

Cluain Aoibhinn

CALVERSTOWN CO.KILDARE

Home is where the heart is!

A perfect haven for families, the beautiful surroundings of Kildare will delight children and adults alike. Give your family the gift of freedom thanks to the convenient location of this beautiful development.

Cluain Aoibhinn

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Welcome to Cluain Aoibhinn, which is an exciting new development of 4 and 5 bed detached "A" rated family homes surrounded by stunning open spaces in the highly sought-after location in County Kildare.

Within easy reach of Kilcullen, Newbridge and Naas and a quick commute to Dublin, Cluain Aoibhinn is an exciting opportunity to acquire a modern home in an established location.

Cluain Aoibhinn seeks to harness the natural assets of the site to create a new residential neighbourhood that captures and enhances the character of the area.

CONWAY
Auctioneers

PSRA Licence No: 003390

Lifestyle balance is everything
about **Cluain Aoibhinn**

An acceptional collection of four and five bedroom family home awaits you in this conveniently located village within easy reach of Kilcullen and Naas with their excellent transport links to Dublin and beyond. A location that is peaceful but well-connected. Designed with architectural vision in mind, these homes integrate the very best in space planning and energy efficiency with the freedom for you to make it truly your own family home for many years of happiness.



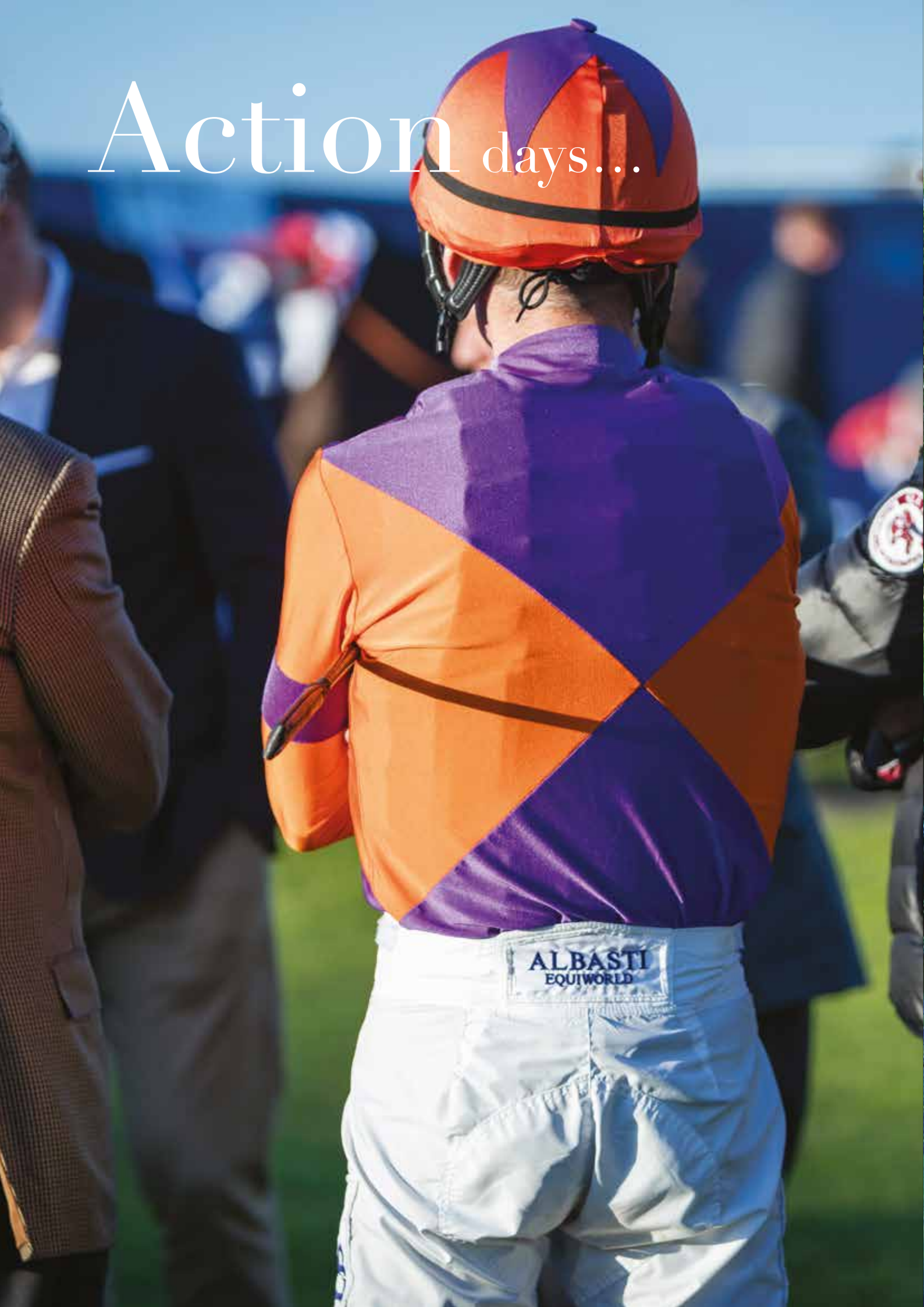
CA 

TAKE YOUR TIME TO DISCOVER

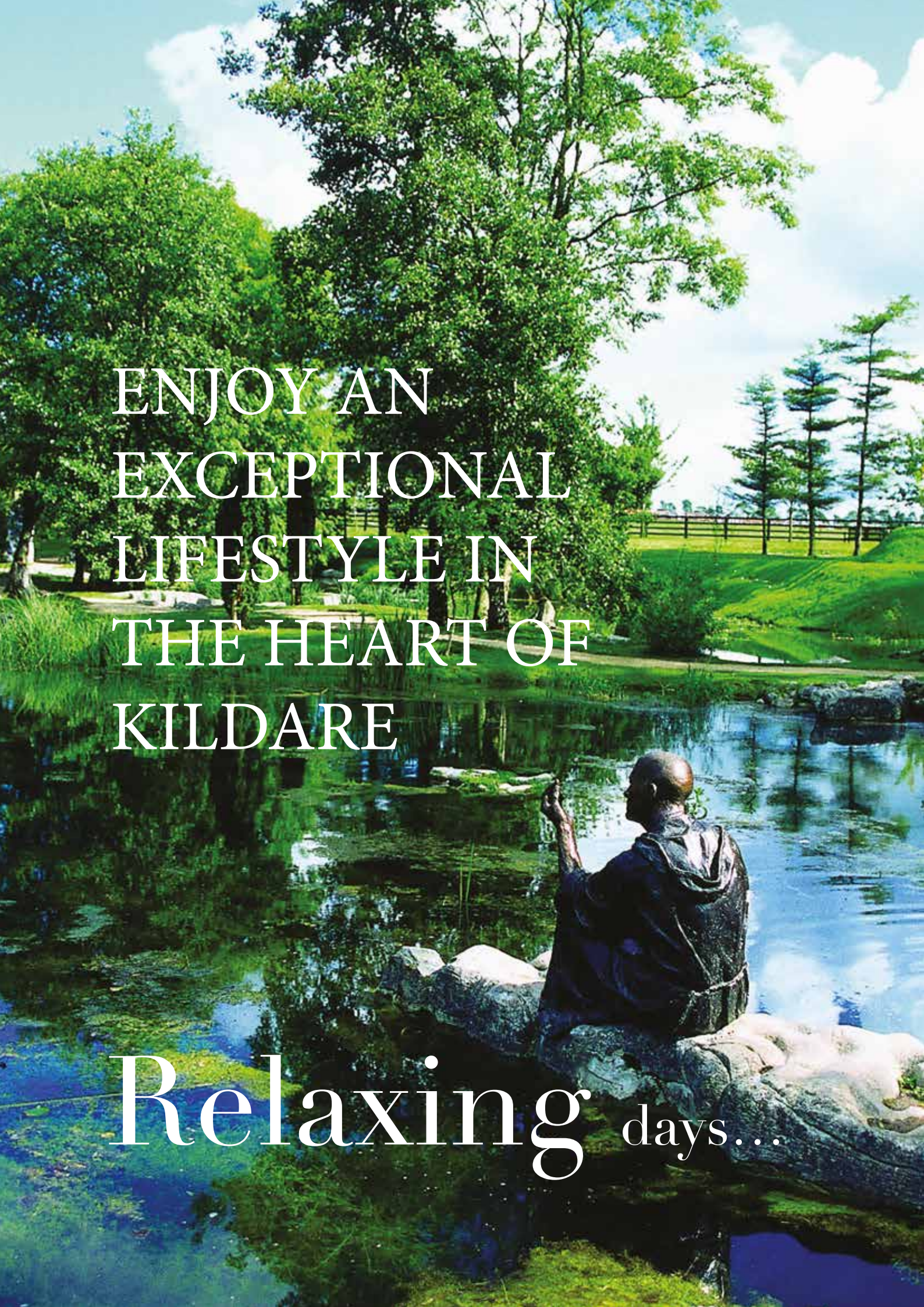
As one of Kildare's most established communities, Calverstown has something to suit every member of the family. Whether it's a relaxing day on the Curragh Plains or an action-packed outing at the horse races, Kildare offers an exceptional variety of experiences for all the family. The county is rich with opportunities to support local sporting clubs, discover historic landmarks, and enjoy the wide range of activities that make Kildare such a vibrant destination. Spend the day exploring the world-renowned Irish National Stud and the beautifully landscaped Japanese Gardens, or wander through the tranquil grounds of St. Brigid's Cathedral and Round Tower. For those who enjoy retail therapy, Kildare Village provides an elegant shopping experience with designer brands and great dining options. Outdoor enthusiasts can venture along the banks of The Liffey, take a scenic walk through Donadea Forest Park. Sports enthusiasts can immerse themselves in Gaelic games at local GAA clubs, play a round of golf at renowned courses such as the K Club or Rathsallagh Golf and Country Club, or experience the thrill of world-class horse racing at the Curragh, Naas or Punchestown Racecourses. With so much to see and do, Kildare truly caters to every interest and pace of life.

 ... *A destination with
broad appeal*





Action days...



