



Westfield

EASTON LEIXLIP

www.westfieldleixlip.ie





**Westfield is a prestigious new development
of luxurious and spacious homes on a superb
site in Easton, Leixlip, Co. Kildare.**

These elegant and spacious homes are strategically located just off the M4 (Junction 6) and are very convenient to the commuter rail station at Louisa Bridge and all of the exceptional amenities that Leixlip and North Kildare have to offer.





The Development

Westfield will comprise of luxurious family homes set out in a series of small cul-de-sacs. The development will feature a variety of townhouses, semi-detached and detached houses which feature the extensive use of toned brick and most houses have a complete full-brick front elevation. Typically, the houses are substantially larger than comparable second-hand homes built in recent years.

The houses at Westfield feature levels of energy efficiency that far exceed traditional housing developments. A wide variety of features such as high levels of insulation in the walls, floors and roof along with a state of the art air to water central heating system, highly efficient, thermostatically controlled radiators and high performance windows combine to ensure lower energy usage and higher levels of luxury. All of the homes in Westfield will enjoy a BER A-rating.

Westfield is being developed by Killross Properties, a McKenna company. The McKenna's have decades of experience, proudly delivering superior quality homes in excellent locations which stand the test of time.

Confey Train Station

Amenities Centre

Leixlip Main Street



Louisa Bridge Train Station

Royal Canal & adjacent The Greenway

Schools

The Wonderful Barn

Leixlip Reservoir

M4



Shops/Medical Centre

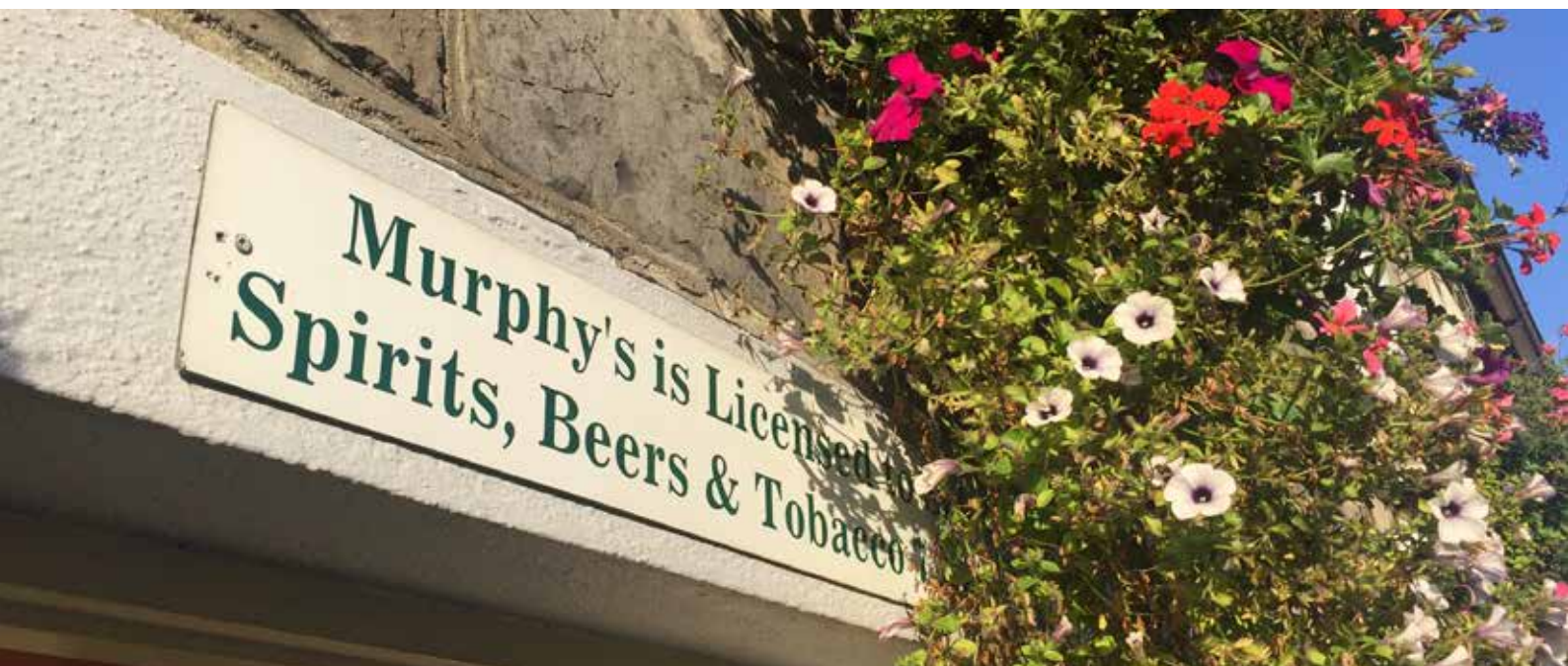
Leixlip GAA Grounds

Prime Location

Westfield is situated in Easton, Leixlip. A prestigious and desirable location because of its enviable proximity to everything that Leixlip has to offer. Entered from Green Lane and just seconds from Junction 6 of the M4, Westfield enjoys the best of both worlds. Intel's state-of-the-art facility is very close to the development.

