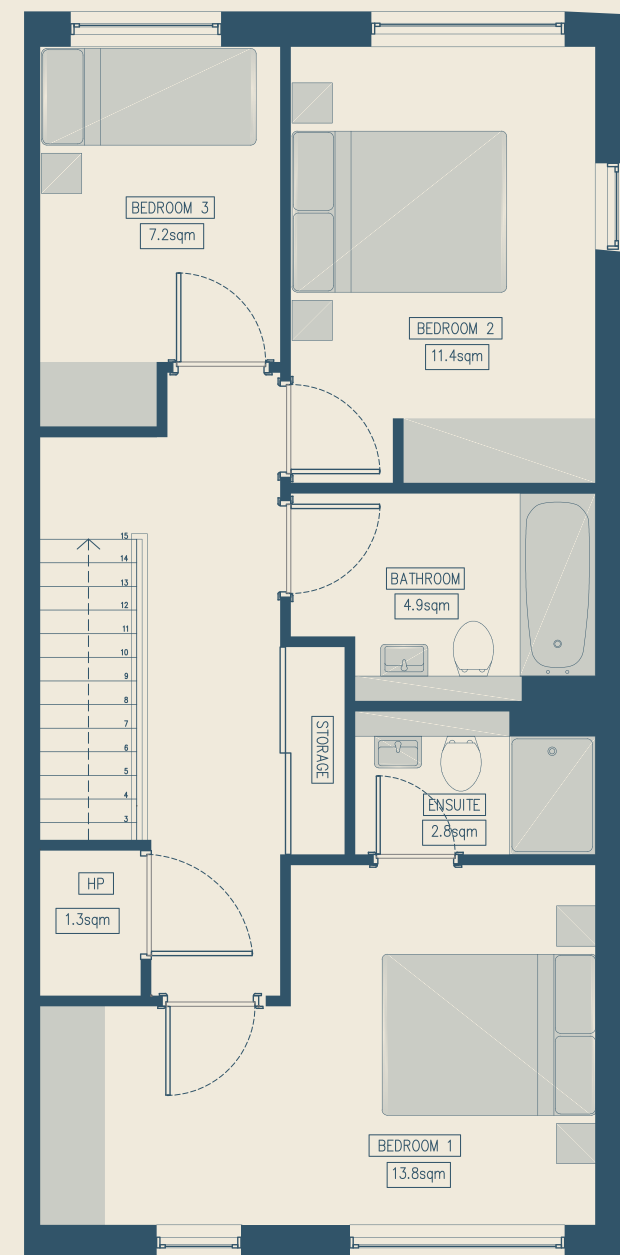
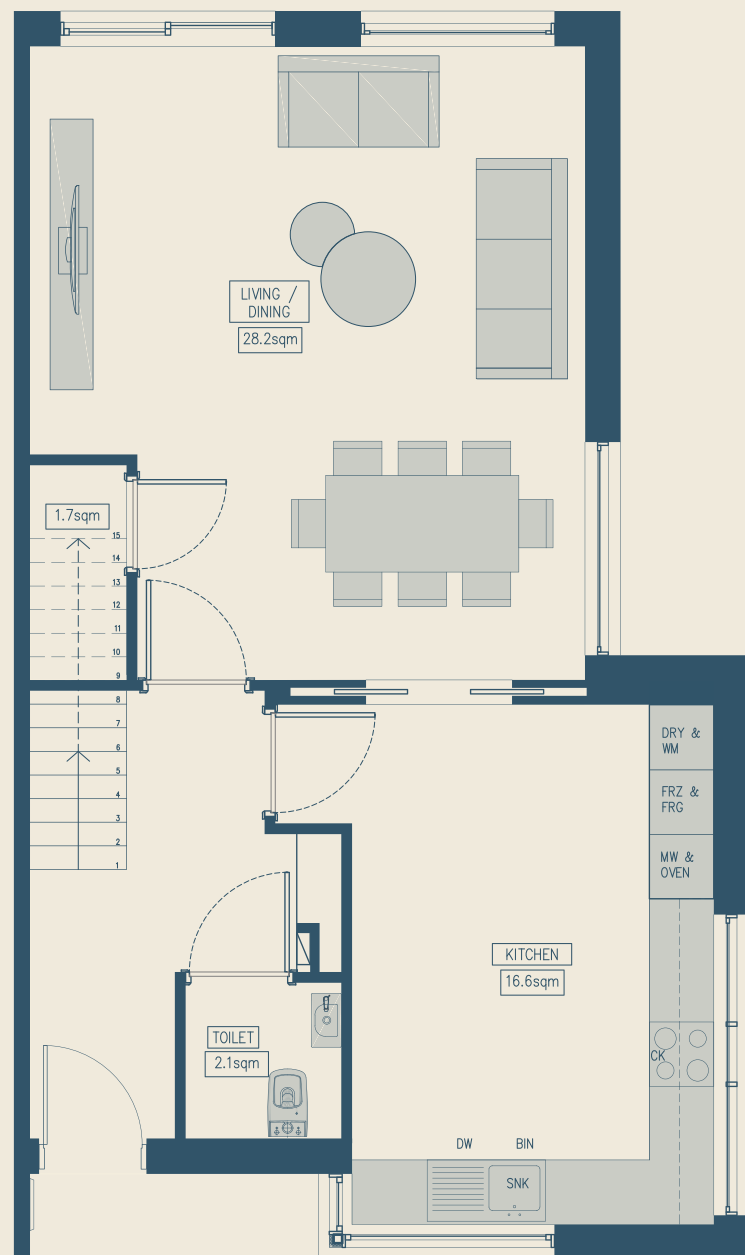