ENJOY AN
EXCEPTIONAL
LIFESTYLE IN
THE HEART OF
KILDARE

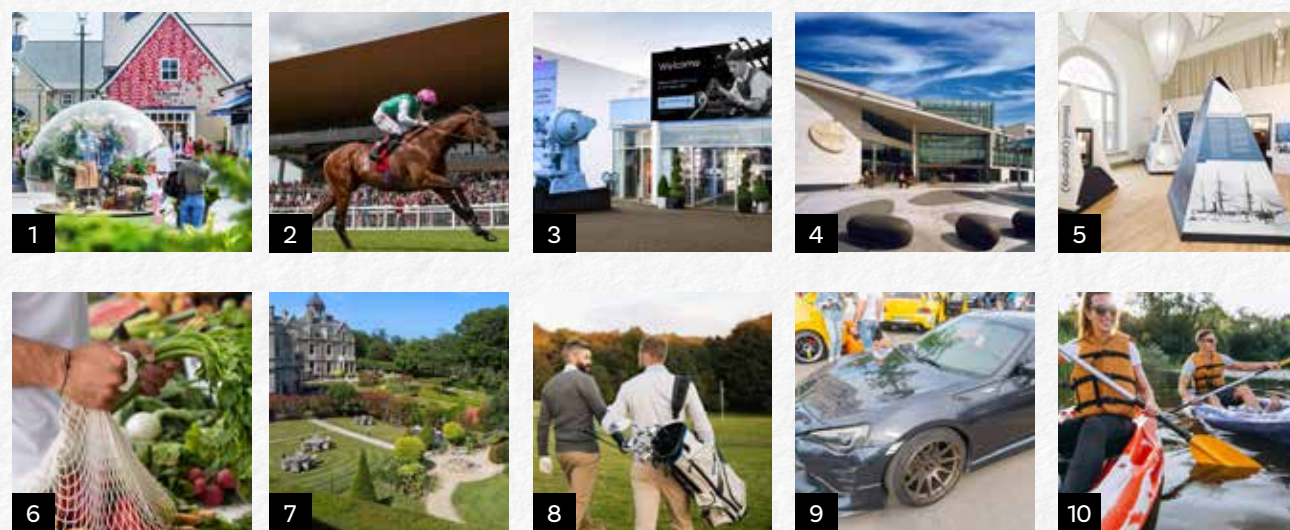
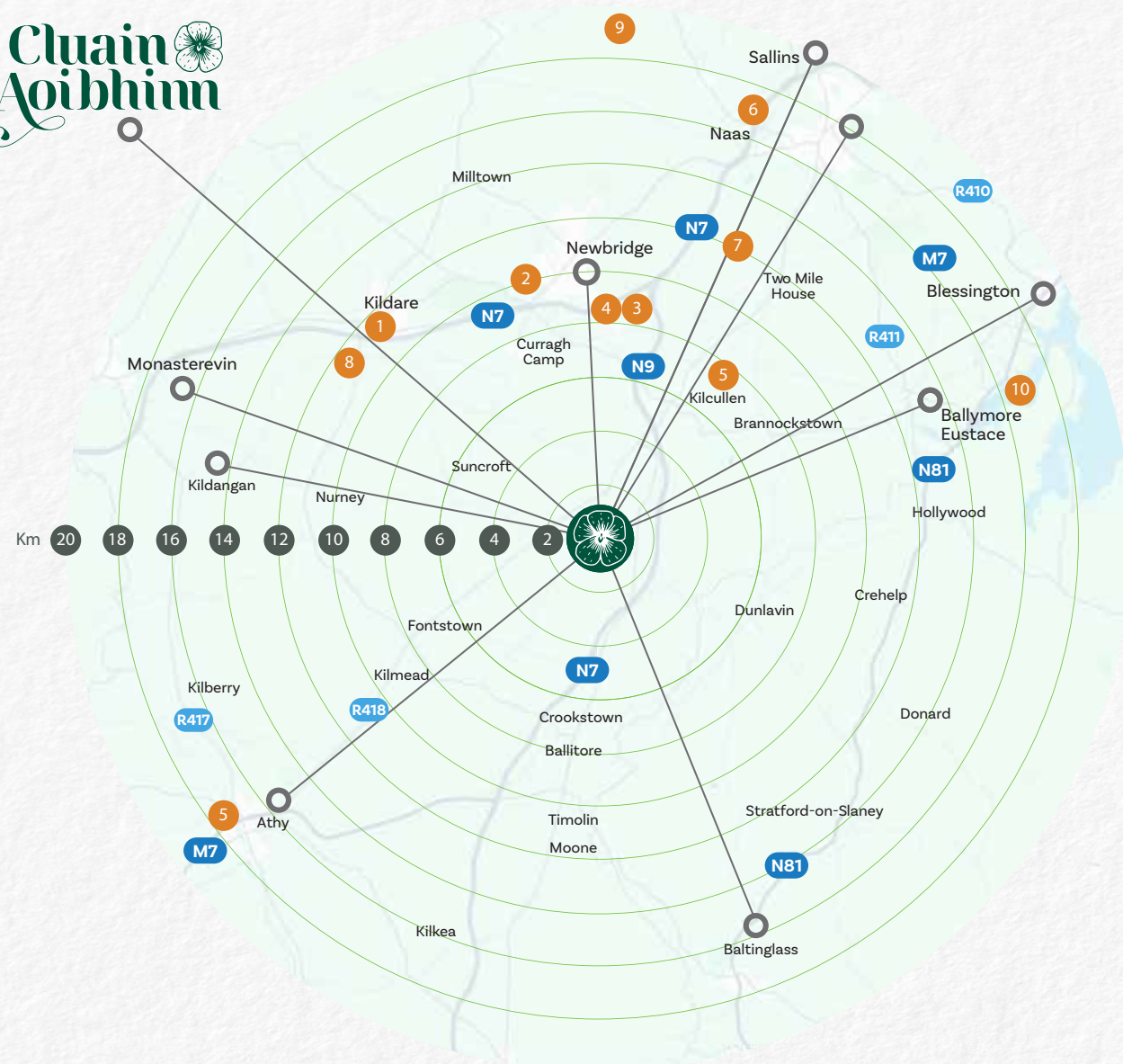
Relaxing days...

Traveling by road or rail,
to the city and neighbouring
towns are never more than a
short journey away,
meaning you always have
the best of both worlds.

