



Riverside Manor

KILCULLEN • CO. KILDARE



Welcome to Riverside Manor

Nestled in the heart of the vibrant community of Kilcullen, these A-rated homes boast spacious layouts, striking a perfect harmony between living and bedroom spaces. Each residence features a stylish kitchen and modern bathrooms, offering a blend of comfort and contemporary design.

Units in the final phase of Riverside Manor are now being brought to the market, with final releases planned later in 2024. This is a wonderful opportunity to obtain a modern home in an enviable location that is ideal for family living.



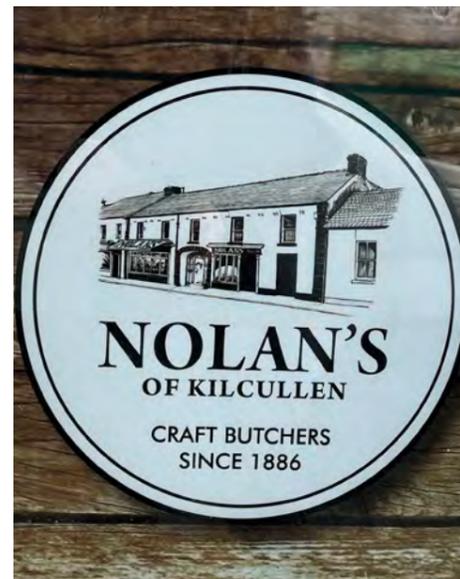
Reside in the beautiful town of Kilcullen

Riverside Manor is a unique, well established residential development in the heart of the picturesque town of Kilcullen in County Kildare.

Residents of Riverside Manor can enjoy Kilcullen's abundant River Liffey walks and its famed Canoe Club, both located on their doorstep, whilst the town offers families an abundance of local amenities.

This is a wonderful opportunity to obtain a substantial home in an enviable location that is ideal for modern family living.





Abundant amenities and facilities

There are several high-quality eateries within walking distance including a number of renowned gastro pubs. The town is also home to various craft and artisan shops.

The highly regarded Cross & Passion College for secondary students and St Brigid's National School are both centrally located in the town.

Kilcullen GAA Club offers families community based activity whilst the town also boasts local tennis, boxing and badminton clubs as well as its own Pitch & Putt course.



Everything on your doorstep

Sports Amenities

- 1 Kilcullen GAA
- 2 St Brigid's Pitch & Putt
- 3 Kilcullen Badminton Club
- 4 Kilcullen Boxing Club
- 5 Kilcullen AFC
- 6 Kilcullen Tennis Club
- 7 Kilcullen Canoe Club

Local Schools

- 8 St Brigid's National School
- 9 Early Learning
- 10 Wobblers and Toddlers
- 11 Cross & Passion College
- 12 Kidz Academy Creche

Food and Drink

- 13 The Hideout Gastro Bar
- 14 The Spout Bar
- 15 Bardons
- 16 An Tearman Coffee Shop
- 17 McTermans Bar
- 18 Fallons Bar & Cafe
- 19 O'Connells Pub
- 20 Kings Garden
- 21 Eskimo Pizza
- 22 East Garden Chinese

