



Ballycomyn

BLESSINGTON, CO. WICKLOW



*A neighbourhood
built for connection*



CGI for illustrative purposes only

Just a short walk from Blessington town centre, Ballycomyn is a new neighbourhood of modern, energy-efficient 2, 3 & 4 bedroom homes designed for everyday ease.

With green spaces, schools, cafés and local amenities nearby, life feels simpler and journeys shorter. Thoughtfully designed for comfort, convenience and community, Ballycomyn is a welcoming place to feel at home and stay connected.

The Location

Close to nature,
well connected.





A town that has it all.

Set against the beautiful backdrop of West Wicklow, Blessington is a vibrant town with a welcoming community feel and everything you need for everyday life close by. From local cafés and shops to schools, sports clubs and outdoor amenities, it's a place that makes day-to-day living easy, while offering plenty to enjoy at the weekend too.





Everything you need close at hand.

Blessington offers a great mix of everyday amenities, from supermarkets and local services to lakeside walks and greenways. With established schools, childcare and active sports clubs nearby, it's a town that supports easy routines and a strong sense of community.

● Shopping

- 01. Aldi
- 02. Dunnes
- 03. Supervalu

● Food & Drink

- 04. West Wicklow House Blessington
- 05. Hennessy Bar & Lounge
- 06. Ramblers Rest
- 07. VDA Cafe
- 08. Brew 21
- 09. Lemon Tree
- 10. Pistachio Gelato and Coffee
- 11. The Avon Food Court

● Education & Childcare

- 12. Blessington No.1 School
- 13. Blessington Community College
- 14. Cocoon Childcare Blessington
- 15. Blath na hOige Montessori
- 16. St Mary's Junior National School
- 17. Cocoon Childcare Sorrel Wood

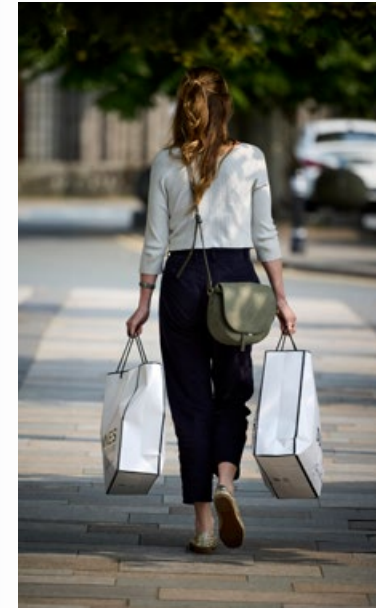
● Sport & Recreation

- 18. Blessington Lakes
- 19. Sorrel Wood Town Park (bowling green, playgrounds and tennis courts)
- 20. Blessington Greenway Trail
- 21. Blessington GAA
- 22. Western Gaels GAA
- 23. All in Fitness
- 24. High Definition Fitness
- 25. Blessington Fitness Hub
- 26. Glending Forest





Whether you're picking up essentials in town, meeting friends for coffee, heading out for a walk by the lakes, or getting the kids to school and training, Blessington brings together convenience, connection, and a great quality of life. Nearby attractions such as Russborough House, offer tranquil parklands, walking trails and an 18th-century walled garden to explore.



Russborough House



A wide-angle landscape photograph of a calm lake in West Wicklow, Ireland. The lake's surface is a deep blue, reflecting the sky and the surrounding landscape. On the left, a dense thicket of tall, golden-brown reeds grows along the shoreline. The right bank is covered in dark, mature trees. In the distance, rolling hills and mountains are visible under a vast blue sky filled with large, white, puffy clouds. The overall scene is peaceful and scenic, capturing the natural beauty of the area.

A place to call
home at the heart
of West Wicklow's
stunning natural
landscape.

Connectivity

Blessington is ideally positioned for modern life — giving you the ease of a well-serviced town with strong road connections and public transport links. Whether you're commuting, running errands, or planning weekends further afield, Ballycomyn keeps you close to what matters.

With access to key routes nearby and regular bus services into Dublin, it's a location that supports busy routines while still offering the calm and space of West Wicklow living.

Travel Times / Connections

By Car*

Sallins & Naas Train Station	30 mins
Dublin Airport	45 mins
Dublin City	45 mins
M50	20 mins

