



LINDEN
DEMESNE

*Maynooth,
Co. Kildare*



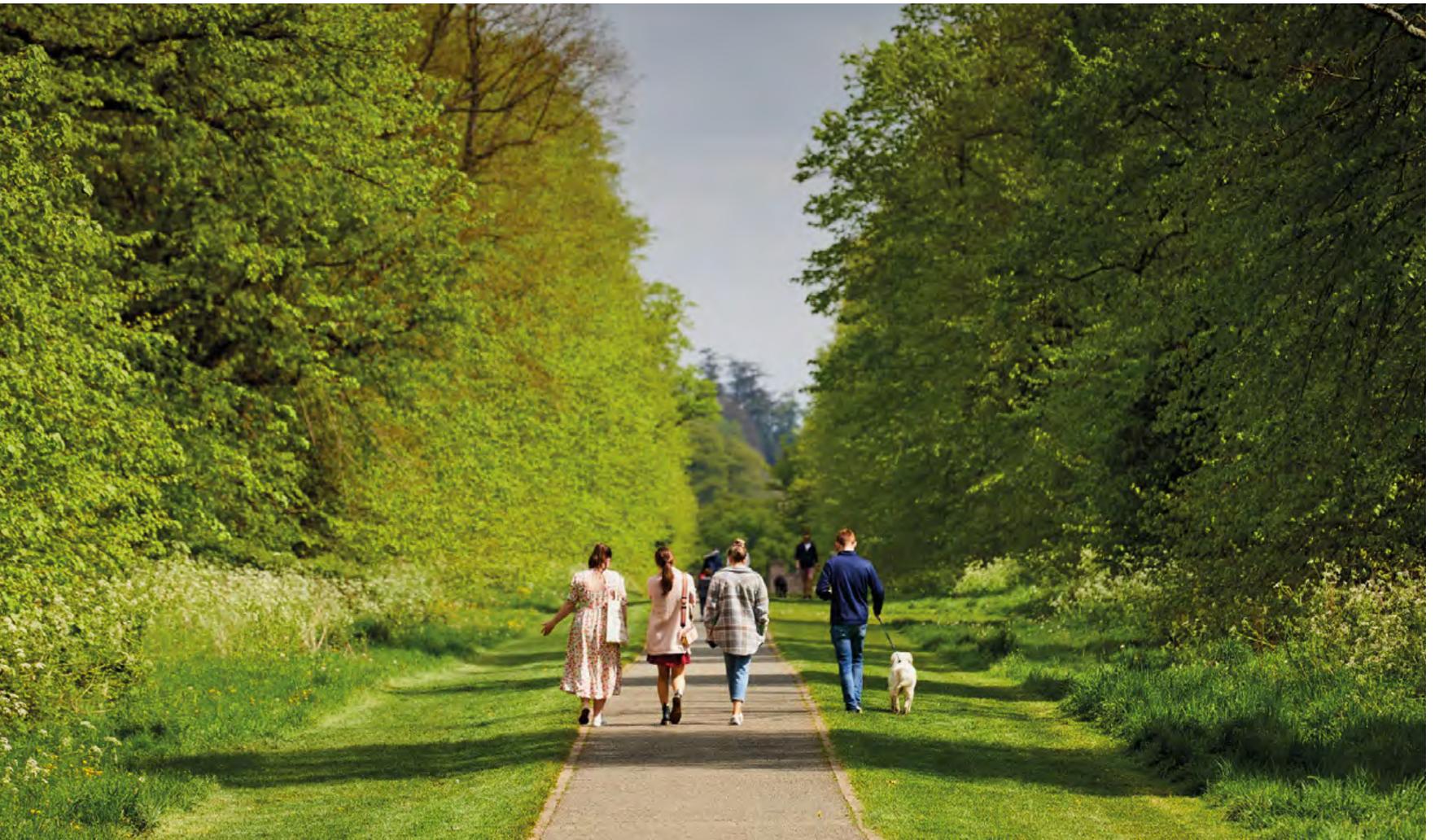


Introducing Linden Demesne located next to the beautiful Carton House Estate in Maynooth, Co. Kildare.

Thoughtfully designed to make the most of its stunning natural setting, Linden Demesne offers a range of extremely spacious 5, 4, 3 and 2 bedroom homes.

Set in over 18 acres with woodland views and generous green spaces, the location and beautifully considered design is what really sets Linden Demesne apart.

A SENSE *of* PLACE



Making the most of this beautiful natural setting and scenic vistas is central to the design and planning of Linden Demesne, including its name.





'Linden' is another name for lime tree and celebrates the majestic lime trees that line Carton Avenue leading to Carton Demesne, a 1,100 acre estate full of magnificent parkland.

Located just a short walk away from the entrance to Carton Avenue, Linden Demesne is carefully planned around a central green space featuring three mature Oak trees.

Adjoining the development is an old stone quarry with a plantation of mature Pines and Larch. The quarry is being sensitively reimagined as a semi natural parkland where the majority of the existing trees are being retained and underplanted with a new layer of native Oaks, Birch Alders and Pines.



The parkland includes informal trails and play elements as well as areas set aside for wildlife habitat. Open spaces also incorporate nesting boxes for birds and dry-stone walling for roosting bats. Every feature is designed to enhance and protect the surrounding natural environment.





STUNNING SPACES INSIDE *and* OUT

Every Cairn development is centred around the people who will live there and make it their home.

Great design is at the heart of what we do. From the setting and landscaping to the choice of interiors and finishes, every detail is considered with the homeowner in mind.





10





CREATING A *Community*



Linden Demesne is designed to support homeowners to live healthier and more balanced lives, connected to nature and their community.



Creating a focal point, a shared central green space incorporates play areas, seating, informal lawns, and semi mature tree planting. Play features and seating are in natural timber to harmonise with the surrounding landscape.

There's also an adult outdoor gym with specially designed Calisthenics equipment. Calisthenics is a great form of exercise that helps build strength, flexibility and cardio fitness. Having such a great facility on your doorstep makes it so much easier for residents to make exercise part of their daily or weekly routine - and it's a lot more fun.



Exceptionally DESIGNED HOMES

Linden Demesne offers a choice of superbly designed 5, 4, 3 and 2 bedroom detached, semi detached and terrace homes.



Outside, high quality brickwork, granite stone window surrounds and exterior colour palette are chosen to complement the surrounding landscape. Front gardens are planted with high quality evergreen hedging and garden beds are planted with a mix pollinator friendly planting and ground cover plants.

To the rear, each private garden has convenient access allowing for discreet storage of waste bins. A native tree such as Birch, Rowan, Hawthorn, Cherry or Crab Apple will also be planted. A wonderfully unique addition to each rear garden is a nesting bird box designed to attract more birdlife to the neighbourhood.

Our goal is for Linden Demesne to achieve a top score for ecology under the Home Performance Index (HPI), Ireland's national residential certification.



“Linden Demesne has been meticulously designed to take full advantage of the site’s beautiful, natural setting. Every element is designed to protect and enhance the surrounding natural environment and wildlife habitats”.

Daibhí Mac Domhnaill

Head of Landscape and Urban Design

Cairn are a proud registered Business Supporter of the NBDC All-Ireland Pollinator Plan 2020.











BUILT *for* COMFORT

All homes at Linden Demesne have a BER A2-rating and are built for comfort and energy efficiency with superior air-tight insulation and high performance windows.





Homes are heated by a zone controlled air-to-water heat pump system, which works excellently at a lower temperature making it a much more cost-effective and energy efficient heating solution.

Interiors are designed to be bright and spacious with well proportioned rooms and extra height ceilings at ground floor. The overall style is classic and timeless, with a modern twist. Shaker style kitchens and wardrobe fittings are finished in a contemporary palette. Kitchens are superbly designed with fully integrated appliances and quartz worktops. Every detail is considered and finished to the highest standards.



