



KILBELIN ABBNEY

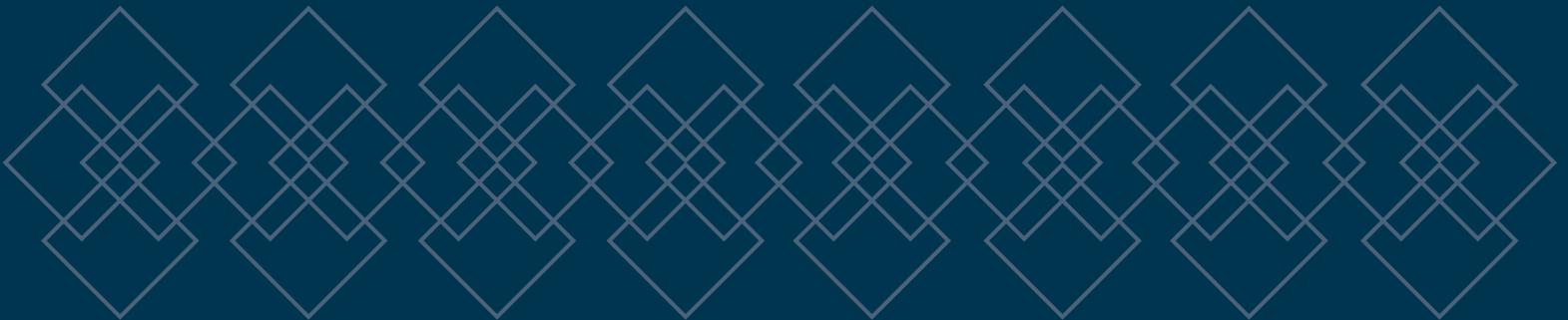
ATHGARVAN RD • NEWBRIDGE



KILBELIN ABBAY

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MONTANE ARE PLEASED TO INTRODUCE KILBELIN ABBAY, A WONDERFUL NEW DEVELOPMENT OF FOUR-BEDROOM DETACHED FAMILY HOMES IN NEWBRIDGE, CO KILDARE. ENJOY THE LUXURY OF A SPACIOUS, WELL-APPOINTED HOME SET IN A CONVENIENT LOCATION CLOSE TO EVERY AMENITY A FAMILY COULD WANT AND NEED.





COME HOME TO

NATURE

Kilbelin Abbey's perfect location adjacent to the town of Newbridge ensures that you can enjoy both the peace of the countryside and the convenience of being close to the action.

Whether you work locally in one of the many business parks or make the commute into Dublin City Centre, your short journey home will allow you appreciate the beautiful surrounding countryside, which you can explore at your leisure at the weekends. Excellent local amenities for all the family ensures you and your children can enjoy a wonderful life in the countryside without missing out on any of the conveniences of modern life. With great transport links to Dublin and elsewhere, including close proximity to the M7 and M9 motorways, nothing is ever out of reach.



CONTEMPORARY & SPACIOUS

Built to the highest possible standards with a host of modern features, the homes at Kilbelin Abbey are practical, comfortable and stylish, perfect for families of all ages and sizes. Homes range in size from approximately 1,520 sq.ft. to 1,870 sq.ft.; all are thoughtfully laid out with the needs of modern families in mind.



Energy efficiency is a key consideration in these modern and comfortable homes. A high level of superior quality insulation and the use of air-tightness membranes ensure that heat loss and drafts are minimised, meaning that these homes are cost-efficient to run and incredibly cosy during those cold winter months. Other energy efficiency features include high-performance windows and doors and a mechanical heat recovery ventilation (MHRV) system.

Not only are these homes practical, but they also stand out for their contemporary style. Kitchens are both practical and stylish, a real hub of these beautiful family homes. The inclusion of a utility room is just one of the many family-friendly features in these houses. Step into the spacious living area, a room that is inviting and cosy, and large enough for the whole family to gather. Head upstairs to the spa-like bathrooms, perfectly finished with quality sanitary ware. Finally, retire at the end of the day in your own spacious bedroom, an oasis of calm finished to a high standard and featuring plenty of storage space to keep clutter to a minimum.





