



# CASTLE FARM

NAAS, CO.KILDARE

**Floorplans**



# CASTLE FARM

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CASTLE FARM



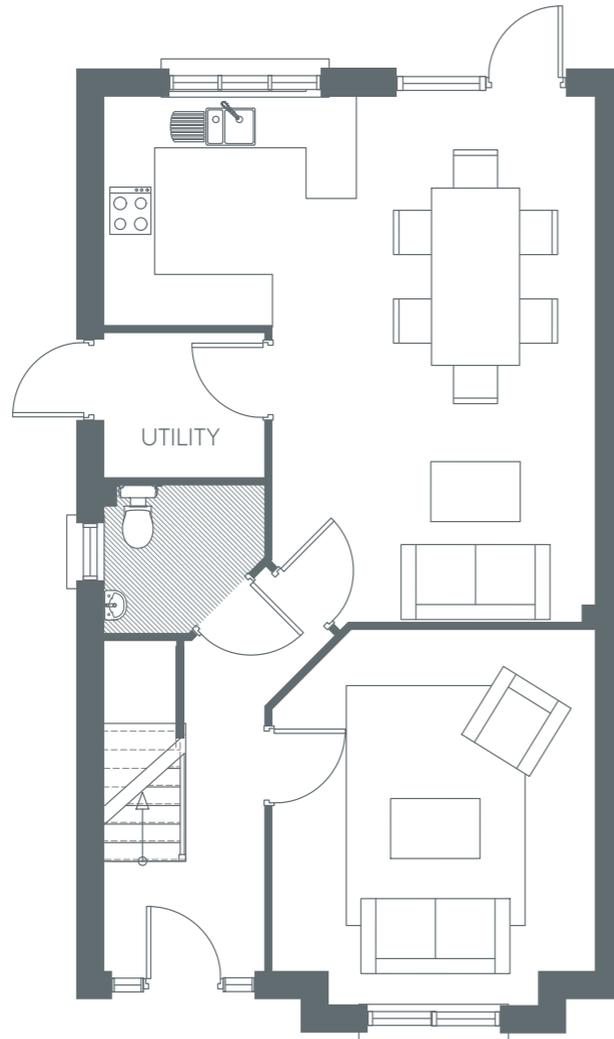
CASTLE FARM

House Type B  
Semi-detached 3 Bedroom

# House Type B

3 bedrooms  
Semi-detached  
112 SQ M | 1,206 SQ FT

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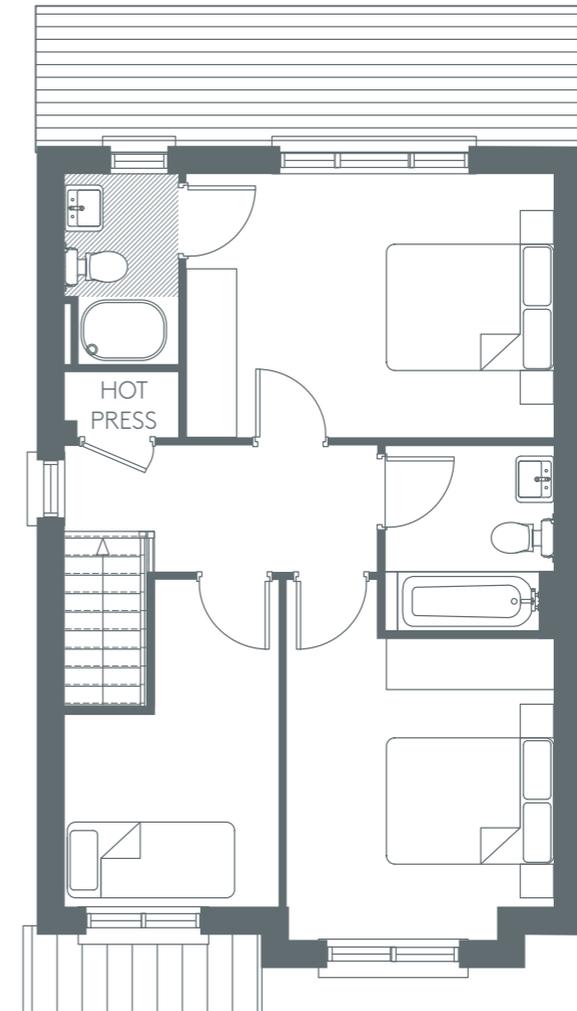
## Ground floor

Map not to scale, for identification purposes only.

