

furness
 wood

JOHNSTOWN-CO.KILDARE

An idyllic village setting on Dublin's doorstep.



Furness Wood is a unique development of spacious three, four and five-bedroom homes in the beautiful heritage village of Johnstown.



**A village filled with
history and fascination.**

Furness Wood is located in the beautiful village of Johnstown in Co Kildare, which has a rich and fascinating history. The ruins of the medieval St John's Church can still be seen in the village; the church is famous for the grave of the Earl of Mayo, the viceroy who was killed in India in 1872.

Despite its famous history, today Johnstown has kept its appeal as a small and quiet village, a refuge from the pressures of modern life. With Kildare's largest town Naas only 2 km away, and the M50 only 12km away, it's the perfect location to relax and enjoy nature, safe in the knowledge that every amenity you might need is only a few minutes away.



Country living, close to the city.



Only 15 minutes from Newlands Cross, this beautiful setting is perfect for families who want the space and peace of country life within easy distance of Dublin City Centre. Furness Wood offers families the opportunity to put down roots in a peaceful and exclusive setting, while enjoying excellent local amenities and superb transport links to Dublin and beyond.



Plenty of choice on your doorstep.



A host of local facilities makes Johnstown village the ideal location for families of all ages. Catch up with friends over lunch or coffee at The Johnstown Inn or Johnstown Garden Centre, both of which are extremely family-friendly. The village also features a supermarket and childcare facilities, so families don't need to travel far for their essentials. Located just 10 minutes walk from Palmerstown House Estate, perfect for afternoon tea or a day of golf.

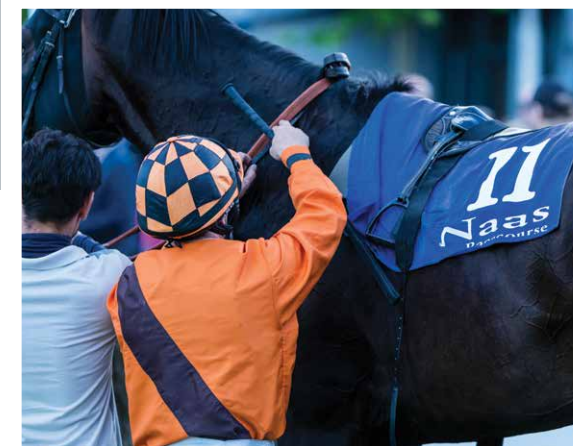
The bustling town of Naas, Co Kildare's main retail and economic hub, is located just a few kilometres down the road and features many shops, boutiques, restaurants and pubs. Shoppers can choose from a host of international names including Supervalu, Meadows & Byrne and Argos, while the Monread Shopping Centre is home to Ireland's largest Tesco Extra store. Avoca in Rathcoole is only a 10 minute drive away and Dublin City Centre is also easily accessible due to the proximity of the N7 and M50.