AN INSPIRED

DESTINATION

Newbridge is a perfect location for families, with a host of great amenities right on your doorstep.

EDUCATION IS EASY IN NEWBRIDGE, WHICH OFFERS AN IMPRESSIVE SELECTION OF ESTABLISHED AND HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS. Options at primary level include Newbridge Educate Together National School and Gaelscoil Chill Dara, while secondary students can choose from a host of schools including Newbridge College and Gaelcholáiste Chill Dara, the only Irish-speaking secondary school in Co Kildare.

For the shoppers in the family, Newbridge is a busy and dynamic town with much to offer those in need of retail therapy. It is home to the Whitewater Shopping Centre, Ireland's largest regional shopping centre, which contains 75 leading retail names, including Debenhams, H&M, M&S and Zara, along with 13 food outlets and a six-screen Odeon cinema. Plus, Kildare Village, with its vast array of discount designer stores, is only a ten-minute drive from Newbridge.

As home to Co Kildare's county grounds, GAA is popular in Newbridge, with both Sarsfields and Moorefield GAA clubs offering sporting action and fun for all the family. Football, rugby, golf and cycling are also well established in the area, while the town's location on the banks of the Liffey means that watersports and fishing are also popular. Plus, for that special day out, Ireland's leading racetrack, The Curragh, is conveniently located in Newbridge.



