

HOME IS WHERE THE HEART IS!



A SUPERB DEVELOPMENT OF 4 & 5 BEDROOM HOMES
IN THE HEART OF IRELAND, NEWBRIDGE CO. KILDARE



At the heart of it all....

Welcome to Barretstown Meadows...

A prestigious development of superior quality 4 & 5 bedroom detached homes and 4 bedroom semi-detached homes, splendidly located on the outskirts of the vibrant town of Newbridge and within easy walking distance of the Arrow Rail station.

With only 67 homes, it is a low-density development, offering a choice of 4 or 5 bedroom spacious homes built with craftsmanship and attention to detail as standard. Rarely do homes of this quality, calibre and unique setting come to the market. The homes are completed to an exquisite finish, both internally and externally.

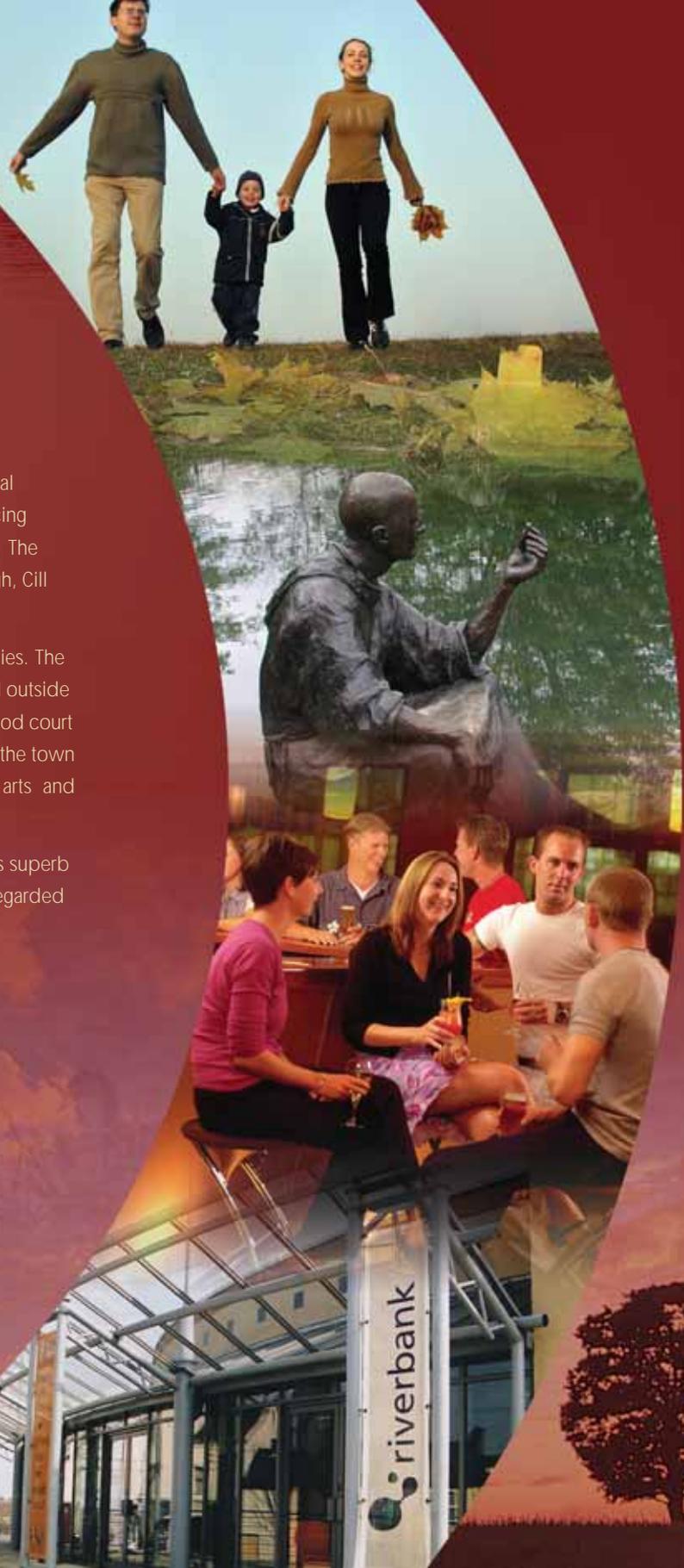


Barretstown Meadows is situated in the thriving town of Newbridge, a very attractive location, at the heart of the Irish Bloodstock Industry and the stunning landscape of the Curragh Plains and yet within 50 minutes drive time from Newlands Cross and the M50, one hours drivetime from Dublin city centre.

