



CHELMSFORD MANOR

CELBRIDGE, CO. KILDARE



Contemporary homes, timeless quality...



www.chelmsfordmanor.ie



Chelmsford Manor, Celbridge, Co. Kildare

Chelmsford Manor comprises spacious energy efficient 3 & 4 bedroom homes which are constructed to the highest levels of energy efficiency creating a sustainable home.

Here in Celbridge you can really relax and live life to the full. These superb houses are designed to look immediately at home in the rolling Kildare countryside. Every house has been planned to meet the many demands of modern living, offering extensive accommodation and a very generous serving of private and open space. With their traditional feel, Chelmsford Manor is a contemporary style development with state-of-the-art luxury.

Celbridge is a popular residential area which benefits from its proximity to Hazelhatch commuter train station, offering reliable frequent access to Dublin city centre in only twenty five minutes. The M4 motorway is just a short drive away allowing direct access to the rest of the country, the M50 and the capital.



All the features of modern stylish living...

Structure

Houses are constructed using concrete block and a combination of brick and rendered block work with concrete roof tiles. Sandstone finish to sills and window surrounds to front elevations. Cobble locked driveway and wrought iron railing to front of house.

Maintenance free fascia and soffit. Attic type trusses fitted for abundant storage area.

The houses are highly insulated with 120mm underfloor xtratherm high density insulation, 100 mm xtratherm full fill cavity insulation and 400 mm ceiling insulation and finished to an air tight design to improve comfort while reducing the energy demand of the house.

Internal Finishes

Walls and ceilings are painted throughout in white and finished with a matt paint. Red deal feature stairs with balustrades and walnut hand rail. Energy efficient wood burning inset stove to living room.





Wardrobes

Bedroom wardrobes are supplied and fitted by Bedroom Elegance, Snugboro Industrial Estate, Blanchardstown, Dublin 15.

Bathrooms

Stylish bathrooms and ensuites are fitted with high quality sanitary ware. Generous amount of wall and floor tiles fitted as standard or equivalent allowance.

Kitchens

Contemporary kitchens supplied and fitted by Bedroom Elegance. Flexibility to meet with our contractor and design your own kitchen subject to plumbed appliances being in a fixed position.

Utility

The utility room comes with worktop and housing and is plumbed for a washing machine and dryer.

Windows

High performance double glazed windows and patio doors fitted by Carlson.

Electrical

Generous supply of light and power points. Contemporary switches and sockets. Cat 5 cabling wired back to a central point for media and communication. Each house is wired and ready for connection of T.V., telephone and broadband.

Heating and Hot Water

The “A” rated gas condensing boiler central heating system combined with solar panels and fuel efficient room sealed wood burning stove delivers high efficiency precise control to each home. There is a three panel solar system fitted which has a high efficiency output devised to utilise free energy from the sun and produce hot water which is stored in the solar cylinder for use throughout the day and night.

Ventilation System

The heat recovery ventilation system supplies a consistent stream of fresh air, reduces condensation and dust. Recovering the heat energy from the air expelled from the house and warming the incoming fresh air creates a better healthier living environment.

Guarantee

Each Chelmsford Manor home is covered by the 10 year Home Bond Scheme.

Gardens

Each home will feature a patio area overlooking the rear garden which will be levelled and seeded.

Security

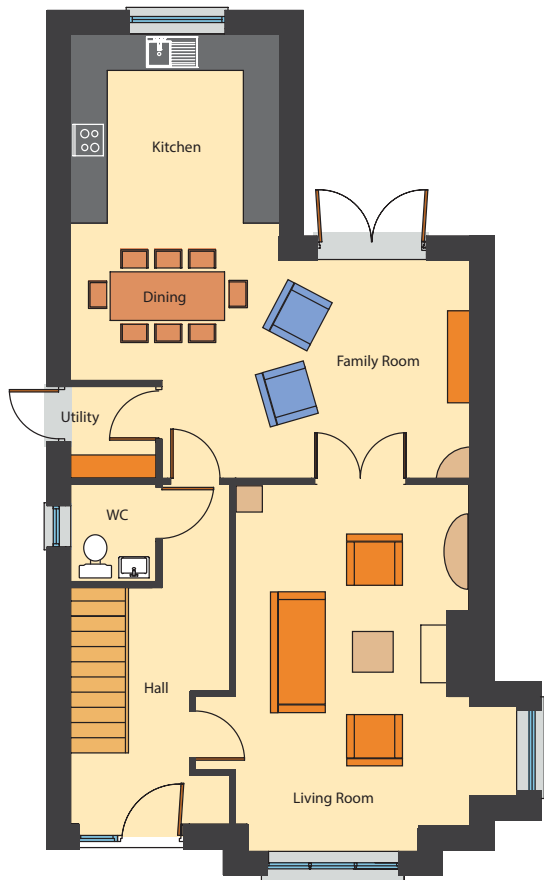
Each home is wired for intruder alarm.



