Castlebrook

STATION ROAD · DUNBOYNE





inspired by nature,
built for you

WELCOME TO

Castlebrook

STATION ROAD·DUNBOYNE



THE LINNET

modern homes in an established community

At Castlebrook, contemporary new homes are perfectly positioned within one of Meath's most desirable residential settings. Situated in the heart of Dunboyne, this thoughtfully planned community offers easy access to established amenities and excellent connectivity, with schools, shops, parks and Dublin city all within easy reach.

Whether it is the school run, a quick coffee in town, an afternoon in the park or the daily commute, so much of what you need is close at hand.

Combining contemporary design with a welcoming community setting, Castlebrook is a place to relax, connect and feel truly at home.

designed for modern living

contemporary homes with space for every stage

Castlebrook has been thoughtfully designed for the way we live today.

Bright, spacious living spaces offer the flexibility to work, relax, entertain and unwind, adapting effortlessly to the changing rhythms of modern life. Thoughtfully designed bedrooms provide calm, comfortable spaces to retreat to, while private gardens extend the living space outdoors — offering the perfect setting for entertaining, family time and everyday enjoyment.

Contemporary architecture is complemented by carefully considered details and energy-efficient features, creating homes that balance style, comfort and practicality. Designed with modern lifestyles in mind, Castlebrook offers homes that are built to be enjoyed today and adapt to the needs of tomorrow.





THE MERLIN (BRICK)


THE MERLIN (RENDER)

a place to live, work and enjoy

surrounded by nature, yet close to all the amenities you'll ever need

Dunboyne combines the character of a historic town with the convenience of a thriving modern community. With local schools, shops, cafés, restaurants, sports clubs and green spaces close by, there is plenty to enjoy on your doorstep, while excellent transport links put Dublin and the surrounding area within easy reach.

Dunboyne Playground and Skatepark offer spaces for younger and older children, while Dunboyne Park, Dunboyne Woods and the 1916 Garden of Remembrance provide opportunities to get outside and enjoy the local surroundings.

For sport and community life, residents can also make the most of Dunboyne Athletic Club, St Peter's GAA and Dunboyne Community Centre.

Whether you are looking for outdoor space, local amenities, a welcoming community or convenient connections, Dunboyne offers a well-connected setting for modern life.

a county steeped in history, designed for today



Trim Castle, Co Meath

Dunboyne has a history stretching back centuries. once an important Anglo-Norman settlement and market town, its historic character remains part of the fabric of the community today.

Set within easy reach of the Boyne Valley, the town is surrounded by some of Ireland's most significant heritage and cultural landmarks, while Dunboyne itself combines historic character with the convenience of a thriving modern community.

For families, it means the best of both worlds: a place with roots, character and a strong sense of community, alongside excellent schools, local amenities, sports and recreation, and easy to Dublin via the adjoining Dunboyne train station.

A place to appreciate where you've come from – and look forward to where you're going.



food & drinks







schools & education



culinary delights for all tastes await

LOCAL BARS & RESTAURANTS

- Dunboyne Castle Hotel
- O'Dwyers Gastro Pub
- Slevin's Gastro Pub
- Avoca Dunboyne
- Mulvany's Fingal House
- Brady's, Dunboyne
- Steakhouse Dunboyne
- La Bucca Dunboyne
- Caldwell's Coffee House







from tiny tots to teens, you're covered

LOCAL SCHOOLS & CRECHES

- Dunboyne College of Further Education
- St. Peter's College Secondary School
- Dunboyne Junior Primary School
- Dunboyne Senior Primary School
- St. Peter's National School
- Gaelscoil Thulach na nÓg
- Tiny Tots Montessori
- Little Scholars Creche
- Small Steps Elementary School















a truly special location in the heart of Dunboyne



local amenities

SCHOOLS & EDUCATION

01 Dunboyne College of Further Education
02 Small Steps
03 Tiny Tots Montessori
04 Little Scholars Creche
05 Dunboyne Senior Primary School
06 Dunboyne Junior Primary School
07 St. Peter's College
08 Gaelscoil Thulach na nÓg
09 Saint Peter's National School

FOOD, DRINK & RETAIL

10 Nally's SuperValu
11 LIDL
12 Steakhouse Dunboyne
13 Caldwell's Coffee House
14 Mulvany's Fingal House
15 O'Dwyers Gastro Pub
16 Slevin's
17 Dunboyne Castle Hotel & Spa
18 Brady's Pub

