



STONEBRIDGE

RATOATH, CO, MEATH

www.stonebridge.ie



ENJOY THE GREAT OUTDOORS

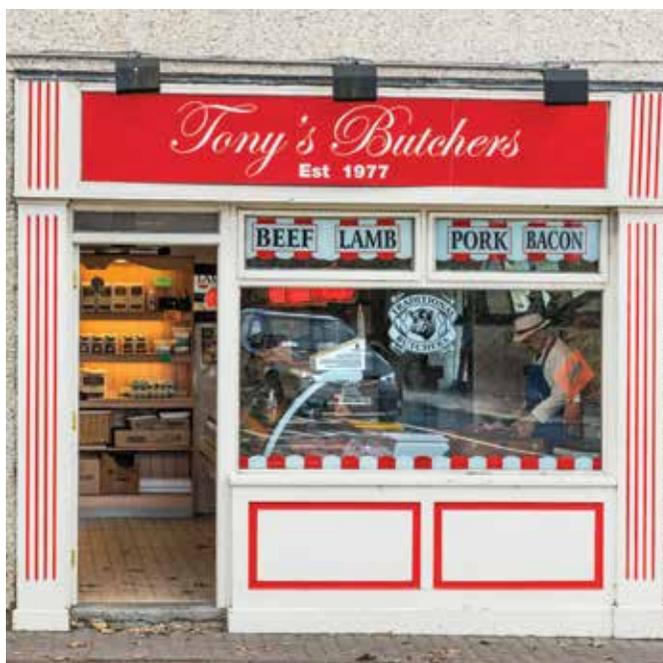






Stonebridge is located within the wonderful village of Ratoath. Ratoath is an ideal location with a relaxed pace of life and yet, easy accessibility to Dublin City.

The village offers an abundance of amenities including Restaurants and Cafes, a range of primary and secondary schools, and a host of sporting amenities including Golf, Rugby and GAA. A convenient transport network brings Dublin City, Dublin Airport and the shopping centres at Blanchardstown and Liffey Valley within easy reach.











A Quality Development of 3 and 4 Bedroom A3 - Rated Family Homes

These generously proportioned homes with private driveways and gardens have been designed with today's family in mind and provide ample room for day to day living. Traditionally built with an attention to detail, these homes come with up to date features and energy saving technology.

SPECIAL FEATURES



BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.



HEATING

A high efficiency gas condensing boiler central heating system with user friendly controls providing heating to three zones allowing precise control over heating requirements and therefore energy consumption.

HEAT RETENTION

UPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

SOLAR PANELS

Solar Panels on the roof of each dwelling linked to the hot water storage will harness the sun's natural free energy to heat domestic hot water and provide substantial energy savings.

PHOTOVOLTAIC PANELS

Photovoltaic Panels on the roof of each dwelling will generate free electricity to supplement household power consumption.

KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, UPVC window frames, gutters and soffits combine to provide low maintenance exteriors.

GUARANTEE

The Stonebridge homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

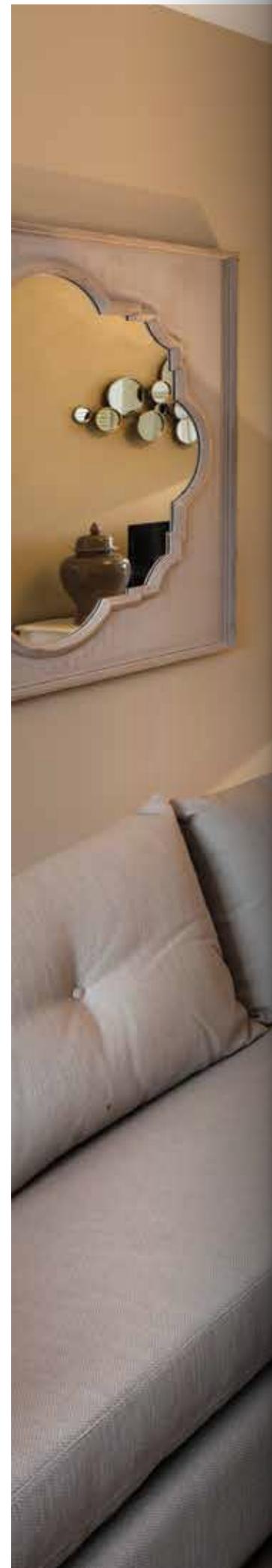
Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

