



WELLFIELD
RATOATH

kingscroftwellfield.ie



A MAGICAL PLACE FOR YOU
TO PUT DOWN ROOTS







Wellfield is located close to the bustling village of Ratoath, which is packed full of great amenities including sports clubs, two primary schools, and several restaurants and pubs.

Ratoath is also just a few kilometres from the popular town of Ashbourne, which offers even more variety in terms of shopping, primary, secondary schools, and leisure facilities. Even better, Ratoath's close proximity to the M2 and M50 motorways, as well as Dublin Airport, means that everything is within easy reach.



Dunboyne Train










CGI images are for indicative purposes only - some details may vary.

A Quality Development of 1, 2, 3 and 4 Bedroom A - Rated Family Homes

Wellfield consists of a range of spacious family homes that are built to suit the lives of today's busy and growing families. With well-thought-out interior layouts, plenty of storage space and superb attention to detail, these are homes to be loved for years to come. Energy-saving technology and modern features ensure that these homes are as comfortable and efficient as they are stylish and beautiful.



An aerial photograph of a road interchange. A multi-lane highway runs horizontally across the top. A road branches off vertically from the highway, leading to a roundabout. The roundabout has a central grassy island and a white car is visible on the left side. The road then continues horizontally to the right, merging with another road. The surrounding area is a mix of green grass and brown, dry vegetation. The text "Getting around with a Comprehensive Transport System" is overlaid in white on the right side of the image.

Getting around with
a Comprehensive
Transport System



VIA M50

+39 MINS



DUBLIN
CITY



VIA M2

+22 MINS



DUBLIN
AIRPORT



109A

+47 MINS



DUBLIN
AIRPORT



103/ 194X

+54 MINS



DUBLIN
CITY

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 Wellfield homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

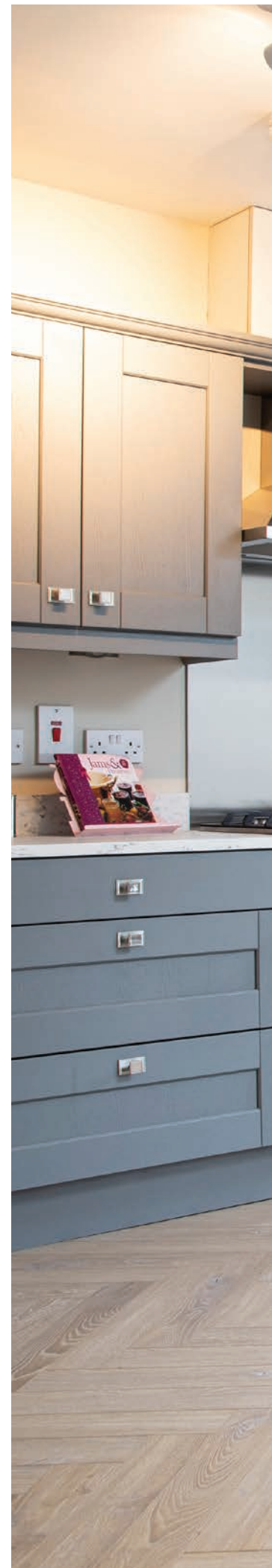
Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, en-suites 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.





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



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



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



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



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



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















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

WELLFIELD SITE MAP



Plans are for illustrative purposes only. Layouts may vary.

