



The very best in contemporary living





Kilcock

Heritage town close to every possible convenience

The Riverside at Ryebridge is an exciting new development of just 72 three and four bedroom A-rated family homes. Boasting an exceptional standard of design specification and layout. The Riverside is ideal for modern family living.

Kilcock is situated on the Royal Canal Greenway. When completed it is envisaged by 2019 it will offer a first class walking and cycling link from Dublin to Galway.

Located within a short stroll of Kilcock town centre, The Riverside is just 1km from the M4 motorway (Exit 8) and a very easy walk to Kilcock Commuter Rail Station serving Dublin Connolly Station.

Exclusive development in this tranquil & idyllic riverside setting



Location

Your home in a pleasing landscaped setting

The Riverside front the banks of the Rye river and residents can enjoy generous landscaped open spaces in the heart of the development. It also features a well designed pedestrian walking and cycling track along with plenty of children's open play areas.

Enjoy the freedom of some of Leinsters countryside and amenities close at hand including Castletown House at Celbridge and Lyons Estate - both just a short drive away.



Sport

Kilcock has a very active community where participation in a wide variety of sports is available to the public. GAA, soccer, rugby, tennis and athletics are but a few of the many clubs in the area.



Transport

The Riverside at Ryebridge is just 1km from the M4 motorway (Exit 8) and a short walk from Kilcock Rail Station. A new Park and Ride service is set to come into effect which will service bus and rail commuters to the Capital.



Every Convenience

The Riverside is convenient to an excellent range of shops, restaurants and bars. Liffey Valley and Blanchardstown shopping centres are within a short drive.

Kilcock is also well served by its retail offering and excellent primary and secondary schools along with Maynooth University, recognised as one of the leading universities in the world.



Recreation

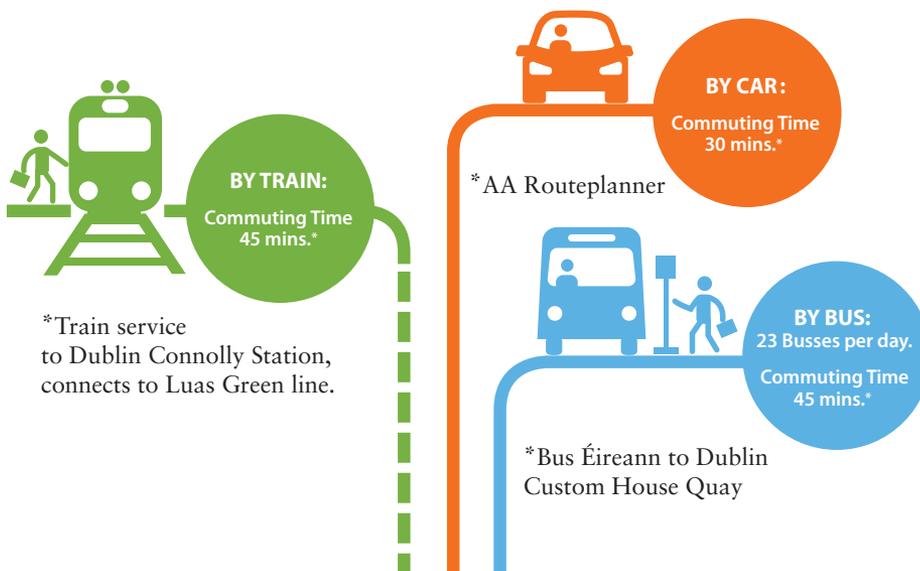
Canoeing, water polo, fishing & barges are a regular site in and around Kilcock. There is also plenty of opportunities for golfing and equestrian enthusiasts. Walking, cycling and picnicking are popular local pursuits. The nearby Castletown House, Maynooth Castle and the university town of Maynooth are among Ireland's top visited tourist attractions.



GPS Coordinates: 53.407451, -6.670872



Commuting times to Dublin



The very best of modern living

New build homes are being built to very high standards. Energy efficiency is an important aspect to consider when choosing your new home. The Riverside at Ryebridge are constructed to A-rated specification ensuring they will be cheaper to run and dramatically lower your carbon footprint.

Merlon Contractors Ltd. prides itself on delivering high quality houses utilising progressive designs which result in homes built to standards you desire.

Superb Location

It doesn't get much more convenient than The Riverside given the proximity to the M4 Motorway and with a regular Commuter Rail service to Connolly Station and it's Luas link.