Newbridge Train Station

Lidl

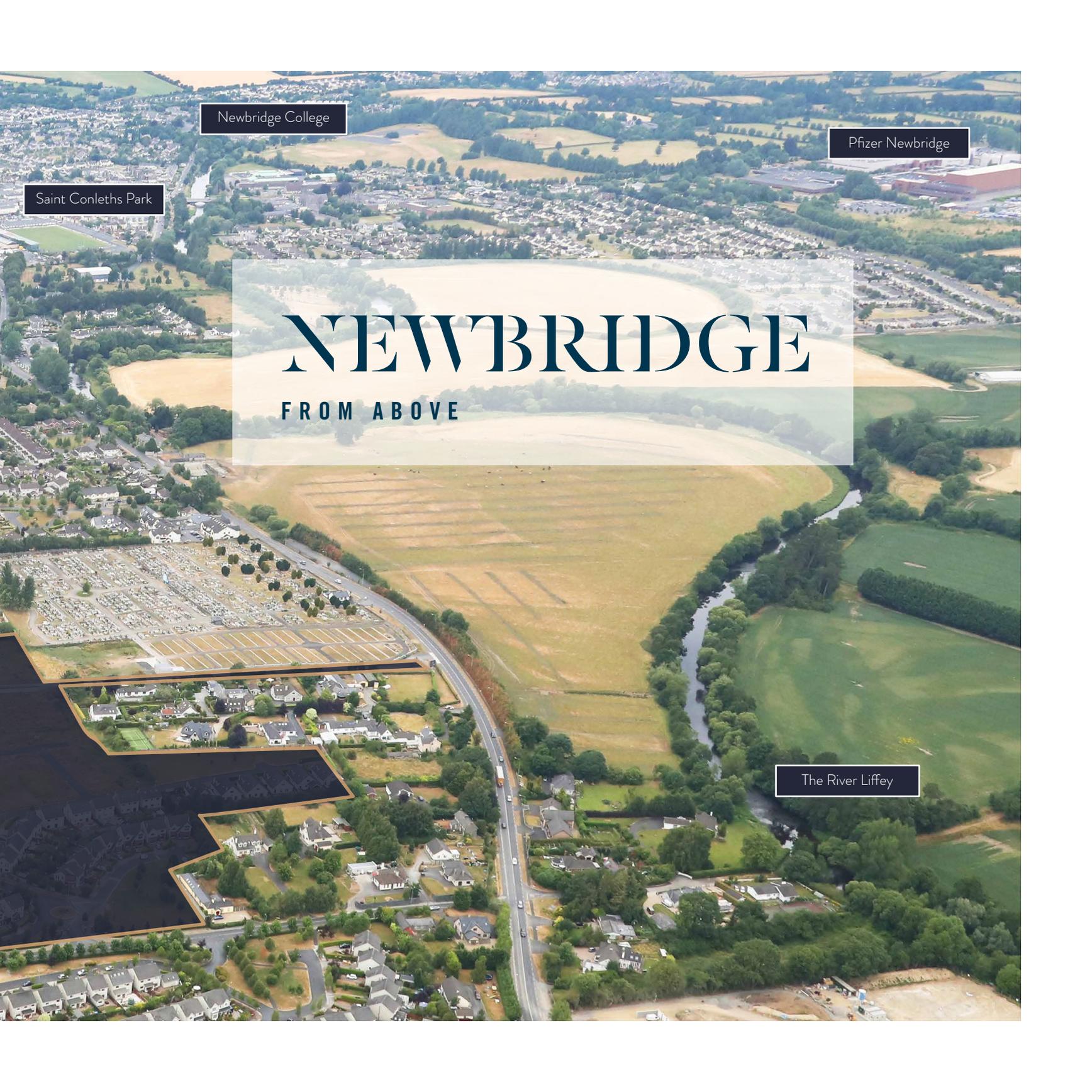
Whitewater Shopping Centre

Dunnes Stores

Newbridge Silverware

Tesco

**KILBELIN
ABBAY**
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Newbridge College

Pfizer Newbridge

Saint Conleths Park

NEWBRIDGE

FROM ABOVE

The River Liffey

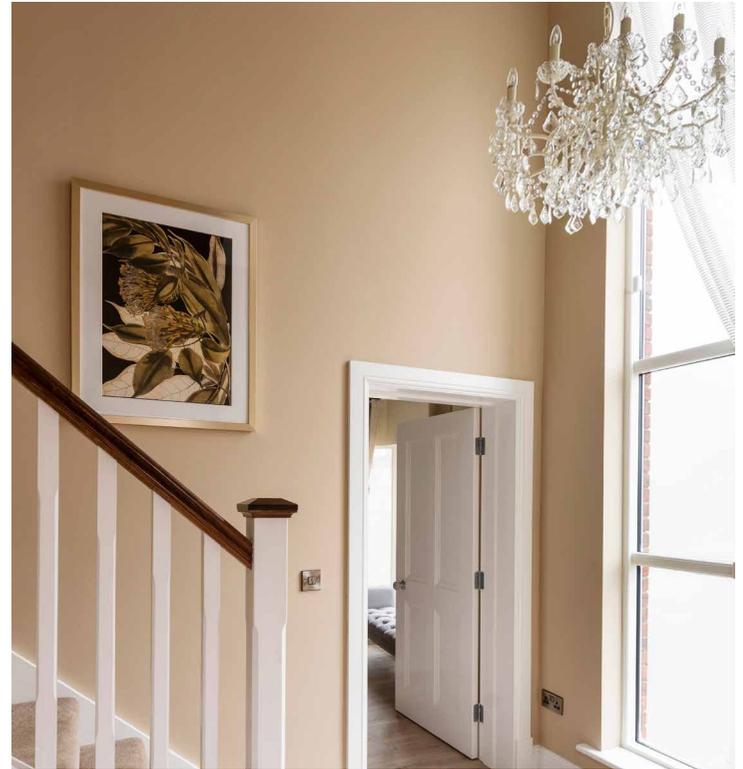


WELCOME TO THE

NEIGHBOURHOOD

A vast selection of local amenities await you, from beautiful parks, scenic walks and cycle paths, to restaurants and shops specialising in locally sourced produce





COMFORTABLE & ELEGANT

The large homes at Kilbelin Abbey reflect the countryside that surrounds them – spacious and peaceful, they are a true oasis of calm and a pleasure to come home to at night.

ELEGANT EXTERIORS REFLECT THE BEAUTY OF THE INTERIORS WITHIN. Superb attention to detail is evident from the brick and rendered front; it's clear that contemporary design is an important consideration at Kilbelin Abbey.

