

WELLFIELD

RATOATH

kingscroftwellfield.ie


A MAGICAL PLACE FOR YOU
TO PUT DOWN ROOTS



Wellfield enjoys an enviable location close to the vibrant village of Ratoath, where residents have a wealth of amenities within easy reach. From local sports clubs and primary schools to a great selection of cafés, restaurants and pubs, Ratoath offers everything you need for day-to-day living.

Excellent transport connections further enhance the location, with convenient access to the M2 and M50 motorways, while the M3 Parkway rail station is also within easy reach, providing convenient connections towards Dublin. Dublin Airport is also readily accessible, making Wellfield an ideal base for both work and leisure.


Dunboyne Train






AVOCA


AVOCA FOOD


RATOATH RUGBY FOOTBALL CLUB
RATOATH RFC


THE VENUE RATOATH
THEATRE & COMMUNITY CENTRE


Fairyhouse
RACECOURSE


RATOATH
Junior National School


As You Like It


THE AULD STAND


Kidz R Kidz
Before & After-School Care


SuperValu


CORBALLIS
SHOPPING CENTRE
Centra
LA BUCCA RESTAURANTS
Café NOVELLO
Altered Images
Lilly's PHARMACY
T Nails


GER CONROY FITNESS


Blondelles



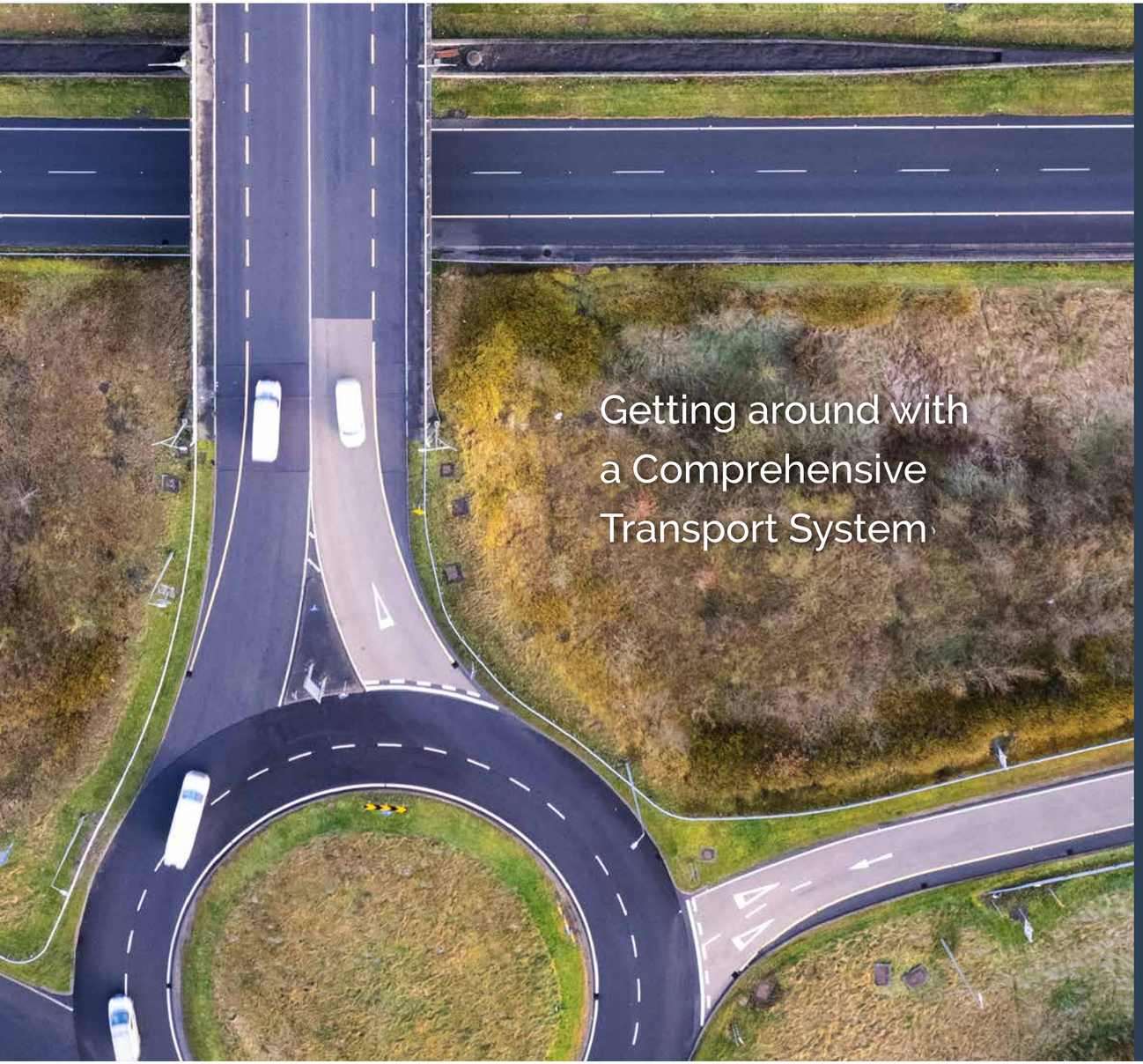
A Quality Development of 1, 2, 3 and 4 Bedroom A - Rated Family Homes

