



Loughmore Square



A brief History of Killeen Castle

Killeen Castle is one of Ireland's oldest and finest 12th century Norman castles. The spectacular 600 acre estate is home to a Jack Nicklaus Signature Golf Course, the Dave Pelz Scoring Game Academy, wooded walks, well-stocked fishing lakes and now, Signature Homes by Castlethorn Construction.

Located just north of Dunshaughlin in the heart of Royal Meath overlooked by the ancient Hill of Tara, Killeen Castle is just minutes from the picturesque hamlet of Dunsany. Killeen Castle offers all the joys of true country living, yet it is only 35 minutes from Dublin International Airport and Dublin City centre via the N3 motorway. Killeen Castle has been developed by one of the country's leading homebuilders and the developers of Ireland's premier retail complex, Dundrum Town Centre.

From the stunning restoration of the castle and the crafting of the country's finest golf course, no stone has been left unturned in creating a living and leisure experience that is among the very best to be found anywhere in the world.

The history of Killeen Castle dates back over eight hundred years to 1181, when it was built by Hugh de Lacy as part of the strategic castle defence system for north Leinster. From 1403 until the 1950's, the castle acted as the seat of the Plunkett family, Earls of Fingal, and their five and a half centuries of unbroken connection with Killeen Castle is exceptional by any standards.

Killeen Castle was seriously damaged by fire in 1981 and lay exposed to the elements for several years. Today the owners have ensured that after a painstaking and loving restoration it has been returned to its original splendour. As a matter of principle, wherever possible, original features were retained.



Living at Killeen Castle

Killeen Castle is set in 600 acres of County Meath countryside, nestling in a beautiful woodland setting. It is a most spectacular backdrop for the Jack Nicklaus Signature Course and for the quality homes that grace the course.

It is intended that the magnificent natural landscape of Killeen Castle will become a daily amenity for its residents, with walkways and cycleways weaving their way through the woodland. A beautifully restored walled garden {pictured below} provides the perfect opportunity to sit in quiet contemplation.

Killeen Castle hosts a magnificent Jack Nicklaus Signature Course, which has had a continuous hands-on involvement throughout its design and construction from one of the greatest golfers ever to play the game. With eighteen wins, nineteen runners-up and nine third placings in the Majors, Jack stands alone in the pantheon of sport.

Built to provide the sternest of Championship challenges while remaining accessible to the average golfer, Jack Nicklaus has created 18 spectacular golf holes at Killeen Castle, each with its own unique features. The course is 7,600 yards long and covers an area of 350 acres among superb natural woodlands - more than twice the average acreage for a championship course.



It is a testament to the quality of the Jack Nicklaus creation at Killeen Castle that the course was awarded the hosting of the 2011 Solheim Cup, with Europe prevailing over the USA 15 to 13 to become 'Queen's of the Castle'.

