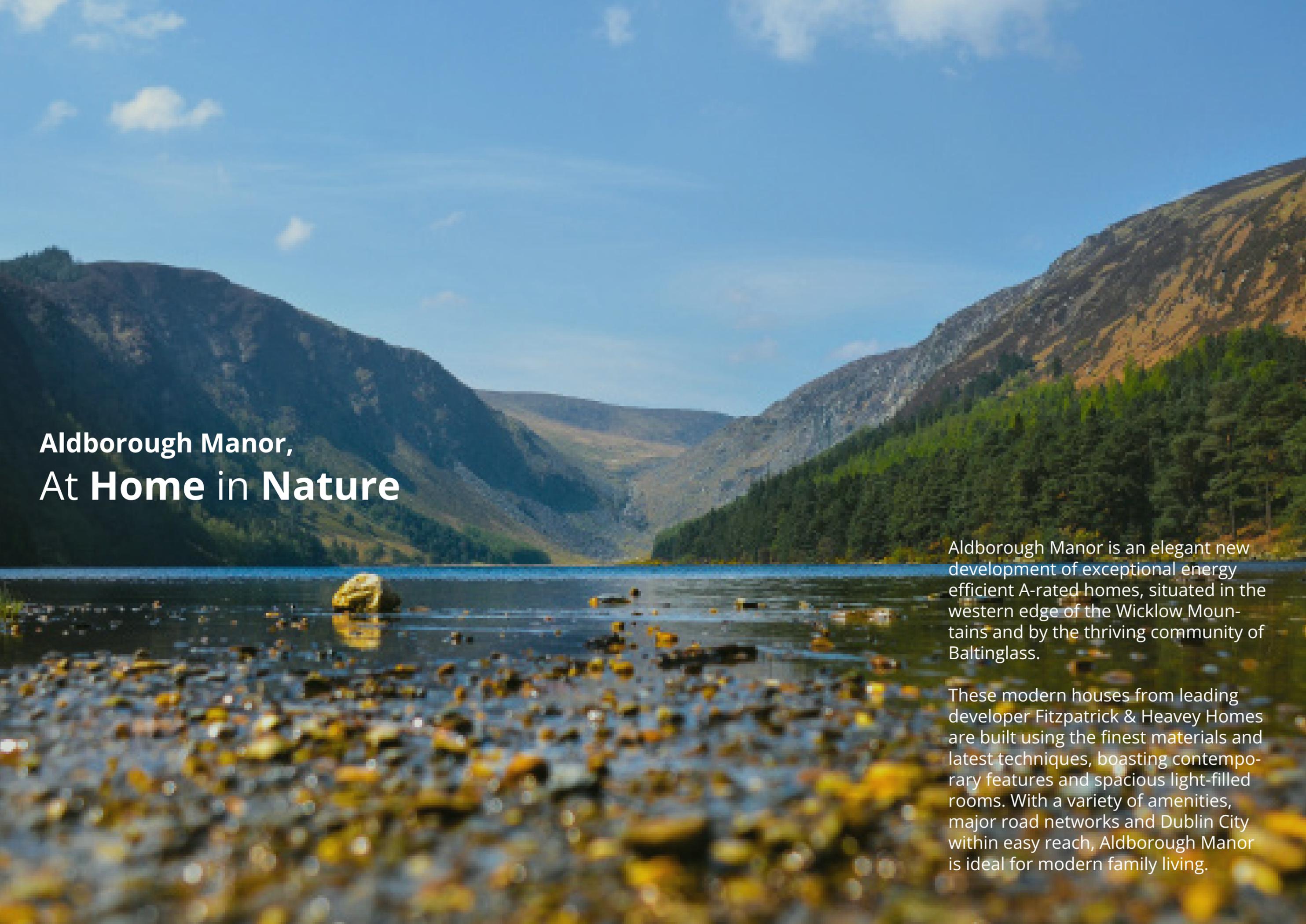




Aldborough Manor



Baltinglass, Co. Wicklow



Aldborough Manor, At Home in Nature

Aldborough Manor is an elegant new development of exceptional energy efficient A-rated homes, situated in the western edge of the Wicklow Mountains and by the thriving community of Baltinglass.

