



FORTVIEW

DRUMLARK CO. CAVAN

Beautifully designed two, three and four-bedroom homes for modern life





FORTVIEW

A NEW WAY OF LIVING IN CAVAN

Welcome to Fort View, a new residential neighbourhood at Drumlark that brings together high-quality homes, attractive surroundings and a balanced lifestyle.

With a choice of two, three and four-bedroom homes, there is a home at Fort View to suit every stage of life, whether you are taking your first step onto the property ladder, starting or growing a family, or simply looking for more space.

Thoughtfully designed with modern living in mind, the homes combine generous living areas, practical layouts and quality finishes with energy-efficient construction. Outside, carefully planned streets, landscaped areas and open spaces create an attractive setting and a sense of space.

This is where home and lifestyle come together – with room to relax, space to grow and plenty to enjoy.



PREMIUM A RATED HOMES DESIGNED WITH
EXCEPTIONAL QUALITY AND MODERN LIVING IN
MIND

Every detail carefully considered



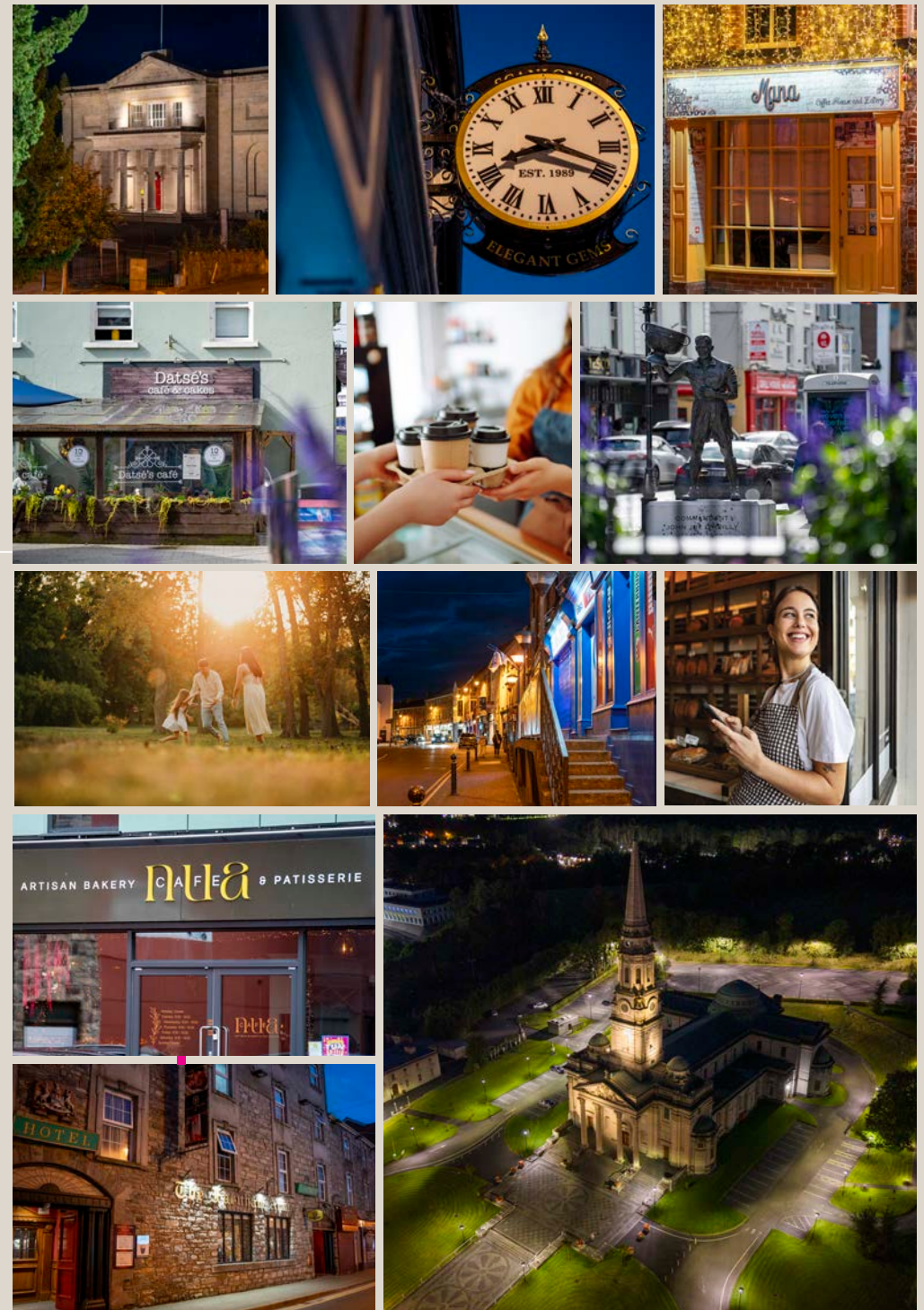


THE NEW RESIDENTIAL QUARTER IN CAVAN

Fort View enjoys a convenient location beside Cavan town, giving residents easy access to the amenities and services they need every day, while its elevated setting provides a sense of space overlooking the surrounding countryside.

Schools and childcare facilities, healthcare services, shops, cafés, restaurants, bars and leisure amenities are all within easy reach. Cavan town also offers a vibrant mix of independent businesses, retailers and community facilities, offering plenty of choice for shopping, dining and socialising.

Beyond Cavan, the surrounding county offers lakes, woodland and beautiful countryside to explore, with opportunities for walking, cycling, fishing, golf and equestrian activities. At Fort View, the convenience of town living meets the freedom of the countryside.



A NEW HOME. A NEW COMMUNITY.

A place to belong



BE PART OF A FRIENDLY COMMUNITY

A great neighbourhood is about more than the home you live in. It is about the people around you, the places you go and the connections you make.

Fort View is a welcoming new community, bringing together people at different stages of life and creating an environment where families, couples and individuals can put down roots and feel at home.

With schools, sports clubs, leisure facilities and community amenities nearby, there are plenty of opportunities to get involved, meet new people and become part of life in Cavan.

From children making new friends at school or joining a local club to families enjoying the open spaces and amenities on their doorstep, everyday life can be about more than simply coming home.

The development's carefully planned homes, streets and landscaped spaces are designed to encourage a sense of connection, while the wider Cavan community provides an established network of clubs, activities and local organisations.

THE MAP



Drive times from Cavan Town

Dublin - 1 Hr 40 mins

Belfast - 2 Hr

Sligo - 1 Hr 30 mins

Kells - 45 mins



WELL CONNECTED BY ROAD, CYCLE AND FOOT

From Fort View, many of Cavan's most popular destinations are within comfortable walking or cycling distance, including:

- Cavan Town Centre
- Cafés, restaurants and local shops
- National and secondary schools
- Cavan General Hospital and healthcare services
- Breffni Park
- Farnham Estate Spa & Golf Resort
- Local walking routes and recreational amenities

Whether it's picking up groceries, enjoying a coffee in town, attending a match in Breffni Park or spending time with family and friends, Fort View offers the convenience of town living in a well-connected and attractive setting.



