



CNOCNARI.IE

## WELCOME TO CNOG NA RI

Welcome to Cnoc na Ri (Gaelic for 'Hill of the King'), an exciting new development of two-, three- and four-bedroom contemporary homes within walking distance of Kingscourt Town Centre. Located in the heart of beautiful Kingscourt with truly stunning hilltop views of the town and the picturesque, rolling Cavan Country side which surround the Cnoc Na Ri development.

This is truly a one-of-a-kind development and will not be matched for aspect and quality.

These elegant family homes are beautifully positioned to take full advantage of the scenic location – an address you will be proud to call home. Delivering on quality, energy-efficiency, and affordability.



FOX HALL, RATOATH CO MEATH



NARROWWAYS PARK, BETTYSTOWN, CO MEATH



FOX HALL, RATOATH CO MEATH



NARROWWAYS PARK, BETTYSTOWN, CO MEATH



FOX HALL, RATOATH CO MEATH



FOX HALL, RATOATH CO MEATH

Castle Homes Ventures in Association with Curo Developments.  
Our development partners Curo developments come with a history and an understanding of great buildings and great developments. A residential property development company with a desire to create great buildings and great neighbourhoods.

Formed in 2016, Curo developments has truthfully been around for a lot longer than that. Curo is a private family business with a long history in developing and delivering residential buildings. From humble beginnings that reach back to the 70's and 80's, the love of taking something with potential through to the polished finished article is what Curo is all about.

Curo recognize that we have top quality people to deliver our vision. We therefore only work with the best.

We believe that a market-leading delivery can only be nurtured and based on harnessing the best-in-class, be it our funders, design team, supply chain or our onsite delivery teams.

We put enormous amount of thought into the design and detail of all our development. We build each house, each apartment, each community as if we are going to live or work there ourselves. Examples of what we do...

[www.curodevelopments.ie](http://www.curodevelopments.ie)

[www.instagram.com/curo\\_developments/](https://www.instagram.com/curo_developments/)



CURO\_DEVELOPMENTS



oda  
o'daly architects

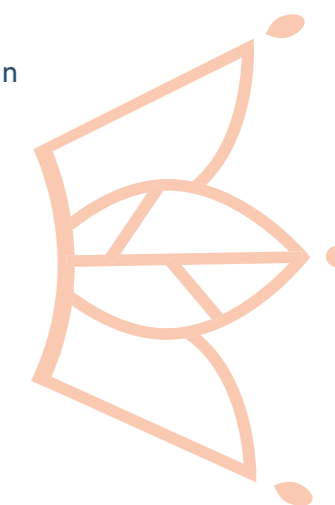


## LOCATION

Kingscourt is a bustling market town with a strong emphasis on community development. There is something for everyone in this family orientated community with an excellent primary school, a well-regarded secondary school and a choice of childcare facilities all within walking distance of your front door. Cnoc Na Ri is the embodiment of a new and exciting opportunity to experience modern urban living in a country setting. Cnoc Na Ri is recasting the boundaries between the two.

A diverse range of recreational and leisure facilities are all within easy access, with a wealth of shops, bars and thriving businesses also catered for. In particular, the new O’Gorman’s Supervalu supermarket is directly across from main entrance to the scheme. Eagerly waiting to cater for your first weekly shop.

Kingscourt is home to a number of long-established market leading business such as Kingspan, Gypsum, Kingscourt Country Manor Brick, O’Reilly Concrete, College Group and Cabra Castle Hotel to name but a few. Large employers bringing prosperity and opportunity to the region and beyond.





## PERFECTLY SITUATED

This New homes development, "Cnoc na Ri" meaning "Hill of the King" in Gaelic has a spectacular hilltop location. Offering premium views over the surrounding townscape and countryside. Great attention and consideration has been taken in design, to ensure each home within the site has been positioned to maximize it's prominent hill top position and its uninterrupted sunny orientations.