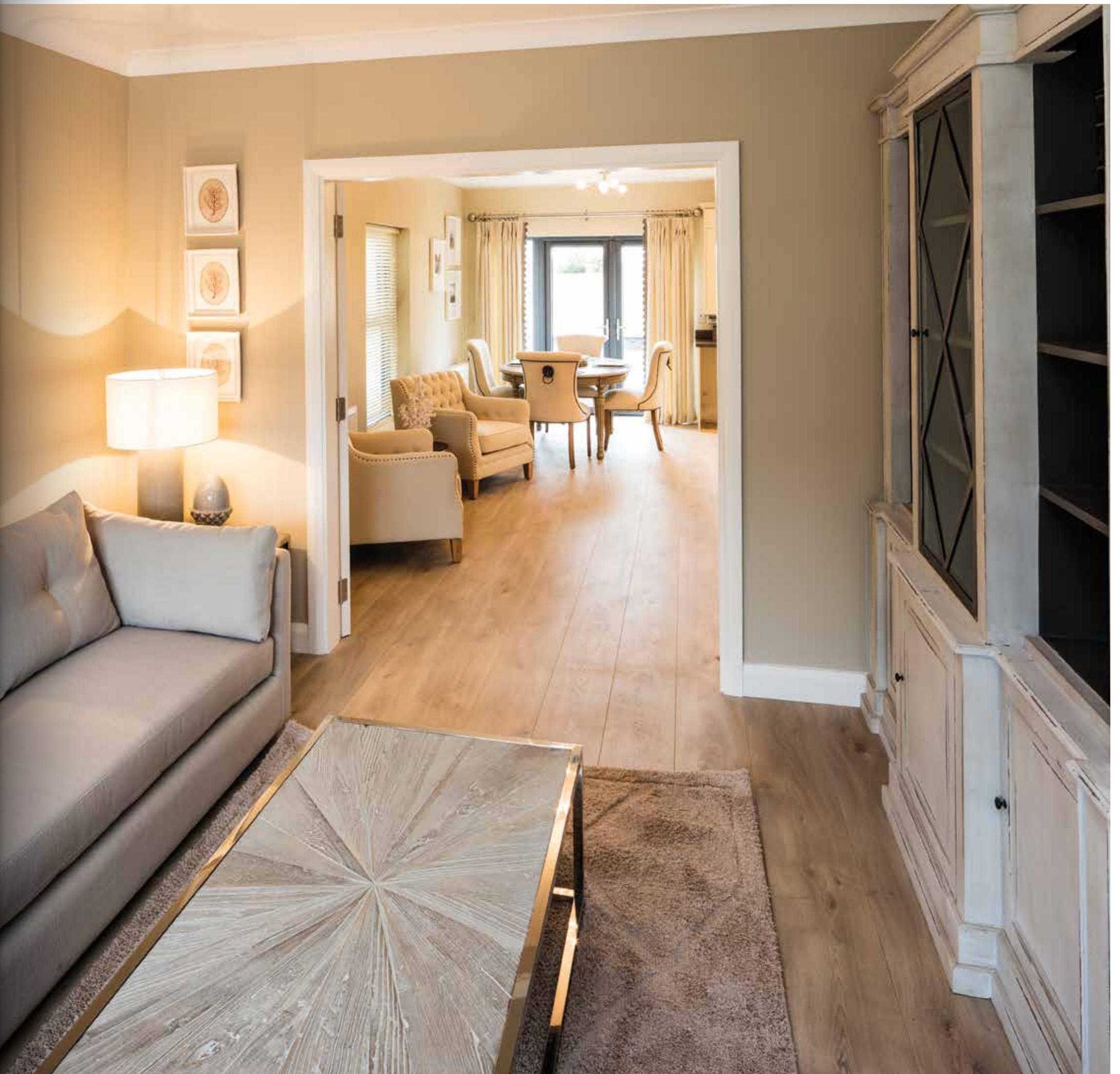
BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, ensuites and downstairs WC with coordinated wall tiling.