WELCOME *to the* NEIGHBOURHOOD

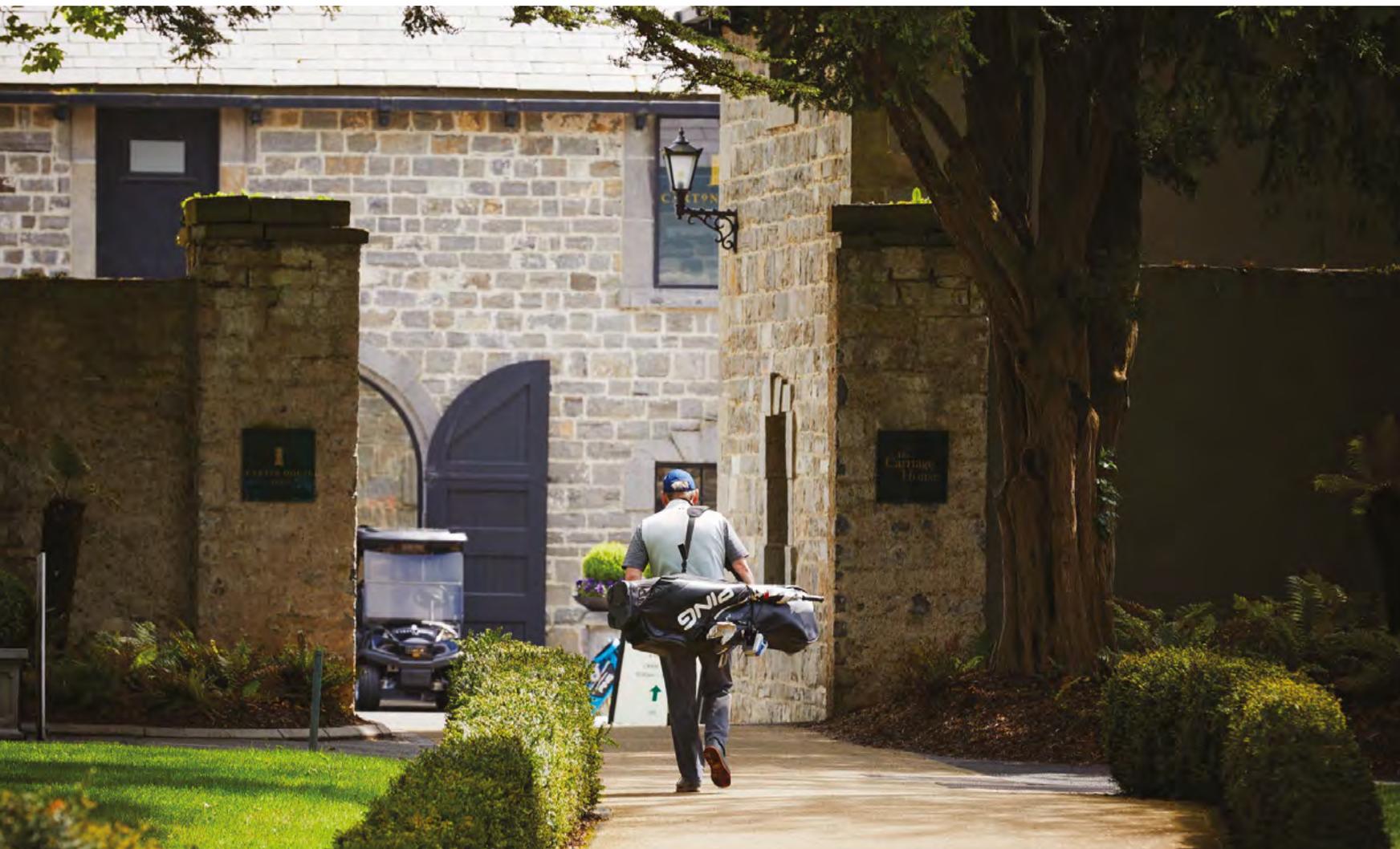


Maynooth is a hugely popular town for families and commuters, thanks to its excellent amenities and great transport links. It has every modern convenience you need while retaining a sense of character and friendly neighbourhood charm.



Several well-established primary and secondary schools are located within the immediate area, including Irish language and Educate Together options, as well as one of Ireland's most prestigious third-level institutions, Maynooth University.

With many major supermarkets (including Dunnes Stores, Tesco Extra, SuperValu, Aldi and Lidl) and two shopping centres (Manor Mills and Carton Park), all your shopping needs are catered for.



Sport is a big part of life in Maynooth with a choice of rugby, soccer, GAA, athletics and horse riding facilities in the area. Next door, Carton Estate is home to two championship golf courses, beautiful walkways and 9km of cycle trails.



For a great family day out, there are pet farms and activity parks nearby. And, for a night out, Maynooth has an ever-growing selection of award-winning restaurants, pubs and bars.





LINDEN DEMESNE

CARTON DEMESNE ▶

CARTON AVENUE

MAYNOOTH
UNIVERSITY
CAMPUS
(NORTH)

MAYNOOTH
UNIVERSITY
CAMPUS
(SOUTH)

CARTON
RETAIL PARK

MAYNOOTH STATION
IRISH RAIL COMMUTER SERVICE
TO DUBLIN CONNOLLY &
DOCKLANDS STATIONS

37

36

22

DUNBOYNE ROAD

LYREEN AVENUE

MOYGLARE ROAD

R148

38

39

26

1

2

3

4

5

6

7

8

9

17

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25

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23

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31

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29

DUBLIN ROAD R148

ROYAL CANAL

PARSON STREET R408

ROYAL CANAL WAY

R408

MEADOWBROOK ROAD

NEWTOWN ROAD

STRAFFAN ROAD R408



Linden Demesne's location is just 5 minutes from the town centre, which means that every amenity is within easy reach. Stroll into the town centre for a night out, or cycle with the kids to school - leaving the car at home will become a regular part of your day.



● FOOD & DRINK

1. Costa Coffee
2. Sasta by the River
3. O'Briens Sandwich Café
4. Coffee Mill Bistro
5. Amber Tree Bistro
6. Stone Haven
7. Apache Pizza
8. Yeah Burger
9. Orient Asian Restaurant & Sushi Bar
10. Mizzoni's Pizza
11. Bistro 53
12. Supermac's & Papa John's
13. Picaderos
14. Ely Wine Bar
15. Avenue Café
16. Shoda Market Café

● PUBS & BARS

17. The Roost
18. O'Neills Bar & Steakhouse
19. Brady's Clockhouse
20. Oak Alley Cocktail Bar

● SPORTS & LEISURE

21. Carton House Golf & Spa Resort
22. Maynooth GAA Club
23. Glenroyal Hotel & Leisure Club
24. Maynooth Scout Den
25. Maynooth Playground

● SHOPPING

26. Aldi
27. Dunnes Stores
28. Manor Mills Shopping Centre
29. Tesco Extra
30. Next
31. Boots
32. Super Valu
33. Carton Retail Park

● MEDICAL

34. Primacare / Manor Mills Medical Centre
35. Glenroyal Medical Centre

● SCHOOLS

36. Maynooth Community College
37. Maynooth Post Primary School
38. Maynooth Boys' National School
39. Presentation Girls School

Well CONNECTED

With many convenient transport links available, everything is within reach. The fast and regular train service takes commuters straight to Connolly Station and Dublin Docklands in only 45 minutes while the M4 allows drivers access the M50, with all of its national links and Dublin City Centre quickly and conveniently.



BY CAR

Maynooth is situated just 25km from Dublin City Centre. Take junction 7 (signposted Maynooth/Straffan/Naas) off the M4 and follow the signs to Maynooth.