SPORTS & RECREATION

19 Dunboyne Playground
20 Dunboyne Skatepark
21 Dunboyne Park
22 1916 Garden of Remembrance
23 Dunboyne Community Centre
24 Kepak Park
25 Dunboyne Woods
26 Dunboyne Athletic Club
27 St. Peter's GAA

location is key

living right on Dublin's doorstep makes commuting easy

APPROX TRAVEL TIMES BY CAR

Dunboyne	>	Clonee	> 05 mins
Dunboyne	>	Blanchardstown	> 11 mins
Dunboyne	>	Ratoath	> 15 mins
Dunboyne	>	Maynooth	> 16 mins
Dunboyne	>	Dublin Airport	> 23 mins
Dunboyne	>	Dublin Heuston	> 25 mins
Dunboyne	>	Connolly Station	> 34 mins
Dunboyne	>	Dublin City Centre	> 40 mins

DUNSHAUGHLIN
ASHBOURNE
RATOATH
SWORDS
M3
M2
M1
M3 PARKWAY
DUNBOYNE
Castlebrook
DUNBOYNE STATION
DUBLIN AIRPORT
KILCOCK
HANSFIELD
CLONSILLA
NAVAN ROAD PARKWAY
M50
MAYNOOTH
LEIXLIP CONFEY
COOLMINE
ASHTOWN
BROOMBRIDGE
LEIXLIP (LOUISA BRIDGE)
M4
M50
LUCAN
DUBLIN CITY CENTRE
CONNOLLY STATION





room to live.
space to grow.

a home that feels good to come back to at castlebrook, attention to detail is part of the design from the moment you arrive home.

Contemporary brick and render façades create a distinctive streetscape, complemented by landscaped front gardens, private rear gardens and thoughtfully selected finishes.

Inside, a palette of neutral tones provides a calm and welcoming backdrop, while stylish kitchens, quality bathrooms and generous living spaces combine practicality with modern design.

Carefully considered throughout, every home has been designed to offer comfort, style and the flexibility to make it uniquely your own.



THE CURLEW



house specification

EXTERIORS

- All houses are finished with a low-maintenance Marziale brick, white brick and off-white render. Elevation finishes may vary – check with sales agent for further details.
- Low-maintenance uPVC fascia, soffits, gutters and downpipes fitted.
- All rear gardens are graded and seeded.
- Hit and miss timber fencing with concrete plinth.

INTERIORS

- All walls and ceilings are skimmed, plastered and painted in neutral tones.
- Lincoln doors from Carroll Joinery with satin chrome handles.
- Staircases supplied by Carroll Joinery with varnished solid oak handrails and painted balustrades.
- Featured 5 inch painted skirting boards fitted.

WARDROBES

- Contemporary built in wardrobes by Mountlodge furniture. Certain 4 Bedroom homes will have wardrobes in three bedrooms. Certain 3 Bedroom homes will have wardrobes in 2 bedrooms.

WINDOWS

- Homes are fitted with high-performance and double-glazed windows.

BATHROOMS

- All bathrooms and en-suites are fitted with high quality sanitaryware supplied by Sonas.
- Generous tiling to walls and floors in all wet areas supplied by Tilespex.
- Wall-mounted chrome heated towel rail in all upstairs bathrooms and en-suites.
- Shaving light fitted in all upstairs bathrooms.

KITCHENS

3 BED HOUSES

- Micro Shaker style kitchen in taupe, with soft close doors and drawers, feature glazed wall unit.
- Modern style leading edge worktops.

4 BED HOUSES

- Micro Shaker style kitchen in taupe, with soft close doors and drawers. High level oak wall units and feature glazed wall unit.
- High-quality stone worktops.
- Featured kitchen island in selected units only (please confirm with sales agent).
- 4 Bed Appliances: integrated fridge freezer, electric oven, induction hob, integrated dishwasher, combi washer/dryer and extractor fan (subject to contracts being signed within 21 days).

ELECTRICAL

- Smoke and heat detectors fitted as standard in all houses.
- Pre-wired for intruder alarm.
- Provision for multiple options of high speed broadband connection.
- Cable TV wiring installed and ready for connection.
- Ample amount of sockets throughout all houses with USB ports in selected rooms.
- External lighting to front and rear in all houses.
- External waterproofed power outlets to rear.
- All curtilage parking will be supplied with prewired outlets for EV charging. Provision for EV charging infrastructure in all visitor and off curtilage parking.

