



**MILLERSTOWN**

**MAYNOOTH ROAD, KILCOCK**

# WELCOME TO MILLERSTOWN



Millerstown is a residential development of large well designed family homes located on the Maynooth Road beside the Royal Canal. A well positioned site convenient to the many amenities that both Kilcock and Maynooth have to offer.



# PERFECTLY SITUATED



Millerstown. An ideal home in an ideal location with sporting, recreation, shopping facilities, schools and a railway station – it's all here.

Close to a great selection of local schools including St. Joseph's National School, Scoil Choca Naofa, St. Mary's Boys National School, Presentation Girls' School. Maynooth Post-Primary School and Maynooth Community College have an enviable reputation locally and nationally.

National University of Ireland Maynooth and St Patrick's College, Ireland's pontifical university are also a short drive away.



# IDEAL LOCATION

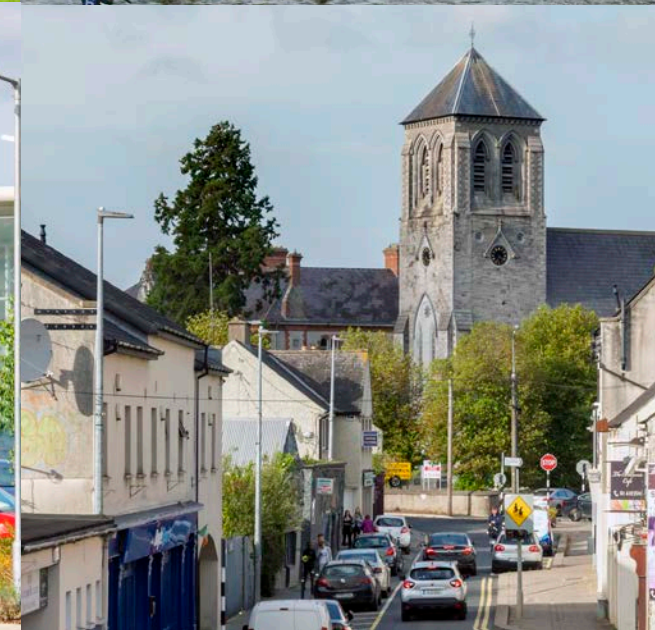
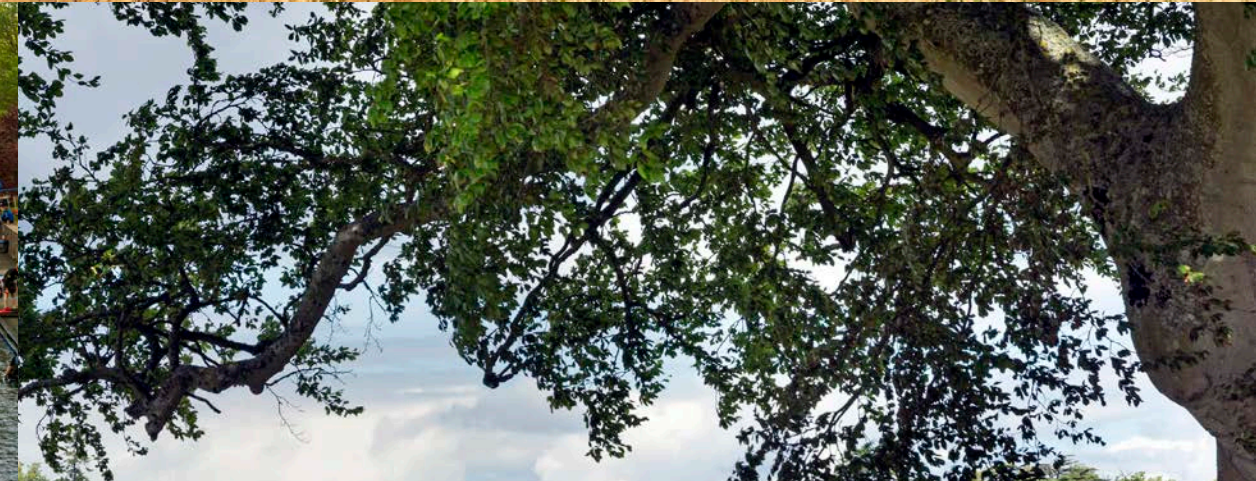
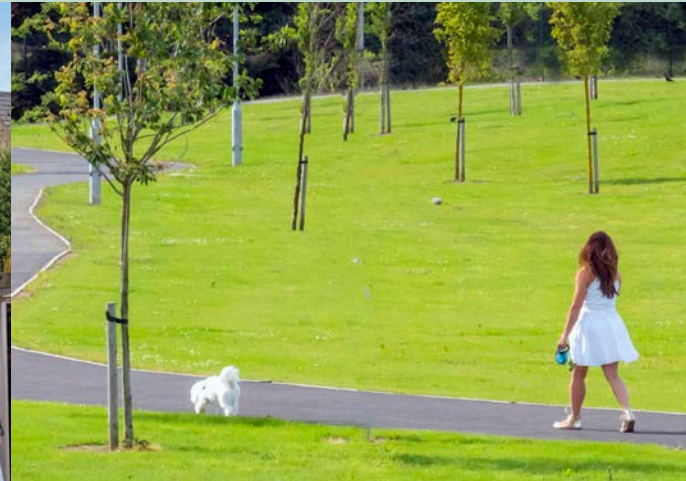