FIND YOUR NEW HOME

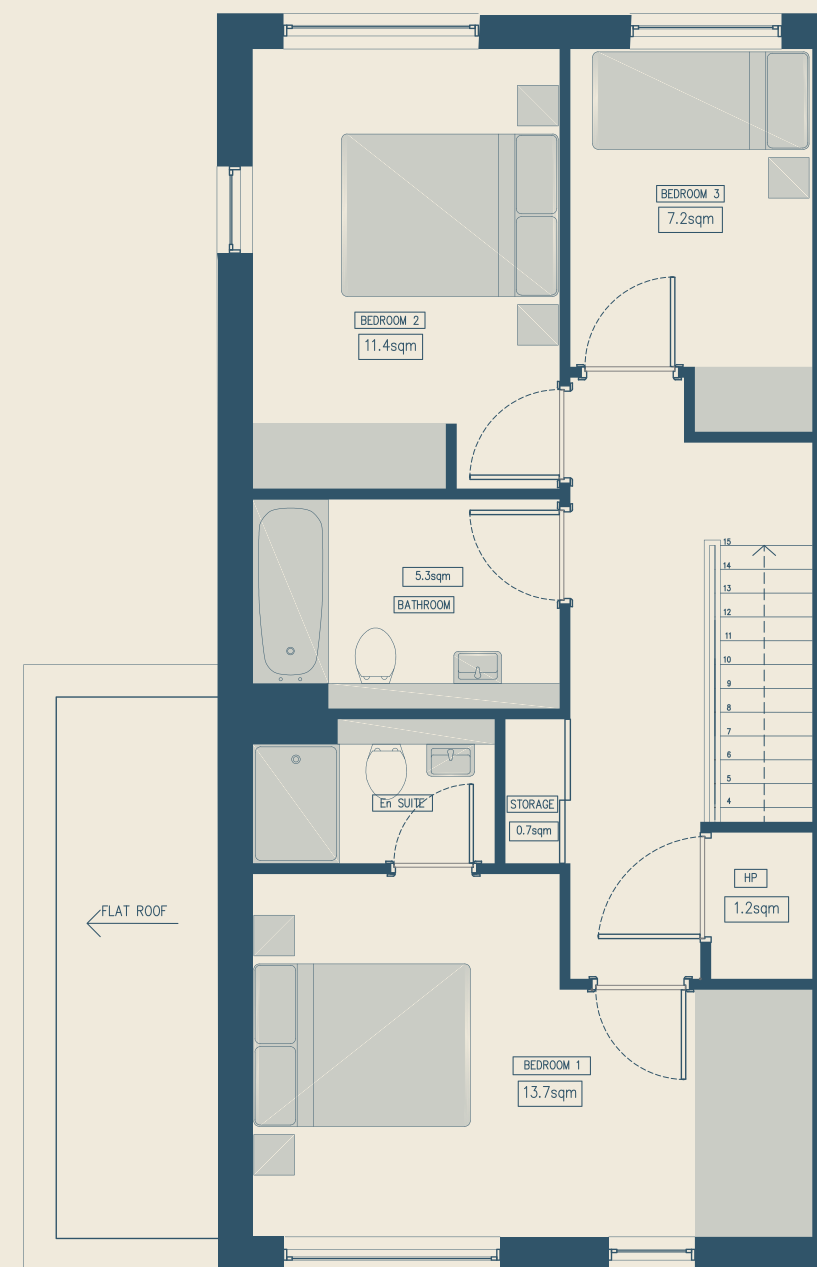
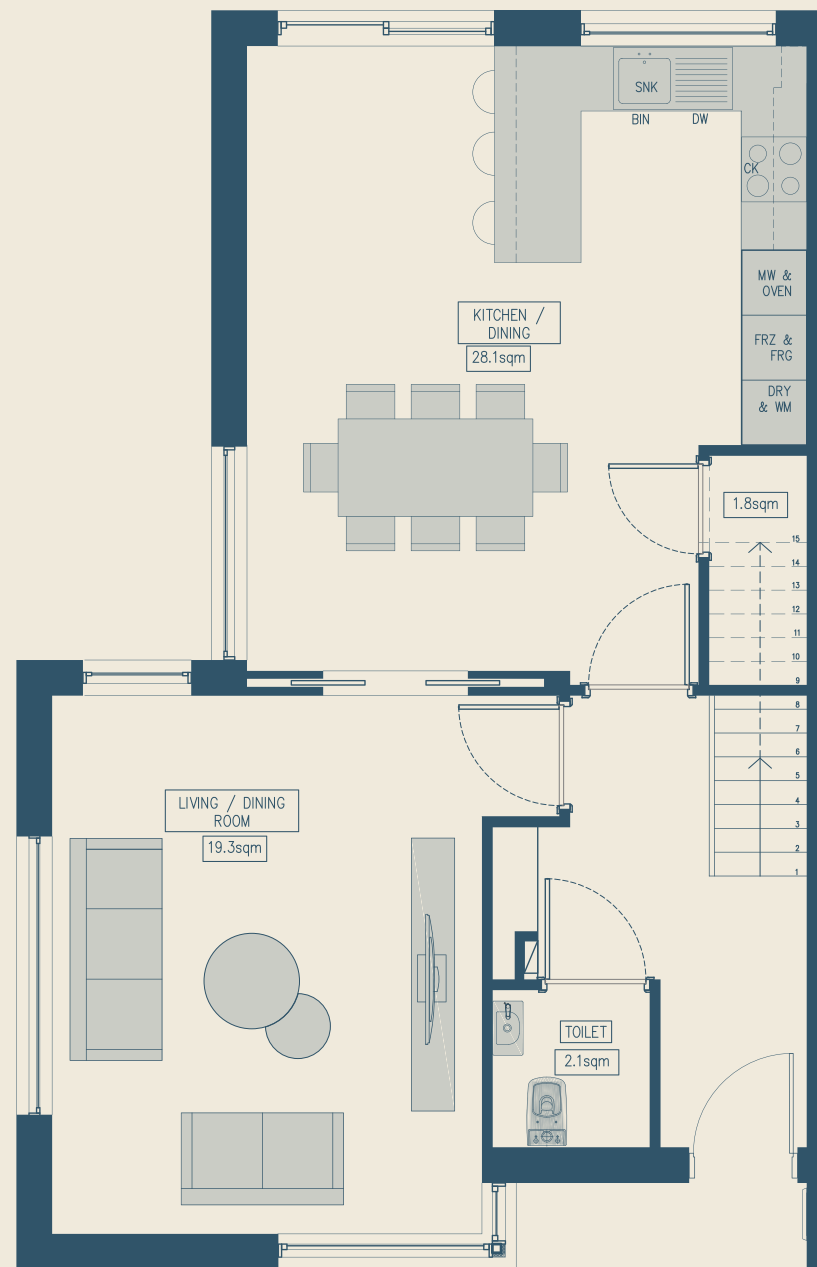
- 3 BED A, B, C, D
- 4 BED A, B, C, D, EV