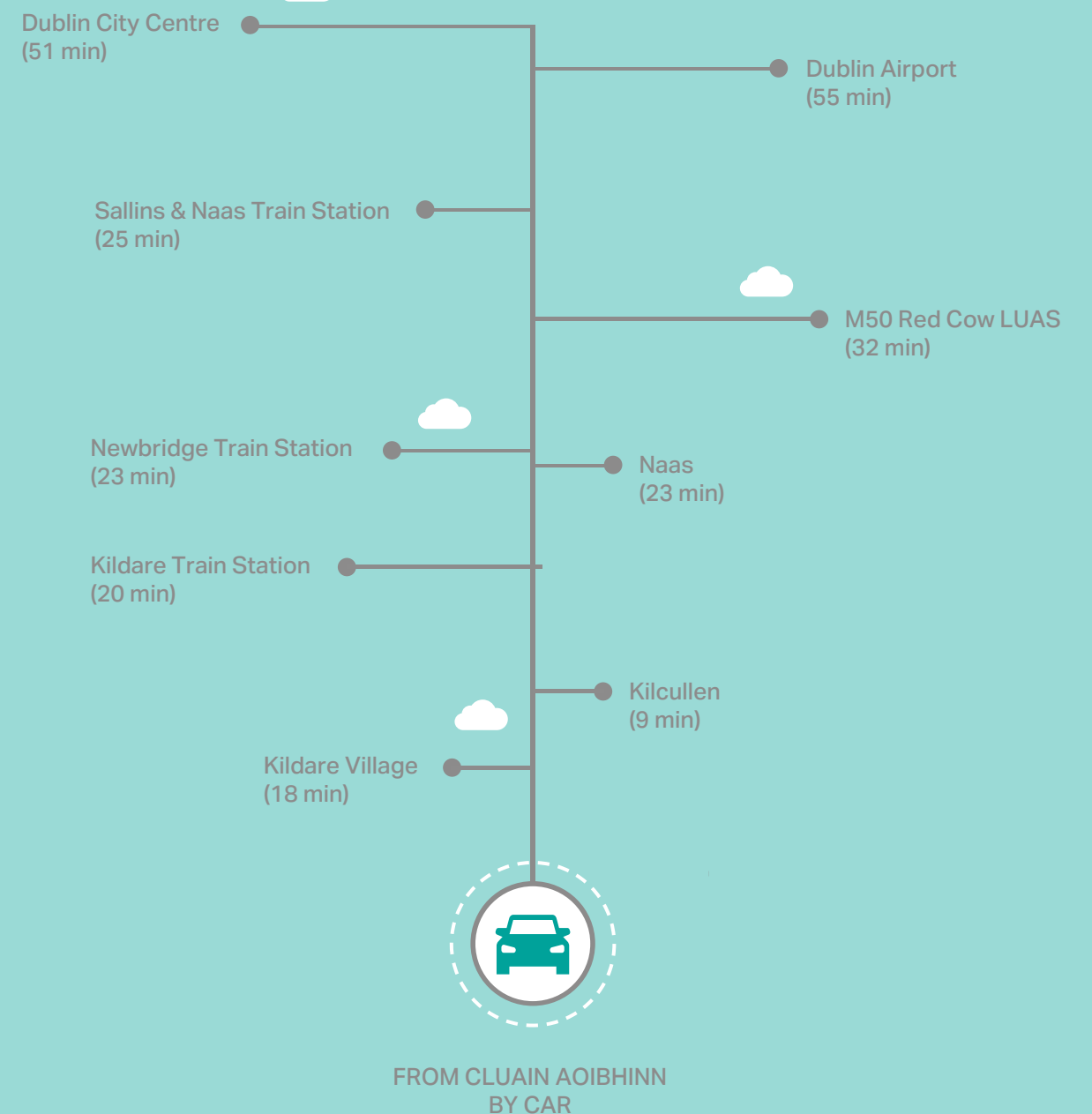
The area is popular with commuters thanks to the second-to-none transport links. From Cluain Aoibhinn you can enjoy fast access to the M7 motorway, which feeds directly onto the M50 linking you North to the Airport and into Dublin City Centre – in under an hour.

