



Beautiful 2 & 3 bedroom homes in Enfield, Co. Meath
by Pivotal Construction Ltd

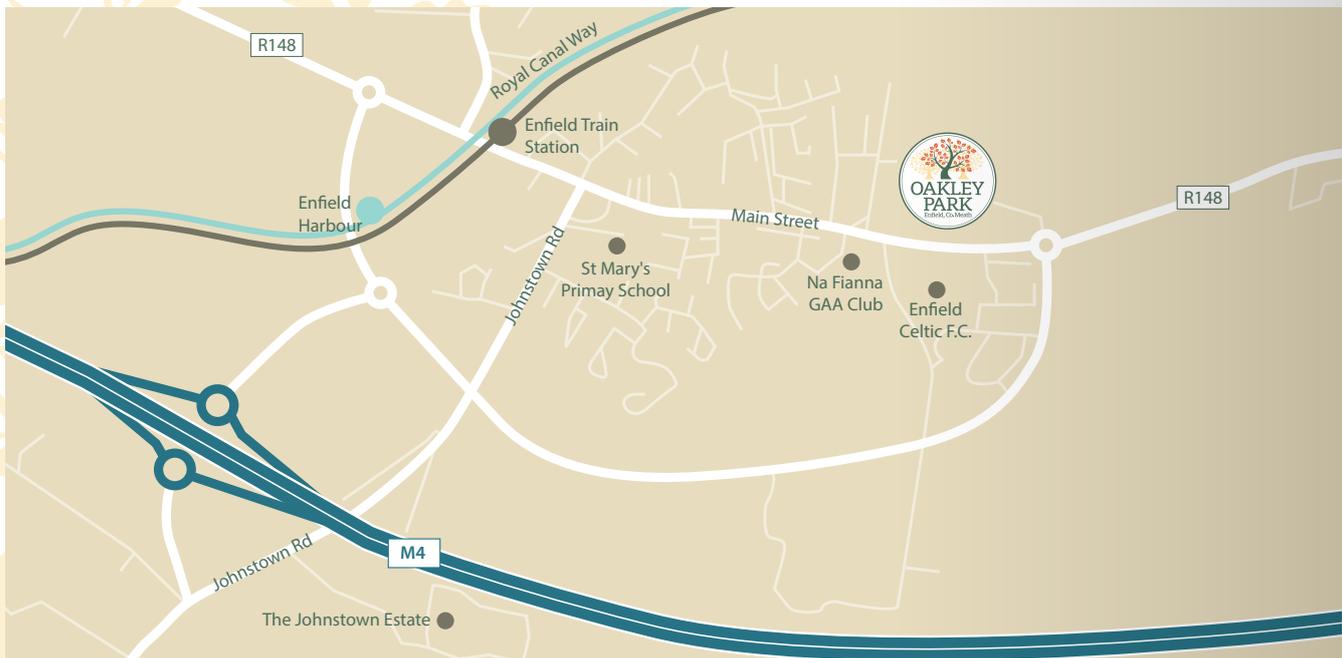


Exquisite Enfield

Oakley Park, Enfield is a new development of A-rated 2 & 3 bedroom homes in the village of Enfield, Co. Meath. Residents of Oakley Park will enjoy the excellent amenities Enfield has to offer such as shops, schools, restaurants, sporting facilities, well serviced bus routes and the train station just off Main Street in the town. Enfield is a bustling and vibrant village with excellent connectivity to Kilcock, Maynooth, Leixlip, Celbridge and the M4 and M50 motorways.

For commuters, Enfield is a great choice with regular train services from Enfield to Maynooth, Kilcock, Hueston & Connolly stations as well as direct access to the M4 to Dublin / Mullingar by car and bus. Dublin city centre is approx. 45 minutes' drive and Dublin airport is approx. 35 minutes away.

In addition, Enfield village offers convenient day to day living with a number of independent retailers as well as supermarkets Supervalu and Tesco Express just a short walk away. The village also features an array of amenities including butchers, hair salons, post office, credit union, medical centre, dentist, takeaways, hardware, service station and hotels all close by.



We look forward to welcoming you to your new home at Oakley Park.



Local Amenities

Oakley Park is just a few minutes' walk from the thriving village of Enfield that caters for a variety of amenities and all your essential shopping needs. In addition, larger shopping centres Liffey Valley and Kildare Village luxury shopping are both an easy commute away.

Enfield offers an array of charming restaurants and bistros to enjoy with friends and family or enjoy a catch up in one of the friendly local bars. The stunning Johnstown Estate is another excellent amenity for local residents to enjoy, situated just 5 mins drive from Enfield.

For educational needs, Enfield hosts a number of preschool, primary and secondary schools such as St Marys, St Patricks and Enfield Community College. The closest third level institution is Maynooth University with train and the No. 115 bus route services running regularly.

For sports enthusiasts, local soccer club Enfield Celtic and GAA team Na Fianna are a short walk away or for those interested in rugby, tennis and hockey, the North Kildare Sports Club in Kilcock is great sporting facility for the local community. If golf is your thing, Enfield is spoiled for choice with golf clubs including Rathcore, Knockanally and Moyvalley and world class courses are nearby with Carton House in Maynooth and The K Club a convenient drive away.

Oakley Park is perfectly situated to allow residents to enjoy cycling, walking or a spot of fishing along the Royal Canal Greenway, the Greenway follows a 130km path along the rolling countryside surrounding Enfield and numerous waterside villages and picnic spots to stop off along the way.

Oakley Park offers all the conveniences of village living together with the serenity provided by the rural surrounds of the Boyne Valley and Royal Canal Greenway for all the family to live, work, rest and enjoy.





