



Brackinrainey.

Room to grow.

NEW 2 & 3 BED A-RATED HOMES · LONGWOOD · CO. MEATH

THE STORY

A village with everything on the doorstep, and room to grow.

Brackinrainey is a new neighbourhood in Longwood, a thriving village in west Meath beside the Royal Canal. Everything a family needs is already here: a primary and secondary school, a GAA club, shops, cafés, pubs and the Greenway, all within a short walk of your front door.

We're adding to the village, not building beside it: A-rated family homes with gardens and parking, where life happens on your doorstep, with the M4 still only eight minutes away. Village life. Fully connected. Room to grow.

DEVELOPMENT FACTS

- 67 private homes, delivered in phases
- Phase 1 · 40 homes
- 5 house types · BER A2 across all homes
- 10-year structural guarantee

THIS RELEASE

- From €350,000 · Help-to-Buy eligible
- First Home Scheme eligible
- Showhouse now open
- Selling agent · Raymond Potterton

8 min

TO THE M4 MOTORWAY

10 min

TO THE TRAIN AT ENFIELD

A2

BER ON EVERY HOME

€350k

STARTING PRICE · HTB ELIGIBLE



CONNECTED

Close to everything that matters.

Most days, you won't need the car at all: school, the shop, training, a walk on the Greenway, all on foot. And when you do head further, the motorway is minutes away, the train ten minutes up the road, and a direct bus runs to the city.

By road

M4 motorway · 8 minutes

Trim · 15 km north

Enfield · 10 km east

Dublin city · 50 km

By rail

Enfield · 10 min · 8 km

Kilcock · 20 min · 18 km

Maynooth · 25 min · 26 km

M3 Parkway · 30 min · 35 km

Dublin Connolly · 50 min by train

By bus

Bus Éireann 115 · direct daily service to
Dublin (Heuston / Bachelors Walk)

TFI Local Link · Enfield, Trim and Navan



THE VILLAGE

Love Life on the Doorstep.

SPAR and Daybreak handle the daily shop, the kind you do on foot in ten minutes. The Front Room at Stoney's does coffee, scones and a Saturday breakfast that becomes a habit. Pints at PJ Dargan's, and at the other village pubs depending on the company. A health centre in the village with a GP and pharmacy together.

Longwood Harbour is five minutes' walk away: step onto the Royal Canal Greenway and walk or cycle the towpath without a single road crossing. Longwood GAA is the social spine of the village, Longwood AFC runs underage and adult leagues, and three championship golf courses sit within a short drive.



Education at every age

Early years: Longwood Preschool; The Children's House Montessori, Enfield

Primary: St. Nicholas' Primary School, Longwood, a short walk away; St. Mary's, Trim; Trim Educate Together; St. Mary's, Enfield

Secondary: Coláiste Clavin, Longwood, a short walk away; Boyne Community School, Trim; Scoil Mhuire, Trim; Enfield Community College

Third level: Maynooth University; Dunboyne College of Further Education



THE NEIGHBOURS

Longwood does the day-to-day. The neighbours do the rest.

Enfield

· 10 MINUTES EAST

Your train station. Regular weekday services to Connolly and Docklands. Aldi for the weekly shop, SuperValu for the bigger one. Pharmacies, schools, restaurants, and the M4 motorway two minutes from the station forecourt.

Trim

· 15 MINUTES NORTH

The market town. Aldi, Lidl, SuperValu and Dunnes for your bigger shop. Two hotels (Knightsbrook, Trim Castle Hotel) for visiting family. Restaurants along Castle Street and the river. And Trim Castle, Ireland's largest Anglo-Norman fortress, at the centre of the town: your kids' Sunday-afternoon castle.