The town has excelled itself in recent years with a large array of services, amenities and facilities on offer, there is a wide choice in terms of sporting, cultural, recreational and educational amenities. The River Liffey flows through the town where fishing, canoeing, or a walk on the riverbank can be enjoyed. The Curragh is Ireland's premier international racecourse, home of the Irish Classics, where the spectacle and atmosphere of horse racing can be fully appreciated. There are other race courses nearby in Punchestown and Naas. The Golf enthusiast can be tested on the many superb parkland courses in Kildare at the Curragh, Cill Dara, Rathsallagh, Naas and the K-club - the home of the 2006 Ryder Cup.

Newbridge has a wide range of restaurants, hotels, pubs and top quality shopping facilities. The Whitewater Shopping Centre, which recently opened is the largest retail complex in Ireland outside of Dublin. It has 50 new shop units, including Debenhams and Marks & Spencers, a large food court and a proposed multiplex cinema complex. This superb development can only enhance the town of Newbridge in coming years. The "Riverbank Arts Centre" has a full program of arts and entertainment throughout the year.

Young families are especially well catered for in Newbridge in terms of education. There is superb choice of primary and secondary schools both for boys and girls together with the highly regarded co-educational Dominican College.





Newbridge has an outstanding location, beside the Curragh Plains yet less than 30 miles from our capital city, just off the M7 motorway and ideal for those wishing a hassle free commute to Dublin. There is an excellent motorway network and the Arrow rail service, offers a regular service from Newbridge to Dublin city centre, a journey of less than 40 minutes to Heuston Station, Dublin, at peak times. Access by road via M7 to the M50 is 45 minutes. Newbridge is truly at the Heart of it all.



WHITE
WATER
shopping



SITE PLAN



HOUSE TYPES

- | | | | |
|---|---|---|--|
|  | THE OAK
5 NO.
5 BED DETACHED DORMER
AREA - 235.8m ² (2540 ft ²) |  | THE CEDAR
8 NO.
4 BED DETACHED DORMER
AREA - 167.49m ² (1803ft ²) |
|  | THE MAPLE
29 NO.
4 BED DETACHED 2 STOREY
AREA - 181.93m ² (1959ft ²) |  | THE CHESTNUT
12 NO.
4 BED SEMI-DETACHED 2 STOREY
AREA - 151m ² (1633ft ²) |
|  | THE ASH
12 NO.
4 BED DETACHED DORMER
AREA - 166.14m ² (1789ft ²) |  | THE BIRCH
1 NO.
4 BED DETACHED BUNGALOW
AREA - 193.25m ² (2081ft ²) |

TO NEWBRIDGE
TOWN CENTRE

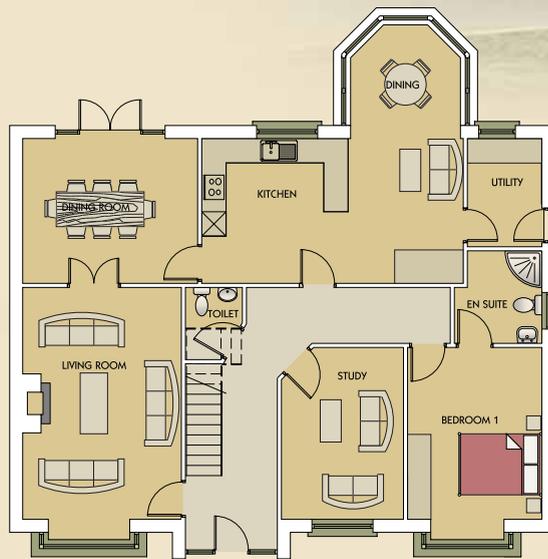


Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.



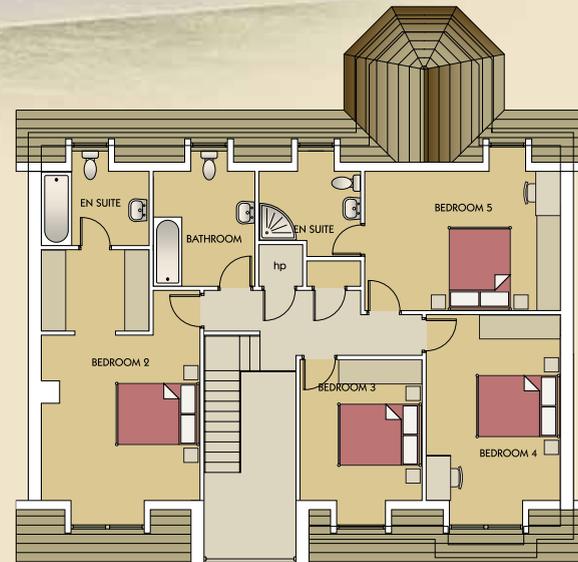
5 BED DETACHED DORMER

TOTAL FLOOR AREA: AREA - 235.88m² (2540 ft²)