THE SITE PLAN



FORTVIEW

THE OUGHTER

3 BEDROOM SEMI-DETACHED HOUSE

- HOUSE TYPE A
- HOUSE TYPE A1

THE GOWNA

2 BEDROOM BUNGALOW

- HOUSE TYPE B
- HOUSE TYPE B1

THE MULLAGH

- HOUSE TYPE C

THE SWELLAN

4 BEDROOM DETACHED HOUSE

- HOUSE TYPE D
- HOUSE TYPE D1

THE CREENY

3 BEDROOM TERRACED HOUSE

- HOUSE TYPE E
- HOUSE TYPE E1

THE LARAH

- HOUSE TYPE F

THE DRUMALEE

4 BEDROOM SEMI-DETACHED HOUSE

- HOUSE TYPE G

THE ANNAGH

2 BEDROOM BUNGALOW

- HOUSE TYPE H

THE ARDAN

2 & 3 BEDROOM SEMI-DETACHED HOUSE

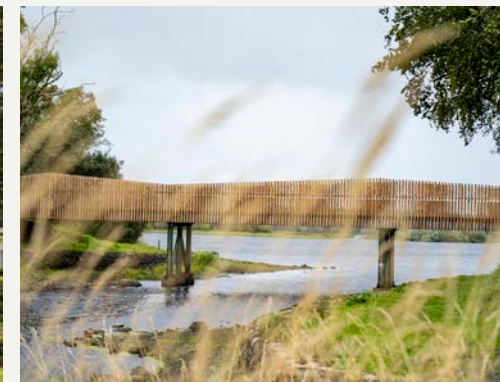
- HOUSE TYPE J
- HOUSE TYPE J1

DUPLEX BLOCK

- BLOCK A
- BLOCK B
- BLOCK C
- BLOCK D
- BLOCK E
- BLOCK F
- BLOCK G

TERRACE BLOCK

- BLOCK A
- BLOCK B





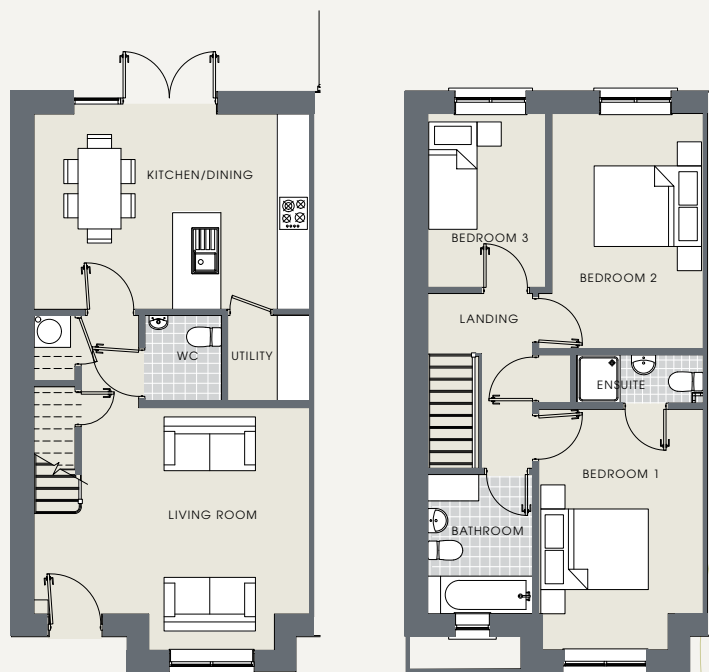
FORTVIEW
INTERIORS





THE OUGHTER
HOUSE TYPE A

3 BED SEMI - DETACHED HOUSE | 98.73 SQ.M.



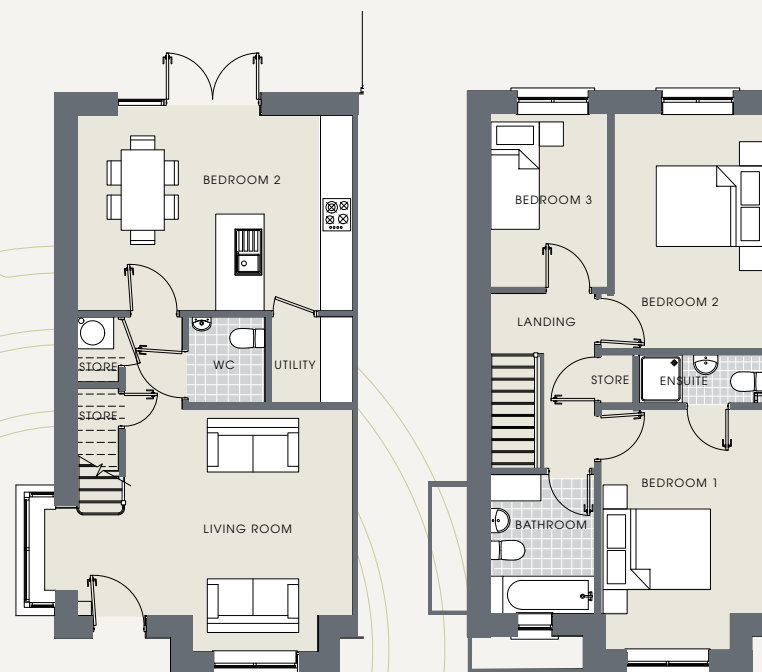
GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS : 2 -7, 12,13,16, 24, 25, 29-36, 49-52, 112, 113, & 118-121