A bus stop is situated beside the development (R66) and there is an excellent commuter train service to Dublin City Centre from Louisa Bridge with over 30 departures every weekday with a commute time of approximately 30 minutes.





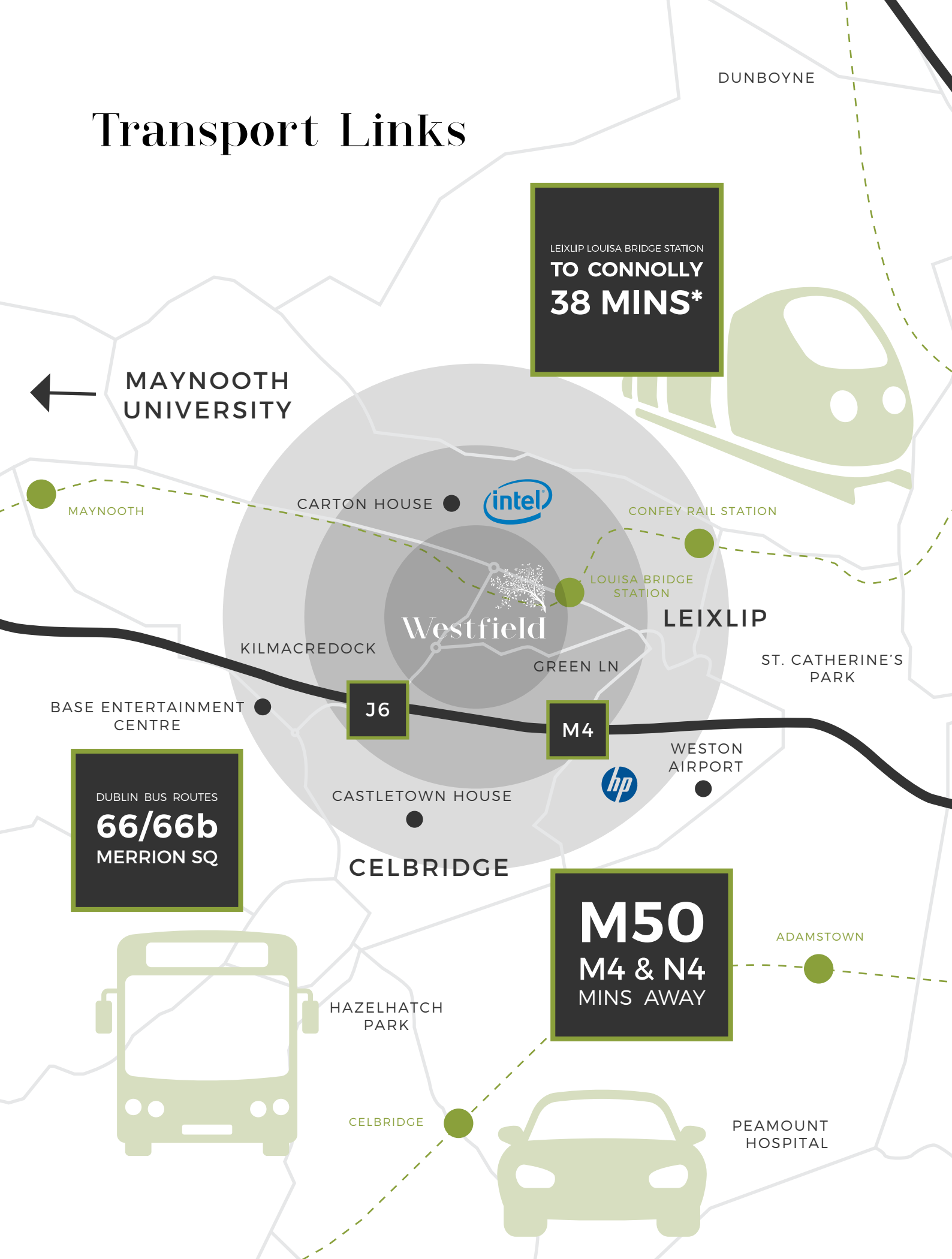
Local shopping is immediately available at Glen Easton.

Maynooth and Lucan also offer a wealth of excellent shopping facilities within a short drive. One of Ireland's largest shopping centres Liffey Valley, Blanchardstown and Dundrum are within easy drive.

There are two excellent primary schools on Green Lane – Scoil Bhríde and Scoil Eoin Phoill and Leixlip Community School and Colaiste Chiarain are both close by.

Disclaimer: School admission policies are subject to change and should be verified.

