



# Royal Canal Walk

Enfield, Co.Meath





# Welcome to Royal Canal Walk



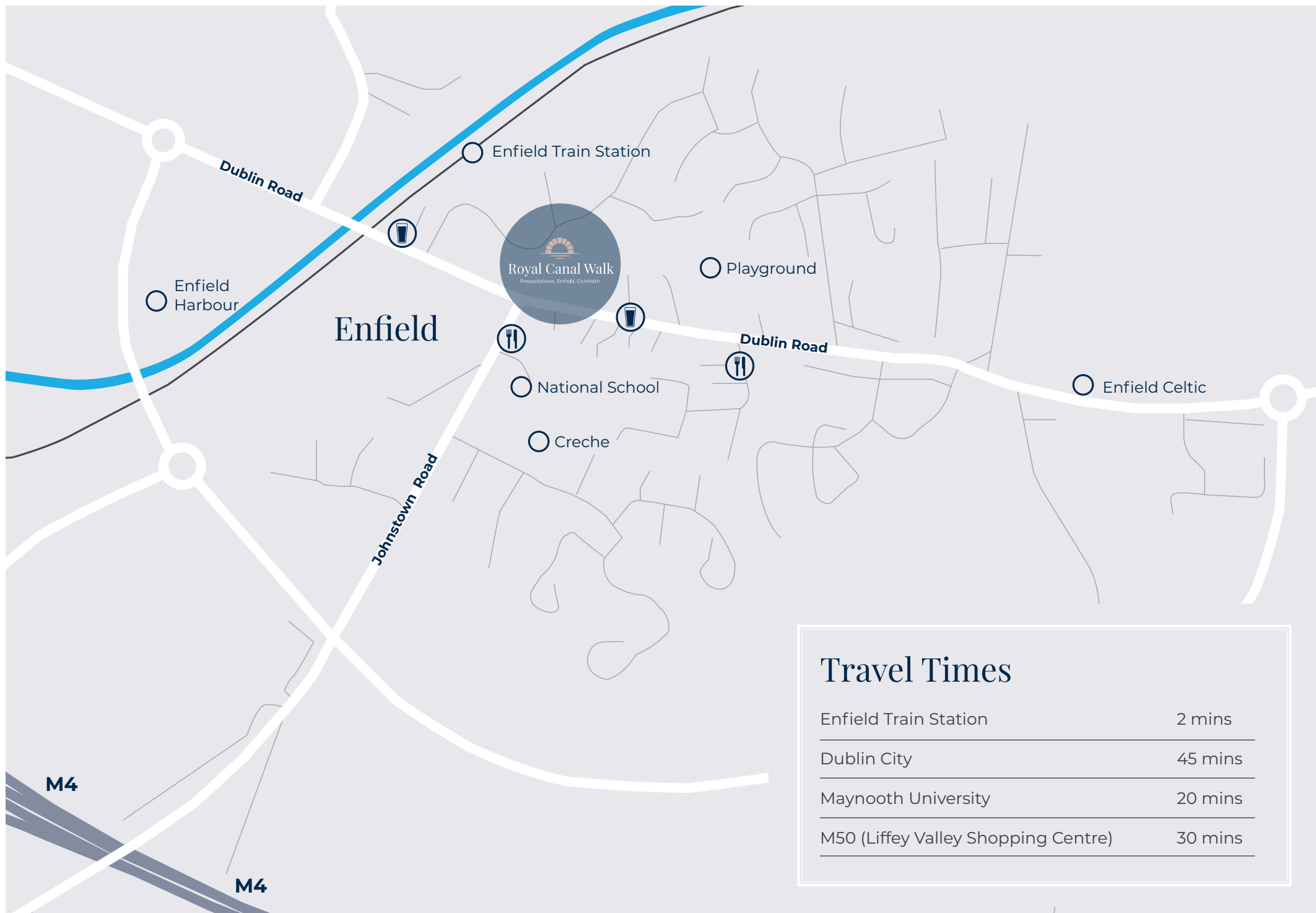
Royal Canal Walk is a high-class  
development of 2 & 3  
bedroom “A” rated homes  
located in the heart of Enfield.

This exclusive development will  
comprise of just 15 homes.

Westin Homes are delighted to offer you luxury modern living nestled within a perfectly positioned development. Royal Canal Walk is being brought to life in the heart of the thriving town of Enfield. There are several property types available and all are designed with quality and comfort in mind.

Constructed to an extremely high standard, each property comes with a fantastic fitted kitchen alongside fully fitted wardrobes and boasts beautiful bathroom suites complete with stylish tiling. This elegant collection of houses has been designed in such a way as to embrace modern living and are built with energy efficiency at the forefront and every modern convenience available making them the smart choice for your new home.





