



CHAPEL PARK

— K I N N E G A D —

Village Convenience. Countryside Charm.



Thoughtfully
designed for
modern living.



Chapel Park offers a choice of 2, 3 and 4-bedroom houses, each with private parking, creating an attractive residential setting with a home to suit every stage of life.

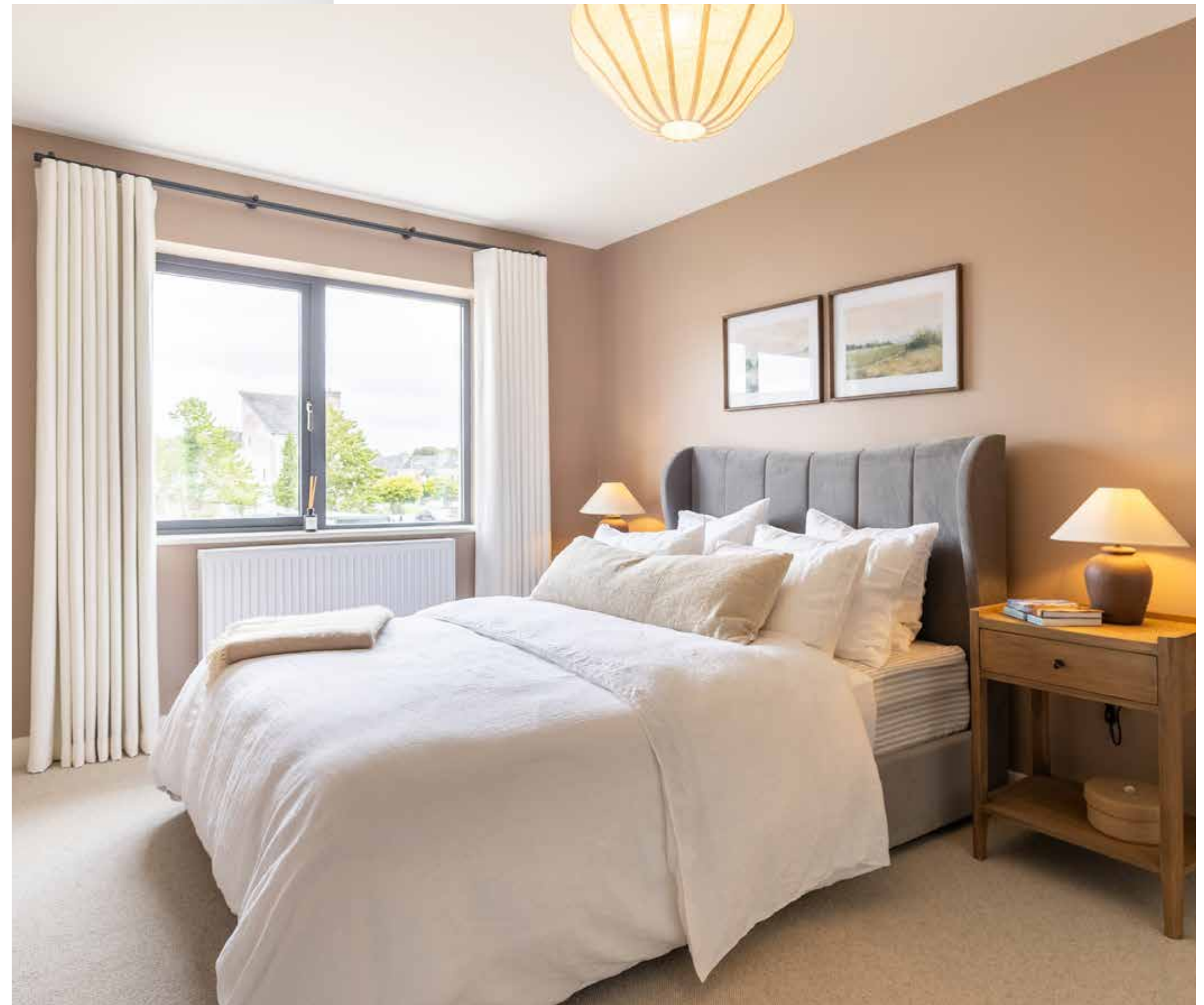


Light is a focus for
happy family living





Interior design, contemporary living





Step outside and
discover a lifestyle
made for living.