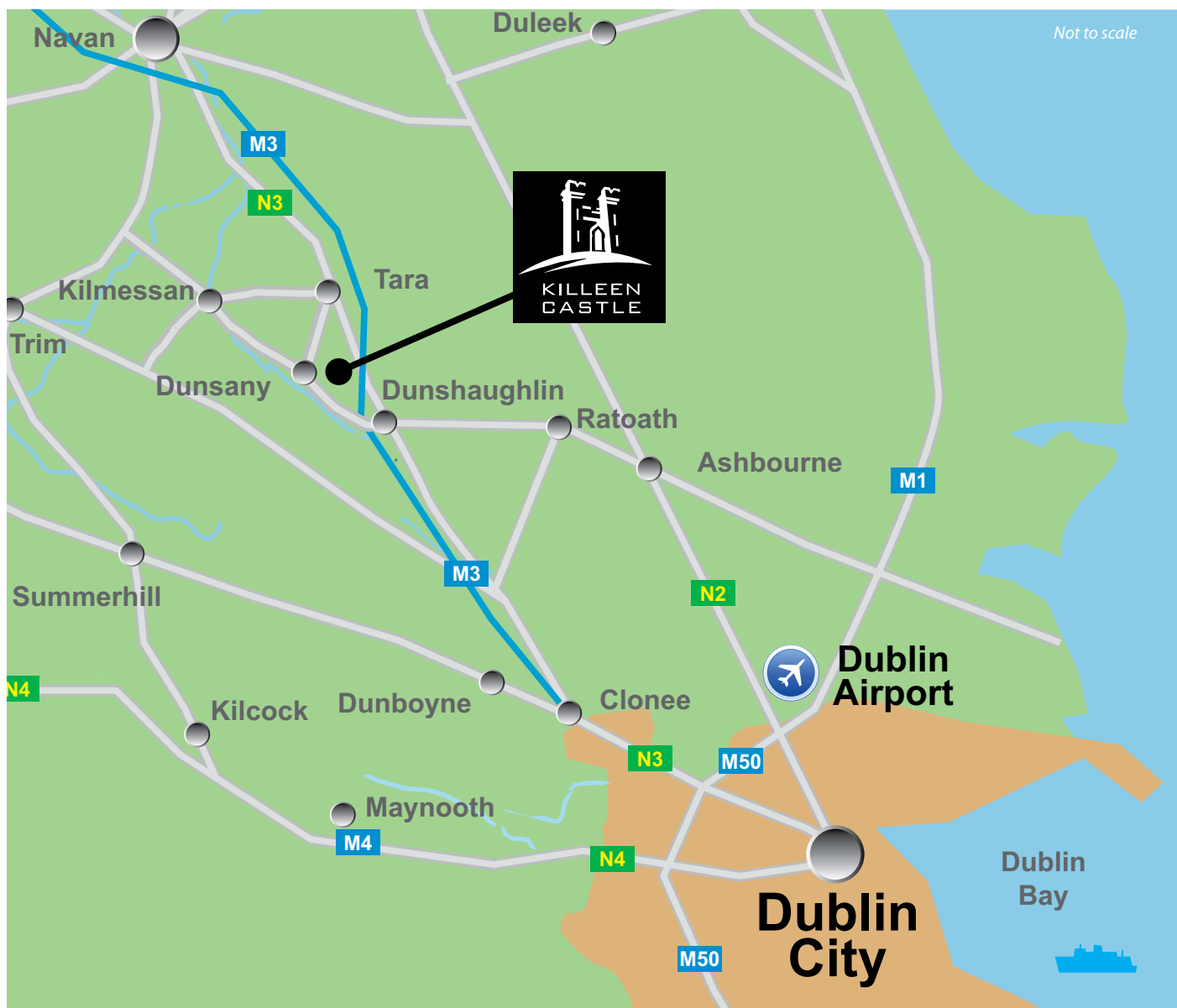
The first Dave Pelz Scoring Game School outside of the USA is also located at Killeen Castle. Pelz is the renowned short-game tutor to some of the world's top professionals.

The clubhouse for this exceptional course is no less impressive, comprising over 30,000 sq.ft. and completed to the highest imaginable standards - both inside and out. It includes state-of-the-art locker rooms, superb food and a relaxed bar atmosphere. Killeen Castle sets new standards for Europe and beyond.





Fancy getting out and about?



Local Attractions

Dunsany and Dunshaughlin GAA; Dunshaughlin Community College; St. Seachnail's National School – Dunshaughlin; Rathbeggan National School; Gaelscoil na Rithe; Dunshaughlin Church of Ireland; St. Seachnails R.C. Church – Dunshaughlin; Health Centre; An Post; Library; Gym; Scouts; Fairyhouse Racecourse;

Tattersalls Bloodstock Sales Complex; Rathbeggan Lakes Angling Centre; Ratoath GAA, Soccer and Rugby; Athletic Club: Equestrian; Pelletstown Riding Centre with indoor and cross country facilities (5 km); Royal Meath Equestrian Centre 1 km. Wide choice of restaurants and pubs locally.



Loughmore Square

KILLEEN
CASTLE

Your new home

Loughmore Square is the perfect setting for people who wish to reflect their lifestyle in a contemporary home, within easy reach of the city yet providing the very best in country living. Loughmore Square features a range of three bedroom semi-detached and terraced houses together with four bedroom detached homes.

Each of the three bed houses at Loughmore Square measures 149 sq.m. (1,600 sq.ft.) approx. Laid out with living in mind each house benefits from a generous light-filled entrance hall. Downstairs there is a kitchen cum breakfast room leading to a formal dining room or alternate reception room. There is a large living room to the rear of the house. Double patio doors lead from all reception rooms on the ground floor. Upstairs each home has three double bedrooms with the master en-suite.

The four bedroom detached home measures 207 sq.m. (2,230 sq.ft.) approx. Space and light permeate this home. Living accommodation is on the first floor giving superb views over the golf course. Open ceiling vaults in the living, dining and kitchen are a hallmark feature. The living room cum dining room expand the full width of this magnificent home and open out onto a very generous balcony. Downstairs there are three double bedrooms, all en-suite.