## Travel Times

Enfield Train Station	2 mins
Dublin City	45 mins
Maynooth University	20 mins
M50 (Liffey Valley Shopping Centre)	30 mins



## At Home in Enfield

If you fancy a slice of village life that has everything you need within easy reach then living in Royal Canal Walk is for you. Whether you would like to try a spot of brunch in Streetside Café or afternoon tea in the stunning Johnstown Estate, they are both on your doorstep alongside a host of other places to eat and drink.

Shops, banks, doctors, schools, sporting grounds, hair, beauty salons and many more services all mere minutes away. With its superb location just off the M4 onward journeys by road from Enfield to Dublin City centre and surrounding areas, Dublin Airport and the M50 makes it extremely convenient. In addition, there are great bus and rail services running frequently too. If you simply want a stroll you are also in luck as the Royal Canal can be accessed from your new home and provides stunning views while you walk.



# Site Map



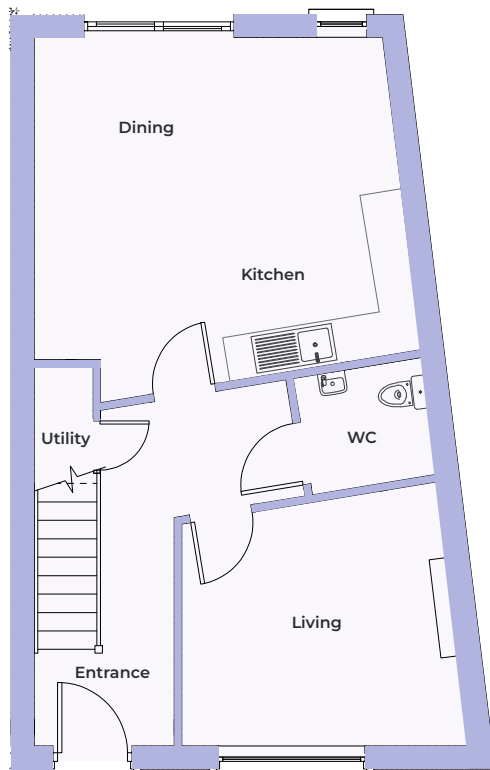
## House Key

- Type A - 2 Bedroom
- Type B - 3 Bedroom
- Type C - 4 Bedroom
- Type D - 2 Bedroom
- Type E - 4 Bedroom
- Type F - 2 Bedroom
- Type G - 2 Bedroom
- Type H - 3 Bedroom
- The Cottage - 2 Bedroom
- Apartment - 2 Bedroom
- Office - Ground Floor Commercial Unit

