

Welcome home



CASTLE FARM

Welcome to Castle Farm, a new development of two, three and four bedroom A-rated family homes in beautiful Naas, Co Kildare. These stunning homes take family living to a new level, offering the space and amenities you need for a modern stylish life in a convenient location.



Everything on your doorstep

The best of both worlds awaits you in Castle Farm, thanks to its perfect location in scenic Co Kildare. Spend your day strolling through the peaceful countryside or live it up in the buzzing hub that is Naas town centre – it's all on your doorstep. Plus with excellent transport links to Dublin City Centre and beyond, there's no need to choose between city and country life with a home in Castle Farm.



Naas is a treasure trove of locations for history buffs who want to walk in the footsteps of Ireland's kings and leaders. The name itself translates from Irish as 'meeting place of the kings', and over the years it has been an important centre both in Co Kildare and in the province of Leinster.

Explore one of the many historical landmarks in the area, including the ruins of Jigginstown Castle, which was constructed in the late 1630s and intended to be a home for the King during royal visits to Ireland. Unfortunately, due to civil unrest, the castle was never completed.





CASTLE FARM



Old School: Homemade Brown Bread, Ham, Red Onion
 Irish Cheddar, Mix loaf, Balsamic Dressing
 and Coleslaw:
MEDITERRANEAN FOCACCIA • Basil Pesto, Buffalo ←
 Sundried Tomato, Mozzarella =