HEATING & VENTILATION

- All units are BER A0 rated.
- High tech demand control ventilation system ensuring excellent indoor air quality, resulting in saving and energy and reducing costs.
- Firebird air source heat pump in all houses with 24/7 programmable heating controls allowing full control of timing and temperature in houses.

help to buy scheme

The Help to Buy (HTB) Scheme is a government initiative designed to help first-time buyers take their first step onto the property ladder.

The scheme provides a refund of qualifying Income Tax and Deposit Interest Retention Tax (DIRT) paid over the previous four years, helping eligible purchasers towards the deposit on a new home.

Eligible buyers may receive a refund of up to €35,000, or 10% of the property's purchase price, whichever is lower, subject to the amount of tax paid and Revenue's eligibility criteria. The scheme applies to qualifying new-build homes valued at €500,000 or less.

The Help to Buy Scheme offers a valuable opportunity for eligible purchasers to make their dream of homeownership a reality. Buyers should check the latest eligibility requirements and application process with Revenue before proceeding.

Information checked against Revenue guidance for October 2026. The €35,000 maximum applies to qualifying purchase contracts signed from 7 October 2026. Eligibility and relief amounts are subject to Revenue conditions.





THE REDSTART

homes designed for real family life

Family life rarely stands still. Castlebrook is designed to keep pace with it.

There is space for busy breakfasts and homework, quiet evenings and weekend get-togethers. Open, light-filled living areas create a natural heart to the home, while bedrooms offer privacy when it is needed.

Outside, generous rear gardens extend the living space beyond the walls of your home – ideal for playtime, summer evenings or simply enjoying some fresh air.

These are homes designed not just for how you live today, but for the years ahead.

space to breathe



THE KESTREL

site plan

HOUSE TYPES

N

THE MERLIN
3 BEDROOM. END/MID TERRACE
APPROX 92 SQ.M / 986 SQ.FT

THE CURLEW
3 BEDROOM. END/MID TERRACE
APPROX 93 SQ.M / 1,005 SQ.FT

THE KESTREL
3 BEDROOM. MID TERRACE
APPROX 104 SQ.M / 1,118 SQ.FT

THE SKYLARK
3 BEDROOM.MID/END TERRACE/SEMI D
APPROX 106 SQ.M / 1,137 SQ.FT

THE LINNET
3 BEDROOM.MID/END TERRACE/SEMI D
APPROX 102 SQ.M / 1,101 SQ.FT

THE SWIFT
3 BEDROOM. SEMI DETACHED
APPROX 111 SQ.M / 1,200 SQ.FT

THE REDSTART
4 BEDROOM. DETACHED
APPROX 146 SQ.M / 1,575 SQ.FT

THE FINCH
4 BEDROOM. MID & END TERRACE
APPROX 145 SQ.M / 1,558 SQ.FT

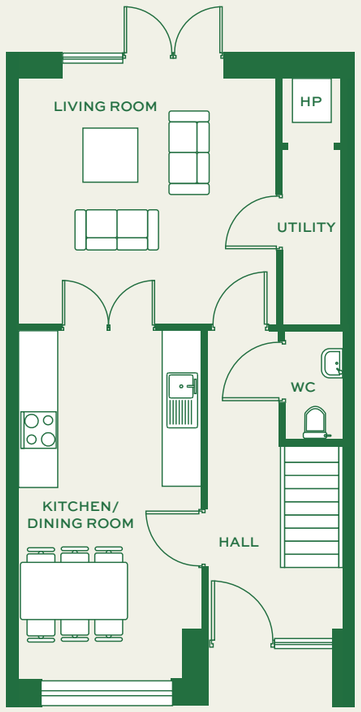
THE LAPWING
4 BEDROOM. MID & END TERRACE
APPROX 143 SQ.M / 1,544 SQ.FT