Transport Links

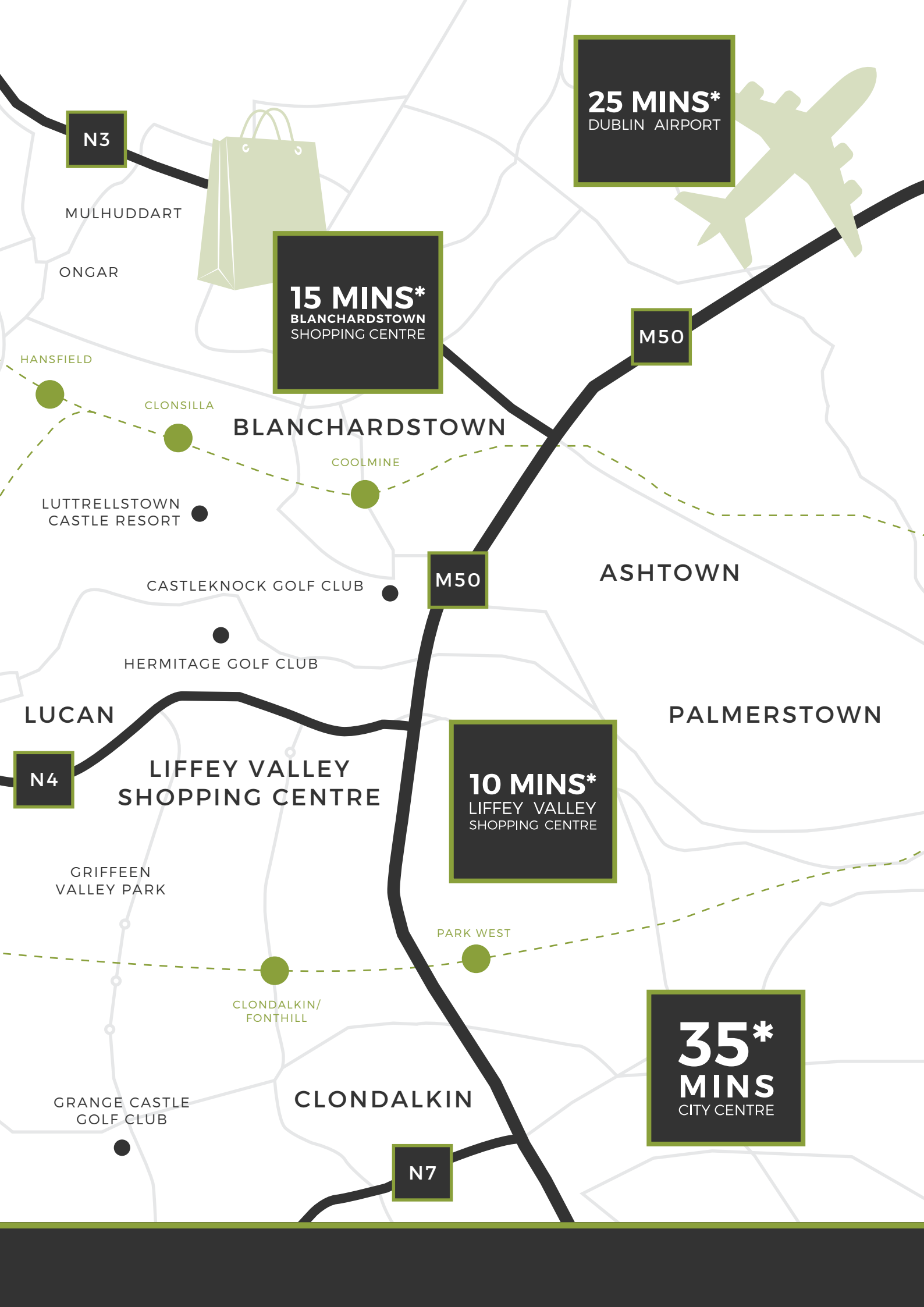


LEIXLIP LOUISA BRIDGE STATION
TO CONNOLLY
38 MINS*

DUBLIN BUS ROUTES
66/66b
MERRION SQ

M50
M4 & N4
MINS AWAY

*All travel times are estimated.



25 MINS*
DUBLIN AIRPORT

15 MINS*
BLANCHARDSTOWN
SHOPPING CENTRE

BLANCHARDSTOWN

M50

ASHTOWN

PALMERSTOWN

N4

**LIFFEY VALLEY
SHOPPING CENTRE**

10 MINS*
LIFFEY VALLEY
SHOPPING CENTRE

35*
MINS
CITY CENTRE

N7

CLONDALKIN



A Wealth of Amenities

Leixlip is a great place to live. For those who enjoy a sporting life, few places offer such a wealth of activities nearby. With Tennis, Soccer, GAA, Rugby, Fitness and Athletic Clubs all close by, there is always something to get involved in.

Carton House has hosted the Irish Open Golf event on three occasions and is the HQ of Ireland's Golfing Union. It has two 18-hole championship courses, a 5-Star hotel and extensive recreational facilities within its walls. Several of Europe's leading professional sports clubs have used Carton's state of the art training facilities as their training base.