THE OUGHTER
HOUSE TYPE A1

3 BED SEMI - DETACHED HOUSE | 99.69 SQ.M.



GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS : 37, 38, 122 & 123



THE GOWNA
HOUSE TYPE B

2 BEDROOM BUNGALOW | 90.19 SQ.M.

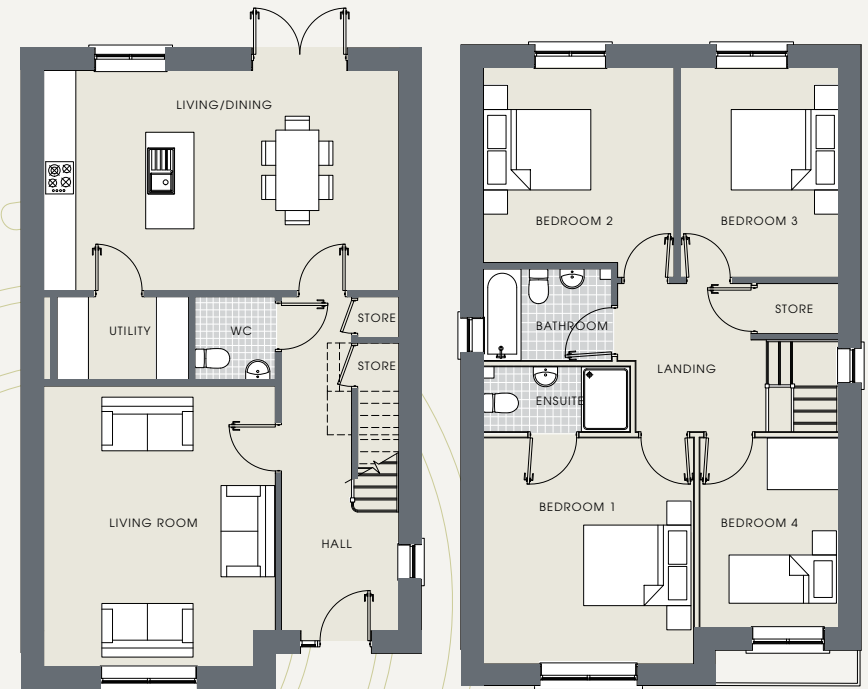


UNIT NUMBERS :39-46



THE SWELLAN
HOUSE TYPE D

4 BEDROOM DETACHED HOUSE | 143.40 SQ.M.

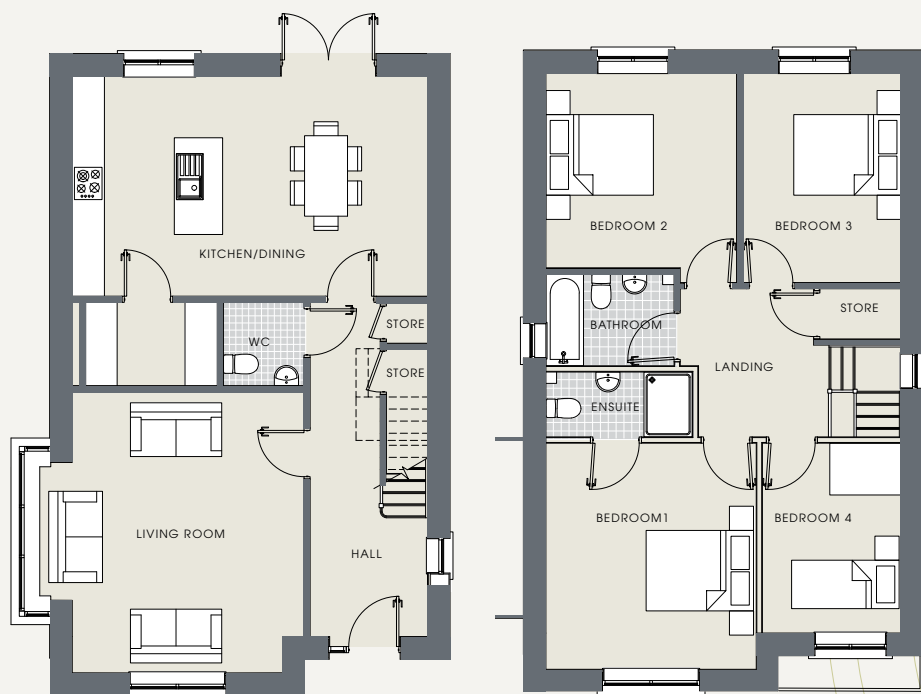