HOUSE TYPES

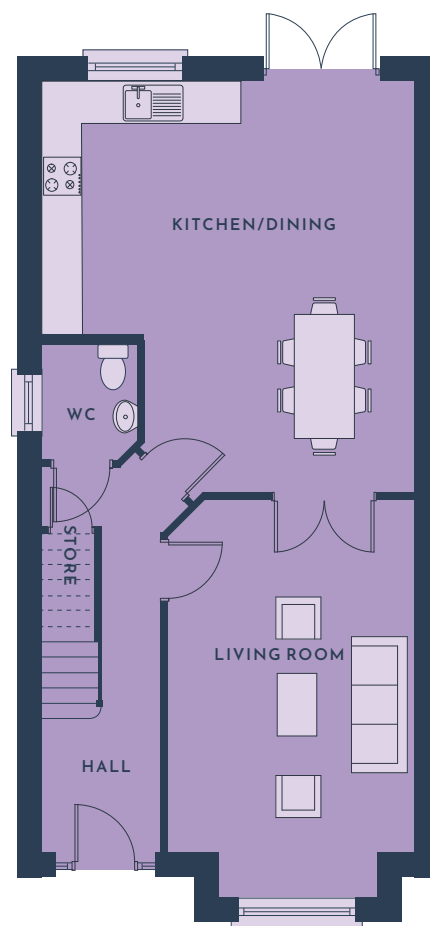
-  TYPE A1
3 Bed Semi Detached Approx 120 Sq.m. / 1,291 Sq.ft.
-  TYPE B1
3 Bed End of Terraced Approx 112 Sq.m. / 1,206 Sq.ft.
-  TYPE B2
3 Bed Mid Terrace Approx 111 Sq.m. / 1,195 Sq.ft.
-  TYPE B3
3 Bed End of Terraced Approx 117 Sq.m. / 1,259 Sq.ft.
-  TYPE C1
4 Bed Semi Approx 130 Sq.m. / 1,398 Sq.ft.
-  TYPE C2
3 Bed Semi Detached Approx 124.5m Sq.m. / 1,339 Sq.ft.
-  TYPE C3
3 Bed 3 Storey Detached Approx 131m Sq.m. / 1,409 Sq.ft.
-  TYPE C4
3 Bed 3 Storey Semi Detached Approx 133.5m Sq.m. / 1,436 Sq.ft.
-  TYPE C5
3 Bed 3 Storey Semi Detached Approx 136 Sq.m. / 1,463 Sq.ft.
-  TYPE C6
3 Bed 3 Storey Detached Approx 135 Sq.m. / 1,452 Sq.ft.
-  TYPE G
2 Bed Detached Approx 89 Sq.m. / 958 Sq.ft.
-  TYPE G1
2 Bed Semi Detached Approx 89 Sq.m. / 958 Sq.ft.



HOUSE TYPE A1

3 Bed Semi Detached

Approx 120 Sq.m. / 1,291 Sq.ft.



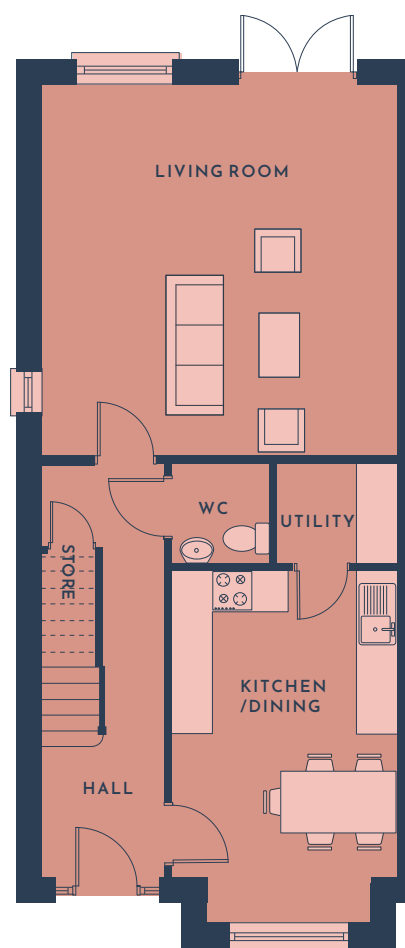
Ground Floor

First Floor

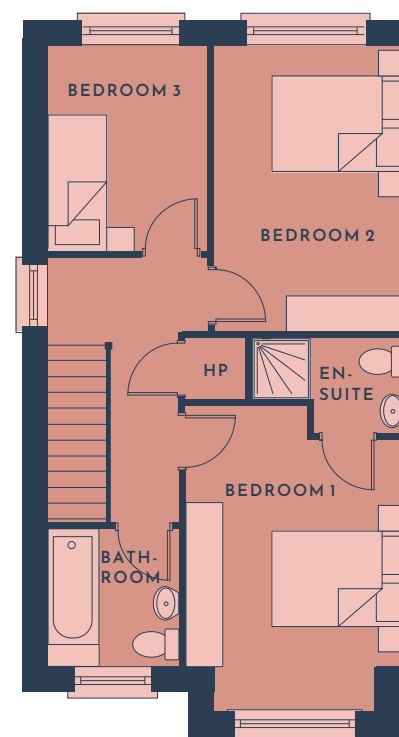
Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE B1

