



OLDTOWN WOODS

CELBRIDGE

The next chapter...



CONTEMPORARY HOMES WITH A TOUCH OF CLASS

OLDTOWN WOODS presents an exceptional collection of beautifully designed A-rated two and three-bedroom contemporary homes, crafted to meet the needs of modern living. These thoughtfully planned homes combine stylish architecture with high-quality finishes, offering bright, spacious interiors that maximise natural light throughout.

Each home features open-plan living and dining areas, sleek, fully-fitted kitchens, and elegant bathrooms, all finished to an impeccable standard. Energy efficiency is at the core of the design, with A-rated specifications ensuring lower running costs, enhanced comfort, and a more sustainable lifestyle.

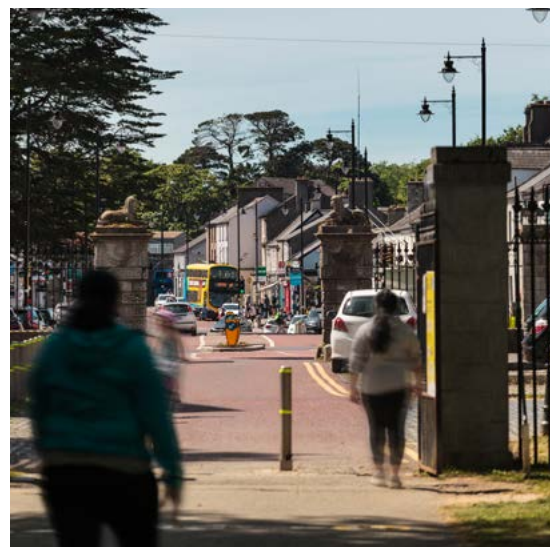
Carefully considered layouts provide flexibility for growing families, working from home, or entertaining, while generous storage and well-proportioned bedrooms ensure practicality as well as style. Externally, the homes benefit from landscaped surroundings and private outdoor spaces, creating a perfect setting for relaxation. Combining contemporary design, energy efficiency, and superior craftsmanship, the homes at Oldtown Woods offer a perfect blend of comfort, style, and functionality for today's homeowner.



LOOK FORWARD TO BEING A LOCAL



OLDTOWN WOODS enjoys a prime position in the thriving town of Celbridge, Co. Kildare, offering an ideal blend of tranquil suburban living and excellent connectivity. Located just a short commute from Dublin city centre, residents benefit from easy access to the M4 motorway, regular bus routes, and nearby Hazelhatch & Celbridge train station, making daily travel effortless. The area is exceptionally well-served by a range of highly regarded schools, including St. Wolstan's Community School, Salesian College, Celbridge Community School, and several primary options such as Primrose Hill and North Kildare Educate Together.



AMENITIES

Celbridge itself is rich in amenities, with a variety of supermarkets including Tesco and SuperValu, alongside cafés, restaurants, and local boutiques in the town centre. Residents can enjoy excellent leisure facilities, sports clubs, and scenic outdoor spaces, most notably the historic Castletown House and Parklands, offering extensive walking trails and green open areas. Combining strong community spirit, established infrastructure, and convenient access to Dublin, Oldtown Woods is perfectly placed for modern family living.



SITE PLAN

CONTEMPORARY
HOMES WITH A
TOUCH OF CLASS

TYPE C

110 SQ.M
1,184 SQ.FT

TYPE E

100 SQ.M
1,076 SQ.FT

TYPE F

84 SQ.M
904 SQ.FT

TYPE F1

84 SQ.M
904 SQ.FT

TYPE M

118 SQ.M
1,270 SQ.FT

TYPE M1

118 SQ.M
1,270 SQ.FT

TYPE N

89 SQ.M
956 SQ.FT

TYPE Q

120 SQ.M
1,292 SQ.FT



Please speak to a sales agents for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. The agents reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