UNIT NUMBERS :1, 14 & 19



THE SWEELAN
HOUSE TYPE D1

4 BEDROOM DETACHED HOUSE | 140.10 SQ.M.



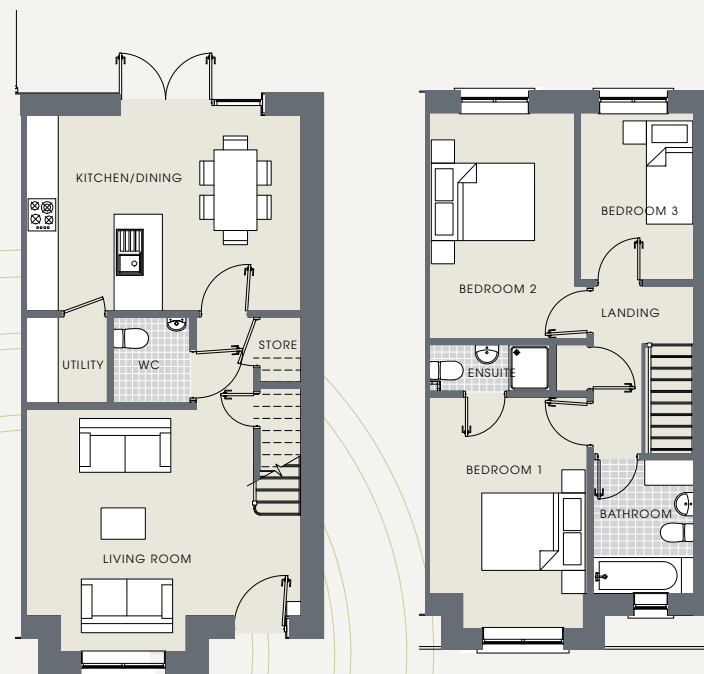
GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS : 8 & 9



THE GREENEY
HOUSE TYPE E

3 BEDROOM RH TERRACE HOUSE | 98.52 SQ.M.



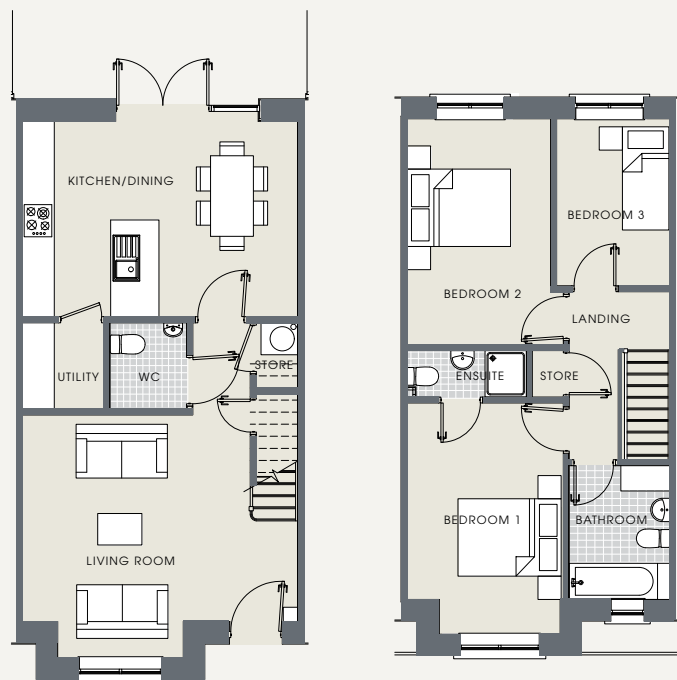
GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS : 26, 53 & 126



