

THE RYEBRIDGE

KILCOCK
CO. KILDARE

“Modern living in an idyllic river setting”



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An exclusive development in a tranquil, idyllic village setting



A beautiful village close
to all amenities

Kilcock - natural beauty

Just 30 minutes from Dublin, Kilcock is a tranquil and idyllic village built along the Royal Canal just three miles from Maynooth and its National University. It is a place of natural beauty and although it boasts a wide array of amenities, it still retains an olde village charm that is hard to find.

At its centre is the main canal road and bridge where canoe water polo, fishing and many other water sports are played. Indeed, Kilcock plays host for many international water sports events. Ryebridge is located just between the village, School GAA grounds and the meandering River Rye, thus the development's name.



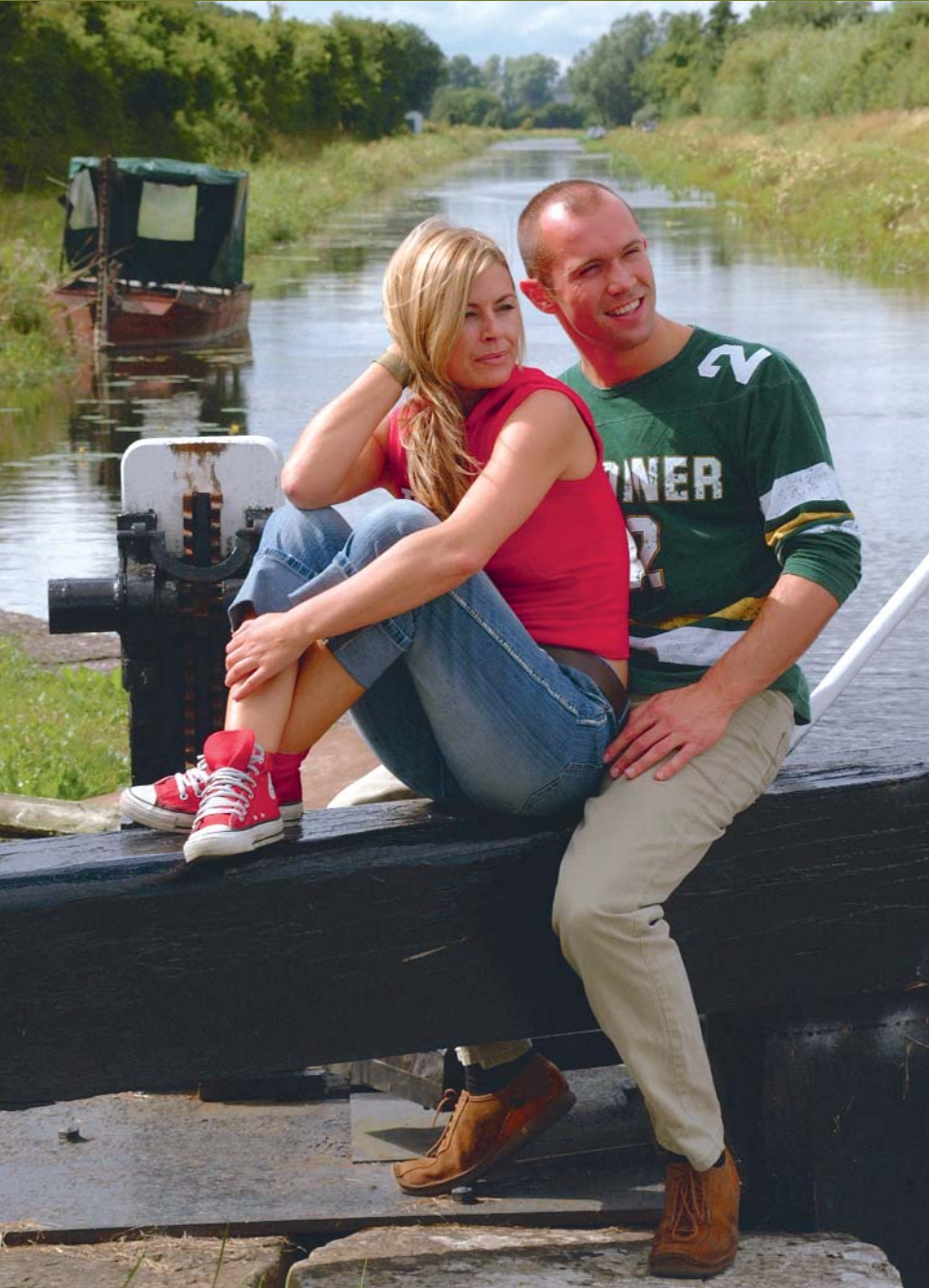
A new way of life



Ryebridge has been designed to offer you the very best of modern living with modern spacious designs and ample green amenity spaces. Sporting facilities abound in Kilcock with a GAA clubhouse and two full size pitches, an all-weather running track with an active athletic club, fishing and canoeing facilities on the canal as well as superb golfing at Kilcock, Knockanally and Carton House Golf Club.



- Primary and secondary schools including a Gael Scoil.
- Local Supermarkets plus Dunnes Stores and Tesco supermarkets in Maynooth.