# House Type B

3 bedrooms  
Semi-detached  
112 SQ M | 1,206 SQ FT

CASTLE FARM



## First floor

Map not to scale, for identification purposes only.

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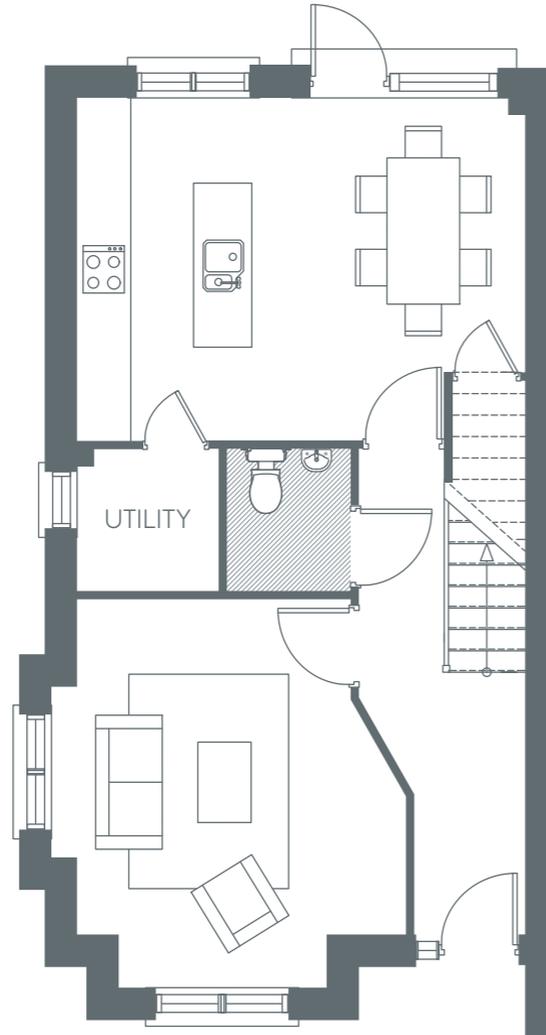
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House Type B1, B2, B3  
Terrace 3 Bedroom

# House Type B1

3 bedrooms  
End Terrace (with side bay)  
108 SQ M | 1,163 SQ FT

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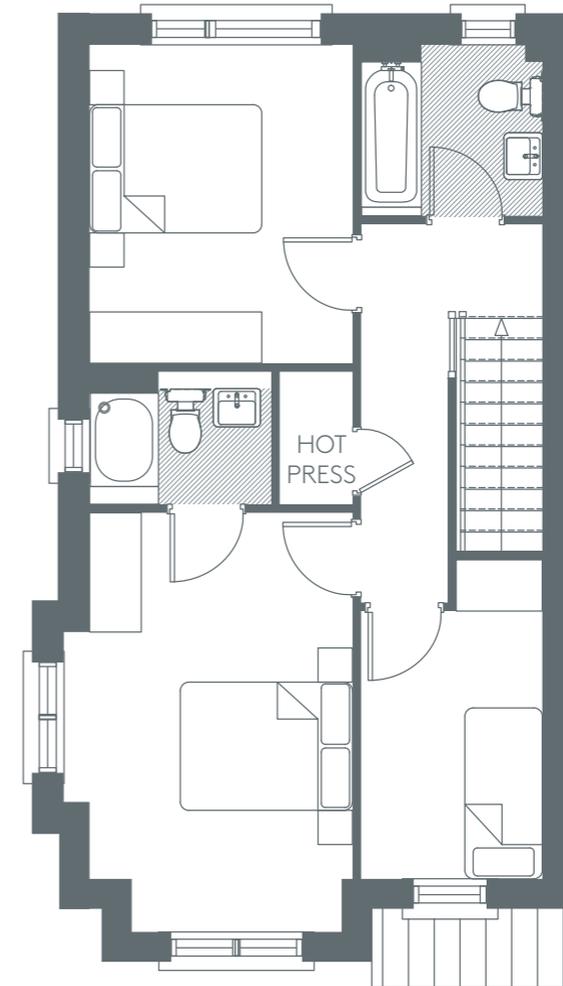
## Ground floor