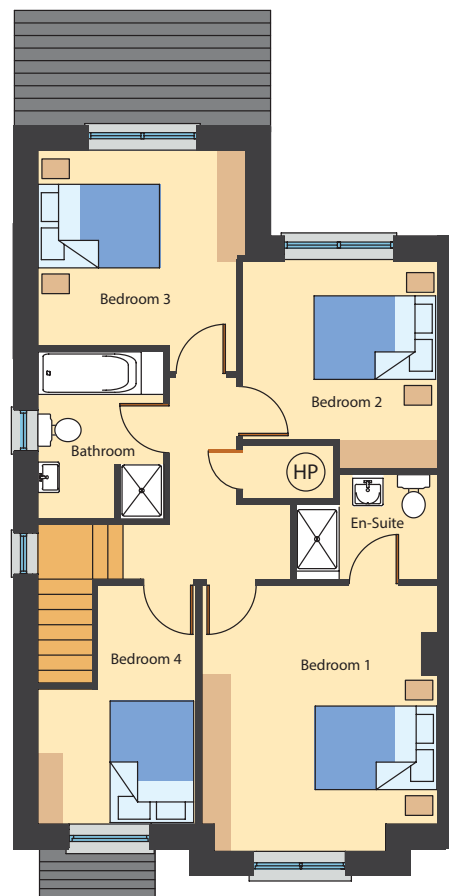


4 Bed Detached

Approx. 147 sq.m. (1,586 sq.ft)