Dun na Ri Forest

## STUNNING LANDSCAPES RIGHT ON YOUR DOORSTEP

Dun na Ri Forrest Park - originally part of the sprawling Cabra Estate, is situated 2km from the town centre and has many beautiful forest walks and trails to be enjoyed. The Kingscourt area is also renowned for its nearby lakes, perfect for the avid angler and outdoors enthusiast. A countryside on your doorstep ready to be enjoyed and explored.







# CONNECTED/ROAD AND RAIL SERVICES

Kingscourt is serviced by a comprehensive bus and motorway network. Bus Eireann operate various daily commuter services along with other further private bus firms such as Sillan Tours and Collins Coaches.

Commuter Services are also available, in some cases hourly, to Ardee, Carrickmacross and Slane. Kingscourt to Dublin City Centre takes under 90 minutes by bus.

Further details are available at [www.sillan.ie](http://www.sillan.ie) and [www.collinscoaches.ie](http://www.collinscoaches.ie).

The M1 and N2 motorways are accessible only a short drive away making a commute to Dublin's M50 in 50 minutes and Dublin Airport achievable in 60 mins.

Dundalk and Drogheda Train Stations are only 35 and 40 minutes' drive respectively from Kingscourt and both offer intercity rail passenger services to Dublin, Belfast and further afield.

# TRAVEL TIMES

## BY CAR

DUBLIN AIRPORT	80 kms	60 MINS
DUBLIN CITY CENTRE	86 kms	70 MINS
BELFAST AIRPORT	126 kms	1 HR 40 MINS
BELFAST CITY CENTRE	117 kms	90 MINS
ARDEE	21 kms	20 MINS
DROGHEDA	40 kms	40 MINS
NAVAN	33 kms	30 MINS
CARRICKMACROSS	12 kms	14 MINS

# SPECIFICATION ANYTHING BUT STANDARD

## KITCHENS

- Contemporary kitchens by BeSpace as standard with soft closing kitchen doors and drawers.

## WARDROBES

- Fitted wardrobes as standard supplied by BeSpace designed with extensive hanging rails and shelving.

## BATHROOM & EN-SUITES

- Stylish contemporary sanitary ware from Niko bathrooms with heated chrome towel rails and high-quality fittings to specified bathrooms.
- Wet areas in bathrooms are tiled to an exceptional standard with superior tiling.
- Contemporary shower enclosures in family bathroom and en-suites with quality shower heads and thermostatic shower control valves.

## INTERIOR FINISHES

- All internal walls painted in neutral shades as standard.
- Ceilings painted white as standard.
- High quality white deal staircase and balustrade with clear varnished hardwood handrail.
- Chrome lever handles, and thumb turn ironmongery as standard.

- Moulded skirting and contemporary moulded architrave to ground & first floor painted white.
- Locking system to all external windows and doors supplied as standard.
- Safety restrictors provided on upper floor windows supplied as standard.

## ELECTRICAL

- Generous electrical specification throughout to include LED pendant light fittings.
- Wired for alarm.
- Wired for high-speed broadband
- Mains powered smoke detectors supplied as standard.
- TV connection points supplied as standard.
  - Isolator provided for easy EV car charger installation

## HEATING

- High specification, energy efficient electrical heat pumps including outdoor compressor and condenser unit linked to heating system is provided.
- Indoor domestic hot water cylinder and lightweight, compact energy efficient radiators supplied as standard.



## ENERGY RATING/ INSULATION

- High degree of insulation and energy saving technologies providing superior levels of energy efficiency and sustainability.
- BER Energy Rating to A2

## GARDENS

- Rear garden levelled and seeded with concrete paths to the side and paved area to the rear as standard.
- Treated timber side gate as standard.
- Concrete post with concrete and timber fence panel along the rear boundary where specified.
- Generous driveway finished in selected interlock permeable paving with a low height metal railing to the front.