Each individual home at Loughmore Square benefits from a private rear garden completed with limestone patio, fencing, hedgerow and garden shed. Meticulous design and construction and a unique setting are the hallmarks of this superbly elegant and charming home.



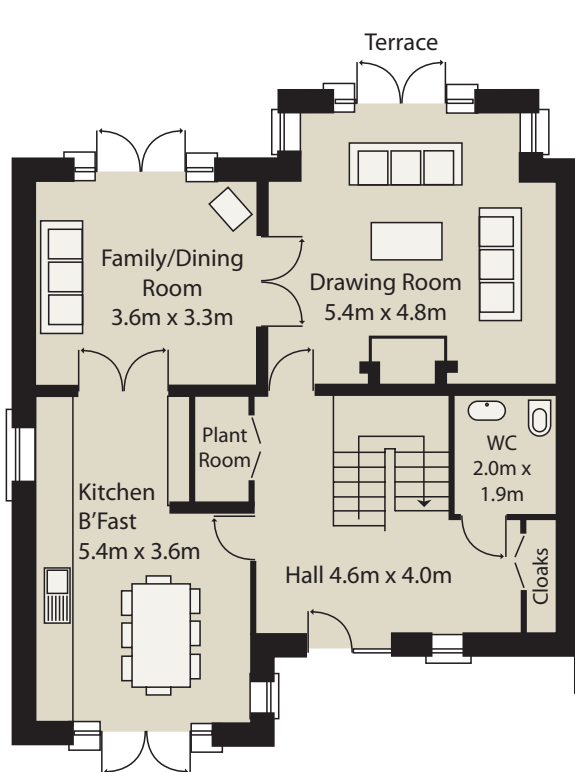
Loughmore Square Site Plan



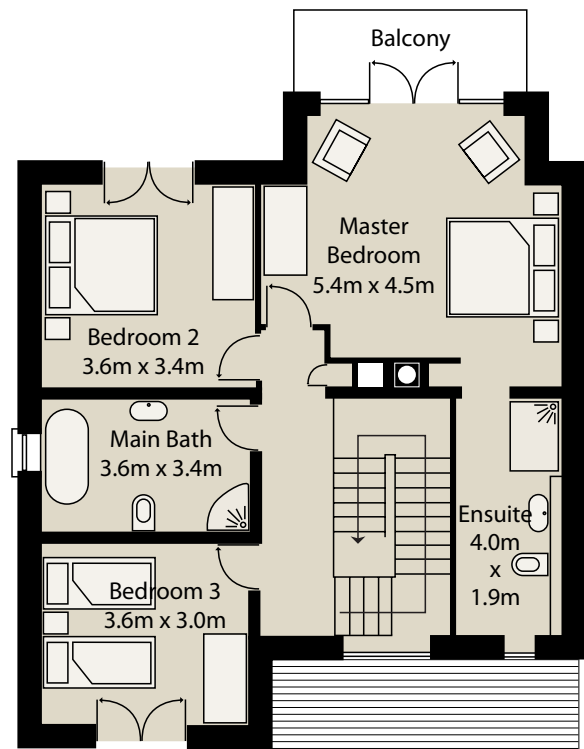
Important Note: These particulars are intended only as a guide. They do not form part of any offer or contract. All areas, measurements and distances are approximate.