Spacious private driveways and gardens are enhanced by an abundance of shared green spaces, allowing for a positive community spirit and allowing these luxury homes to breathe. Every home is finished to the highest of standards, and nothing is left undone; from seeded gardens to superior sills and fascia, the same high standards apply to the outside as they do to the inside.

That sense of space and calm extends to the countryside around Kilbelin Abbey. Not only are there plenty of sports facilities, but there is also an abundance of areas for walking and exploring. The Liffey Linear Park spans an area of just under 10 acres and is a wonderful oasis of calm along the banks of the river.



CONSIDERATION PUT INTO

EVERY DETAIL

Every home in Kilbelin Abbey is spacious and luxurious, and finished to the highest of standards. From beautifully finished exteriors to stylish, designer interiors, these houses will surpass every expectation, now and for years to come.



SPECIFICATIONS

- **STRUCTURE:**

Houses are constructed using concrete block in a cavity wall construction with Xtra-Therm high performance full fill cavity insulation and a combination of low maintenance attractive brick and rendered block work. Re – Constituted Granite sills to the front of the houses with concrete sills to the back. Concrete footpaths also provided where required.

Roofs will be of traditional truss design with breathable membrane and concrete flat profile roof tiles. Valleys where applicable will be of pre-formed fiberglass with lead soakers and saddles. Facia, soffit and gutters will be of coloured PVC UV protected.

- **ENERGY RATING/ EFFICIENCY:**

All houses will be 'A2-A3' energy rated homes. Superior low energy/ low carbon emissions design. Houses have a low energy demand which greatly reduces the cost of heating and hot water production. 'A2-A3' rating/ performance will be achieved via a combination of energy efficient windows and doors, high performance insulation to under ground floor slab, wall cavities and throughout the attic space, DCV system and high levels of airtight membrane and sealing system's.

- **INSULATION & AIR TIGHTNESS:**

High levels of superior quality insulation carefully designed and detailed to deliver exceptionally high levels of thermal performance to reduce heat loss through floors, walls and roof trusses ensuring lower annual running costs. The use of air-tightness membranes and related systems ensure that homes are draft free and that heat does not escape from the fabric of the building. This in turn reduces the length of time heating needs to run in any one period and when heating is off the house holds that heat within for longer.

- **WINDOWS AND DOORS:**

Munster joinerys high performance PVC, double glazed, future proof windows and doors provided as standard.

- **HEATING AND HOT WATER:**

An A rated Joule/Samsung heat pump heating system along with aluminium rads is supplied in each unit. This system delivers high efficiency and precise control throughout the house. The System can also be fully controlled via a smart phone app.

A three zone digital control system will allow for maximum flexibility and control of the heating system and thus reduce running costs.

- **VENTILATION SYSTEM:**

Demand Control Ventilation (DCV), improves air quality by simultaneously ventilating separate rooms in the house to reduce condensation and dust levels. The DCV units is fully automatic and detects when there is extra moisture in the air i.e. when cooking, showering etc. It then runs in boost mode until excessive moisture has been removed and returns back to normal mode automatically.

- **KITCHENS:**

Modern fashionable contemporary kitchens supplied and fitted by Nolans Kitchens to include soft close doors and drawers and a contemporary countertop.

- **UTILITY ROOM:**

The Utility Room, comes complete with fitted kitchen units and contemporary countertop.

- **BATHROOMS:**

Stylish bathrooms are fitted with high quality sanitary ware. Heated towel rails provided to all bathrooms. Tiling provided to wet areas only as standard.

- **ELECTRICAL:**

Generous amounts of pendant lighting provided along with all white switches and sockets. Cat 5 cabling wired back to central point for media and communications. Each house is ready for connection of TV, Telephone, Broadband and Alarm.

- **INTERNAL FINISHES:**

Internal walls and ceilings are plastered and painted throughout in white and finished with a matt paint. Red deal feature stairs to all levels with walnut newel caps and walnut handrail. Contemporary skirting and architraves. Elegant style internal doors with combined chrome and brushed chrome lever door handles and ironmongery.

- **DRIVEWAY & GARDENS:**

Paved driveways with front gardens landscaped. Rear gardens fully levelled and seeded with concrete paths provided as standard.