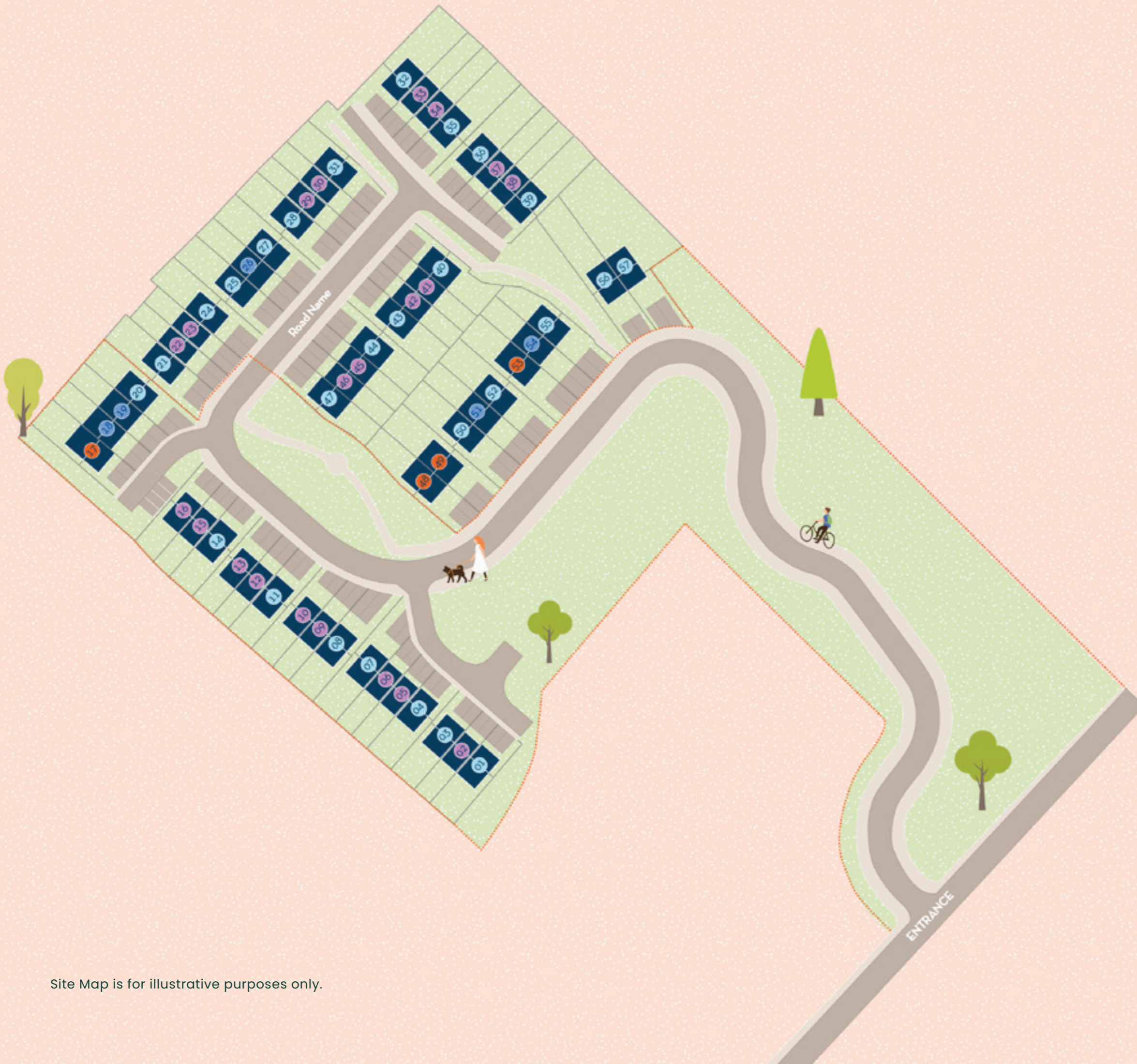
## EXTERNAL FINISHES

- Low maintenance exterior finished plaster and dry dash finish where specified to all external walls.
- Low maintenance black uPVC roof accessories.
- Solid front door with fixed glass panels to side where specified.
- High performance double glazed windows as standard.
- Multi-locking system to front and rear doors.