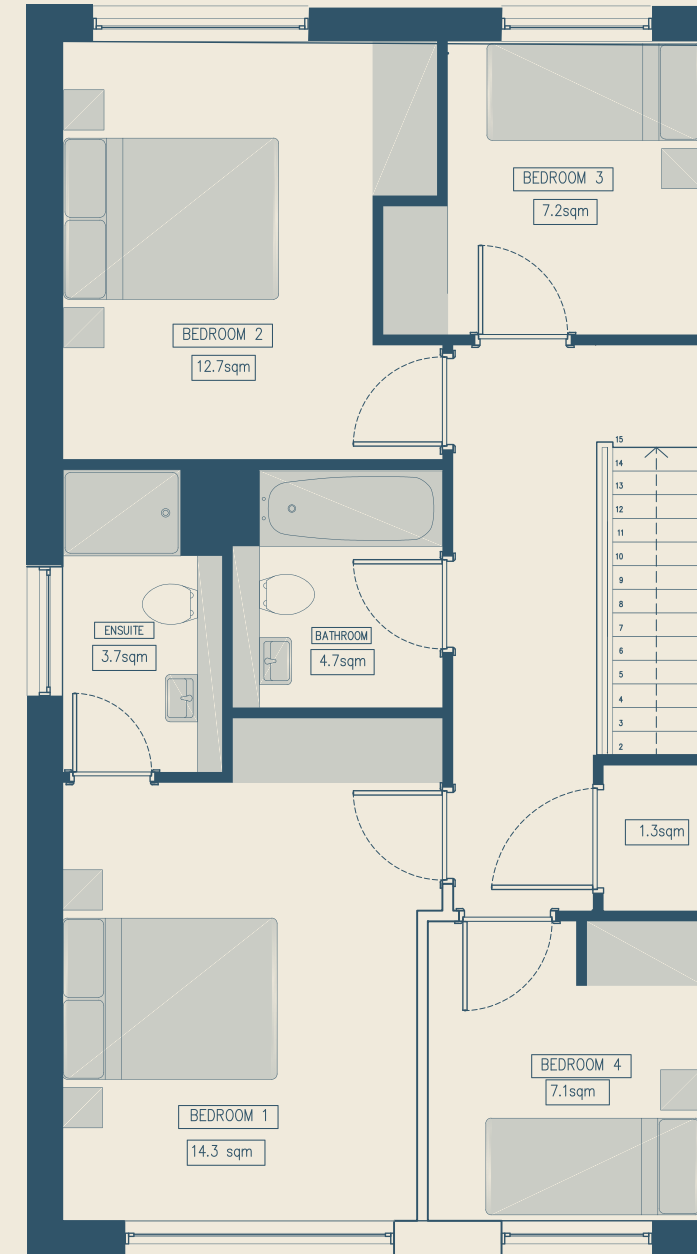
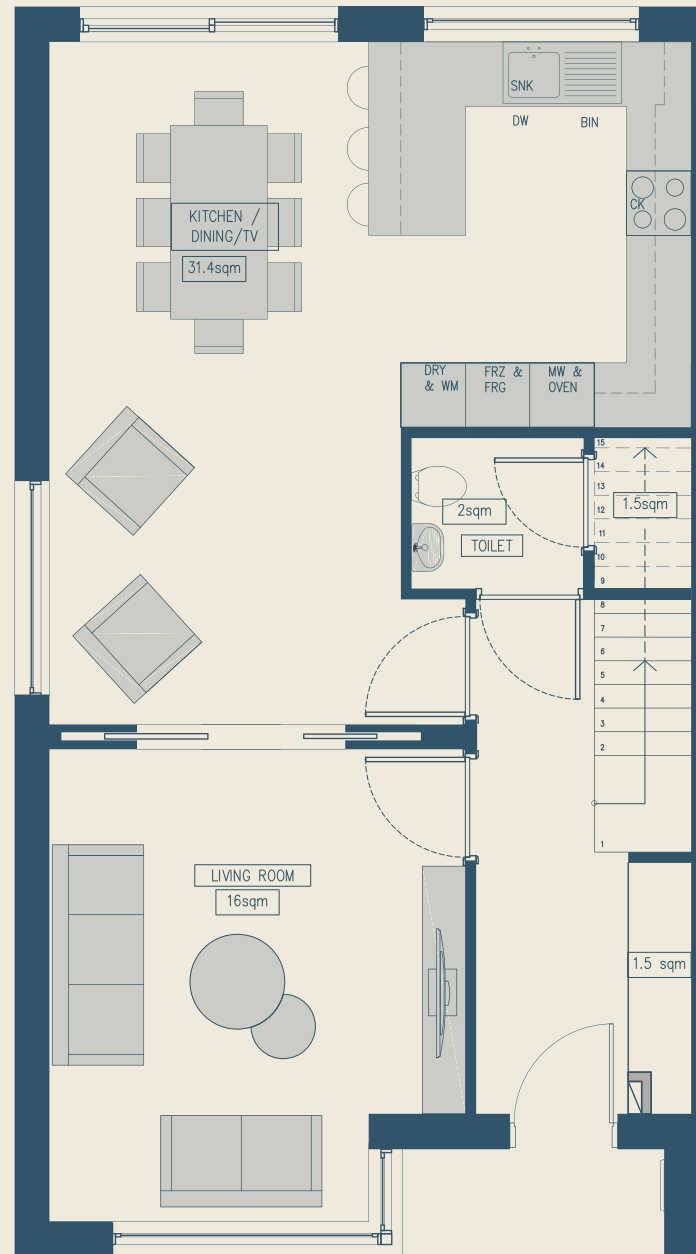
TYPE 3A
3 BED MID, END & SEMI-DETACHED
TOTAL AREA: 107.8 SQM / 1,162 SQ FT