There are excellent transport links connecting Kilcock to Dublin City Centre with Irish Rail providing a commuter service to the heart of the capital, the train station is a short walk from Millerstown. A regular bus service is also on hand to bring you into Dublin City Centre. Dublin Airport is an approximate 30 minute drive away and the M4 road network allows access to the M50 providing links to all major routes.

Kilcock has a great mix of cafes, bars and restaurants to suit everyone. Cafes include The Blackforest and award winning Rye River in which you can enjoy a great selection of homemade food throughout the day. There are also traditional public houses and the outstanding Bujolle Bistro located within the town sure to guarantee a good night out.

Liffey Valley Shopping Centre is a short drive away via the M4 motorway. Sports facilities abound in Kilcock; there is a GAA club with two full size pitches and an athletic club with an all weather running track located in the town. Fishing, cycling and canoeing are also some of the popular activities along the Royal Canal.

Carton House, The K Club, Palmerstown House and Kilcock Golf Club are among some superb golfing facilities in the Kilcock area. Local health clubs provide a wide choice to fitness enthusiasts.



# PERFECTLY DESIGNED



These modern houses have been specifically designed to maximise the available space and create large three and four bedroom detached and semi detached family homes with generous landscaping within the development.



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# NEW HOUSES



The new houses are completed in traditional masonry construction with numerous attractive features.

The gardens front and back are well sized with ample car parking space in the off street driveways. Purchasers will enjoy the benefit of a brand new high specification house, complete with all comforts of modern lifestyle designs.



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# EXQUISITE INTERIORS



These well appointed houses have been specifically designed to maximise the available space and create generous family homes. The large kitchens exude quality; the bathrooms and ensuites are exceptional.

There are good sized gardens front and back with ample car parking space in the off street driveways. Purchasers will enjoy the benefit of a brand new high specification house, complete with all the comforts of modern lifestyle designs.



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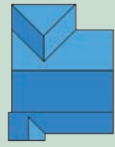