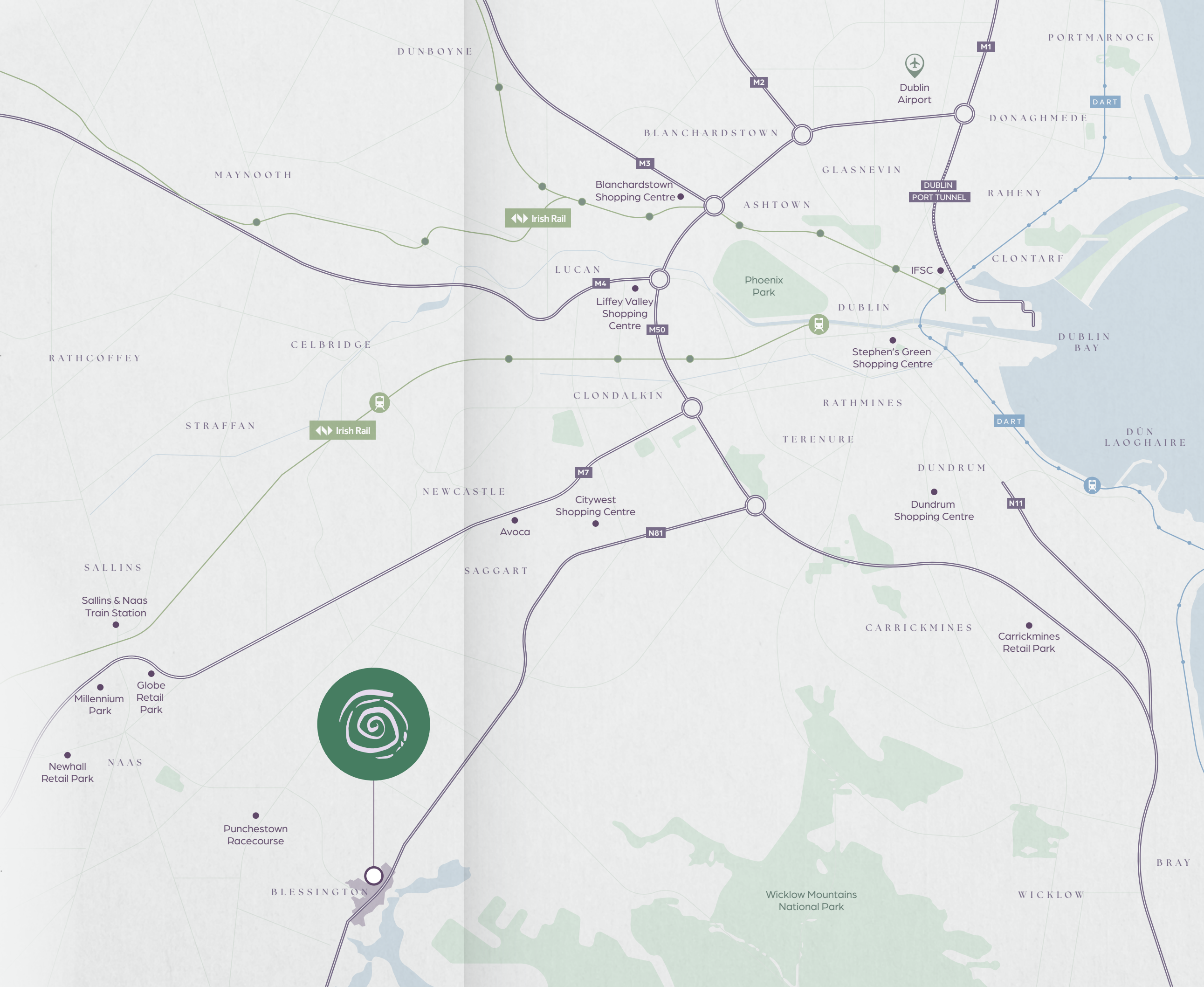
By Bus

Bus routes serving the area

Dublin Bus	Route 65
Bus Éireann	Route 132

Convenient access to nearby shopping and employment hubs including Citywest, Newhall Retail Park, and Globe Retail Park.

*Please note all times provided are approximate





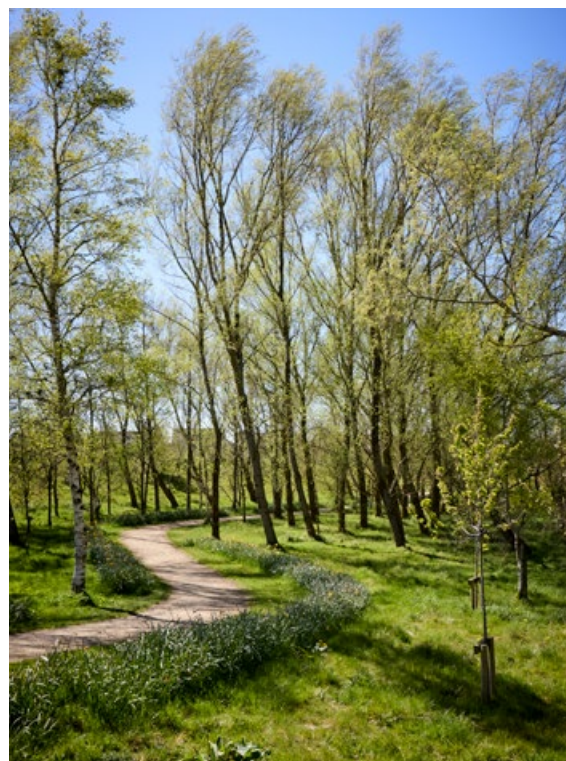
Cairn in Blessington: Supporting a Thriving Community

Cairn's work in Blessington is focused on supporting a thriving community where people can put down roots and enjoy everyday life. Alongside new homes, this commitment includes delivering important infrastructure and shared spaces that support the town's long-term growth and strengthen the sense of place for everyone who lives there.