From peaceful canal-side walks
and woodland trails to cycling,
fishing and family adventures,
Chapel Park puts the beauty of
the outdoors within easy reach.





At the heart
of village living

Just a two-minute walk from the centre of Kinnegad, Chapel Park offers the warmth and character of an established community, with shops, cafés, restaurants and everyday essentials all close to home.



An active lifestyle

An active lifestyle comes naturally in Kinnegad. From local GAA, the gym and family recreation to a trip to the Kinnegad library. Enjoy your leisure time with all the village has to offer.





Everything on your doorstep.

Education

- 1. Cairdreas Childcare
- 2. St Etchen's National School

Shopping

- 3. Eurospar
- 4. Circle K Kinnegad
- 5. Aldi
- 6. Tesco Superstore
- 7. The Kinnegad Plaza

Sports & Leisure

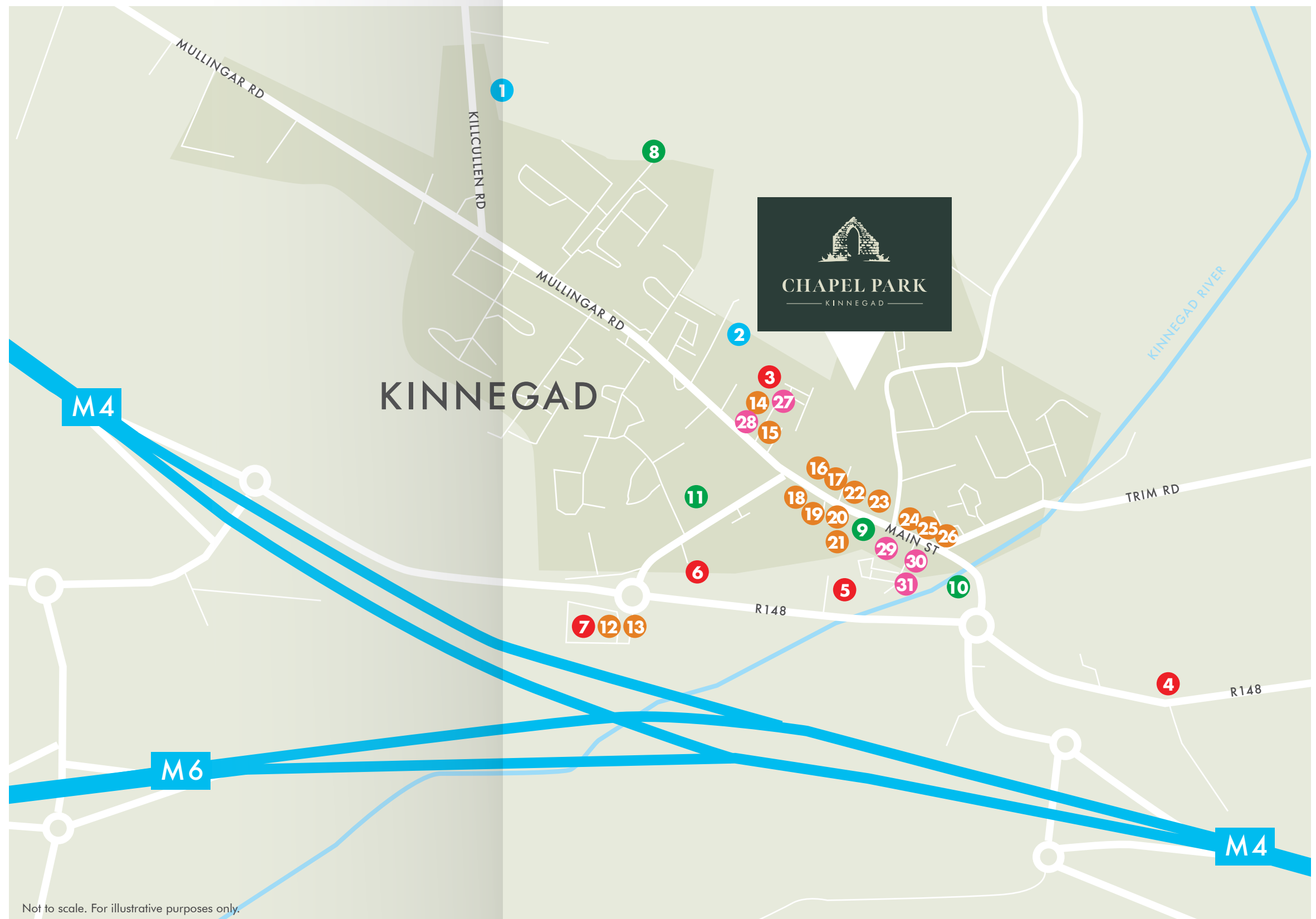
- 8. Kinnegad GAA
- 9. EL Fitness Studio
- 10. Kinnegad Basketball Court
- 11. Kinnegad Playground

