



*Roseville*

— BETTYSTOWN —

CO. MEATH



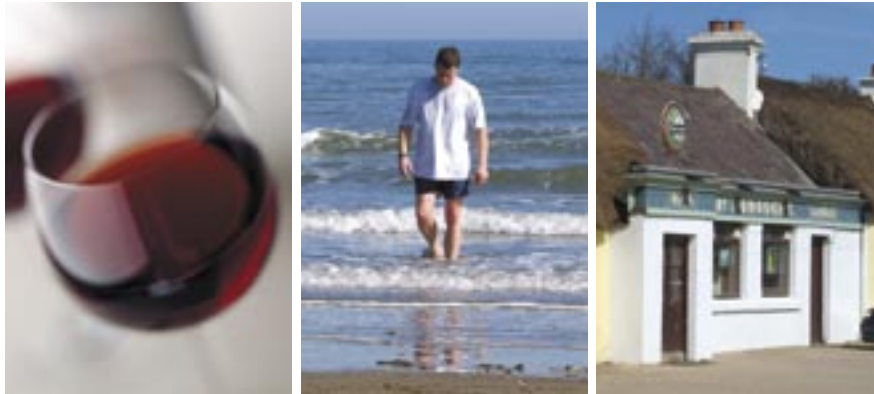
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## *Roses and sea salt...*



*I*magine the gently rolling sea so close by you can almost hear the waves and feel its embrace.

Imagine a rich array of things to do on your doorstep. From horse riding and bracing strolls along sandy beaches to scuba diving and golf ball driving.

Roseville at Bettystown, Co. Meath. Exclusive 2, 3 and 4 bedroom houses and duplexes in an intimate, close-knit community.

Don't just imagine it, live it.





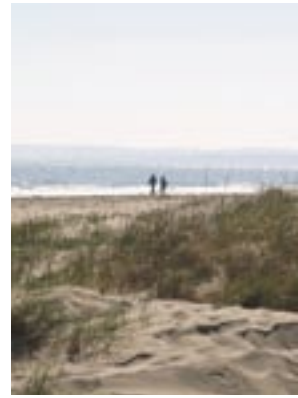
## *Find your haven in Bettystown*



*A*s impressed as you'll be with the interior of your new home at Roseville, what awaits you outside your window will surely take your breath away.

Only a stone's throw away you'll discover a multitude of outdoor pursuits including the famous Laytown and Bettystown links course, home course of the one and only Des Smyth; lake and sea fishing; scuba diving; horse riding and plenty more.

And after your round on the golf course you can enjoy a round at any one of the host of inviting pubs and restaurants in your new neighbourhood.







## *Beside the seaside...*



*A*s the song goes, we all like to be beside the seaside. That's why you'll love living at Roseville.

Dazzling white sandy beaches on your doorstep. Bracing beach strolls within minutes. And great links golf only a short drive away.

The ebb and flow of life moves at a more leisurely pace when you reside beside the sea at Roseville.









## *...yet so near the city*

Should you occasionally yearn for the hustle and bustle of a slightly more urban lifestyle, Roseville lies within easy reach of many vibrant towns and communities.

Your neighbour to the north is the historic town of Drogheda with its thriving theatres, art galleries, shopping centres and cinemas. While the southerly villages of Portmarnock, Malahide, Swords and Sutton offer superb shopping and sublime restaurants.

And as the capital city can be quickly reached by road, rail or bus, you don't have to sacrifice city life to live in the country.







## *A lifestyle worth living*

*S*andy beaches that stretch for miles...traditional Irish pubs where the barman knows your name... golf... GAA... rugby... horse riding... and water sports, Roseville is truly a lifestyle worth living.

So why settle for busy city living when you can enjoy being part of a traditional Irish community – only an hour's drive from Dublin.





## *Interiors at Roseville*









## *Specification*

- Natural gas-fired radiator central heating
- Appliance Package
- Flooring Allowance
- Fireplace as standard with flueless gas fire
- High quality fitted kitchens
- All kitchen floors and splash back areas will be tiled as standard
- High quality white ceramic sanitary ware
- Tiling to bathroom/en-suite wet areas and bathroom/en-suite floors as standard
- Ample power sockets with TV and telephone points in lounge and master bedroom
- Paint finish on walls as standard
- Double-glazed UPVC windows, fascia & soffit
- High quality fitted wardrobes
- Gardens levelled & seeded
- Covered by 10 year Homebond Guarantee Scheme
- No stamp duty for owner occupiers







  
*Roseville*  
— BETTYSTOWN —

Laytown &  
Bettystown  
Golf Course

Laytown &  
Bettystown  
Tennis Club

Bettystown  
Beach

Bettystown  
Village

Neptune  
Hotel







Developer:



Architect:



Selling Agent:



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