THE GREENEY
HOUSE TYPE E1

3 BEDROOM MID-TERRACE HOUSE | 98.73 SQ.M.



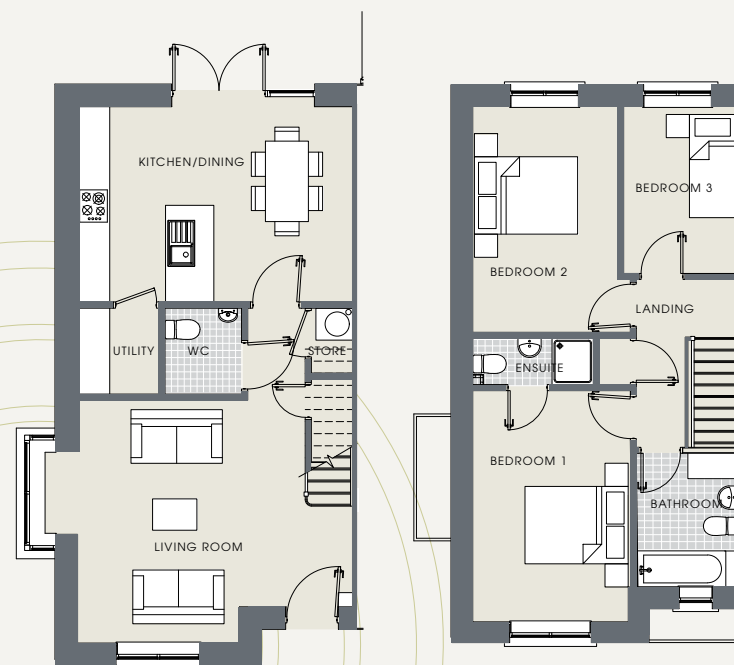
GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS :27, 54 & 127



