



Ballycarn Lodge

ENFIELD | CO MEATH



Beautiful 2 bedroom bungalows

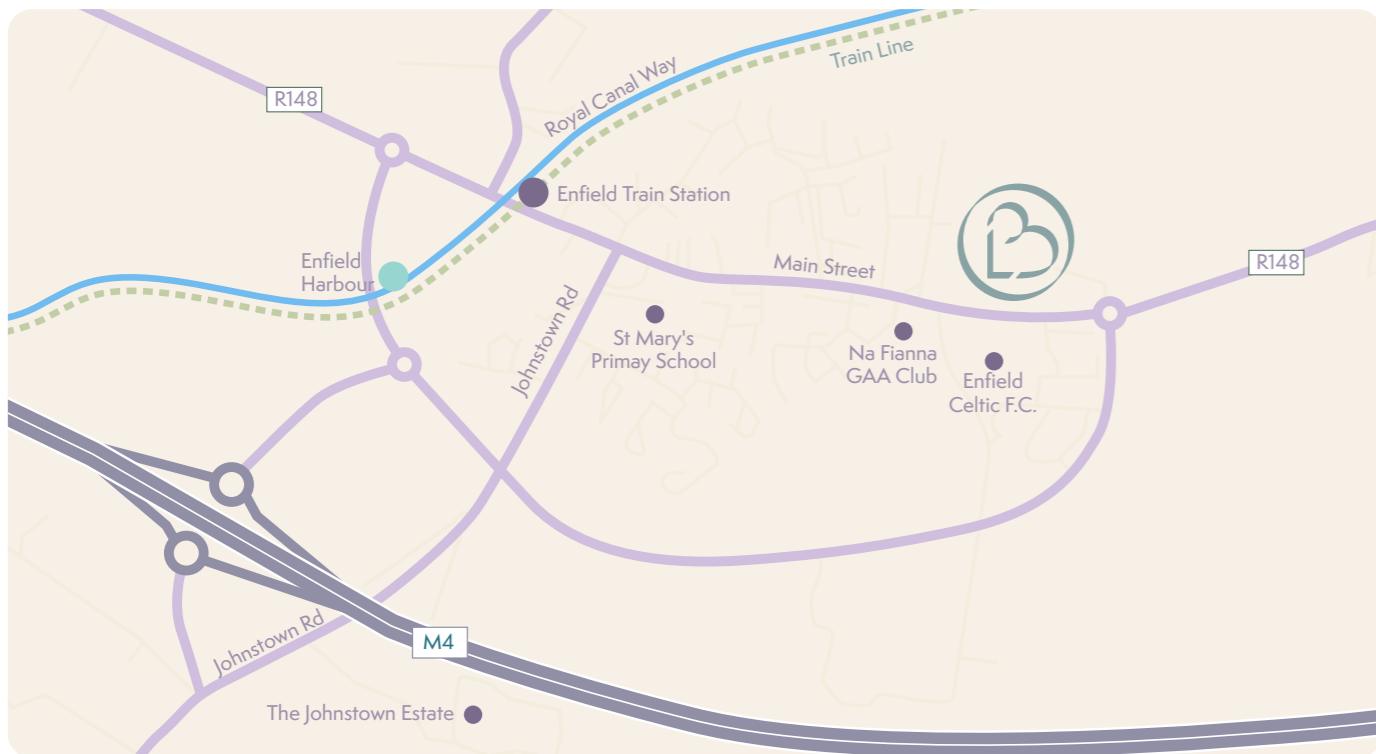


Exquisite Enfield

Ballycarn Lodge, Enfield is a new development of A-rated 2 bedroom homes in the village of Enfield, Co. Meath. Residents of Ballycarn Lodge can enjoy the excellent amenities Enfield has to offer with well serviced bus routes and the train station just off Main Street in the town. Enfield is a bustling and vibrant village with excellent connectivity to Kilcock, Maynooth, Leixlip, Celbridge and the M4 and M50 motorways.

Enfield's convenient location offers a great choice of transport options with regular train services from Enfield to Maynooth, Kilcock, Hueston & Connolly stations as well as direct access to the M4 to Dublin / Mullingar by car and bus. Dublin city centre is approx. 45 minutes' drive and Dublin airport is approx. 35 minutes away.

In addition, Enfield village offers convenient day to day living with a number of independent retailers as well as supermarkets Supervalu, Tesco Express and also new Lidl supermarket due to open in 2025. The village also features an array of amenities including butchers, hair salons, post office, credit union, medical centre, dentist, takeaways, hardware, service station and hotels all close by.



