



MULLEN PARK

MAYNOOTH Co KILDARE

mullenpark.ie

WELL DESIGNED HIGH QUALITY 3 & 4 BEDROOM, ENERGY EFFICIENT
'A' RATED HOUSES



MULLEN PARK

Mullen Park is a new development of well designed high quality three and four bedroom energy efficient A rated family houses being built on a very attractive site at the thriving town of Maynooth. The development benefits from an on site Crèche.

There are numerous advantages of being so close to the array of amenities and facilities at Maynooth. There are excellent transport links, primary and secondary schools, Maynooth University, shops, hotels, restaurants, cafes, sports clubs, leisure facilities, parks and employment centres.

The town of Maynooth takes its name from Nuadha Neacht, a pre-Christian King of Ireland or perhaps from a later Mogh Nuadhat, a ruler of the second century after Christ. Maynooth is Ireland's only university town, home to the National University of Ireland Maynooth (NUIM) and St. Patrick's College, Ireland's Pontifical University.

LOCATION

Mullen Park is located within walking distance of the bustling Maynooth town centre, which offers the ideal blend of urban and rural living. It also has a fine selection of schools for all ages. The fast and regular train service from Maynooth Station takes commuters to Connolly Station in just 45 minutes, while the N4 allows drivers access the M50 and Dublin City Centre quickly and conveniently. There is also a good bus service linking Maynooth with all parts of Kildare and Dublin.

Maynooth is a vibrant town just outside Dublin. It benefits from a multitude of healthy leisure pursuits, canal side walks, and a main street that has retained its individuality and character. It has a thriving retail hub. It is well catered for with main supermarkets including Dunnes Stores, Tesco, SuperValu, Aldi and Lidl as well as Next and Sports Direct, shopping centres at Manor Mills and Carton Park. The town has a fine selection of boutiques, fashion shops, restaurants, pubs and bars.

Mullen Park Maynooth



Carton House Hotel is located close to Mullen Park, home to two championship golf courses and the Golfing Union of Ireland's National Academy. Castletown House and the Royal Canal Greenway are other local attractions with beautiful walkways and 9km of cycle trails. Rugby, soccer, GAA, athletics and horse riding are also well established in the area.