BY BUS

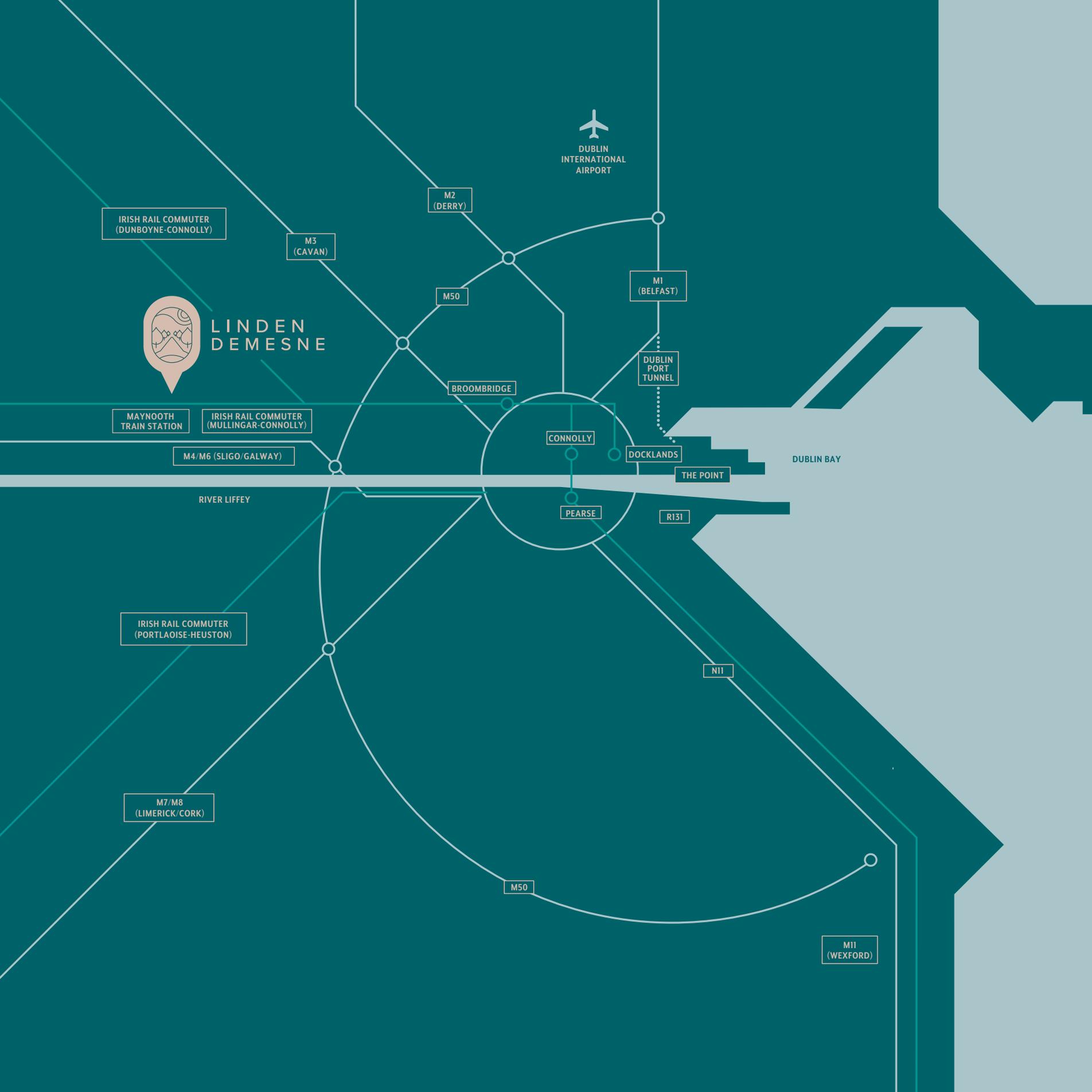
Maynooth is served by two Dublin Bus routes – the C3 and the C5. Both of these buses depart from Merrion Square in Dublin City Centre and run frequent services to Maynooth. There are also a number of routes managed solely by private bus operators.

BY RAIL

Maynooth lies on the Western Commuter Line which serves Dublin city centre as well as twelve other suburban stations (Drumcondra, Broombridge, Ashtown, Navan Road Parkway, Castleknock, Coolmine, Clonsilla, Hansfield, Leixlip Confey and Leixlip Louisa Bridge).

The new Luas Broombridge Interconnector now links Maynooth to the Red and Green Luas lines.

If you're travelling west, the Sligo train line passes through Maynooth



DUBLIN
INTERNATIONAL
AIRPORT

M2
(DERRY)

IRISH RAIL COMMUTER
(DUNBOYNE-CONNOLLY)

M3
(CAVAN)

M1
(BELFAST)

M50



LINDEN
DEMESNE

BROOMBRIDGE

DUBLIN
PORT
TUNNEL

MAYNOOTH
TRAIN STATION

IRISH RAIL COMMUTER
(MULLINGAR-CONNOLLY)

CONNOLLY

DOCKLANDS

M4/M6 (SLIGO/GALWAY)

DUBLIN BAY

THE POINT

RIVER LIFFEY

PEARSE

R131

IRISH RAIL COMMUTER
(PORTLAOISE-HEUSTON)

N11

M7/M8
(LIMERICK/CORK)

M50

M11
(WEXFORD)





SITE MAP



5 BEDROOM HOUSE

- 5 Bedroom Semi Detached H3
c. 193 sq m / 2,072 sq ft

4 BEDROOM HOUSES

- 4 Bedroom Detached D4
c. 142 sq m / 1,528 sq ft
- 4 Bedroom Semi Detached A3
c. 143 sq m / 1,539 sq ft
- 4 Bedroom Semi Detached A3S (Side Entry)
c. 144 sq m / 1,550 sq ft

3 BEDROOM HOUSES

- 3 Bedroom Semi Detached B3
c. 116 sq m / 1,249 sq ft
- 3 Bedroom Semi Detached B3S (Side Entry)
c. 118 sq m / 1,270 sq ft
- 3 Bedroom Semi Detached C3
c. 114 sq m / 1,227 sq ft
- 3 Bedroom End Terrace B2
c. 116.5 sq m / 1,254 sq ft
- 3 Bedroom Mid Terrace B1
c. 117 sq m / 1,259 sq ft

2 BEDROOM HOUSES

- 2 Bedroom End Detached F2
c. 91 sq m / 980 sq ft
- 2 Bedroom Mid Terrace F1
c. 90 sq m / 969 sq ft



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 the open areas shown are indicative and the final number and location may vary. Cairn Homes PLC reserve 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.

*Walkway connection to Carton Avenue
subject to planning application.



