



## STEEPLECHASE Ratoath

An exceptional development of 4 & 5 bedroom detached family homes

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



Quality New Homes in a Mature Landscaped Setting



## Steeplechase Ratoath

New Homes in a mature setting

Welcome to Steeplechase – a very special assembly of new homes offering all the open space of the countryside and all the action of Dublin – just fifteen miles (or 120 furlongs) away, and adjacent to the world class racecourse, Fairyhouse, home to Ireland's premier national hunt race, the Irish Grand National.

Steeplechase, an exceptional housing development in the delightful village of Ratoath, offers you the chance to be at the races in more ways than one. Not only will you have fast track access to all the thrills and resources of the capital city and benefit from the more relaxed pace of country life, but you will be in one of the most important equestrian locations in Ireland... and as everyone knows, the racing is not just about horses but a whole exciting social setting of its own.





Exceptional 4 & 5 bedroom homes  
built on a tradition of expertise

## McGarrell Reilly Homes

A Reputation that Counts

McGarrell Reilly Homes is responsible for some truly outstanding homes throughout Ireland and the UK.

We are one of Ireland's leading house builders and have been constructing quality housing developments for over 30 years. The company has a most enviable pedigree with acclaimed developments at Malahide Marina Village, Stepside Park, Lusk Village, Hansfield, Marlmount and Steeplechase Ratoath forming part of our impressive portfolio.

From unique, smaller developments to the largest housing and apartment schemes, each project has one thing in common: the McGarrell Reilly stamp of exceptional quality and value.