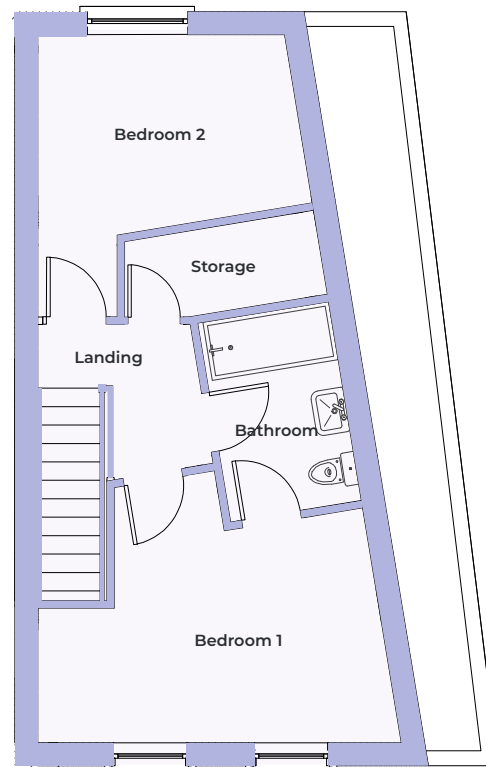
# House Type A

2 Bedroom End of Terrace (Approx 978 sq ft)

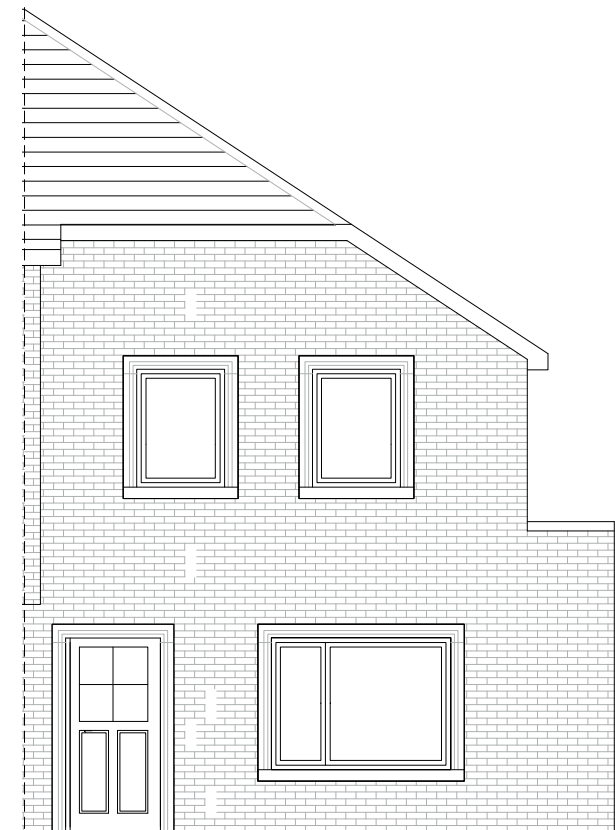
No. : 6



GROUND FLOOR



FIRST FLOOR

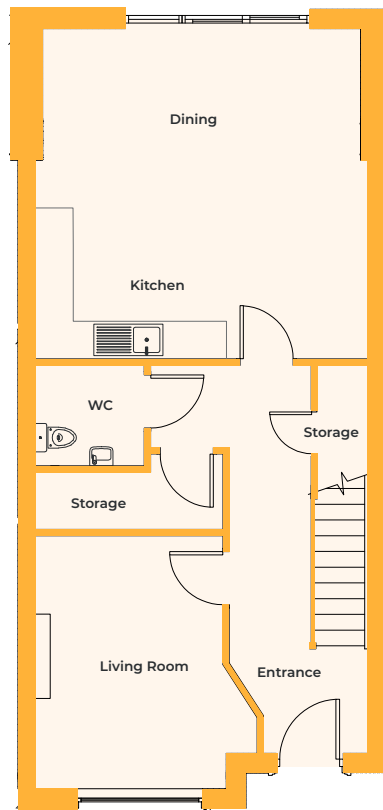


FRONT ELEVATION

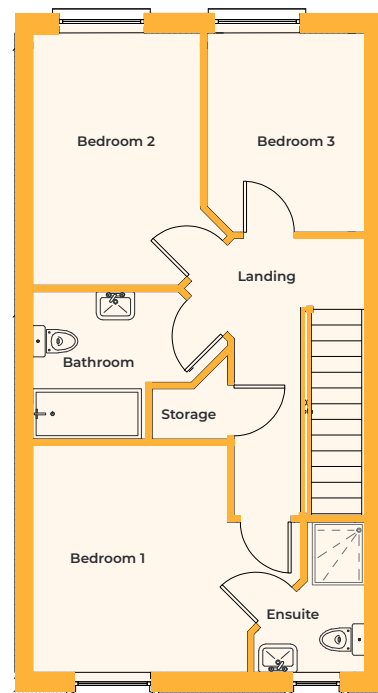
# House Type B

3 Bedroom Mid Terrace (Approx 1,237 sq ft)

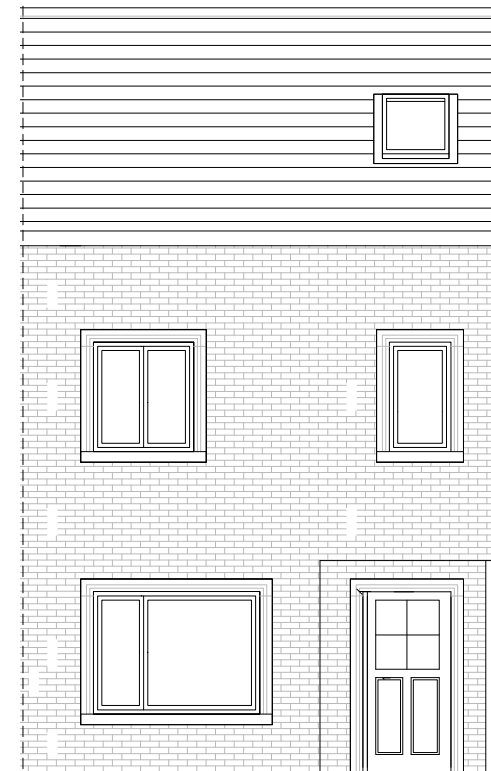
No. : 5



GROUND FLOOR



FIRST FLOOR



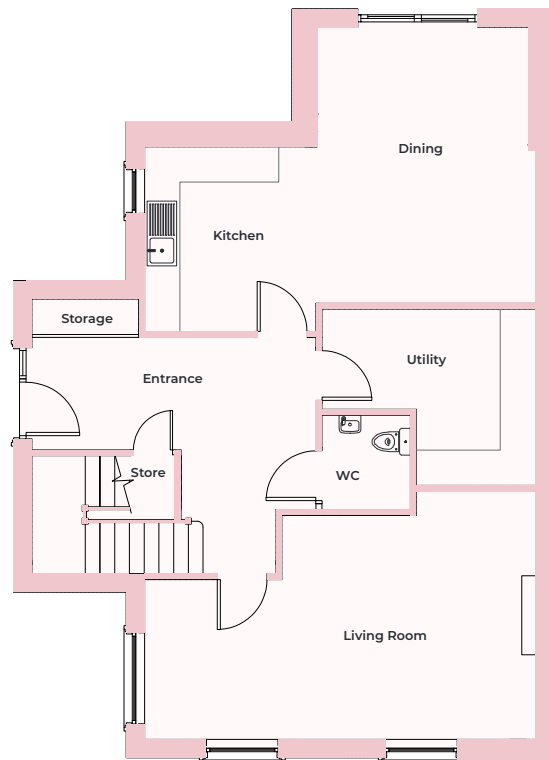
FRONT ELEVATION



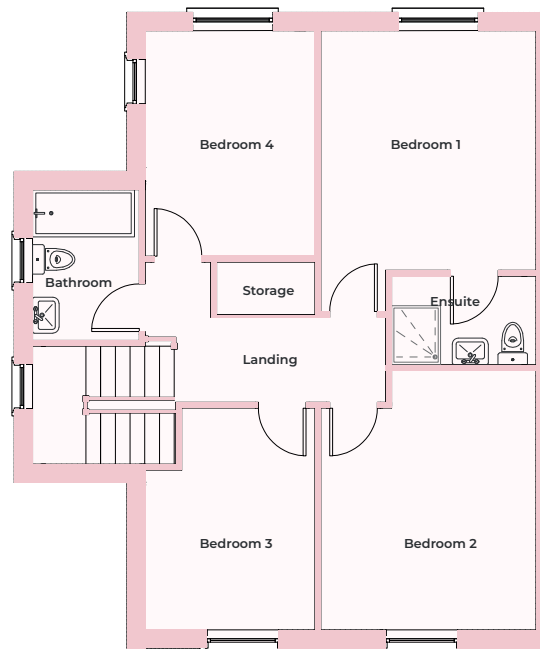
# House Type C

4 Bedroom End of Terrace (Approx 1,705 sq ft)

No. : 4



GROUND FLOOR



FIRST FLOOR

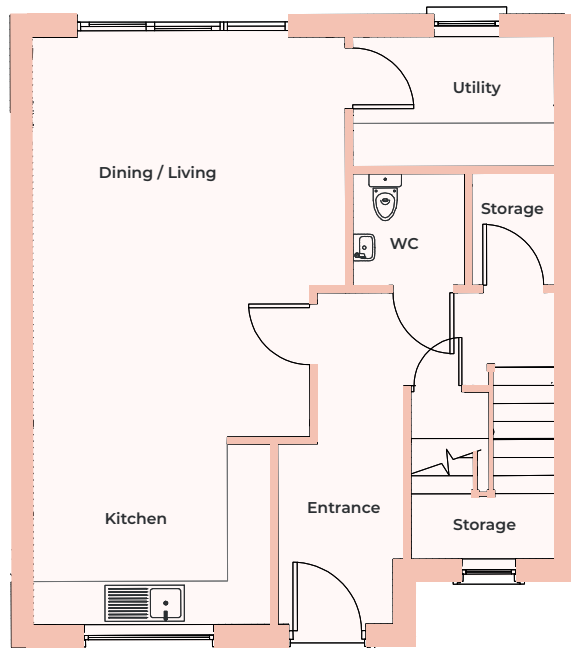


FRONT ELEVATION

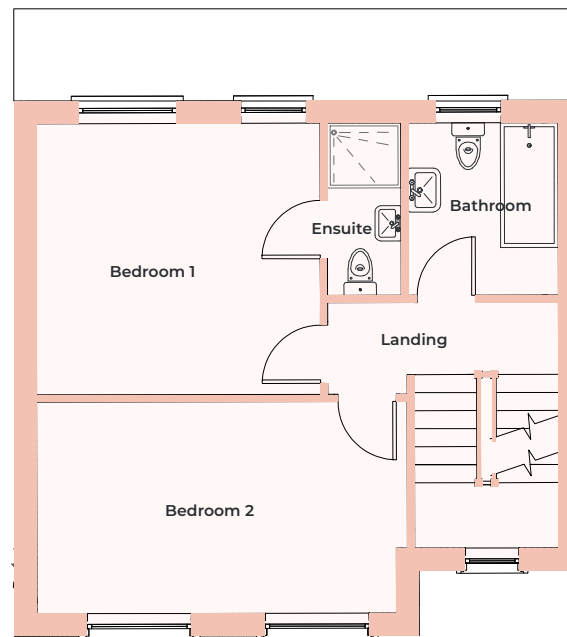
# House Type D

2 Bedroom Mid Terrace (Approx 1,120 sq ft)

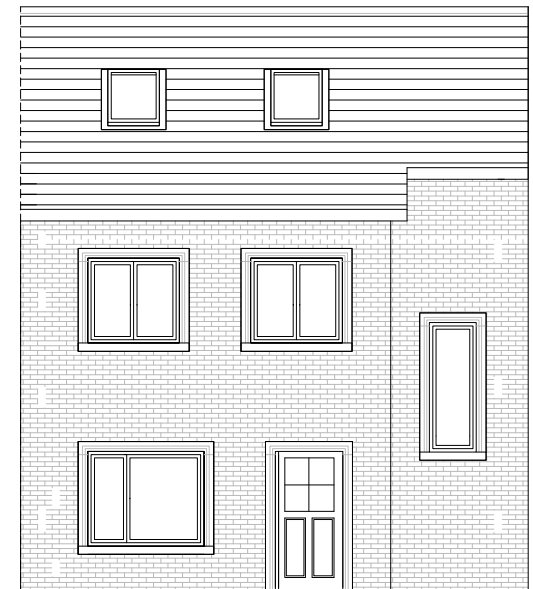
Nos. : 9 & 12



GROUND FLOOR



FIRST FLOOR



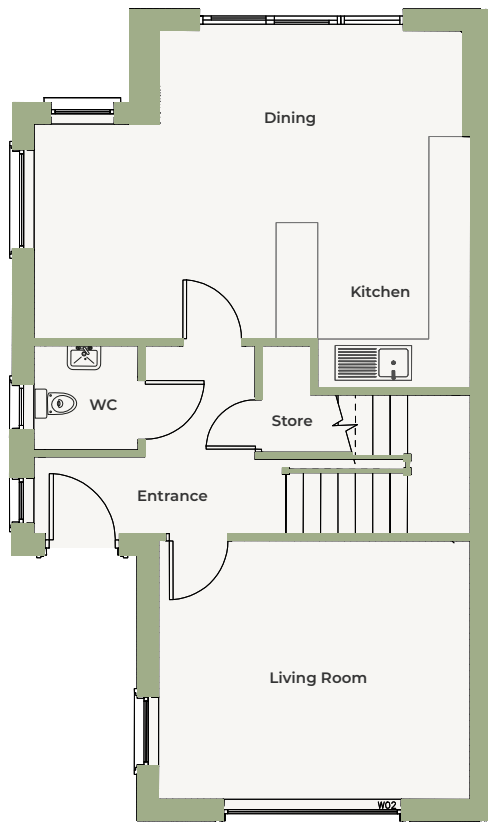
FRONT ELEVATION



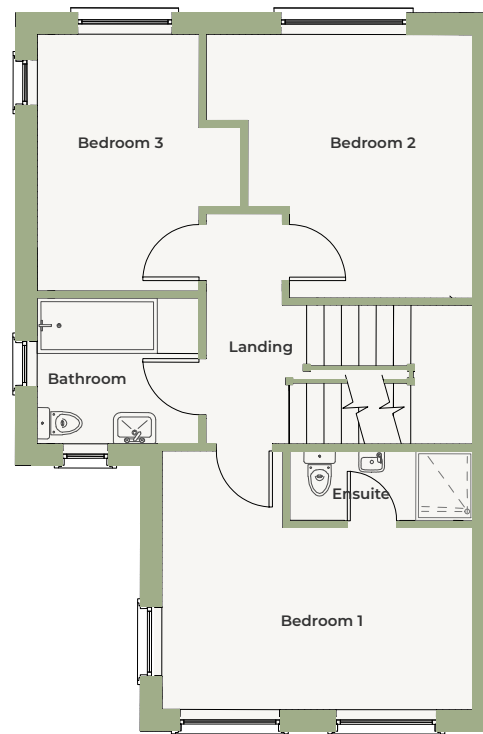
# House Type E

4 Bedroom End of Terrace (Approx 1,623 sq ft)