CARTON HOUSE
GOLF & SPA RESORT

FEATURES *and* SPECIFICATIONS



EXTERNAL FEATURES

- High quality brick and render facades
- Reconstituted stone window cills and surrounds to selected windows
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi point locking system
- Large, glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved patio area to rear garden with external wall light
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with dividing fence
- Water butts provided in rear gardens (where applicable)
- External tap provided to rear of all houses

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER)
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup)
- Locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows



MEDIA & COMMUNICATIONS

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room, kitchen, and smallest bedroom
- TV connection point to living room, kitchen, and main bedroom
- USB charging point in main living room, kitchen, and main bedroom
- Main infrastructure installed to accommodate Siro, Virgin and Eir

ELECTRICAL

- Generous provision of lighting and power points
- Recessed LED downlighters in hallway
- Chrome sockets and light switches in kitchen worktop area
- External weatherproof power point to rear garden
- Future proofing for electric car charging point, on curtilage and off curtilage car parking spaces (where applicable)

BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Energy efficient heat pump provided utilising panel radiators
- Time and temperature zone control provided
- Pressurised hot & cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens with quartz worktops
- Fully integrated dishwasher, cooking, and fridge/freezer appliances
- Stainless steel sink and mixing tap
- Separate utility/storeroom with countertop provided along with space for washing machine and dryer (where applicable)

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery with hardwood handrail to stairs
- Pull-down attic ladder fitted to all houses