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.



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

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Getting around with a Comprehensive Transport System

VIA M50 — +39 MINS — DUBLIN CITY

VIA M2 — +22 MINS — DUBLIN AIRPORT

105 — +35 MINS — BLANCHARDSTOWN

109A — +47 MINS — DUBLIN AIRPORT

103/ 194X — +54 MINS — DUBLIN CITY

Times are approximate. Arrival times may vary.

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 A 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.

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.

BATHROOMS AND EN-SUITES

Quality sanitary ware 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 in the houses.



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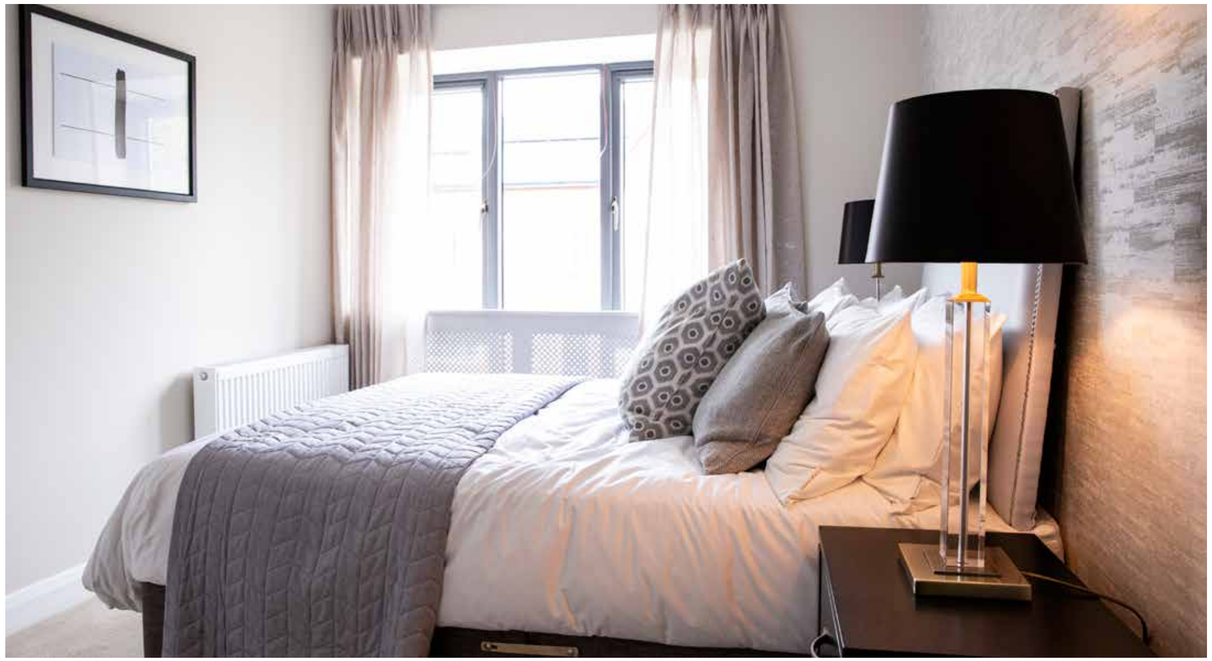
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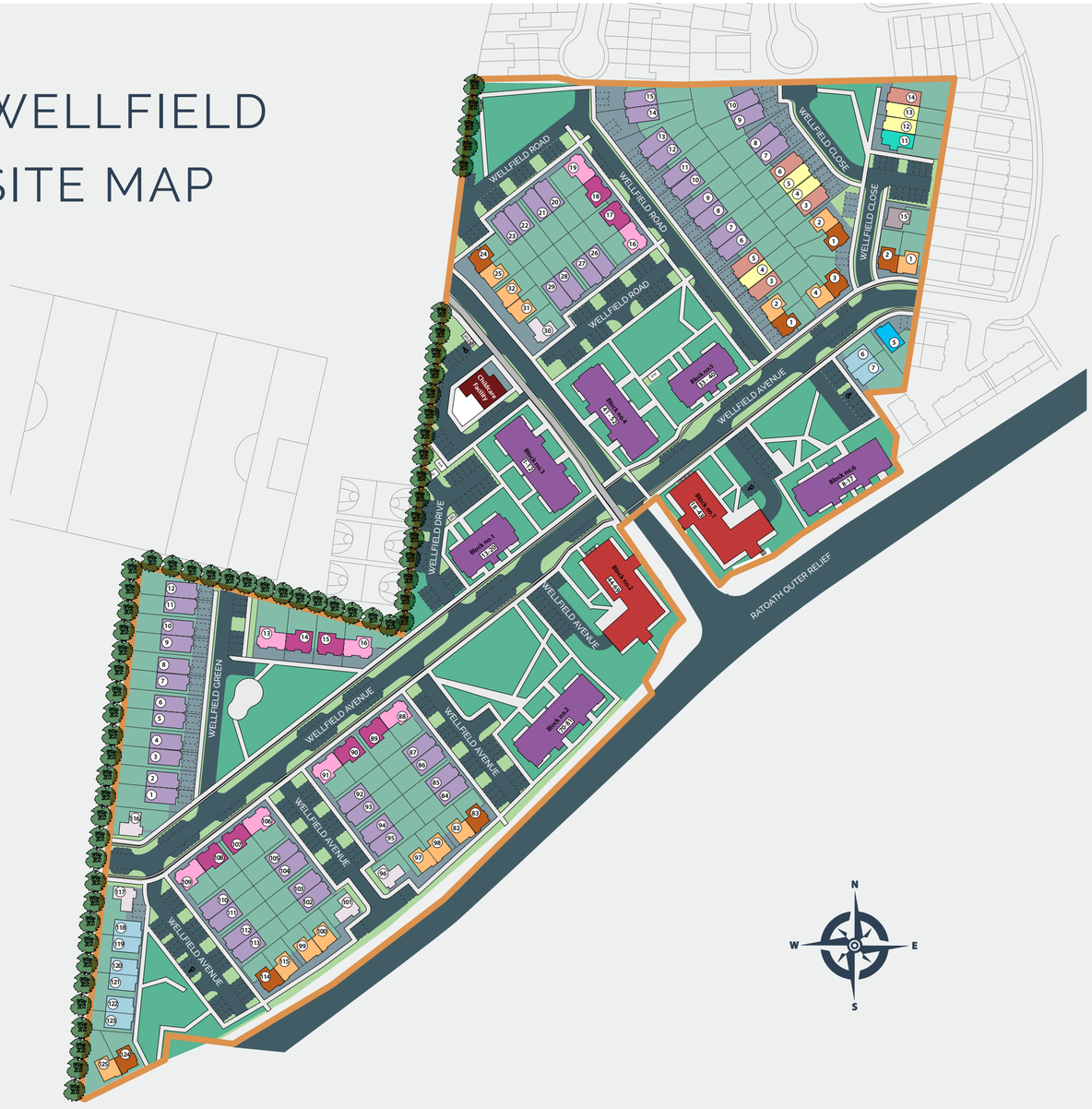
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WELLFIELD
SITE MAP