The River Liffey flows through Leixlip, where it merges with The Rye close to Leixlip Castle. The Royal Canal also passes Leixlip on its journey to The Shannon, just north of Westfield, so there are numerous places for a leisurely stroll.

The Leixlip Amenities Centre has something for everyone and is just a short walk from Westfield.



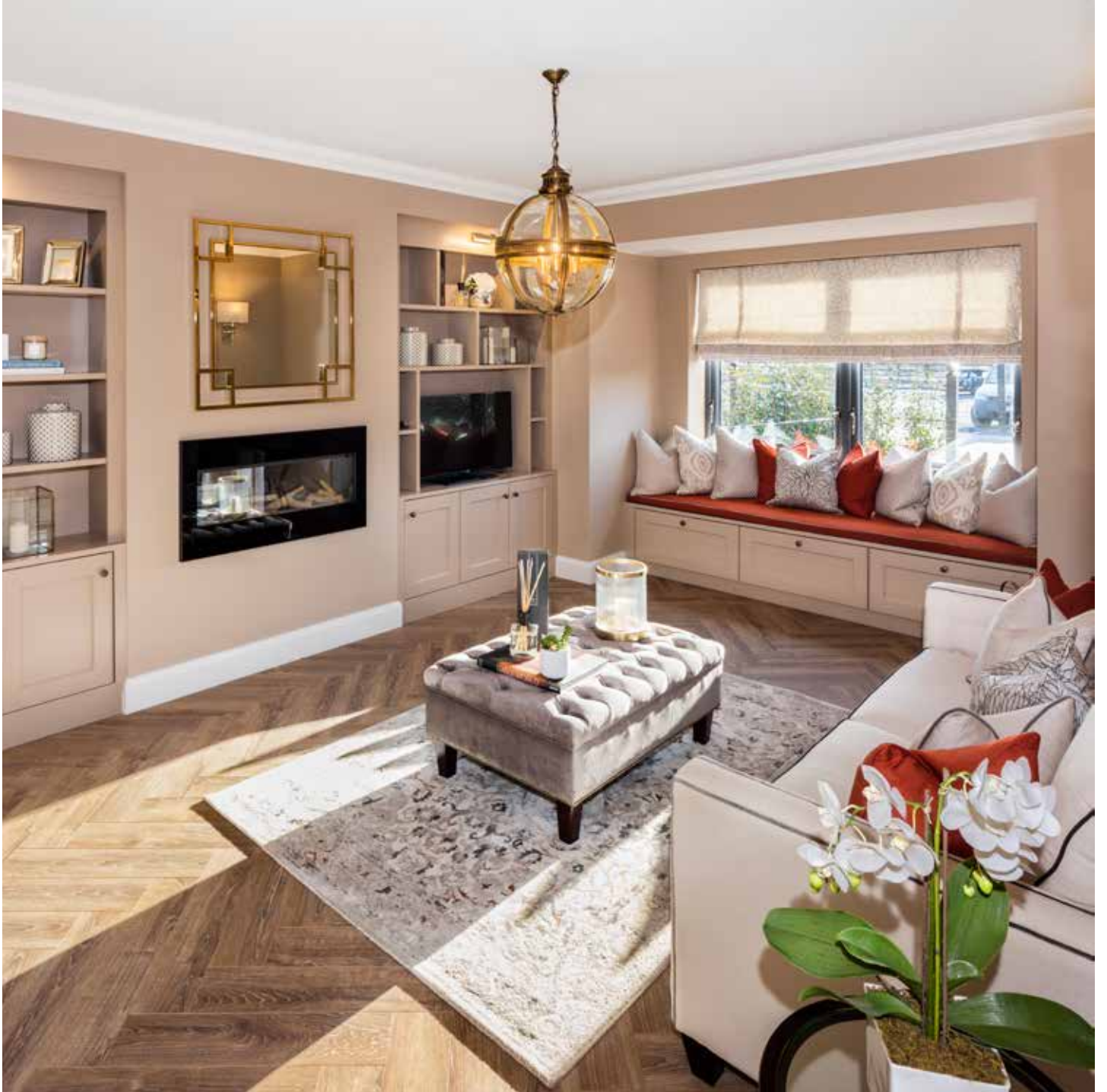




Standard Features of the houses at Westfield:

- High ceilings to ground floor with tall internal doors
- High quality fitted kitchens supplied
- Generous electrical specification
- Fitted alarm system
- Luxury fitted wardrobes
- High quality sanitary ware in bathrooms
- Guest WC and En-Suite in all houses
- Extensive tiling provided as per showhouse
- Feature electric fire fitted as per showhouse
- Exceptional attic space in all two story houses
- Elegant facade with extensive use of brick
- Walled gardens to the rear
- Landscaped front garden with paved driveway
- Levelled and seeded rear garden
- 10 year HomeBond Structural Guarantee
- All of the houses at Westfield are BER A-Rated and feature;
 - Exceptionally high levels of insulation to walls, floors, ceilings and internal pipework
 - High performance double glazed windows
 - State of the art air-to-water heating system
 - Significantly improved air tightness to retain heat