Maynooth

· 25 MINUTES SOUTH

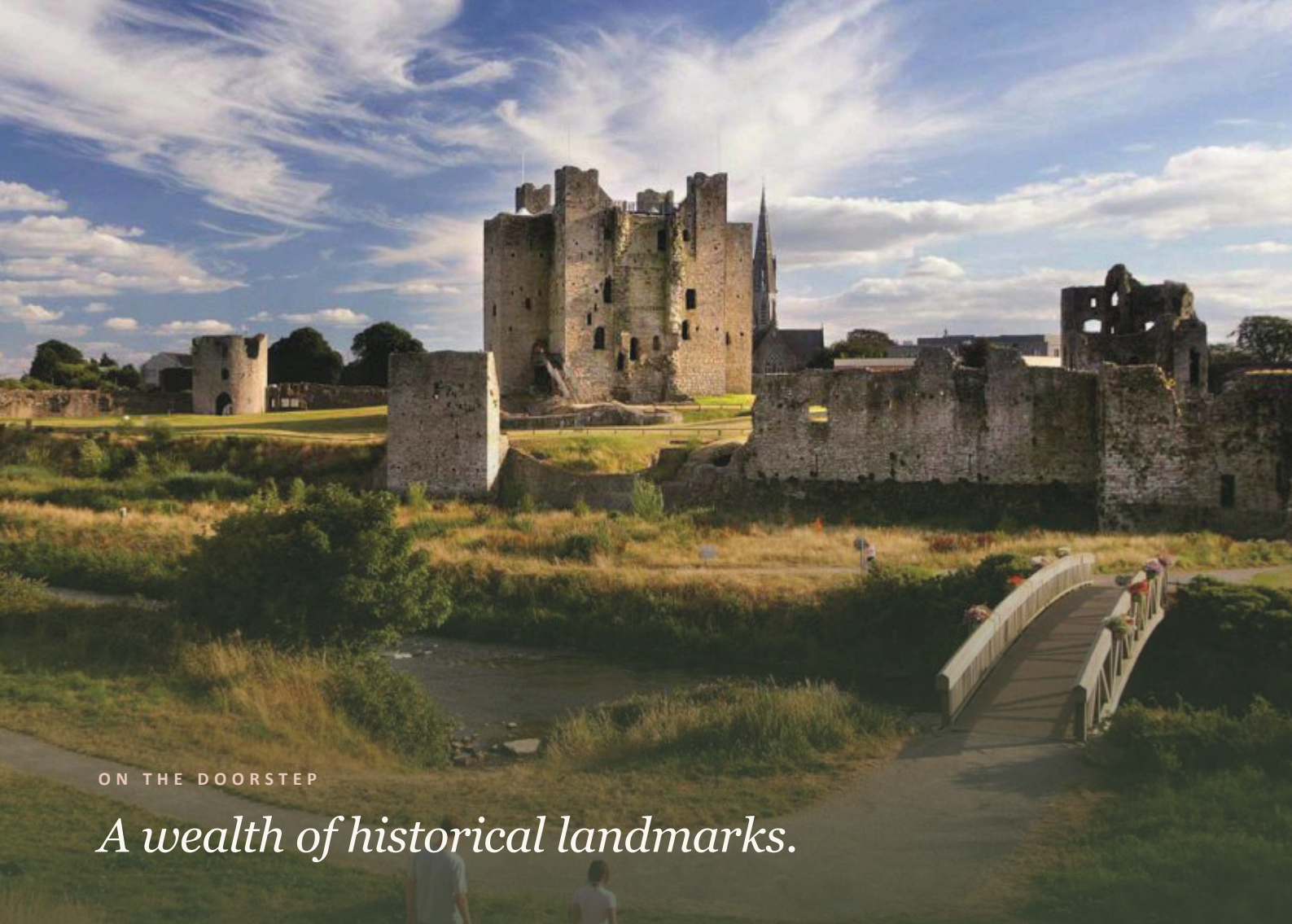
University, train, shopping centre, restaurants. The south-Meath / north-Kildare big-shop and big-night-out destination.

Dublin

· 50 MIN BY TRAIN

Close enough to do it. Far enough you don't have to.





ON THE DOORSTEP

A wealth of historical landmarks.

Trim Castle

Ireland's largest Anglo-Norman fort, built by Hugh de Lacy, Lord of Meath. The 12th-century fortress sits on the banks of the Boyne with guided tours, riverside walks and panoramic views over Trim.

Hill of Tara

Once the seat of the High Kings of Ireland, this archaeological and spiritual site boasts sweeping views across the Meath countryside. One of the country's most iconic heritage landmarks.

Bective Abbey

Founded in the 12th century by Cistercian monks, standing in serene ruins along the Boyne. A favourite for photographers, history lovers and quiet escapes steeped in heritage.

"The oldest settled landscape in the country is your weekend."

SPECIFICATION

Built to a standard you can rely on.

Energy & warmth

Every home A-rated (BER A2) with air-to-water heat pump

High insulation in floors, walls and roofs

Built for airtightness to retain heat

uPVC double-glazed A-rated windows

Kitchens & bathrooms

Modern fitted kitchen with soft-close doors and upstand

Contemporary bathroom, ensuite and guest WC

Elegant sanitary ware, quality taps and shower fittings

Inside

Walls and ceilings painted throughout

Painted doors, contemporary skirting and architraves

Fitted wardrobe in the master bedroom · Stira to attic

TV points in living room, kitchen and master bedroom

Smoke and heat detectors as standard

Outside

Maintenance-free exteriors in render and pebble dash

Composite front door · French doors to garden*

Seeded gardens · EV charging provision*

Block-built · 10-year structural guarantee



*Where applicable. Showhome photography.

THE SITE PLAN

A neighbourhood around two greens.

Brackinrainey Wood and Brackinrainey Green wrap around open landscaped spaces. Ask the selling agent which plots are available.

Site Plan

- **Pine**
 2 Bed Mid / End Terrace
 74sq.m. / 796sq.ft.