HOUSE TYPES

- TYPE A1
  3 Bed Semi Detached Approx 120 Sq.m. / 1,291 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 G1
  2 Bed Semi Detached Approx 89 Sq.m. / 958 Sq.ft.
- APARTMENT BLOCKS
- APARTMENT & DUPLEX BLOCKS







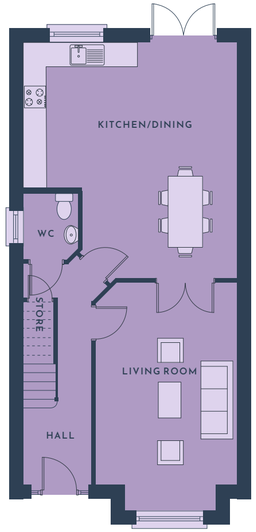
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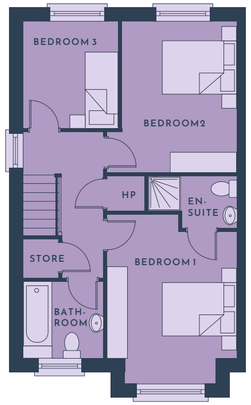
HOUSE
TYPE A1

3 Bed Semi Detached

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







Ground Floor First Floor

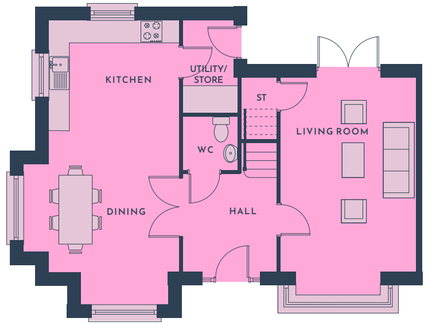
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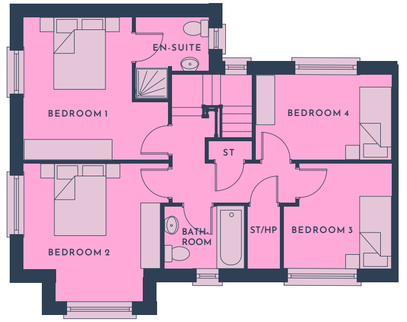
HOUSE
TYPE C1

4 Bed Semi Detached

Approx 130 Sq.m. / 1,398 Sq.ft.







Ground Floor First Floor

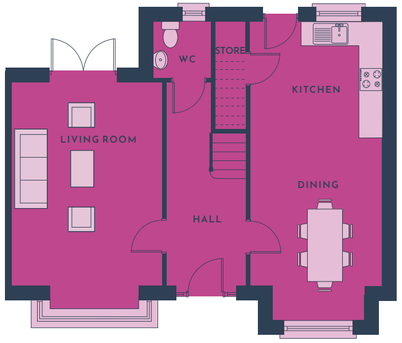
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HOUSE
TYPE C2

3 Bed Semi Detached

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







Ground Floor First Floor

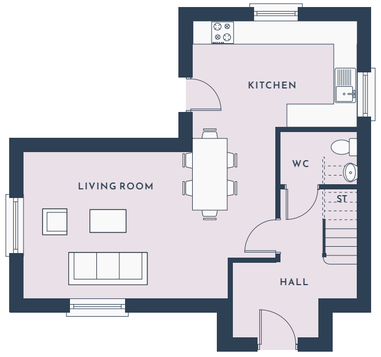
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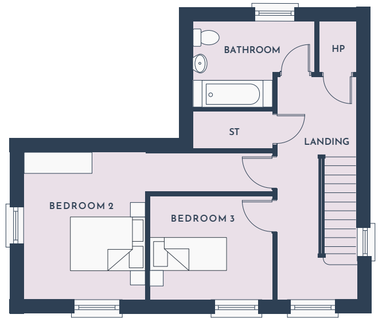
HOUSE
TYPE C3

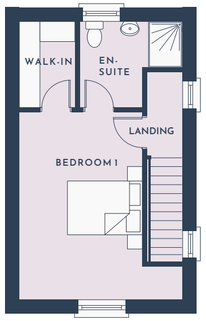
3 Bed 3 Storey Detached

Approx 131m Sq.m. / 1,409 Sq.ft.