Alternatively, you can commute to the city and beyond via Kildare and Newbridge train stations. Kildare is on the main Cork-Dublin route thus services are fast and frequent. Private bus services are also available, including the Expressway, Bus Eireann and Aircoach, which links residents to numerous other destinations throughout the country.





1. Kildare Village 2. Curragh Racecourse 3. Newbridge Silverware
4. Whitewater Shopping Centre 5. Shackleton Experience 6. Naas Farmers Market
7. Killashee House 8. The K Club 9. Mondello Park 10. Blessington Lakes



You can take route the
TFI Local Link Route 880



By Bus

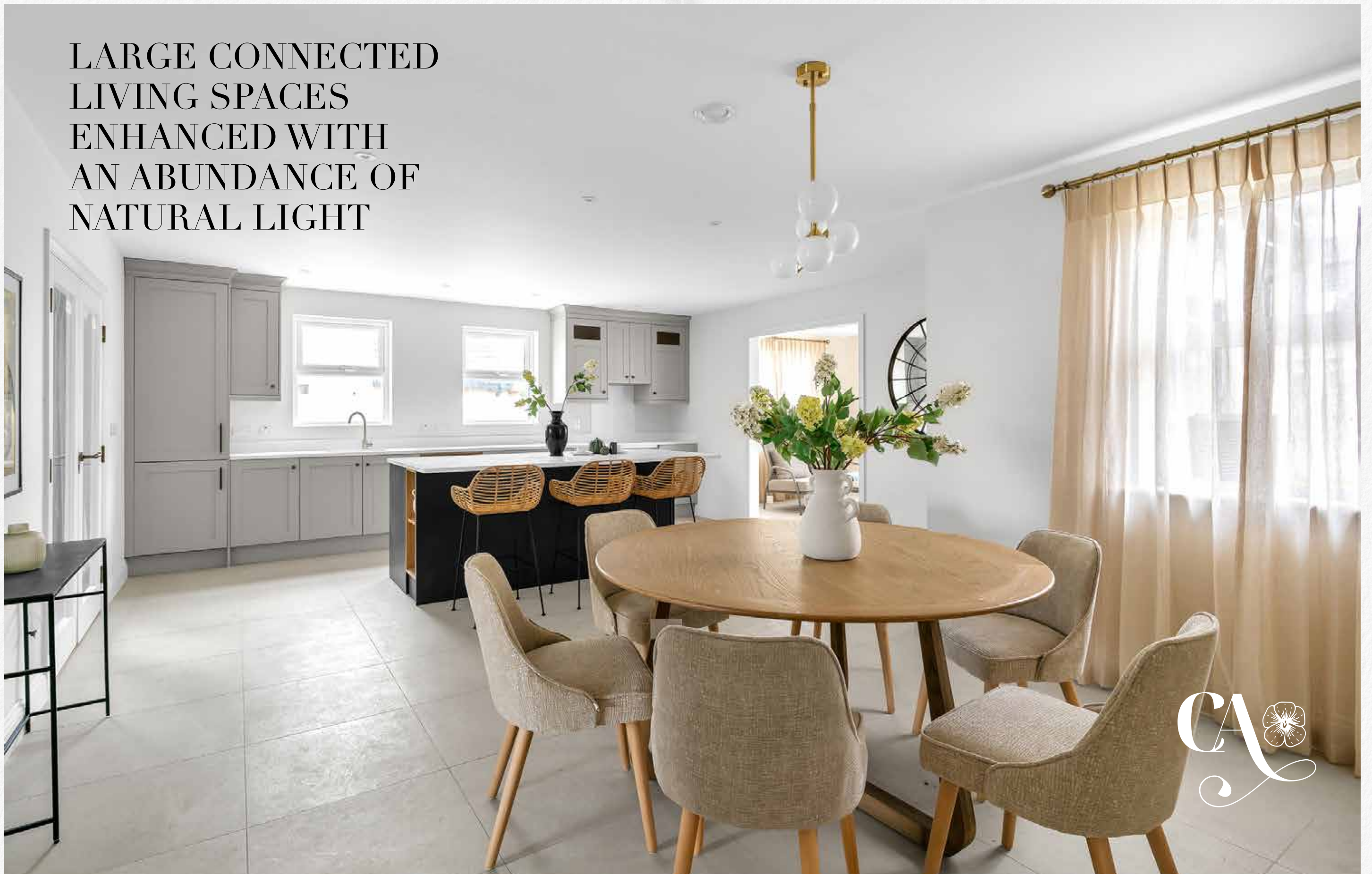
Go-Ahead Ireland operates a bus service from Naas to Sean O'Casey Bridge every 30 minutes. The journey takes one hour and two minutes. JJ Kavanagh and Sons also service this route five times a week



By Train

Irish Rail operate an hourly service from Naas/ Sallins train station to Dublin Houston which takes 31 minutes.

LARGE CONNECTED
LIVING SPACES
ENHANCED WITH
AN ABUNDANCE OF
NATURAL LIGHT



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The stylish kitchens and living areas are warm and inviting, whether you're entertaining family and friends over dinner in the evening. A sense of light and space dominates throughout the house, thanks to an abundance of windows, patio doors and glazed hall doors.