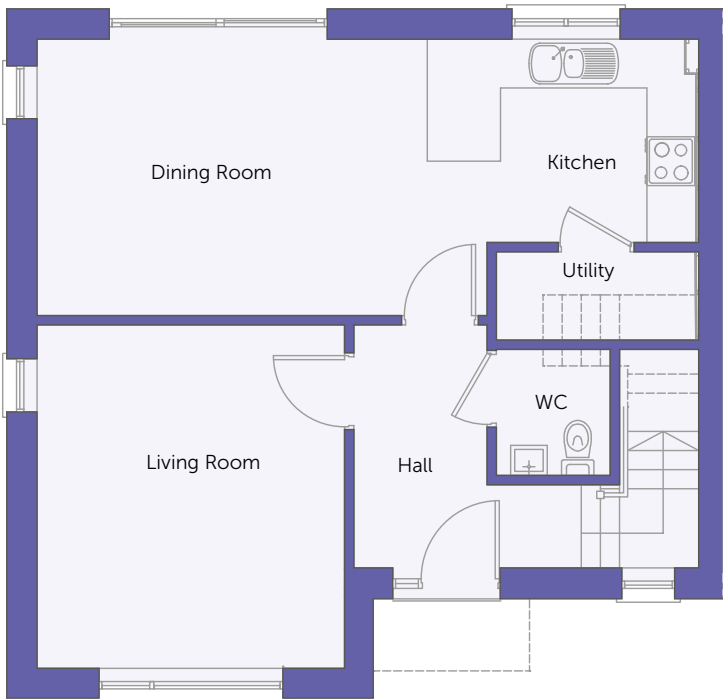


3 BEDROOM
SEMI DETACHED

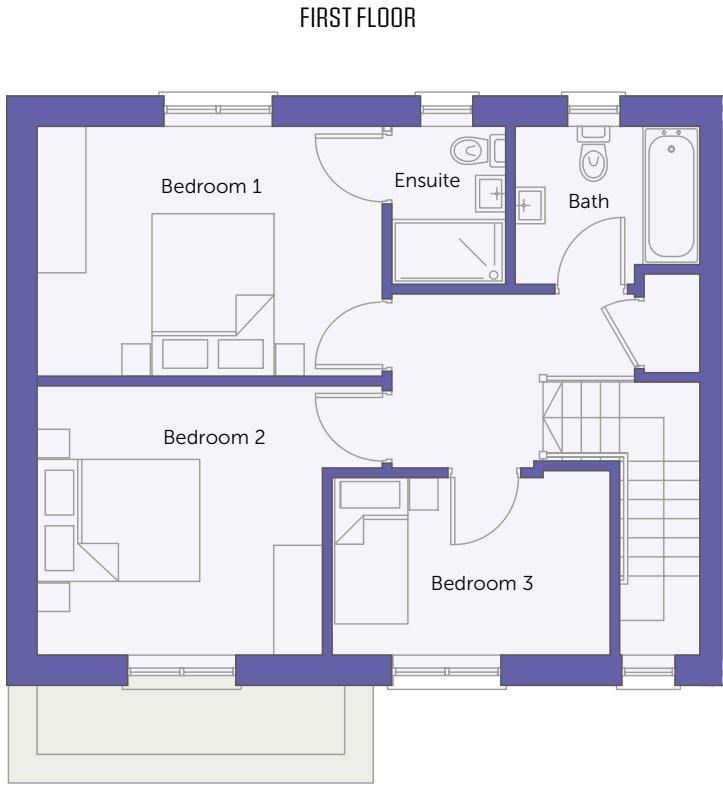


110 SQ.M
1,184 SQ.FT

HOUSE
TYPE C



GROUND FLOOR



FIRST FLOOR



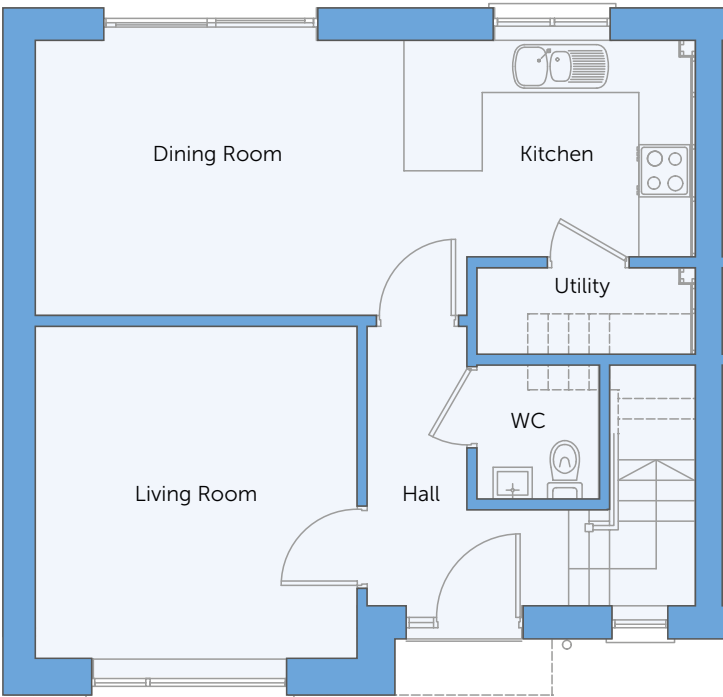
3 BEDROOM
SEMI DETACHED



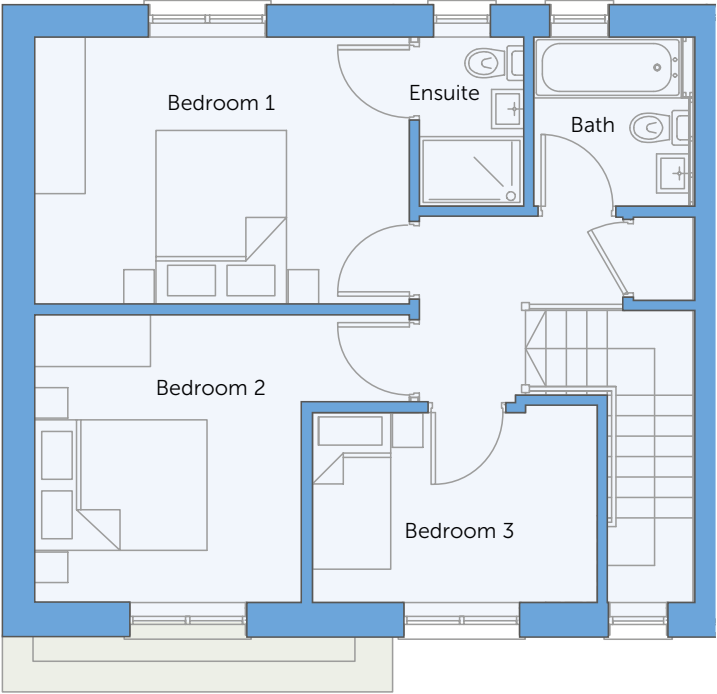
100 SQ. M
1,076 SQ. FT

HOUSE
TYPE E

8 OLDTOWN WOODS | CELBRIDGE



GROUND FLOOR



FIRST FLOOR

For indicative purposes only

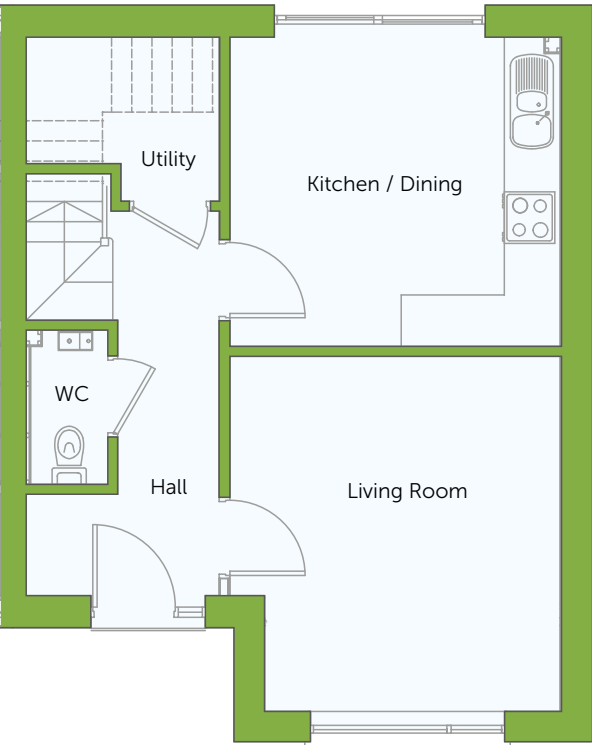


2 BEDROOM
END/MID TERRACE

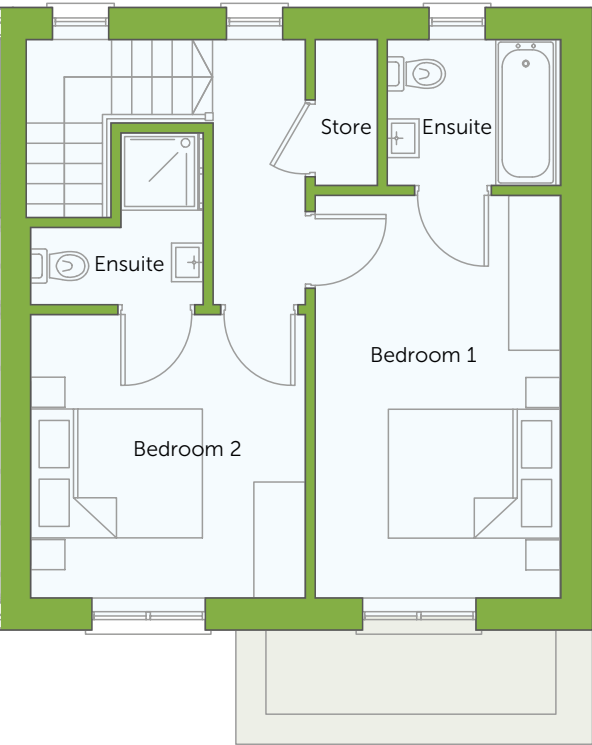


84 SQ. M
904 SQ. FT

HOUSE
TYPE F



GROUND FLOOR



FIRST FLOOR

For indicative purposes only



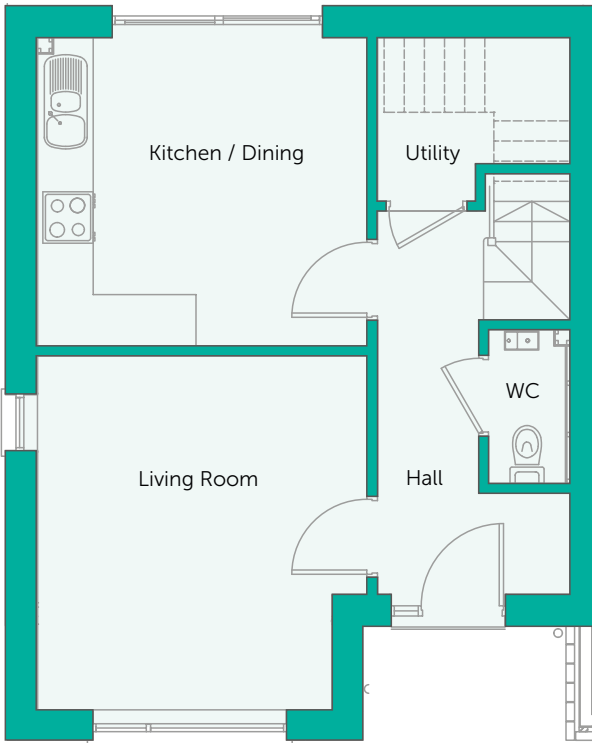
2 BEDROOM
END TERRACE



84 SQ. M
904 SQ. FT

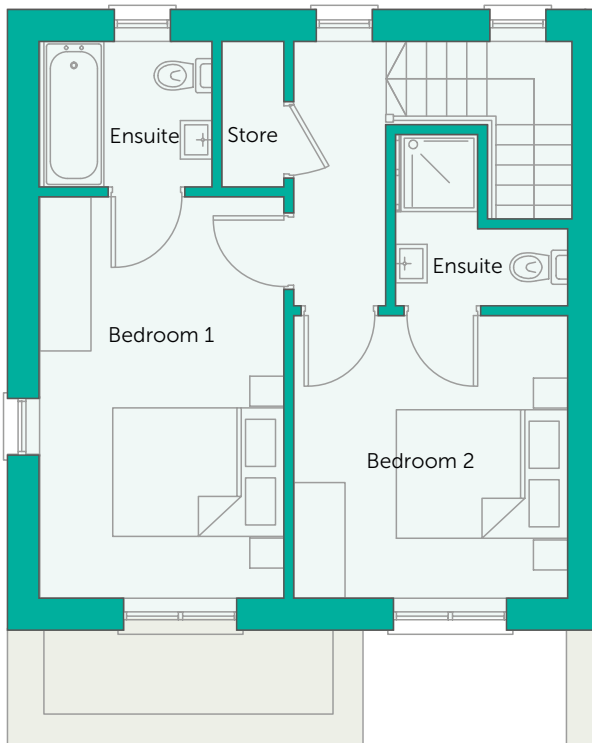
HOUSE
TYPE F1

10 OLDTOWN WOODS | CELBRIDGE