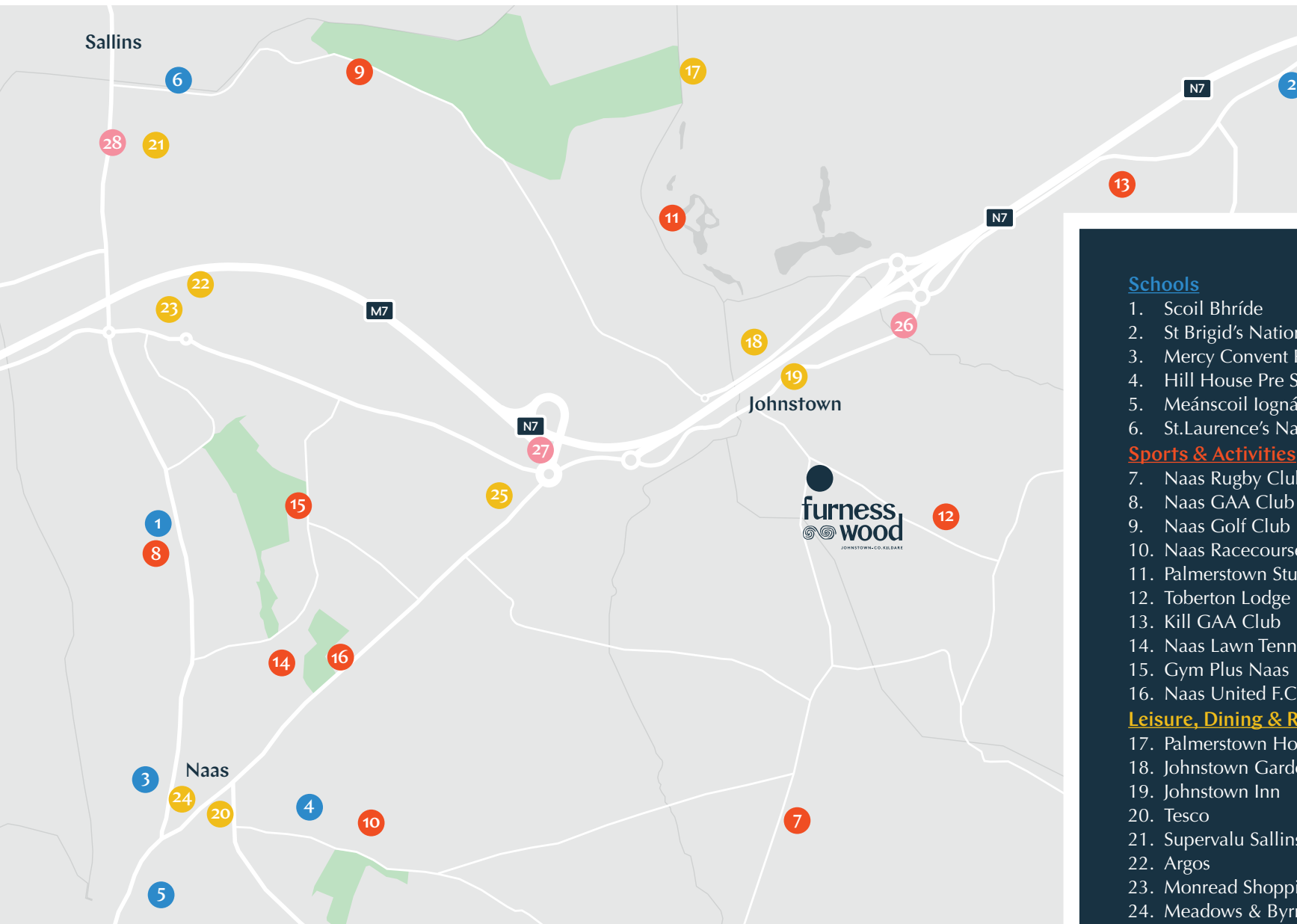


Sports lovers of all ages will have no trouble filling up their leisure time in this busy location. Located just a short drive from Johnstown, Naas Rugby Club is Co Kildare's leading rugby club, and offers sporting fun for every member of the family, from the tots through to the adults. Naas and Kill also feature a host of sporting clubs including GAA, soccer, athletics, tennis and hurling.

For golfers, Palmerstown House Golf Club is located in Johnstown, and is widely regarded as one of Europe's top golf courses. Naas Golf Course and the world famous K-Club are also nearby.

Racing enthusiasts will enjoy the full calendars of action at Naas Racecourse and the Curragh; both close to the village. And if you want to get even closer to the action, take up horse riding at Toberton Riding Centre, within 5 minutes' walk of the development.





A family friendly community.

Schools

1. Scoil Bhríde
2. St Brigid's National School, Kill
3. Mercy Convent Primary School
4. Hill House Pre School
5. Meánscoil Iognáid Rís
6. St.Laurence's National School

Sports & Activities

7. Naas Rugby Club
8. Naas GAA Club
9. Naas Golf Club
10. Naas Racecourse
11. Palmerstown Stud Golf Club
12. Toberton Lodge Riding School
13. Kill GAA Club
14. Naas Lawn Tennis Club
15. Gym Plus Naas
16. Naas United F.C

Leisure, Dining & Retail

17. Palmerstown House
18. Johnstown Garden Centre
19. Johnstown Inn
20. Tesco
21. Supervalu Sallins
22. Argos
23. Monread Shopping Centre
24. Meadows & Byrne
25. Odeon Cinema Naas

Transport & Connections

26. Exit 8 (M7 Motorway)
27. Exit 9 (M7 Motorway)
28. Sallins & Naas Train Station



Johnstown village is a compact, safe and friendly community for families. Many houses in the area were built in the last 30 years and the village retains a compact and tranquil feel.