These modern houses from leading developer Fitzpatrick & Heavey Homes are built using the finest materials and latest techniques, boasting contemporary features and spacious light-filled rooms. With a variety of amenities, major road networks and Dublin City within easy reach, Aldborough Manor is ideal for modern family living.



Modern 'A-Rated' homes by the beautiful Wicklow Mountains

The Development

Aldborough Manor, an elegant new development in Baltinglass, offers a mix of two, three, and four-bedroom homes in a picturesque setting within southwest Wicklow. These homes are meticulously crafted with contemporary features and spacious, light-filled interiors, ensuring an efficient living space with exquisite finishes throughout.

Ideal for growing families seeking an A-rated home in a charming community, each residence at Aldborough Manor includes parking and a private garden, while EV cabling and isolator switches are provided for convenient vehicle charging.

The development benefits from proximity to a variety of local primary and post-primary schools, while it will also have a dedicated crèche, enhancing its appeal as a desirable family-oriented neighbourhood.

On Your Doorstep

Aldborough Manor boasts a prime location in an established locality, offering convenient access to a wealth of amenities, including shops, restaurants, cafés, pubs, libraries, a range of recreational facilities, and schools.

Steeped in medieval history and nestled among rolling hills and fields, Baltinglass is a haven for outdoor enthusiasts, while the town's vibrant community hosts regular farmers' markets, festivals, and cultural events.

Situated on the N81, the development is close to Carlow, Kildare, and Wicklow towns, while easy access to the M9 motorway ensures swift connections to Dublin city centre and airport.

Residents also benefit from efficient bus services directly linking to the heart of the capital.



Shopping

Local shopping options include a SuperValu and EuroSpar in Baltinglass, as well as Carlow and Fairgreen shopping centres in Carlow Town, Whitewater Shopping Centre in Newbridge, Co Kildare, and other excellent shopping experiences in Wicklow Town.

Villages

Baltinglass is close to neighbouring villages such as Castledermot, Rathvilly, Kiltegan, Stratford-on-Slaney, Blessington, Hollywood, and Donard.

Golf Clubs

Golf enthusiasts can enjoy the nearby facilities of Baltinglass Golf Club and Mount Wolseley Golf Club.

Health & Fitness

Options include West Wicklow Fitness in nearby Dunlavin and The Club gym and pool at the Keadeen Hotel in Newbridge.

Restaurants & Pubs

Horans Bar & Restaurant, Bia Blasta & D'Vine, Germaines Bar & Restaurant, Lizzie Keogh's, The Dining Room at Rathsallagh, O'Keefe's Pub, Bread and Beer Bar & Restaurant, Little Acorn Café.

Sporting Clubs

Options in the area include Baltinglass GAA Club, Baltinglass Town AFC, Balto Kayak Club and Baltinglass Badminton Club.

Schools

Close to Aldborough Manor development are Scoil Naomh Iosaf, Scoil Chonglais and Stratford Lodge NS.



Quality Leisure and Recreation Options

Discover a wealth of recreation and leisure opportunities on your doorstep, with Aldborough Manor perfectly situated to embrace the natural beauty of the River Slaney and its scenic valley. Residents can explore hiking, walking, and fishing along the riverbanks, immersing themselves in serene outdoor activities. For those seeking adventure on the water, kayaking and paddleboarding on the Slaney also offer exhilarating experiences amidst stunning surroundings.

Nearby, the Wicklow Mountains beckon with their extensive network of trails, including the renowned Wicklow Way, ideal for adventurers of all levels. Visit the Baltinglass Outdoor Education Centre to challenge yourself on the high ropes course, try your hand at archery,

or test your orienteering skills, ensuring there's always something exciting to do close to home.

Ascend Baltinglass Hill for panoramic views and explore the Neolithic passage tomb nestled atop. History enthusiasts can also delve into the ruins of the 12th-century Cistercian Abbey, which is steeped in ancient heritage.

Experience the vibrant community spirit of Baltinglass through its regular farmers' markets, festivals, and events, celebrating local culture and fostering a welcoming atmosphere for all.



The Site

These impressive new two, three and four-bedroom homes combine striking design with practicality, boasting spacious rooms and luxurious finishes throughout.

Each residence is crafted to offer high-end living, featuring custom-designed fitted kitchens and expansive, high-performance windows that flood the interiors with natural light.