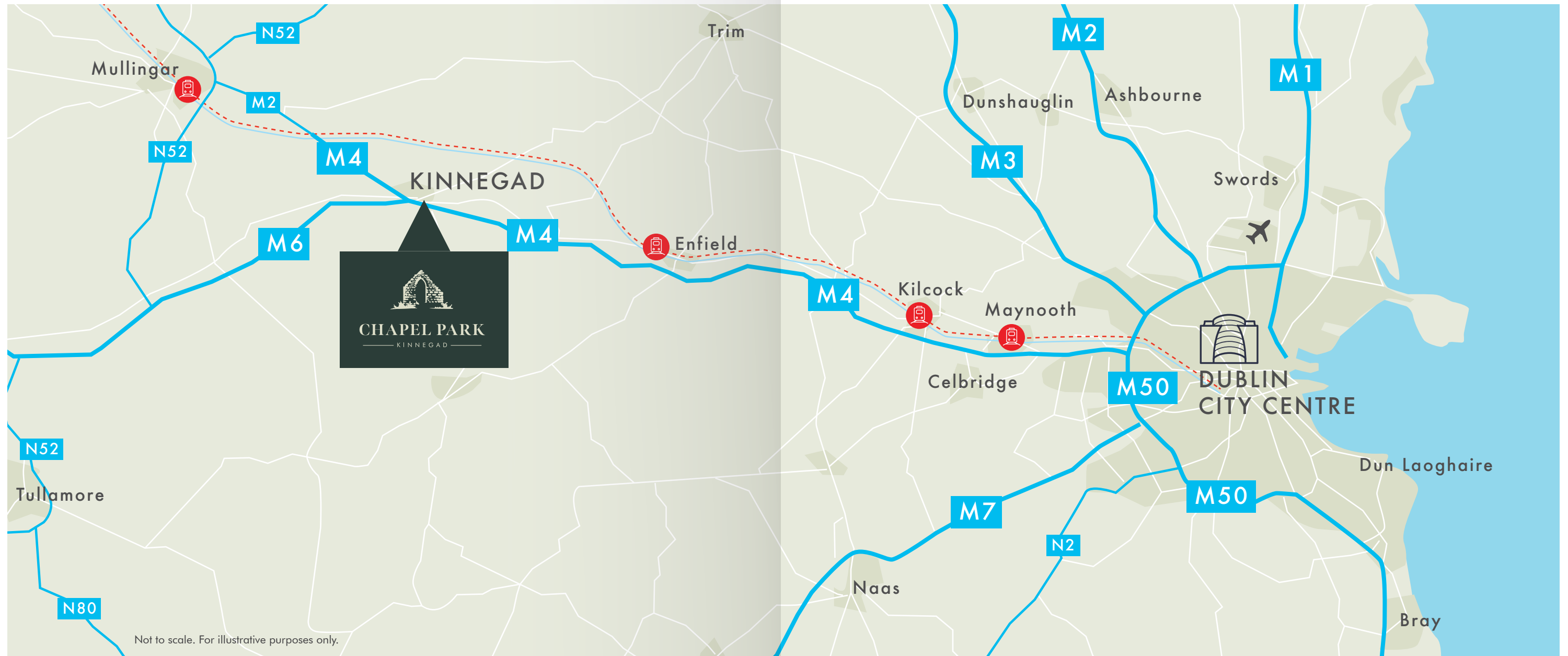
Eating & Drinking

- 12. Papa Johns
- 13. Supermacs
- 14. Morky Cons
- 15. Chef Pizza
- 16. Bracken's Bar
- 17. Harry's of Kinnegad
- 18. Teachin Coffee Shop
- 19. The Backyard
- 20. An Granuile
- 21. The China Inn
- 22. Scanlon's Pub
- 23. The Golden Phoenix
- 24. Evelayn Delicious Traditions
- 25. Taraa Indian Cuisine
- 26. Apache Pizza

Medical

- 27. McTiernans CarePlus Pharmacy
- 28. Kinnegad Family Practice
- 29. Kinnegad Primary Care
- 30. Haven Pharmacy
- 31. Kinnegad Health Centre





Well Connected



Local Bus Services
5 minute walk



M4
4 minute drive



Mullingar Hospital
(22 km) 16 minute drive



Enfield Train Station
19 minute drive



Maynooth
28 minute drive



Dublin - Heuston Station
50 minute drive



Galway Hospital
(149 km)

All times are based on off peak Google Maps estimates.



Superior specification as standard

BUILT FOR MODERN LIVING

Chapel Park homes are designed with quality, comfort and efficiency in mind.



CHAPEL PARK

Kitchens, Utility & Wardrobes

- Superb contemporary designed kitchens
- Fully integrated dishwasher, cooker, extractor, microwave and fridge/freezer appliances
- Stainless steel sink and chrome mixer tap.
- Separate utility with fitted countertop and space allocated for washing machine and dryer
- Fitted wardrobes to all master bedrooms

Bathrooms & En-suites

- High quality sanitaryware throughout
- En-suites have contemporary shower enclosure with pressurised water supply and fitted shower screen
- Bathrooms have bath/shower mixer with sliding rail kit and bath screen
- Heated towel rails to bathrooms and en-suites

Interior Finishes

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

Heating, Ventilation & Water Systems

- Homes are served by an energy efficient heat pump
- Pressurised hot and cold water supplies
- Demand Control Mechanical Ventilation System
- High performance internal pipe insulation to reduce heat loss

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

Electrical, Media & Communications

- Wired for high-speed broadband
- TV data point in living area
- Generous provision of lighting and power points
- Energy saving LED light fittings
- Future proofing for electric car charging point to on and off-curtilage car parking spaces

External Finishes

- High quality brick and render facades.
- uPVC high-performance double glazed windows
- Sleek front door with double lock system.
- Large, glazed patio doors to private rear garden
- Side passage gate (where applicable).
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with dividing fence

Energy Efficiency

- A Rated Homes
- Highly insulated, airtight design with high levels of floor, wall and roof insulation
- Heat pump with zone controls
- Energy saving LED light fittings throughout

Building Warranty

- A Rated Homes
- Heat pump with zone controls
- Energy saving LED light fittings throughout