Map not to scale, for identification purposes only.

# House Type B1

3 bedrooms  
End Terrace (with side bay)  
108 SQ M | 1,163 SQ FT

CASTLE FARM



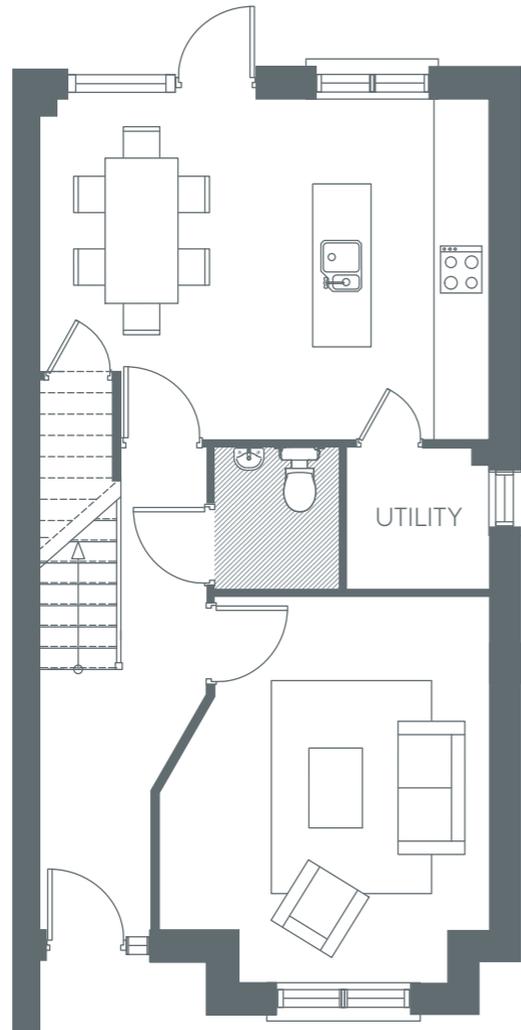
## First floor

Map not to scale, for identification purposes only.

# House Type B2

3 bedrooms  
End Terrace  
106 SQ M | 1,141 SQ FT

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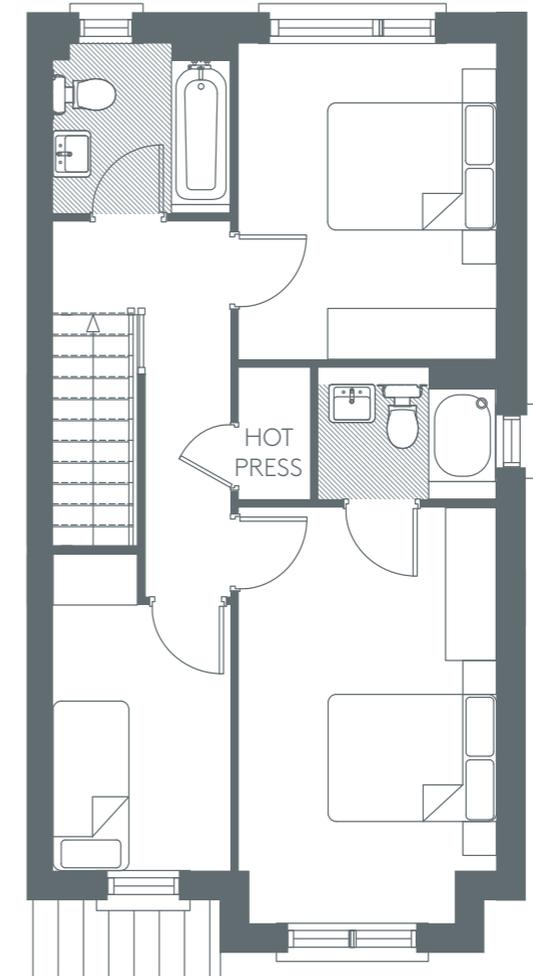
## Ground floor