Emphasising sustainability, Aldborough Manor's A-rated homes integrate energy-saving innovations such as Heat Pumps and superior insulation in walls, floors, and roofs, ensuring reduced running costs.

Additionally, each home benefits from a private garden and parking serviced by EV cabling with isolator switches.

Floor plans of individual units are available to view at AldboroughManor.ie



Legend

- A1 4-Bed Semi-Detached**
c. 151 sq m
- A2 4-Bed Semi-Detached**
c. 133 sq m
- B1 3-Bed Semi-Detached**
c. 111 sq m
- B2 3-Bed Terrace**
c. 111 sq m
- B3 3-Bed Semi-Detached**
c. 116 sq m
- C1 2-Bed Semi-Detached**
c. 88 sq m
- C2 2-Bed Terrace**
c. 88 sq m
- C3 3-Bed Terrace**
c. 106 sq m
- C4 2-Bed Semi-Detached**
c. 90 sq m

Disclaimer:

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Note: Floorplans and dimensions are indicative only and subject to change. The developer Fitzpatrick & Heavey Homes may alter the layout, building style, landscape and spec without notice and the finished home may therefore vary from the information provided.



Aldborough Manor

Specifications

General

- A3 Building Energy Rating
- Heat Pump, providing energy efficient central heating and hot water at proved reduced energy costs than the current market alternatives
- Excellent wall, floor and roof insulation
- Low maintenance, high quality external finishes of render, uPVC and dash
- Stamp Duty – 1%
- 10-year structural guarantee with Home Bond

Kitchen

- High quality fitted kitchens with integrated doors for appliances

Utility

- Utility rooms plumbed for washing machine and dryer

Bathrooms

- The bathrooms and ensuites are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurised shower systems and fitted shower screens in ensuites with mixer tap and hose to bath in main bathroom
- High-quality ceramic tiling fitted to floors and wet areas as standard

Bedrooms

- High-quality built-in wardrobes as standard in selected bedrooms, with painted doors, oak finished carcass and brushed chrome doorknobs

Internal

- Heating to each floor is thermostatically controlled
- Wall-mounted electronic heating system controller
- Generous and well-designed electrical and lighting specification
- All homes have full internet ethernet connectivity
- All walls and ceilings are skimmed finished and painted throughout as standard
- High-quality joinery and ironmongery specification throughout
- High-quality uPVC double glazed windows with safety catch
- High-quality front doors with 3-point locking system

External

- Side gates fitted on the side passages of semi-detached and end terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Large rear garden will be raked and seeded
- Rear gardens fenced with concrete posts and timber panels

- In curtilage parking to accommodate 2 cars in the semi-detached and detached houses

Legal

- €5,000 deposit required
- Contracts must be signed within 21 days of receipt
- Balance of 10% of purchase price is due in signing of contracts
- Affordable Home Scheme is only available to first-time buyers without property ownership, has a right to live in Ireland indefinitely; affordable home as primary residence; mortgage approval in principle; single or combined annual income below €66,263
- The shared equity First Home Scheme, sponsored by the Department of Housing, Local Government & Heritage and Participating Lenders, is available. See www.firsthomescheme.ie for more information.





Transport

While only a five-minute walk from all the amenities of Baltinglass' thriving town centre, Aldborough Manor also boasts excellent transport links.

With its entrance situated on the N81, the development offers swift access to Carlow, Kildare, and Wicklow towns, while the nearby M9 motorway connects directly to Dublin city centre and Dublin Airport.

Residents also benefit from numerous bus links providing convenient access to the capital, ensuring seamless commuting and travel options for both work and leisure.

About Fitzpatrick & Heavey Homes

Fitzpatrick & Heavey Homes is a forward-thinking and dynamic property development and investment management company, renowned for delivering high-quality residential and commercial projects throughout Ireland.

Our trusted team of experts ensures excellence in every development, allowing us to rapidly expand within the Irish market while maintaining the highest standards.

We excel at identifying emerging areas and creating homes and commercial spaces that cater to the needs of the local community. Our ambitious mixed-use developments not only provide quality living and working environments but also create new opportunities and foster community growth.

 **FITZPATRICK
& HEAVEY HOMES**

Enquiries

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