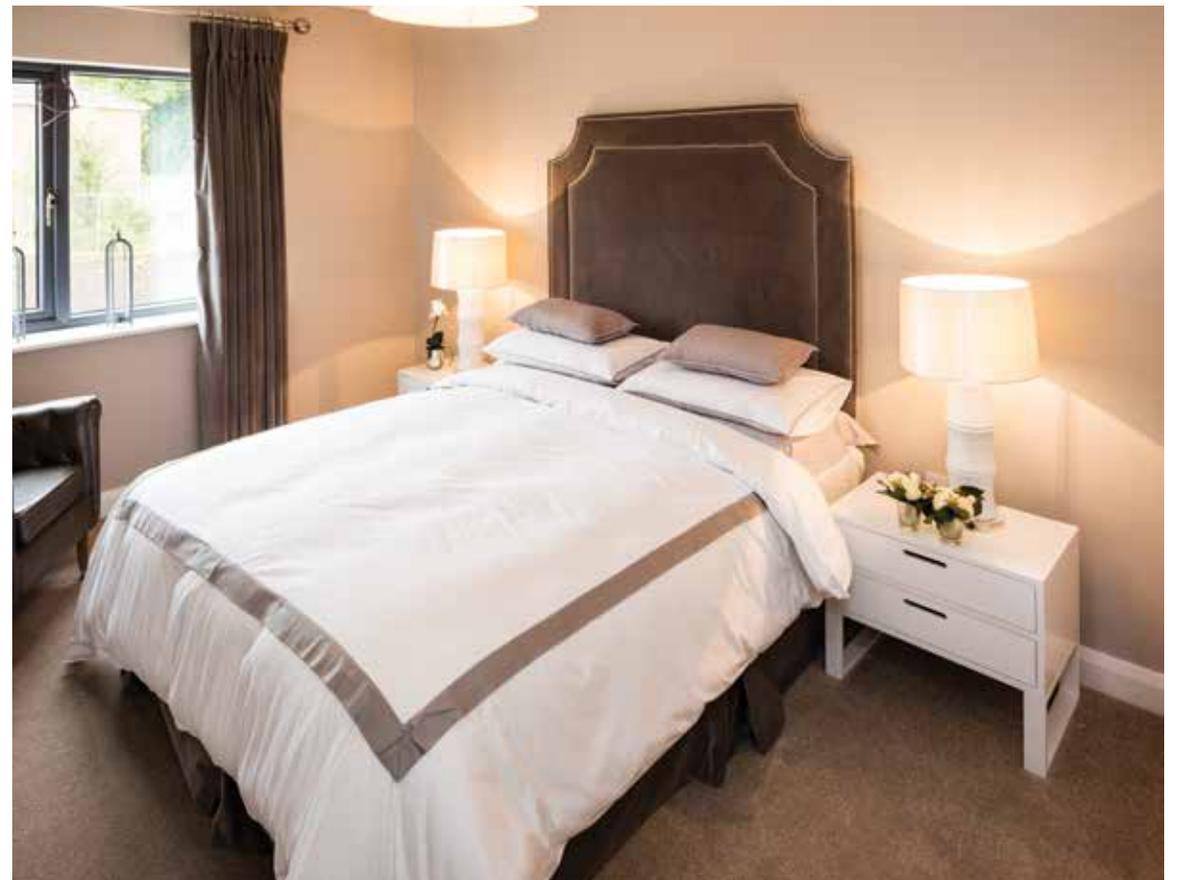
ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include telephone points and TV points in all Bedrooms, Kitchen and Living Room, pre - wiring for an intruder alarm and the provision of an outside electrical socket.