A key part of this approach is Blessington Town Park — c.37 acres of green parkland created for the whole community to enjoy. Rich in local flora and fauna, the park offers space to play, exercise or simply relax in nature, with paths, play areas and sports

facilities at its heart. Cairn is also delivering the Blessington Inner Relief Road, helping to ease local traffic and make journeys through the town safer and smoother.

Beyond homes and infrastructure, Cairn supports local life through the Blessington Community Fund, which helps back community-led projects and initiatives. The fund is designed to enhance local amenities, support wellbeing and strengthen connections, ensuring long-lasting benefits for Blessington and the people who call it home.





Connecting past and present

The name Ballycomyn reflects the original historic name for Blessington — meaning “the town of Comyn” — recorded as far back as 1243 and possibly linked to Gilbert Comyn, nephew of Archbishop John Comyn. The name “Blessington” emerged later, likely as a mistranslation.

Today, Ballycomyn carries that earlier name forward, connecting local history with an exciting new chapter for Blessington.



The Homes

Designed for
real life.





High standards of
finish and build quality
with strong energy
performance for
year-round comfort

Ballycomyn offers a choice of
beautifully considered 2, 3 and
4 bedroom homes, designed to
make everyday living feel easy and
comfortable. From bright, welcoming
interiors to practical layouts and
generous storage, every home is
planned with the needs of modern
households in mind.







Light-filled living spaces with a natural flow

These are homes designed around how people live today with spaces that feel open, usable and connected, making it easy to relax, host, work, and spend time together.



28 | 29



*Internal photos from another Cairn development



*Internal photos from another Cairn development



Calm & Considered

Each bedroom at Ballycomyn is thoughtfully planned to create a calm and comfortable retreat. Well-proportioned layouts, excellent natural light and quality finishes combine to form spaces that feel private, relaxing and adaptable.





Eligible for government initiatives

Buying your first home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress-free as possible. If you decide to buy a new home did you know there are government support schemes that may be available to help you?



This scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Did you know you can get up to €30,000 towards your deposit?



A Green Mortgage offers lower interest rates to those who are buying a more energy-efficient home, such as those in Ballycomyn, all of which have an A2 BER energy rating.





Plans & Specifications

Details that
make a difference.



SORREL WOOD TOWN PARK



2 Bedroom House

 **Mid Terrace**
P1
c. 73 Sq M / 789 Sq Ft

3 Bedroom Houses

 **End Terrace**
O2
c. 91.7 Sq M / 987 Sq Ft

 **End Terrace - Side Entry**
Q2S
c. 102.6 Sq M / 1,104 Sq Ft

 **Semi Detached - Side Entry**
R3S
c. 104.1 Sq M / 1,120 Sq Ft

 **Semi-Detached**
S3
c. 104.1 Sq M / 1,120 Sq Ft

4 Bedroom Houses

 **End Terrace - Side Entry**
T2S
c. 154 Sq M / 1,658 Sq Ft

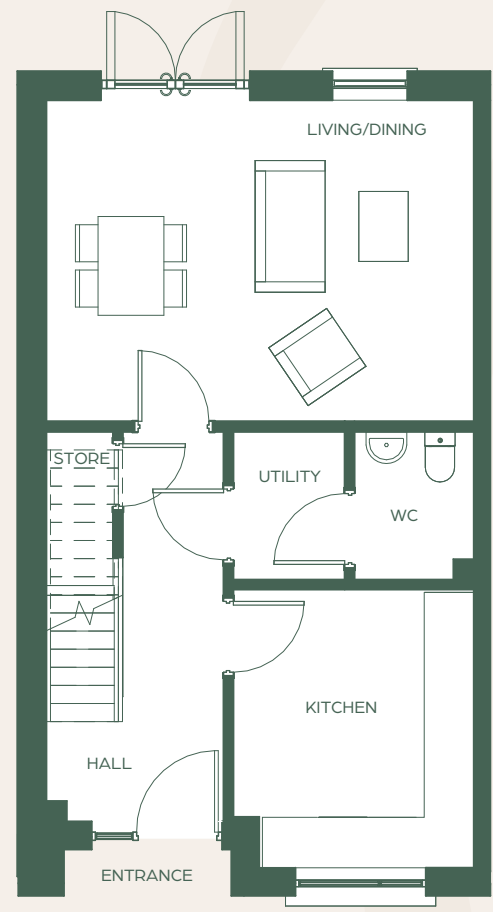
 **Semi Detached - Side Entry**
U3S
c. 156.2 Sq M / 1,681 Sq Ft