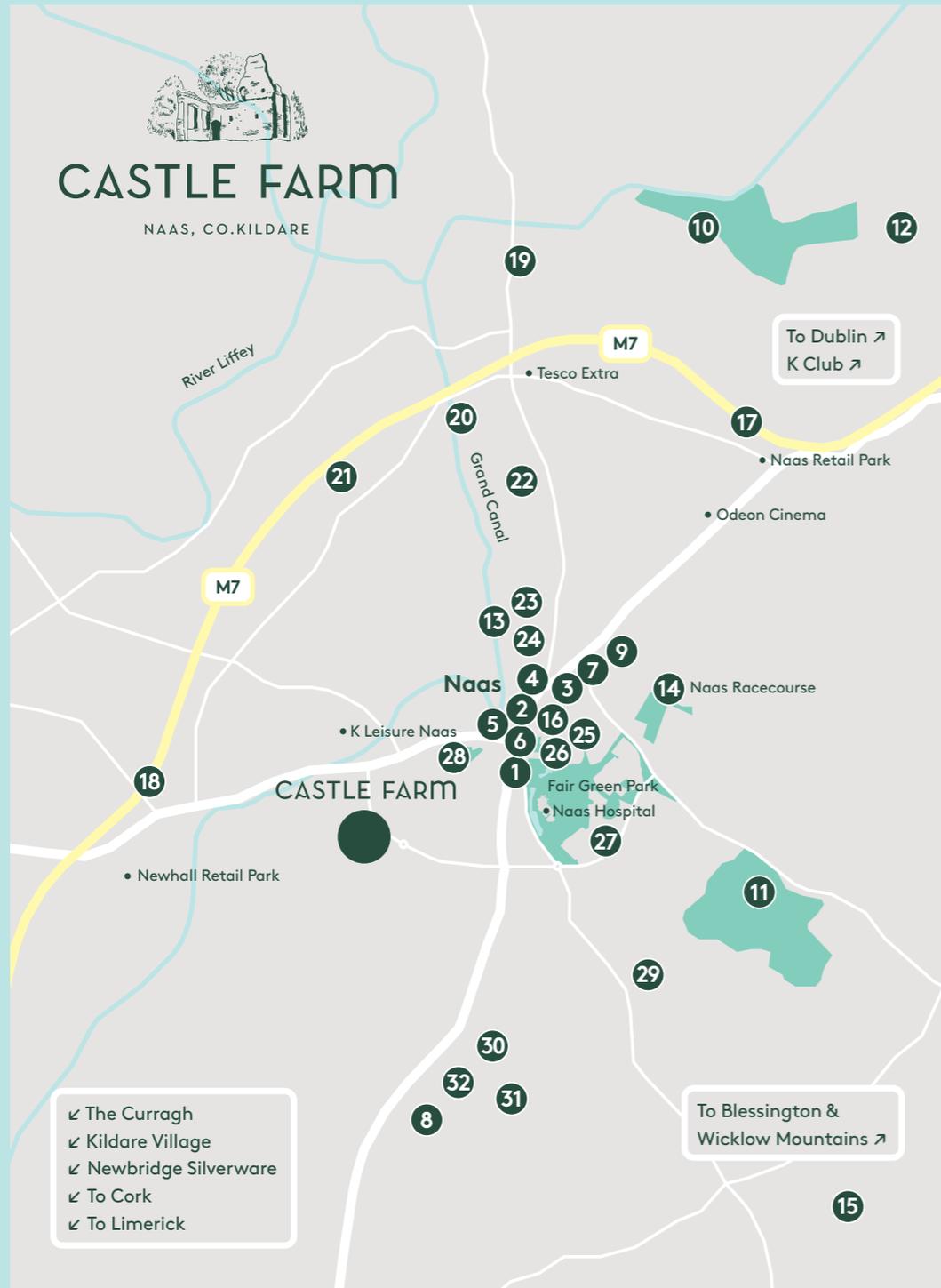
SWANS B
 SMASHED AVOC
SWANS

Foodie heaven

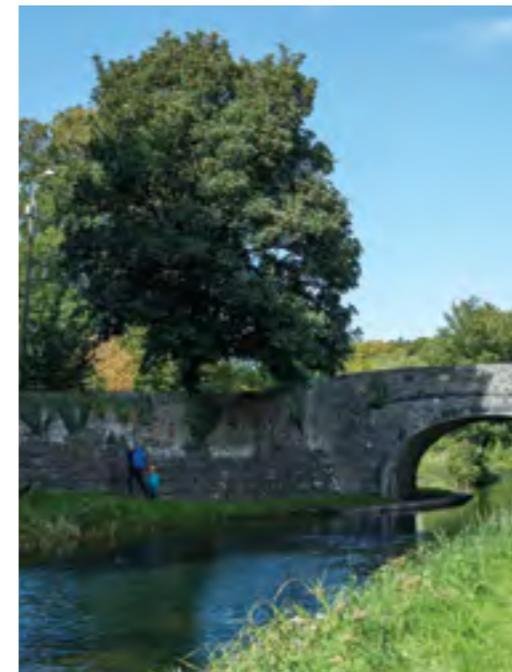
Enjoy excellent produce and local ingredients thanks to Castle Farm's unique position on the edge of the countryside. Regular markets in Naas town centre are packed full of local suppliers, all offering the very best of the current harvest or enjoy the many coffee shops and restaurants that Naas has to offer.

CASTLE FARM

Swans on the Green, Kilcullen Road, Naas



As Co Kildare's biggest town, Naas is perfectly set up for families of all ages. An abundance of schools, colleges and childcare facilities ensures that children can enjoy their younger years without having to travel far. Spend your leisure time in one of the many sports clubs in the area, or gather the whole family for a day out in one of the many parks or green spaces around this bustling town. K Leisure is within a 2 minute walk and offers a swimming pool, hockey and soccer pitches and running track.



What's in your local neighbourhood

Cafés, Restaurants, Hotels and Public Houses:

1. Swans on the Green
2. Kavanaghs
3. Haydens
4. Tommy Fletcher's
5. Vie de Chateaux
6. The Candied Walnut
7. Lawlor's Hotel and Osprey Hotel
8. Killashee Hotel & Spa
9. Meadows & Byrne

Leisure:

10. Naas Golf Course
11. Craddockstown Golf Course
12. Palmerstown House Golf Course
13. Canal Bank Walk
14. Naas Racecourse
15. Punchestown Racecourse
16. Shopping at Naas Main Street

Transport:

17. Exit 9 (M7 motorway)
18. Exit 10 (M7 motorway)
19. Sallins & Naas Arrow Train Station

Centres of Industry:

20. Millennium Park
21. Kerry Group Naas

Schools:

22. Convent of Mercy Primary School
23. Saint Helen's
24. St Marys College
25. Meanscoil Iosnaid Ris
26. Saint Corban's School
27. Holy Child National School
28. Gael Choláiste Chill Dara
29. Naas Community College
30. Gaelscoil Nás Na Ríogh
31. Piper's Hill College
32. St. Davids NS



Get the most out of your free time

Shop 'til you drop in the excellent range of beautiful boutiques and retail outlets on Naas Main Street, or enjoy a day at the races in Punchestown or Naas racecourses. Treat yourself to a lunch with friends in The Candied Walnut or a romantic dinner in Vie de Châteaux – or simply kick back with the match and a pint in Kavanagh's. There's something to suit everyone in this wonderful location.



Getting around

Thanks to excellent roads and motorways on your doorstep, Castle Farm is perfectly situated for commuters and those who like to get to places fast. Alternatively, leave the car at home and choose from a range of fast, reliable and regular public transport options.



The Sallins and Naas railway station offers a regular daily commuting service to Dublin City Centre. Get to the centre of the action in under 60 minutes thanks to this fast and reliable option.



A regular bus service is available through Bus Éireann and JJ Kavanagh and Sons. Travel to Dublin City Centre or to the surrounding towns and cities via these popular, cost-efficient and reliable services.



The N7 Naas road connects Naas with Dublin and the M50 motorway, which in turn opens up Ireland's network of main roads and motorways. If you're travelling south, the M7 connects Naas with Limerick and the Southwest.



CASTLE FARM

NAAS, CO. KILDARE

45
minutes



Dublin
Airport

50
minutes



Dublin
City Centre

25
minutes



M50
Motorway

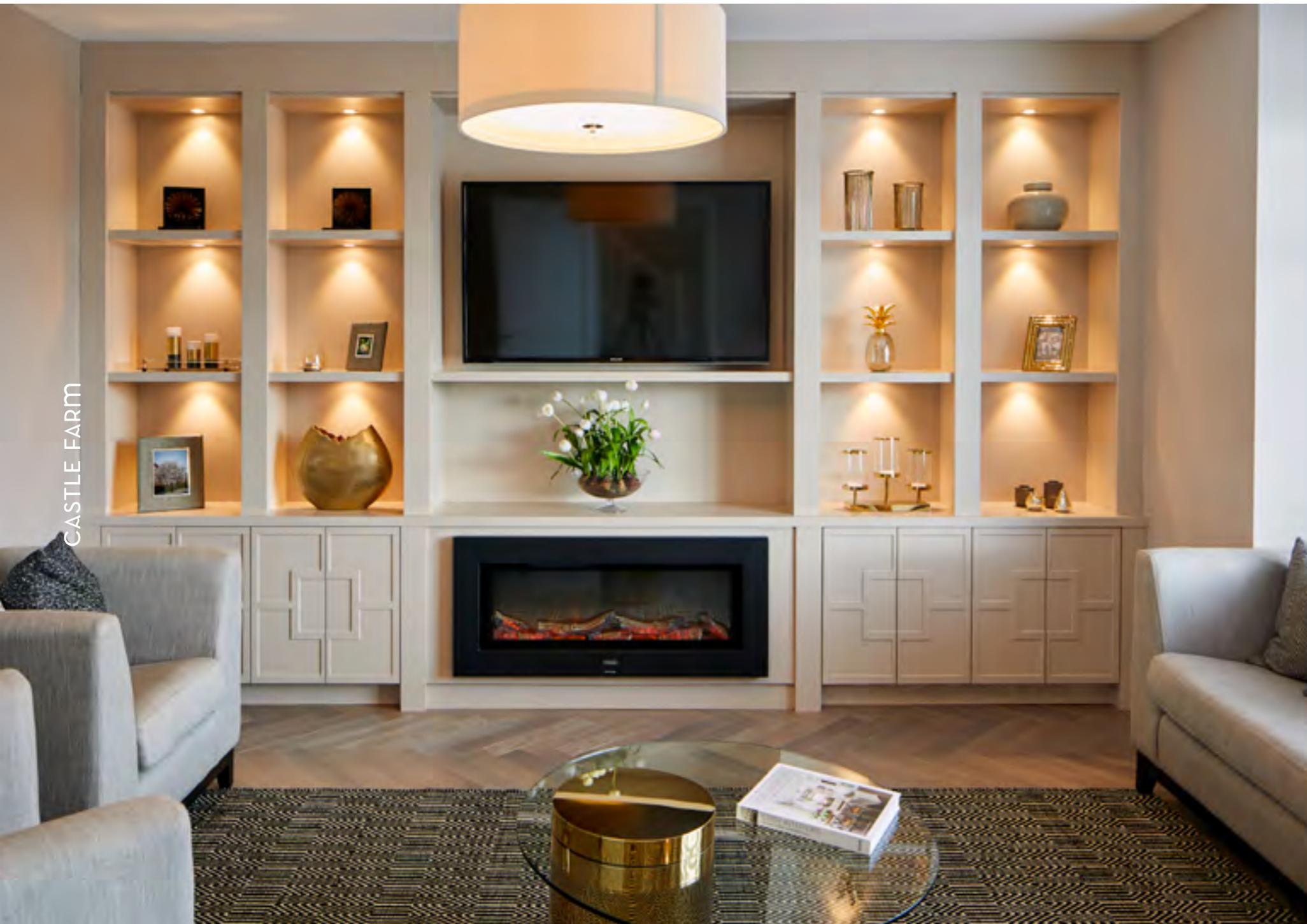


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House Type C2
Semi-detached 4 Bedroom