Local Shopping

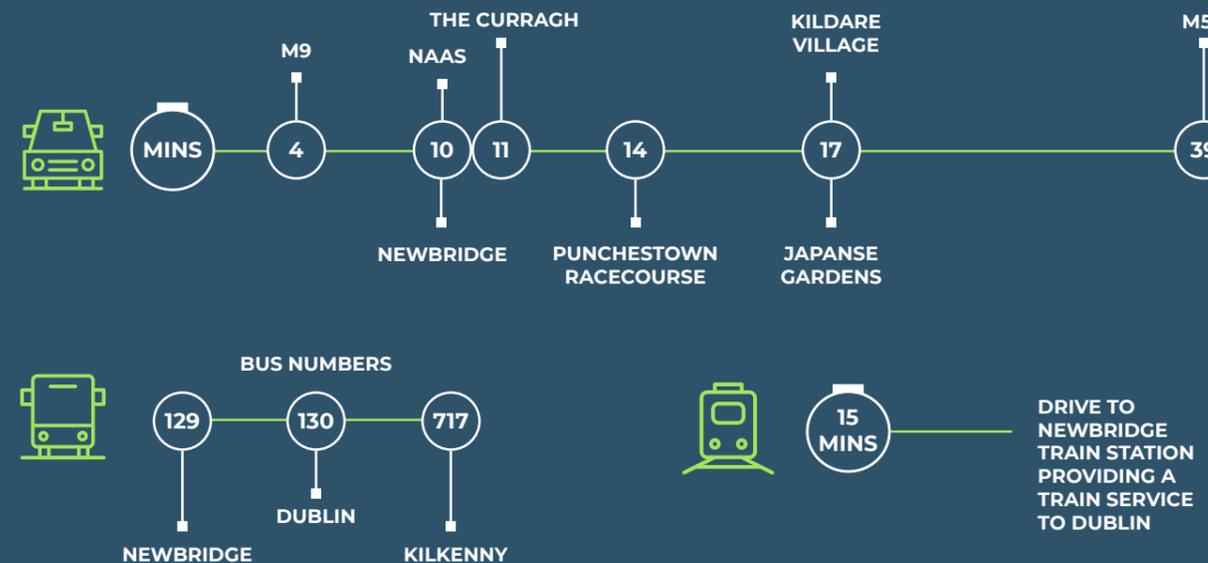
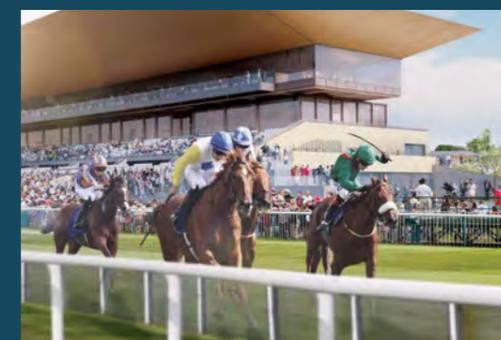
- 23 Daybreak
- 24 Applegreen
- 25 Eurospar



M9 Connectivity

Quick and easy access to the M9 connects the excellent shopping towns of Naas and Newbridge, home of the Whitewater Shopping Centre. Ireland's leading luxury shopping destination, Kildare Retail Village, is also located close by.

For the equine enthusiast, the world class racecourses of The Curragh, Naas and Punchestown are all within a 15-minute drive and the National Stud and Japanese Gardens, both located in nearby Kildare town, are among Ireland's most visited attractions.





Development Specification



MODERN STRUCTURE

- Precision manufactured steel framed homes.
- External walls designed with a low maintenance insulated render for a clean appearance.

ENERGY EFFICIENCY

- High levels of efficient insulation in walls, floors and roofs.
- High levels of air tightness will provide excellent heat retention.
- All homes to have a BER A2 rating.
- Solar power available with roof-mounted 300W PV panels at extra cost.

ELECTRICAL TOUCHES

- Ample light and power points strategically located throughout.
- Contemporary switches and sockets, complemented by pendant light fittings in each room.

EXCELLENT HEATING

- Central heating system powered by a state-of-the-art air source heat pump.

INTERIOR SIMPLICITY

- Walls and ceilings painted throughout for a welcoming atmosphere.
- Internal four-panel doors and red deal timber stairs and handrails.

PRACTICAL WARDROBES

- Contemporary built-in bedroom wardrobes in all bedrooms with assorted storage and hanging options.

FUNCTIONAL KITCHENS

- Practical kitchen designs with shaker doors, laminated worktops and tiled splashbacks.
- Fully fitted A-rated energy-efficient appliances, including an electric hob, oven, extractor fan, fridge/freezer and dishwasher.



WINDOWS

- High-performance A rated double-glazed windows and patio doors framed in uPVC.

BATHROOMS

- Bathrooms designed with contemporary quality sanitary ware.
- Tiling to floors and wet area walls, along with fitted mirror.

PARKING CONVENIENCE

- Each residence includes a dedicated parking space.

GENEROUS GARDENS

- Expansive rear gardens featuring seeded lawns, extending your living space.

NATURAL EXTERNAL SPACES

- Generous public open spaces along the banks of the River Liffey.