Marlmount, Dundalk



Stepside Park, Dublin 18

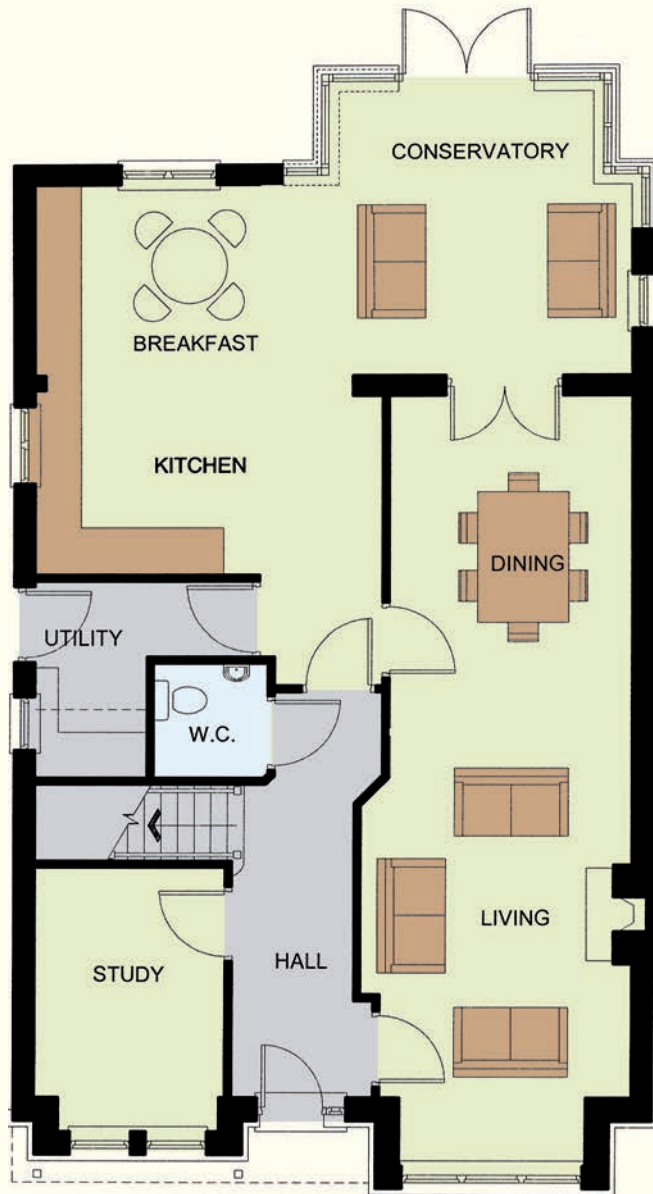


Hansfield, Dublin 15

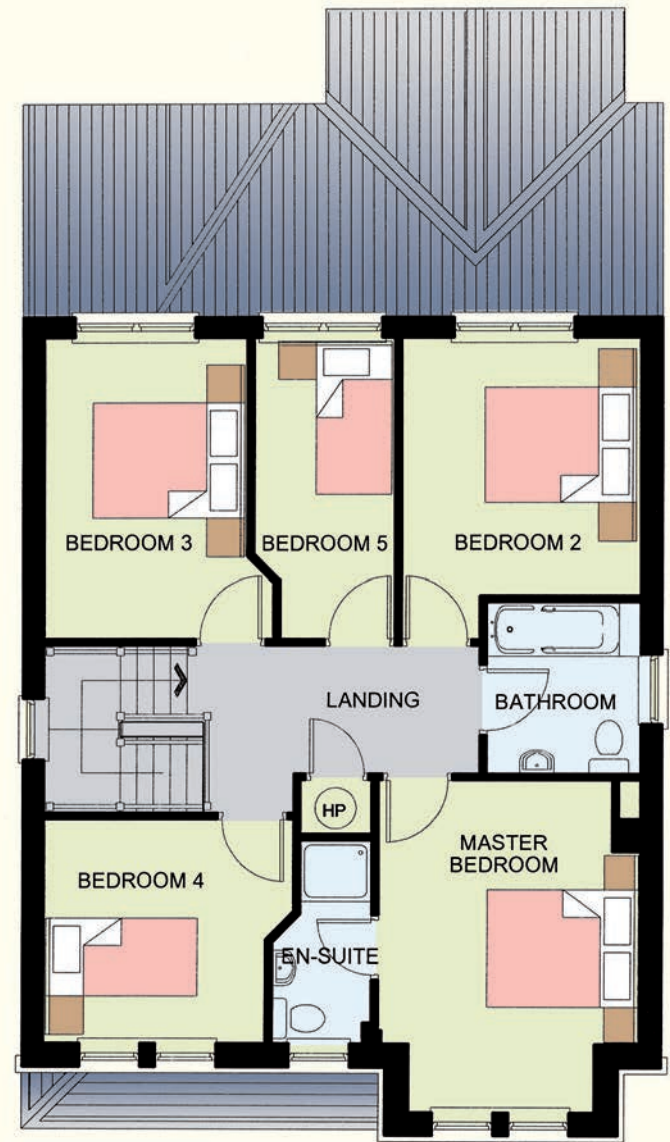


# Floor Plans

Timbera 5 Bedroom Detached 167sq. m. / 1,790sq. ft. approx..



Ground Floor 92 Sq.M./990 Sq.ft. approx

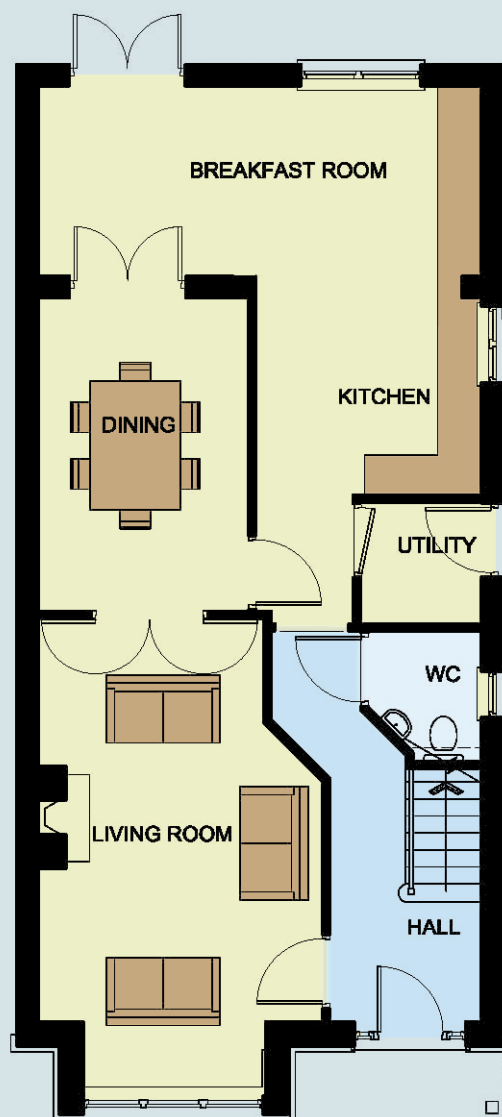


First Floor 75 Sq.M./800 Sq.ft. approx

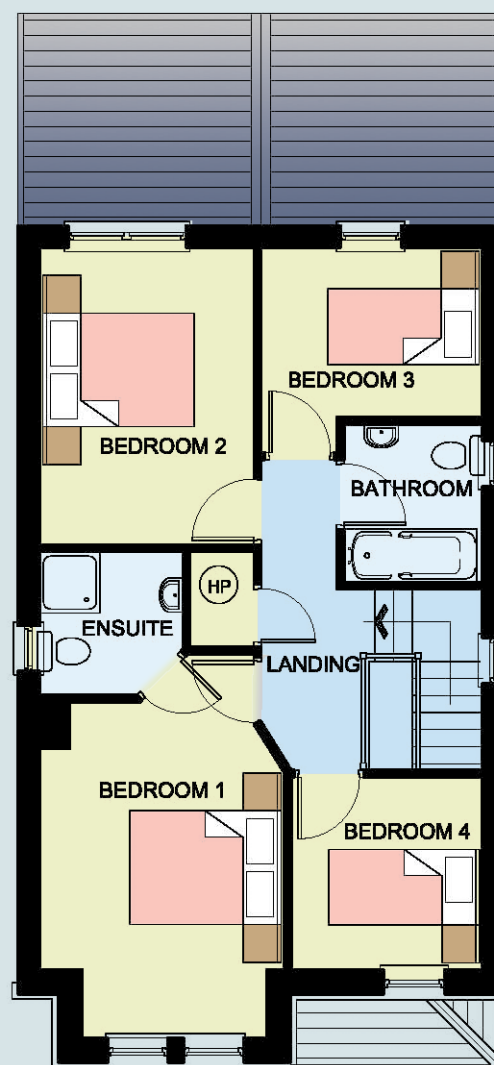


# Floor Plans

Halston 4 Bedroom Detached 126sq.m. / 1,360sq.ft. approx.