Maynooth Train Station



Louisa Bridge Train Station
7 mins



Lucan Train Station
22 mins



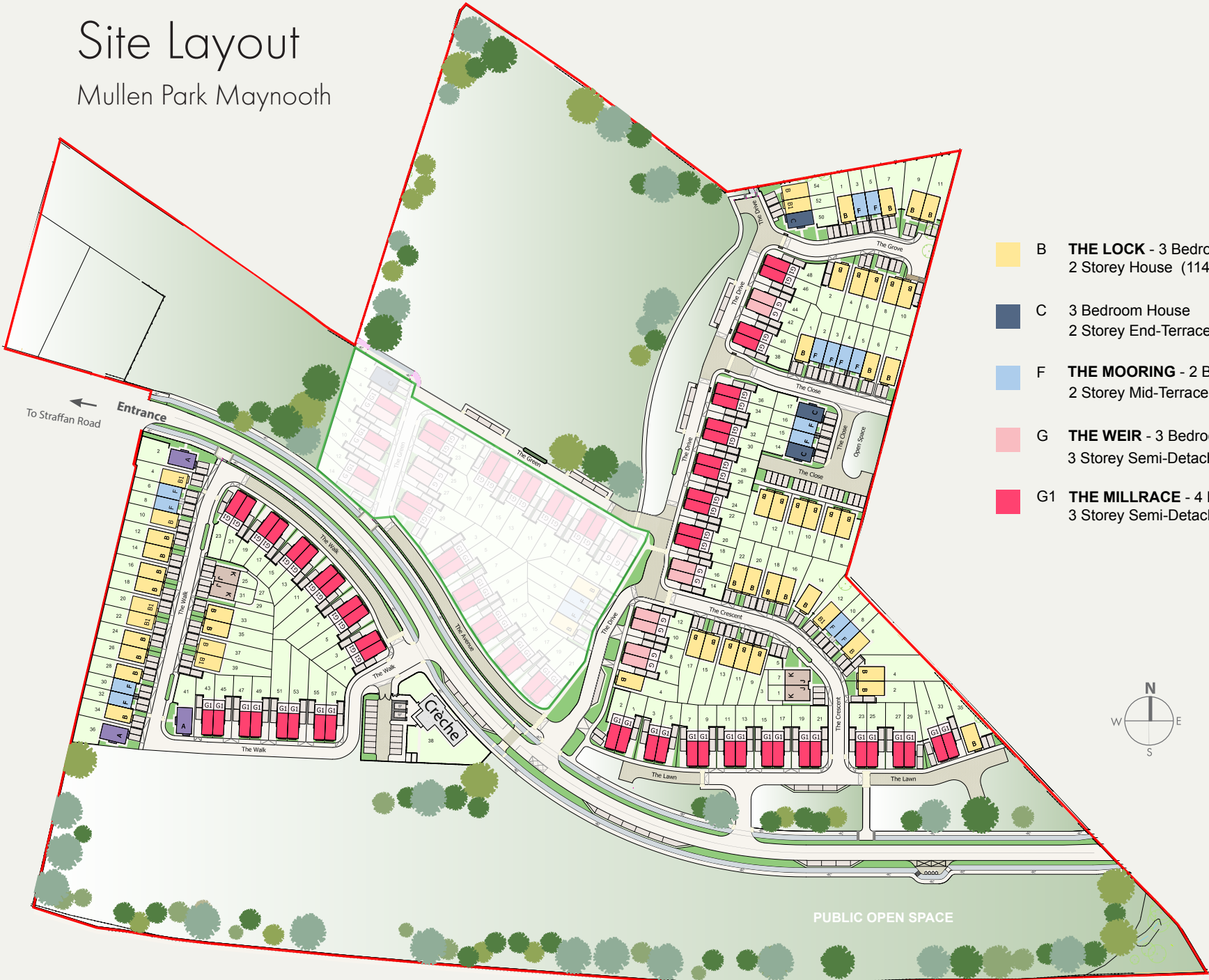
Drumcondra Train Station
36 min



Connolly Train Station
45 mins

Site Layout

Mullen Park Maynooth



- B THE LOCK** - 3 Bedroom House
2 Storey House (114.5 sq.m)
- C** 3 Bedroom House
2 Storey End-Terrace (117.7 sq.m)
- F THE MOORING** - 2 Bedroom House
2 Storey Mid-Terrace (94 sq.m)
- G THE WEIR** - 3 Bedroom House
3 Storey Semi-Detached (132.2 sq.m)
- G1 THE MILLRACE** - 4 Bedroom House
3 Storey Semi-Detached (135.9 sq.m)