GROUND FLOOR

LIVING ROOM	3.7m x 5.7m	12' x 18'7"
DINING ROOM	4.5m x 3.5m	14'8" x 11'5"
KITCHEN	6.3m x 3.5m	20'7" x 11'5"
STUDY	3.0m x 4.2m	10' x 13'8"
BEDROOM 1	3.3m x 4.2m	10'8" x 13'8"

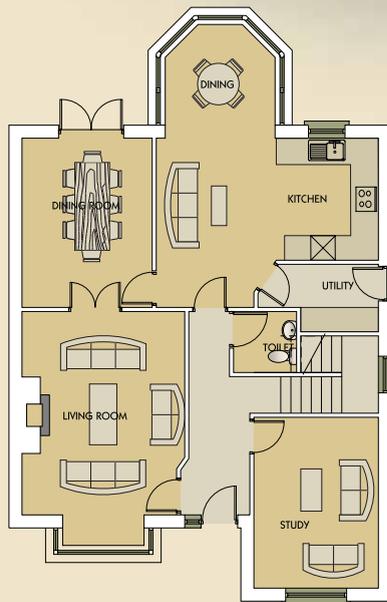


FIRST FLOOR

BEDROOM 2	3.7m x 4.1m	12' x 13'5"
BEDROOM 3	3.5m x 3.0m	11'5" x 9'8"
BEDROOM 4	4.6m x 3.3m	15'1" x 10'8"
BEDROOM 5	4.8m x 3.4m	15'7" x 11'2"

4 BED DETACHED HOME

TOTAL FLOOR AREA: AREA - 181.93m² (1959ft²)



GROUND FLOOR

LIVING ROOM	4.9m x 4.0m	16' x 13'1"
DINING ROOM	4.3m x 3.4m	14'1" x 11'2"
KITCHEN	5.3m x 4.3m	17'4" x 14'1"
STUDY	3.1m x 4.2m	10'2" x 13'8"

FIRST FLOOR

BEDROOM 1	4.0m x 4.1m	13'1" x 13'5"
BEDROOM 2	4.0m x 3.5m	13'1" x 11'5"
BEDROOM 3	2.8m x 4.8m	9'2" x 15'7"
BEDROOM 4	3.1m x 4.2m	10'2" x 13'8"



4 BED DETACHED HOME

TOTAL FLOOR AREA: AREA - 166.14m² (1789ft²)

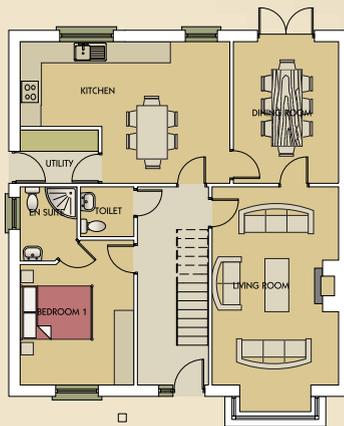


4 BED DETACHED HOME

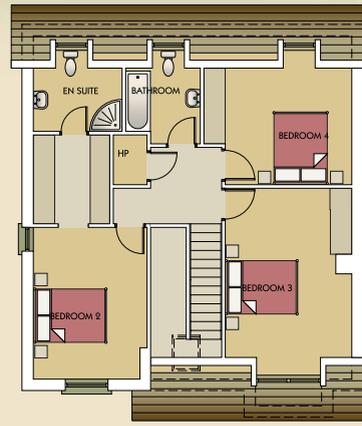
TOTAL FLOOR AREA: AREA - 167.49m² (1803ft²)