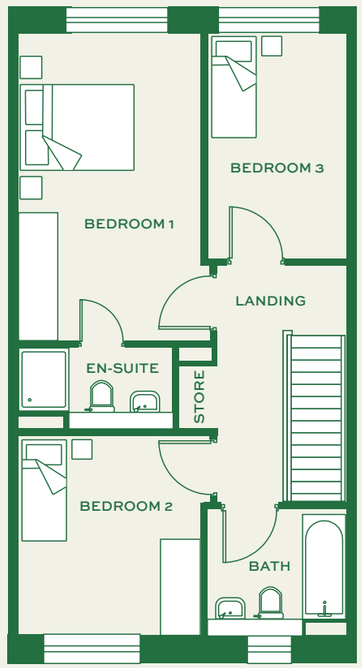
floor plans

THE MERLIN

3 BEDROOM. END/MID-TERRACE
APPROX 92 SQ.M / 986 SQ.FT



GROUND FLOOR

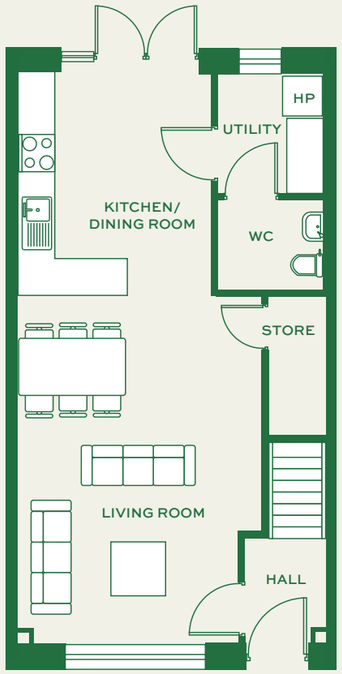


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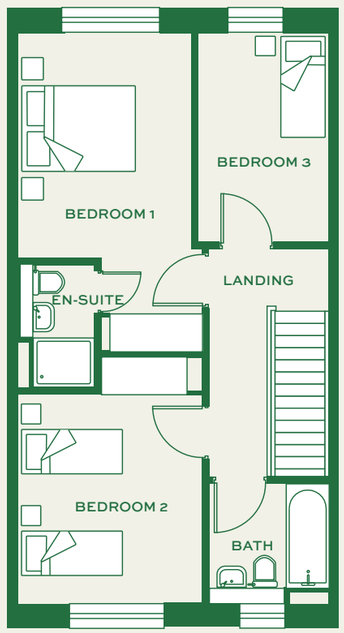
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

THE CURLEW

3 BEDROOM. END/MID-TERRACE
APPROX 93 SQ.M / 1,005 SQ.FT



GROUND FLOOR

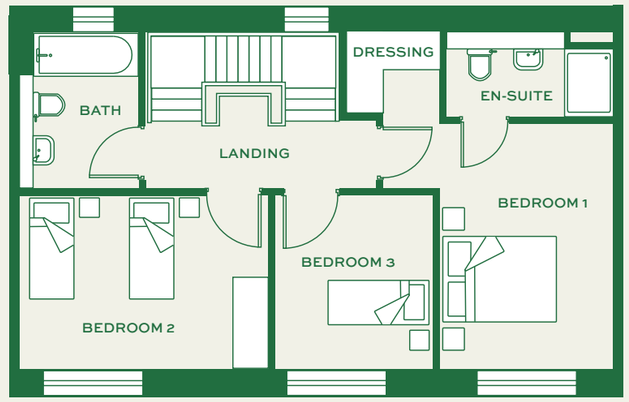


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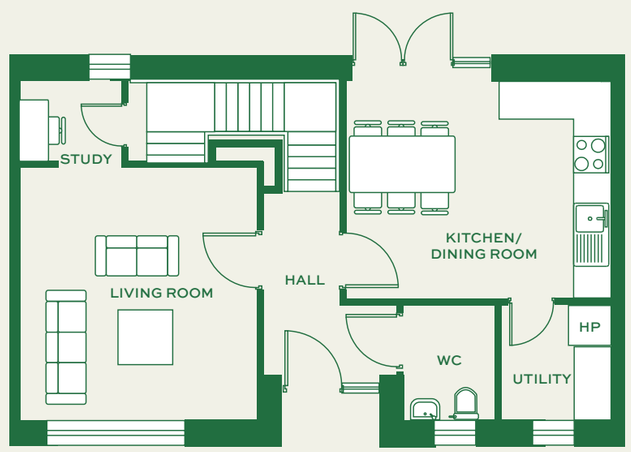
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THE KESTREL