Site Layout

HOUSE TYPES

A - The Maple
4 Bedroom Semi-Detached

B - The Willow
3 Bedroom Mid-Terrace

B1 - The Oak
3 Bedroom End-Terrace

B2 - The Sycamore
3 Bedroom End-Terrace

C - The Cherry
3 Bedroom Mid Terrace

C2 - The Cherry
3 Bedroom Semi-Detached

D - The Aspen
4 Bedroom Semi-Detached

D2 - The Aspen
4 Bedroom Semi-Detached

SITE
ENTRANCE



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

CRÈCHE

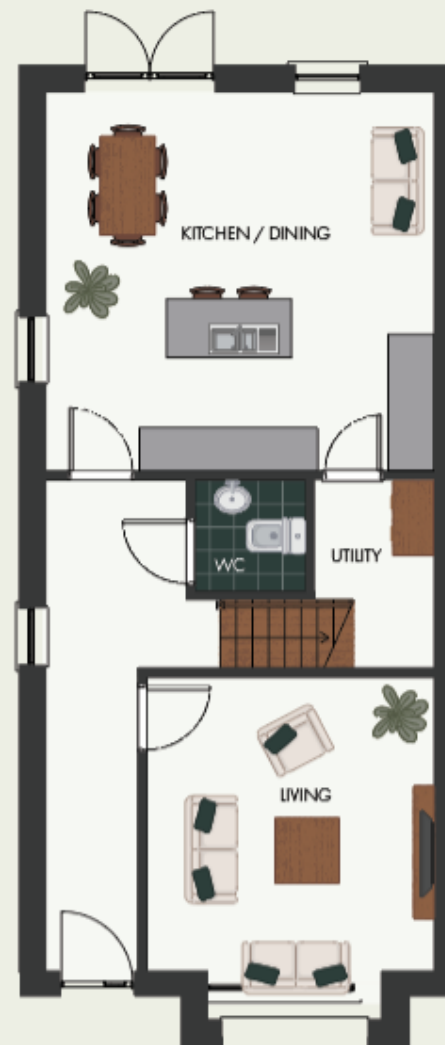




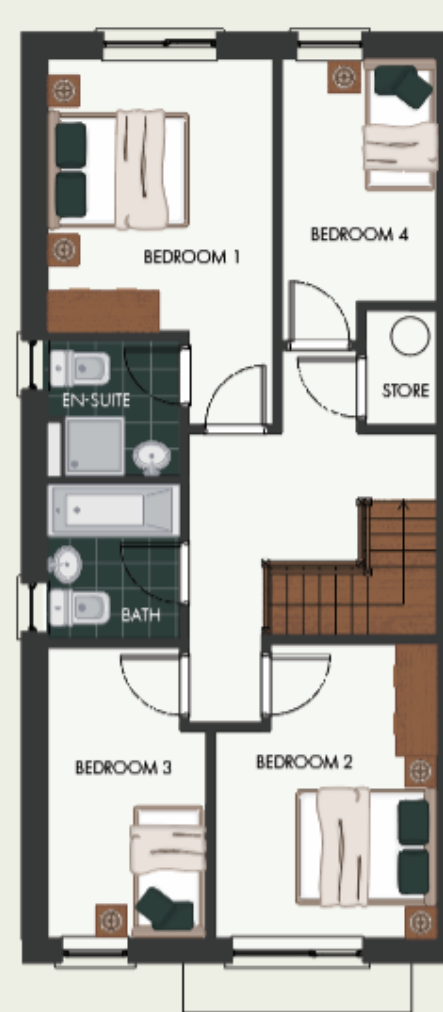
A - The Maple

4 bedroom Semi-Detached

133.9 sq m / 1,441 sq ft



GROUND FLOOR



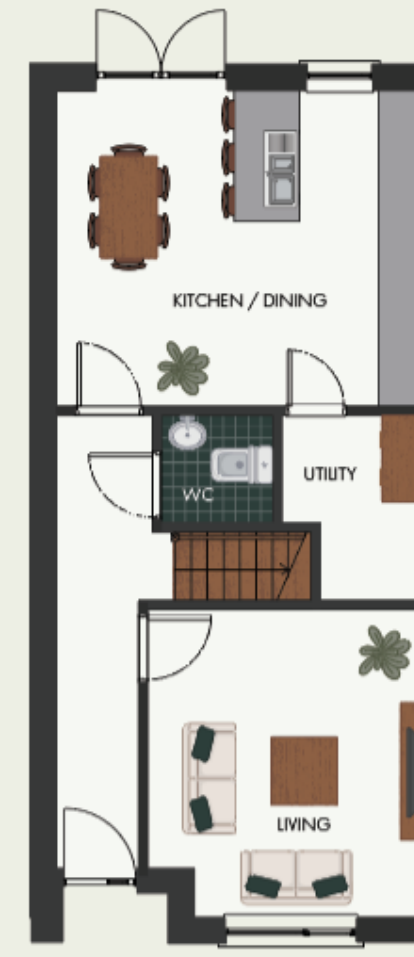
FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. A MIRROR VERSION OF THIS HOUSE TYPE LAYOUT MAY FEATURE IN CHAPEL PARK.