Ballycarn Lodge offers all the conveniences of village living together with the serenity provided by the rural surrounds of the Boyne Valley and Royal Canal Greenway to live, work, rest and enjoy.

Local Amenities

Ballycarn Lodge is just a few minutes' walk from the thriving village of Enfield that caters for a variety of amenities and all your essential shopping needs. In addition, larger shopping centres Liffey Valley and Kildare Village luxury shopping are both an easy commute away.

Enfield offers an array of charming restaurants and bistros to enjoy with friends and family or enjoy a catch up in one of the friendly local bars. The stunning Johnstown Estate is another excellent amenity for local residents to enjoy, situated just 5 mins drive from Enfield.

For sports enthusiasts, local soccer club Enfield Celtic and GAA team Na Fianna are a short walk away or for those interested in rugby, tennis and hockey, the North Kildare Sports Club in Kilcock is great sporting facility for the local community. If golf is your thing, Enfield is spoiled for choice with golf clubs including Rathcore, Knockanally and Moyvalley and world class courses are nearby with Carton House in Maynooth and The K Club a convenient drive away.

Ballycarn Lodge is perfectly situated to allow residents to enjoy cycling, walking or a spot of fishing along the Royal Canal Greenway, the Greenway follows a 130km path along the rolling countryside surrounding Enfield and numerous waterside villages and picnic spots to stop off along the way.



Site Plan

House Type A

2 bedrooms
End of Terrace
786 sq.ft / 73 sq.m

House Type B

2 bedrooms
Mid/End Terrace
754 sq.ft / 70 sq.m

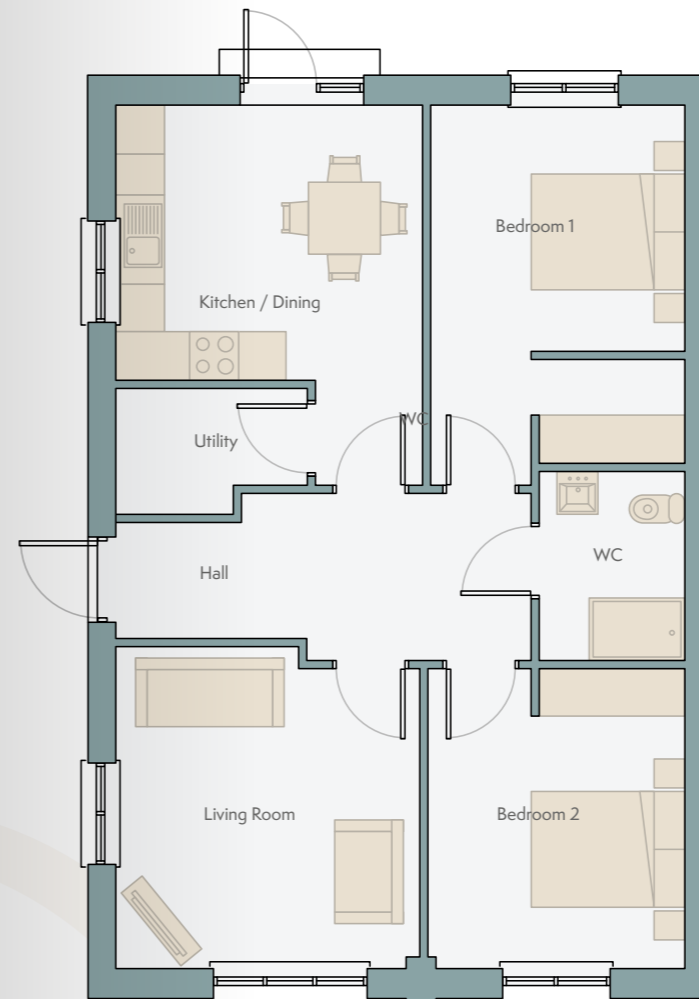


Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Ashcroft Developments 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.