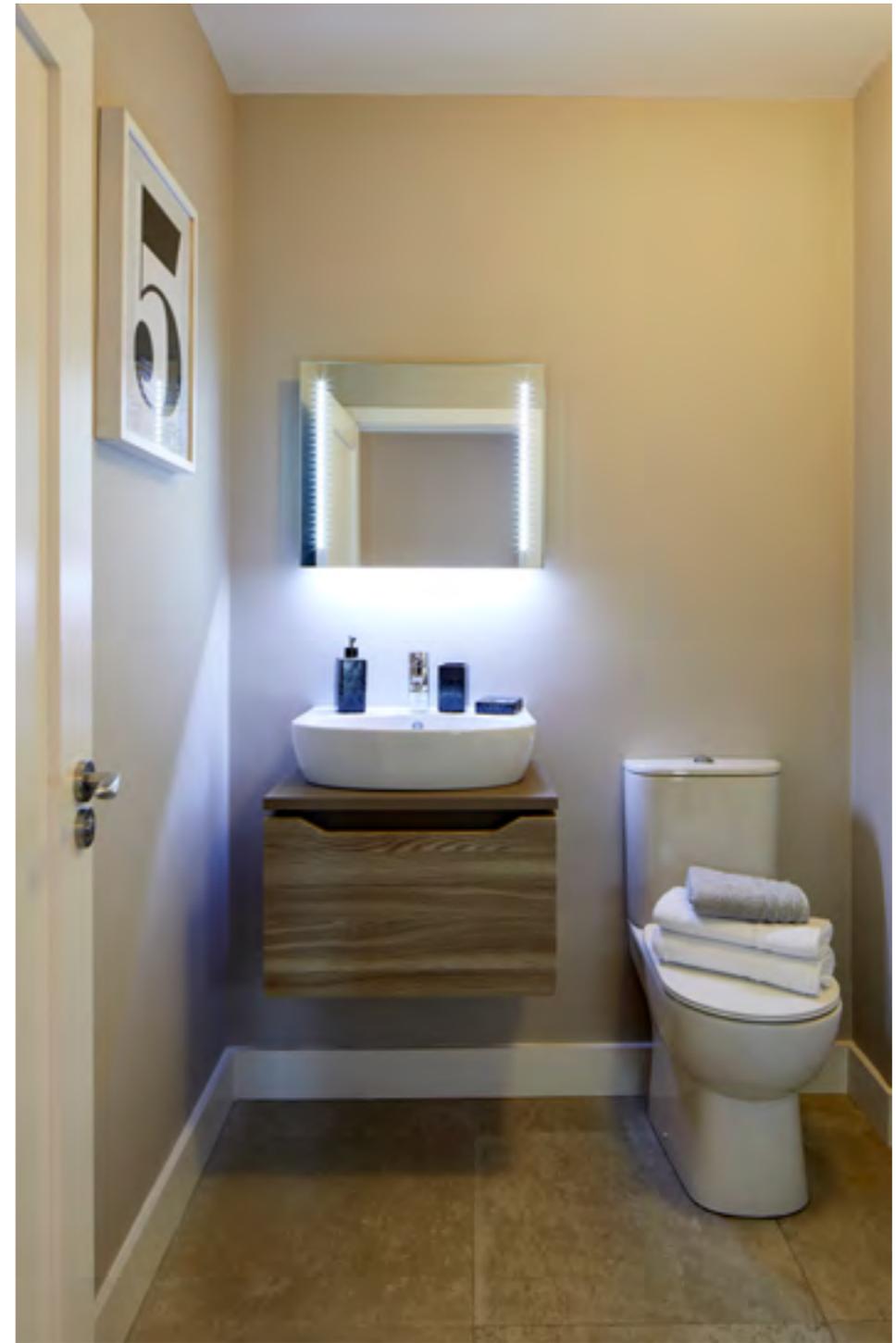
Castle Farm homes are spacious and modern, offering an enviable standard of living for families of all sizes and ages. Beautiful exteriors enhance well-designed interiors that are thoughtfully laid out and fully adaptable to suit the needs of individual owners.





CASTLE FARM

Space is the word that springs to mind when you enter this beautiful development. Each home is given room to breathe, while lots of communal green spaces allow for children to gather and play, and for communities to grow together and flourish.