House Types

THE EASTON

B

4 / 5 Semi Detached

204 sq.m / 2196 sq.ft

THE CASTLETOWN

D

4 Bed Semi Detached

142.1 sq.m / 1529 sq.ft

D1

4 Bed Semi Detached Gable Entrance

142.1 sq.m / 1529 sq.ft

D2

4 Bed Detached Gable Entrance

142.1 sq.m / 1529 sq.ft

E

4 Bed Semi Detached

142.6 sq.m / 1535 sq.ft

THE CARTON

G

3 Bed End Terrace / Semi Detached

122.3 sq.m / 1316 sq.ft

G1

3 Bed Mid Terrace

122.3 sq.m / 1316 sq.ft

G2

3 Bed End Terrace / Semi Detached
Gable Entrance

122.3 sq.m / 1316 sq.ft

Site Plan



Intel & Carton House

R449

M4 Junction 6

SHOW VILLAGE

Leixlip Main Street, Schools & Trains

ENTRANCE

Green Lane

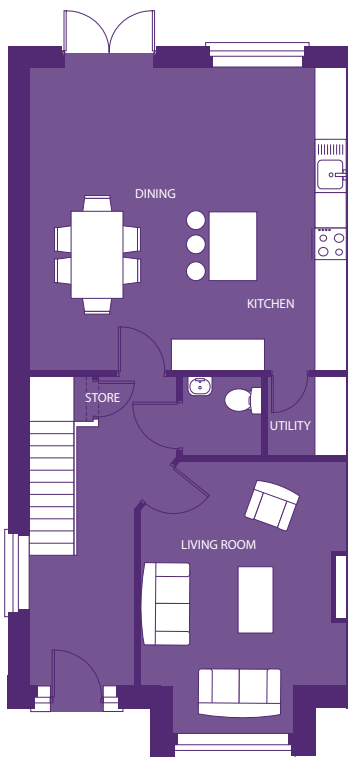


THE EASTON

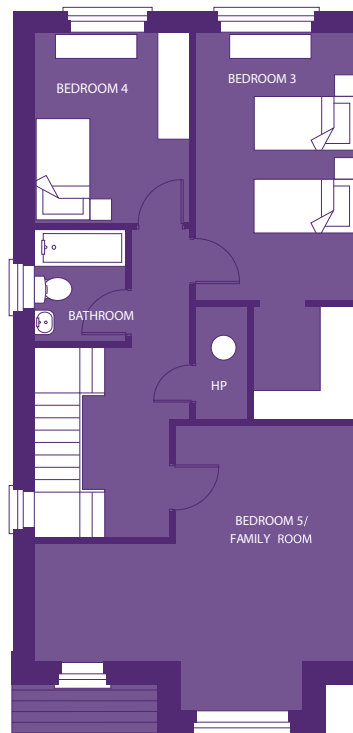
THE EASTON (B)

Very Large 4/5 Bedroom Semi - Detached House

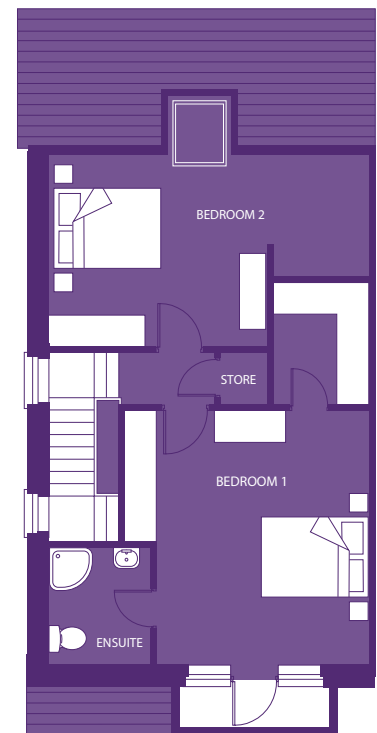
- Approx. 204 sq.m / 2195 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE EASTON - PLAN B SHOWN ABOVE

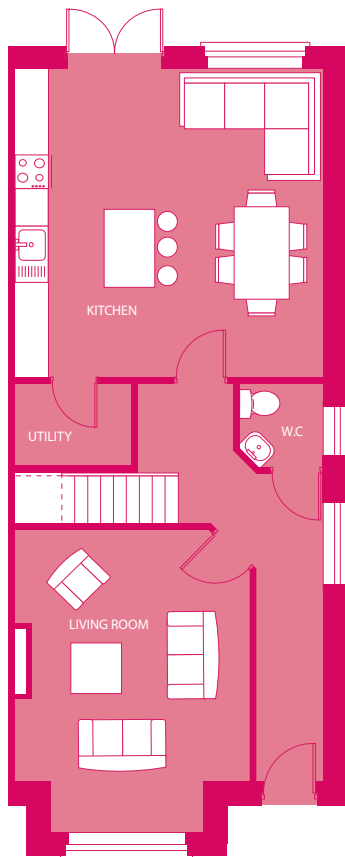


THE CASTLETOWN (D)