3 Bed End of Terraced
Approx 112 Sq.m. /1,206 Sq.ft.



Ground Floor



First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

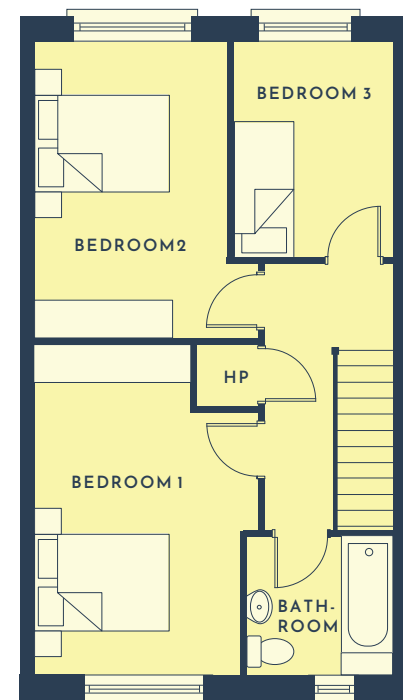
HOUSE TYPE B2

3 Bed Mid Terrace

Approx 111 Sq.m. / 1,195 Sq.ft..



Ground Floor



First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE B3

3 Bed End of Terraced
Approx 117 Sq.m. / 1,259 Sq.ft.



Ground Floor

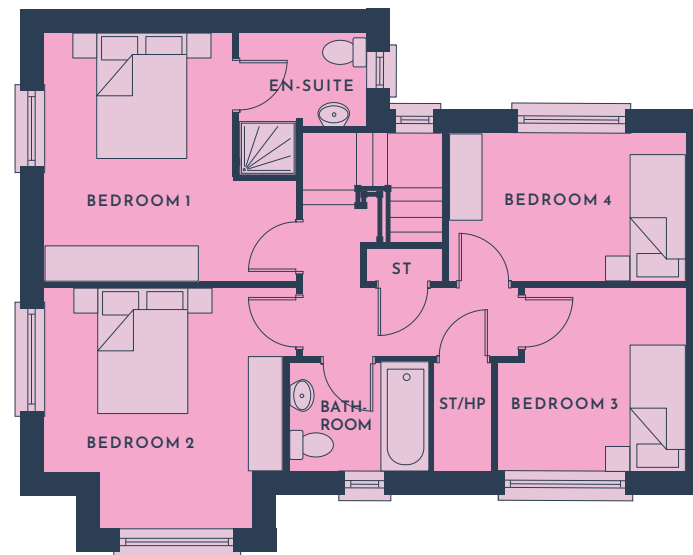
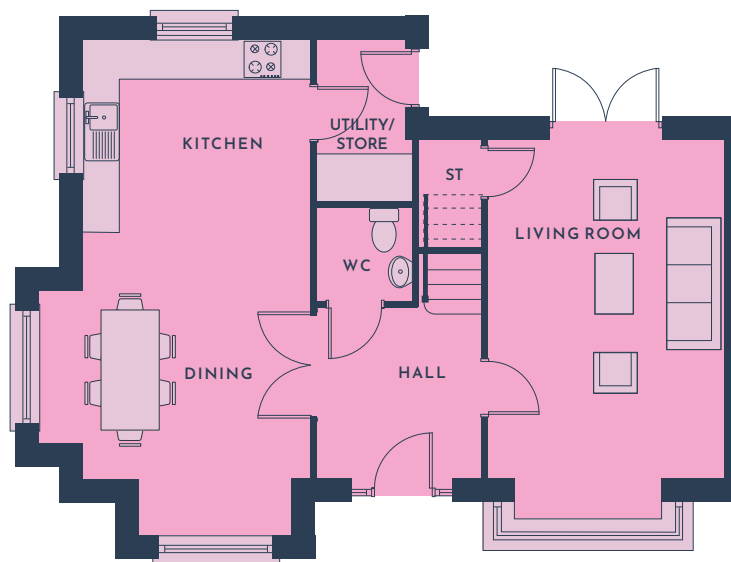