Map not to scale, for identification purposes only.

# House Type B2

3 bedrooms  
End Terrace  
106 SQ M | 1,141 SQ FT

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## First floor

Map not to scale, for identification purposes only.

# Sitemap

CASTLE FARM

**B** 3 bedrooms  
Semi-detached  
112 SQ M | 1,206 SQ FT

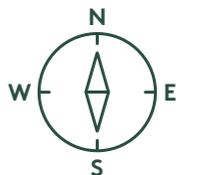
**B1** 3 bedrooms  
End Terrace (with side bay)  
108 SQ M | 1,163 SQ FT

**B2** 3 bedrooms  
End Terrace (no side bay)  
106 SQ M | 1,141 SQ FT

**B3** 3 bedrooms  
Mid Terrace  
105 SQ M | 1,130 SQ FT

**C** 4 bedrooms  
Semi-detached  
132 SQ M | 1,421 SQ FT

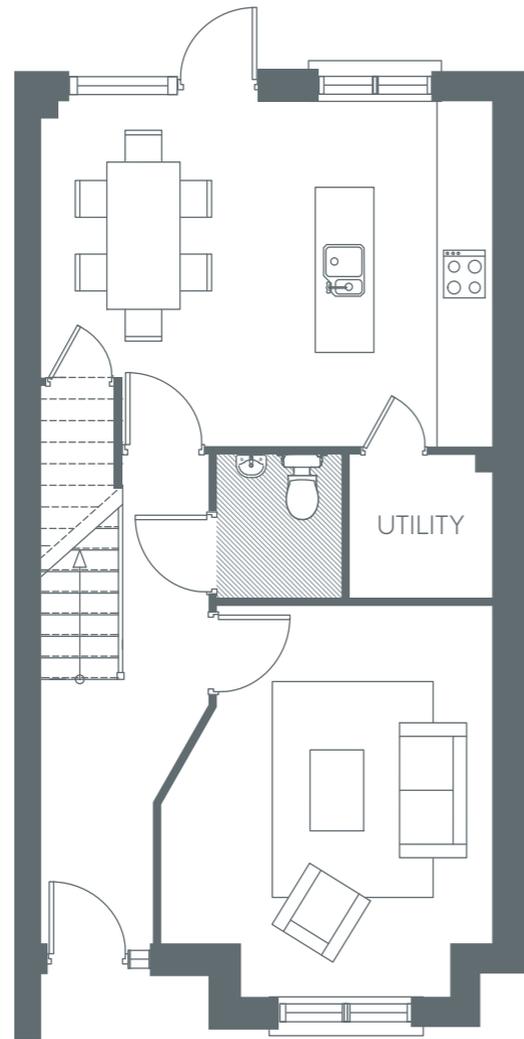
**C2** 4 bedrooms  
Semi-detached (side entry)  
140 SQ M | 1,507 SQ FT



Map not to scale,  
for identification purposes only.