THE ASH

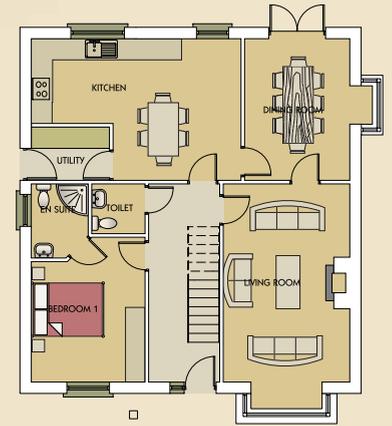


GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE CEDAR



GROUND FLOOR PLAN

GROUND FLOOR

BEDROOM 1	3.2m x 3.4m	10'5" x 11'2"
KITCHEN	4.0m x 5.9m	13'1" x 19'4"
DINING ROOM	3.0m x 4.0m	10' x 13'1"
DINING ROOM (THE CEDAR)	3.6m x 4.0m	11'8" x 13'1"
LIVING ROOM	5.6m x 3.4m	18'4" x 11'2"

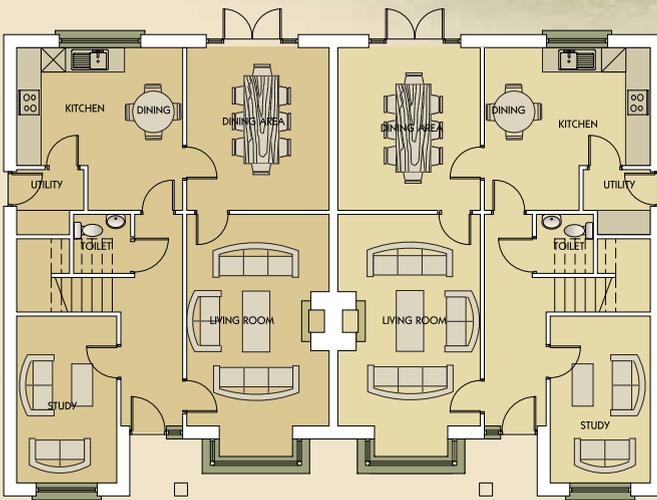
FIRST FLOOR

BEDROOM 2	3.2m x 4.3m	10'5" x 14'1"
BEDROOM 3	3.6m x 4.7m	11'8" x 15'4"
BEDROOM 4	4.1m x 3.2m	13'5" x 10'5"



4 BED SEMI-DETACHED HOME

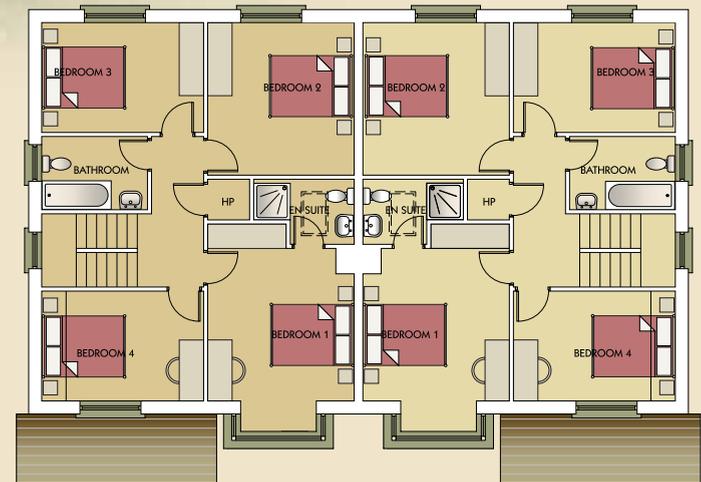
TOTAL FLOOR AREA: AREA - 151m² (1633ft²)



GROUND FLOOR PLAN

GROUND FLOOR

STUDY	2.5m x 4.1m	8'2" x 13'5"
KITCHEN/DINING	4.0m x 7.7m	13'1" x 25'3"
LIVING ROOM	3.5m x 5.2m	11'5" x 17'0"



FIRST FLOOR PLAN

FIRST FLOOR

BEDROOM 1	3.6m x 3.8m	11'8" x 12'5"
BEDROOM 2	3.6m x 3.7m	11'8" x 12'1"
BEDROOM 3	4.0m x 2.7m	13'1" x 8'9"
BEDROOM 4	2.7m x 4.0m	8'9" x 13'1"



GENERAL FEATURES

- Ⓢ Wide choice of houses to choose from.
- Ⓢ 10 year Homebond structural guarantee.