Site Plan



The Oak

Type A - 3 Bed End Terrace / Semi Detached



The Birch

Type C - 3 Bed End Terrace



The Willow

Type B - 2 Bed plus Study Mid Terrace



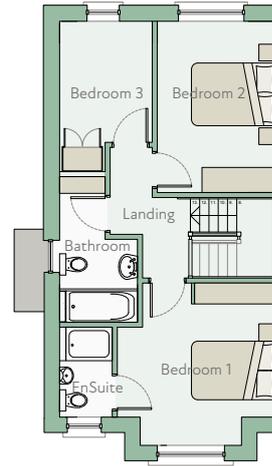
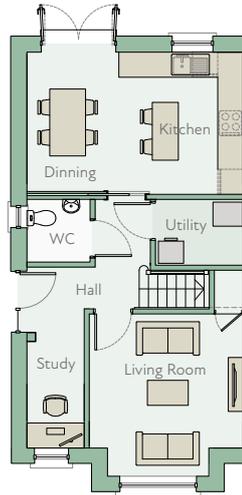


Floor Plans



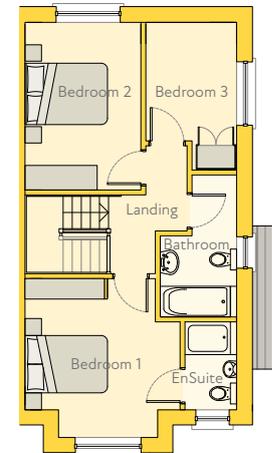
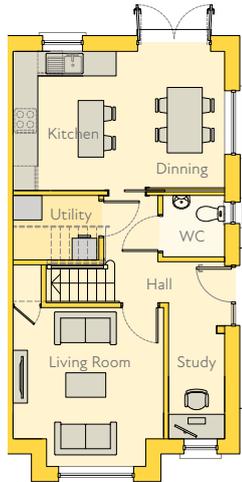
The Oak

Type A - 3 Bed End Terrace /
Semi Detached
Approx. 101 sq.m (1,087 sq.ft)



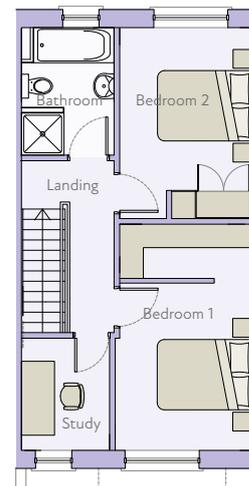
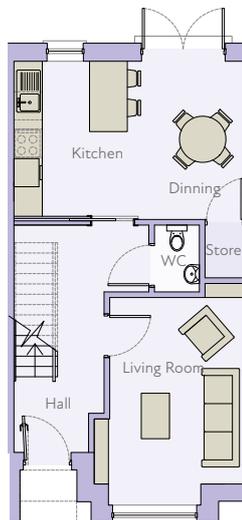
The Birch

Type C - 3 Bed End Terrace
Approx. 101 sq.m (1,087 sq.ft)



The Willow

Type B - 2 Bed plus Study Mid Terrace
Approx. 88 sq.m (947 sq.ft)





2 Bed Plus Study - Mid Terrace







3 Bed - End Terrace / Semi Detached







Specifications

External Features

- Maintenance free, mix of brick and render exteriors
- PVC fascia, gutters and downpipes.
- uPVC double glazed A rated windows.
- Patio doors to rear garden.
- Driveways finished in cobble lock paving for 2 car spaces
- Back gardens are top soiled and seeded with timber panel and concrete post fencing

Internal Finishes

- Walls painted throughout in white
- Quality interior joinery to include painted doors, skirting, architraves

Electrical & Heating

- Air to water heat pump system
- Generous lighting and power points throughout
- Smoke detectors and heat detectors fitted as standard
- Wired for TV, telephone and broadband
- All homes are pre-wired for electric vehicle charge point
- Wired for an intruder alarm

Kitchens

- Superb contemporary fitted kitchen
- Fitted extractor fan

Bathroom & Ensuite

- Stylish contemporary sanitary ware to bathroom & ensuite
- Tiling included on all bathroom floors and wet areas as per show house

Wardrobes

- Fitted wardrobes supplied in all bedrooms

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

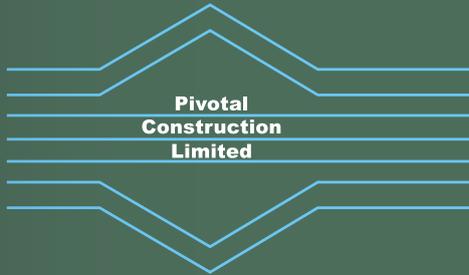
Guarantee

- 10 year Homebond structural guarantee





About Us



Pivotal Construction Ltd specialise in developing homes in the Leinster region utilising building materials to provide modern A-rated family homes which allow our purchasers to enjoy a comfortable and cost efficient home to run.

Their recent development at Maydenhayes, Mornington, Co. Meath has recently completed and over 200 families are now calling Maydenhayes their home.

Other developments include Louisa Valley, Leixlip, Co. Kildare; Johnswood, Ashbourne, Co. Meath; Coill Beag & Meadowbank Hill, Ratoath, Co. Meath; Monastery Gate, Clondalkin, Dublin 22.





Joint Agents



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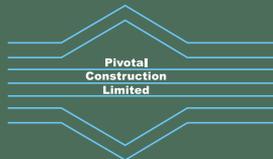
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Architect

FEWER HARRINGTON
& PARTNERS MULTIDISCIPLINARY ARCHITECTURE

Consulting Engineers



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O'CONNOR | SUTTON | CRONIN
Multidisciplinary Consulting Engineers

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