GROUND FLOOR

FIRST FLOOR



For indicative purposes only

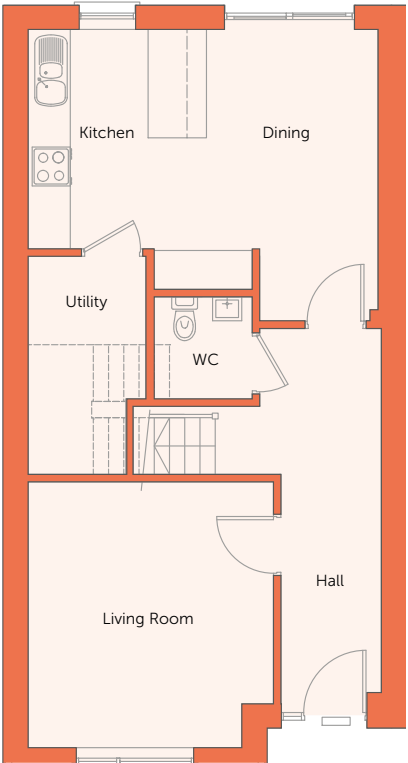


3 BEDROOM
SEMI DETACHED



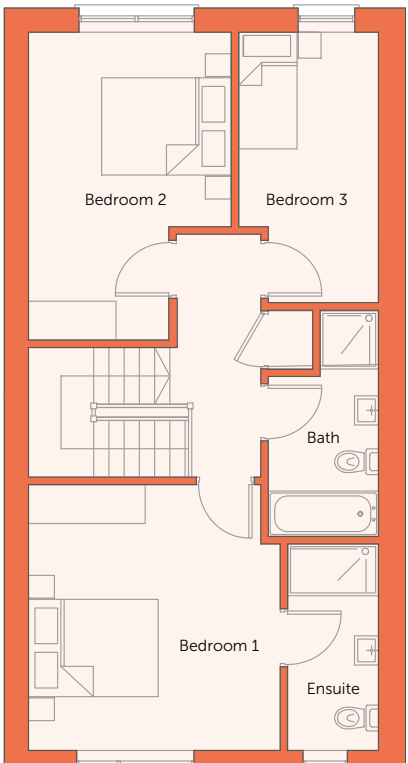
118 SQ. M
1,270 SQ. FT

HOUSE
TYPE M



GROUND FLOOR

FIRST FLOOR



For indicative purposes only



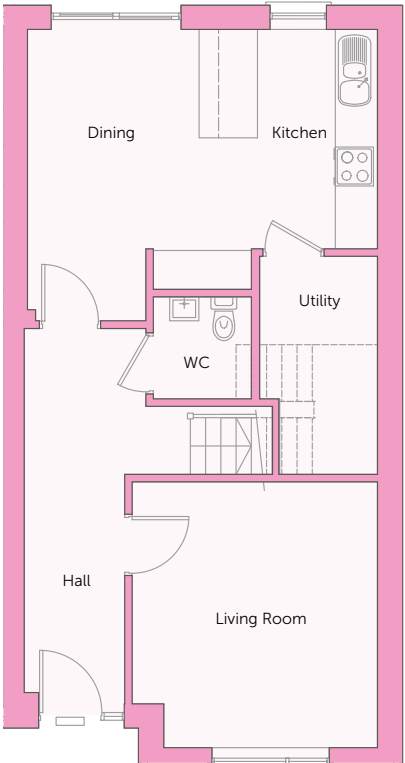
3 BEDROOM
SEMI DETACHED



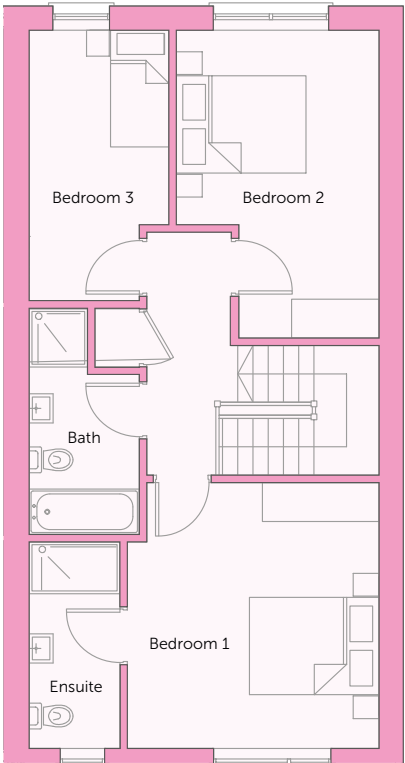
118 SQ. M
1,270 SQ. FT

HOUSE
TYPE M1

12 OLDTOWN WOODS | CELBRIDGE



GROUND FLOOR



FIRST FLOOR

For indicative purposes only

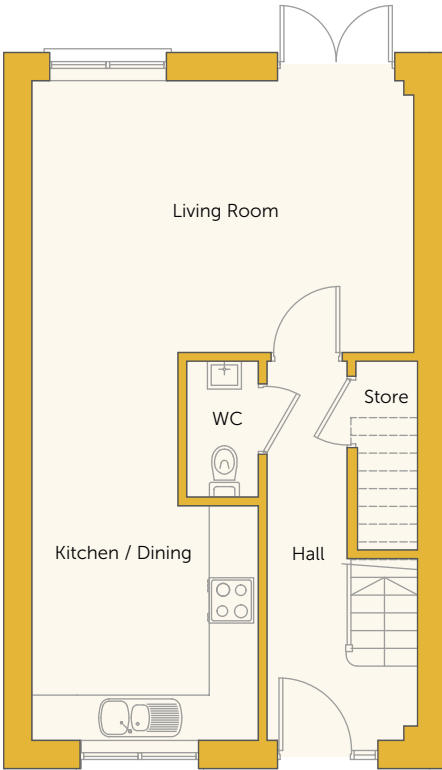


2 BEDROOM
END/MID TERRACE

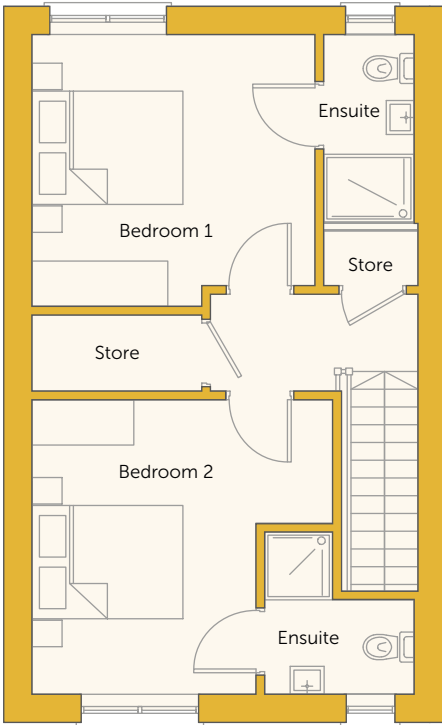


89 SQ. M
956 SQ. FT

HOUSE
TYPE N



GROUND FLOOR



FIRST FLOOR

For indicative purposes only



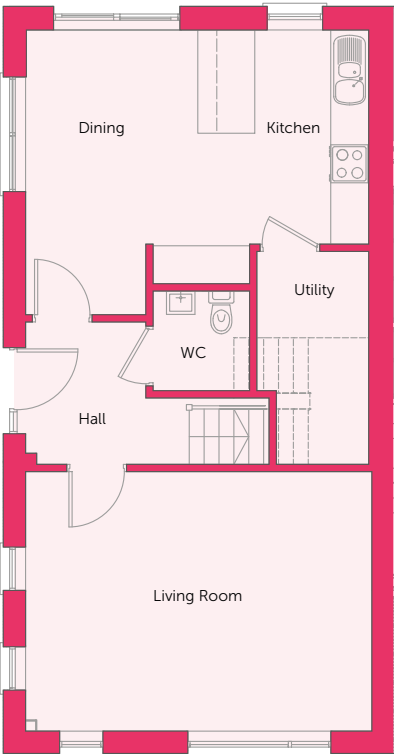
3 BEDROOM SEMI DETACHED