3 BEDROOM. MID-TERRACE
APPROX 104 SQ.M / 1,118 SQ.FT



FIRST FLOOR

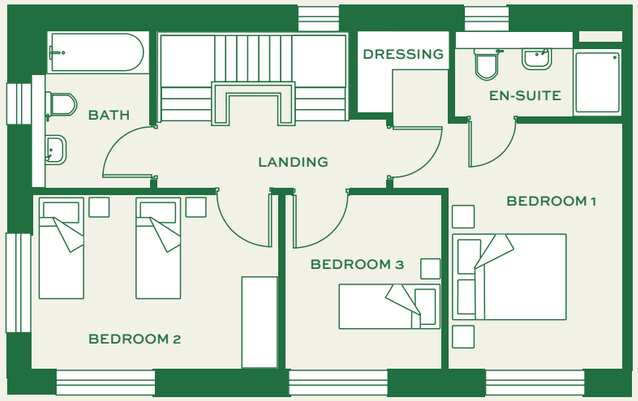


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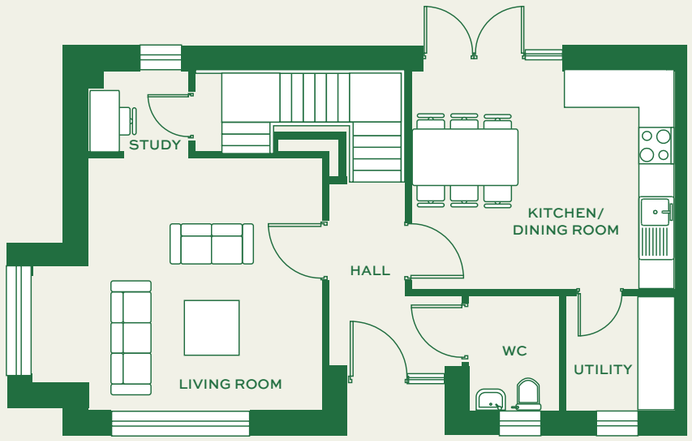
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THE SKYLARK

3 BEDROOM. END-TERRACE / SEMI D
APPROX 106 SQM / 1,137 SQFT



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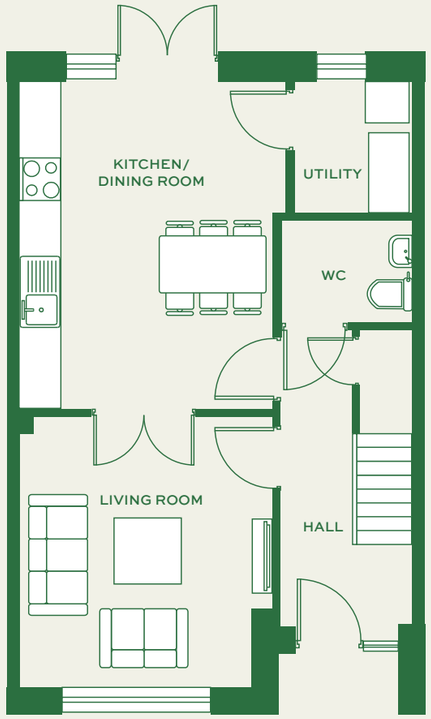


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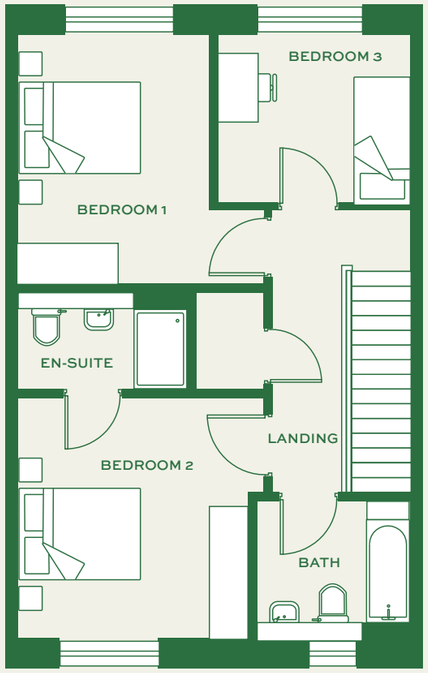
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THE LINNET