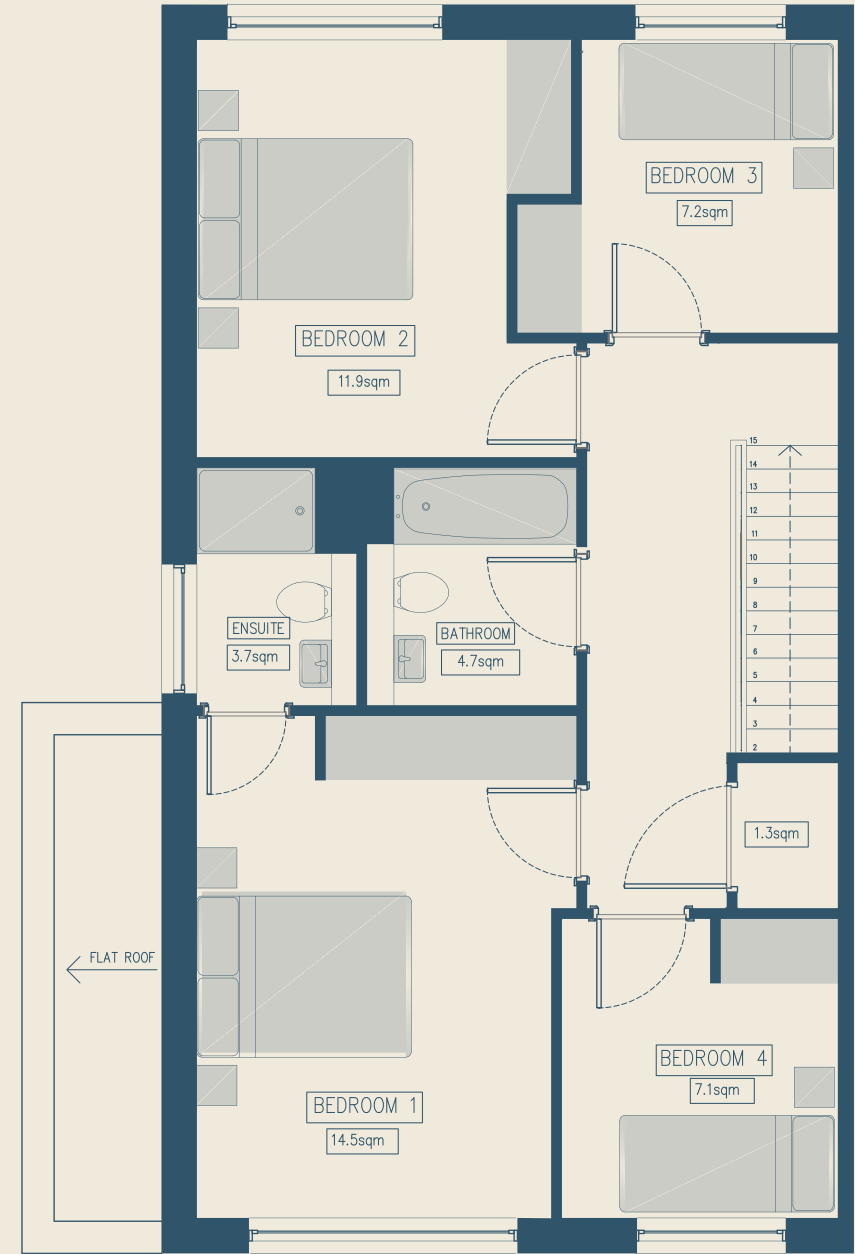
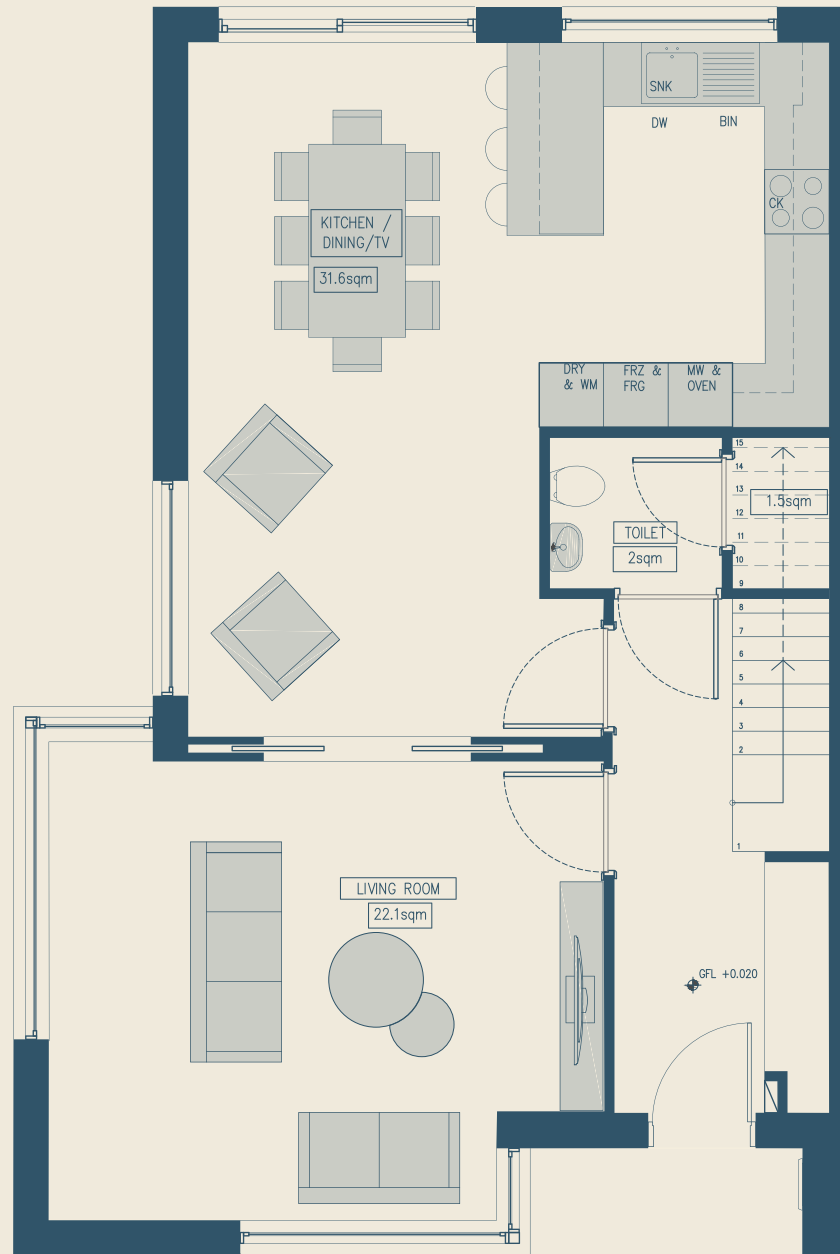
TYPE 3B
3 BED SEMI-DETACHED
TOTAL AREA: 113 SQM / 1,216 SQ FT