*“A” rated homes with a modern feel throughout.*



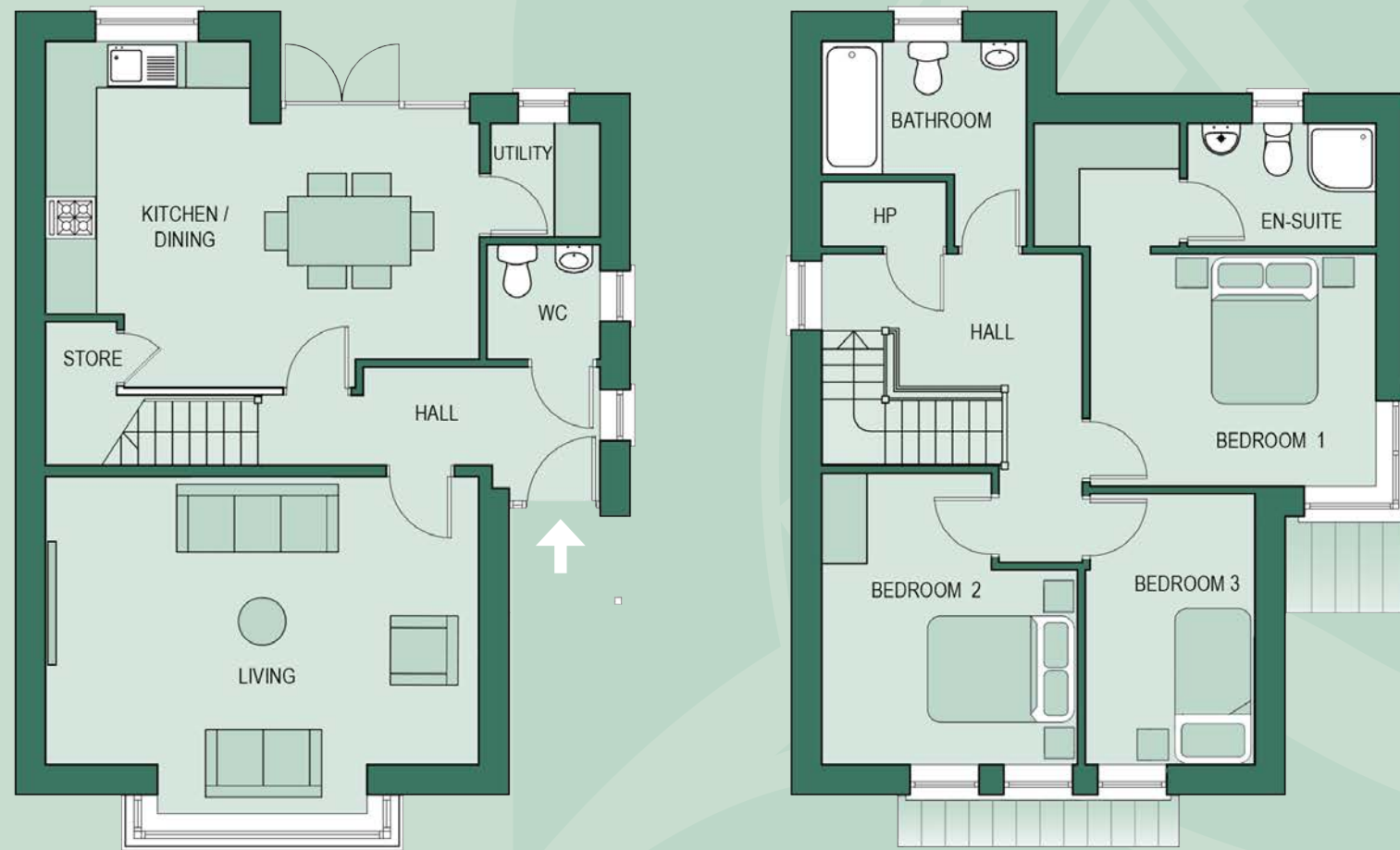




# THE ALDER



THREE BEDROOM DETACHED HOUSE  
120 SQ.M. / 1,292 SQ.FT.



GROUND FLOOR

FIRST FLOOR



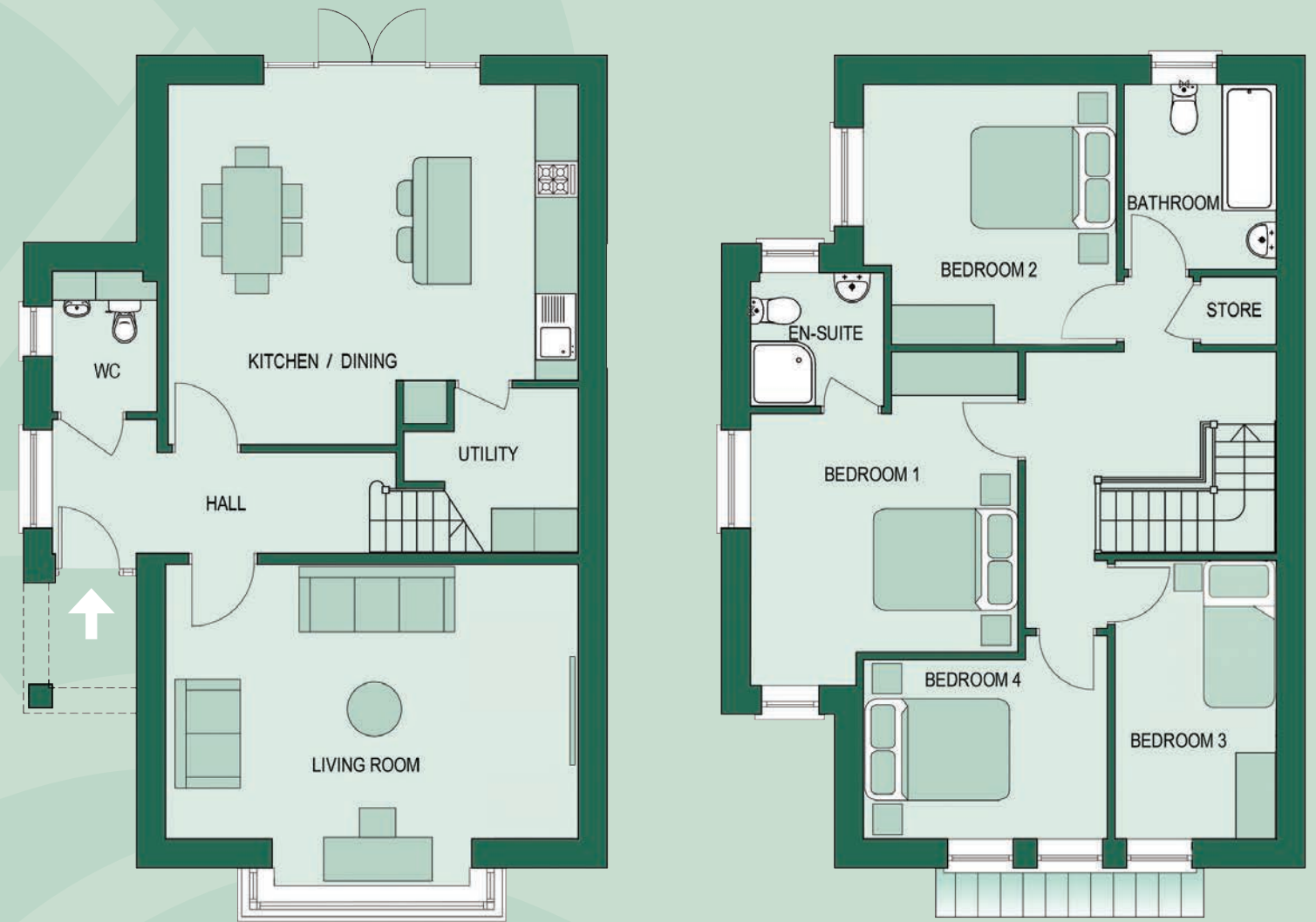
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# THE LARCH