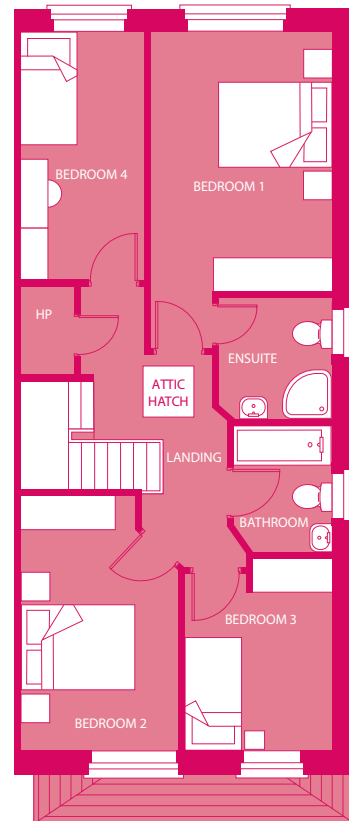
THE CASTLETOWN (D/D2)

Large 4 Bedroom Semi - Detached & Detached House

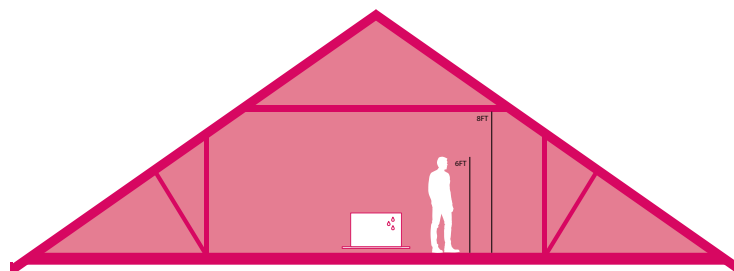
- Approx. 142 sq.m / 1535 sq.ft.



GROUND FLOOR



FIRST FLOOR



(Very large attic space approx. 6m x 6.4m)

FLOORED ATTIC

THE CASTLETOWN - PLAN D SHOWN ABOVE

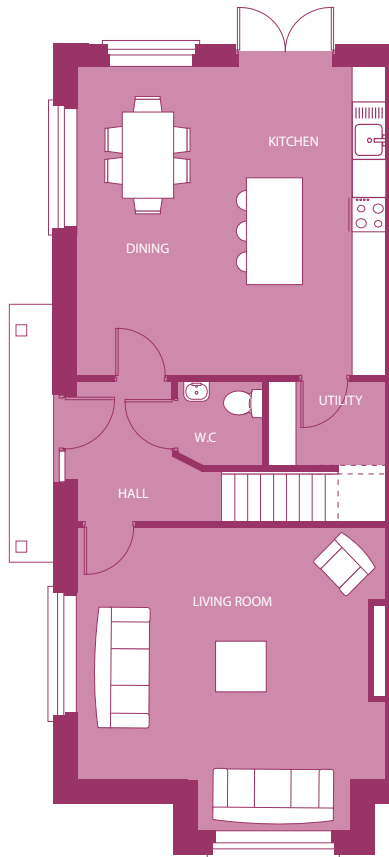


THE CASTLETOWN (D1)

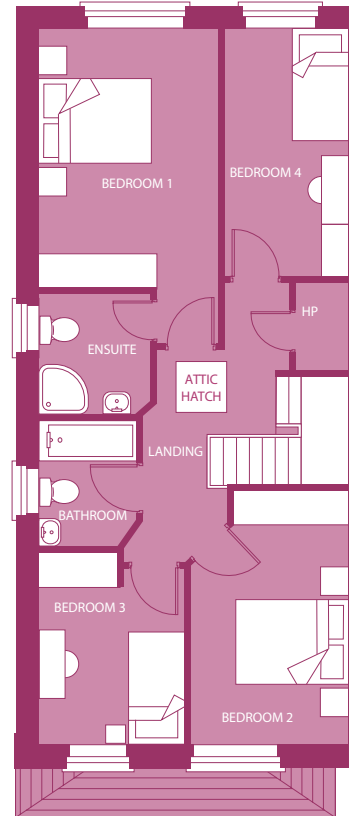
THE CASTLETOWN (D1/D2)

Large 4 Bedroom Semi - Detached & Detached Gable Access

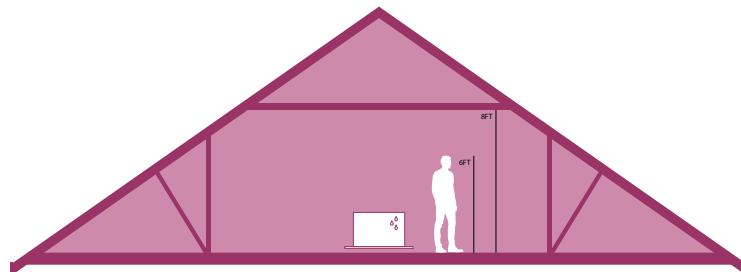
- Approx. 142 sq.m / 1535 sq.ft.