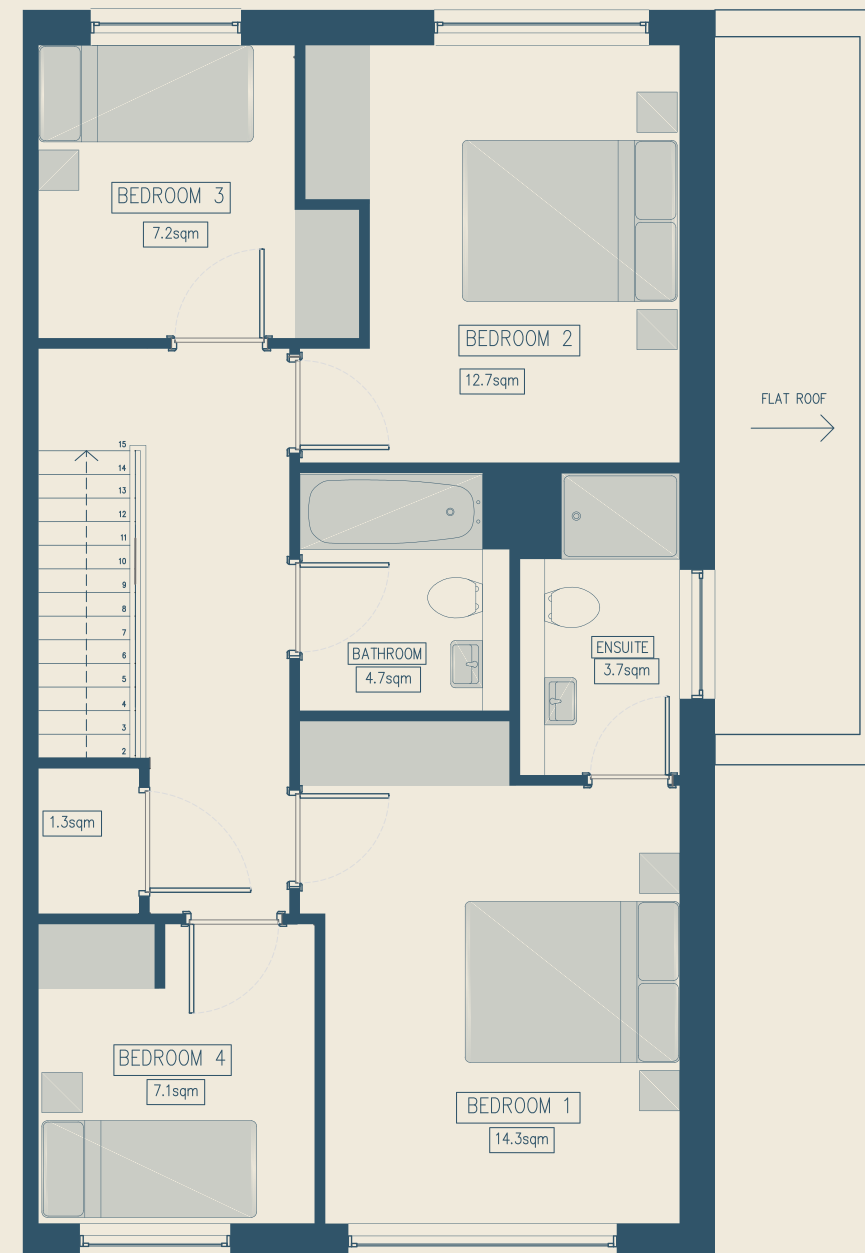
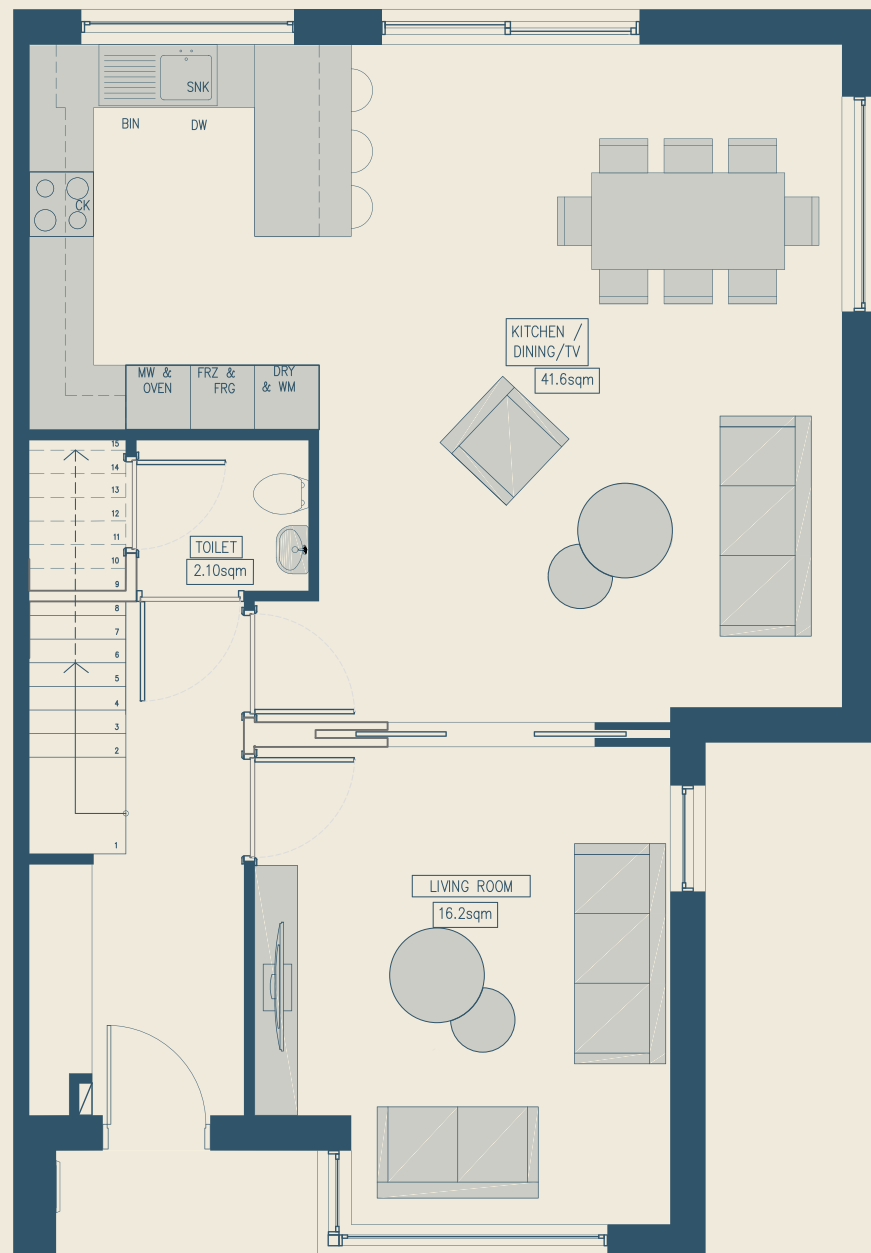
TYPE 3C
 3 BED SEMI-DETACHED
 TOTAL AREA: 115.8 SQM / 1,247 SQ FT