Ground Floor First Floor Second Floor

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HOUSE
TYPE C4

3 Bed 3 Storey Semi Detached
Approx 133.5m Sq.m. / 1,436 Sq.ft.





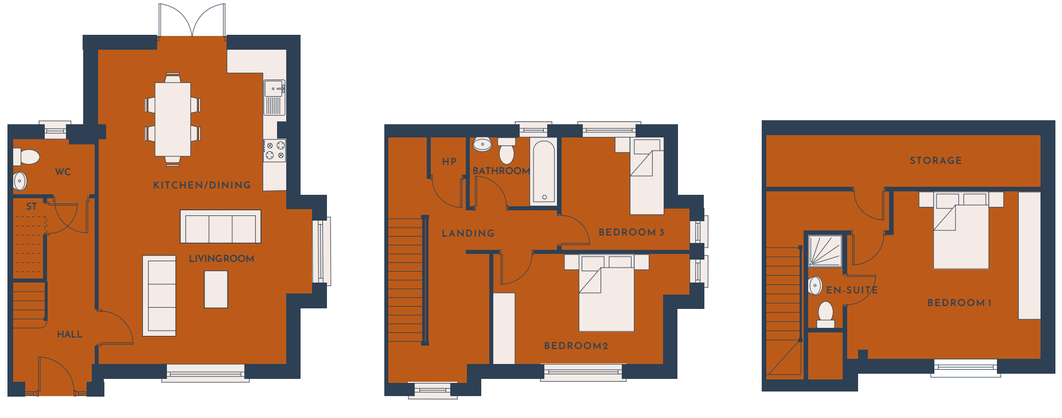
Ground Floor First Floor Second Floor

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

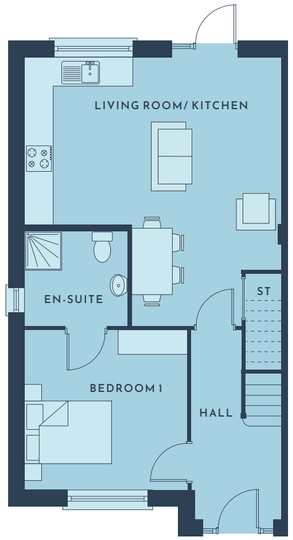
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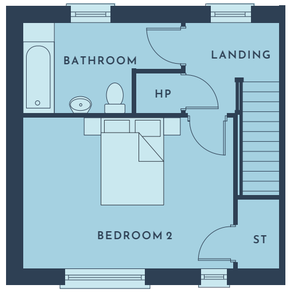
HOUSE TYPE G1