First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C1

4 Bed Semi Detached
Approx 130 Sq.m. / 1,398 Sq.ft.



Ground Floor

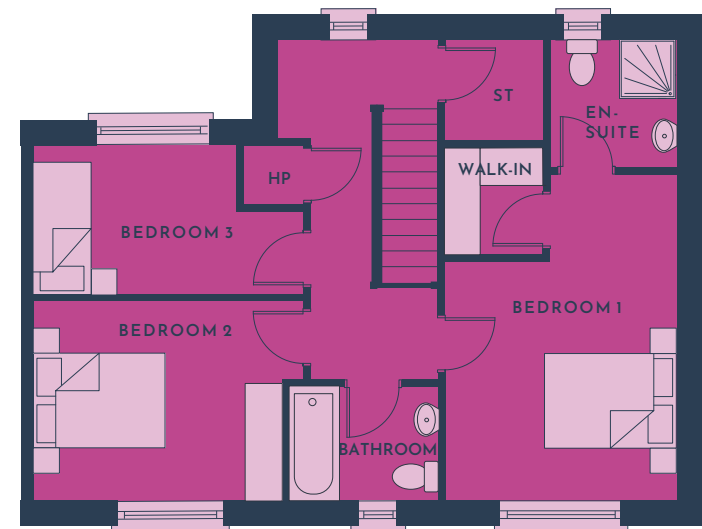
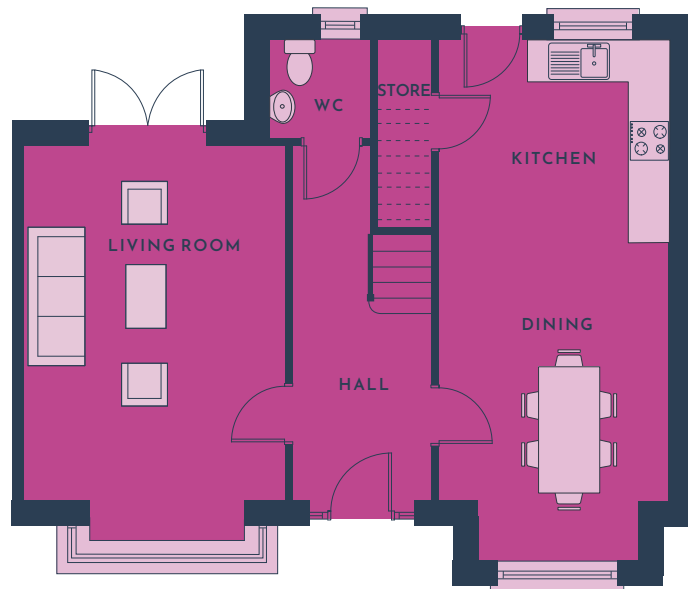
First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C2

3 Bed Semi Detached

Approx 124.5m Sq.m. / 1,339 Sq.ft.