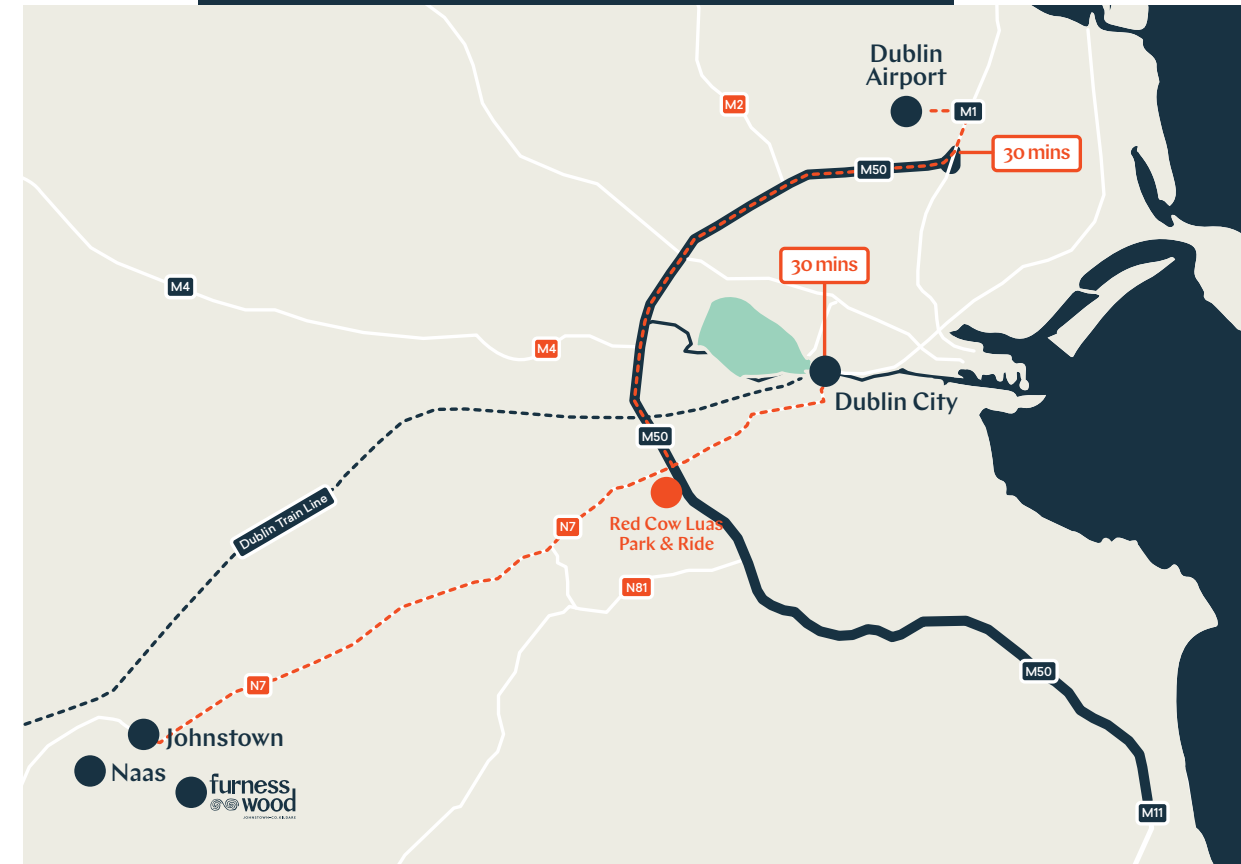
The nearby town of Naas offers a host of well-regarded schools at all levels, and regular buses are available to take children the short distance from Johnstown to Naas. Primary schools include the Convent of Mercy, St. Corban's, Scoil Bhríde and Scoil An Linbh Íosa in Ballycane, while well-established secondary schools include St. Mary's, Kill National School, The Christian Brothers School, Piper's Hill College and Gael-Cholaiste Chill Dara.

Connected to the city & beyond.



Dublin City Centre is only a 30-minute drive away, thanks to the N7 and M7, located next to Johnstown village, while the M50 can be accessed in only 15 minutes, which opens up Ireland's network of motorways. A regular bus service connects Johnstown village and Dublin, and commuters can also avail of a regular train service from nearby Sallins to the city centre.

Johnstown is the perfect location for commuters, as it offers dwellers that wonderful calm of a country setting while offering excellent transport links to Naas, Dublin and beyond.