No. : 7



GROUND FLOOR



FIRST FLOOR

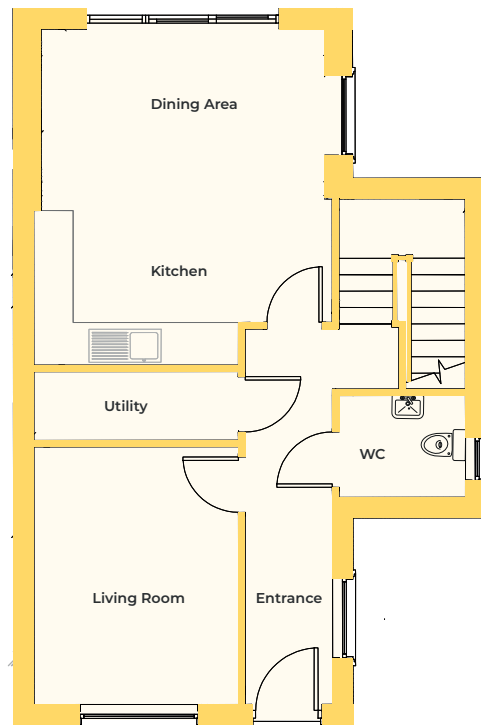


FRONT ELEVATION

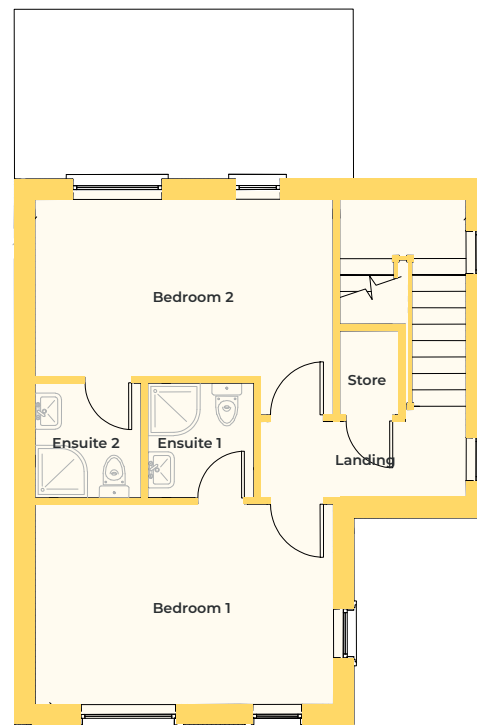
# House Type F

2 Bedroom End of Terrace (Approx 1,071 sq ft)

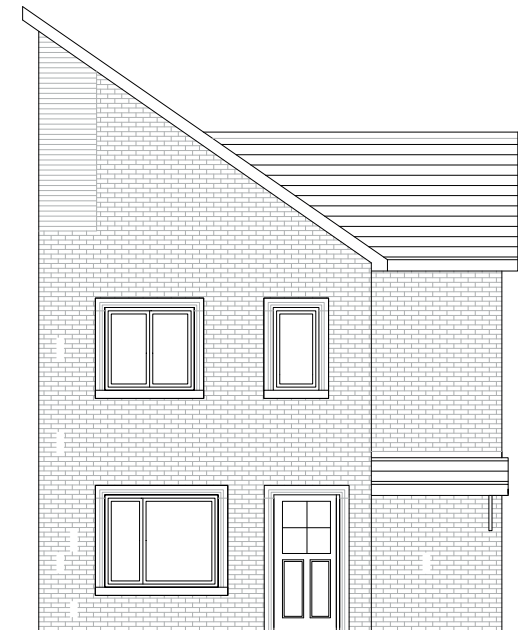
No. : 13



GROUND FLOOR



FIRST FLOOR



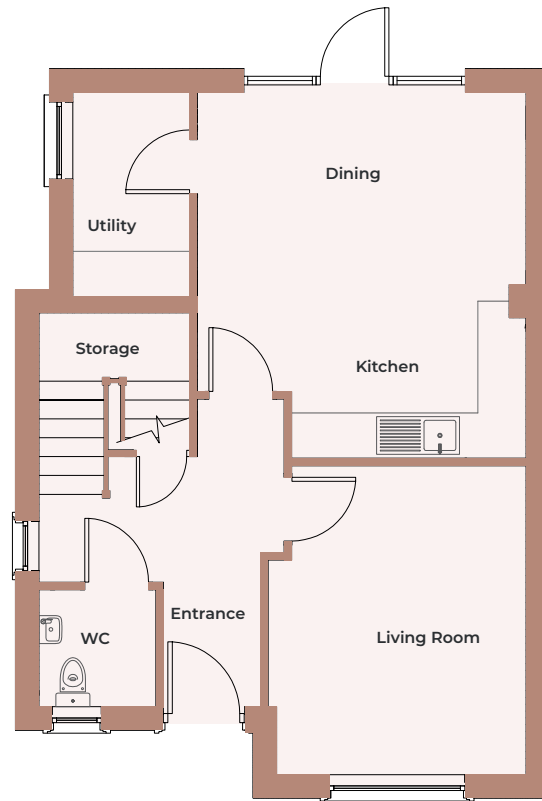
FRONT ELEVATION



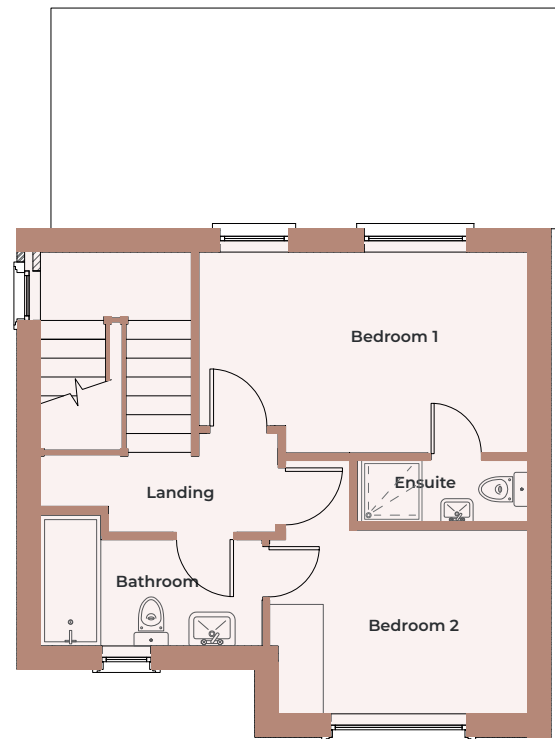
# House Type G

2 Bedroom Semi-Detached / Detached (Approx 971 - 979 sq ft)

Nos. : 1, 2 & 3



GROUND FLOOR



FIRST FLOOR