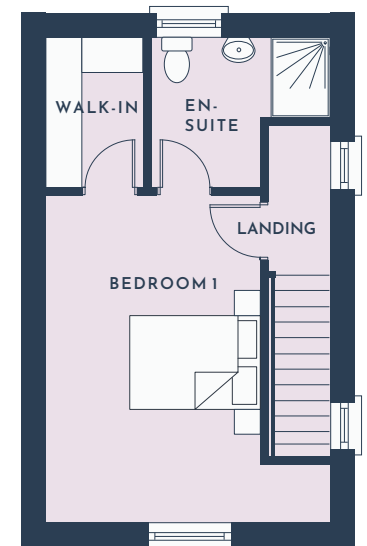
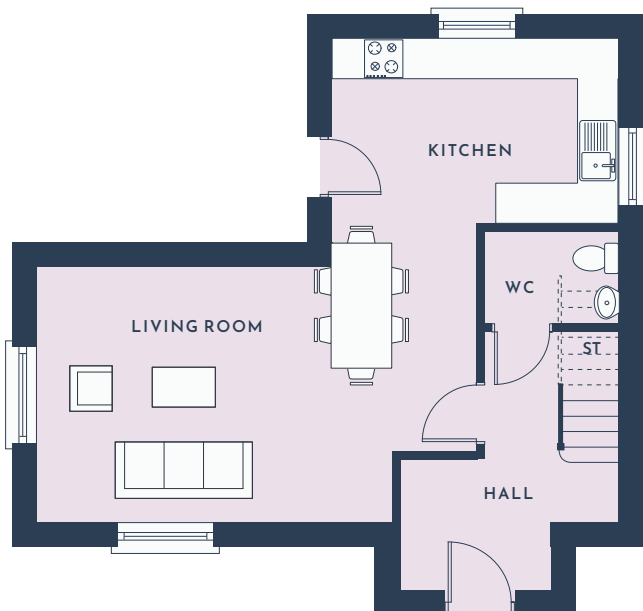
Ground Floor

First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C3

3 Bed 3 Storey Detached
Approx 131m Sq.m. / 1,409 Sq.ft.



Ground Floor

First Floor

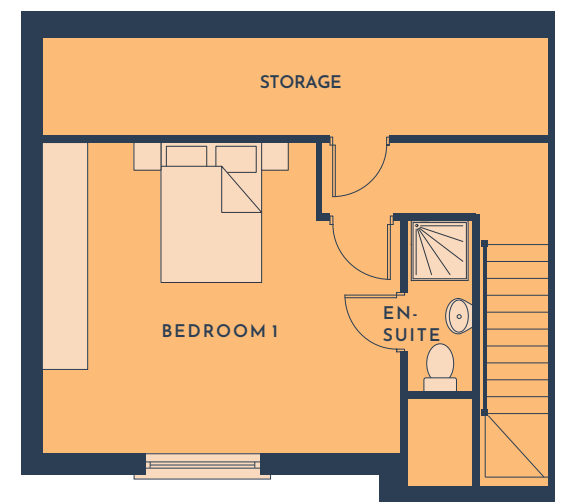
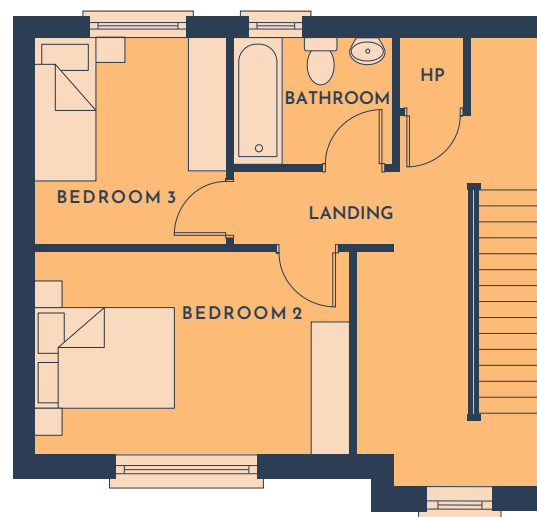
Second Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C4

3 Bed 3 Storey Semi Detached

Approx 133.5m Sq.m. / 1,436 Sq.ft.