# House Type B3

3 bedrooms  
Mid Terrace  
105 SQ M | 1,130 SQ FT



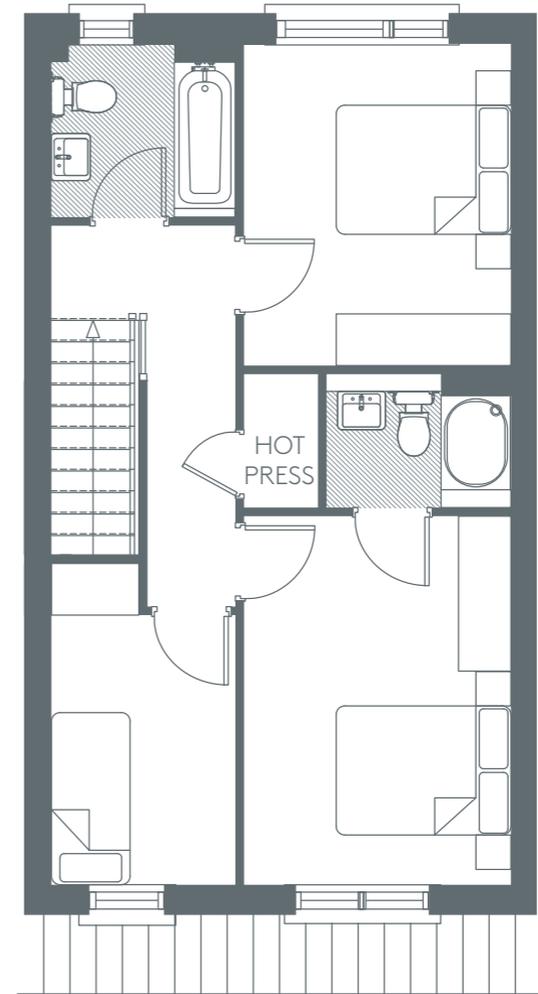
## Ground floor

Map not to scale, for identification purposes only.

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# House Type B3

3 bedrooms  
Mid Terrace  
105 SQ M | 1,130 SQ FT



## First floor

Map not to scale, for identification purposes only.

CASTLE FARM

CASTLE FARM



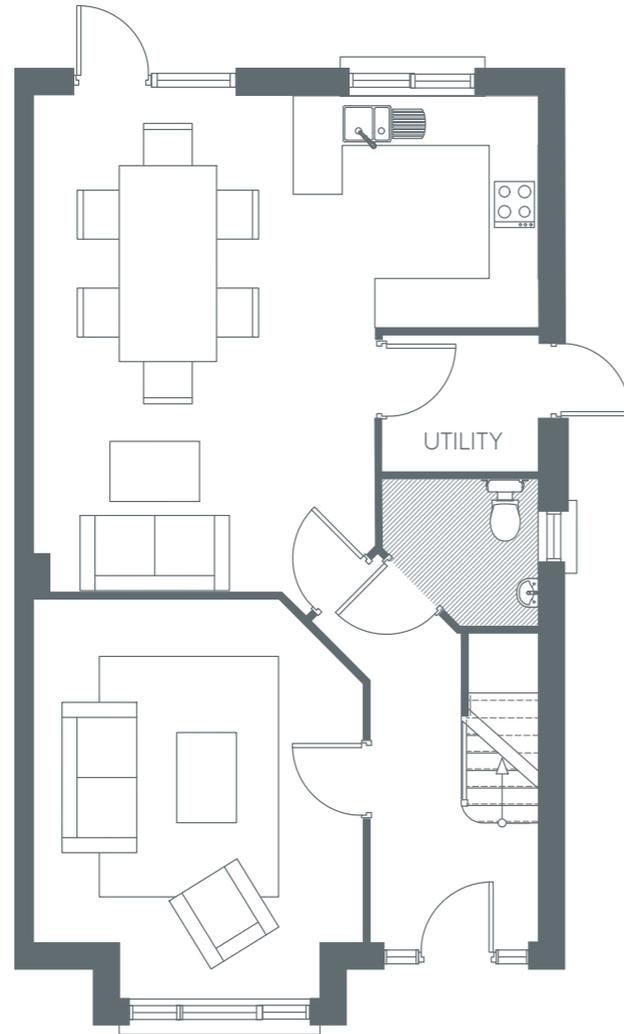
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House Type C  
Semi-detached 4 Bedroom