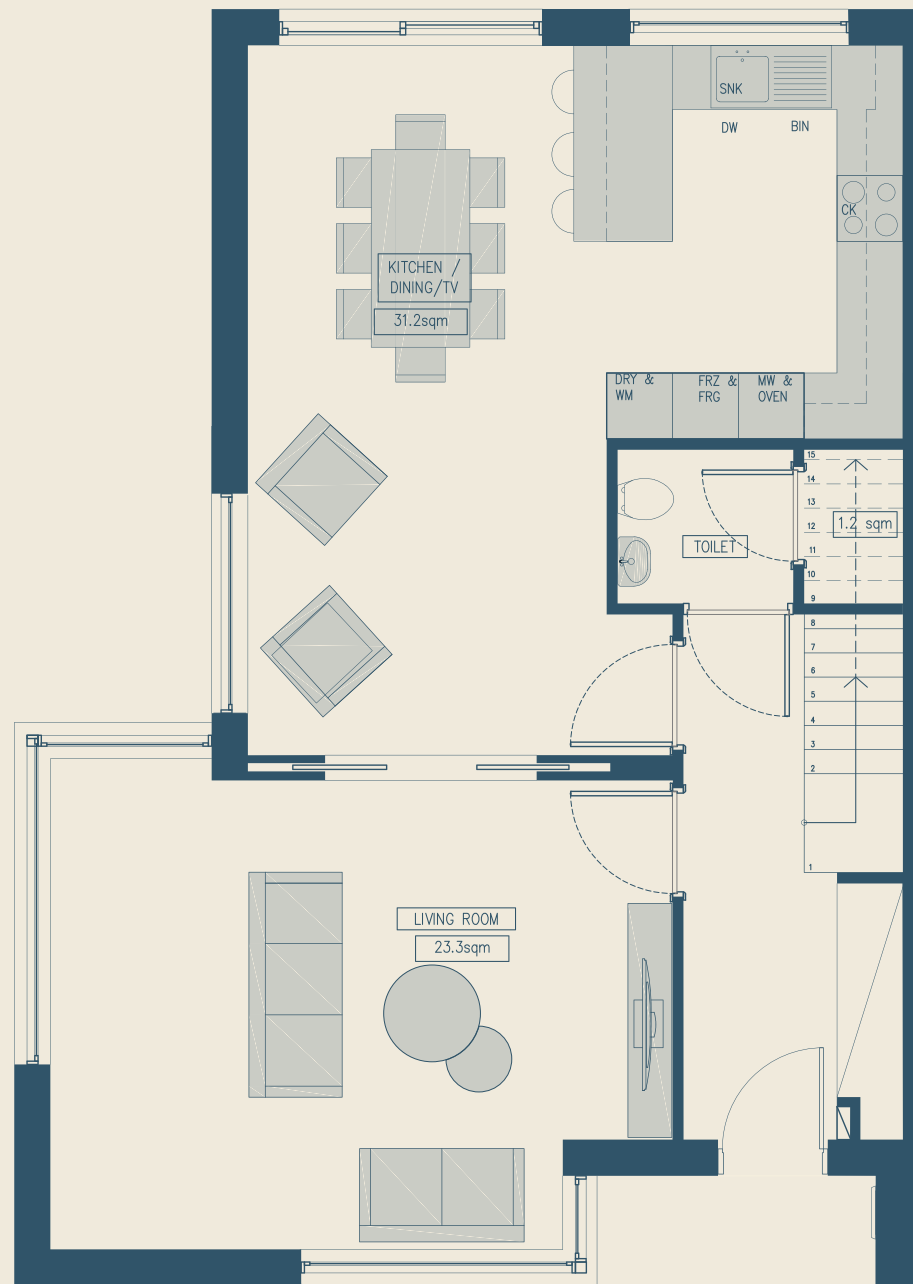
TYPE 4A
4 BED END & SEMI-DETACHED
TOTAL AREA: 123.5 SQM / 1,329 SQ FT