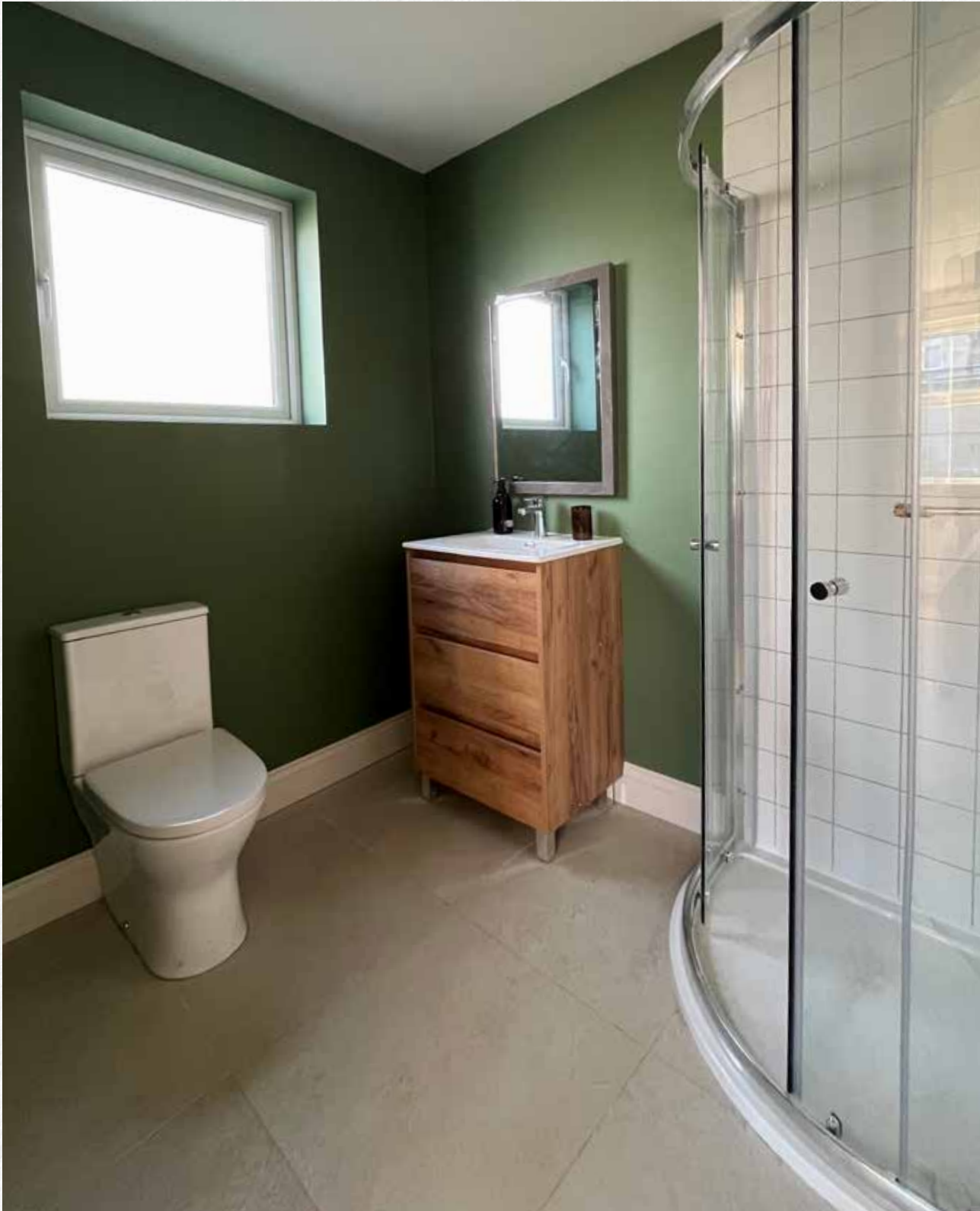






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Bathrooms and en suites are finished with the very best in tiling and sanitary ware. while bedrooms are large and well laid out, offering excellent storage space,





LUXURY AND STYLE
AWAITS YOU WITH
EXCEPTIONALLY LARGE
OPEN SPACES FOR
ENTERTAINING AND
RELAXATION





SITE MAP



* Please note sitemap is for illustrative purposes only

-  **Blackhall**
5 Bed Detached Dormer
242 sqm/2604 sqft
-  **Kilkea**
4 Bed Detached Dormer
207sqm/2227 sqft
-  **Ballysax**
4 Bed Detached Dormer
196.8 sqm/2118sqft
-  **Sunnyhill**
4 Bed Detached Dormer
160.7 sqm/1729 sqft