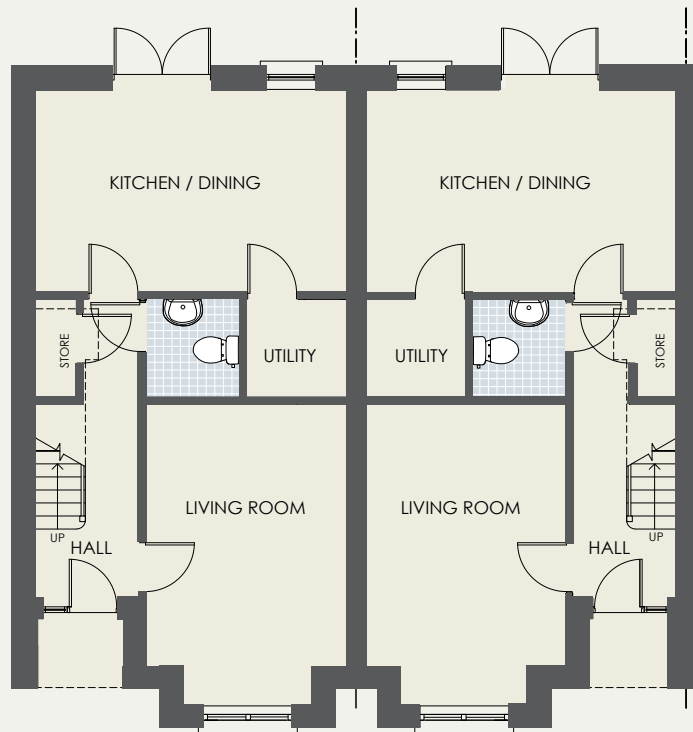
THE LOCK

The Lock

3 Bedroom,
2 Storey House

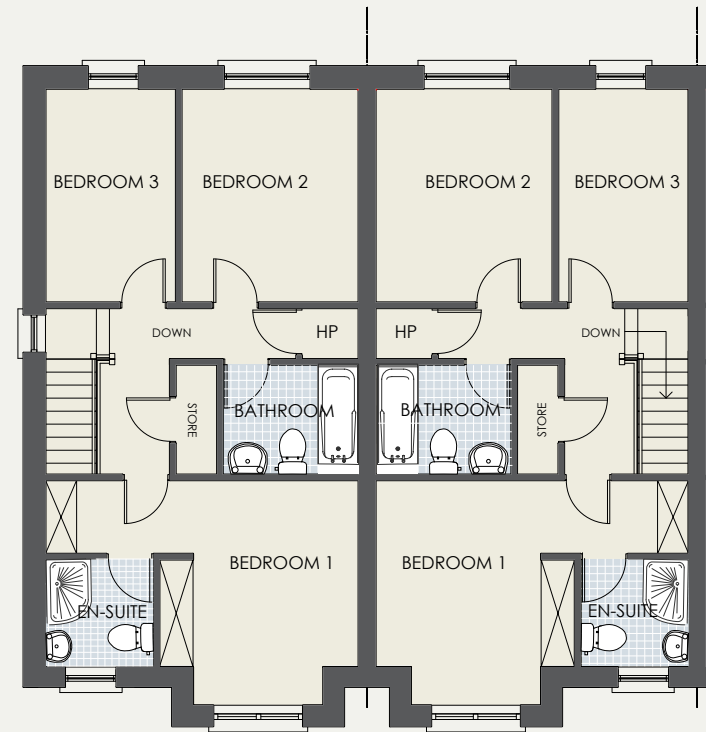
c. 114.5sq.m
(1,232.47 sq.ft)

FLOOR PLAN HOUSE TYPE B



GROUND FLOOR
END TERRACE

GROUND FLOOR
MID TERRACE



FIRST FLOOR
END TERRACE

FIRST FLOOR
MID TERRACE



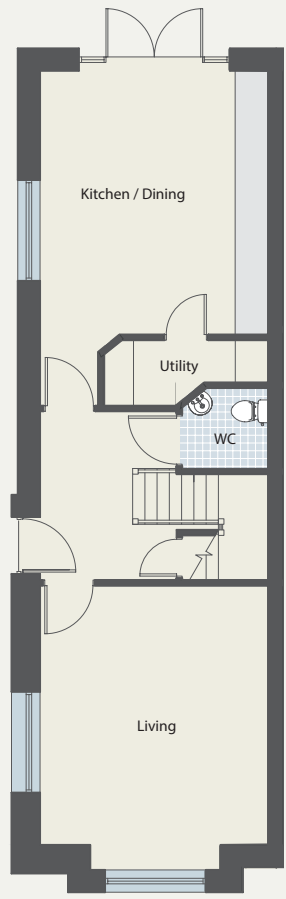


The Weir

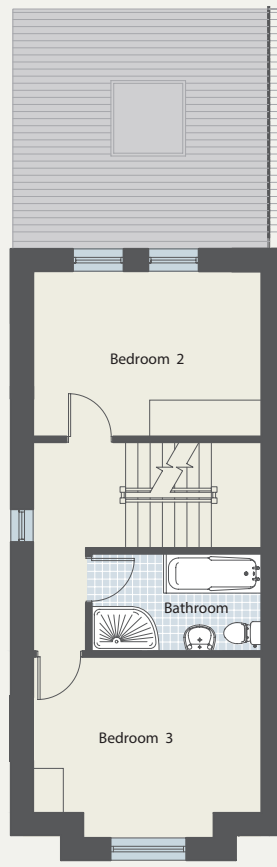
3 Bedroom Plus Study,
Semi-detached house

132sq.m
(1,420sq.ft)

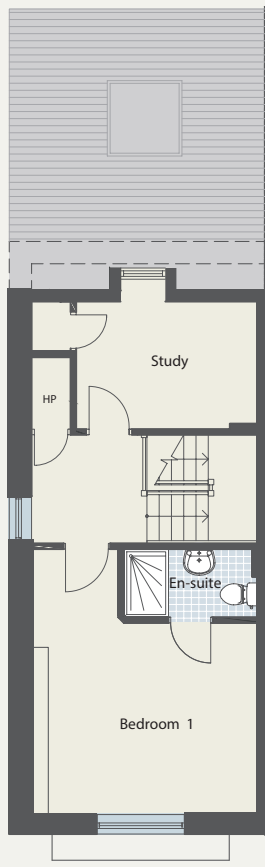
FLOOR PLAN HOUSE TYPE G



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





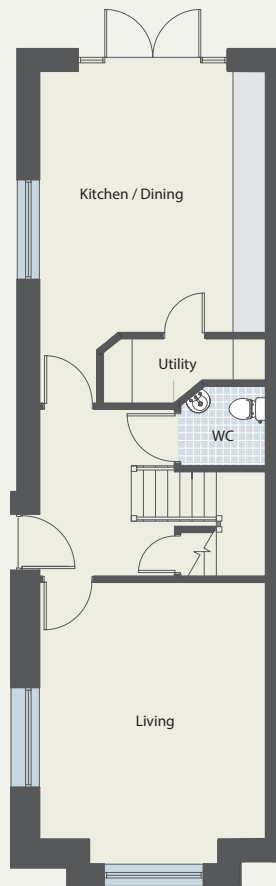
THE MILLRACE

The Millrace

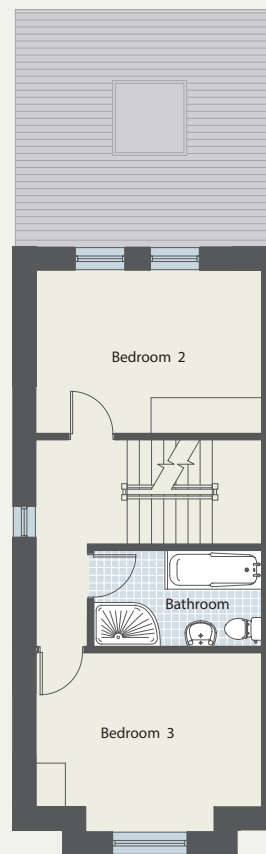
4 Bedroom,
Semi-detached house

136 sq.m
(1,460 sq.ft)

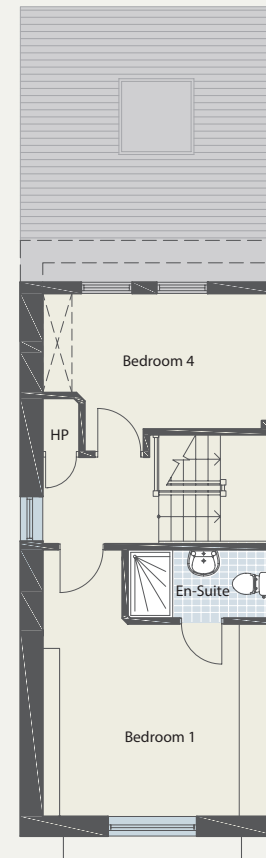
FLOOR PLAN HOUSE TYPE G1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





SUPERIOR QUALITY HOMES

Mullen Park is being built by Keltston Properties to a very high standard of design, construction, specification and finishes. They include numerous attractive features. The elevations incorporate a mix of low maintenance brick. There are granite windowsills and feature stonework.