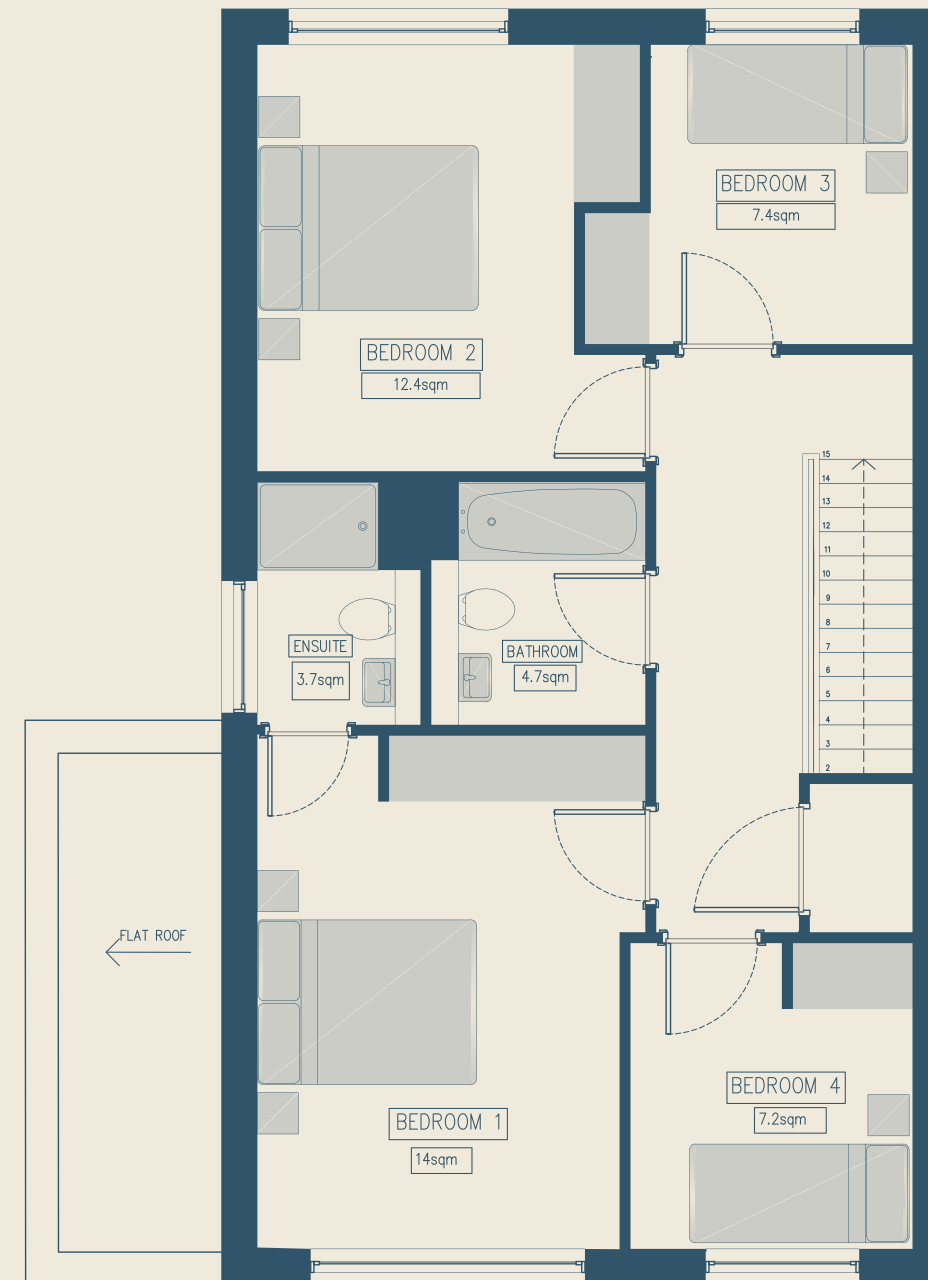
TYPE 4B
4 BED DETACHED
TOTAL AREA: 128 SQM / 1,378 SQ FT