Ground Floor 69 Sq.M./750 Sq.ft. approx



First Floor 57 Sq.M./610 Sq.ft. approx



# Special Features



**KITCHENS** Well appointed luxurious kitchens – factory made in Germany by the Alno Group. Fully fitted custom built units and granite work tops, chrome cooker hood, stainless steel splashback and integrated doors.

**BATHROOMS** Quality sanitary ware with chrome fittings and fitted feature wall tiles. Triton pumped shower and oversized shower tray fitted as standard.

**WARDROBES** Stylish wardrobes fitted to bedrooms, allowing for a mix of hanging and shelf space, as per relevant show home.



**FIREPLACE** Each home features a classic, attractive fireplace with working chimney which is also plumbed for a gas fire.

**HEATING** Natural gas fired central heating.

**JOINERY** Hardwood internal doors throughout. Deep moulded skirting and architraves. Feature canopy style porch.



**DECORATION** All homes will be painted as standard in Orchid White throughout.

**ELECTRICS** Prewired for alarm. Ample electric sockets and light points provided. Outside lights supplied and fitted to front and rear.

**OUTSIDE** Concrete post and heavy duty pressure treated timber panel fencing boundary to side and rear garden. Rear gardens levelled and grassed. Cobblelock patio and driveway with parking for 2 cars.



**GUARANTEE** HomeBond

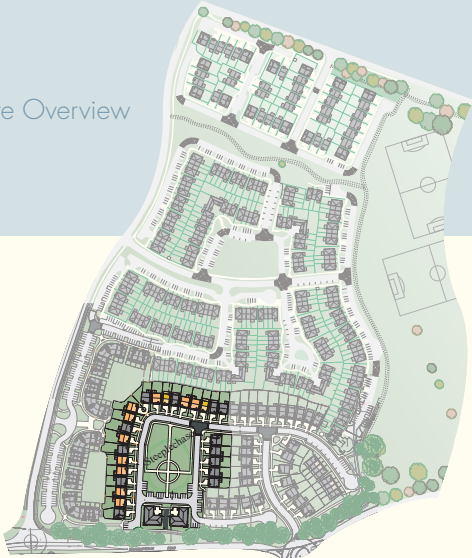
**ENERGY RATING** **BER B3 C2**





# Site Plan

## Steeplechase

Steeplechase Site Overview



-  **Timbera** – 5 Bed Detached Home
-  **Halston** – 4 Bed Detached Home







INTERNATIONAL  
PROPERTY  
AWARDS  
EUROPE

in association with



HIGHLY  
COMMEDED

DEVELOPMENT  
MULTIPLE UNITS  
IRELAND

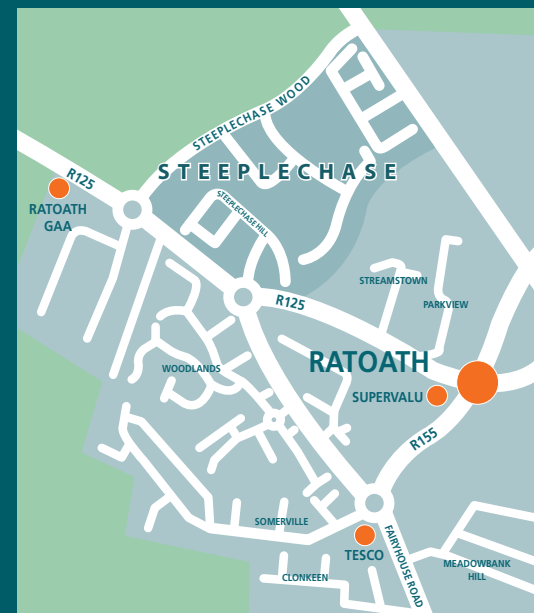
Steeplechase  
by McGarrell Reilly  
Homes

2012-2013

supported by



## Location



### Professional Team:

#### Architects

McCrossan O'Rourke Manning  
Albert Place West  
Harcourt Lane  
Dublin 2

#### Solicitors

Matheson  
70 Sir John Rogerson's Quay,  
Dublin 2

#### Developers



### Joint Selling Agents



PSRA 002183

01 667 1888



PSRA 001465

01 802 7000

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**Disclaimer:** The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Sherry FitzGerald New Homes or John Fitzgerald Valuers & Estate Agents are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries