



KELLETT'S GROVE

DUNSHAUGHLIN

A SUPERB DEVELOPMENT OF QUALITY FAMILY HOMES

WELCOME TO KELLETT'S GROVE...





AT THE HEART OF A MODERN COMMUNITY...

Kellett's Grove is a high quality development of 3 and 4 bedroom homes in Dunshaughlin which has the perfect mix of cosmopolitan lifestyle and the authentic feel of a country village. This new development is just a five minute walk along a floodlit pathway to the centre of Dunshaughlin village which has an excellent array of services, amenities and facilities on offer.

The A-rated houses are built to the newest specifications ensuring comfortable and spacious living standards. Finishes are to a very high standard with features such as full brick facades and cobble-lock driveways.

The village has a SuperValu supermarket and Bank of Ireland along with numerous shops, pubs and eateries. It has a church, a medical care unit and a veterinary surgery. There are numerous sports facilities in the area including adult and underage soccer, Gaelic football and hurling, cycling club, athletics, fishing, equestrian centre, trail walking, snooker clubs in Dunboyne and Navan along with golf clubs at Killeen Castle and Black Bush golf clubs.

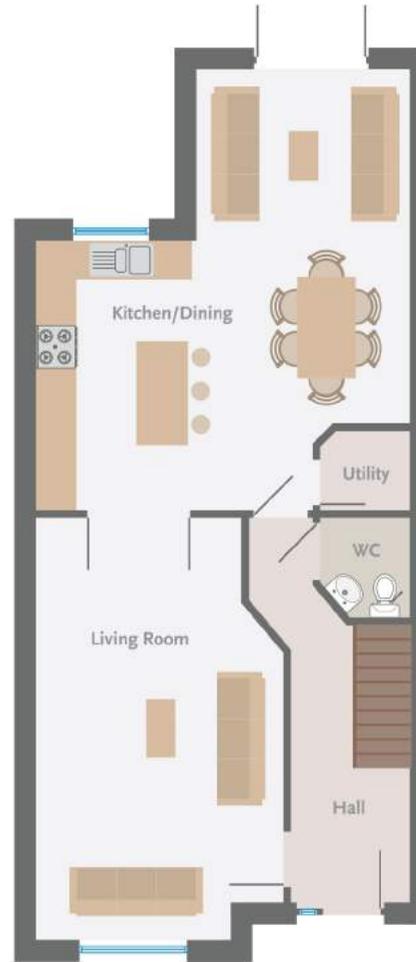
St Seachnall's National School is a large primary school located in the town which is walking distance. Rathbeggan National School is another local primary school that is a 10 minute drive away.

Dunshaughlin Community College is a modern well equipped secondary school which has recently had a major building extension to cater for more pupils.

HOUSE TYPE B : EXTENDED FOUR BEDROOM SEMI-DETACHED



GROUND FLOOR



FIRST FLOOR



130 M² / 1,401 SQ_FT

BER A3

HOUSE TYPE C : EXTENDED THREE BEDROOM SEMI-DETACHED

GROUND FLOOR



FIRST FLOOR



108 M² / 1,162 SQ FT

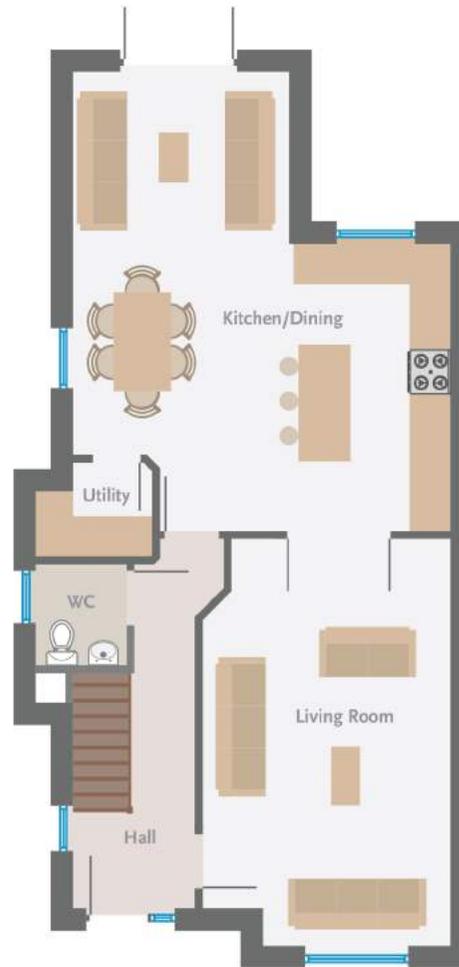
BER A3



HOUSE TYPE G : EXTENDED FOUR BEDROOM DETACHED



GROUND FLOOR



FIRST FLOOR



134 M² / 1,442 SQ_FT

BER A3

PROPERTY FEATURES

- A-rated family homes
- Great commuting location
- Full brick façade
- Extensive landscaping
- Quality fitted Kitchen & Utility
- Bathroom tiling as per show houses
- Quality sanitary ware as per show houses
- Heated towel rails to bathroom & en-suite
- High performance windows & doors
- A-rated condensing gas boiler with multi-zoned controls
- Solar panels
- Off-street parking for two cars
- Wired for TV, telephone & broadband
- Wired for intruder alarm
- Low maintenance exterior
- Garden patio as per show houses
- 10 Year Structural Guarantee