FOUR BEDROOM DETACHED & SEMI-DETACHED HOUSE  
136 SQ.M. / 1,463 SQ.FT.

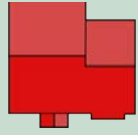


GROUND FLOOR

FIRST FLOOR



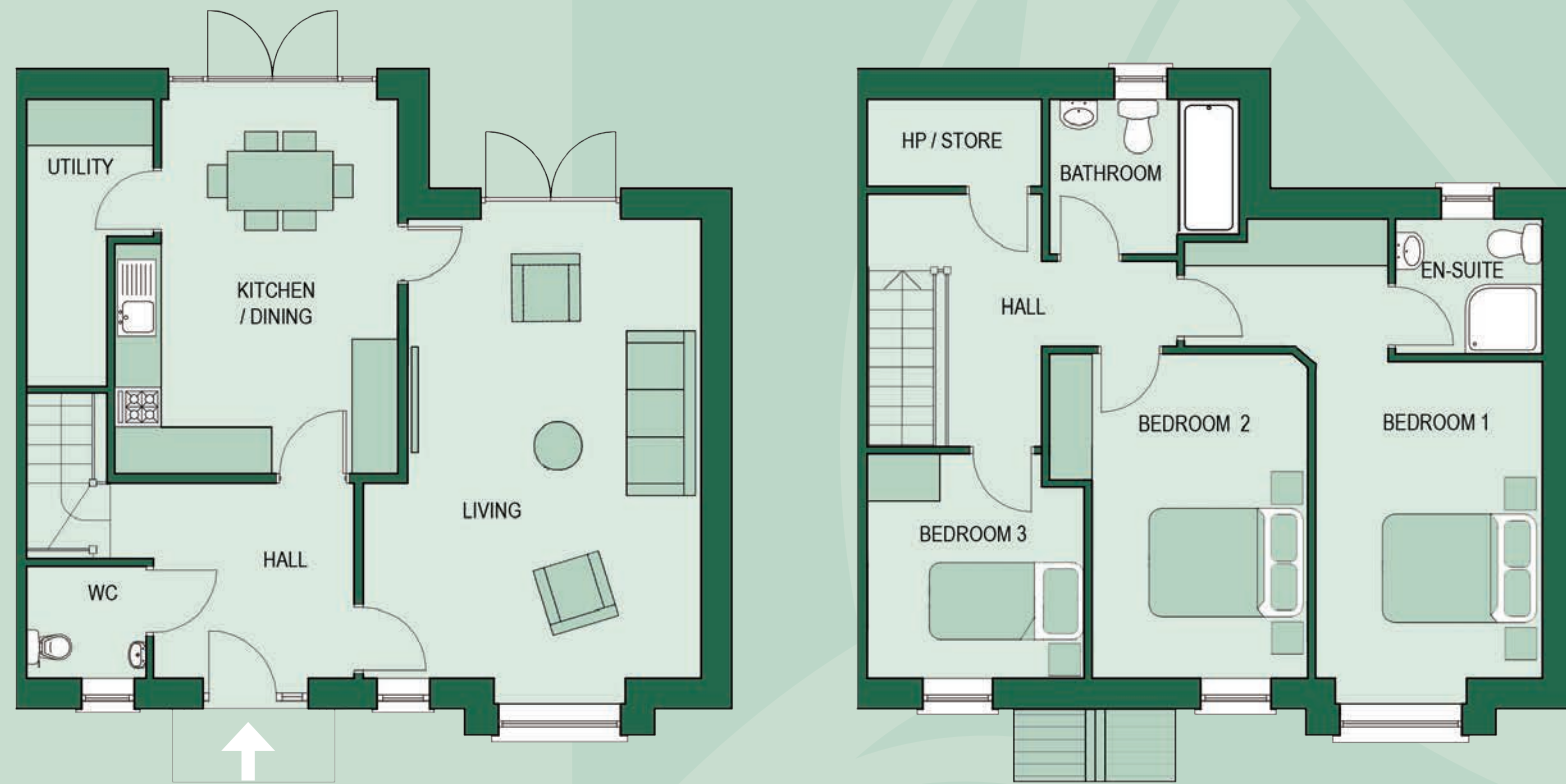
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# THE BIRCH



THREE BEDROOM SEMI-DETACHED HOUSE  
120SQ.M. / 1,292 SQ.FT.