3 BEDROOM.MID/END-TERRACE/SEMI D
APPROX 102 SQM / 1,101 SQ.FT



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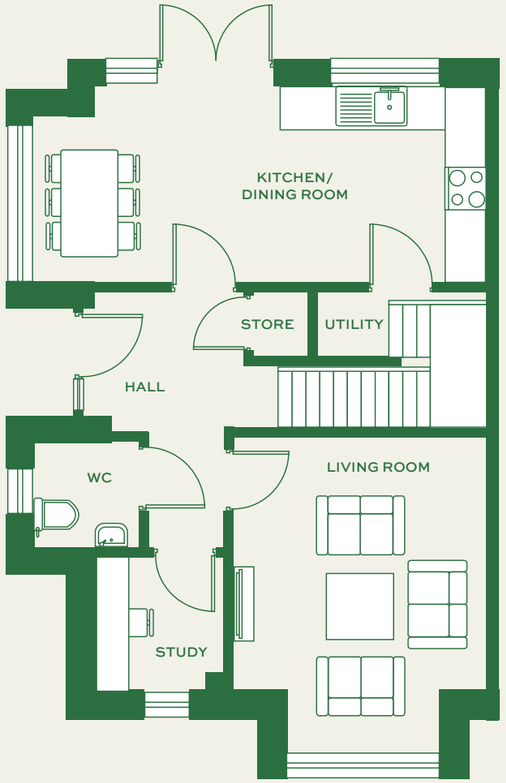


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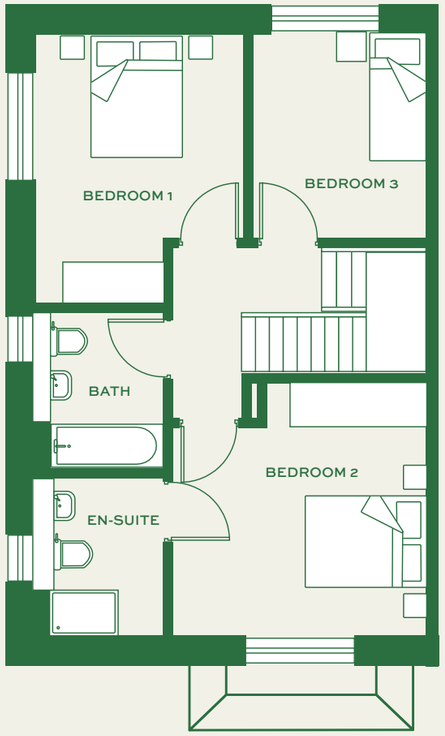
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THE SWIFT

3 BEDROOM. SEMI DETACHED
APPROX 111 SQ.M / 1,200 SQ.FT



GROUND FLOOR

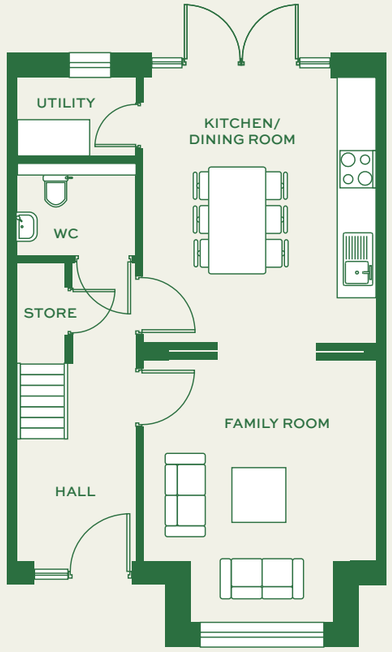


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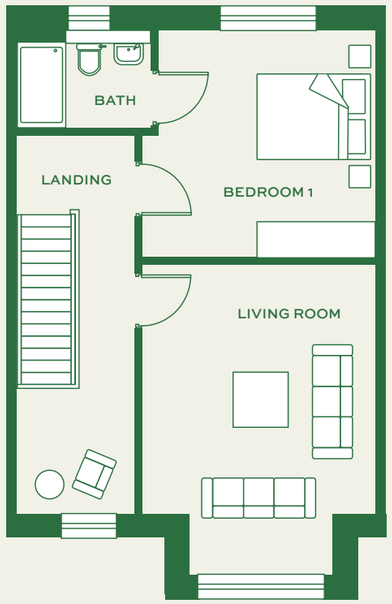
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THE LAPWING