Blackhall

TYPE G

5 Bed Detached Dormer
242 sqm/2604 sqft

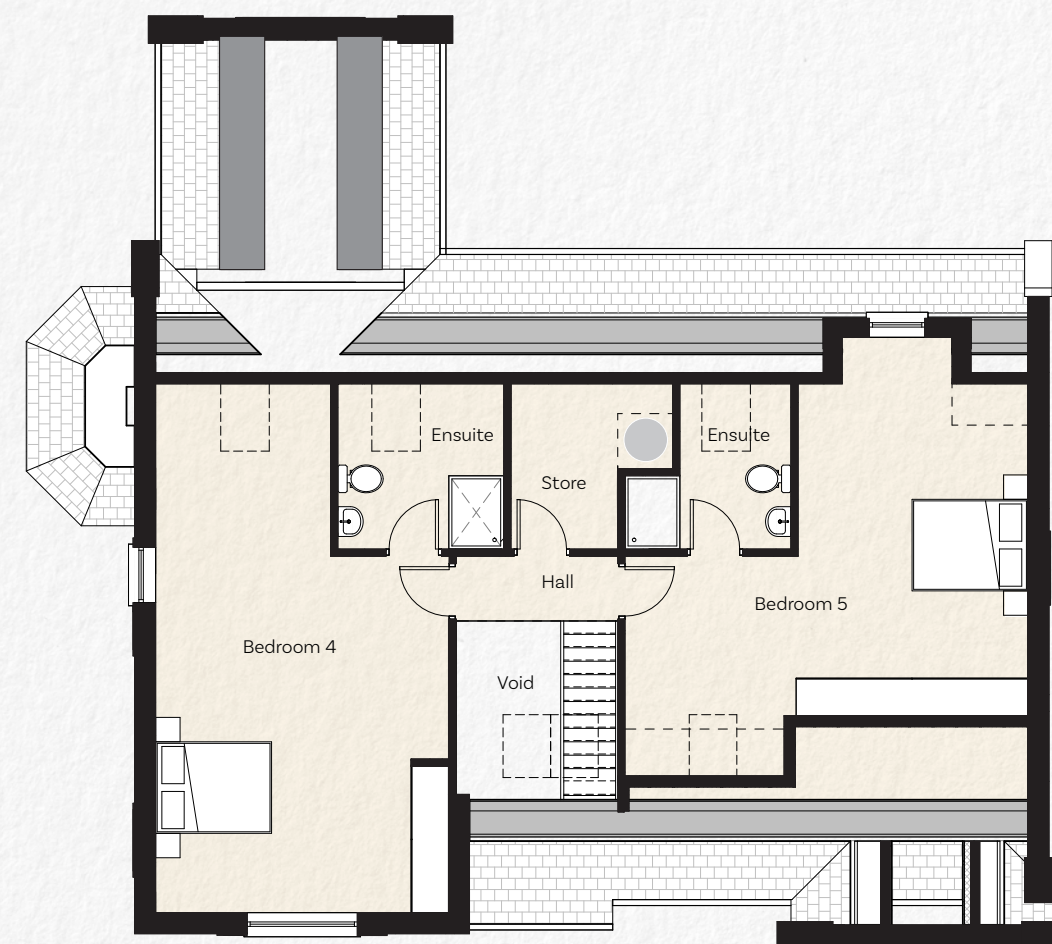


GROUND FLOOR



For identification purposes only. Not to scale. Floorplans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the fit out, finishes, layout, building style, landscaping and specifications at any time without notice.

CLUAIN AOIBHINN  CO. KILDARE



FIRST FLOOR

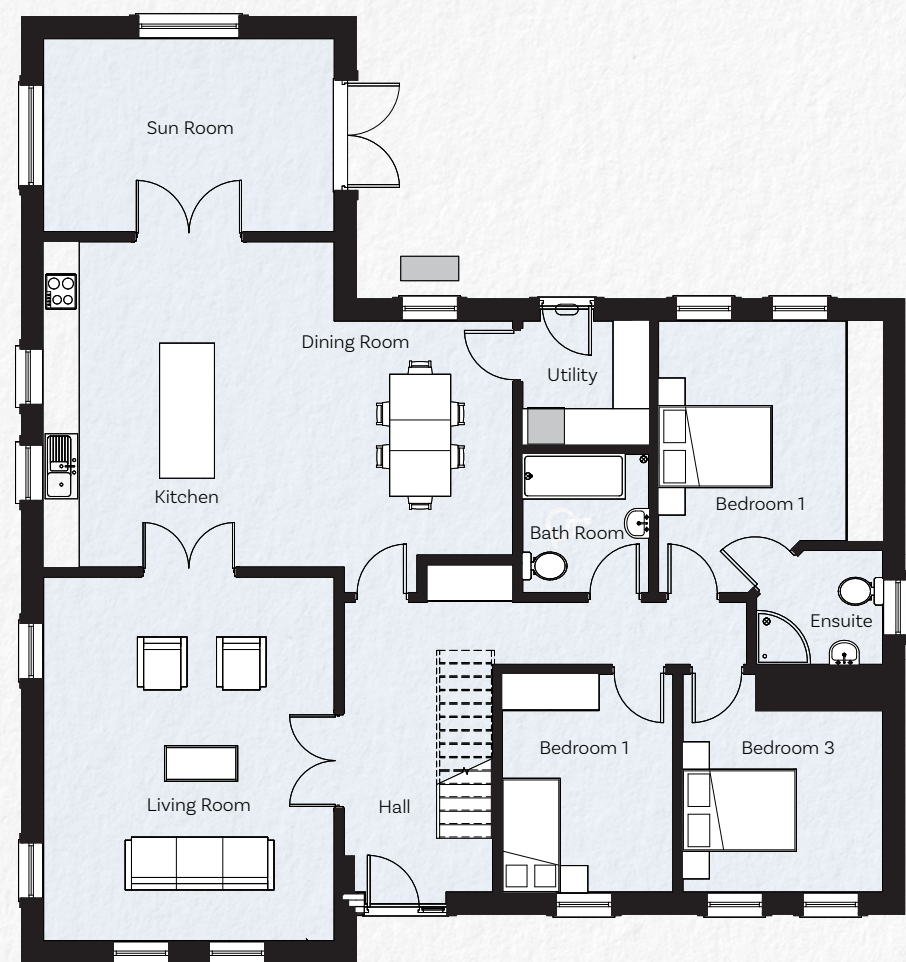


Floorplans and dimensions are indicative only and subject to change. Cluain Aoibhinn may alter the fit out, building style, landscaping and specifications at any time without notice. For identification purposes only. Not to scale. Floorplans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the fit out, finishes, layout, building style, landscaping and specifications at any time without notice.