 **Detached - Side Entry**
U4S
c. 156.2 Sq M / 1,681 Sq Ft

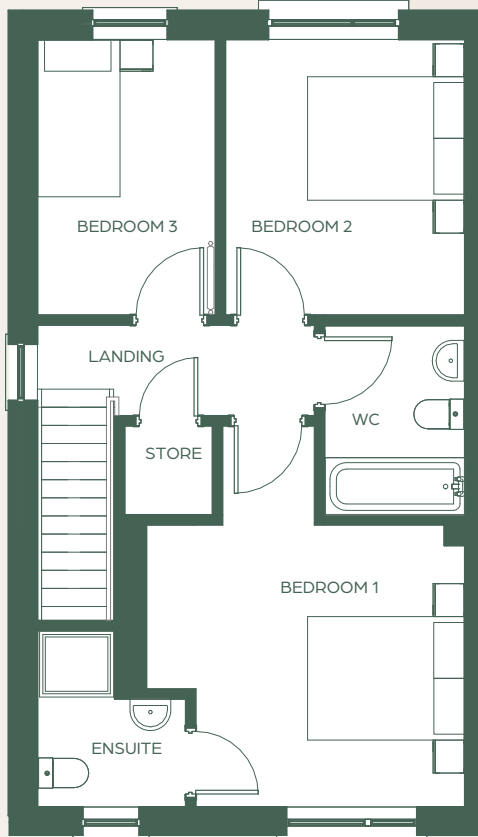
 **Bin / Bike Store**
 **ESB Substation**

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

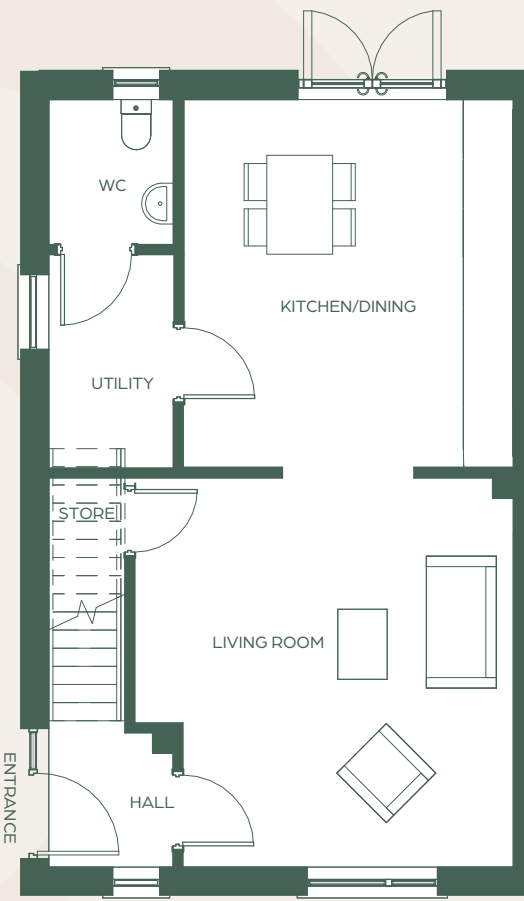
3 Bedroom Houses



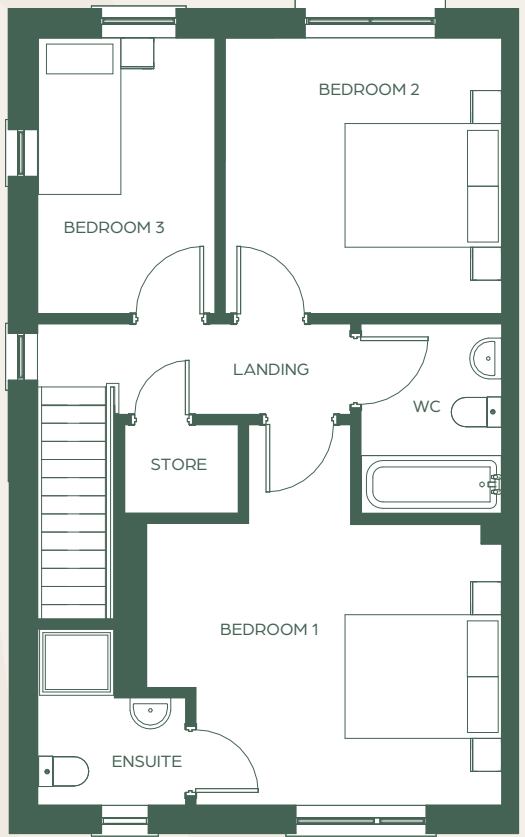
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