Sitemap



Map not to scale.
For illustration purposes only.

House Type C

3 bedrooms | Semi-detached
118 SQ M | 1,270 SQ FT

House Type C1 | C2

3 bedrooms | Semi-detached
109 SQ M | 1,173 SQ FT

House Type D

4 bedrooms | Semi-detached
146 SQ M | 1,572 SQ FT

House Type D1

4 bedrooms | Semi-detached (gable entry)
154.5 SQ M | 1,663 SQ FT

House Type D2

4 bedrooms | Semi-detached
152.5 SQ M | 1,641 SQ FT

House Type D3

4 bedrooms | Detached (gable entry)
154.5 SQ M | 1,663 SQ FT

House Type D4

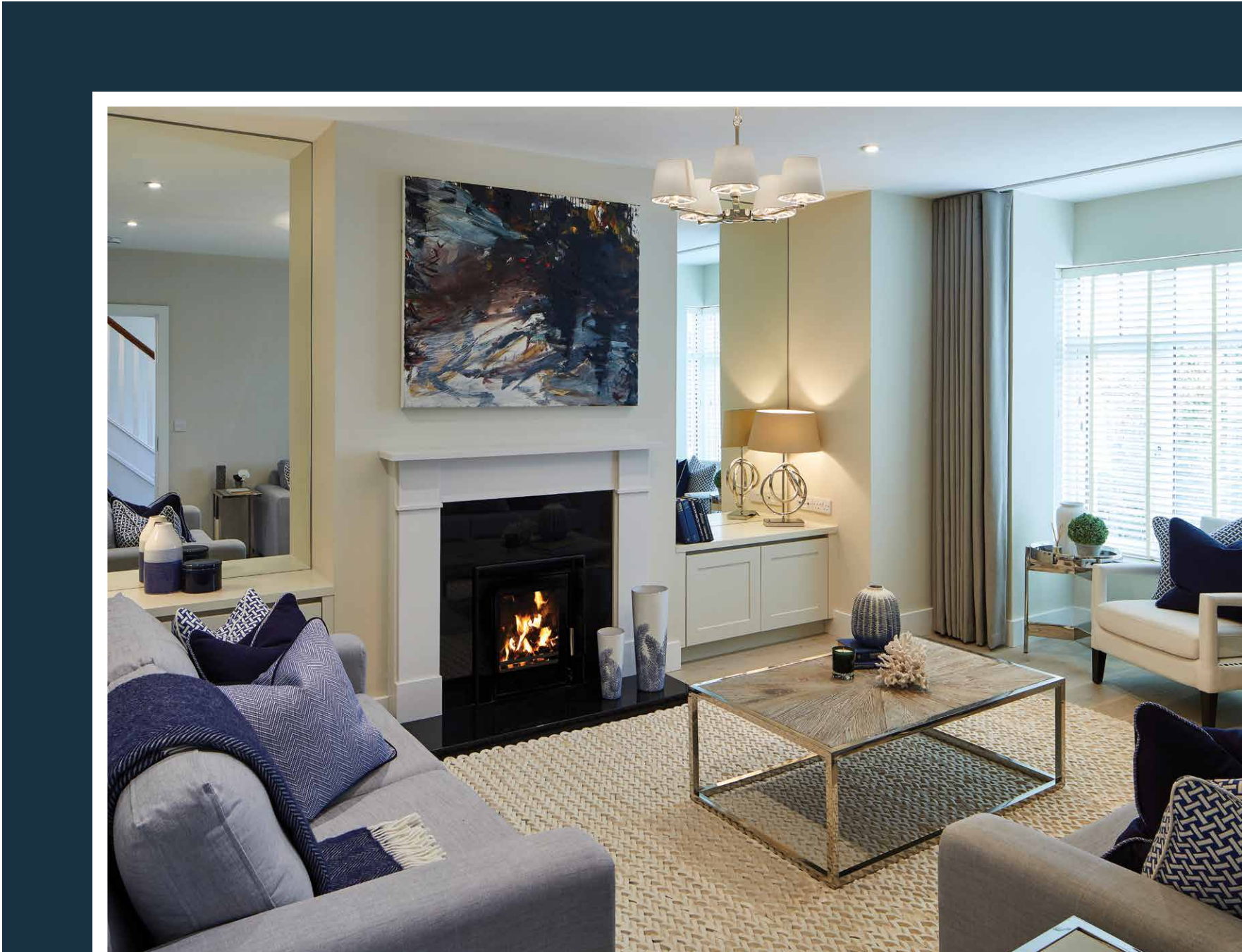
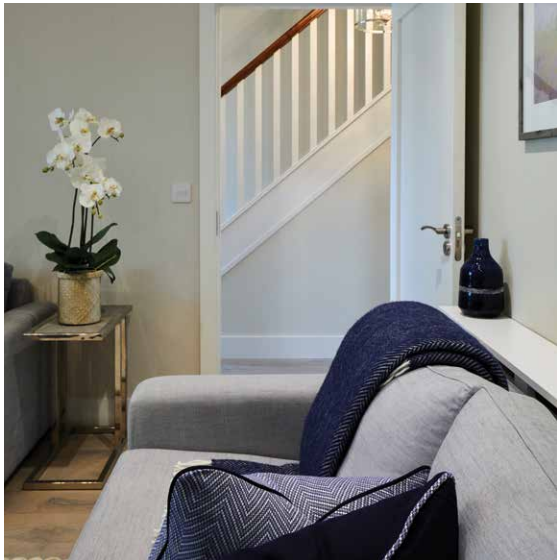
4 bedrooms | Semi-detached
150.5 SQ M | 1,620 SQ FT