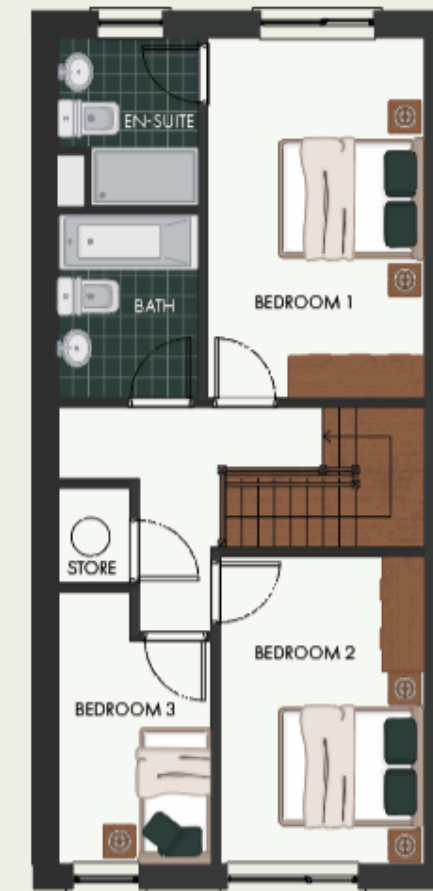
B - The Willow

3 bedroom Mid-Terrace

116.2 sq m / 1,250 sq ft



GROUND FLOOR



FIRST FLOOR

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B1 - The Oak

3 bedroom End-Terrace

114.8 sq m / 1,235 sq ft



GROUND FLOOR

FIRST FLOOR

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B2 - The Sycamore

3 bedroom End-Terrace

118 sq m / 1,270 sq ft



GROUND FLOOR

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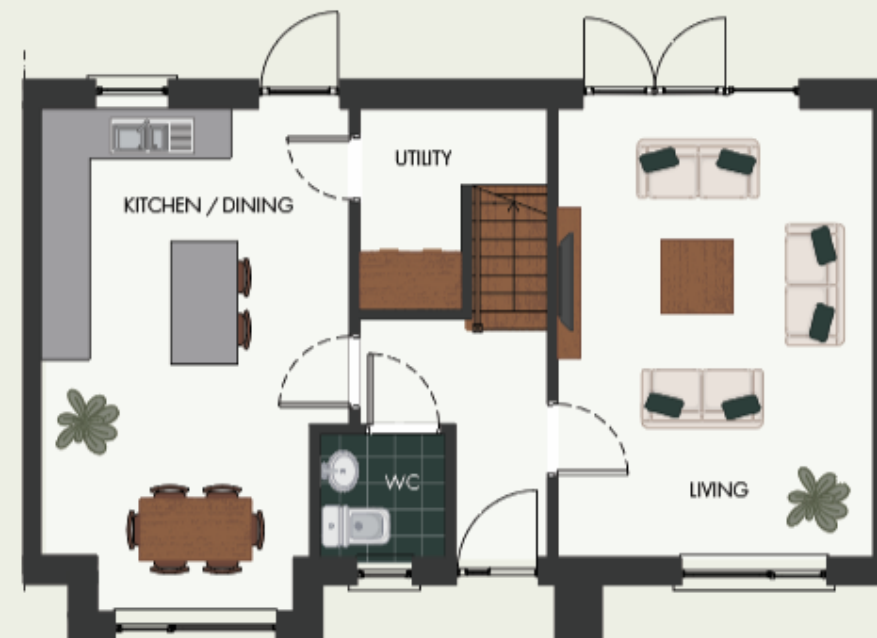
C - The Cherry