River Rye

Kilcock
GAA Club

SuperValu
Supermarket

Scoil
Choca
Naofa



Riverside walk/cyclepath
to give access to the town
centre in minutes



Train Station

Scoil Dara
Playing Fields

Dublin-Sligo
Train Line



Scoil Úi Riada
(Gaelscoil)

M4 to Maynooth,
Dublin, Sligo, the West

Scoil Dara

Royal Canal

Athletics Club



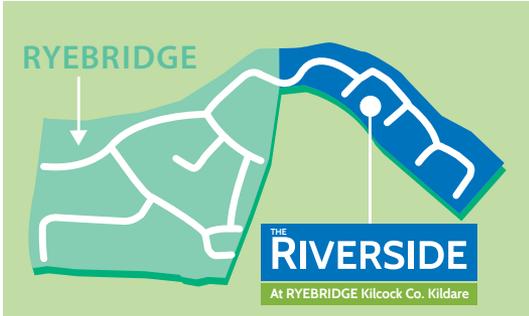
Site Plan

 **The Brook**
House Type B1
3 Bedroom Semi-Detached

 **The Weir**
House Type G5
4 Bedroom Detached

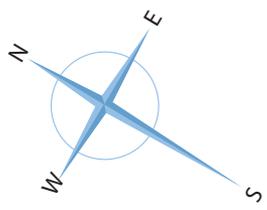
 **The Riverbank**
House Type G4
4 Bedroom Semi-Detached

 **The Ford**
House Type G9
4 Bedroom Semi-Detached





All plans shown are approximate and subject to change

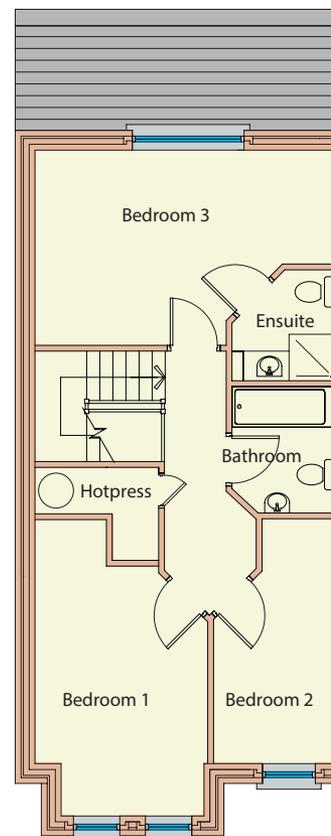
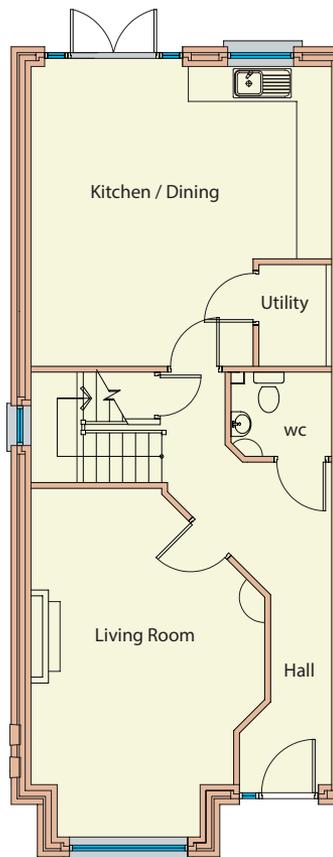




The Brook

HOUSE TYPE B1

Three Bedroom
Semi-Detached
c. 1,280 sq.ft.
/119 sq.m.



The Brook
House Type B1
3 Bedroom Semi-Detached

All plans shown are approximate and subject to change



The Riverbank

HOUSE TYPE G4

Four Bedroom
Semi-Detached
c. 1,540 sq.ft.
/143 sq.m.