3 Bedroomed Home



Ground Floor

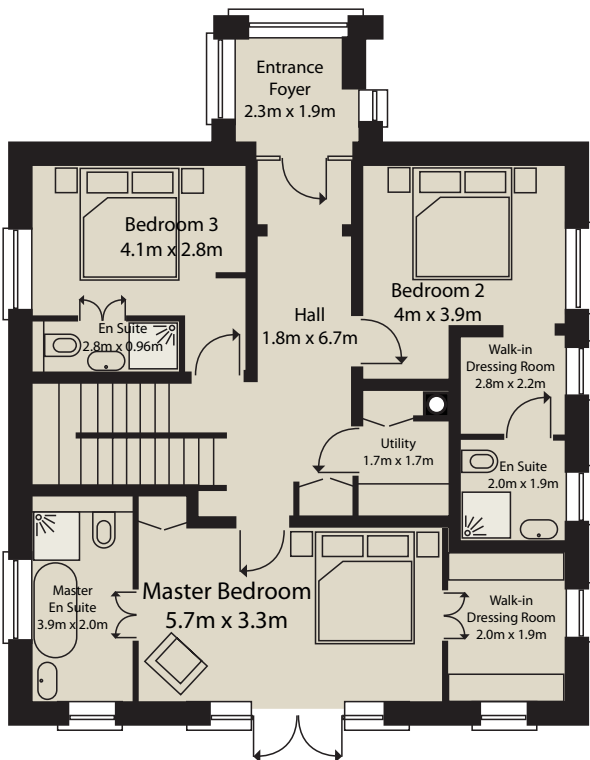


First Floor

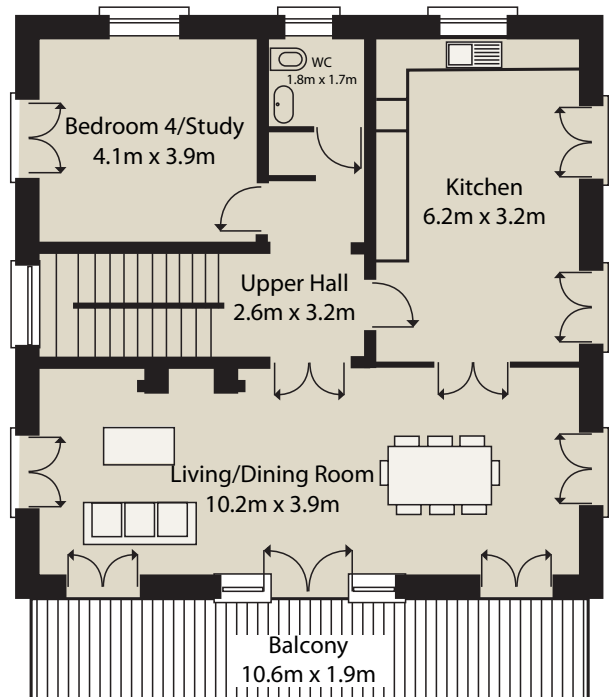
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4 Bedroomed Home



Ground Floor



First Floor

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INTERNAL FEATURES:

(as per standard three bedroom home)

KITCHEN:

- Quality fitted kitchen including integrated fridge freezer, dishwasher, combined washer/dryer, oven, hob and extractor fan
- Additional kitchen features include a granite worktop and up stand

HEATING / PLUMBING:

- Gas fired underfloor heating with high performance efficient condensing boiler with individual room controls
- Pressurised pumps fitted to give additional shower pressure
- Mechanical heat recovery ventilation system installed

BATHROOMS:

- Stylish contemporary sanitary ware and taps fitted throughout
- A generous amount of wall and floor tiling will be provided in the bathroom, en suite and downstairs WC
- Separate shower with slide rail in main bathroom
- Master bedroom en suite with feature extra large shower tray

MECHANICAL / ELECTRICAL:

- Generous electrical specification provided throughout including double sockets, TV points, and ISDN compatible phone lines

JOINERY:

- Solid oak internal doors with Italian design ironmongery

WALLS / CEILINGS:

- Downstairs rooms feature nine foot ceilings while upstairs bedrooms benefit from vaulted ceiling features
- All internal walls and ceilings are plastered and skimmed with a choice of paint colours available

MISCELLANEOUS:

- Built-in wardrobes in all bedrooms with a variety of storage options including rails, drawers and shelves
- Solid marble Lamartine fireplace with gas fire as standard
- Feature Stairwell that includes staircase with hardwood handrail and painted balustrades
- Concrete floors at ground and first floor levels
- Full decked balcony set off master bedroom. Juliet balconies located off bedrooms two & three

EXTERNAL FEATURES:

- Rear private gardens feature natural limestone patio, timber fencing, hedging & timber shed
- Feature Pergola fitted over kitchen/Patio doors
- Designated parking for two cars
- Copper rainwater goods for extra durability
- Natural slate roofs
- Maintenance free self coloured renders
- Limestone plinths and window cills
- Dansk high performance aluclad double glazed windows for low maintenance and long life
- Dansk patio doors fitted to living room, family room and kitchen/dining room

Killeen Castle Estate Plan



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Loughmore Square

Booking arrangements :
€5,000 booking deposit made payable to Byrne Wallace Solicitors,
with an additional €20,000 payable upon signing of contracts.

Selling Agents:



Castlethorn
castlethorn.ie



www.killeencastle.com



01 6671 888



01 8259 452

email: killeencastle@sherryfitz.ie

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