WARDROBES & STORAGE

- Shaker style fitted wardrobes in all double bedrooms

WARRANTY COVER UNDER HOMEBOND

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



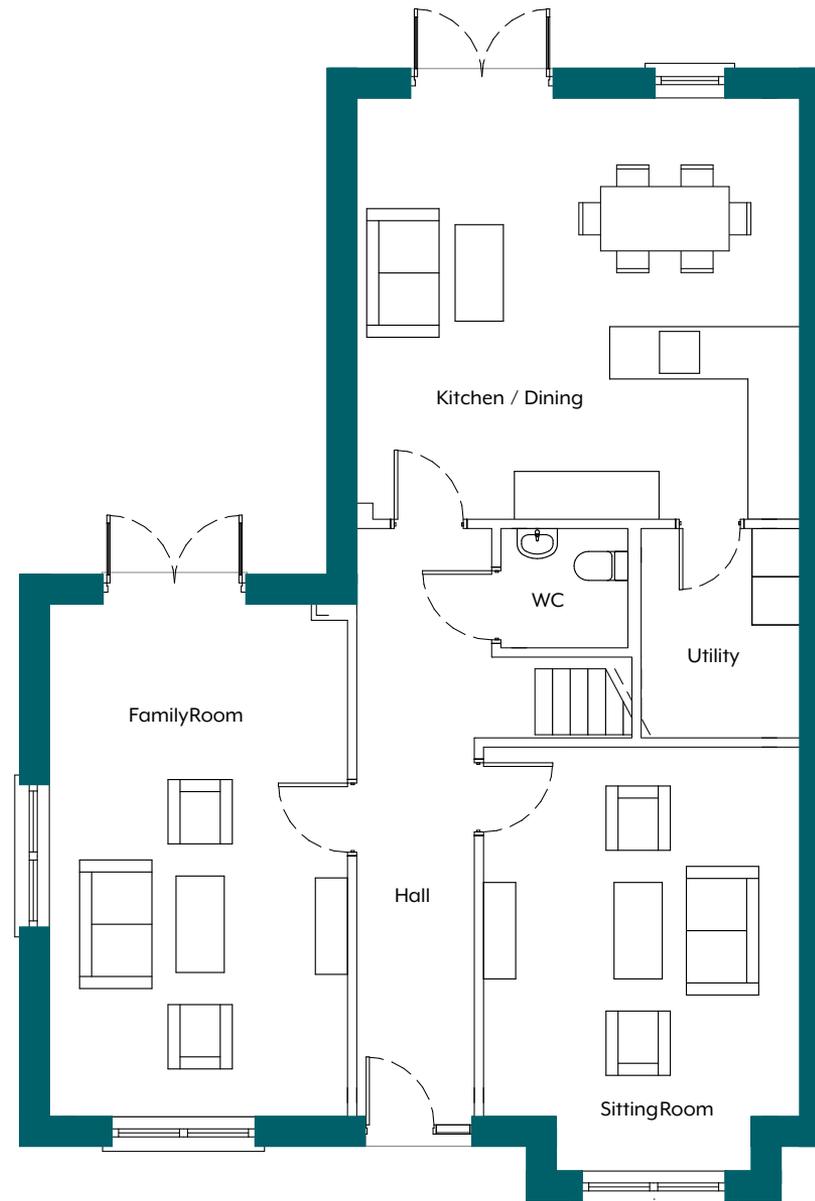




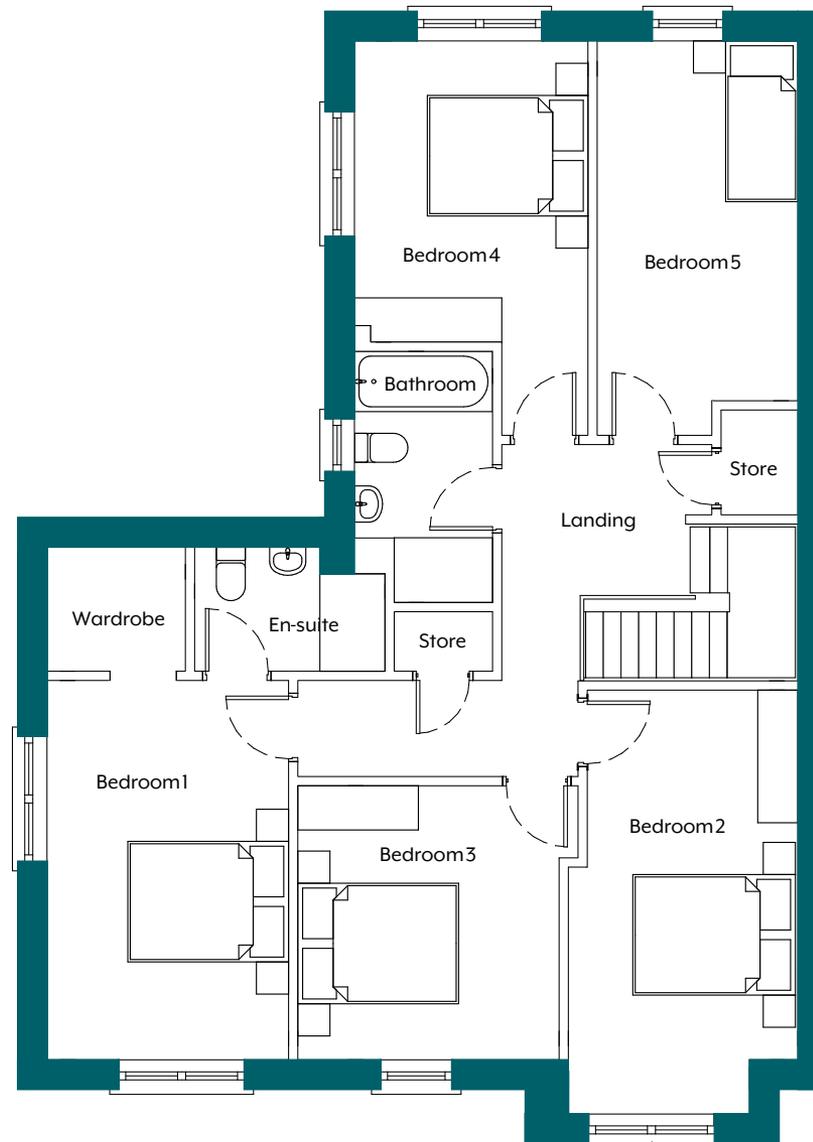
5 BEDROOM SEMI DETACHED

C. 193 SQ M / 2,072 SQ FT

House Type H3



GROUND FLOOR



FIRST FLOOR

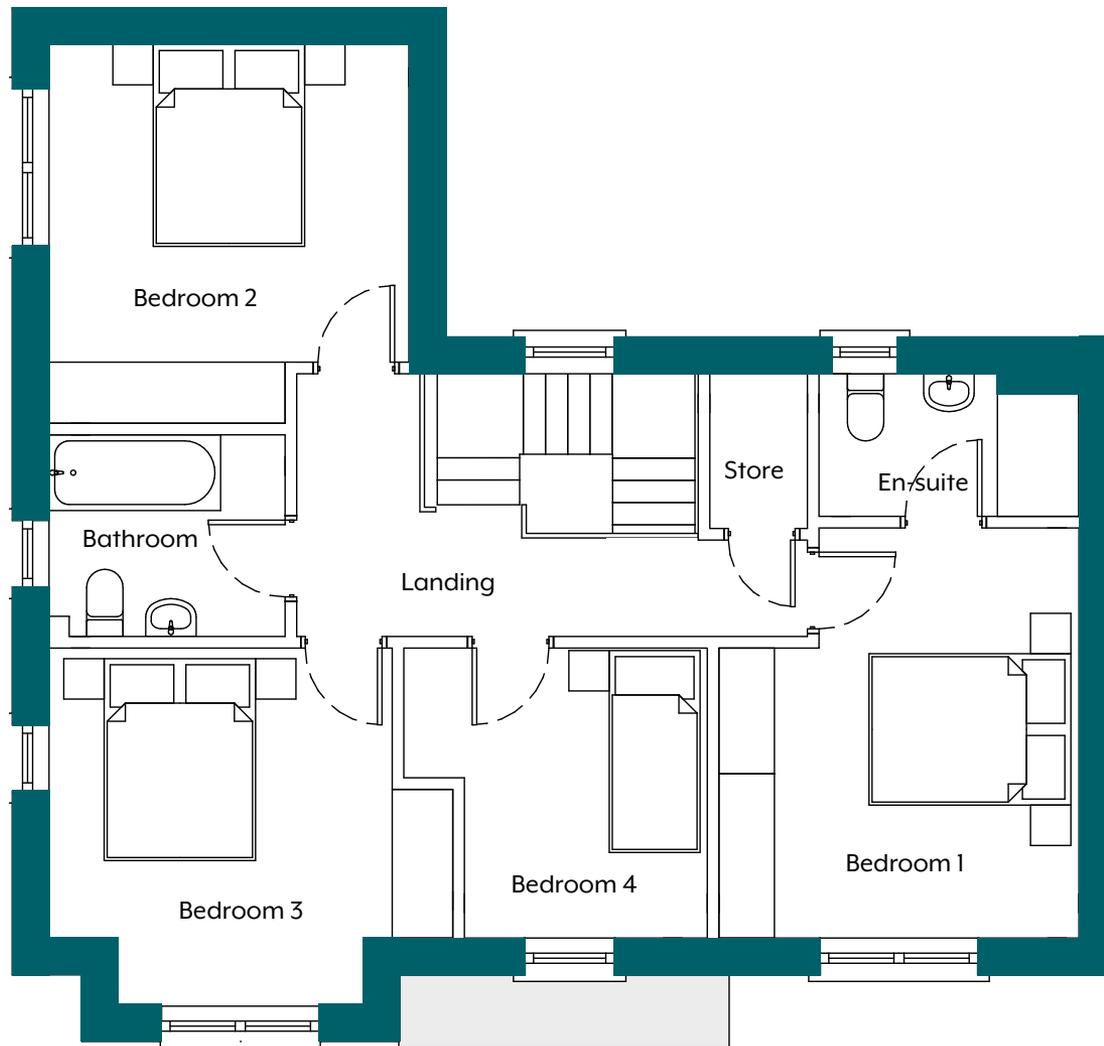
4 BEDROOM DETACHED

C. 142 SQ M / 1,528 SQ FT

House Type D4



GROUND FLOOR

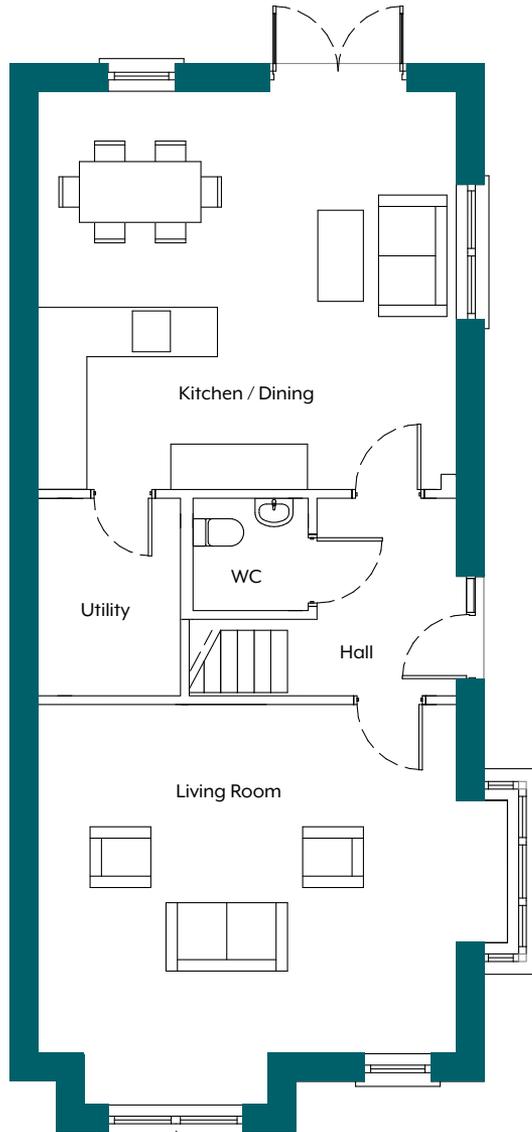


FIRST FLOOR

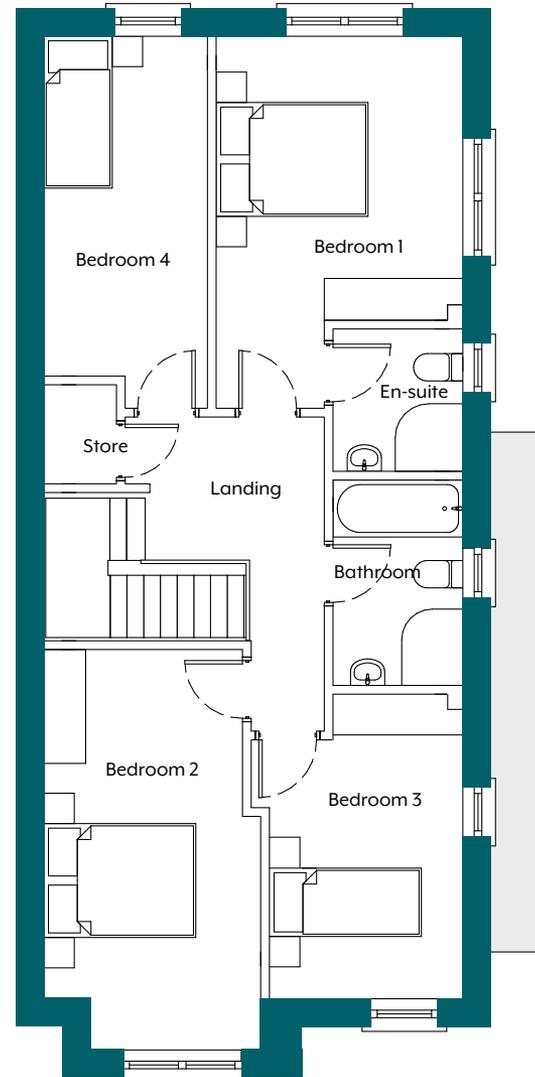
4 BEDROOM SEMI DETACHED (SIDE ENTRY)