- **BUILDING GUARANTEE:**

These quality homes are covered by a 10 year homebond guarantee.



NEWBRIDGE *to* DUBLIN

45 MINS

 VIA M7 & N7



TRAIN
35 MINS

NEWBRIDGE *to* CORK

 TRAIN
2:33 HRS

143 MINUTES

 VIA M7 & M8

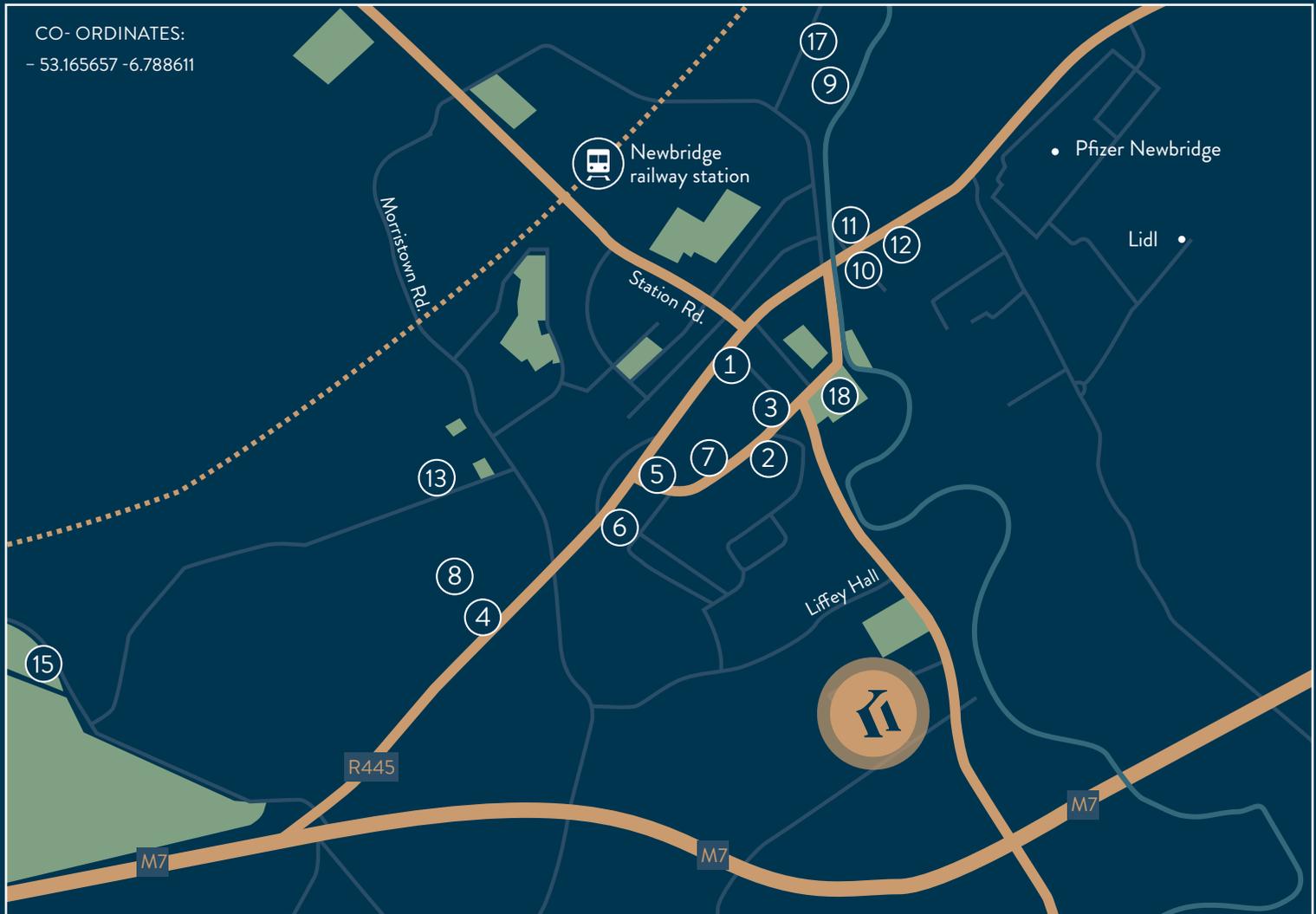
NEWBRIDGE *to* LIMERICK

94

MINUTES

 VIA M7

CO- ORDINATES:
- 53.165657 -6.788611



CLOSE TO EVERYTHING

Newbridge is packed full of local amenities and attractions, but it's also incredibly accessible to every part of Ireland, thanks to its close proximity to the M7 and M8. Commuters to Dublin can be at their desk in under an hour, while Cork and Belfast are also easily accessible for a day trip.

1. WHITEWATER SHOPPING CENTRE
2. NEWBRIDGE SILVERWARE
3. ODEON CINEMA