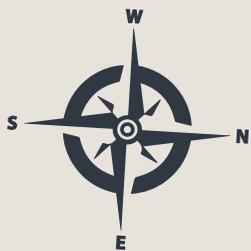






STONEBRIDGE SITE MAP

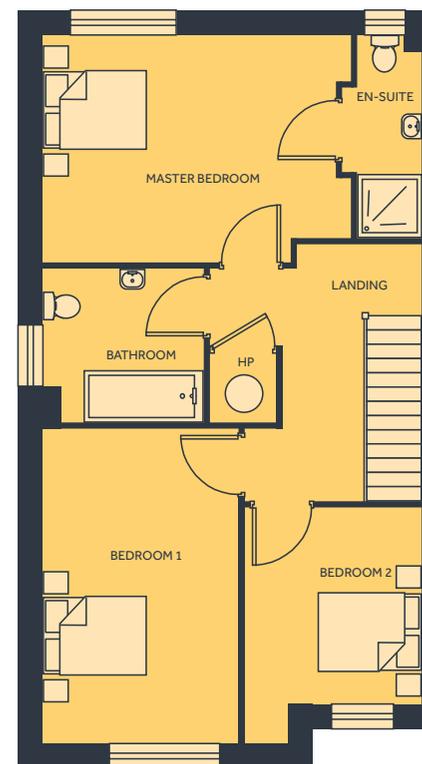
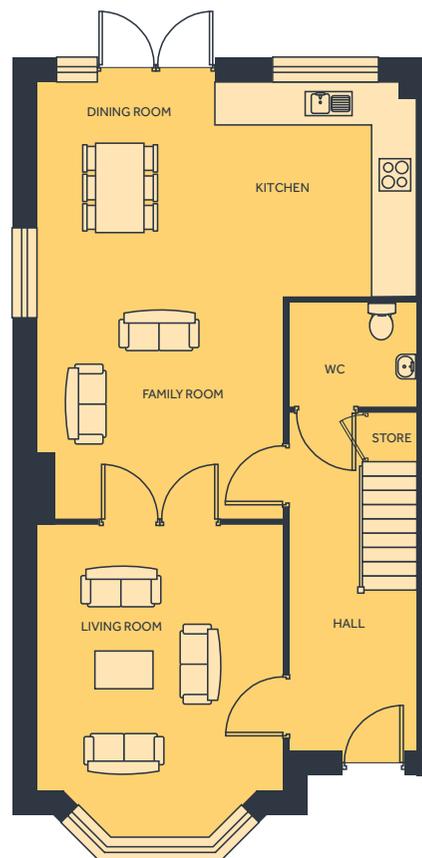
-  HOUSE TYPE A
-  HOUSE TYPE B
-  HOUSE TYPE B1
-  HOUSE TYPE C