THE GREENEY
HOUSE TYPE E2

3 BEDROOM LH TERRACE HOUSE | 100.40 SQ.M.



GROUND FLOOR | FIRST FLOOR

UNIT NUMBERS :28, 55 & 128



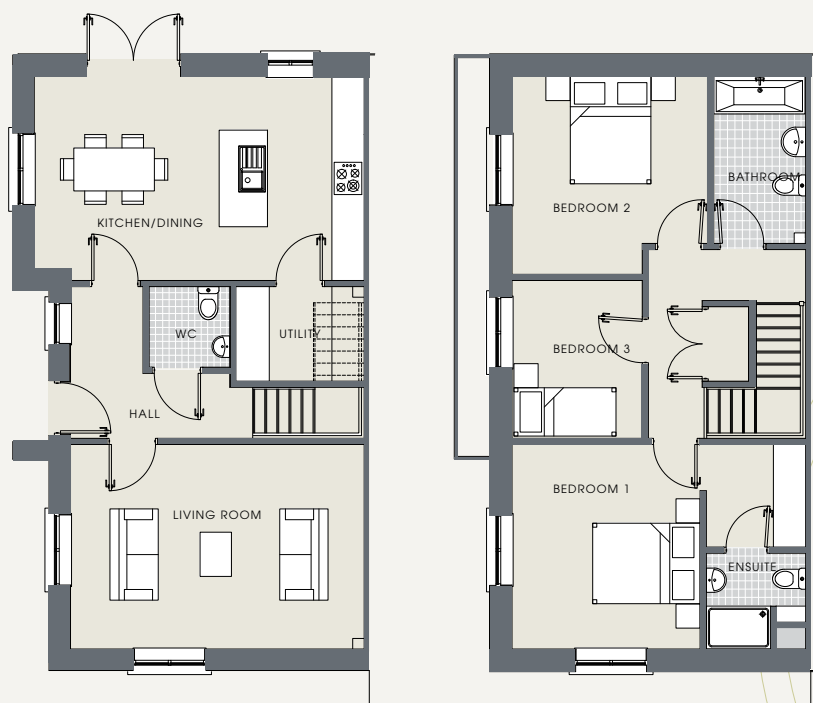
THE ARDAN HOUSE TYPE J

3 BEDROOM SEMI-DETACHED HOUSE | 119 SQ.M.



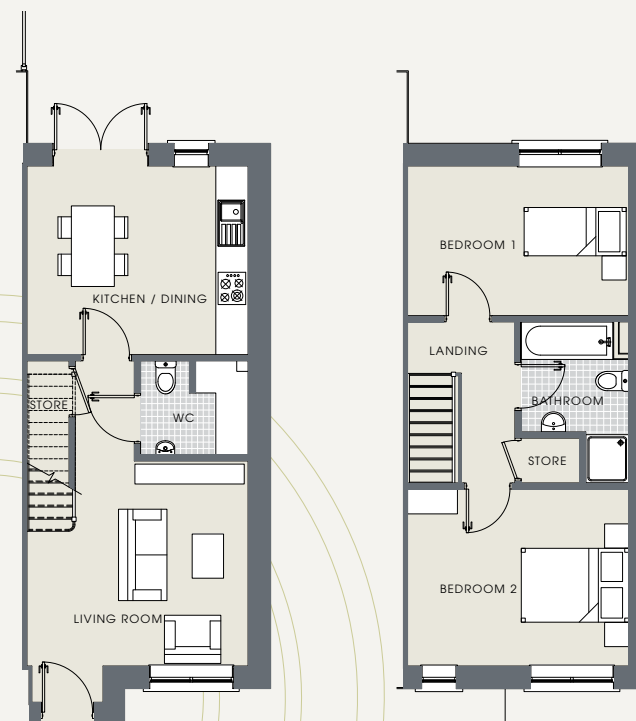
THE ARDAN HOUSE TYPE J

2 BEDROOM SEMI-DETACHED HOUSE | 77.60 SQ.M.



UNIT NUMBERS :21, 22, 115, 116, 125 & 135

GROUND FLOOR | FIRST FLOOR



UNIT NUMBERS :20, 23, 114, 117, 124 & 134

GROUND FLOOR | FIRST FLOOR

SPECIFICATION

General

- A3 Building Energy Rating
- Heat Pump, providing energy efficient central heating and hot water at proved reduced energy costs than the current market alternatives
- Excellent wall, floor and roof insulation
- Low maintenance, high quality external finishes of render, uPVC and das
- Stamp Duty – 1%
- 10-year structural guarantee with Home Bond

Kitchen

- High quality fitted kitchens with integrated doors for appliances

Utility

- Utility rooms plumbed for washing machine and dryer

Bathrooms

- The bathrooms and ensuites are fitted with contemporary bathroom suites with mono block chrome fittings
- High-quality ceramic tiling fitted to floors and wet areas as standard

Bedrooms

- High-quality built-in wardrobes as standard in selected bedrooms, with painted doors, oak finished carcass and brushed chrome doorknobs.

Internal

- Heating to each floor is thermostatically controlled
- Wall-mounted electronic heating system controller
- Generous and well-designed electrical and lighting specification
- All homes have full internet ethernet connectivity
- All walls and ceilings are skimmed finished and painted throughout
- High-quality joinery and ironmongery specification throughout
- High-quality uPVC double glazed windows with safety catch
- High-quality front doors with a 3-point locking system

Legal

- €5,000 deposit required
- Contracts must be signed within 21 days of receipt
- Balance of 10% of purchase price is due in signing of contracts
- Affordable Home Scheme is only available to first-time buyers with-out property ownership, has a right to live in Ireland indefinitely; affordable home as primary residence; mortgage approval in principle; single or combined annual income below €66,263
- The shared equity First Home Scheme, sponsored by the Department of Housing, Local Government & Heritage and Participating Lenders, is available. See www.firsthomescheme.ie for more information