Ground Floor

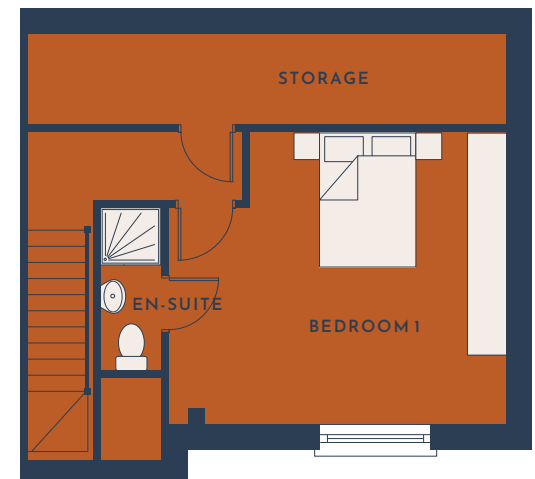
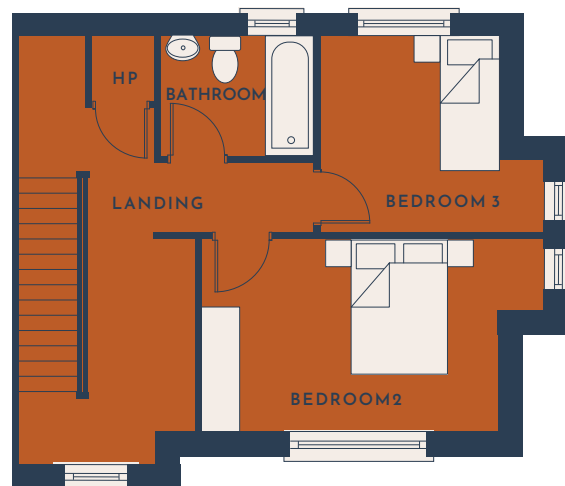
First Floor

Second Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C5

3 Bed 3 Storey Semi Detached
Approx 136 Sq.m. / 1,463 Sq.ft.



Ground Floor

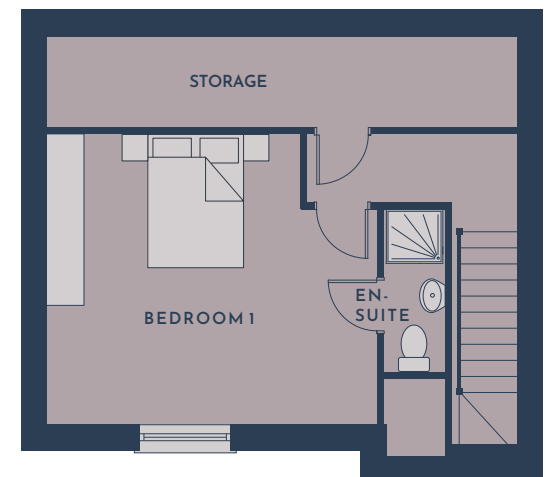
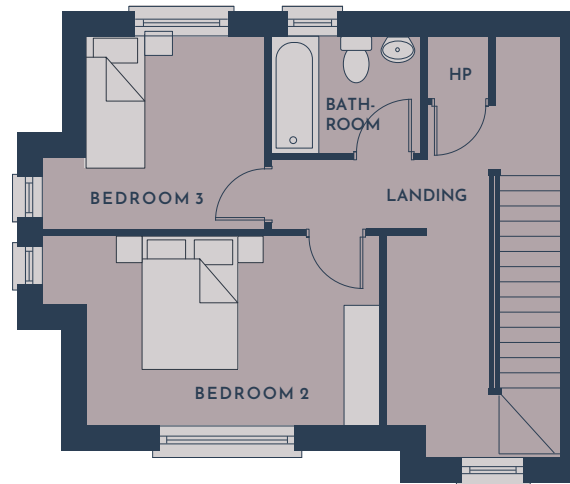
First Floor