HOUSE TYPE B / B1

3 Bedroom Semi-Detached
Approx 108 Sq.m. / 1157 Sq.ft.



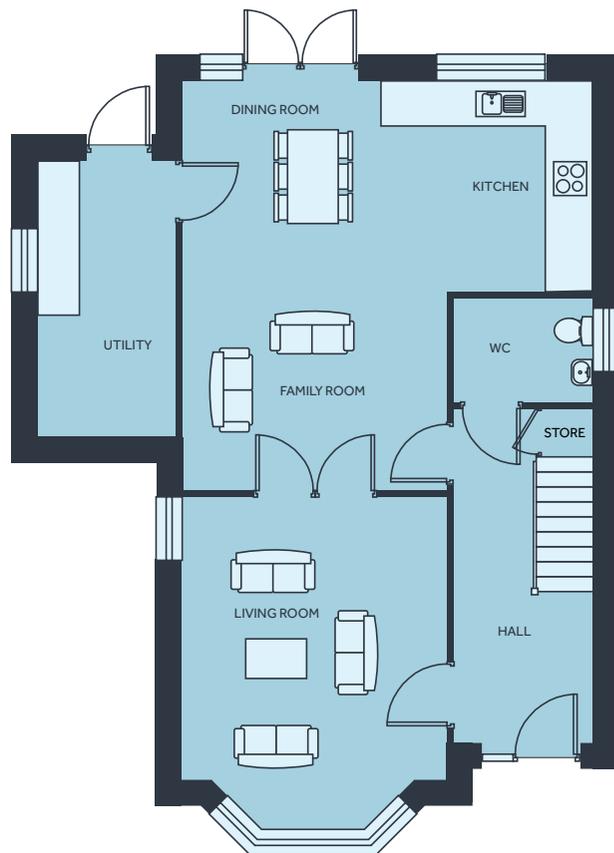
Ground Floor

First Floor

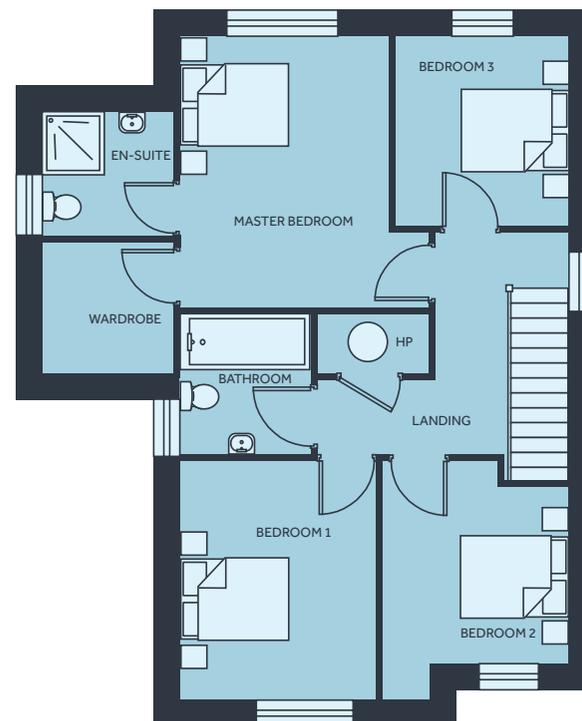
Floor plans are for illustrative purposes only. Layouts may vary.

HOUSE TYPE C

4 Bedroom Semi-Detached / Detached
Approx 137 Sq.m. / 1470 Sq.ft.



Ground Floor



First Floor

Floor plans are for illustrative purposes only. Layouts may vary.