TYPE 4C
4 BED SEMI-DETACHED
TOTAL AREA: 133 SQM / 1,432 SQ FT



TYPE 4D
4 BED SEMI-DETACHED
TOTAL AREA: 130 SQM / 1,399 SQ FT





SPECIFICATIONS

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of brick and render
- Fascia, soffits and gutters
- Front entryway wall light
- Rear wall light to patio area

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Contemporary skirting and architraves
- Recessed lighting on ground floor, bathrooms and ensuites (optional)
- 2.5 mtr to 2.7 mtr high ceilings

DOORS AND IRONMONGERY

- Modern style internal doors
- Combined chrome lever door handles, locks and hinges

WINDOWS

- Alluclad double glazed windows supplied by Munster Joinery, with multi point locking.
- Front door - composite timber door with multi point locking system

KITCHEN

- Contemporary shaker style Kitchens
- Kitchens are fitted with electrical appliances as standard to include: oven, built in microwave, ceramic hob, intergrated fridge freezer and dishwasher (subject to signing of contracts within 21 days)

UTILITY ROOM (WHERE APPLICABLE)

- Provision for washer/dryer

GARDENS & DRIVEWAY

- Parking with permeable paving
- Rear gardens will be seeded
- Concrete post and timber fencing provided between each garden
- Outside rear socket
- Rear garden tap

ELECTRICAL

- Generous and well-designed electrical and lighting specification
- LED down-lighters to kitchen
- Pendant lighting in all bedrooms
- Smoke/heat and carbon monoxide detectors fitted as standard
- Wired for EV car charger

HEATING AND VENTILATION

- The house boasts a minimum A2/A3 energy rating
- High efficiency heat pump
- Radiators to all rooms and excellent levels of insulation to the walls, roof and floors

BATHROOMS/EN-SUITES & WC

- Stylish and contemporary sanitary ware in all bathrooms, en-suites and downstairs WC
- Bathroom and en-suite floors are tiled with partly tiled walls and vanity units
- Heated towel rails are provided in bathrooms and en-suites

WARDROBES

- Luxurious modern fitted wardrobes in all bedrooms

GENERAL

- Both Timber Frame and ICF construction

BUILDING GUARANTEE

- 10 year Homebond Structural Guarantee

PROFESSIONAL TEAM



SELLING AGENT

Knight Frank Dublin
Estate Agents
20-21 Pembroke Street Upper,
Dublin 2
01-2374500
www.knightfrank.ie
PSRA Licence No. 001880



ENGINEERS

OCSC
9 Prussia Street
Dublin 7
www.ocsc.ie



SOLICITOR

RDJ Solicitors
The Exchange, George's
Dock, International Financial
Services Centre, Dublin 1
www.rdj.ie



M&E ENGINEERS

RM Breen & Associates
Unit F2 Centrepont
Rosemount Business Park
Dublin 11, Co. Dublin
www.rmbreen.ie



ARCHITECTS

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9 Clarinda Park N
Dún Laoghaire Dublin
A96 A3W7
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BEAKONSHAW

DEVELOPER

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Bath Avenue
Dublin 4
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BEAKONSHAW

ABOUT BEAKONSHAW

Beakonshaw is a new forward-thinking developer committed to making positive changes to the Irish housing market.

We're building fantastic homes in great commuter locations around Dublin and Wicklow.

Our focus is making high quality properties more accessible to more people, by offering a range of homes for all stages of life, in the locations that support work, life and family needs. We're also making the purchase process easier through our investment in technology-enabled viewing and buying.

Our experienced team has decades of home building experience. Together we are rethinking home building and buying from the customer's point of view, to offer more options and much more opportunity.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.