Second Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE C6

3 Bed 3 Storey Detached
Approx 135 Sq.m. / 1,452 Sq.ft.



Ground Floor

First Floor

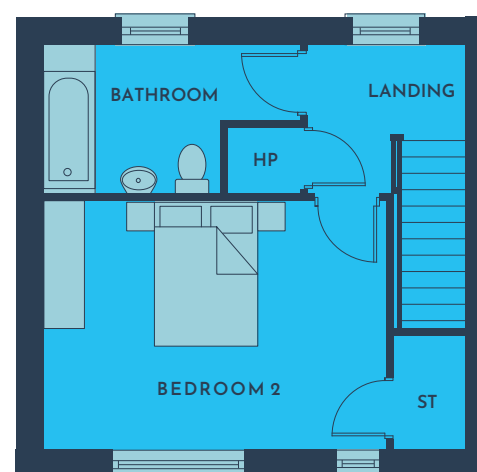
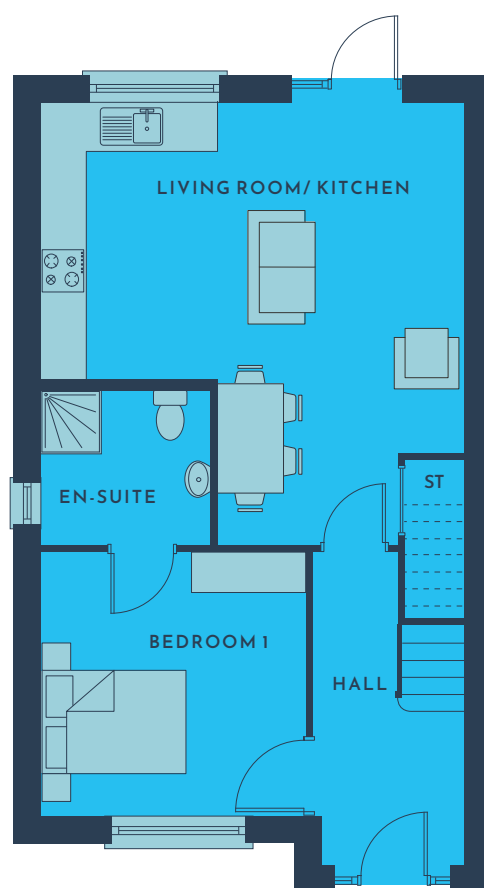
Second Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE G

2 Bed Detached

Approx 89 Sq.m. / 958 Sq.ft.



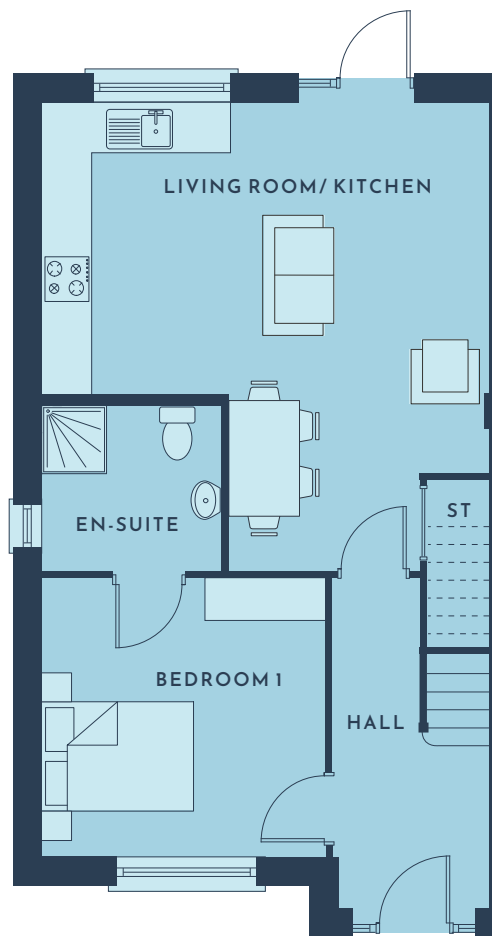
Ground Floor

First Floor

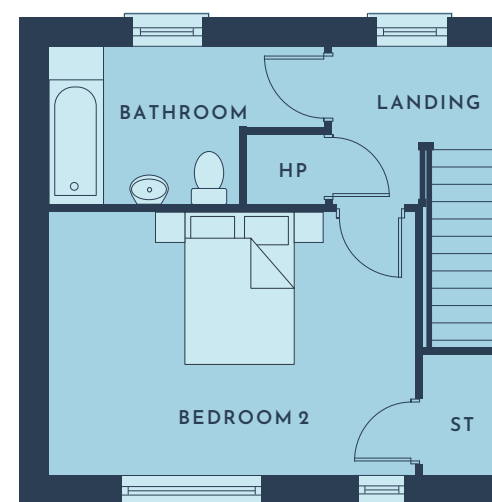
Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