PEACE OF MIND GUARANTEE

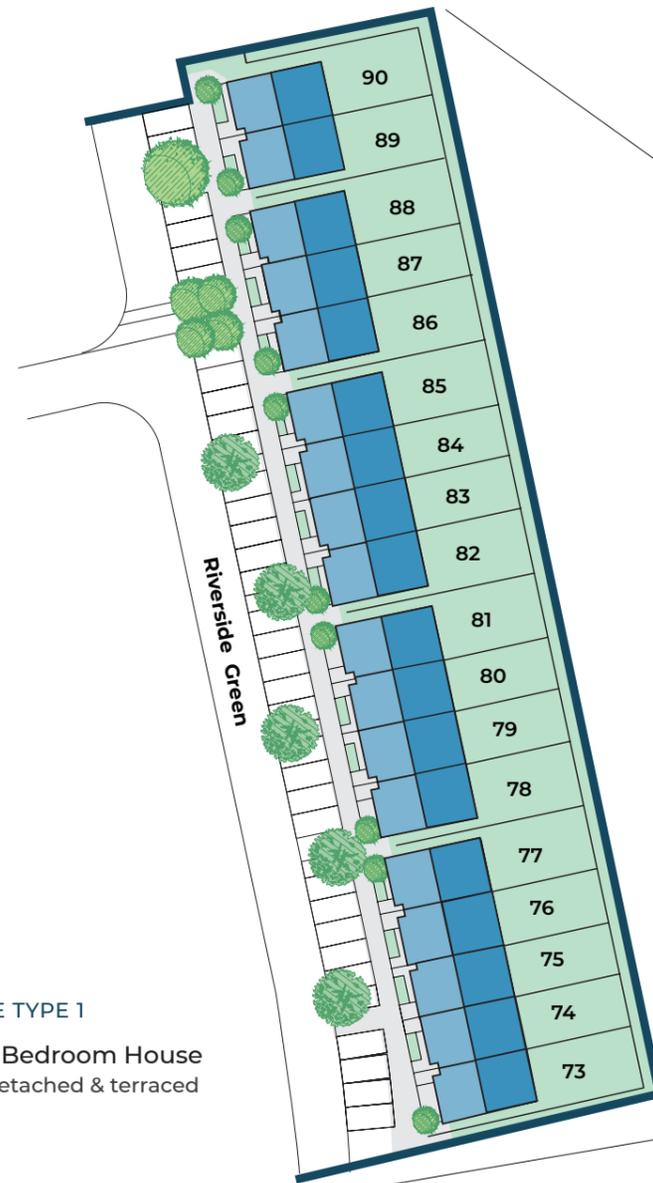
- Every unit is covered by HomeBond's 10-year Structural Guarantee Scheme, providing peace of mind in your new home.



Site Layout

Riverside Manor presents a diverse array of housing options, including single-family homes, duplexes and apartments, ensuring there's something to suit everyone's preferences and requirements.

Whether you're seeking a new home for your growing family, a convenient and generous duplex layout, or the ease of apartment living, Riverside Manor offers the perfect solution to accommodate all lifestyles and needs.



Final Phase

First Release

The first release of the final phase consists of 18 three-bedroom houses on Riverside Green. These A-rated homes boast spacious layouts between living and bedroom spaces. Each residence features a stylish kitchen and modern bathrooms.



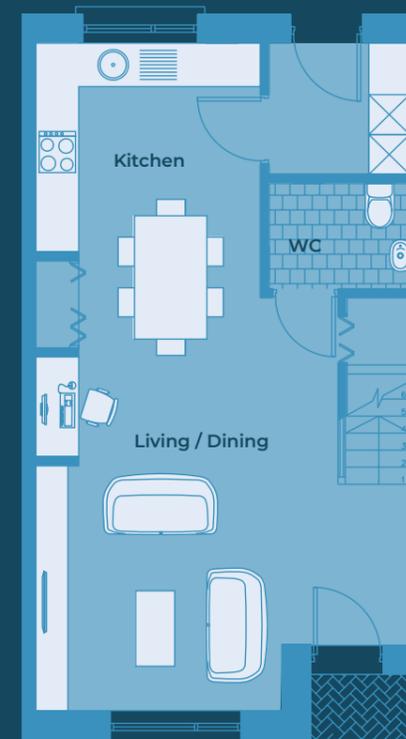

HOUSE TYPE 1
Three Bedroom House
Semi detached & terraced

 Site Boundary
 Final Phase - First Release



House Type 1

Three Bedroom House
Semi detached & terraced
1108.68 sq.ft. / 94 sq.m.



GROUND FLOOR



FIRST FLOOR

JOINT SELLING AGENTS



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Note, the particulars detailed in this brochure are for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of any actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.