4. THE KEADEEN HOTEL
5. DUNNES STORES
6. TESCO
7. SUPERVALU
8. THE BAY LEAF RESTAURANT
9. NEWBRIDGE COLLEGE
10. HOLY FAMILY SECONDARY SCHOOL
11. PATRICIAN BROTHERS SECONDARY SCHOOL
12. ST CONLETH INFANT SCHOOL
13. SCOIL MHUIRE PRIMARY SCHOOL
14. SARFIELD GAA CLUB
15. THE CURRAGH RACECOURSE
16. NEWBRIDGE RFC
17. NEWBRIDGE HOCKEY CLUB
18. RYSTON SPORTS & SOCIAL CLUB

SITE

PLAN



**WHITE
ABBEY**

Approx. 159.3 sq.m /
1,715 sq.ft



**GREY
ABBEY**

Approx. 160.3 sq.m /
1,725 sq.ft



**RED
ABBEY**

Approx. 141.2 sq.m /
1,520 sq.ft





WHITE ABBEY

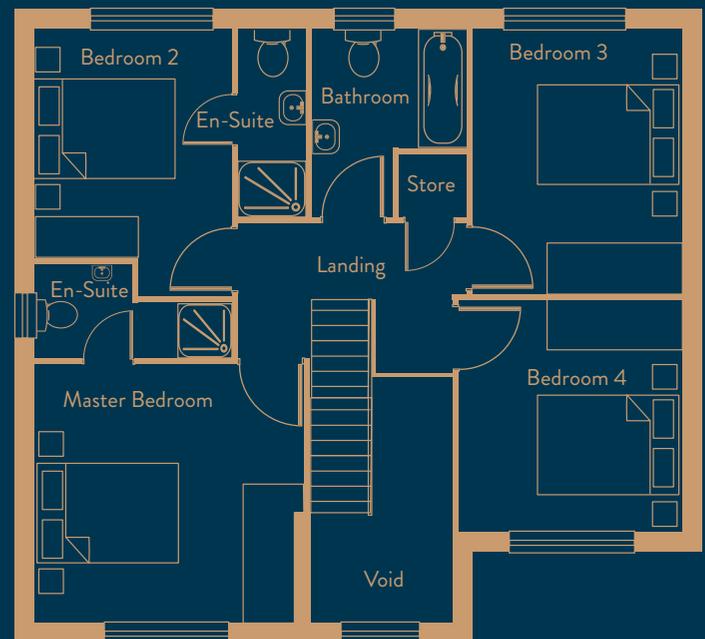
Approx. 159.3 sq.m /
1,715 sq.ft



GROUND FLOOR



FIRST FLOOR



Plans are for illustrative purposes only. Layouts may vary. A handed version may apply.