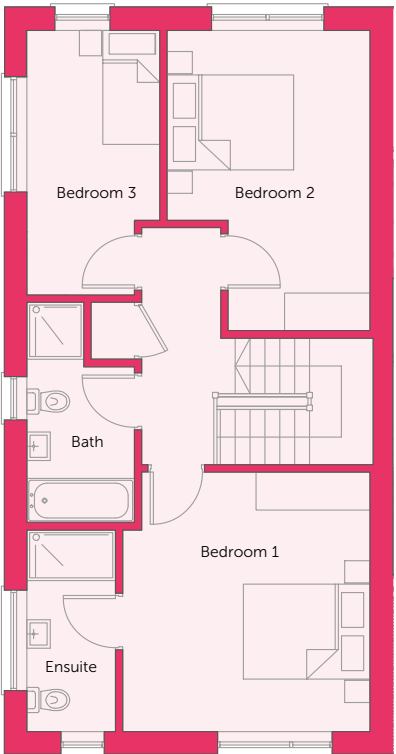
120 SQ. M
1,292 SQ. FT

HOUSE
TYPE Q

14 OLDTOWN WOODS | CELBRIDGE



GROUND FLOOR



FIRST FLOOR

For indicative purposes only

SPECIFICATIONS

EXTERNAL FINISHES

- Contemporary elevations to incorporate a mixture of render and brick
- uPVC fascia, soffits and gutters
- Powder coated steel low maintenance side gate(s) and railings

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in a neutral colour
- Contemporary skirting and architraves
- High ceiling heights to both ground and first floor

DOORS AND IRONMONGERY

- Elegant painted shaker style internal doors
- Glazed doors to kitchen area
- Brushed chrome lever door handles, locks and hinges

WINDOWS AND DOORS

- High performance uPVC double glazed window
- Composite front door