HOUSE TYPE G1

2 Bed Semi Detached
Approx 89 Sq.m. / 958 Sq.ft.



Ground Floor



First Floor

Floor plans are for illustrative purposes only. Layouts may vary. CGI images are for indicative purposes only - some details may vary.

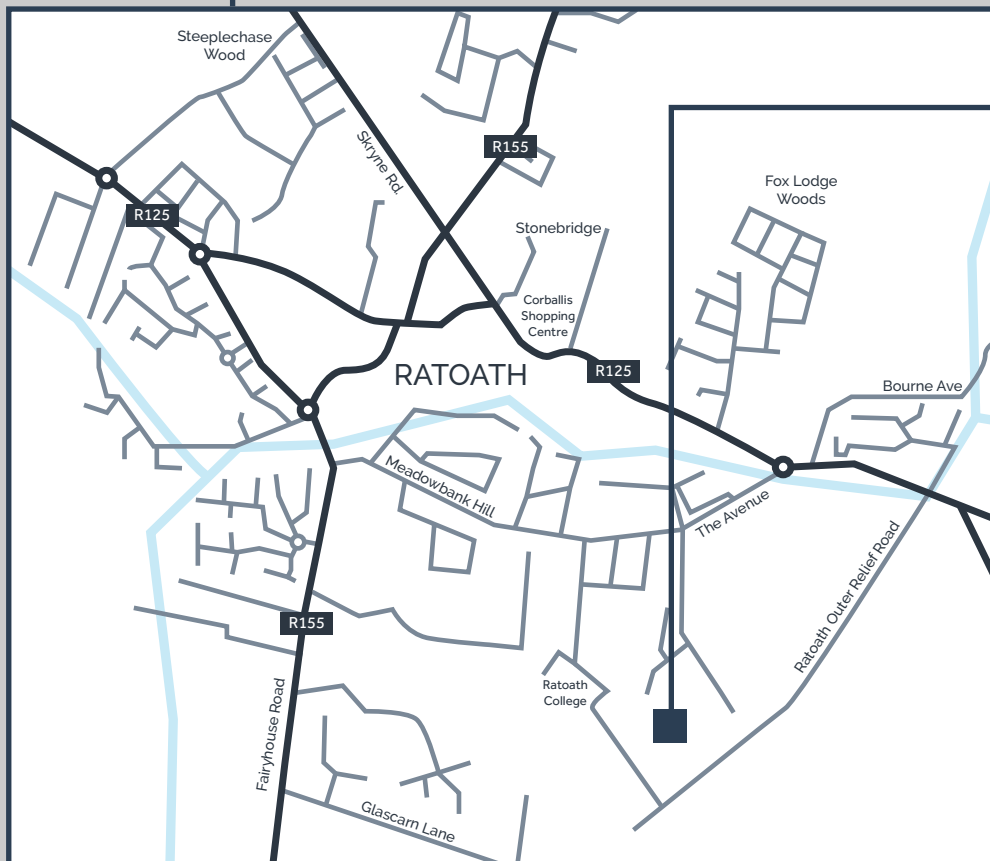
KINGSCROFT DEVELOPMENTS



Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag.

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments 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 Galway, Kildare, Laois, Meath and Wicklow.



FOR SALES INFORMATION CONTACT:



1800 33 34 35
kingscroft.ie



PRSA Licence: 001880

01 237 4500
knightfrank.ie



Disclaimer: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. HT Meagher O'Reilly New Homes Limited trading as Knight Frank, Registered in Ireland No. 428289, PSR Reg. No. 001880. Registered Office - 20-21 Upper Pembroke Street, Dublin 2.

kingscroftwellfield.ie