C. 144 SQM / 1,550 SQ FT

House Type A3S



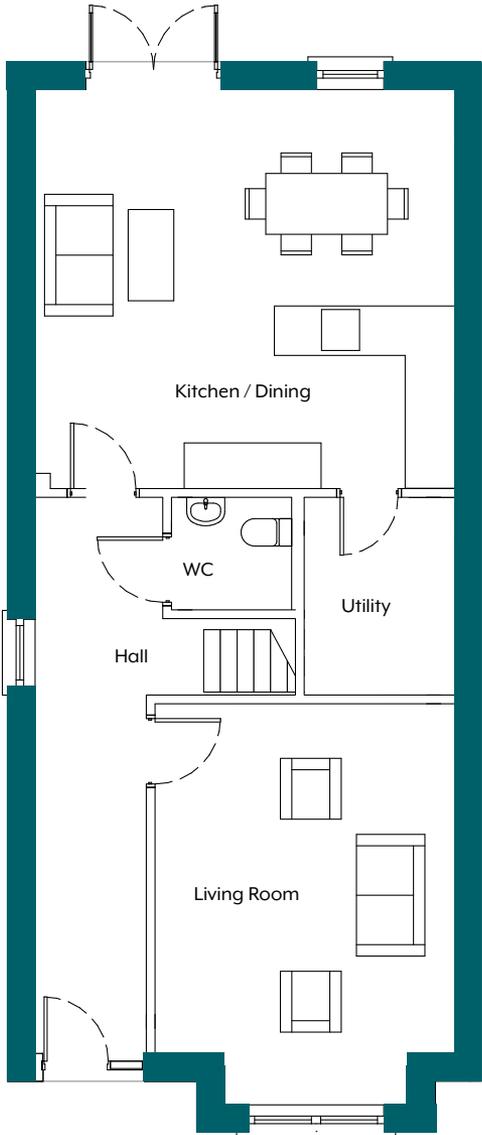
GROUND FLOOR



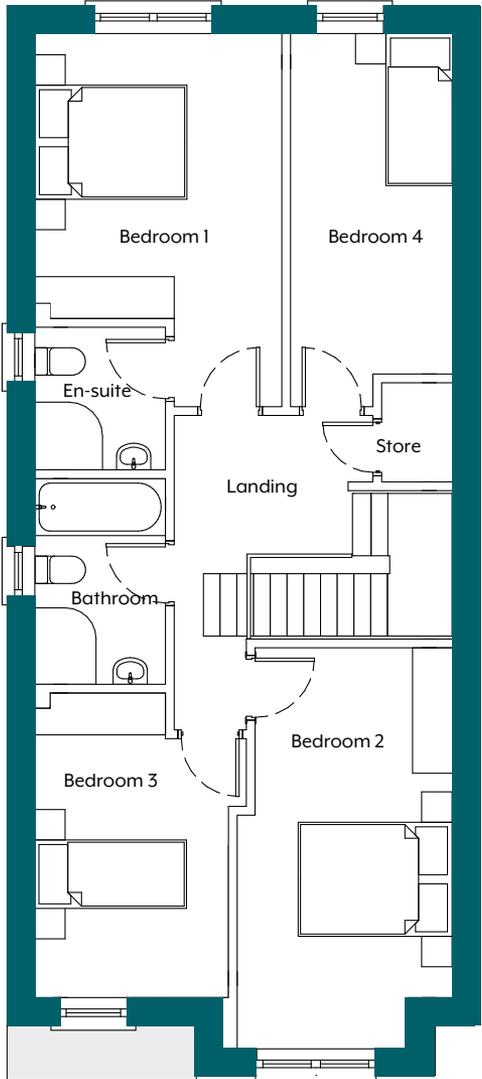
FIRST FLOOR

4 BEDROOM SEMI DETACHED

C. 143 SQ M / 1,539 SQ FT



GROUND FLOOR



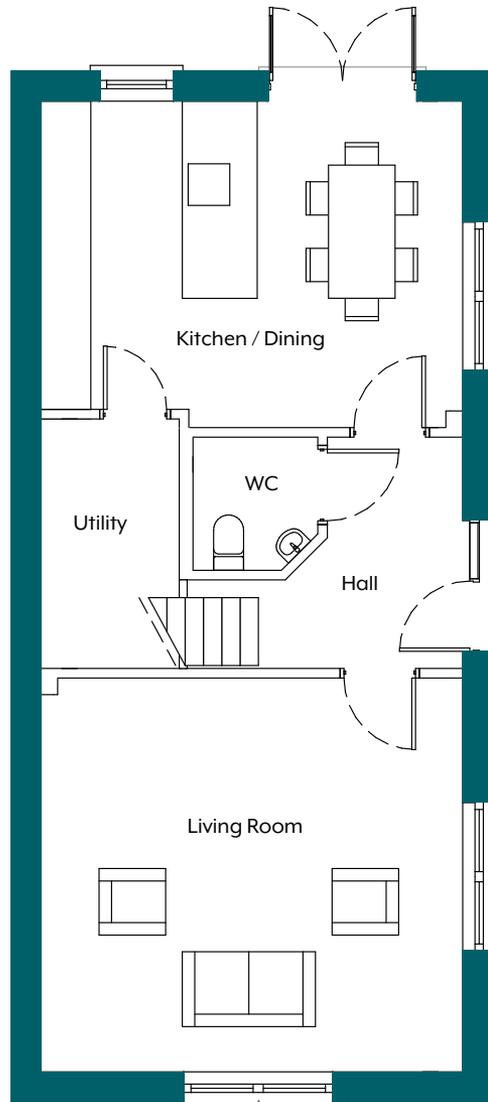
FIRST FLOOR

Please note: A mirror version of this house type layout may feature in Linden Demesne, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

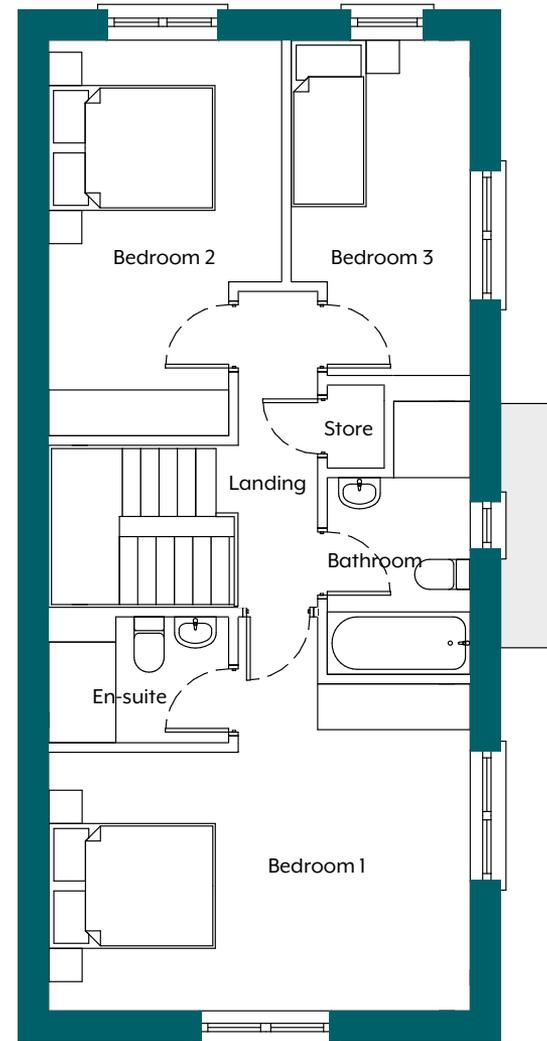
3 BEDROOM SEMI DETACHED (SIDE ENTRY)

