

The Lake District

AGHADOE | KILLARNEY



Style | Quality | Comfort



www.thelakedistrictkillarney.ie



Welcome to Luxury

The Lake District has been thoughtfully designed to make the most of its enviable location in the picturesque heart of Kerry.

The townhouses and apartments are split across two and three light and airy floors. Many of the properties benefit from balconies or terraces with some providing views across towards the Gap of Dunloe and the McGillicuddy Reeks Mountain range.

Each home makes modern living a breeze with open plan spaces to relax and entertain. Contemporary styled kitchens boast satin matt cabinets with contrasting worktops and bathrooms benefit from tiling and fittings.

Externally, the private fully enclosed gardens offer the chance to sit back and enjoy the surroundings of this stunning gated community.

All properties come with two parking spaces.

the Lake District qualifies for the “help to buy incentive” for first time buyers.





Split Level Townhouse Living

With their own front doors and parking spaces, each split-level home at The Lake District has been designed to maximise living space and take advantage of the location.

The three bedroom split-level townhouses are designed with modern living in mind. The accommodation is arranged over three floors. These homes comprise of a contemporary kitchen and a living and dining area, utility and guest toilet on the ground floor.

Two further bedrooms with family bathroom, lobby and landing area are on the first floor and the second floor hosts the master bedroom with en suite, living/lounge room and private balcony with stunning views.

Apartments

The Lake District offers a one and two bedroom apartment options. These modern homes are created for easy, open-plan living in ultimate style. A two bed duplex and a single bed ground floor.

Interior design services are also offered from Edit Design Limited.



Split Level Townhouse Living

1550 Sq ft

- Second Floor
- Second Living Room
 - Master Bedroom
 - En suite
 - Private Balcony



- First Floor
- Bedroom A
 - Bedroom B
 - Family Bathroom
 - Lobby/Landing area



- Ground Floor
- Kitchen
 - Living/Dining
 - Utility
 - Guest Toilet



Disclaimer

This brochure is intended to give general information about The Lake District development to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). It does not form any part of a binding contract. We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our Selling Agents. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice. All images are computer generated for illustrative purposes only.



Surrounded by Beauty

The Lake District is located in the picturesque Aghadoe area of Killarney with stunning views of the McGillicuddy reeks and the Gap of Dunloe and only 5kms from Killarney town centre.

Killarney town on the Ring of Kerry is home to shops and restaurants, from fancy fish and chips to posh bistros and quality coffee shops, there's plenty of places to eat and drink on the doorstep. With year-round festivals and events there's never been a better time to call Killarney home.

The Lake District is nestled between two 5 star hotels - The Hotel Europe and The Aghadoe Heights Hotel, and within walking distance of Rozzers Restaurant (Killeen House) and Fossa village.

The open green space of Killarney National Park is a favourite spot to watch the famous park deer and there's nowhere better for an open-air walk or cycle. Explore the walks and trails and the beauty that surrounds you and enjoy everything that living at The Lake District can offer you.





Specifications

BATHROOMS AND ENSUITES

- High quality tiling to floors and wet areas in bathrooms and ensuites
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen
- Heated towel Rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Air to water heat pump, zonal controlled system with underfloor heating at ground floor and radiators on 1st & 2nd floors.
- Pressurised hot and cold water

KITCHEN AND UTILITY ROOM

- Superb contemporary designed kitchen with worktop
- Fully integrated dishwasher, cooking and fridge/freezer appliances*
- Stainless steel sink and mixing tap
- Separate utility/storeroom with below counter top space provided for washing machine and dryer

WARDROBE AND STORAGE

- Shaker style fitted wardrobes in Charcoal colour and light oak laminate contrast units

MEDIA & COMMUNICATIONS

- Wired for high speed broadband (Cat 6)
- Telephone and data points in all living areas and master bedrooms
- TV connection point in all living areas and master bedrooms
- USB charging point in main living area, kitchen and master bedroom
- Main infrastructure installed to accommodate Virgin Media/Eir

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality Deanta painted doors
- Brushed Satin finished Ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery with hardwood handrails to stairs

EXTERNAL FEATURES

- Architecturally Designed Homes
- High Quality coloured render finishes with a beautiful cedar wood cladding located within the reveals of the balconies.
- Ecotherm Treble glazed windows/doors and Solid Timber front door throughout.