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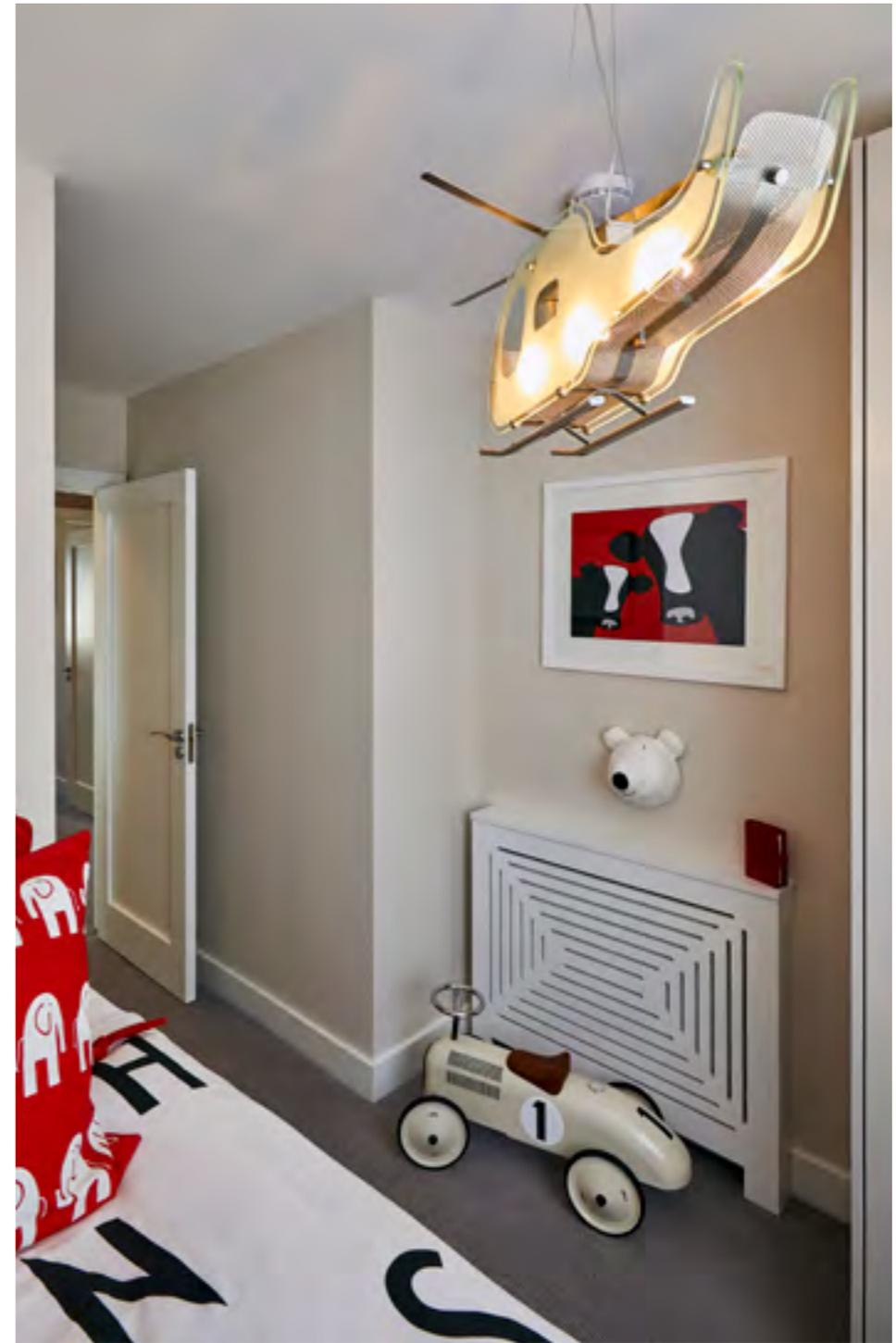