- Multitude of local specialist shops.
- Sports facilities include: golfing, canoeing, soccer, basketball, GAA, rugby, hockey and fishing. Kilcock is also in the heart of the bloodstock and racing country.



The North Kildare region is a prosperous area of high employment with many new business parks and hi-tech industries located there. These include Intel and Hewlett Packard at Leixlip employing over 10,000 people.

Kilkock also has a substantial employment base. The vibrant NUI Maynooth also is a major employer. So, as an investment, the properties at Ryebriidge really do stack up.

Site Map





Athletics Club

Proposed Gael Scoil

Railway

Canal

M4 - To Maynooth ,
Dublin, Sligo, The West

Proposed Neighbourhood Centre

Standard Features



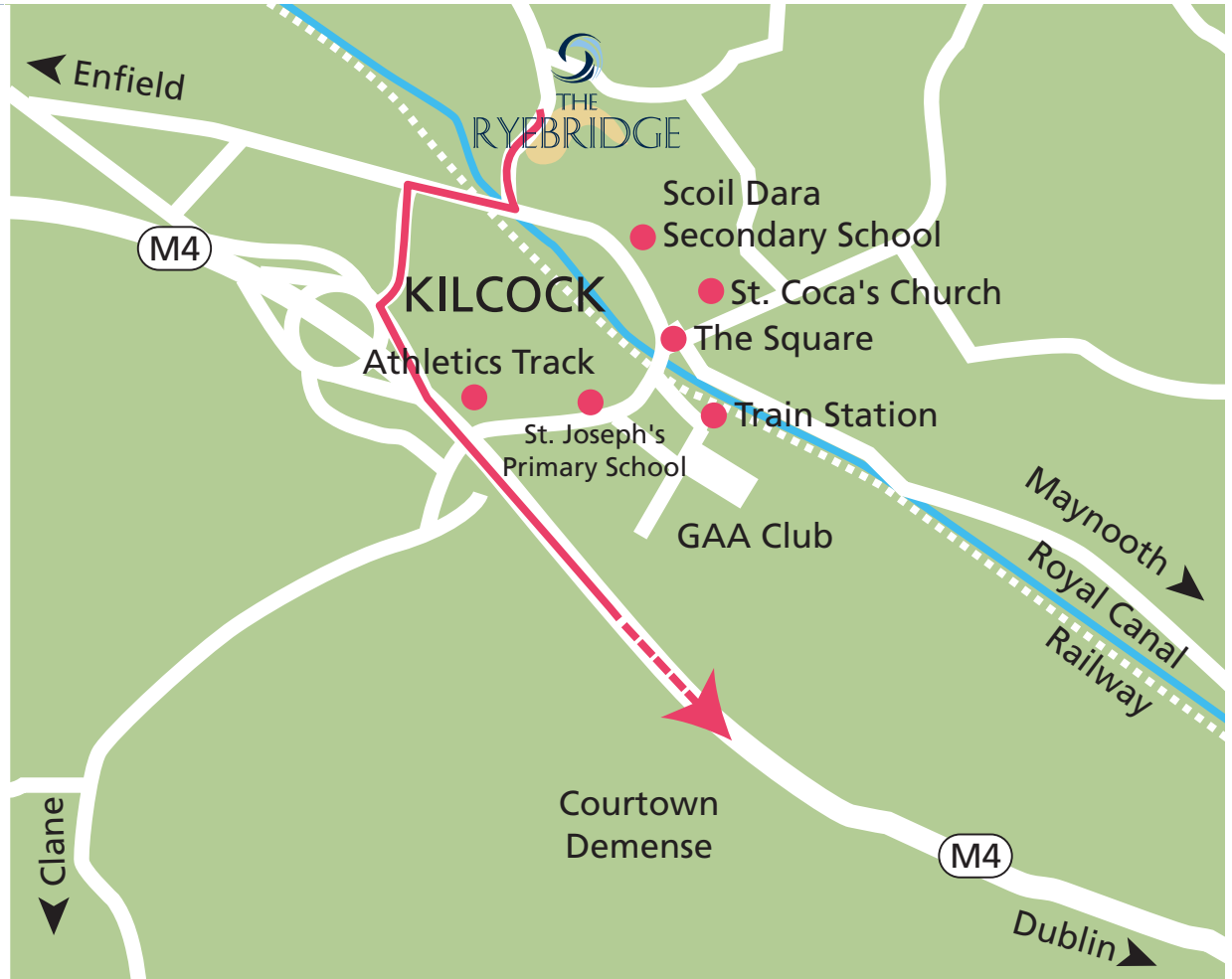
- Handmade brick facade
- Hardwood double glazed windows and doors with security locks
- French doors to rear garden
- High degree of insulation in walls, ceiling and floors
- Patio area to all houses
- Cobblelock driveway (where applicable)
- Front garden seeded and landscaped, rear garden seeded
- Generously landscaped public areas
- Landscaped walkway along River Rye with access to Kilcock centre
- Quality fitted kitchen as per show home
- Plumbed for dishwasher and washing machine
- Fitted wardrobes in all bedrooms
- Provision for gas fire
- Natural gas central heating
- Fitted fireplaces in larger homes
- High quality sanitary-ware