GROUND FLOOR



FIRST FLOOR

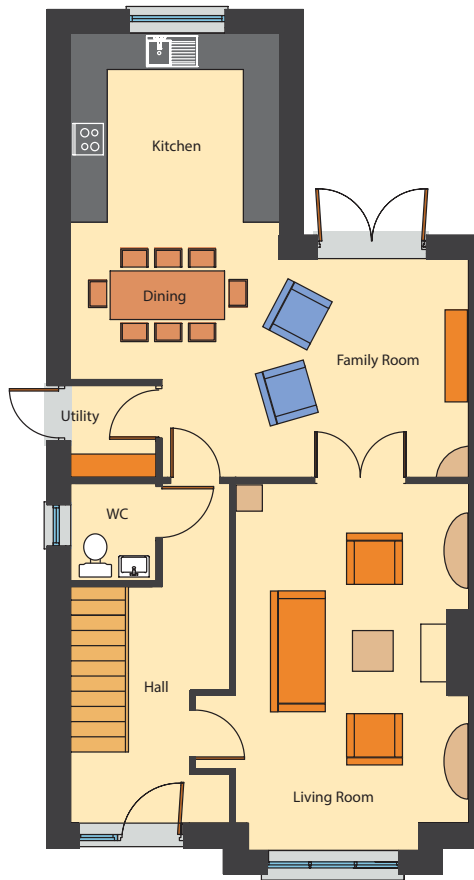


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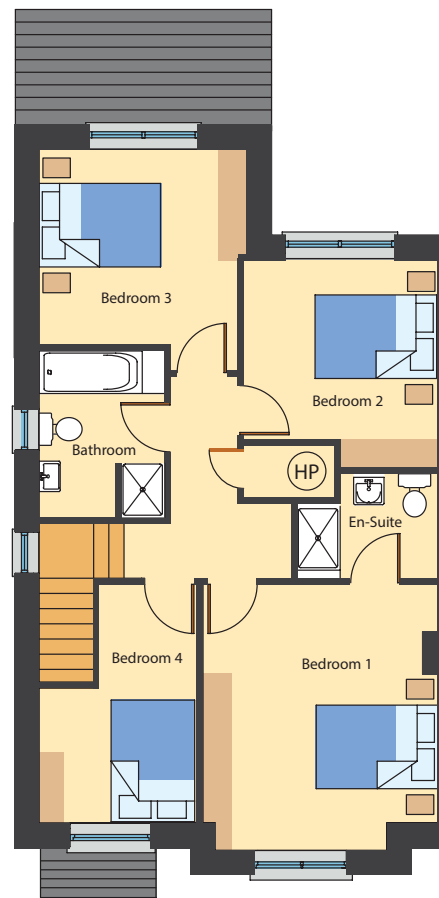


4 Bed Semi Detached

Approx. 145 sq.m. (1,561sq.ft.)



GROUND FLOOR



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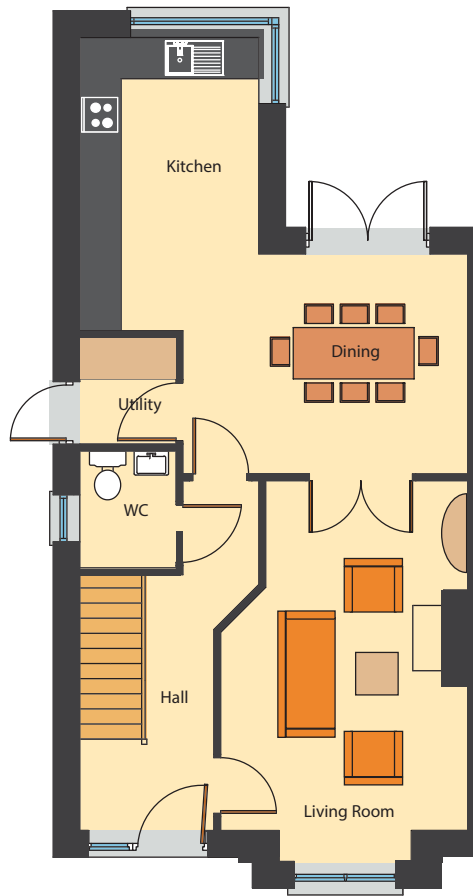


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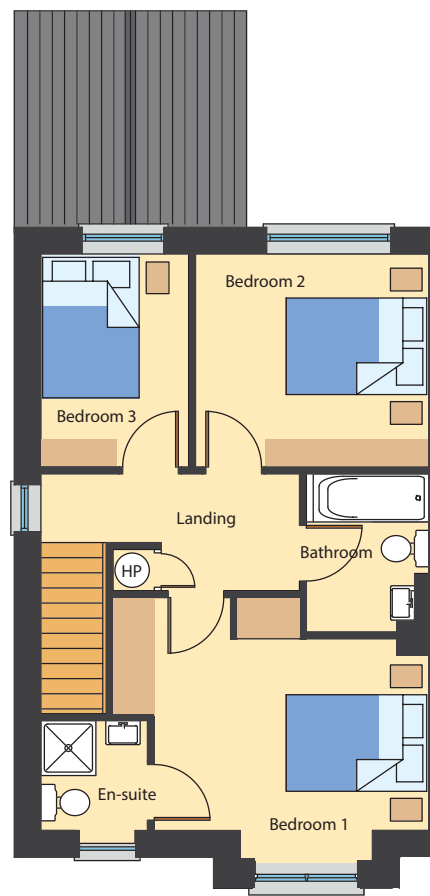


3 Bed Semi Detached

Approx. 105 sq.m. (1,130 sq.ft.)