LOCATION & AMENITIES

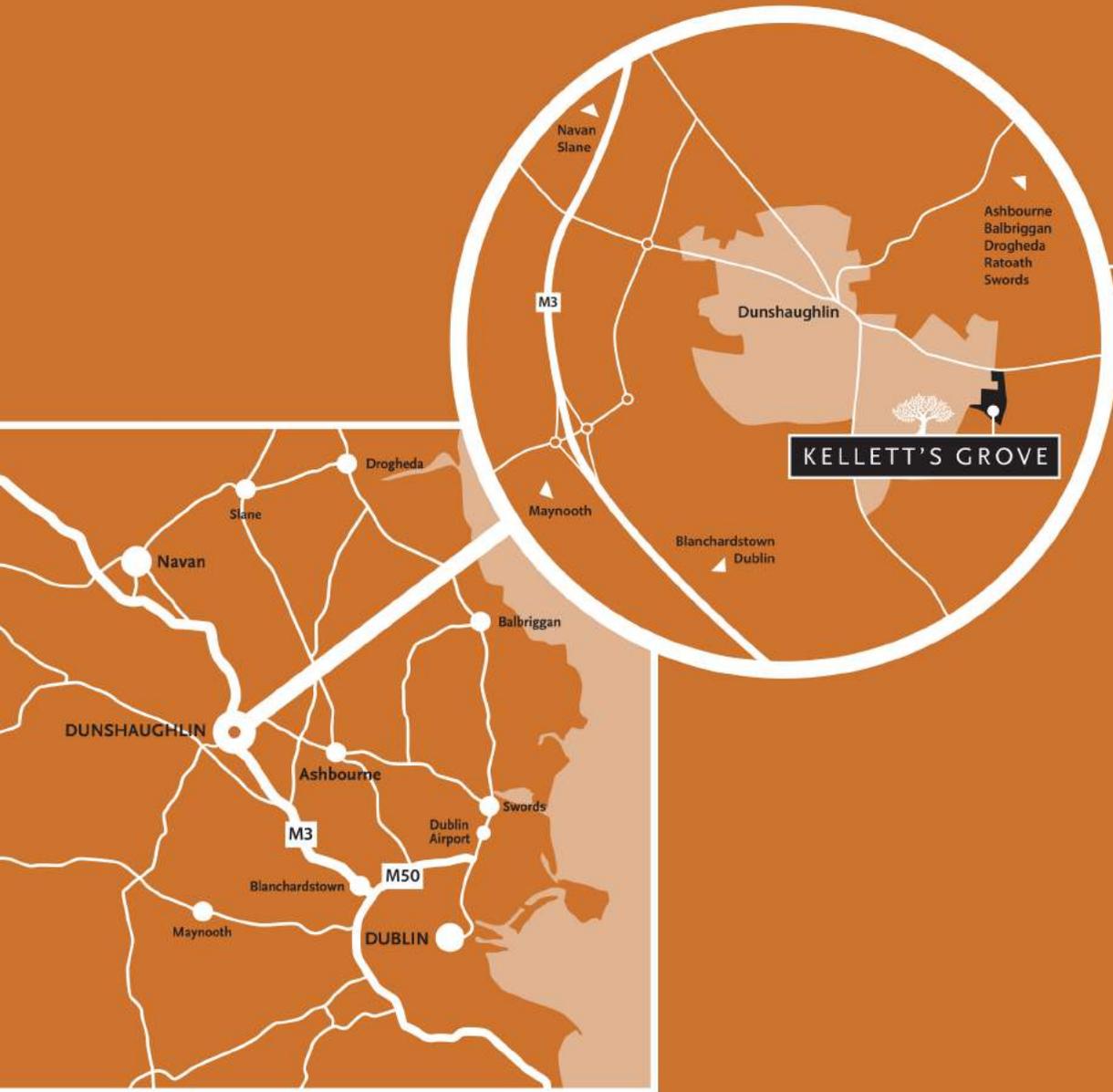
Kellett's Grove is an easy commute for residents with only 2kms to the M3 motorway, 20 kms to the M50 and 40 daily bus services each way to/from Dublin.

- 15 mins drive to Blanchardstown Town Centre including Odeon cinemas & Leisureplex
- Irish Rail M3 Parkway is 10 – 12 min drive away
- Supervalu supermarket, Bank of Ireland branch & Aldi opening soon
- Dublin Airport – 25 mins drive
- Killeen Castle Golf Club & Black Bush Golf Club are within 5 minutes drive
- Clubs, gym, all weather pitches including GAA, soccer and community centre
- National Aquatic Centre (15 mins drive)
- Rathbeggan Lakes (2km) & Tayto Park (6km) within easy reach
- Dunshaughlin Health Centre within walking distance
- 8 local restaurants and bars
- 10 mins from the historic Hill of Tara.



HOUSE TYPES – PHASE 1: NO'S 1 TO 11

- House Type B (4 Bedroom)
- House Type C (3 Bedroom)
- House Type G (4 Bedroom)



A PROFESSIONAL TEAM...



Selling Agents

EASTWISE



Eastwise Homes
 Contact: Gavin Lynch
 Tel: 086-825 0825
 Email: gavin@eastwise.ie

Sherry Fitzgerald Sherry
 Main Street, Dunshaughlin
 Tel: 01-825 9452
 Email: info@sherryfitzsherry.ie

Solicitors

AMOSS, Warrington House,
 Mount Street Crescent, Dublin 2
 Tel: 01-212 0400
 Email: law@amoss.ie

Interior Design

Carol Renner
 Email: carol.renner@hotmail.com

Developer and Builder
 Eastwise Homes Ltd.

See further details at:
KellettsGrove.com

Disclaimer: The contents shall not be construed to form the basis of any contract, conveyance or lease. Whilst every care is taken in their preparation, the vendor and their advisors shall not be held responsible for any inaccuracies contained therein. Enquirers must satisfy themselves regarding the description, layouts and measurements. Site maps, measurements and artist's impressions are for illustration purposes only and may not be accurate. The developer reserves the right to change the façade or house design as construction progresses.