KINGSCROFT DEVELOPMENTS

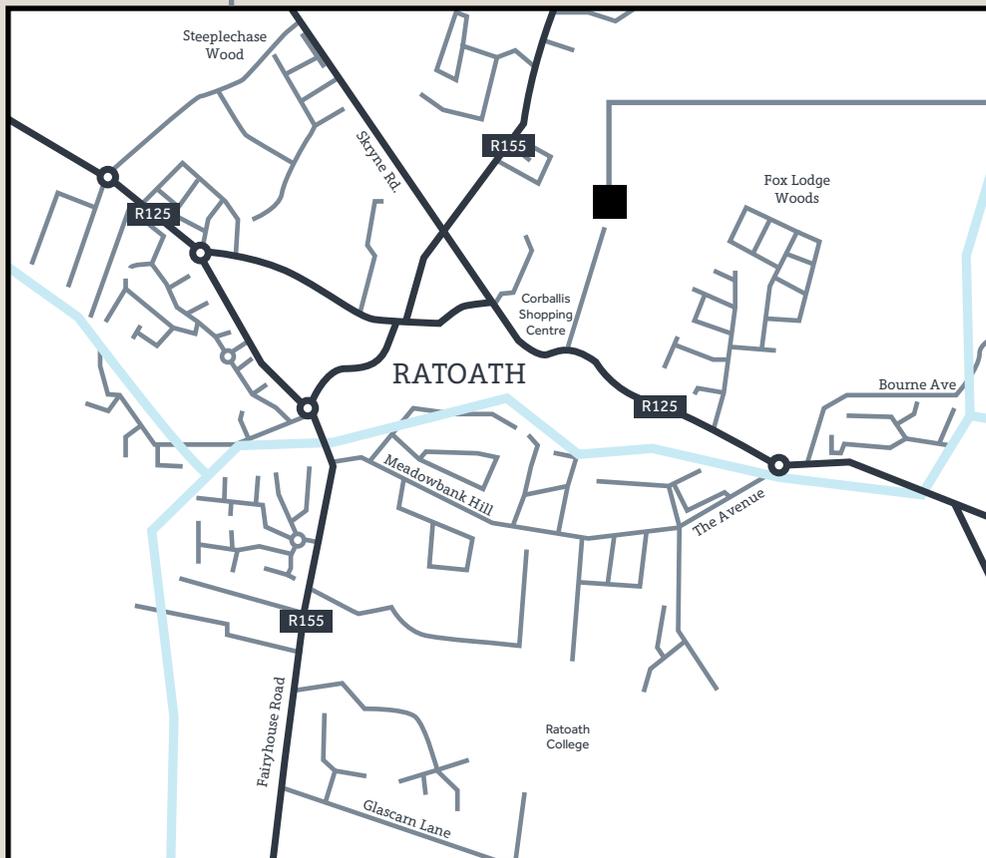
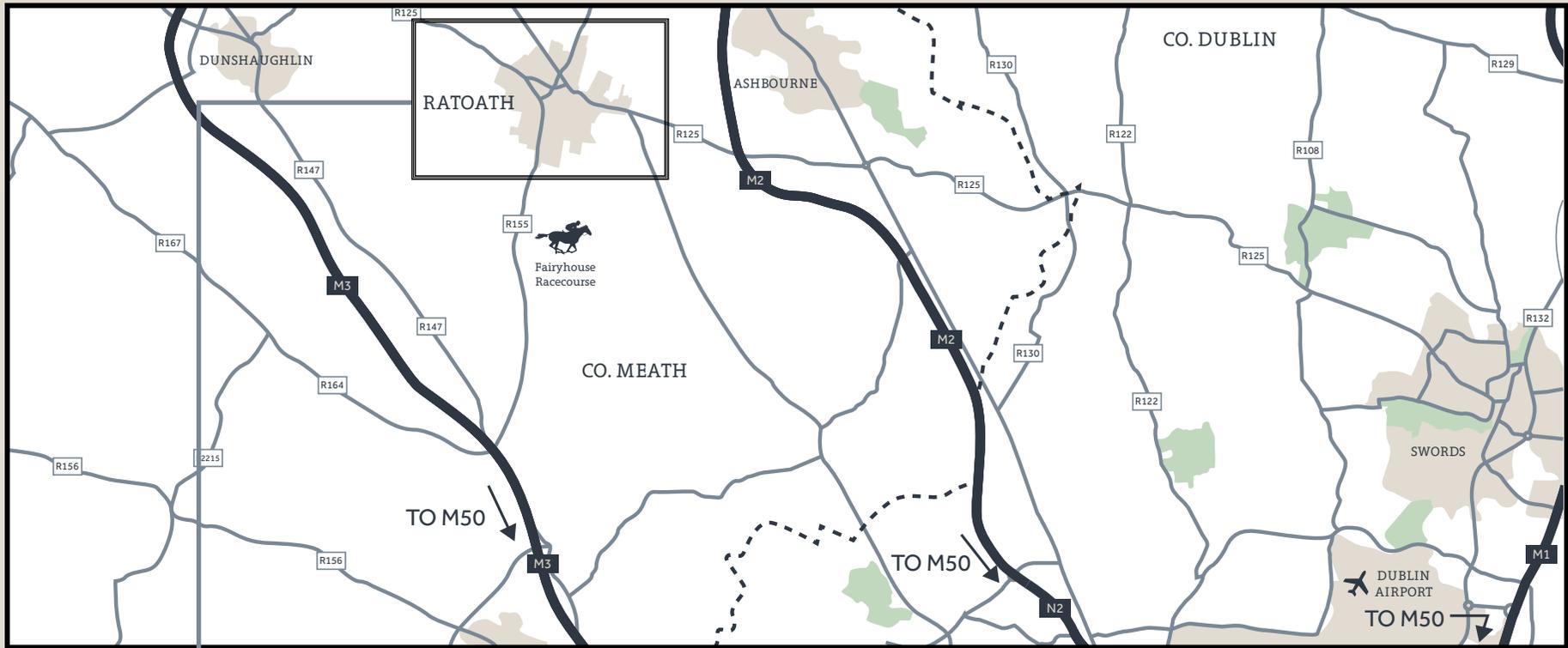


Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag. We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network.

This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.





FOR SALES INFORMATION CONTACT:

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