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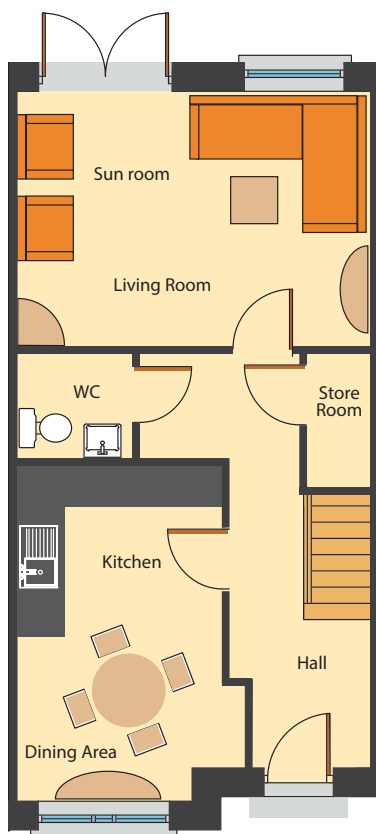
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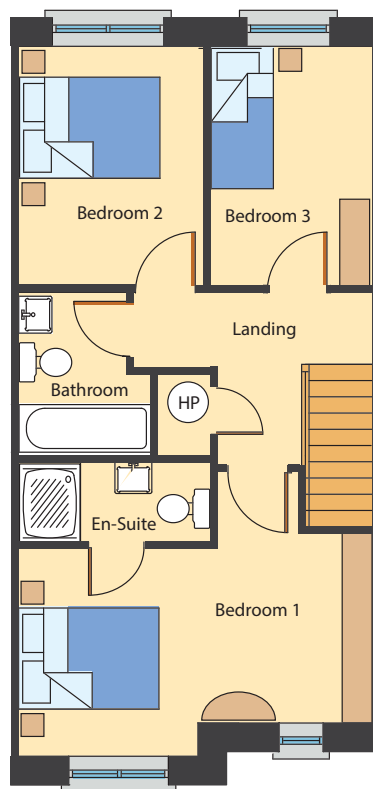
3 Bed Mid & End Terraced Townhouse

Mid-terrace – approx. 96 sq.m. (1,030 sq.ft.)

End of terrace – approx. 102 sq.m. (1,100 sq.ft.)



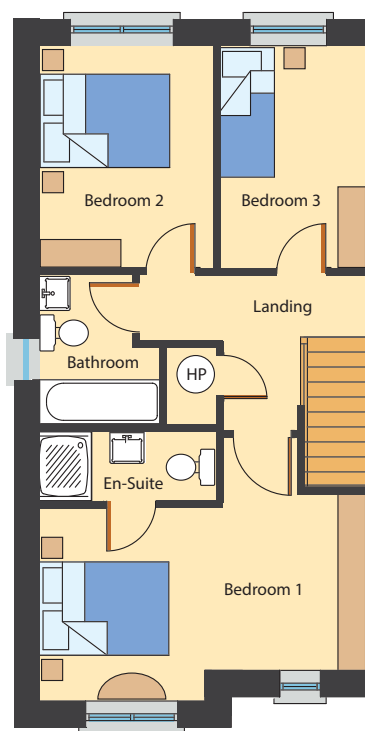
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GROUND FLOOR



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A Sense of Belonging

Celbridge is blessed with a significant amount of open parklands. Castletown Demesne, Ireland's largest provincial park, offers ample opportunities for walking and picnicking, while cycling by the Liffey riverside or on the grand canal banks are popular local pursuits.

A host of championship golf courses are all within quick and easy access, while outdoor activities such as tennis, rugby, canoeing, salmon and trout fishing, equestrian sports, swimming, soccer and GAA are all comprehensively catered for.

In Celbridge and neighbouring towns, the wide choice of shops, pubs and restaurants creates a bustling country town life and sense of community. The Village at Lyons Estate offers excellent fine dining opportunities. It's the quality of life that only the country can offer and all within a short, easy drive of Dublin city.

Celbridge is well served by its churches, banks, hotels and excellent primary and secondary schools. Maynooth University is only four miles away. Intel and HP are just two major international companies who have chosen this area as their Irish base.

The Best of All Worlds

Chelmsford Manor in Celbridge is a superb balance between city and country living. These homes are bright and spacious, ideal for both young families and busy professionals. We invite you to move in and make your home here, for many years to come.



Site Layout



Not to scale



PROFESSIONAL TEAM



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Email: celbridge@coonan.com
Web: www.coonan.com

Development Team



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Architects

DDA Architects,
62 Brighton Square,
Rathgar, Dublin 6.



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