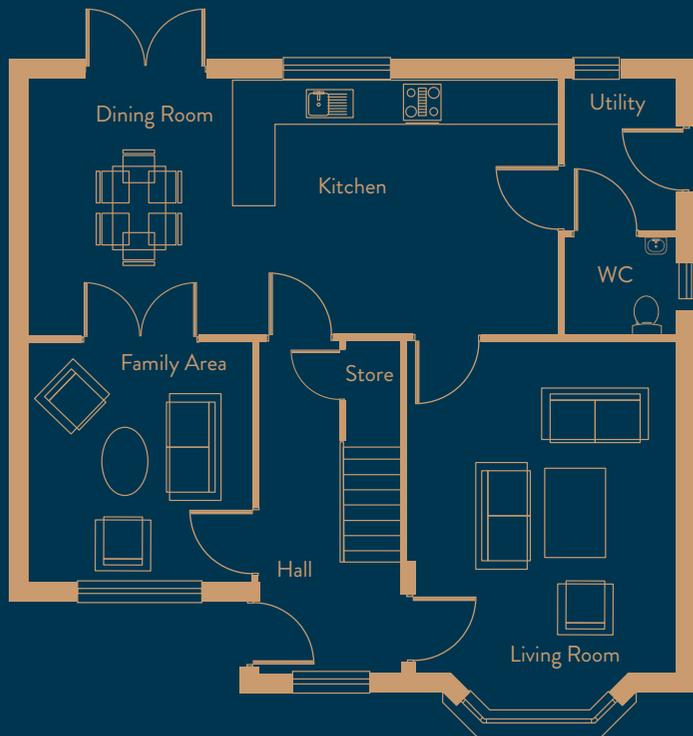


GREY ABBEY

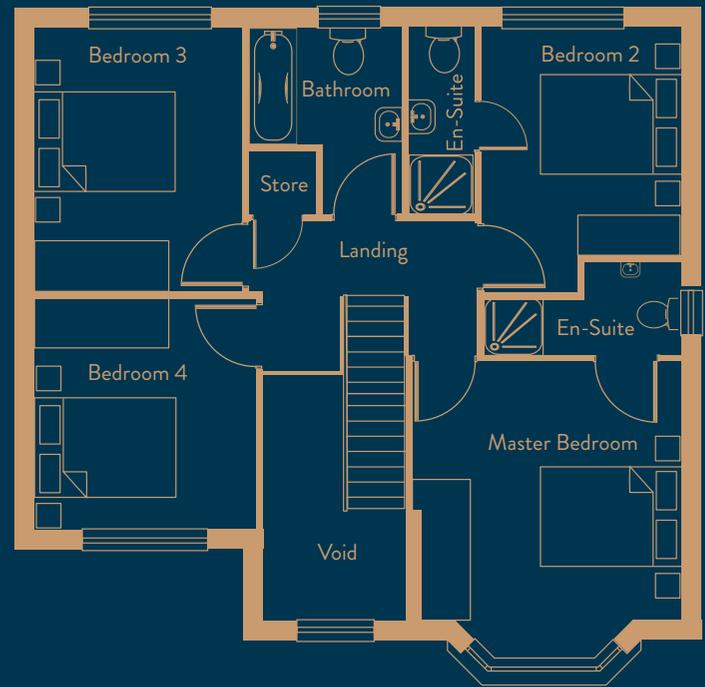
Approx. 160.3 sq.m /
1,725 sq.ft



GROUND FLOOR



FIRST FLOOR



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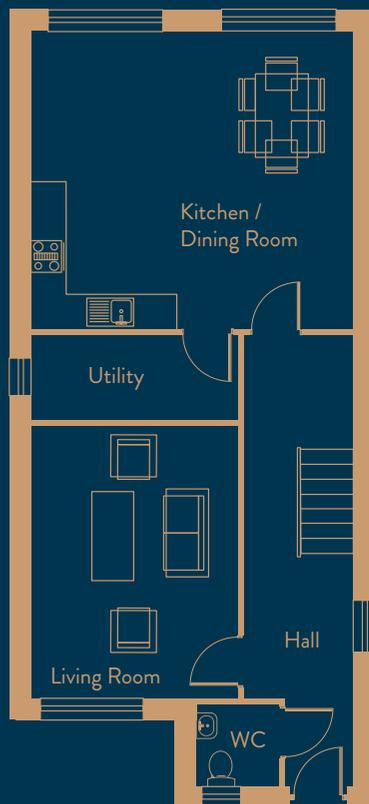