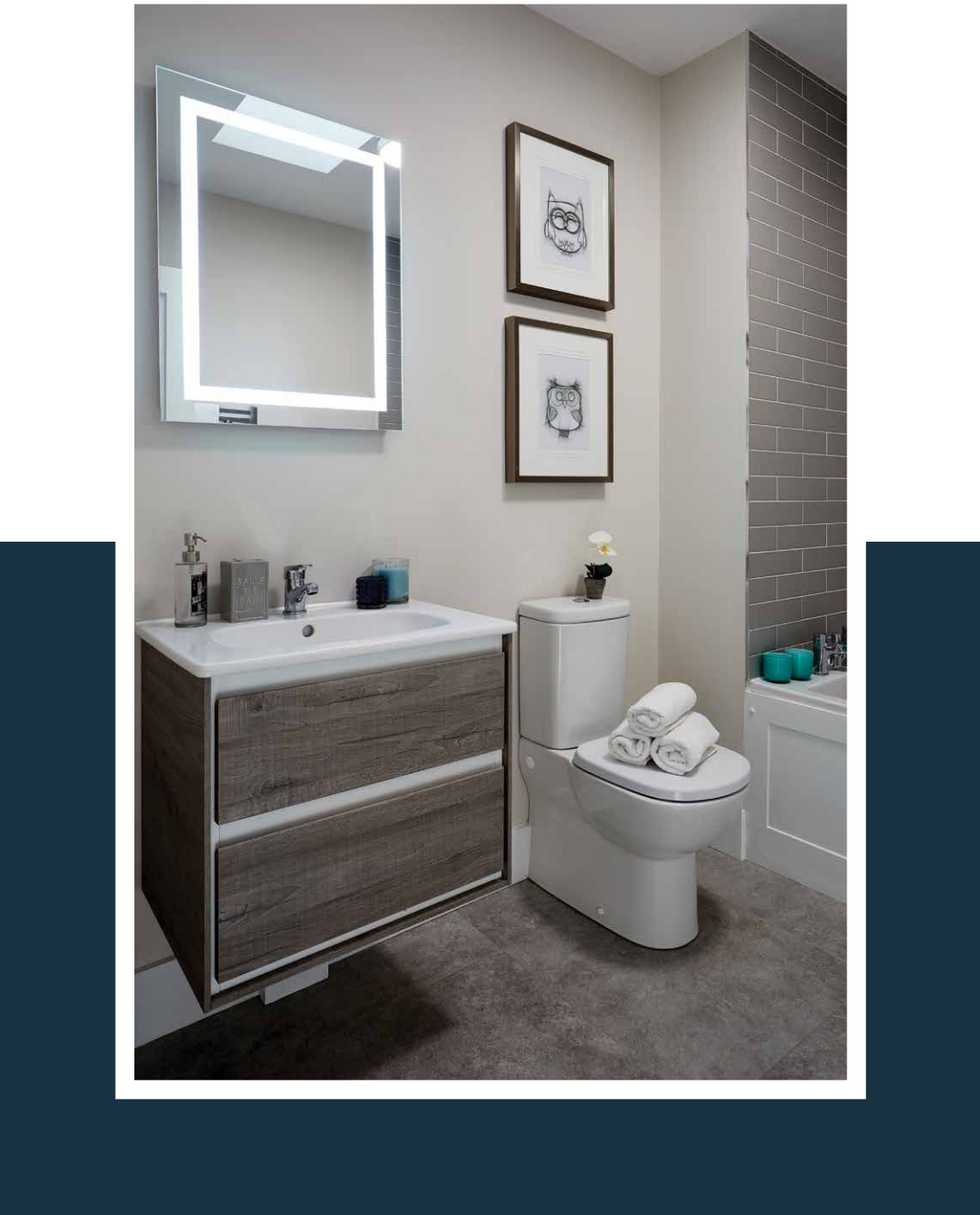