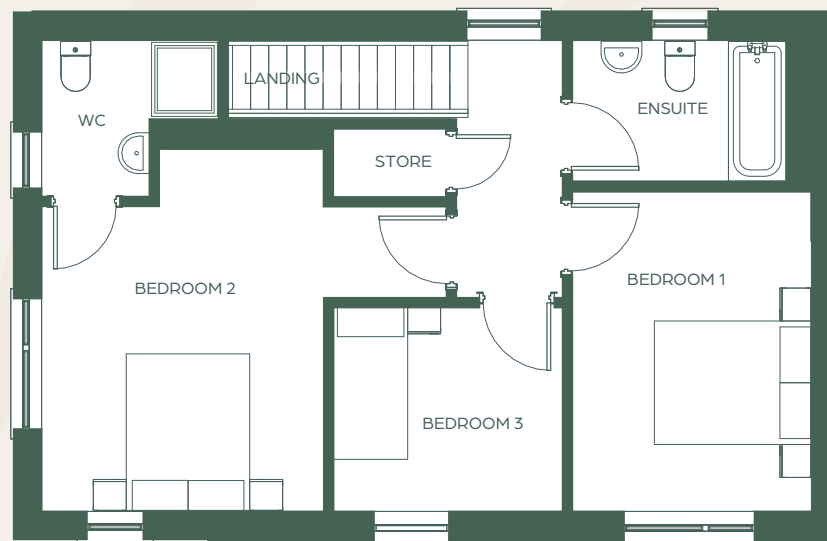
FIRST FLOOR

 **End Terrace**
O2
91.7 Sq M / 987 Sq Ft

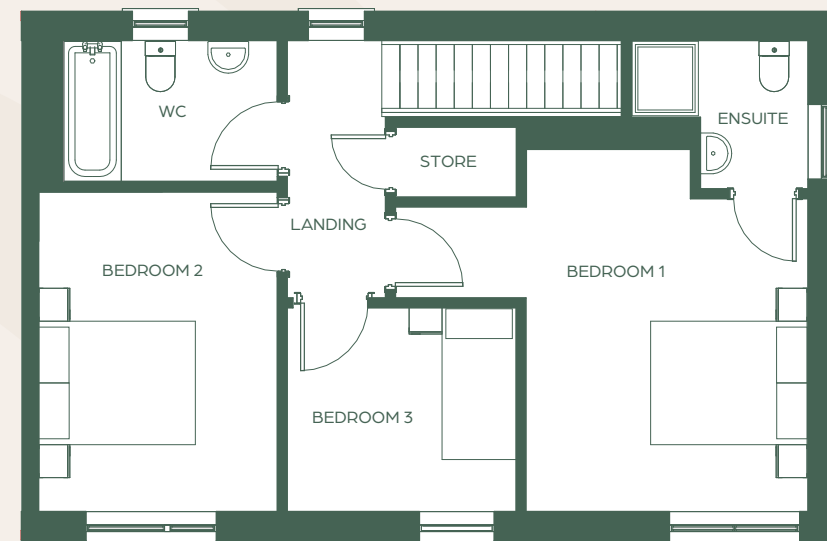
Please note: A mirror version of this house type layout may feature in Ballycomyn, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