- Large aluminium slider doors available in selected units

WARDROBES

- Luxurious fitted wardrobes in two bedrooms

KITCHEN AND UTILITY ROOM

- Modern narrow shaker style and wood effect kitchens
- All kitchens fitted with the following: hob, extractor fan, dishwasher, fridge freezer, oven (*once contracts have been signed and within 21 days of receipt)
- The utility room comes complete with a contemporary countertop.

ELECTRICAL

- Generous and well-designed electrical and lighting specification
- Pendant lighting in all bedrooms
- Smoke/Heat detectors fitted as standard

HEATING AND VENTILATION

- The houses boast an A rating
- Each house is fitted with whole house extract ventilation system
- The central heating system is an innovative A-Class Air Source Heat Pump. This system provides energy efficient central heating and large capacity of hot water storage
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors
- The houses have an airtight membrane for extra comfort and efficiency
- Underfloor heating on ground floor

BATHROOMS / ENSUITES AND WC

- Stylish and contemporary bathrooms, ensuites and downstairs WC
- Ensuites are fitted with large walk-in showers and fitted shower screens
- Bathroom and ensuite enclosures and floors are tiled
- Master ensuite enclosure and floors are tiled

GARDENS

- All front gardens are cobblelocked and landscaped to a high standard
- Rear gardens are levelled and seeded to include a paved patio area
- Outdoor tap and external double power socket are standard
- Concrete post and selected panel fencing provided to the rear garden.

BER A

PROFESSIONAL TEAM

DEVELOPER



JOINT SELLING AGENT



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PSRA No. 003764

BER RATING



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (O'Flynn Group) or by the vendor's agents (Lisney Sotheby's and Coonan Property) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (O'Flynn Group), or by the vendor's agents (Lisney Sotheby's and Coonan Property), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (O'Flynn Group) or by the vendor's agents (Lisney Sotheby's and Coonan Property), shall give rise to any claim for compensation against the vendor or against the vendor's agents, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney Sotheby's).

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