C. 118 SQ M / 1,270 SQ FT

House Type B3S



GROUND FLOOR



FIRST FLOOR

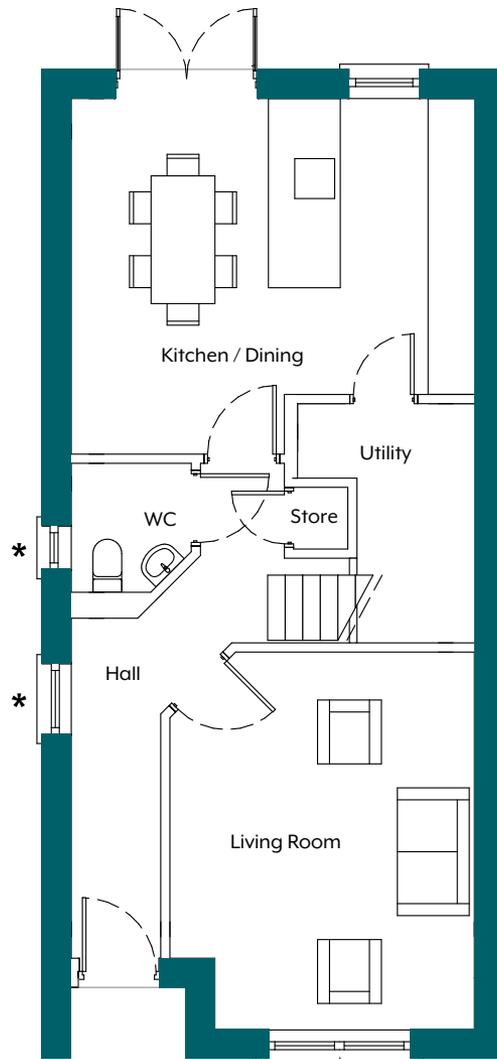
3 BEDROOM MID/END TERRACE/SEMI DETACHED

House Type B1/B2/B3

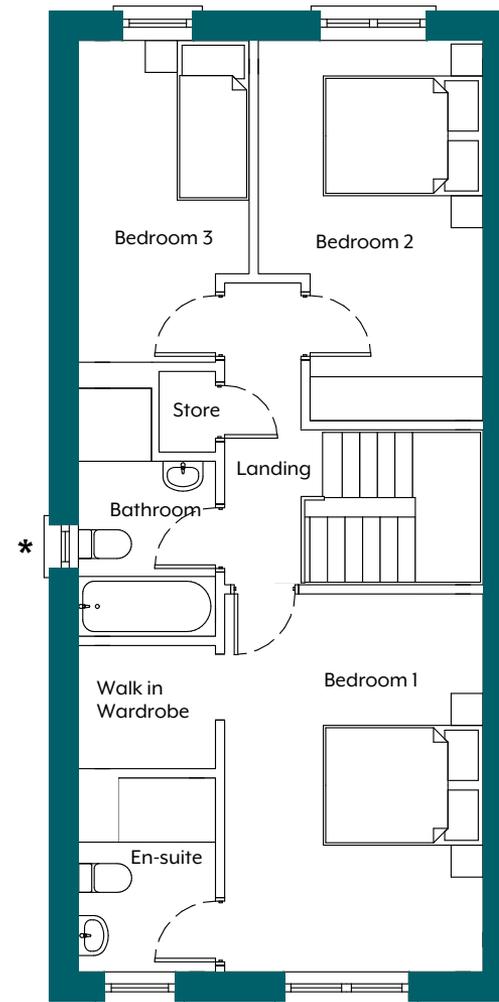
C. 117 SQ M / 1,259 SQ FT (B1)

C. 116.5 SQ M / 1,254 SQ FT (B2)

C. 116 SQ M / 1,249 SQ FT (B3)



GROUND FLOOR



FIRST FLOOR

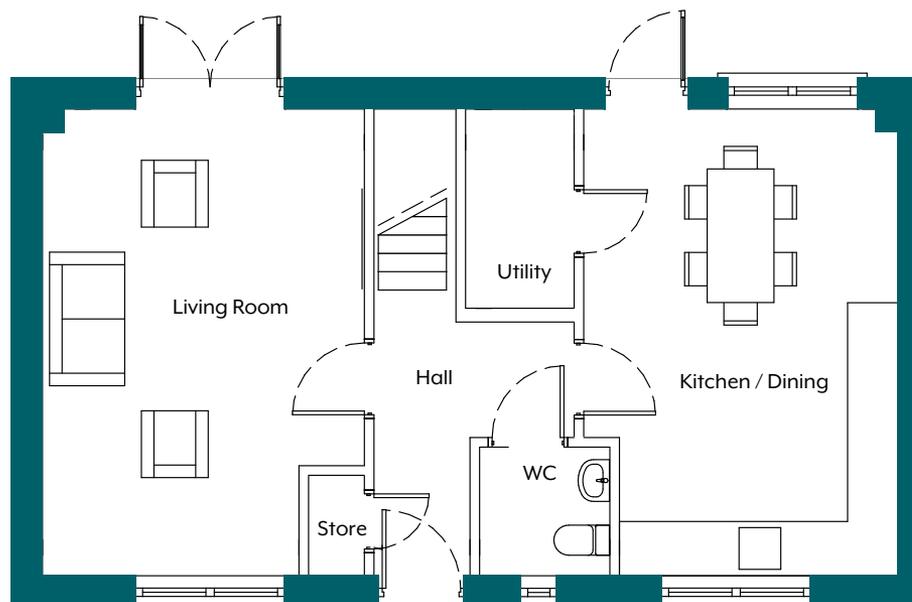
* Note: Windows in end terrace and semi detached only.

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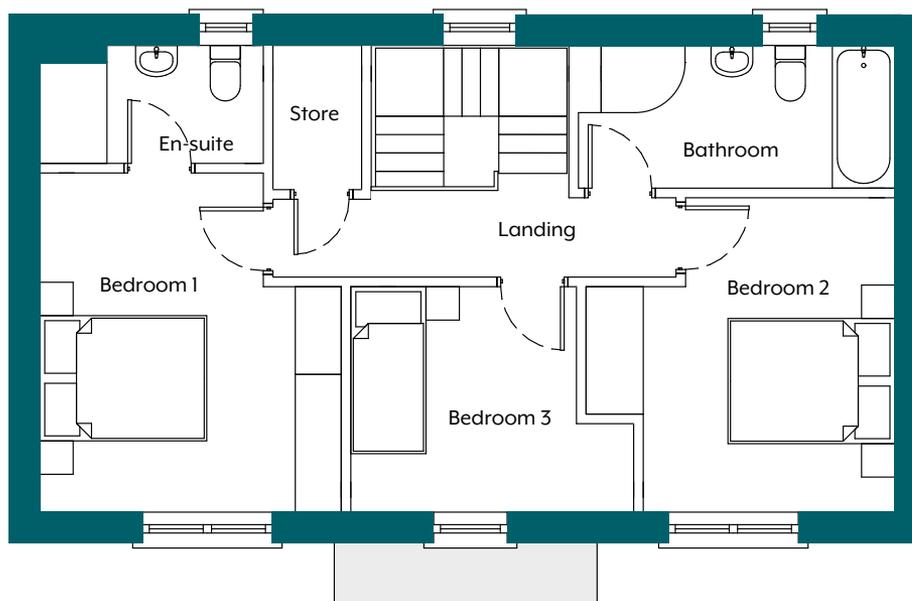
3 BEDROOM SEMI DETACHED