## GENERAL

- Also included Centralised Continuous Mechanical Extract Ventilation as standard.
- Structural home warranty provided as standard.
- Carbon monoxide detection alarm supplied as standard.

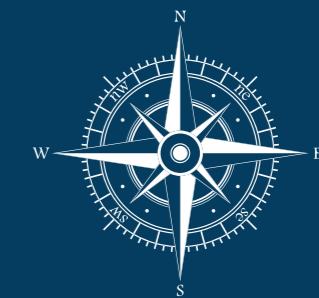
*Introduction to your Heat pump. An air source heat pump (ASHP) is a system which transfers heat from outside to inside a building, or vice versa. Under the principles of vapor compression refrigeration, an ASHP uses a refrigerant system involving a compressor and a condenser to absorb heat at one place and release it at another. They can be used as a space heater or cooler and are sometimes called "reverse-cycle air conditioners". In domestic heating use, an ASHP absorbs heat from outside air and releases it inside the building, as hot air, hot water-filled radiators and/or domestic hot water supply. When correctly specified, an ASHP can offer a full central heating solution and domestic hot water up to 80 °C*



# HOUSE TYPES

- **TYPE A | 2 Bed**  
 Mid & End Terrace  
 81 sqm | 872 sqft
- **TYPE B | 3 Bed**  
 Semi Detached | End Terrace  
 107 sqm | 1151 sqft
- **TYPE B2 | 3 Bed**  
 Mid Terrace  
 107 sqm | 1151 sqft
- **TYPE C | 4 Bed**  
 Semi Detached | End Terrace  
 122 sqm | 1313 sqft

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**PHASE 1 BOUNDARY**



Site Map is for illustrative purposes only.