Our Story

Fitzpatrick & Heavey Homes is a dynamic and rapidly growing Irish property development and investment management company. We take pride in delivering high-quality projects across Ireland, ensuring excellence in every aspect of our work.

Our team of dedicated and experienced property professionals has a proven track record in residential development and investment. With a forward-thinking approach, we embrace innovation and hands-on management in every acquisition. By integrating multiple disciplines, we guarantee success in all our developments.

We Build Homes

At Fitzpatrick & Heavey Homes, we create high-quality residential developments that positively impact local communities. Whether building in rural landscapes or complex urban environments, we design homes that meet the specific needs of each area. Our team works meticulously to uphold the highest standards, ensuring every project is completed with precision and care. By personally overseeing and executing each development, we have established ourselves as leaders in the property development sector.

Our Specialisation

Design

Our team of highly skilled architects and designers utilises the latest computer-aided design technology to create innovative, modern homes that stand out for their quality and aesthetics.

Build

We manage every aspect of construction, providing the materials, workforce, and equipment necessary to bring our ambitious developments to life. This hands-on approach allows us to deliver a diverse range of residential projects with efficiency and precision.

Experience

With years of expertise in property development, we have built a strong reputation for high-quality construction, innovative design, and outstanding craftsmanship. Our commitment to excellence is evident in every project we undertake.

Previous Projects

- **Tullamore: 147 new homes**
- **Baltinglass: 89 new homes and crèche**
- **Birr, Co. Offaly: 75 new homes**
- **Moate, Co. Westmeath: 35 new homes**
- **Cobh, Co. Cork: 17 new homes**

At Fitzpatrick & Heavey Homes, we don't just build houses—we create homes that enhance communities and enrich lives.



Developer



O'REILLY TAYLOR & TWEEDY EST. 1918

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www.fortviewcavan.ie