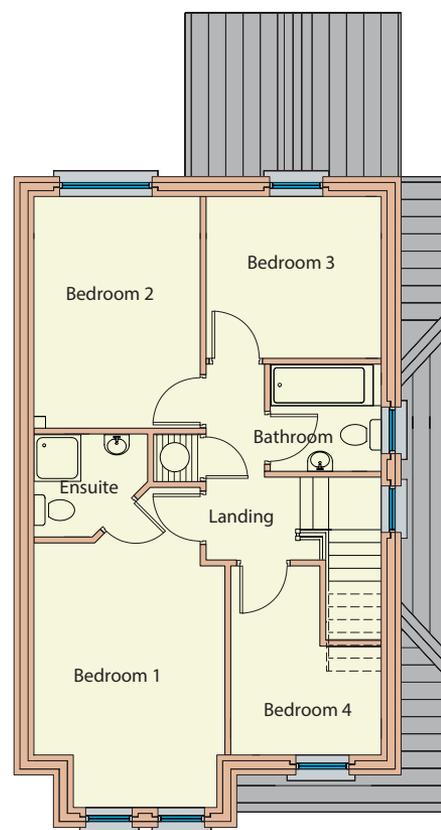
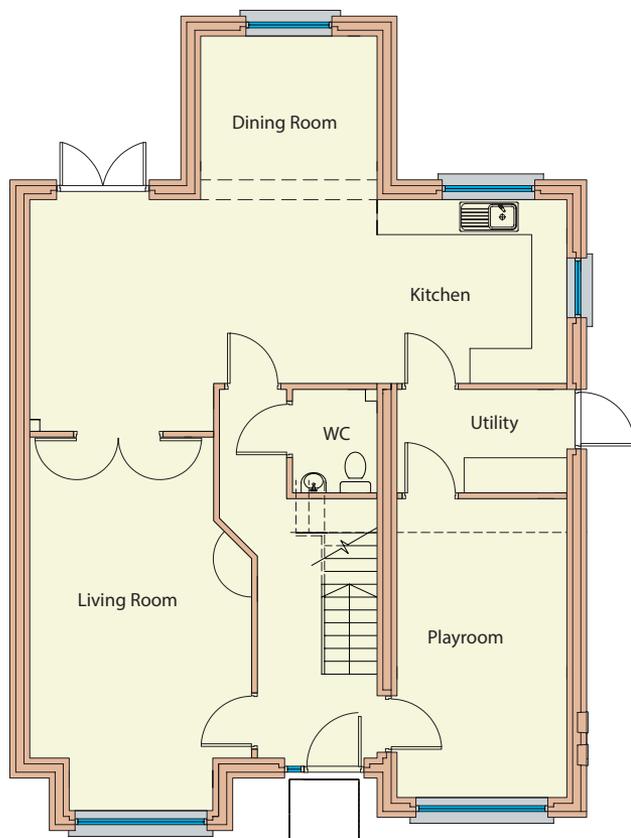
The Riverbank
House Type G4
4 Bedroom Semi-Detached



The Weir

HOUSE TYPE G5

Four Bedroom
Detached
c. 1,680 sq.ft
/156 sq.m.



 **The Weir**
House Type G5
4 Bedroom Detached

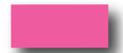
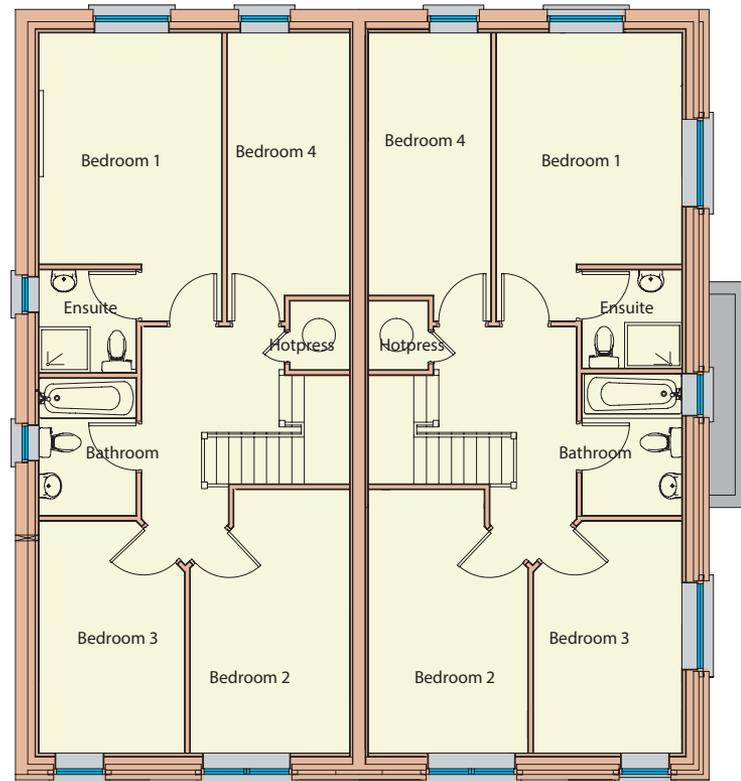
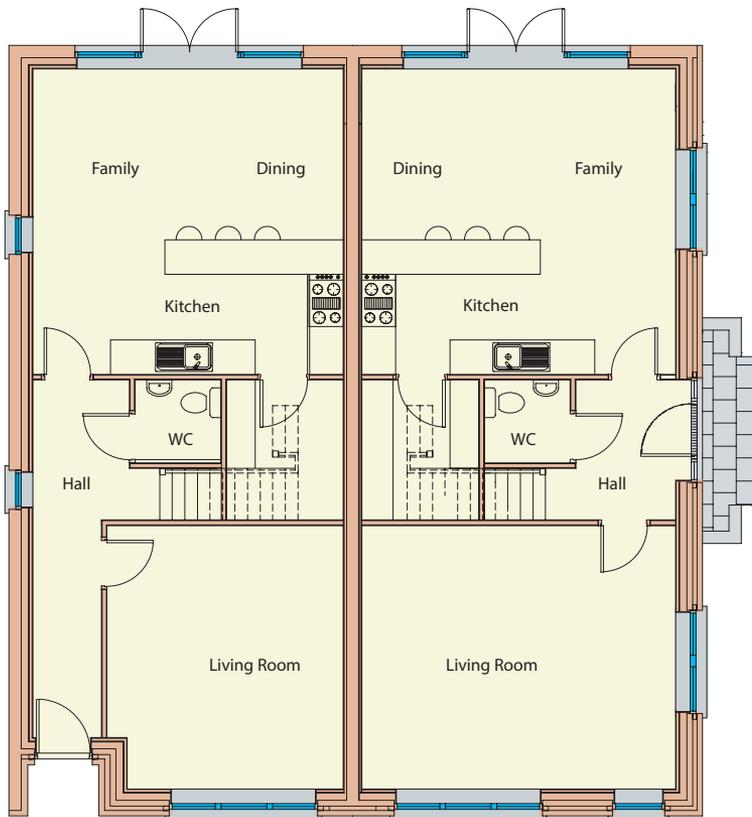
All plans shown are approximate and subject to change