# House Type C

4 bedrooms  
Semi-detached  
132 SQ M | 1,421 SQ FT

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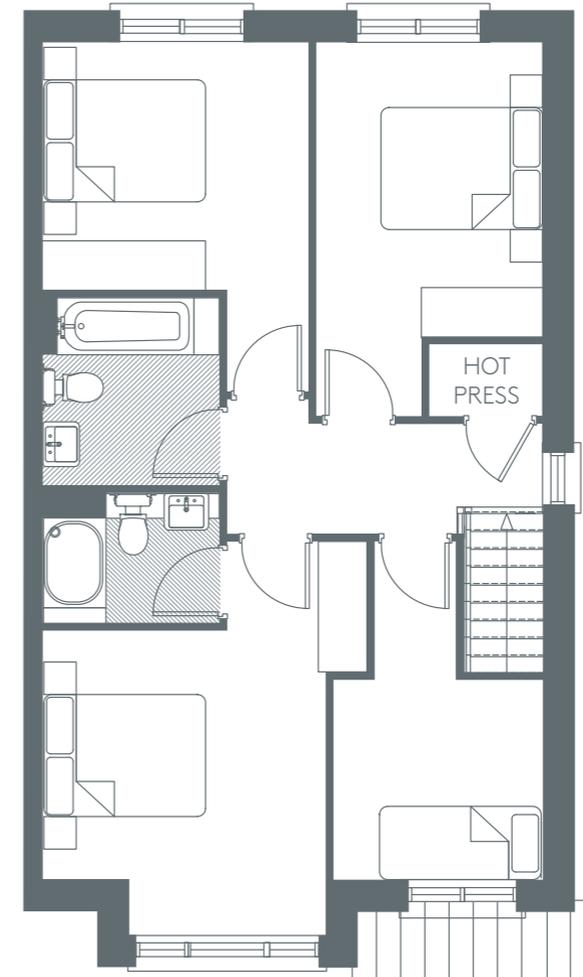
## Ground floor

Map not to scale, for identification purposes only.

# House Type C

4 bedrooms  
Semi-detached  
132 SQ M | 1,421 SQ FT

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## First floor

Map not to scale, for identification purposes only.

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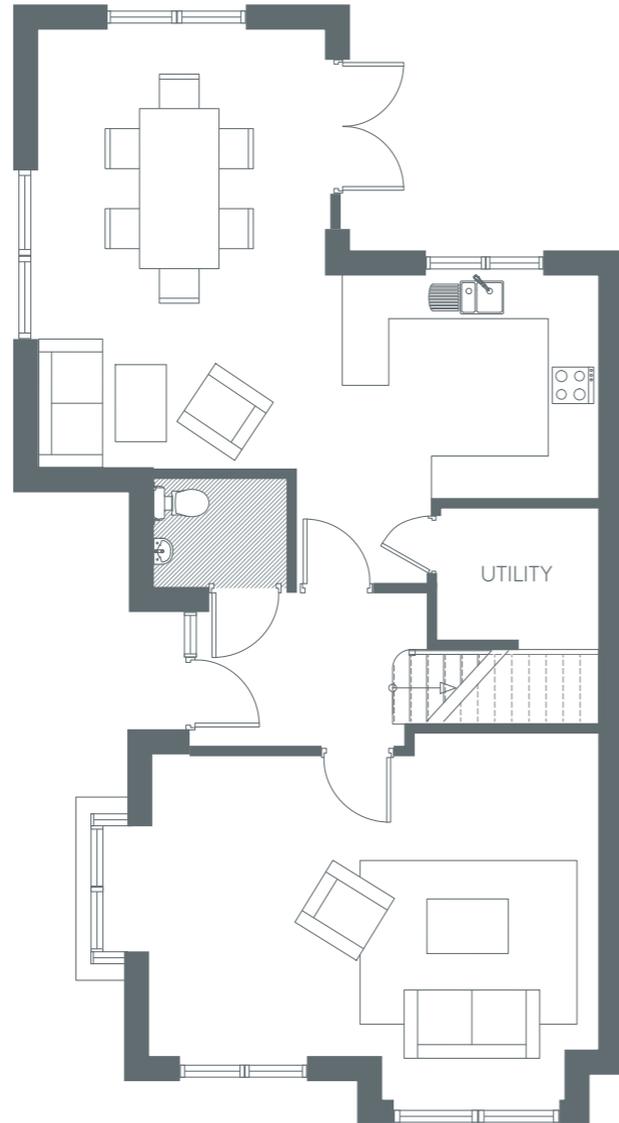
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House Type C2  
Semi-detached 4 Bedroom