GROUND FLOOR



FIRST FLOOR



(Very large attic space approx. 6m x 6.4m)

FLOORED ATTIC

THE CASTLETOWN - PLAN D1 SHOWN ABOVE

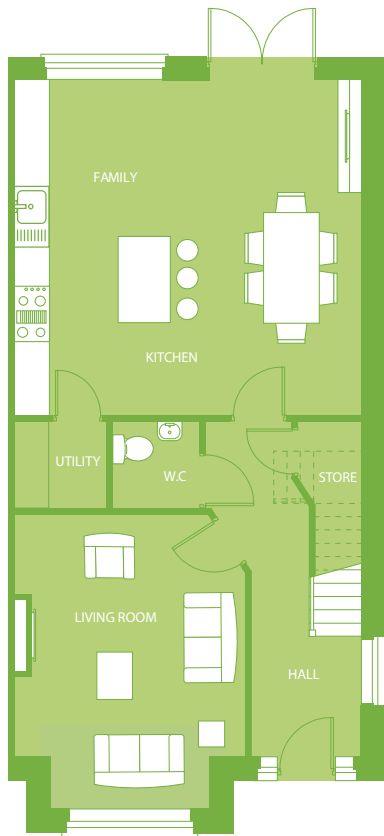


THE CASTLETOWN (E)

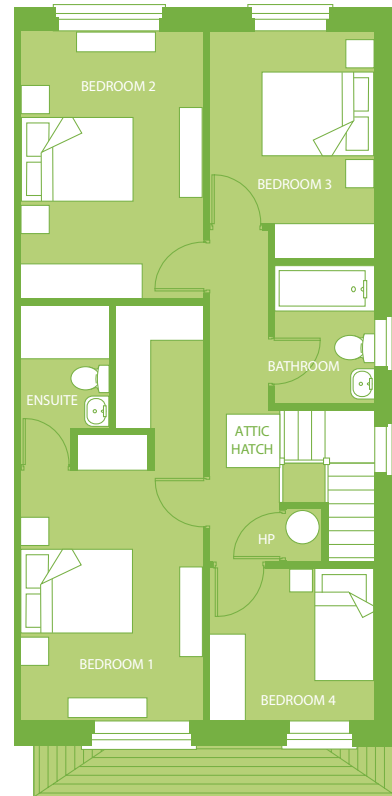
THE CASTLETOWN (E)

Large 4 Bedroom Semi - Detached House

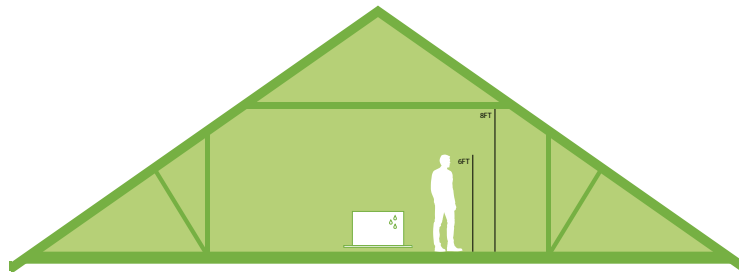
- Approx. 142 sq.m / 1535 sq.ft.



GROUND FLOOR



FIRST FLOOR



(Very large attic space approx. 6m x 6.4m)

FLOORED ATTIC

THE CASTLETOWN - PLAN E SHOWN ABOVE

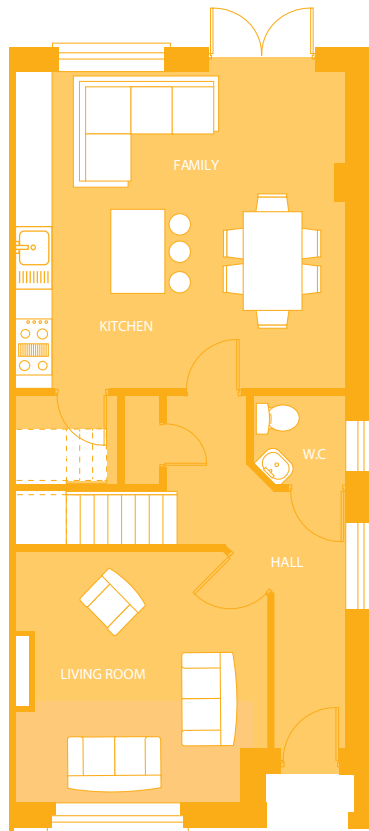


THE CARTON (G2/G)