The living accommodation is extensive and well laid out, the bedrooms are spacious, bright and airy with fitted wardrobes; superior quality kitchens are by Bespace. The bathrooms and ensuites are stylish. There is good landscaping in the gardens and in the open spaces and play areas.





Amenities



CONNECTIVITY

- Maynooth Train Station
- Bus routes 66 & 67 to Dublin City
- J.J. Kavanagh Coaches linking towns in Kildare and Laois
- N4 provides easy access to M50
- The new Luas Broombridge interconnection links Maynooth to Luas Green line



LEISURE, SPORTS & HOSPITALITY

- Carton House Hotel & Golf & Spa Resort
- Castletown House
- Glenroyal Hotel & Leisure Club
- The Roost
- O'Neills Bar & Steakhouse
- Brady's Clockhouse
- Oak Alley Cocktail Bar
- Maynooth GAA Club
- Maynooth Playground



SHOPPING

- Rugby Club
- Soccer Club
- Royal Canal Greenway
- Athletics
- Horse riding
- Selection of restaurants, cafes and pubs
- Walkways
- Parks
- Lidl
- Dunnes Stores
- Aldi
- Tesco
- Next
- Cycle trails
- Boots
- Sports Direct
- Manor Mills
- Carton Park
- Boutiques
- Fashion Shops

Specification

SUPERIOR LOW ENERGY DESIGN

- A3 BER Rating - energy efficient homes
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to a standard that exceeds building regulations
- High performance, low U-value windows and external doors
- Low maintenance Aluclad windows
- Ultra-Tech, triple locking front doors
- Natural and mechanical ventilation system throughout the houses

KITCHENS

- Superior quality kitchens by Bespace
- Fitted storage units to utility room
- Down lighters and velux window to kitchen area

BEDROOMS

- Luxury fitted wardrobes with a combination of hanging and shelved space as per showhouse

BATHROOMS

- Stylish bathrooms and ensuites
- WC with attractive range of high quality sanitary ware and fittings

- Bathroom and ensuite wet areas tiled as per showhouse
- Large shower trays to ensuites

WINDOWS, DOORS & IRONMONGERY

- Composite front door with multi point locking system
- High specification joinery and internal doors and ironmongery fit out
- Alu-clad Munster Joinery, a combination of wood on the inside and aluminium on the outside providing for a long last durable low maintenance composite product
- Elegant painted internal doors
- Attractive modern styled door ironmongery

INTERNAL FINISHES

- Internal walls plastered and painted one colour throughout
- Painted skirting and architraves
- Staircase and balustrade painted as per showhouse
- Standard pendant light fittings and attractive power points