2 Bed Semi Detached

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







Ground Floor

First Floor

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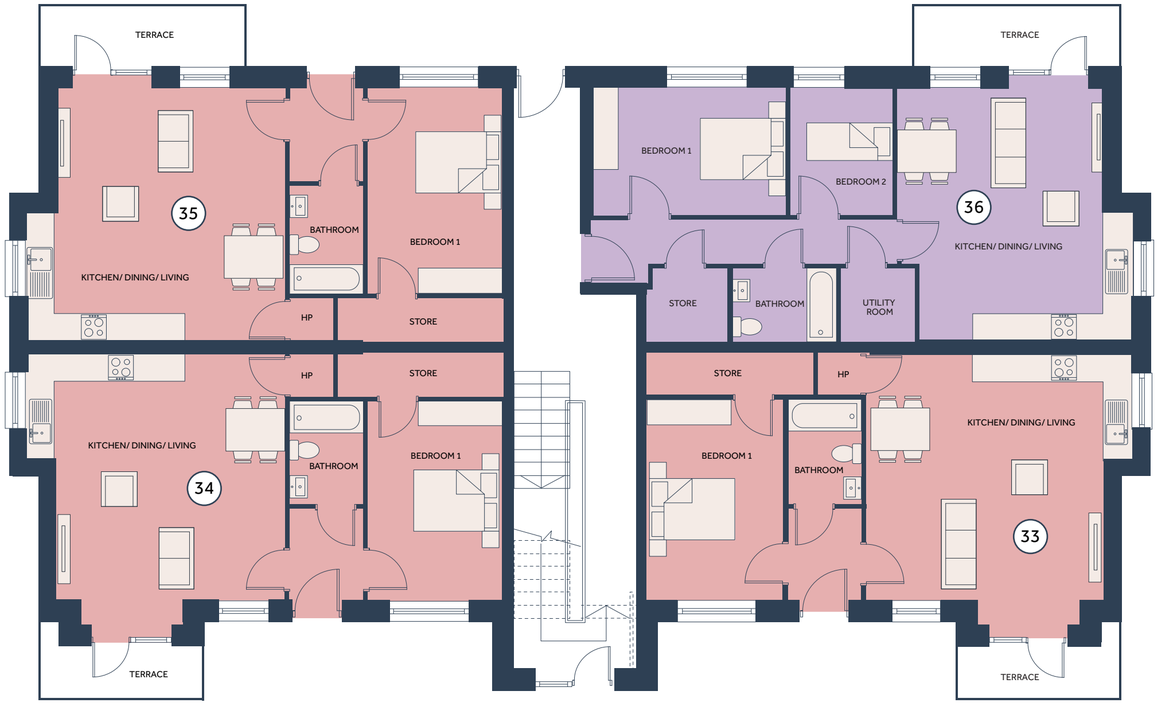




WELLFIELD APARTMENTS AND DUPLEXES

(BLOCK 5) Ground Floor

Apt No.	Unit Type	Approx sq.m	Approx sq.ft
33	1 Bed Apartment	63	682
34	1 Bed Apartment	60	647
35	1 Bed Apartment	61	662
36	2 Bed Apartment	68	739
37	3 Bed Duplex	137	1478
38	3 Bed Duplex	142	1532
39	3 Bed Duplex	135	1455
40	3 Bed Duplex	142	1530



Ground Floor

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WELLFIELD APARTMENTS AND DUPLEXES

(BLOCK 5) First Floor

Apt No.	Unit Type	Approx sq.m	Approx sq.ft
33	1 Bed Apartment	63	682
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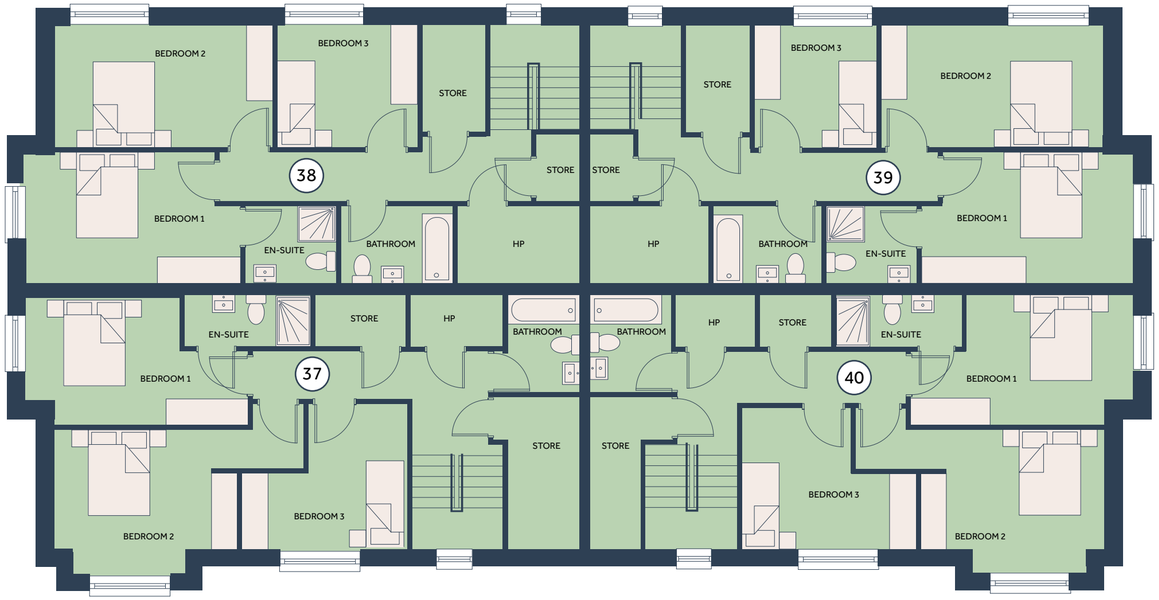
First Floor