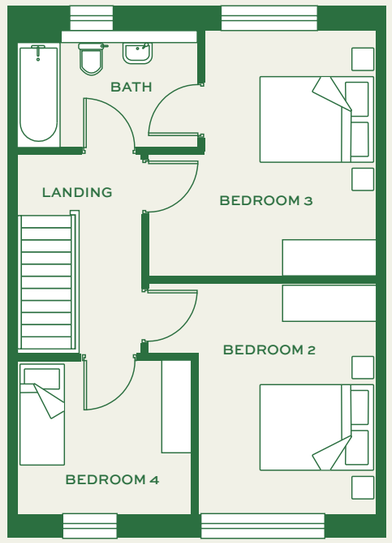
4 BEDROOM. MID & END-TERRACE
APPROX 143 SQ.M / 1,544 SQ.FT



GROUND FLOOR



FIRST FLOOR

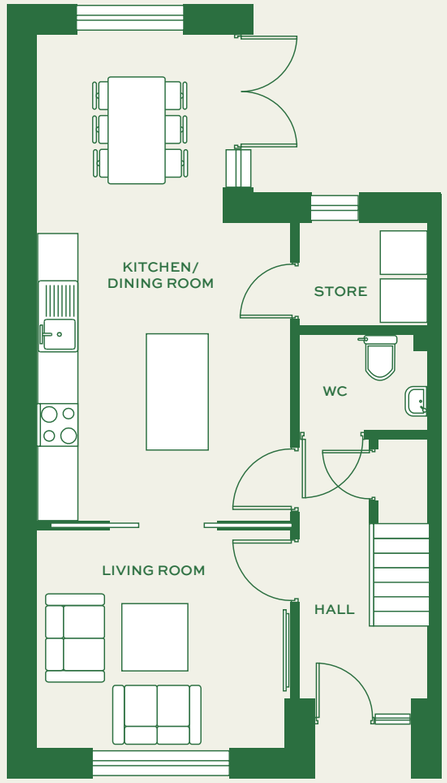


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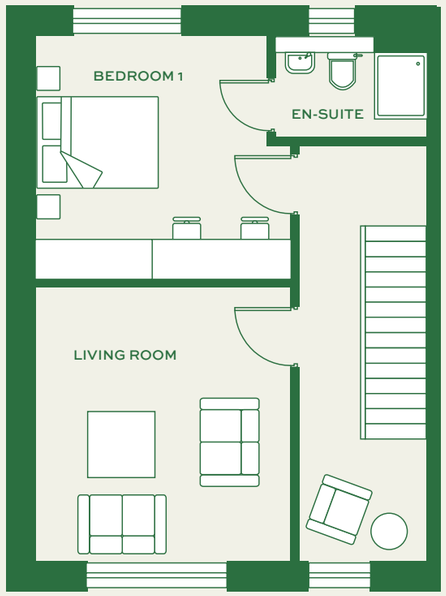
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THE FINCH

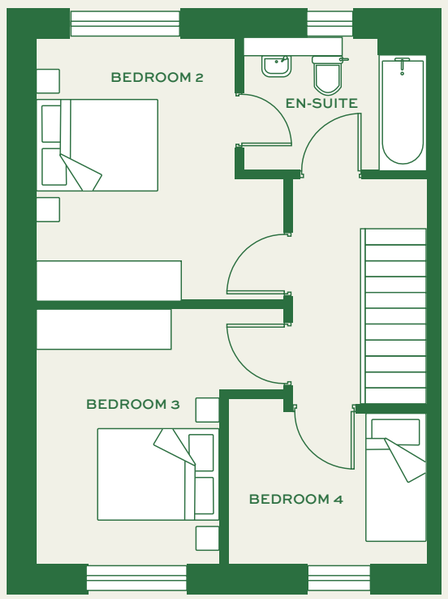
4 BEDROOM. MID & END TERRACE
APPROX 145 SQ.M / 1,558 SQ.FT