Floor Plans

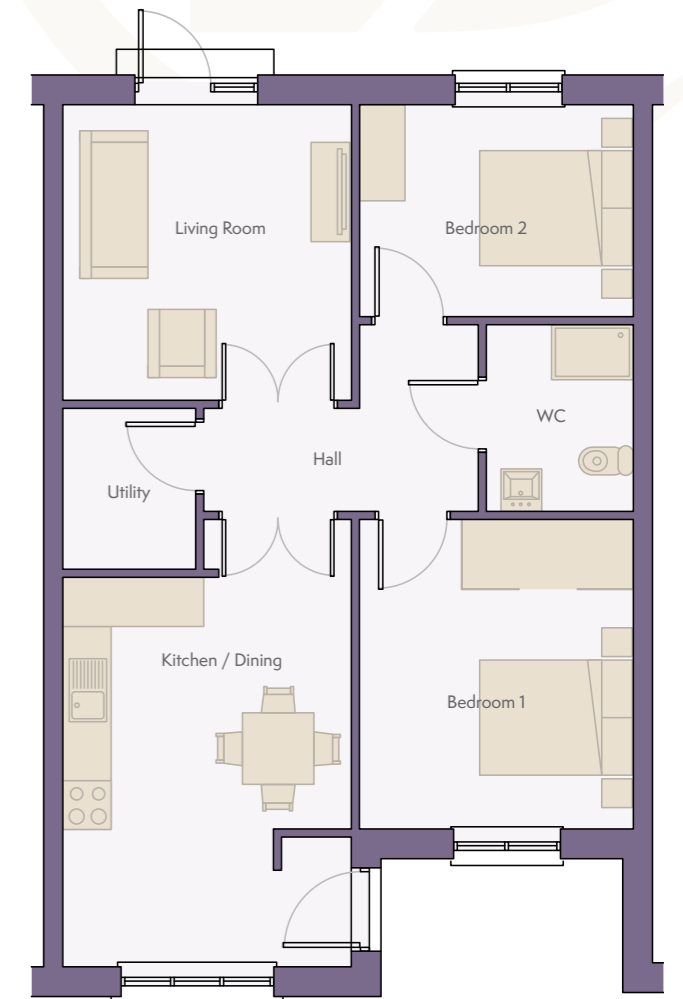
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2 bedrooms
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Mid/End Terrace
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Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

Specifications

External Features

- Maintenance free, mix of brick and render exteriors
- PVC fascia, gutters and downpipes
- Future Proof PVC A rated windows
- Future Proof PVC Patio doors to rear garden
- Ultra tech front door
- Driveways finished in cobble lock paving
- Back gardens are top soiled and seeded with timber panel and concrete post fencing
- Wiring for external lighting to front & rear

Internal Finishes

- Walls painted throughout in white
- Quality interior joinery to include painted doors, skirting, architraves

Electrical & Heating

- Exhaust Air Heat Pump System
- Generous lighting and power points throughout
- Smoke detectors and heat detectors fitted as standard
- Wired for TV, telephone and broadband
- All homes are pre-wired for electric vehicle charge point
- Wired for an intruder alarm

Kitchens & utility

- Superb contemporary fitted kitchen
- Fitted extractor fan
- Utility room plumbed for washing machine

Bathroom

- Stylish contemporary sanitary ware to bathroom with walk in shower
- Tiling in bathrooms as per show house

Wardrobes

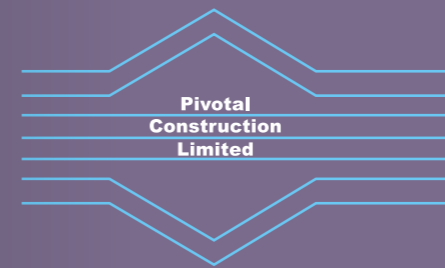
- Walk in wardrobe in master bedroom
- Fitted wardrobe in second bedroom

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- All houses are constructed to provide a high level of air tightness in order to retain heat

Guarantee

- 10 year Homebond structural guarantee



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About the developer

Pivotal Construction Ltd specialise in developing homes in the Leinster region utilising building materials to provide modern A-rated family homes which allow our purchasers to enjoy a comfortable and cost efficient home to run.

Their recent development at Oakley Park Enfield has recently completed and over 70 families are now calling Enfield their home.

Other developments include Louisa Valley, Leixlip, County Kildare; Johnswood, Ashbourne,

Co. Meath; Coill Beag & Meadowbank Hill, Ratoath, Co. Meath; Monastery Gate, Clondalkin, Dublin 22 and Maydenhayes, Mornington, Co. Meath.

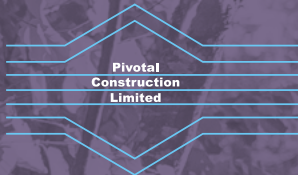




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