ELECTRICAL

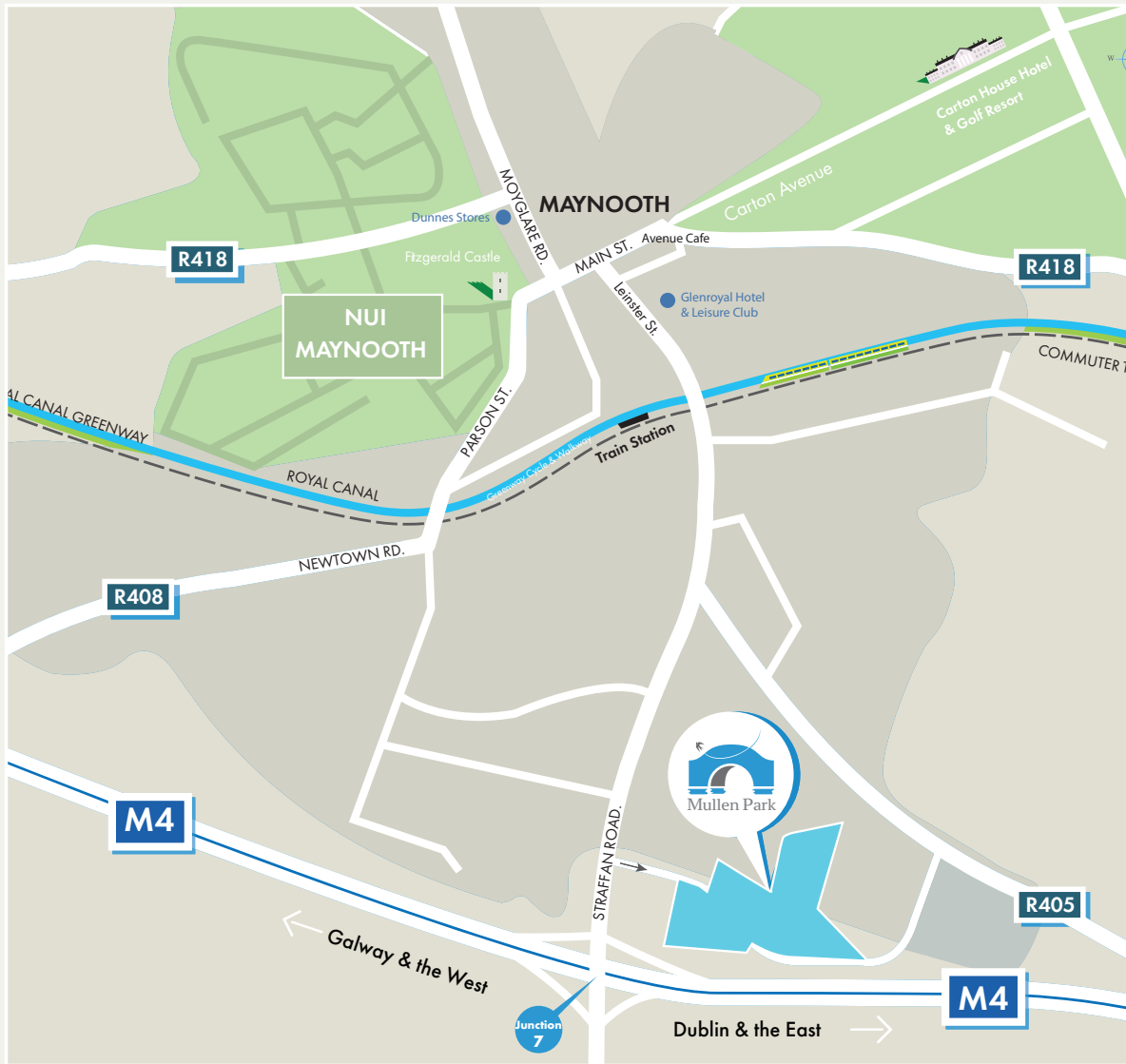
- Wired for TV / Broadband throughout
- CAT 6 cable wiring for data telephone points for high speed
- Smoke / heat and carbon monoxide detectors fitted as standard

EXTERNAL FINISHES & STRUCTURE

- Houses are constructed using traditional concrete block structure with internal insulation
- The elevations incorporate a mix of low maintenance brick and offering an attractive high quality low maintenance finish
- Low maintenance UPVC fascia, soffits and gutters
- Granite windowsills and feature stonework
- Landscaping with paved driveways and concrete rear patios
- Rear gardens are levelled, top soiled, raked and seeded
- Post and panel side boundary walls and block back wall
- External wiring for car charging point
- Side gate fitted as standard

BUILDING GUARANTEE

- These quality homes are covered by the HomeBond 10 Year Structural Guarantee Scheme





mullenpark.ie

Sales enquiries



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