INTERIOR FEATURES

- Ⓢ French door to rear garden.
- Ⓢ Impressive fully fitted kitchen as per showhome. Choice of Styles
- Ⓢ High quality built in wardrobes in all rooms as per showhome. Choice of Styles
- Ⓢ High-Quality Sanitary Ware as per showhome.
- Ⓢ Superb fireplace as per showhome.
- Ⓢ En-suite off master bedroom.
- Ⓢ Downstairs W.C. and wash hand basin.
- Ⓢ Fully plumbed utility room
- Ⓢ Wired for alarm, T.V., and telephone.
- Ⓢ CP Towel rail warmer fitted to main bathroom
- Ⓢ Whirlpool Bath in Ensuite to Bedroom 2 in The Oak (House Type A)

- Ⓢ Natural gas fired central heating.
- Ⓢ High level of insulation in floors, walls and roof.
- Ⓢ Coved ceiling in living room and hall.
- Ⓢ Solid Painted timber doors.
- Ⓢ Moulded skirting and architrave throughout.
- Ⓢ Tongue and grooved flooring upstairs.

EXTERIOR FEATURES

- Ⓢ All windows are fully finished cream painted timber windows
- Ⓢ Maintenance free PVC fascia and soffit.
- Ⓢ Cobblelock driveway.
- Ⓢ Colour render plaster front façade.
- Ⓢ Lawns seeded to front and levelled to rear.
- Ⓢ 300 mm cavity wall construction (2 leaf).
- Ⓢ Extensive landscaping throughout site.

BOOKING ARRANGEMENTS

- Ⓢ Booking deposit of €10,000.
- Ⓢ 10 % Balance deposit on signing of Contract within 21 days of booking.



Andrews Construction

INNOVATORS IN THE DEVELOPMENT OF PRESTIGIOUS FAMILY HOMES

Over the last 30 years, Andrews Construction Ltd. has successfully expanded into all activities of building in the Midlands and Dublin area.

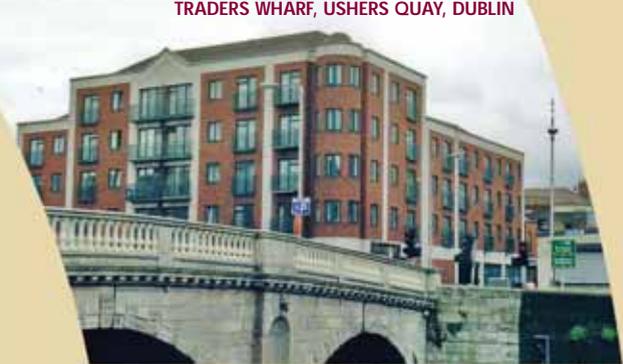
The utilisation of cutting edge technology, integrated with traditional craft skills has brought the company to the forefront of construction in the residential and commercial sectors.

Andrews Construction has adopted a policy of total commitment to providing innovative and prestigious family homes. Every project undertaken is meticulously designed to meet the requirements of the discerning homebuyer.

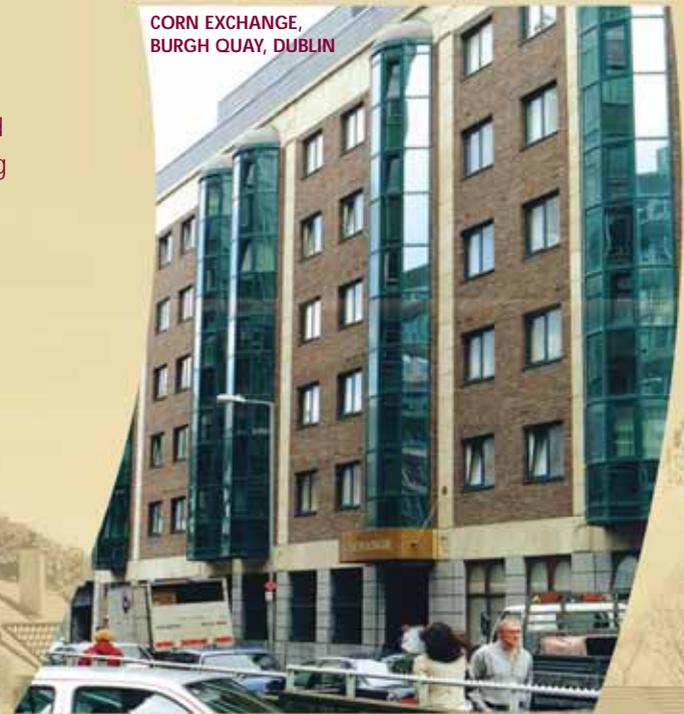
Our efficient management team and work-force give a personal service and yet command the resources and expertise to undertake projects of all types and sizes, while maintaining a reputation for high quality work with completion on schedule.



TRADERS WHARF, USHERS QUAY, DUBLIN



CORN EXCHANGE,
BURGH QUAY, DUBLIN



PETITSWOOD MANOR, MULLINGAR, CO. WESTMEATH





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