RED ABBEY

Approx. 141.2 sq.m /
1,520 sq.ft



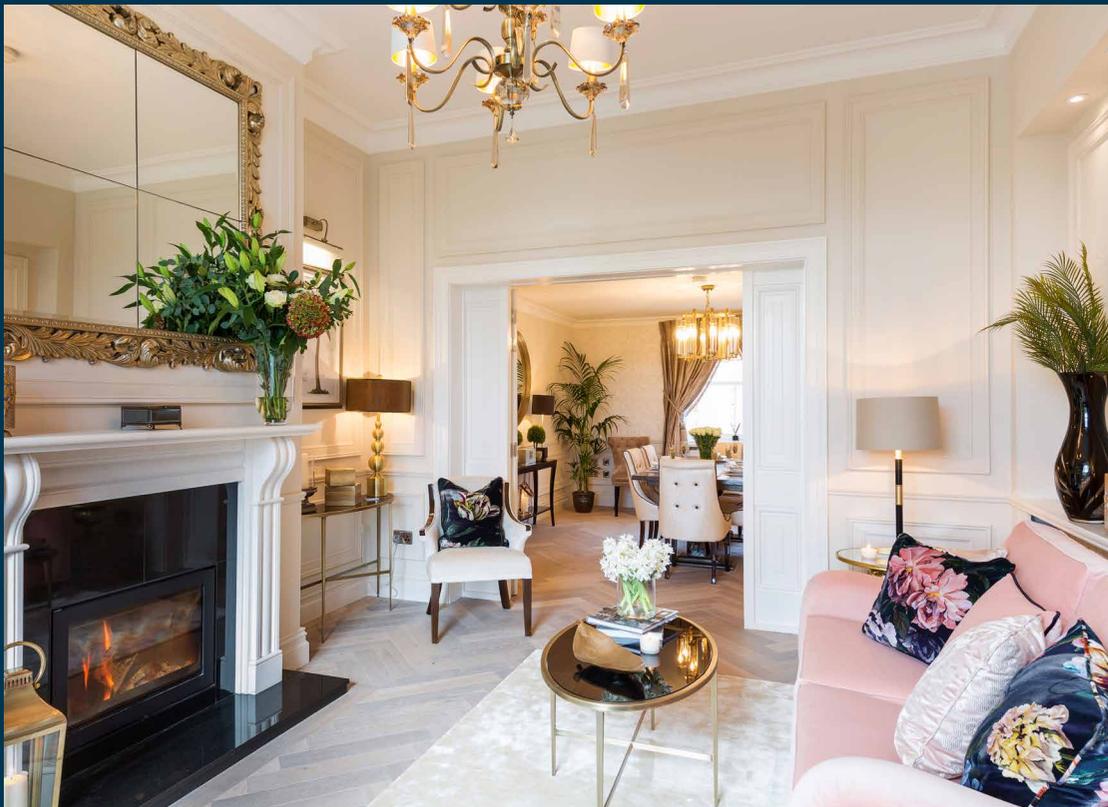
GROUND FLOOR



FIRST FLOOR



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MONTANE

**OUR ETHOS IS SIMPLE:
TO BUILD HIGH-QUALITY
NEW HOMES.**

Kilbelin Abbey is brought to you by Montane, an established development company with a reputation for designing and building exceptional residential and commercial properties. Comprising a team of experienced and talented project managers, craftsmen and architects, our aim is to build developments that excel in terms of quality, innovation and style. We are committed to designing developments that work with the local community and neighbourhood, being environmental responsible and delivering exceptional quality at all times. Our dedication to excellence can be seen in our recent residential projects at The Grange in Stillorgan; The Paddocks in Newbridge; Tivoli Place & Royal Terrace North, both in Dun Laoghaire; Garville Place in Rathgar; and Chelmsford Manor in Celbridge, Whites Oaks, Newbridge, Millfield, Newbridge, Millford, Clondalkin, Cois Sruthón Ballyboughal.

PROFESSIONAL TEAM

DEVELOPER



MONTANE

montanedevelopments.com

SELLING AGENT



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045-832020

SOLICITOR

**BYRNE
WALLACE**

LAW FIRM

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These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.

design: **byroncreative**





WWW.KILBELINABBAY.IE