C. 114 SQ M / 1,227 SQ FT

House Type C3



GROUND FLOOR

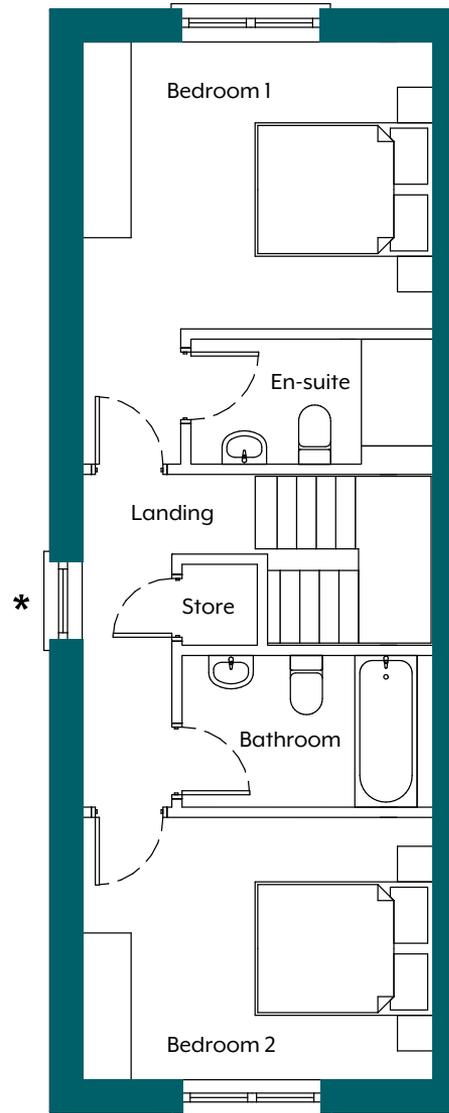
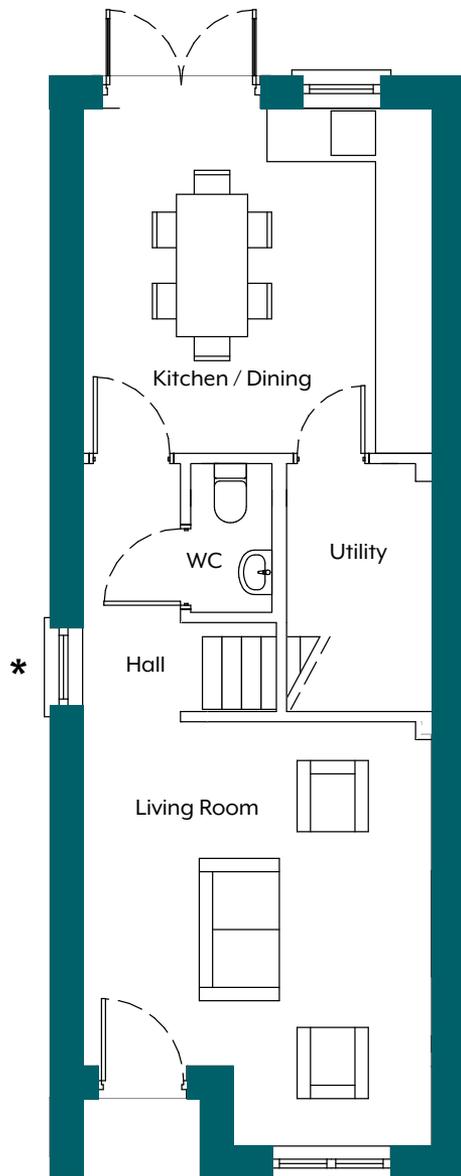


FIRST FLOOR

2 BEDROOM MID/END TERRACE

C. 90 SQ M / 969 SQ FT (F1)

C. 91 SQ M / 980 SQ FT (F2)



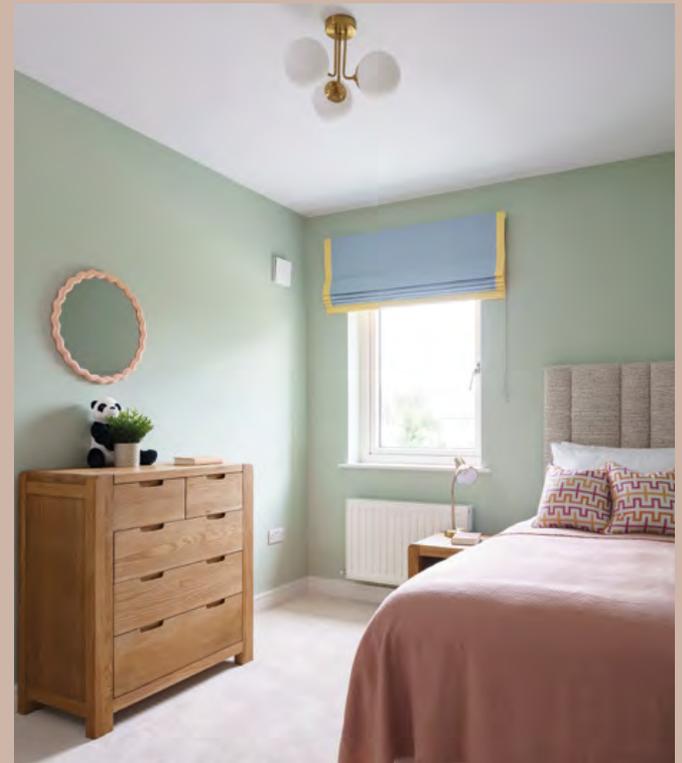
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BUILDING HOMES *and* CREATING PLACES
where people LOVE TO LIVE



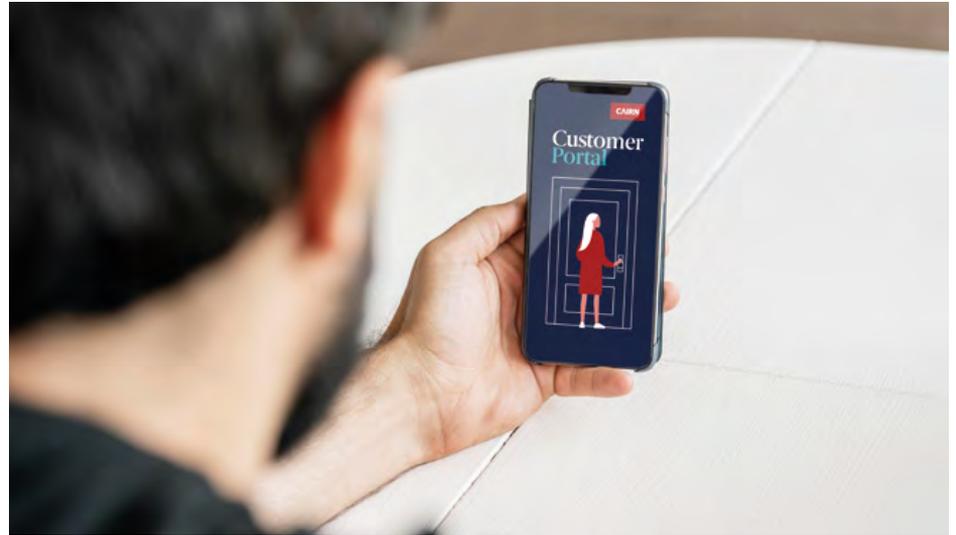
Since our beginnings
in 2015, our mission has
been to build homes
and create places where
people love to live.



Having sold over 6,000 homes since 2015, we see every development as an opportunity to do better. We are constantly evolving our expertise - exploring new and exciting innovations in design, technology and building practices. We design and build for people, so we listen to our customers and learn from their feedback.

PEOPLE FIRST

Buying a home is an exciting milestone in everyone's life. Our commitment to you is to make the experience as simple and stress free as possible. To live up to the Cairn Customer Satisfaction Commitment, our dedicated Customer Team are here for you every step of the way - from viewing our show homes right through to moving in day and beyond.



CUSTOMER CARE PORTAL

Cairn have launched a unique online Customer Care Portal where you can login to access important information about your new home such as; operating manuals, warranties, maintenance information, and FAQs.

Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home.

With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.

HERE *when*
YOU NEED US

www.CairnHomes.com



DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald or Coonan Property has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.



LINDENMESNE.COM

CAIRN
PLC



Tel: 01 631 8402
PSRA No. 001651

Coonan
NEW HOMES

Tel: 01 628 6128
PSRA No. 003764