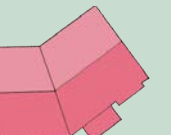


GROUND FLOOR

FIRST FLOOR



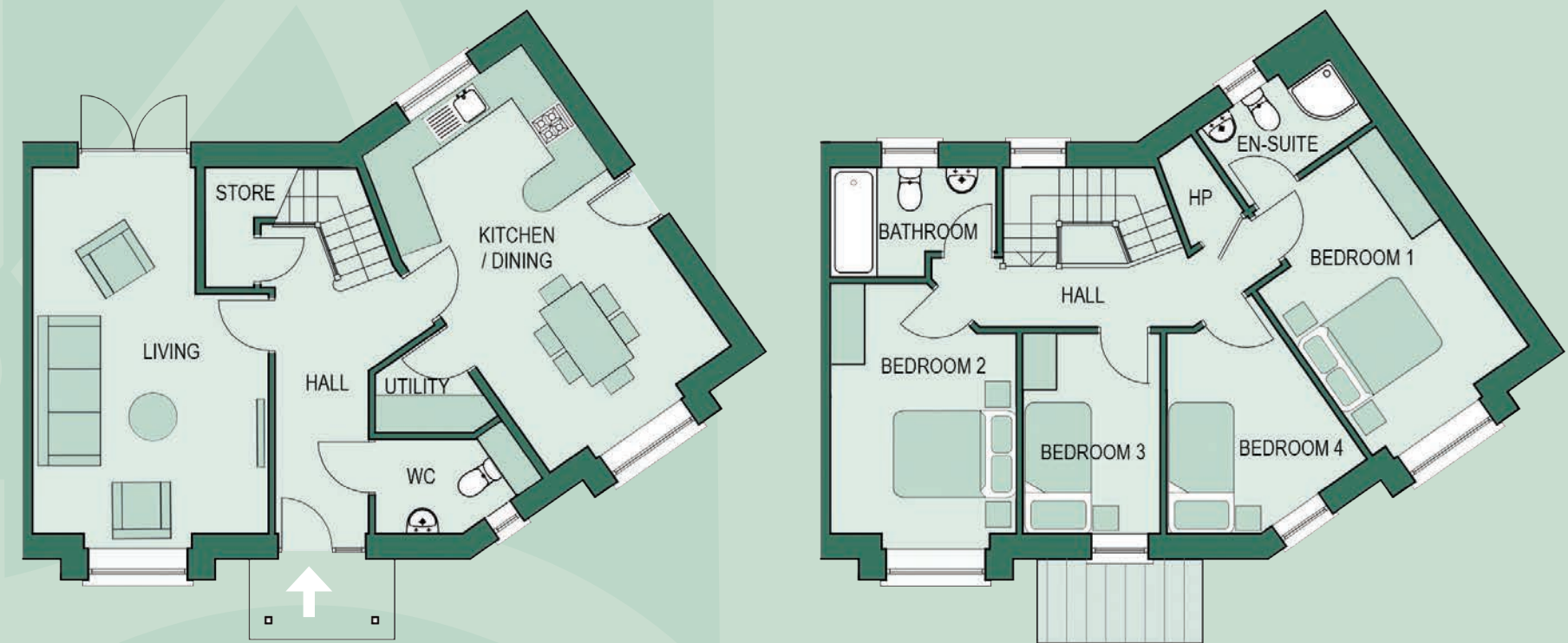
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# THE CHESTNUT



FOUR BEDROOM SEMI-DETACHED HOUSE  
123 SQ.M. / 1,320 SQ.FT.