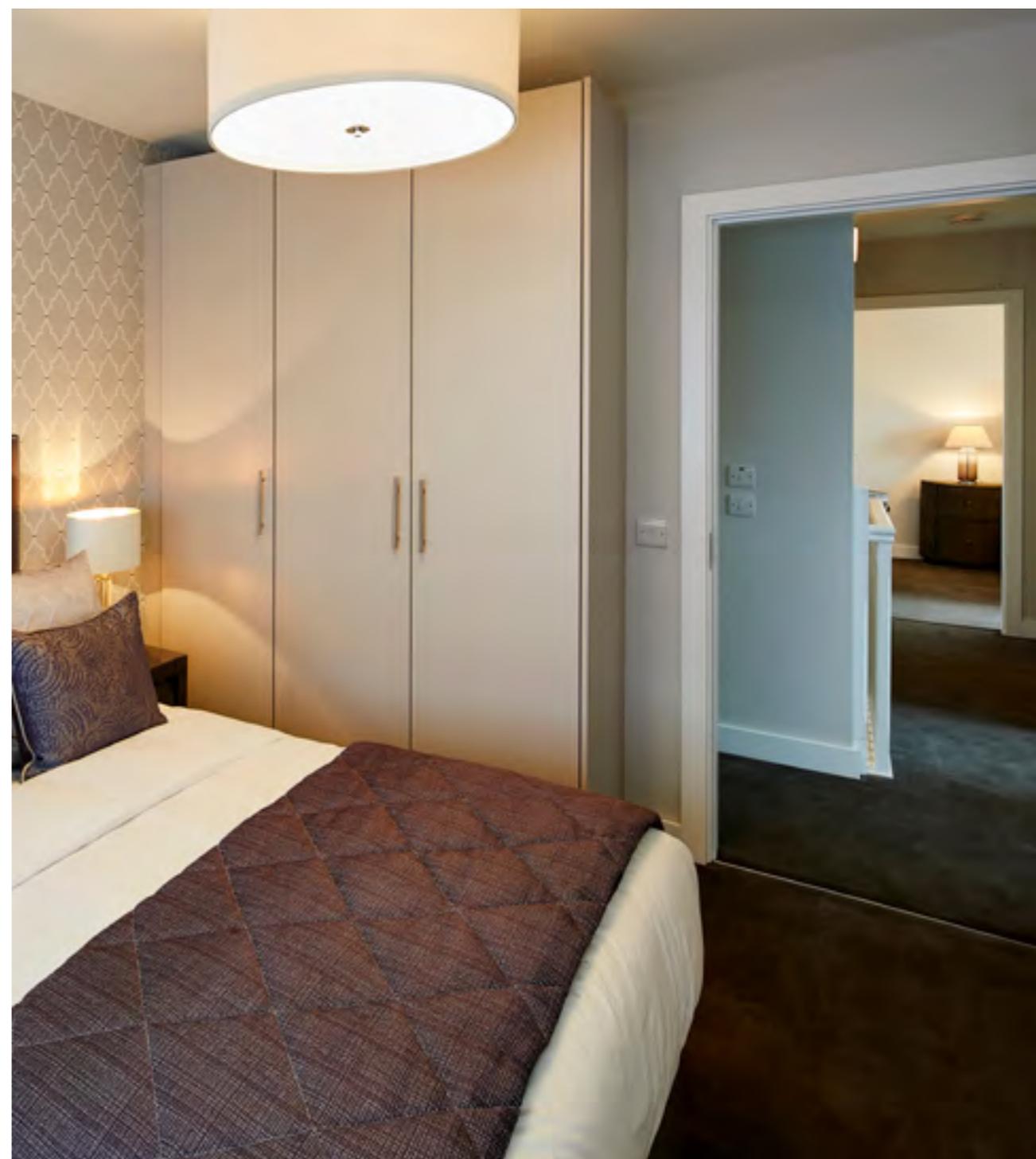
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Specifications

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

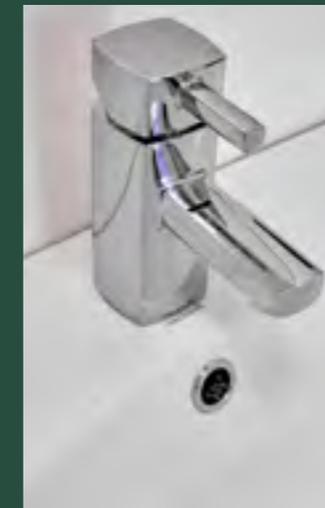
All walls and ceilings are skimmed and painted Cornforth white throughout as standard.

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.



About Ardstone Homes

Buying a new home is built on trust. We take that trust seriously.

Founded in Ireland in 2005, Ardstone is an Irish-owned business, with a reputation for excellence. Over the past decade we have worked on a large number of commercial and residential projects across Ireland, the UK, France, Germany, Belgium and Spain.

Building Communities

We truly value the opportunity to design and build homes to the highest standards, and still savour the excitement that comes with seeing new neighbourhoods come alive. That's because we pour more than our expertise into every new build – we enjoy finding ways to go the extra mile to create communities that enhance the towns and cities they inhabit.

We put thought into the story that we want each home to tell. Irish families deserve to know that behind every door is a promise of a better lifestyle.