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WELLFIELD APARTMENTS AND DUPLEXES

(BLOCK 5) Second Floor

Apt No.	Unit Type	Approx sq.m	Approx sq.ft
33	1 Bed Apartment	63	682
34	1 Bed Apartment	60	647
35	1 Bed Apartment	61	662
36	2 Bed Apartment	68	739
37	3 Bed Duplex	137	1478
38	3 Bed Duplex	142	1532
39	3 Bed Duplex	135	1455
40	3 Bed Duplex	142	1530



Second Floor

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KINGSCROFT DEVELOPMENTS









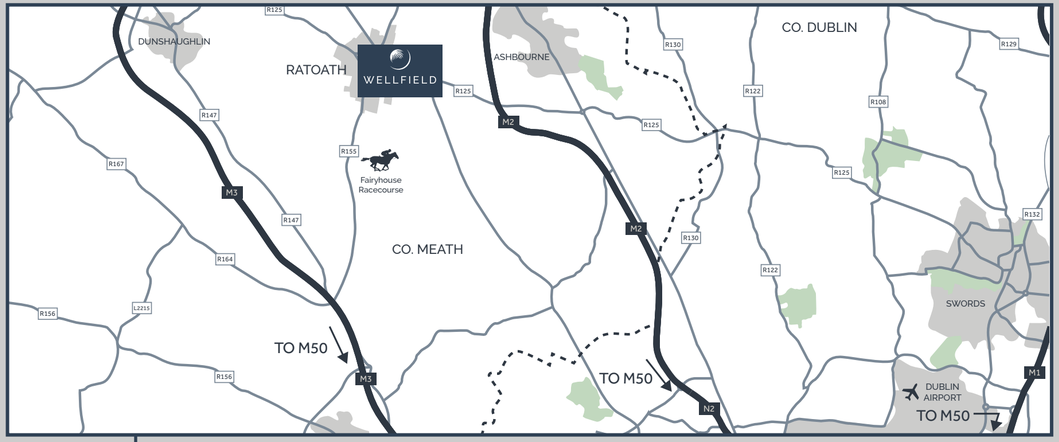


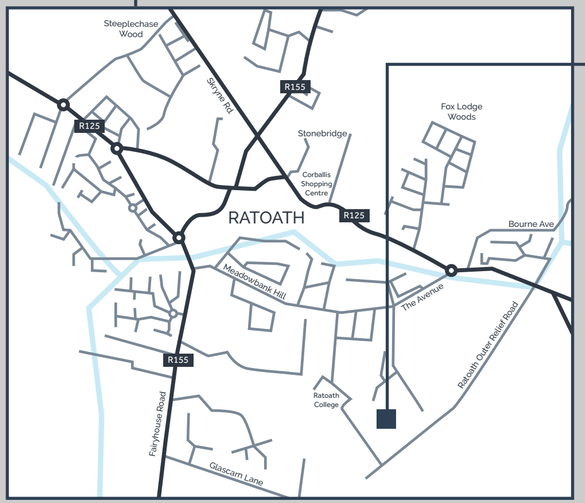


Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag.

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.





WELLFIELD
RATOATH

FOR SALES INFORMATION CONTACT:

Kingscroft Developments Limited
1800 33 34 35
kingscroft.ie

Knight Frank
PRSA Licence: 001880
01 237 4500
knightfrank.ie

BER A

HomeBond

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