Kilkea

TYPE C2
4 Bed Detached Dormer
207sqm/2227 sqft

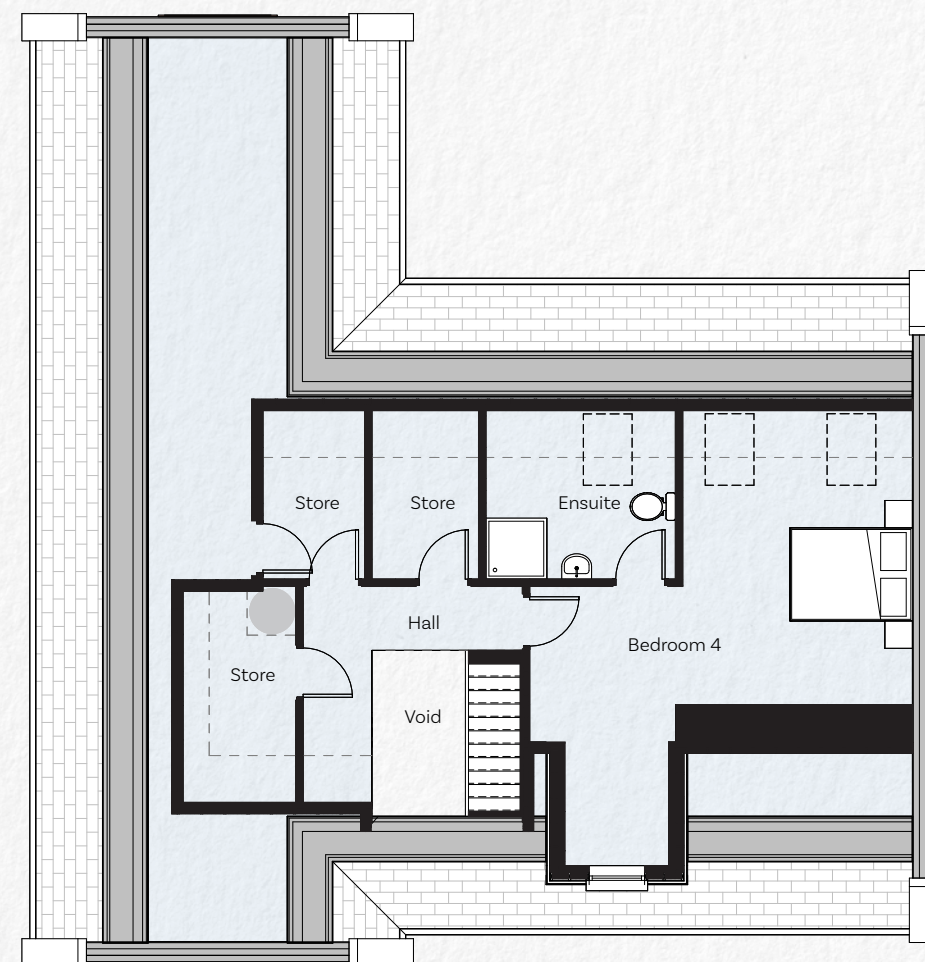


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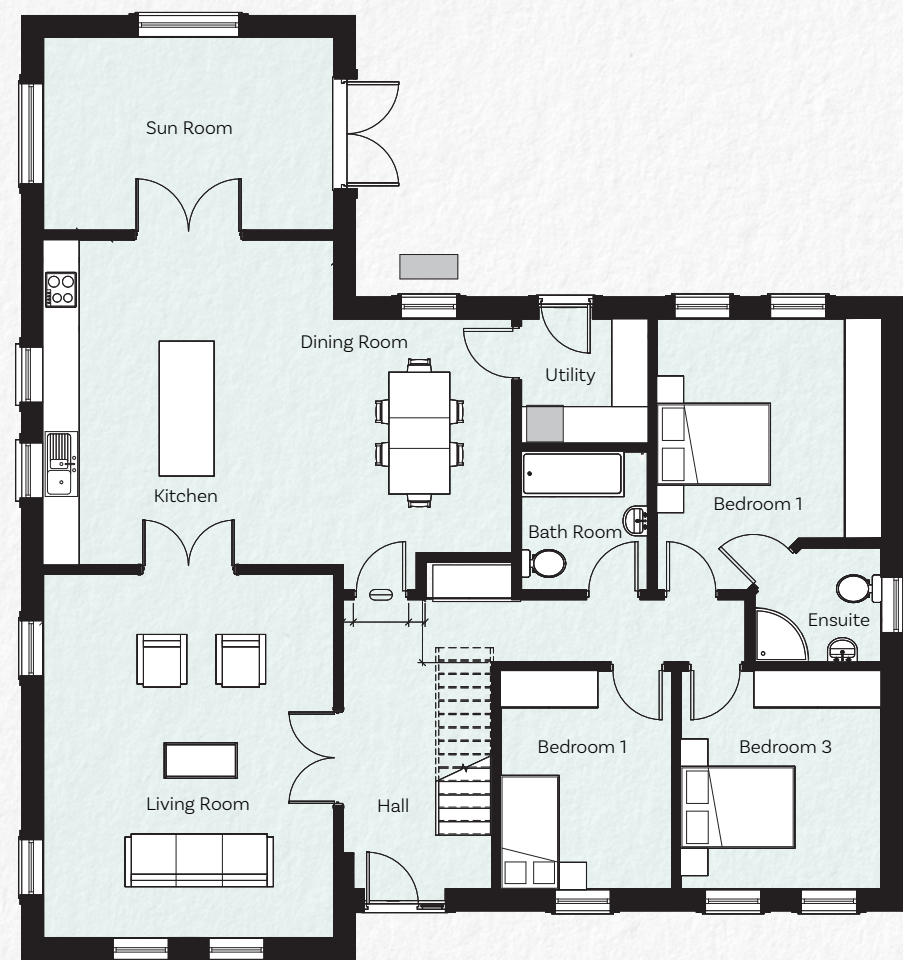