3 bedroom Mid-Terrace

118.7 sq m / 1,277 sq ft



FIRST FLOOR



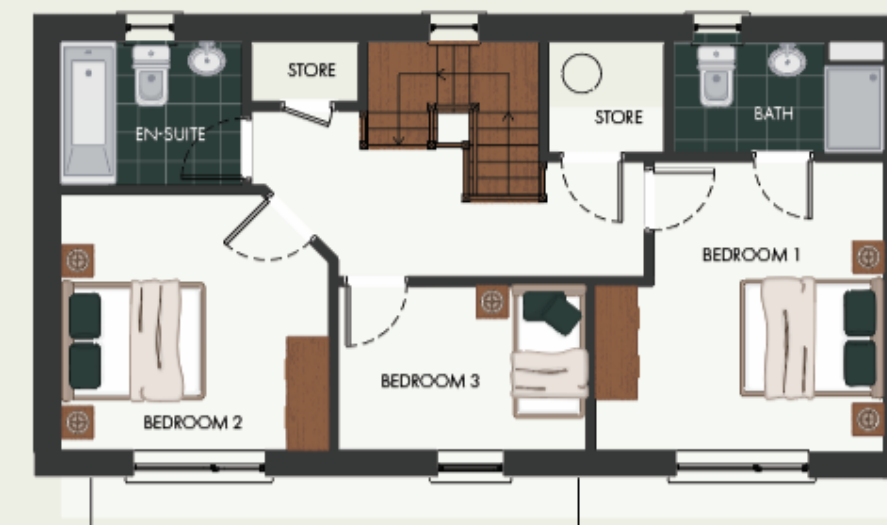
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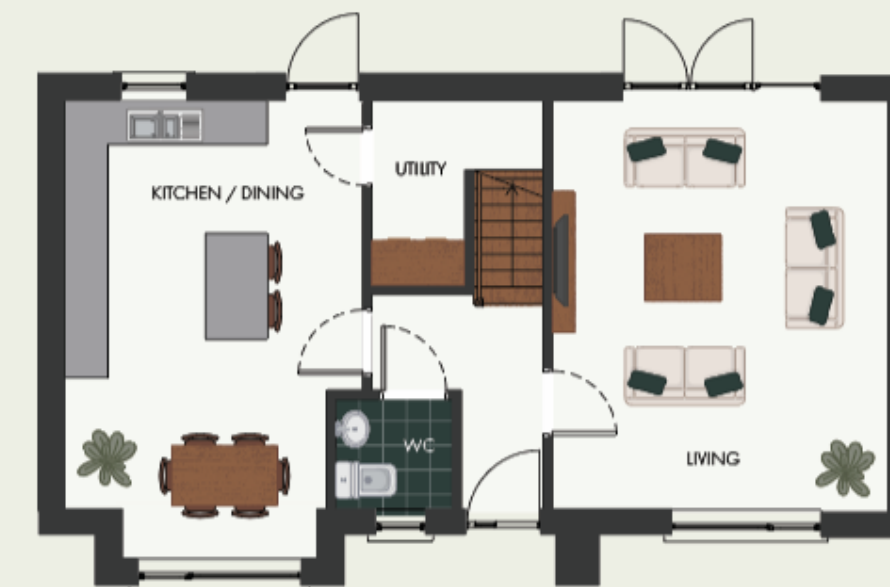
C2 - The Cherry

3 bedroom Semi-detached

129.7 sq m / 1,396 sq ft



FIRST FLOOR



GROUND FLOOR

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D - The Aspen

4 bedroom Semi-detached

144.4 sq m / 1,554 sq ft



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D2 - The Aspen

4 bedroom Semi-detached

155.7 sq m / 1,675 sq ft



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Moylough Developments

At Moylough our focus is on developing homes and environments that enhance residents' lives, foster community and allow families to thrive. We enjoy identifying central locations where residents can easily access schools, shops and amenities. We also design and develop quality homes enriched with mature landscaping and parks that complement this setting.

Our commitment is to deliver this vision at Chapel Park where residents can be proud to call home in a place that enhances Kinnegad.

Thank you for choosing Chapel Park



The images to the left are from Diswellstown Manor in Castleknock. A Corcom project.



JOINT SELLING AGENTS



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chapelpark.ie



DEVELOPER



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