## TYPE A | 2 BED

Mid Terrace and End Terrace

81 sqm | 872 sqft



Ground Floor

First Floor



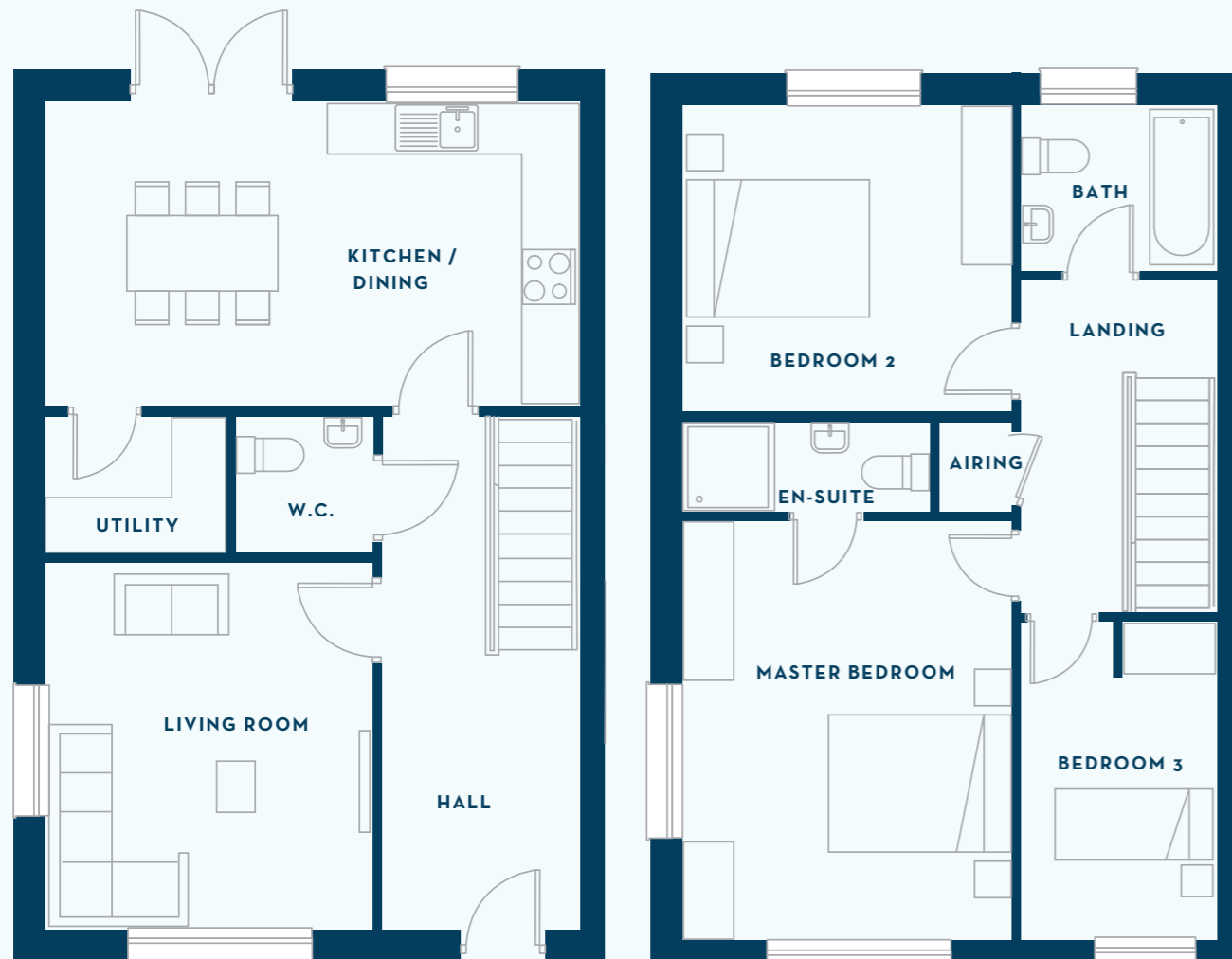
Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

Image for indicative purposes only.