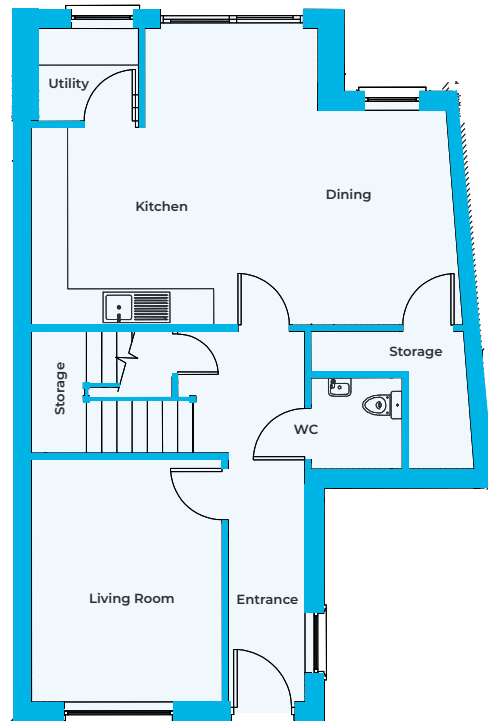


FRONT ELEVATION

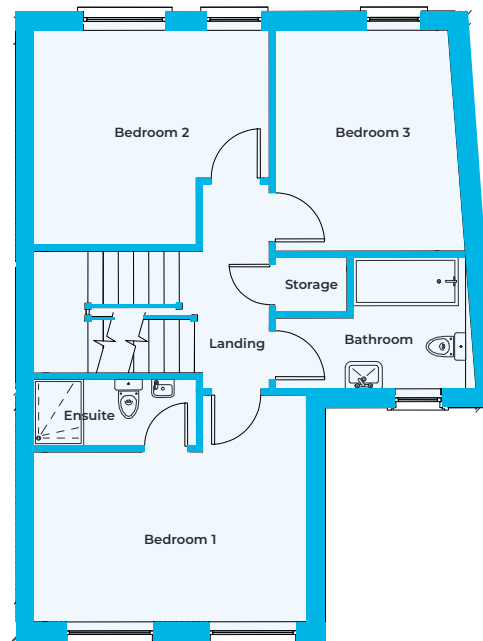
# House Type H

3 Bedroom Mid Terrace (Approx 1,327 sq ft)

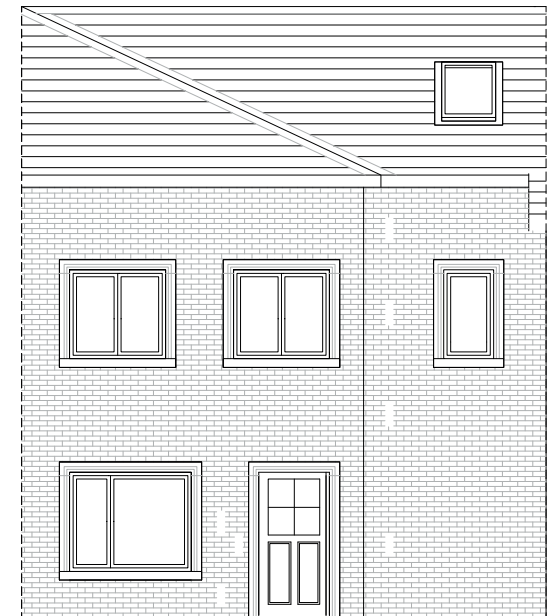
Nos. : 8, 10 & 11



GROUND FLOOR



FIRST FLOOR



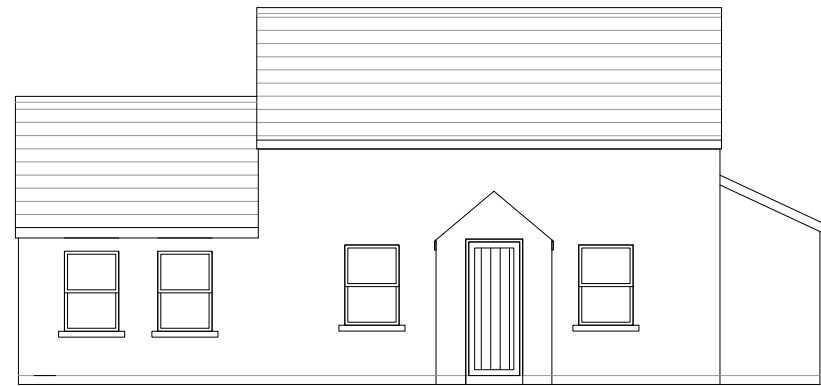
FRONT ELEVATION



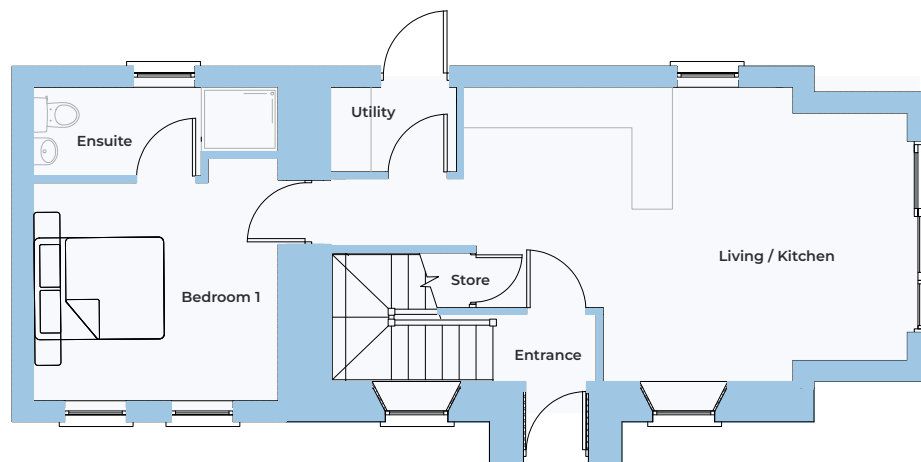
# The Cottage

3 Bedroom Detached (Refurbished) (Approx 160 sq ft)

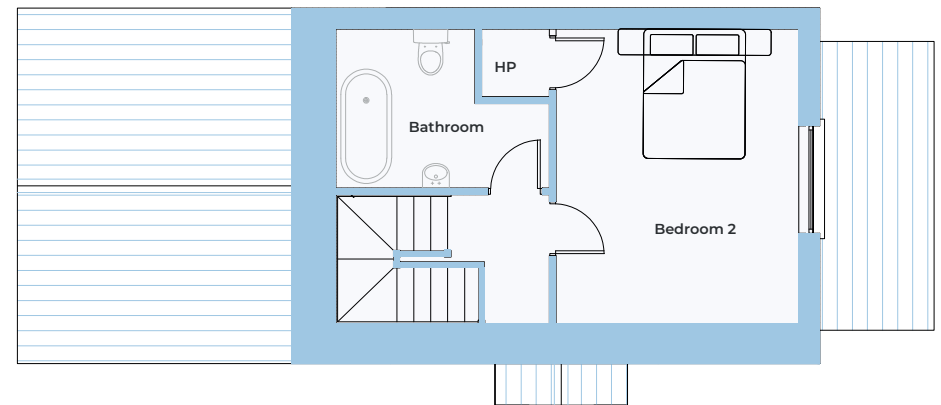
No. : 14



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

# Building Specification

---

## Superior Low Energy Design:

- 'A2/A3' BER rating energy efficient homes.
- Low energy, low carbon homes.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Demand Control Ventilation throughout the house.

## Building Guarantee:

- These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.



## Kitchen & Wardrobe:

- Elegant high-quality fitted kitchens and wardrobes as per showhouse.

## Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware.
- Kitchen, WC, bathroom and en-suite wet areas tiled.

## Internal Finishes:

- Internal walls plastered and painted as per showhouse.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard light fittings and attractive power points.



# Royal Canal Walk

Enfield, Co.Meath

## Professional Team



PRSA No.: 003764

Property House,  
Main St., Maynooth,  
Co. Kildare.

Tel: 01 6286128.  
E: [info@coonan.com](mailto:info@coonan.com)  
[www.coonan.com](http://www.coonan.com)



These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.