The Ford

HOUSE TYPE G9

Four Bedroom
Semi-Detached
c. 1,507 sq.ft.
/140 sq.m.



The Ford
House Type G9
4 Bedroom
Semi-Detached





Specification at The Riverside

Superior Low Energy Design:

- ‘A3’ BER rating energy efficient homes. **BER A3**
- Low energy, low carbon houses.
- The most up to date heating systems, using Air Source Heat Pumps.
- Dual zone heating controls, with thermostatically controlled radiators.
- Very high levels of insulation incorporated in all external building elements.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness, with very low annual running costs.
- High performance Munster Joinery external joinery, using low U-value and low emission argon-filled PVC windows.
- Munster Joinery ‘Ultra Tech’ wooden front doors.

Building Guarantee:

- These quality homes are covered by the Global Home Warranties Ltd 10 Year Guarantee Scheme.

External Finishes:

- Attractive handmade bricks detailed on the front Elevation, with painted panels.
- Sandstone cills and string to front elevation.
- Maintenance-free, dry-dash finish to rear and gables.
- Contemporary slate coloured windows, to match fascia and soffit with contrasting front door.
- Cobblelock driveways, with on-site space for at least two cars.
- Handmade brick front garden walls.
- Newly launched sleek concrete roof tile design, with dry verge, valley and ridge components.
- Rear gardens are top soiled and seeded
- Patios paved with decorative slabs.
- Rear garden walls plastered and capped.

Kitchen & Utility:

- Elegant high-quality fitted kitchens in either contemporary or classic styles with a choice of finishes, by negotiations with Nolan Kitchens.
- Wired for electric hob and cooker.
- Provision for washing machine and dryer in the utility room.

Wardrobes:

- High quality fitted wardrobes to bedrooms with assorted storage and hanging options.
- Individual choices can be made by visiting Cawleys Furniture Ltd.

Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings.
- Pumped plumbing system delivering pressurized service to showers and taps.
- Thermostatic mixer valve to en-suite and over bath.
- Bathroom and en-suite wet area walls tiled in a choice of tiles.
- Chrome towel rails to all bathrooms.
- Downstairs w.c. to architect’s specification to Part M Disabled Access standard.

Internal Finishes:

- Smoke, heat and CO2 detectors fitted to current regulations.
- Wired for intruder alarm and cable television throughout.
- CAT 5 cable wiring for data and telephone points for high-speed broadband connection, by Virgin or Eir.
- Ground floor finish – concrete.
- First floor – Smart-Ply sheeting.
- Internal doors, frames, architraves and skirtings painted white.
- Ceilings painted white emulsion throughout.
- Walls finished to choice of colours from builder’s colour card.
- Generous quantity of lighting and power points throughout.

Fireplaces:

- Option of Fireplace wired for electric fire, if required.

Utilities and Services:

- Virgin Media and Eir services available in each home.
- Electricity service will be connected and commissioned before handover.

General:

- Attic trusses provided as standard, with scope for up to an additional approx. 400 sq.ft.
- Insulated attic ladder fitted as standard.

Sales Agent:



Coonan New Homes

Property House,
Main St., Maynooth, Co. Kildare.
Tel: +353 1 6286128
Email: info@coonan.com
Web: www.coonan.com

A development by:

Merlon Contractors Ltd.
www.merlondevelopments.ie

Architects:

AKM Design
Unit 4
Orchard Business Centre
2009 Orchard Avenue
Citywest Business Campus
Dublin 24
Tel: 01 4796234
www.akmdesign.ie

Solicitors:

David Powderly Solicitors
The Square
Kilcock
Co. Kildare
Tel: 01 6284333
www.davidpowderlysols.ie

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