GROUND FLOOR



FIRST FLOOR

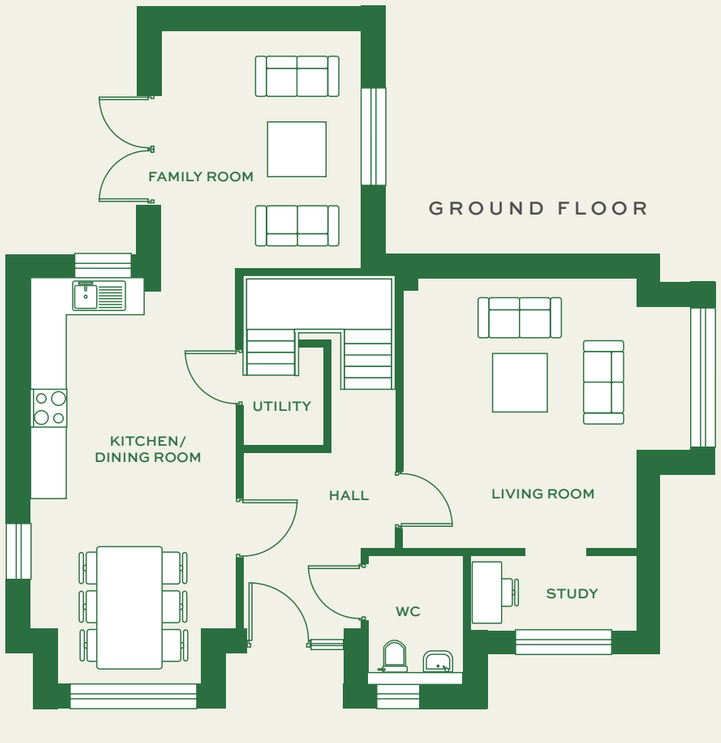


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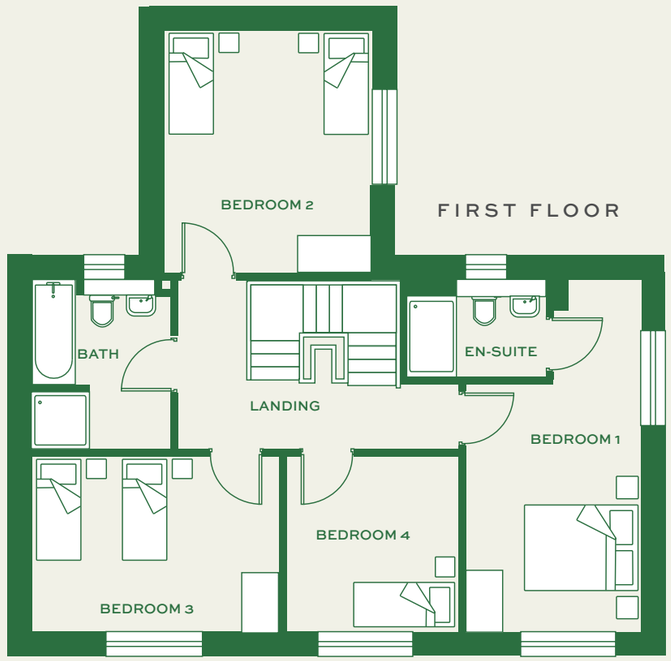
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THE REDSTART

4 BEDROOM. DETACHED
APPROX 146 SQ.M / 1,575 SQ.FT



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



THE LAPWING

Castlethorn

Since 1991, Castlethorn has been renowned for creating great places to live in Dublin and the surrounding counties, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks.











homes designed around you

Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in Castlebrook, Dunboyne ensuring we create a community our residents will be proud to call home.

Castlethorn is committed to continuing its contribution to Ireland's built environment, building on successful projects such as:

- Woodbrook, Shankill
- Luttrellstown Gate, Dublin 15
- Holmwood, Cabinteely
- Avoca Park, Blackrock
- Carysfort Park, Blackrock
- Belarmine, Stepaside
- Somerton, Lucan
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co. Meath
- Rathborne Village, Ashtown
- Ballymakenny Park, Drogheda, Co. Louth
- Riverwood Square, Castleknock
- St. Joseph's, Clonsilla
- Canal Gardens, Luttrellstown
- Dún Ríoga, Dunshaughlin, Co. Meath

professional team.

Castlethorn

Sherry FitzGerald NEW HOMES

PSRA 002183

Developer
Castlethorn
Overend House
Dundrum Town Centre
Sandyford Road
Dundrum, D16 A4W6.

Architect
O'Mahony Pike
The Chapel
Milltown Ave
Dublin 6

Agent
Sherry FitzGerald
New Homes
176 Pembroke Rd
Ballsbridge
Dublin 4

Solicitor
Byrne Wallace Shields
88 Harcourt St
Saint Kevin's
Dublin 2

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CASTLEBROOKDUNBOYNE.IE