- Master bedroom en-suite
- Electric shower to en-suite
- Internal walls plaster skimmed
- Panel doors with high quality furniture
- House painted throughout (choice of colours)
- Skirting and architraves painted
- T&G Flooring to first floor of semi-detached houses
- Choice of tiling to kitchen, bathroom and en-suite wall areas
- Generous electrical specification
- Wired for alarm
- Broadband internet access available making each home in Ryebridge an e-home
- Fenced front boundary as per show house
- Attic trusses to semi-detached houses for future conversion
- 10 yrs. Premier guarantee
- No stamp duty to first time buyers
- Minimum stamp duty arrangement throughout
- Proposed neighbourhood centre on site





- Kilcock to M50: 12 miles
- Kilcock to Dublin: 18 miles
- Kilcock to Maynooth: 3 miles
- Kilcock to Leixlip: 7 miles
- Kilcock to Naas: 14 miles



Ryebridge

Ryebridge is just a stroll from all local amenities including shops, banks, pubs and churches. There are four schools within a 5 minute walk and superb bus and rail connections. Indeed, Kilcock train station, just a few minutes stroll from Ryebridge stopping at Maynooth and then on to Connolly Station in Dublin City Centre via Clonsilla.

Recent improvements on the adjoining M4 motorway has meant that swift access to and from Dublin, and indeed the rest of the country, is now a reality. This allows you easy access to all the amenities along this route including Liffey Valley Shopping Centre and the towns of Leixlip and Lucan.



Developer



Merlon Developments are builders of high repute. Their previous developments in the area include the prestigious Johnstown Manor at Naas.

Meticulous attention to detail is given to all aspects of the development from planning,

through design. Indeed there is a strong focus on quality construction right through to the landscaping and finishing off each stage of the development. This provides you with a truly unique home and a very clever and valuable investment indeed.

Professional Team



Developer:
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Architect:
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guarantee



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