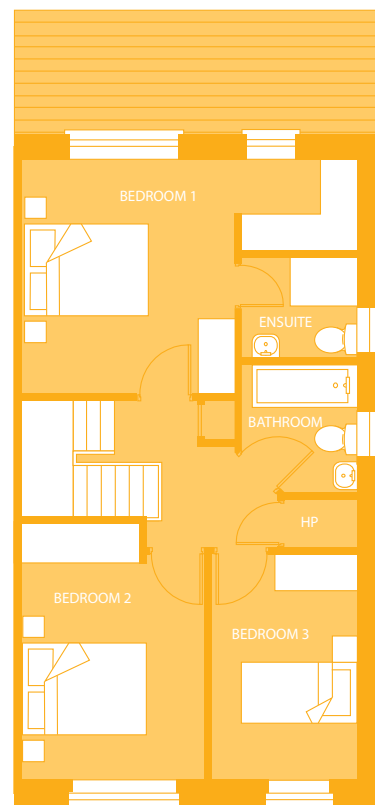
THE CARTON (G/G1)

Spacious 3 Bedroom Semi - Detached, Terraced or End Terrace House

- Approx. 121 sq.m / 1300 sq.ft.



GROUND FLOOR



FIRST FLOOR

G

G1

THE CARTON - PLAN G END TERRACE / SEMI-DET SHOWN ABOVE

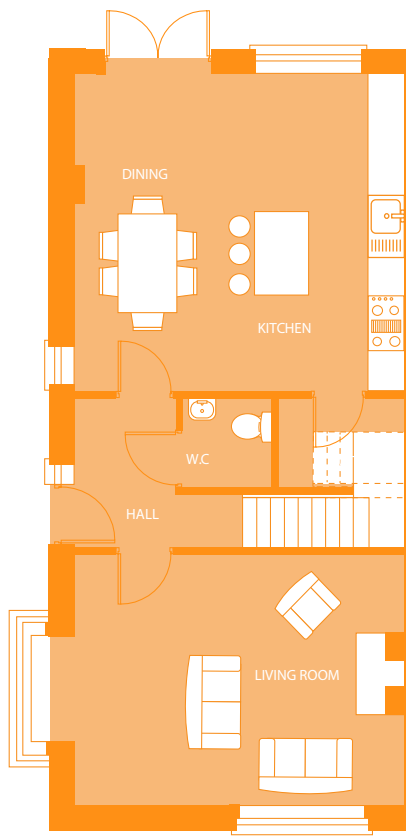


THE CARTON (G2/G)

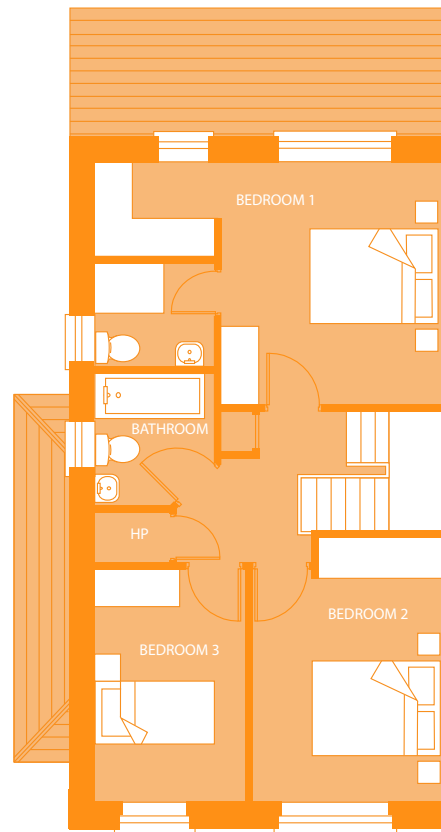
THE CARTON (G2)

Spacious 3 Bedroom Semi - Detached or End Terrace Gable Access House

- Approx. 121 sq.m / 1300 sq.ft.



GROUND FLOOR



FIRST FLOOR

G2

THE CARTON - PLAN G2 ILLUSTRATED ABOVE

The Developer

Killross Properties is a family owned company with over 5 decades of house building experience in North Kildare. They have earned an enviable and deserved reputation for constructing homes of exceptional quality both in terms of design and workmanship. They take great pride in the homes they build which is clearly evident in all their previous developments.

Racecourse Gate, Naas, Chestnut Hill, Naas, The Beeches, Straffan and Straffan Way, Sallins Co Kildare are just some of the developments completed by the firm in recent years.

The logo for Killross Properties Ltd is presented within a solid black rectangular background. The word "KILLROSS" is written in a large, bold, sans-serif font, with "KILL" in orange and "ROSS" in white. Below it, the words "PROPERTIES LTD" are written in a smaller, all-caps, orange sans-serif font.

KILLROSS
PROPERTIES LTD





Professional Team

Developer:

KILLROSS
PROPERTIES LTD

Killross Properties Ltd

Turnings

Straffan

Co. Kildare

Selling Agents:



PSRA Licence: 002296

Sherry FitzGerald

Brady O'Flaherty

Tel: 6510000



PSRA Licence: 002183

Sherry FitzGerald

New Homes

Tel: 6671888

Solicitors:

Coonan Cawley Solicitors

Naas Town Centre

Wolfe Tone Street

Naas East, Naas

Co. Kildare



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