GROUND FLOOR

FIRST FLOOR



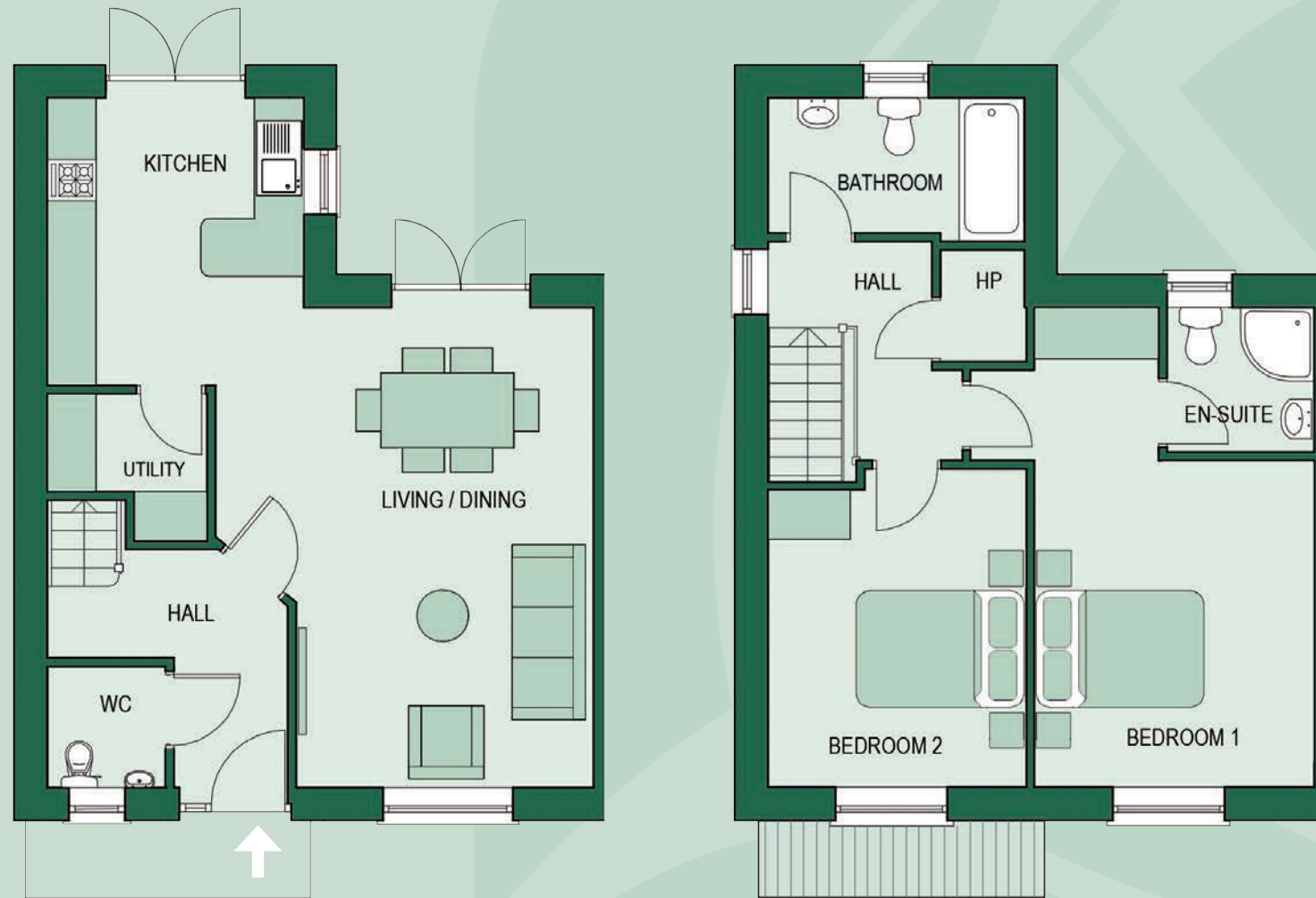
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# THE CEDAR



TWO BEDROOM SEMI-DETACHED HOUSE  
95 SQ.M. / 1,023 SQ.FT.



GROUND FLOOR

FIRST FLOOR



# SPECIFICATION



## KITCHEN

- Superb quality contemporary styled kitchens from BeSpace as per relevant showhouse.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with space provided for washing machine and dryer.



## BATHROOM & EN-SUITE

- Quality sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.
- Wall tiling as per showhouse.



## BEDROOMS

- High quality shaker style wardrobes fitted by McCauls as per showhouse.



## EXTERIOR FINISHES

- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Cobblelock driveway with parking for 2 cars.
- Landscaping to front gardens.



## INTERIORS FINISHES

- Superior quality internal joinery and hardwood handrail to stairs.
- Satin chrome finish ironmongery.
- Painted throughout.
- Natural gas-fired central heating with high efficiency "A" rated gas condensing boilers – zone controlled.
- Climote remote heating control system allowing remote control of the heating system from mobile phone.
- Media hub fitted.
- Demand Control Ventilation (DCV).



## ENERGY EFFICIENCY

- "A" rated homes.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.



## HomeBOND WARRANTY

- 10-year HomeBond Guarantee.