We insist on quality throughout each interior to set our homes apart, which makes our name one that homebuyers look out for when searching for a new home.

www.ardstonehomes.ie



Muileann, Kinsealy, Co. Dublin

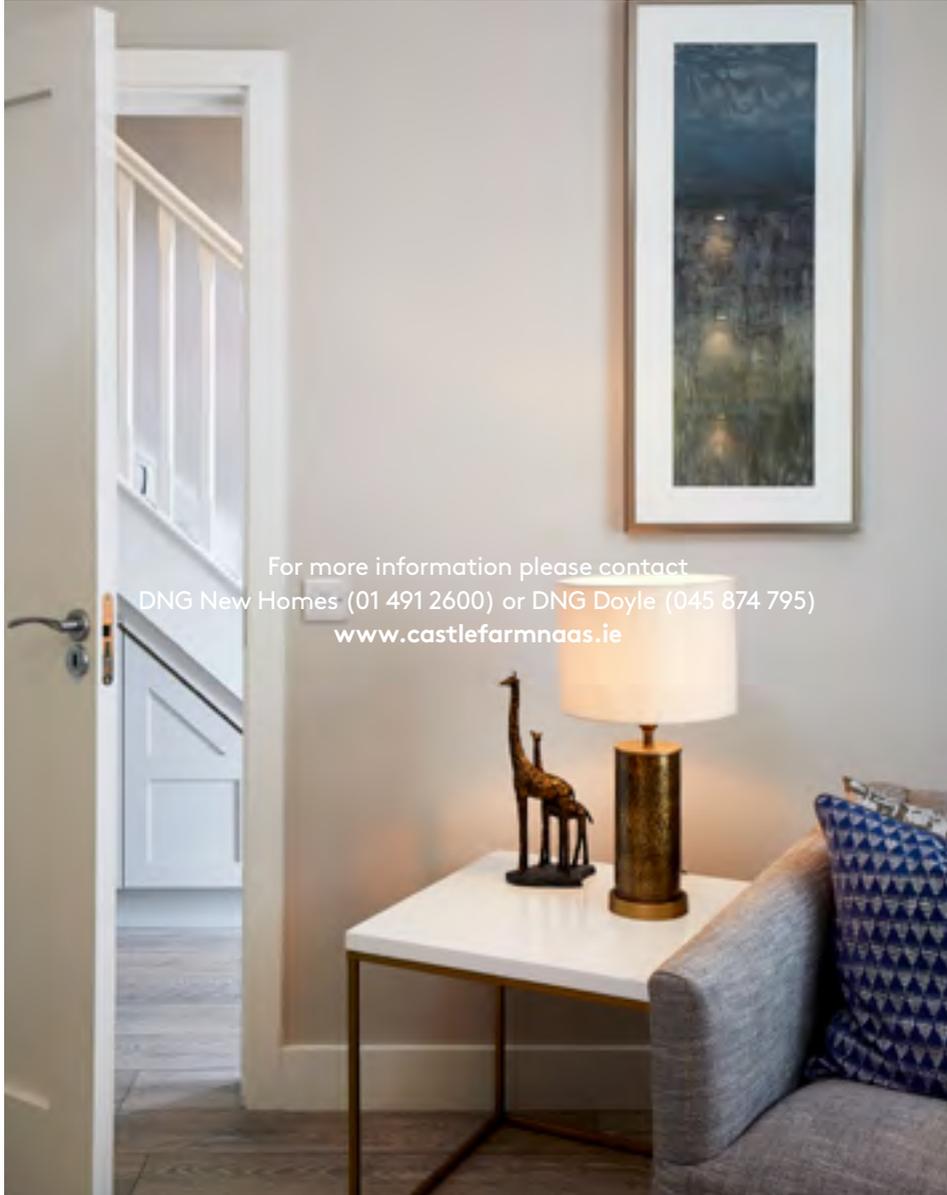


White Pines, Rathfarnham, Dublin 16



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For more information please contact
DNG New Homes (01 491 2600) or DNG Doyle (045 874 795)
www.castlefarmnaas.ie