- **Cedar**
 3 Bed End Terrace
 98sq.m. / 1055sq.ft.

- **Sycamore**
 3 Bed End Terrace
 100sq.m. / 1076sq.ft.

- **Willow**
 3 Bed Semi Detached
 98sq.m. / 1055sq.ft.

- **Oak**
 3 Bed Semi / Detached
 105sq.m. / 1129sq.ft.



The Pine

€350,000

2 BED MID / END TERRACE · 3 BATH · 74 SQ.M / 796 SQ.FT

A clever two-bed where both bedrooms get their own ensuite. The full-width living room opens through French doors to the garden. A first home that doesn't feel like a compromise.



Ground: Hall · Guest WC · Kitchen/dining · Store · Living room

First: Master bedroom (ensuite) · Bedroom 2 (ensuite) · Hot press

The Cedar

Coming soon

3 BED END TERRACE · 3 BATH · 98 SQ.M / 1055 SQ.FT

Three bedrooms, a separate utility off the kitchen, and a living room that runs the depth of the house. The end-terrace position brings light in from three sides.



Ground: Hall · Guest WC · Living room · Kitchen with utility · Stores

First: Master bedroom (ensuite) · 2 further bedrooms · Bathroom · Hot press



The Sycamore

€425,000

3 BED END TERRACE · 3 BATH · 100 SQ.M / 1076 SQ.FT

The Sycamore adds the room everyone wants now: a dedicated ground-floor study. Open living and dining across the front, kitchen and utility behind, three bedrooms above.



Ground: Hall · Guest WC · Living/dining · Study · Kitchen · Utility · Stores

First: Master bedroom (ensuite) · 2 further bedrooms · Bathroom · Store & hot press



The Willow

Coming soon

3 BED SEMI DETACHED · 3 BATH · 98 SQ.M / 1055 SQ.FT

A semi-detached three-bed with a utility room behind the kitchen. The layout keeps the living room calm and the laundry out of sight.



Ground: Hall · Guest WC · Living room · Kitchen · Utility · Stores

First: Master bedroom (ensuite) · 2 further bedrooms · Bathroom · Hot press

The Oak

€425,000

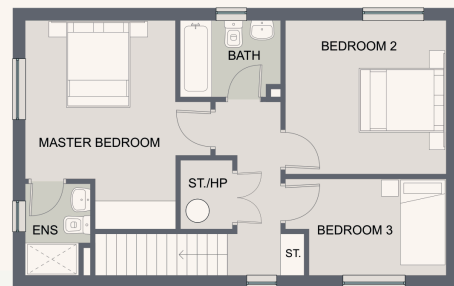
3 BED SEMI / DETACHED · 3 BATH · 105 SQ.M / 1129 SQ.FT

The largest home in this release. A wide living and dining room with double doors to the garden, kitchen with storage and utility, and three generous bedrooms upstairs.

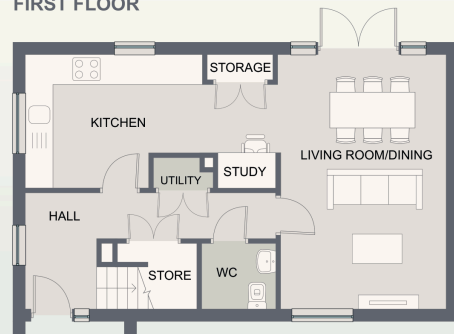


Ground: Hall · Guest WC · Living/dining · Kitchen · Utility · Storage

First: Master bedroom (ensuite) · 2 further bedrooms · Bathroom · Store & hot press



FIRST FLOOR



GROUND FLOOR

15

ROUTES TO PURCHASE

Getting the keys is closer than you think.

Help-to-Buy

A tax rebate for first-time buyers of new builds: 10% of the purchase price, up to a maximum of €30,000, towards your deposit. Help-to-Buy applies to new builds only, and every Brackinrainey home qualifies. Details at [revenue.ie](https://www.revenue.ie).

First Home Scheme

The State and participating lenders provide up to 30% of the market value of your new home, in return for the same equity share, bridging the gap between deposit, mortgage and price. Details at [firsthomescheme.ie](https://www.firsthomescheme.ie).

A WORKED EXAMPLE · THE SYCAMORE

Purchase price	€425,000
Mortgage (70%)	€297,500
First Home Scheme equity (20%)	€85,000
Help-to-Buy rebate	€30,000
Deposit you save	€12,500
Indicative monthly repayment	from €1,180*

*Income needed approx. €72,625. Based on a 4-year fixed green rate of 3.20% over a 35-year term. Indicative only; not financial advice.





Brackinrainey.

Room to grow.

SELLING AGENT

Raymond Potterton · Rosemary McKeown

046 902 7666 · info@raymondpotterton.com

THE TEAM

Built by: Dewbrook · Architect: Doran Cray Architects · Solicitor: Amoss Solicitors

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