## TYPE B | 3 BED

Semi Detached | End Terrace

107 sqm | 1151 sqft



Ground Floor

First Floor



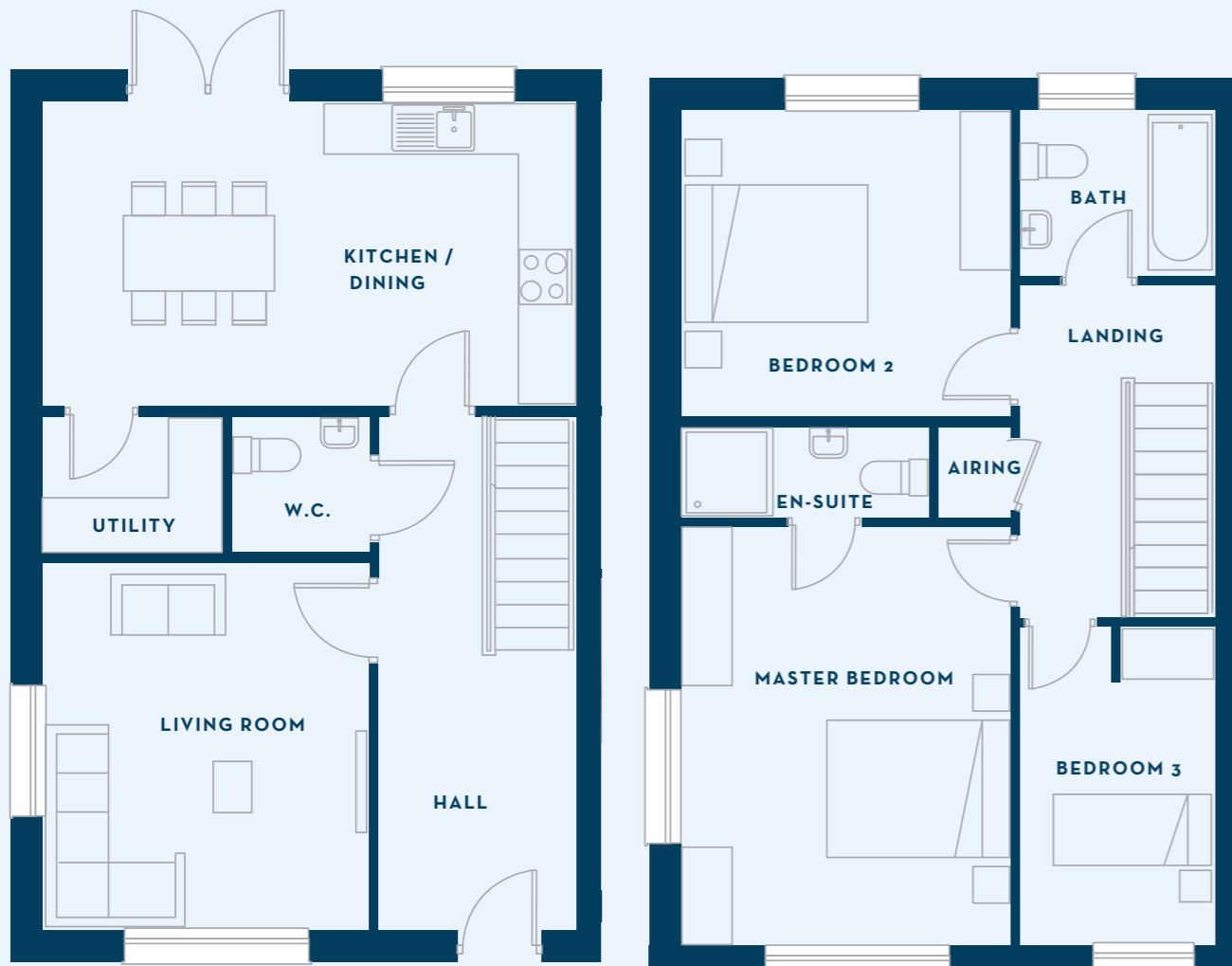
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Image for indicative purposes only.

## TYPE B2 | 3 BED

Mid Terrace

107 sqm | 1151 sqft



Ground Floor

First Floor



Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

Image for indicative purposes only.

## TYPE C | 4 BED

Semi Detached | End Terrace

122 sqm | 1313 sqft



Ground Floor

First Floor



Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

Image for indicative purposes only.

## QUALITY - A RATED HOMES

Cnoc Na Ri by Castle Homes Ventures is a prestigious development of A- rated homes which are eligible for both Help to Buy and the First Time Buyer's scheme for qualifying purchasers.

## OTHER DEVELOPMENTS BY CURO DEVELOPMENTS LIMITED:

Narroways Park, Bettystown & Fox Hall, Ratoath

## COMING SOON FROM CURO DEVELOPMENTS LIMITED:

The Cottage, Cord Rd., and The Coracle, North Strand Drogheda  
Narroways Wood, Bettystown, Co. Meath  
See [curodevelopments.ie](http://curodevelopments.ie) for details

# PROFESSIONAL TEAM

## SELLING AGENTS

[cnocnari@rbdaly.com](mailto:cnocnari@rbdaly.com)  
041 9838607  
PSRA No. 001890



## DEVELOPERS



## MAIN CONTRACTOR



## FINANCED BY



Disclaimer: These particulars are issued by RB Daly on the understanding that all negotiations are conducted through them. All descriptions, dimensions etc., included in these particulars, and any statements made by us or our representatives, are made in good faith but are not intended to form a basis for any Contract. Any intending Purchaser should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them before committing themselves to a Contract. Please understand that the details contained within this brochure shall not form any part of a binding agreement and no agreement shall exist or be deemed to exist between any intending Cnoc Na Ri home purchaser and the builder or their agents until such time as a formal contract has been executed in writing by both parties



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