 **End Terrace – Side Entry**
Q2S
102.6 Sq M / 1,104 Sq Ft

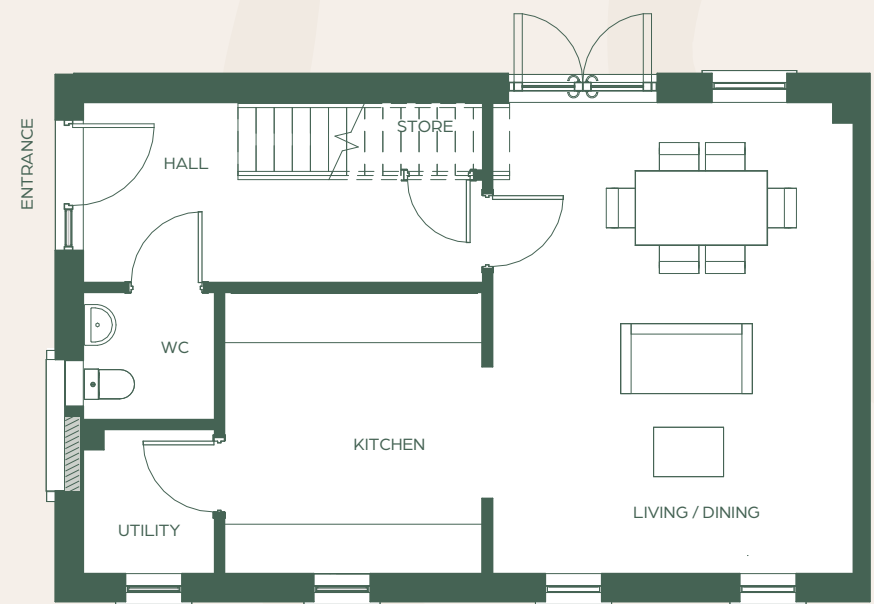
3 Bedroom Houses



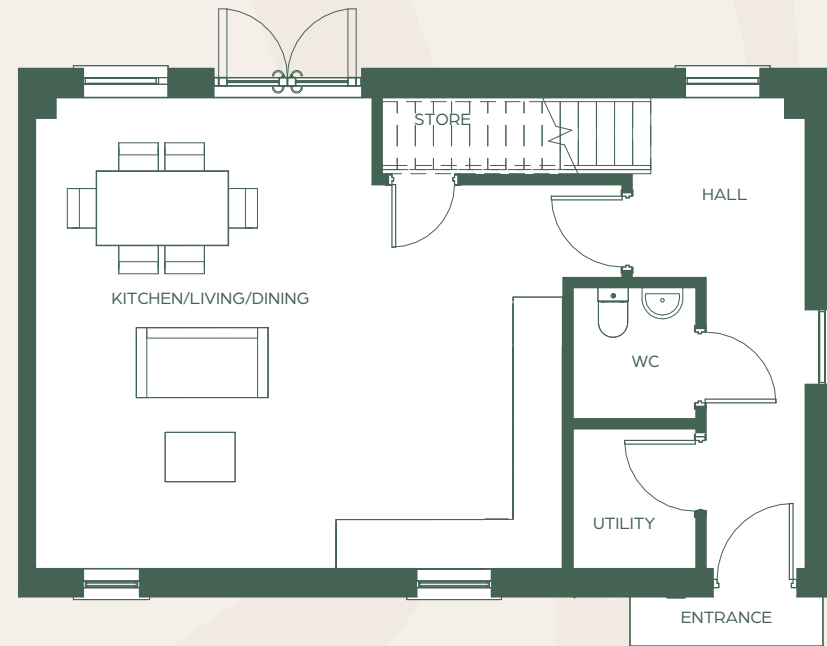
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



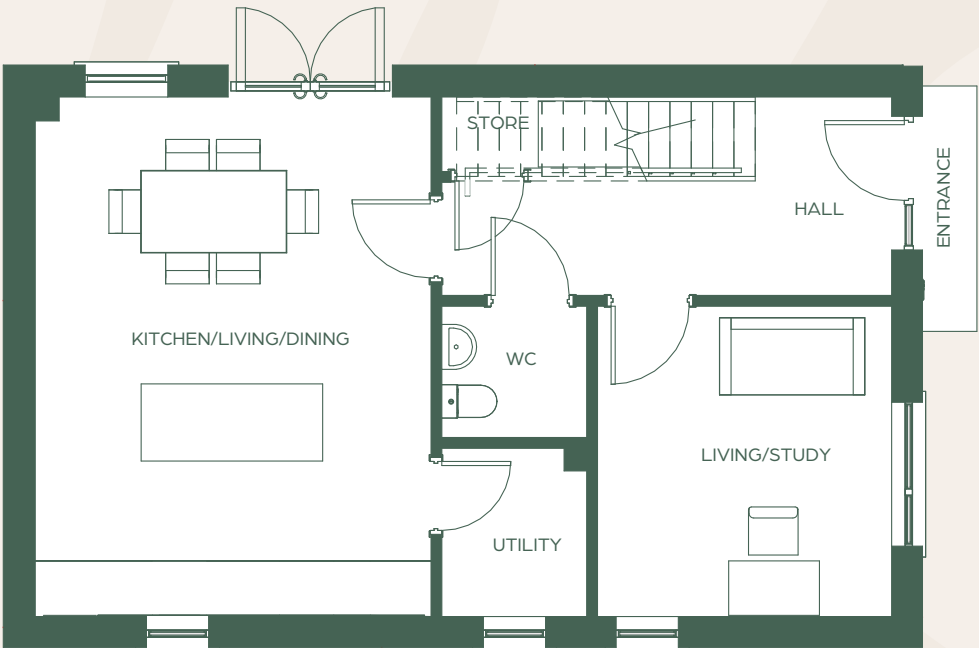
Semi Detached – Side Entry
R3S
104.1 Sq M / 1,120 Sq Ft

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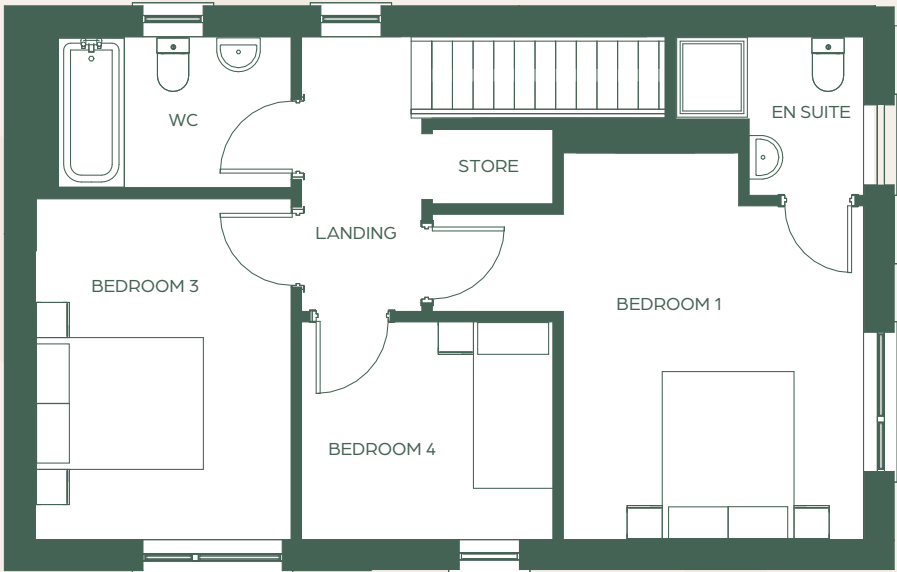