Specifications Continued

- Brick paving footpath detail and tarmacadam carpark facility with externally designed lighting.
- Electronic private vehicle and pedestrian gated entry system with cctv and card entry fobs.
- Allocated private bin store.
- Proposed new pedestrian footpath and lighting to the Golden Nugget Junction by KCC.
- Private rear gardens with brick paving detail and seeded lawns with 1.8m boundary enclosures to all sides.

BER RATING

- Highly efficient BER “A rated” homes, with air to water heating and heat recovery systems which are extremely efficient to heat and run

WARRANTY COVER UNDER HOMEBOND

- 10 year structural/Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance

** Subject to contracts being signed within 21 days*



ALLOWANCES

Kitchen - €9,000

Supply and Fit Superb Contemporary designed kitchen with soft close doors and drawer with fully integrated appliances.

Bathroom Tiling 1st and 2nd floor - €6,000

High quality Tiling to floors and wet area walls in Bathroom and ensuite, Contemporary shower enclosure complete with pressurized water supply and fitted shower screen. Heated Towel Rail to ensuite and main bathroom, High quality sanitary ware.

Wardrobes and Storage – €3,500

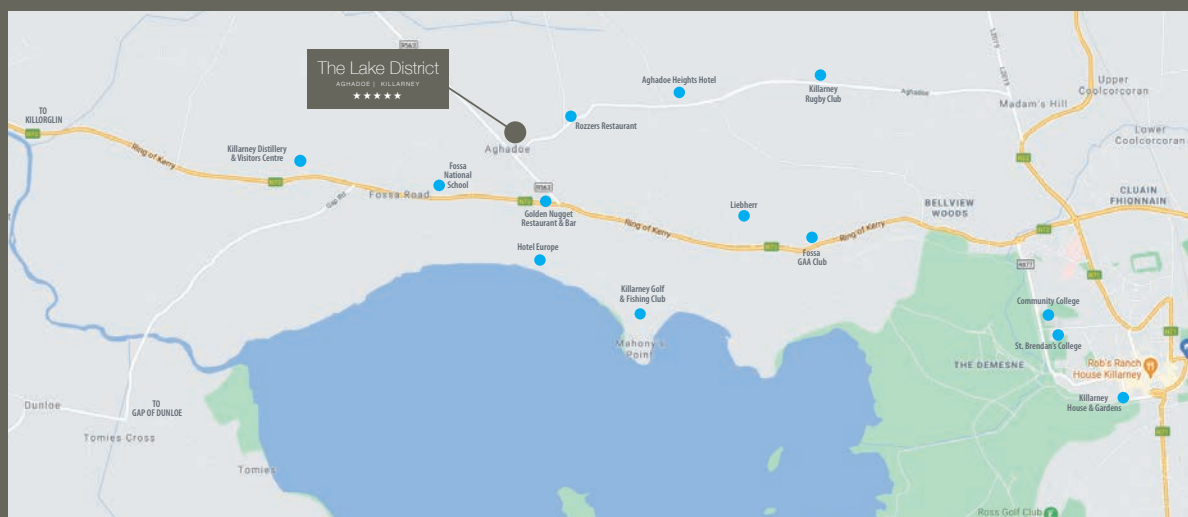
Contemporary fitted and designed wardrobes in all bedrooms.

Electric heated Fireplace - €1,500

Electric heated feature fireplace with steel frame surround fitted in sitting room.

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For further information contact selling agents:

**PROPERTY
PARTNERS
GALLIVAN**

PSRA Licence No. 001658

Phone:
+353 64 663 4177

Email:
killarney@propertypartners.ie

**Sherry
FitzGerald**
Coghlan

PSRA Licence No. 003568

Phone:
+353 64 663 1892

Email:
info@sfmtc.ie

www.thelakedistrictkillarney.ie