# House Type C2

4 bedrooms  
Semi-detached (side entry)  
140 SQ M | 1,507 SQ FT

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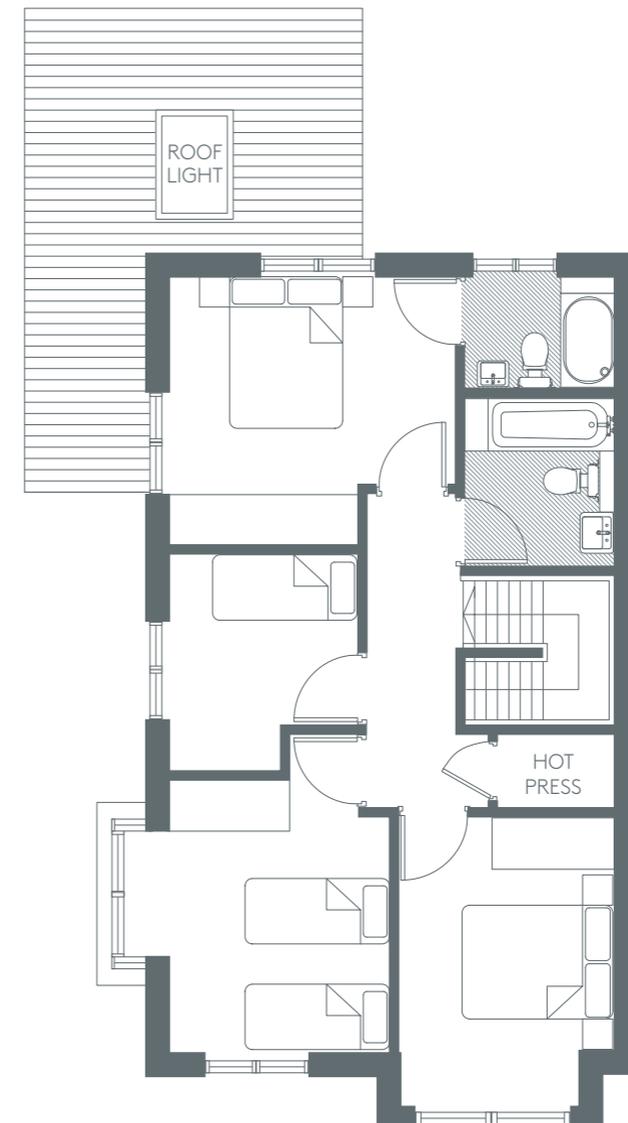
## Ground floor

Map not to scale, for identification purposes only.

# House Type C2

4 bedrooms  
Semi-detached (side entry)  
140 SQ M | 1,507 SQ FT

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## First floor

Map not to scale, for identification purposes only.



Castle Farm homes are spacious and modern, offering an enviable standard of living for families of all sizes and ages. Beautiful exteriors enhance well-designed interiors that are thoughtfully laid out and fully adaptable to suit the needs of individual owners.