Semi-Detached
S3
104.1 Sq M / 1,120 Sq Ft

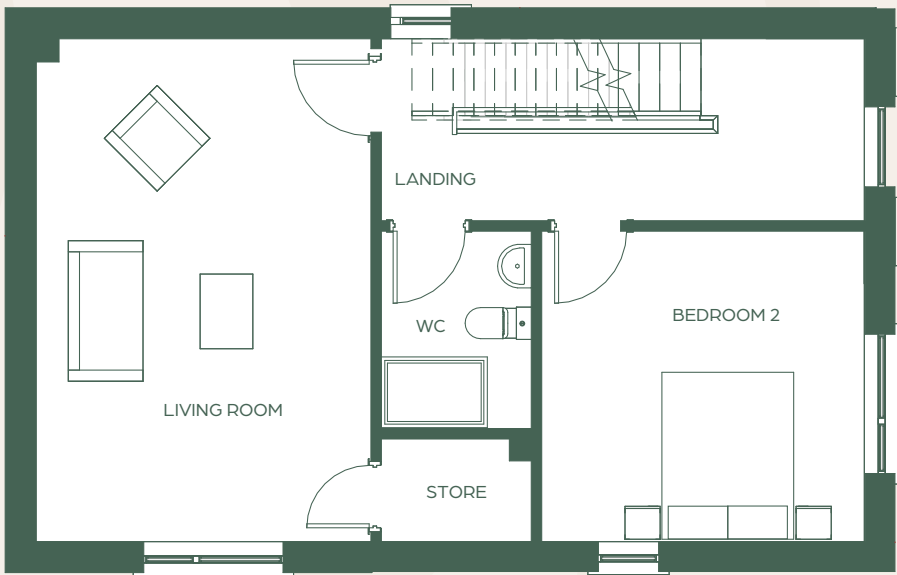
4 Bedroom Houses



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Semi Detached – Side Entry
U3S
156.2 Sq M / 1,681 Sq Ft



Detached – Side Entry
U4S
156.2 Sq M / 1,681 Sq Ft

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Features & Specifications

External Features

- » High quality brick and render facades.
- » UPVC high- performance double-glazed windows.
- » Engineered timber front door with double lock system.
- » Large patio doors to private rear garden.
- » Side passage gate (where applicable).
- » Paved front driveways to accommodate parking (where applicable).
- » Seeded rear gardens with native trees and dividing fence.
- » External tap provided to rear of all houses

Security & Safety

- » Smoke detectors fitted throughout (mains powered with battery backup).
- » Locking system to all ground floor windows and doors.
- » Safety restrictors provided on upper floor windows.
- » Provision for wireless alarm.

Energy Efficiency

- » A2 BER energy rating.
- » Highly insulated airtight design.
- » All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- » High levels of insulation.
- » Heat pump with zone controls.
- » High performance internal pipe insulation to reduce heat loss.
- » Energy saving LED light fittings.

Media & Communications

- » Wired for high-speed broadband.
- » TV data point in living area.
- » Main infrastructure installed to accommodate Eir and Siro.

Electrical

- » Generous provision of lighting and power points.
- » Future proofing for electric car charging point to on and off-curtilage car parking spaces.
- » External weatherproof power point to rear garden

Bathrooms & Ensuites

- » Tiling to floors and wet areas with feature tile in shower/bath.
- » High quality sanitaryware.
- » Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen.
- » Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- » Heated towel rails.

Interior Finishes

- » High quality painted doors.
- » Contemporary grooved architrave and skirting.
- » Brushed satin finish ironmongery.
- » Internal smooth finish painting throughout.
- » Superior quality internal joinery.
- » Extra high ceilings at ground floor.
- » Pull-down attic ladder fitted to all houses.

Kitchen & Utility Rooms

- » Superb contemporary designed kitchens with laminate worktops with space allocated for appliances.
- » Stainless steel sink and chrome mixer tap.
- » Separate utility with fitted countertop and space allocated for washing machine & dryer.

Heating

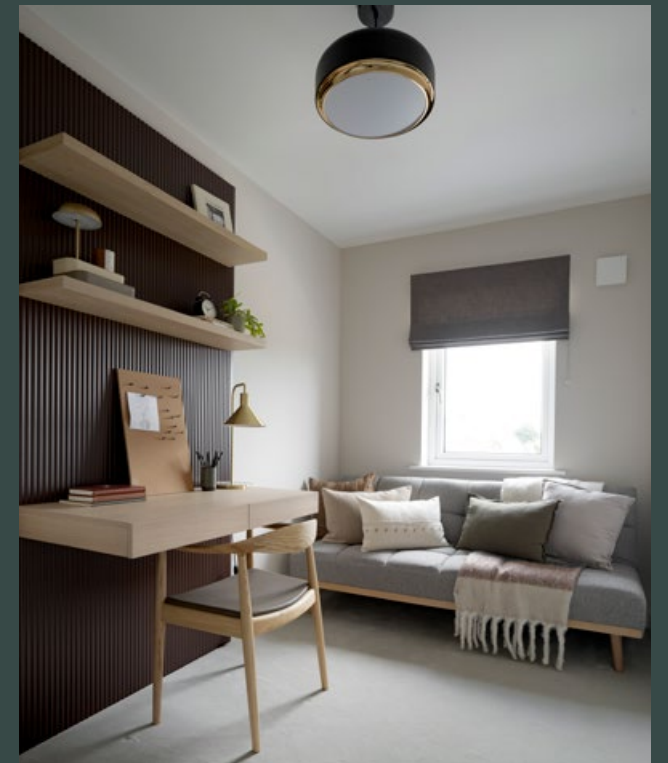
- » Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- » Pressurised hot & cold water.