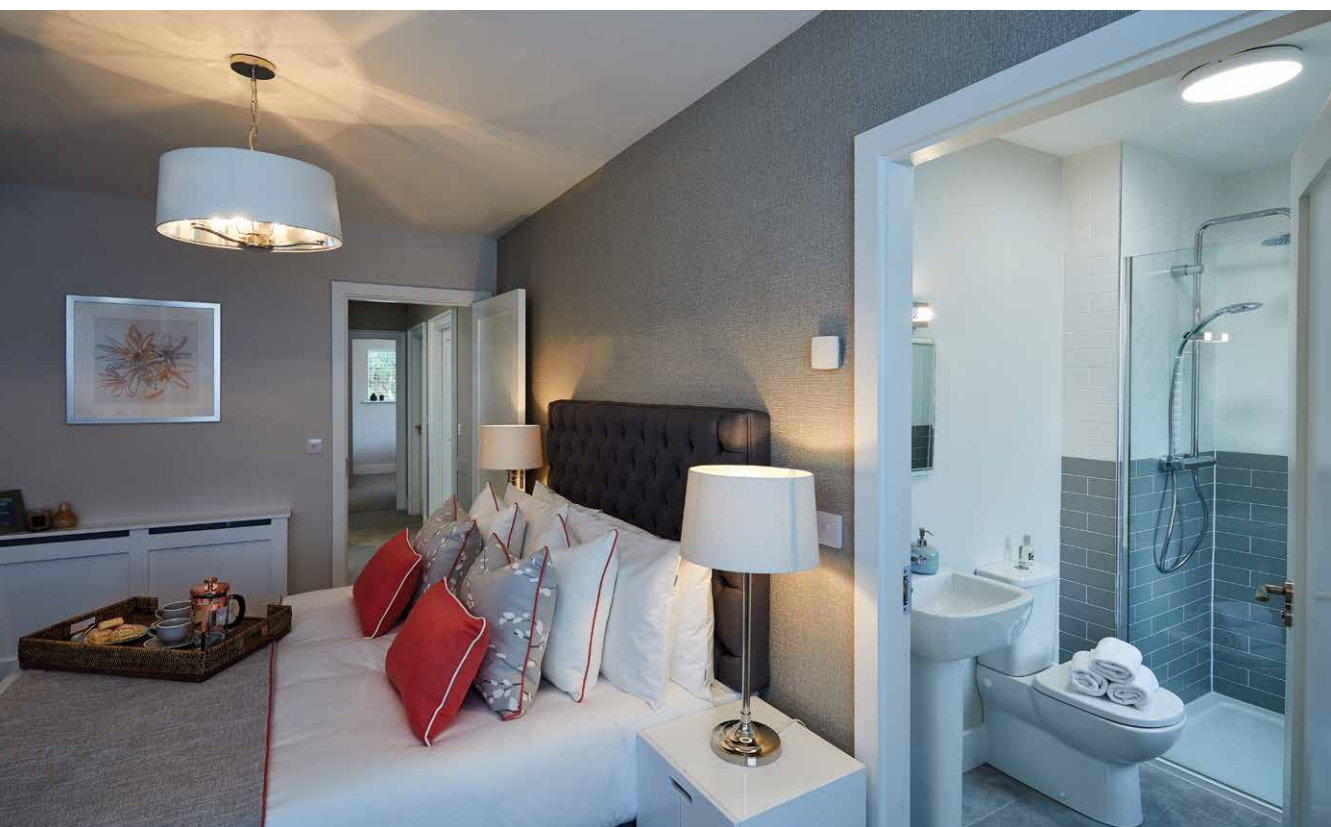
House Type E