# Specifications

## YOUR HOME – FUTUREPROOFED

The houses at Castle Farm boast a minimum A3 BER rating. Homes with an 'A' BER rating are the most energy efficient houses available and incorporate the latest sustainable and renewable technology resulting in lower energy costs.

Homes at Castle Farm are constructed to the highest quality standards and will benefit from the following features for maximum energy efficiency and connectivity:

- Timber frame construction using high levels of insulation throughout, reducing heat loss through floors, walls and roof.
- Improved air tightness which works to retain heat by limiting the impact of uncontrolled outside air permeating the house.
- Due to the high levels of airtightness associated with the construction, a demand control ventilation (DCV) system has been installed which monitors humidity and ensures constant circulation of fresh air through the house. This will improve the quality of air in the dwelling.
- Roof mounted solar photovoltaic panels will generate electricity year-round. This is streamed with the incoming ESB supply and reduces the homeowners demand from the grid.
- An A-rated gas condensing boiler with smart thermostat and multizone controls ensure heat is produced efficiently with accurate room temperatures therefore limiting energy wastage.
- High performance pipe insulation is used on all internal pipework to improve efficiency and avoid uncontrolled heat gain.
- High performance, low maintenance double glazed windows by Grady Joinery.

## INTERNAL SPECIFICATIONS

### Kitchens

Superior quality bespoke kitchens by FitzGerald Kitchens. The design is classic yet contemporary, featuring stone-effect worktops as standard. Included in the specification is a generous appliance package including integrated fridge/freezer, dishwasher, oven, gas hob and extractor. Spacious utility rooms are featured in all 3 and 4 bedroom houses.

### Bedrooms

Superior quality built-in wardrobes in bedrooms as from FitzGerald Kitchens. Wardrobes featuring a combination of hanging and shelved space.

### Bathrooms and En-Suites

All homes feature an en-suite bathroom to the master bedroom. All bathrooms and en-suites are fitted with contemporary sanitary ware and heated towel rails as per the show house. All bathrooms and en-suites are also tiled as per the show house finish.

### Windows

Windows are high performance pre-finished uPVC in a contemporary agate grey colour, supplied by Grady Joinery.

### Electrical

Generous electrical specification including:

- Cat 5e cabling and USB charging point in kitchens.
- Wiring for TV, telephone and high-speed broadband (Fibre to Home).
- Wiring for an intruder alarm.
- Electric Vehicle charging enabled.

### Lighting

Generous and well-designed electrical and lighting specification to optimise the lighting functions throughout the houses.

### Internal Finishes

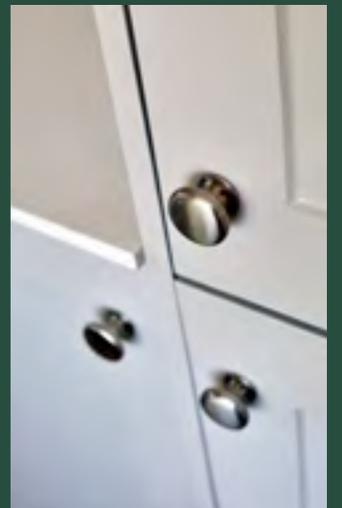
All walls and ceilings are skimmed and painted Cornforth white throughout as standard.

### External Specifications

- Each semi-detached and detached house has a driveway suitable for two cars. Each terraced house has two dedicated car parking spaces.
- Each house features a large door providing access to the generous garden spaces which offer a wonderful extension to the living area. All gardens will be seeded and rolled.
- Side gates fitted on the side passages of semi-detached and end of terrace houses.
- Low maintenance, high quality external finishes of brick, uPVC and render.
- Maintenance free uPVC fascia, soffits and rainwater goods.
- All exterior spaces will be fully landscaped to a high standard.

### General

Covered by the 10-year Global Home Warranties guarantee scheme.





# CASTLE FARM

NAAS, CO.KILDARE



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Tel: (01) 491 2600



PSRA No. 001393  
Tel: 045 874 795



Luxurious properties built with imagination and flair



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Homes