# PREVIOUS DEVELOPMENTS

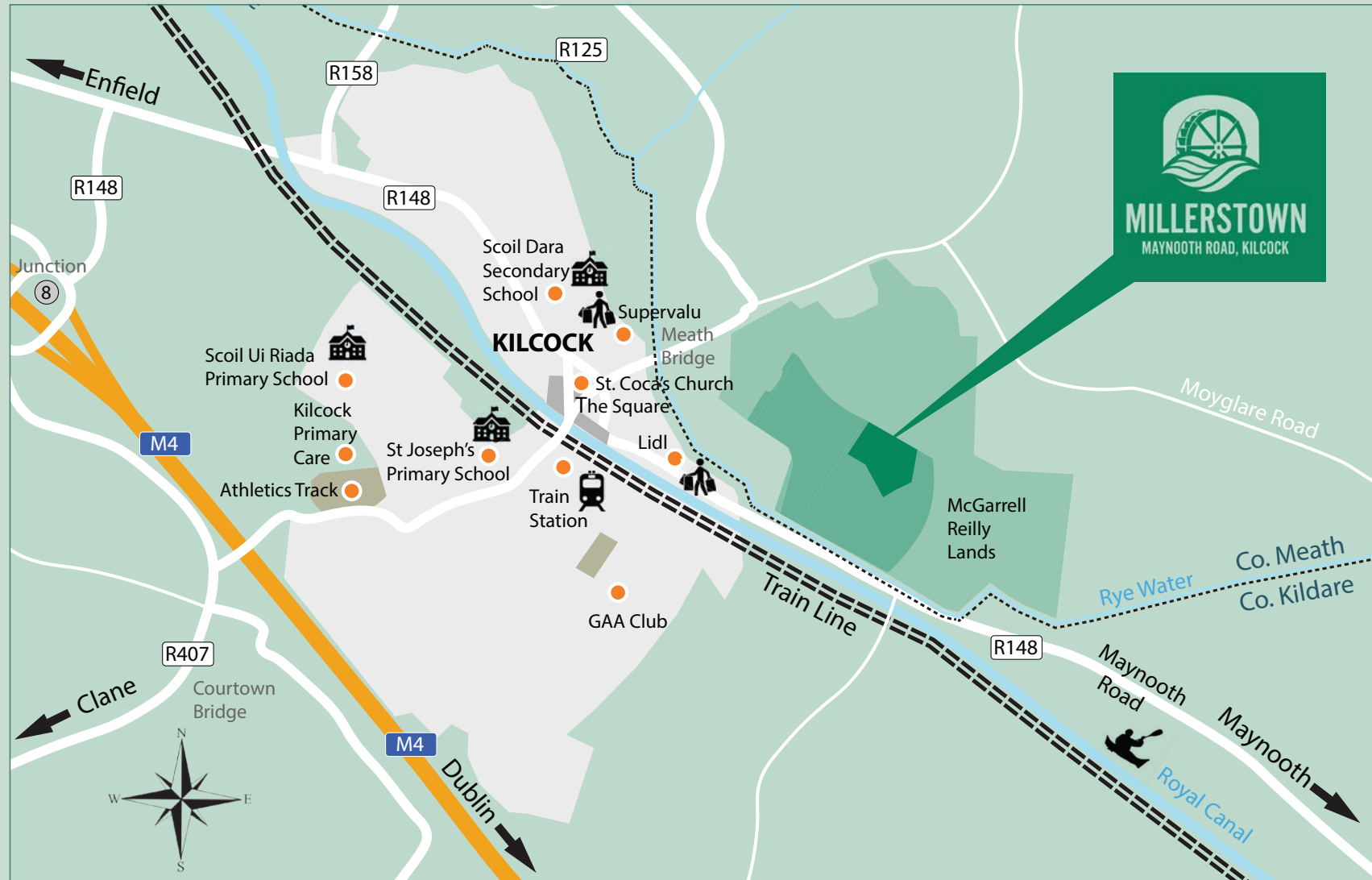


McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing high quality housing developments for over 35 years.

At McGarrell Reilly we take great pride in the homes we build, and it shows in every detail. Each project has one thing in common; the McGarrell Reilly Stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.