5 bedrooms | Detached
205 SQ M | 2,207 SQ FT

All measurements are approximate.











Specifications

Structure

Houses are constructed using a traditional concrete block structure and are finished in a combination of low-maintenance brick and painted render to facades.

Kitchens

Superior quality bespoke kitchens by FitzGerald Kitchens. The design is classic yet contemporary, featuring stone-effect worktops as standard. Included in the specification are a generous appliance package including integrated fridge / freezer, dishwasher, oven, hob and extractor. All four-bed houses have a double fridge freezer as standard. Spacious utility rooms are featured in all houses.

Bedrooms

Superior quality built-in wardrobes in bedrooms as per showhouse from FitzGerald Kitchens. Wardrobes featuring a combination of hanging and shelved space.

Bathrooms and Ensuites

All homes feature an en-suite bathroom to the master bedroom. All bathrooms and en-suites are fitted with contemporary sanitary ware as per the show house. All bathrooms and en-suites are also tiled as per the show house finish and feature heated towel rails or radiators.

Satellite TV

A centralised satellite dish will be provided in the estate for use by all residents in Furness Wood

Windows

Windows are high performance pre-finished uPVC in a contemporary cream colour, supplied by Grady Joinery.

Lighting & Electrical Specification

Generous and well-designed electrical & lighting specification, specified by House & Garden Design to optimise the lighting functions throughout the houses. Prewired for intruder alarm, electric car charging, centralised stereo system and multiple TV/ broadband providers.

Energy Efficiency

The houses at Furness Wood have been designed to achieve the very best levels of energy efficiency and have upgraded heating and hot water systems to provide Building Energy Rating (BER) A2 rated homes that are compliant with the current Building Regulations and also achieve the efficiency targets of the proposed future Part L Building regulations, coming into effect in 2020. Every home at Furness Wood will feature an innovative air to water heat pump, with zone controls, providing energy efficient central heating and hot water. The homes feature high levels of insulation throughout along with a sophisticated ventilation system that ensures excellent levels of humidity and moisture control.

Guarantee

Covered by the 10 year Global Home Warranties guarantee scheme.

Fireplaces

A luxurious fireplace surround will be provided as per the showhouse with wood burning stove fitted as standard. Supplied by Elm Fireplaces.

Internal Finishes

All walls and ceilings are skimmed and painted 'Cornforth White' throughout as standard.

Gardens

Each house features a large glazed patio door providing access to the generous garden spaces which offer a wonderful extension to the living area. All gardens will be seeded and rolled, and a paved patio will be included as standard.

Parking

Each house has a driveway suitable for two cars. Each terraced house has two dedicated car parking spaces.

External Areas

All exterior spaces will be fully landscaped to a high standard.



A reputation for excellence

**Buying a new home is built on trust.
We take that trust seriously.**

Founded in Ireland in 2005, Ardstone is an Irish-owned business, with a reputation for excellence. Over the past decade we have worked on a large number of commercial and residential projects across Ireland, the UK, France, Germany, Belgium and Spain.

Building Communities

We truly value the opportunity to design and build homes to the highest standards, and still savour the excitement that comes with seeing new neighbourhoods come alive. That's because we pour more than our expertise into every new build – we enjoy finding ways to go the extra mile to create communities that enhance the towns and cities they inhabit.

We put thought into the story that we want each home to tell. Irish families deserve to know that behind every door is a promise of a better lifestyle.

We insist on quality throughout each interior to set our homes apart, which makes our name one that homebuyers look out for when searching for a new home.

www.ardstonehomes.ie



Castle Farm, Naas, Co. Kildare



White Pines, Rathfarnham, Dublin 16



Muileann, Kinsealy, Co. Dublin

A development by



For more information please contact CME New Homes (045 897 711)
or Coonan New Homes (045 832 020) or visit www.furnesswood.ie.



PSRA 003008
Tel: (045) 897 711



PSRA 003764
Tel: (045) 832 020

Coonan New Homes and CME for themselves and for the vendors Ardstone Homes or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Coonan New Homes and CME or Ardstone Homes has any authority to make or give representation or warranty whatever in relation to this development.