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Ballysax

TYPE C1
4 Bed Detached Dormer
196.8 sqm/2118sqft

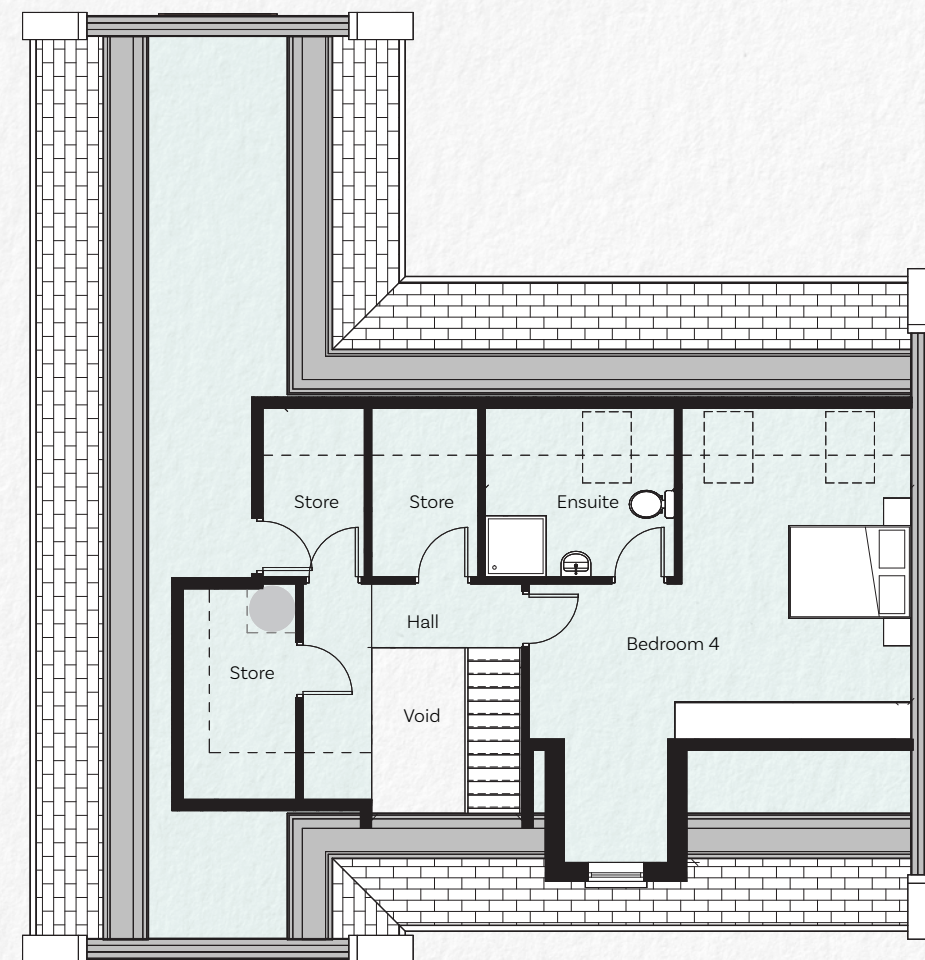


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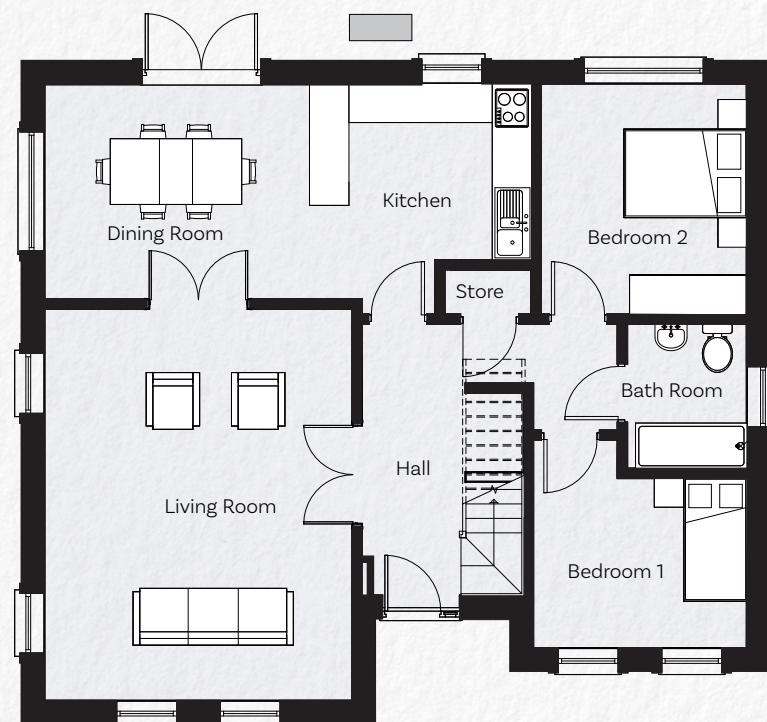
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Sunnyhill

TYPE D2

4 Bed Detached Dormer
160.7 sqm/1729 sqft

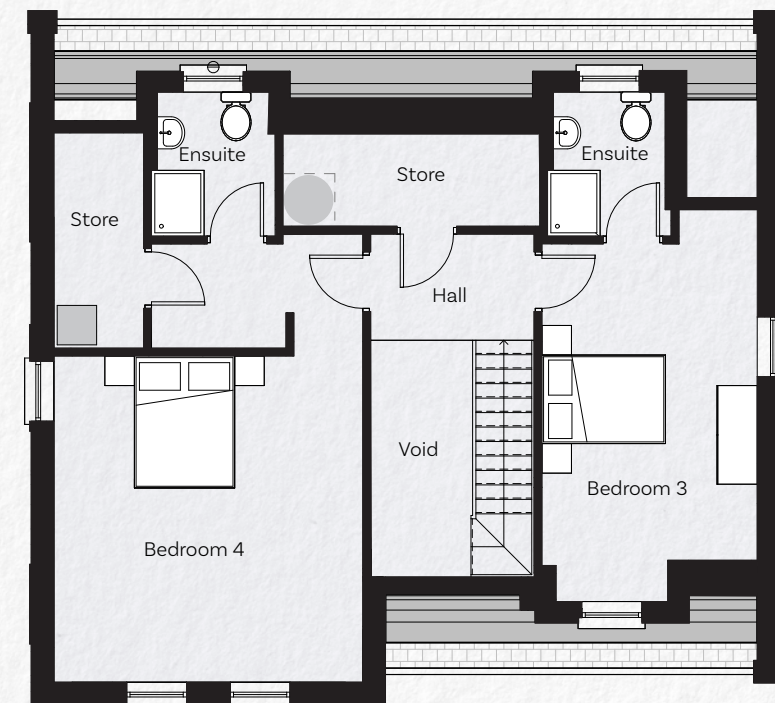


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CA SPECIFICATIONS

CLUAIN AOIBHINN  CO. KILDARE

Energy Efficiency

- Building Energy Rating – A Rated.
- Highly energy efficient A-Rated condensing heat pumps providing heat to multiple zones. Stainless steel rapid recovery cylinders. Easy to use and customise programmer and thermostatically controlled radiators.
- On demand central extract, which delivers a ‘refreshed’ indoor environment day-in day-out through extract fans and humidity sensor vents.
- Excellent standard and low u value to walls, floors and roof.
- All houses are constructed to provide a high level of air tightness to a standard which surpasses the current Building Regulations.
- Zoned heating throughout. Internal Joinery and Ironmongery.
- Panel doors fitted throughout with matching skirtings, architraves and fitted with antique brass ironmongery. Quality timber staircase with painted handrail. Bathrooms and En-suites
- Contemporary white suites are standard in all Bathrooms.
- Pressurised shower system.
- All chrome showers, bath and basin taps.
- Bathrooms are finished with a combination of floor and wall tiling to wet areas.
- Full pedestal basin’s throughout.

Windows and Doors

- High-performance double windows with child safety restrictors and external doors.
- Internal window and door handles are chrome finish.
- Painted timber composite front door.

Wall Finishes and Paint

- All walls and ceilings are painted white throughout.

Lighting and Electrical Specification

- Generous and well-designed electrical and lighting specification.
- Pre-wired for intruder alarm, multiple TV/ broadband providers and free to air TV with multiple points provided throughout each home.
- Smoke/heat detectors fitted as standard.
- The development is services by Eir.

Kitchen/Utility

- Superior handcrafted quality bespoke kitchens by Castleteel Kitchens.
- Kitchens feature handleless and antique brass handles with soft close doors.
- Included in the specifications are worktops and splashback with stainless steel under mounted sink and recessed drainer.
- Utility rooms fitted with floor and eyelevel presses, plumbed for washer/dryer for house types Blackhall, Kilkea and Ballysax.

Bedrooms

- High quality built-in-wardrobes in bedrooms as per showhouse. Wardrobe doors with antique brass handles and a combination of hanging and shelved space.

External

- Low maintenance, high-quality external finishes of coloured render.
- UPVC fascia, gutters and soffit.
- Pedestrian gates fitted on side passage.
- Permeable paving to driveways. Concrete footpaths to sides and rear outdoor living area.
- All gardens will be raked and seeded.
- Railing on all front gardens.

General

- All homes are covered by a 10-year structural guarantee.



THE TEAM



PSRA Licence No: 003390

SELLING AGENT

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CONTRACTOR

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SOLICITOR

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Riverside Two,
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INTERIOR DESIGNER

Sherrard Design
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