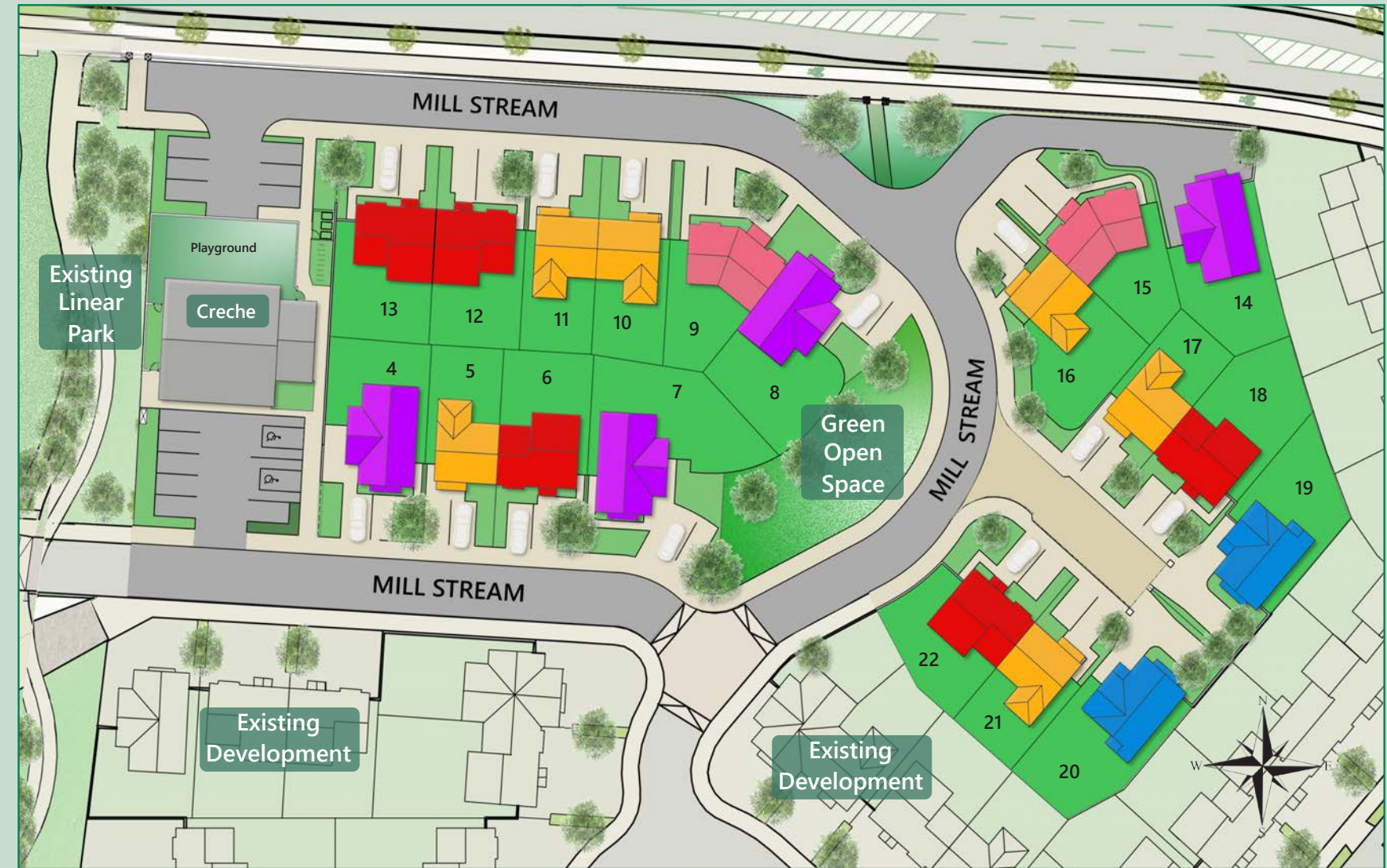


# LOCATION MAP

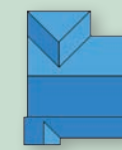


Not to scale. This map is for information purposes only and may be subject to variation and change.

# SITE PLAN



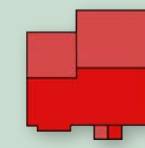
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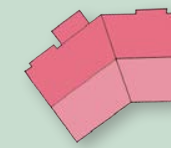
**THE ALDER**  
3 Bedroom  
Detached



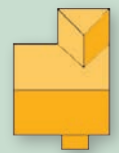
**THE LARCH**  
4 Bedroom  
Detached and  
semi-detached



**THE BIRCH**  
3 Bedroom  
Semi-detached



**THE CHESTNUT**  
4 Bedroom  
Semi-detached



**THE CEDAR**  
2 Bedroom  
Semi-detached

## Solicitors

Eversheds Sutherland  
One Earlsfort Centre  
Earlsfort Terrace  
Dublin 2

## Architects

Kellarch Ltd  
Brighton Road  
Dublin 18

Donal McNally Architects B.Arch MRIAI  
6 White Swan Business Centre  
Greenville Avenue  
Dublin 8

## Engineers

DBFL Consulting Engineers Ltd  
Ormond House  
Upper Ormond Quay  
Dublin 1



## JOINT SALES AGENTS



PSRA Licence No: 001651

**01 631 8402**

Hooke & MacDonald  
118 Lower Baggot Street  
Dublin 2



PSRA Licence No: 003764

**01 628 6128**

Coonan New Homes  
Property House  
Maynooth  
Co. Kildare

## DEVELOPER



## FUNDER

**Activate Capital**

## HOME BOND WARRANTY

10-year HomeBond Guarantee

## BER Rating



These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors and Hooke & MacDonald and Coonan New Homes shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Hooke & MacDonald and Coonan New Homes has the authority to make or give representations of warranty in relation to this property. Ordnance Survey Licence No. AU0009510 Ordnance Survey Ireland & Government of Ireland.