Management Company

- » All homeowners will automatically become a member of the management company.

Warranty Cover Under Homebond

- » 10 year Structural/Latent Defects Insurance.
- » 5 year Mechanical & Electrical Inherent Defects Insurance.





Customer Care Portal

Buying a home is an exciting milestone in everyone's life and we want to make the entire experience as smooth as possible. From viewing our show homes right through to moving-in day and beyond, our dedicated Customer Team are here to help you every step of the way.

To support you every step of the way, our dedicated Customer Care Team is here to guide you through the entire process. But our commitment doesn't end when you move in. We've developed the Cairn Customer Care Portal — a unique digital platform designed to provide a comprehensive and convenient homeowner experience.

This user-friendly online portal gives you round-the-clock access to essential information about your new home, all conveniently stored in one place. From operating manuals and appliance warranties to maintenance tips and helpful FAQs, it's designed to give you peace of mind and empower you to feel completely at home. To make things even easier, the portal includes step-by-step video guides to

help you get the most out of your home's features, from using your heating system to troubleshooting common issues. You'll also find a customer feedback survey where you can share your thoughts and help us continue to improve our service. And if you ever need to speak to someone directly, a list of useful contact numbers is just a click away.

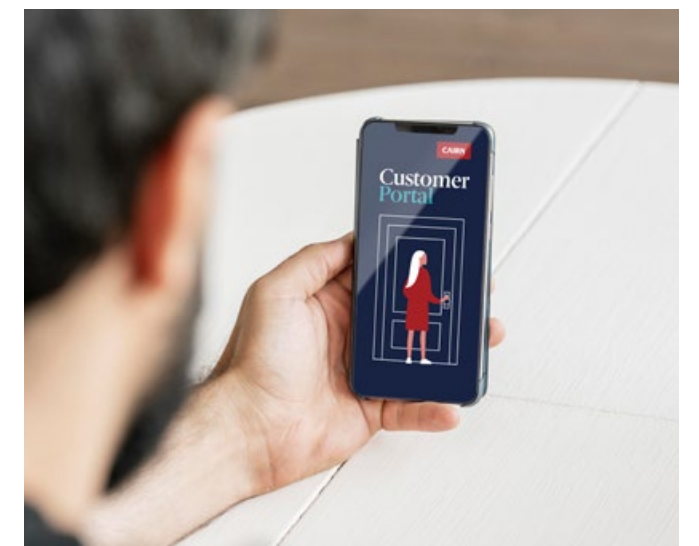
The portal continues to support you long after move-in day. During your first year, you can log queries or service requests directly through the portal, which will be managed promptly by our experienced Customer Care team.

BALLYCOMYN, CO. WICKLOW



Beyond practical support, the portal also helps you feel connected to your new community. You'll receive updates on local events, neighbourhood news, and important announcements, so you're always in the loop.

At Cairn, we're proud to offer an experience that goes far beyond handing over the keys. With the Cairn Customer Care Portal, you're not just buying a home—you're gaining a smarter, more connected, and more supported way to live.



Cairn
Built for Good





CAIRN

Built For Good

Since 2015, Cairn has been building a future for good for everyone. Cairn homes are built to exceed expectations. Every home we build is A-rated, energy-efficient and set in prime locations, with world-class design, planning and innovation central to every development.

Community is central to everything we do.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives, and more.



Beyond Bricks & Mortar

Community building and home building are one and the same for Cairn.



We've always known the importance of growing sustainable communities where everyone can thrive. Over 30,000 people across Ireland now live in a Cairn home, surrounded by over 40,000 trees we've planted. In 2024, we became title sponsor of the Cairn Community Games, the historic Irish institution that has been a source of community for generations.

Our 'We're All In' sponsorship is a call to young people to become the best version of themselves, however they show up. This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.



The Cairn logo consists of the word "CAIRN" in white, uppercase, sans-serif font, centered within a solid red rectangular background.

Built For Good

The Coonan New Homes logo features the word "Coonan" in a large, white, sans-serif font, with "NEW HOMES" in a smaller, white, sans-serif font directly beneath it, all set against a dark green rectangular background.

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PSRA No: 003764



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PSRA No: 001651

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