



HAYFIELD

Maynooth

A person with dark hair is lying on their back on a white sofa, with their hands clasped together on the backrest. They are wearing a dark, textured top. The scene is set outdoors, with a large tree featuring vibrant yellow and orange autumn leaves on the left. The background shows a misty or foggy landscape with more trees and a bright, hazy sky. The overall atmosphere is peaceful and serene.

Location, location, relaxation.

There's no place like a home at Hayfield

Westin Homes welcomes you to Hayfield where it is developing a quality and sustainable home of exceptional standard.

Hayfield is Maynooth's most exciting new address, located on the Straffan Road and comprising a mix of 2, 3 and 4 bedroom homes. The development has been designed in such a way as to embrace the green open spaces creating an idyllic family friendly environment.

Now is your opportunity to become part of Hayfield, Maynooth, which is destined to become an exclusive address in North Kildare, giving home owners the benefit of comfortable living in a bustling University town.



The Good Life...

The last two decades have seen Maynooth grow rapidly in scale, strength and stature. It is a young vibrant University town which has much to offer in the line of business, education and recreation.

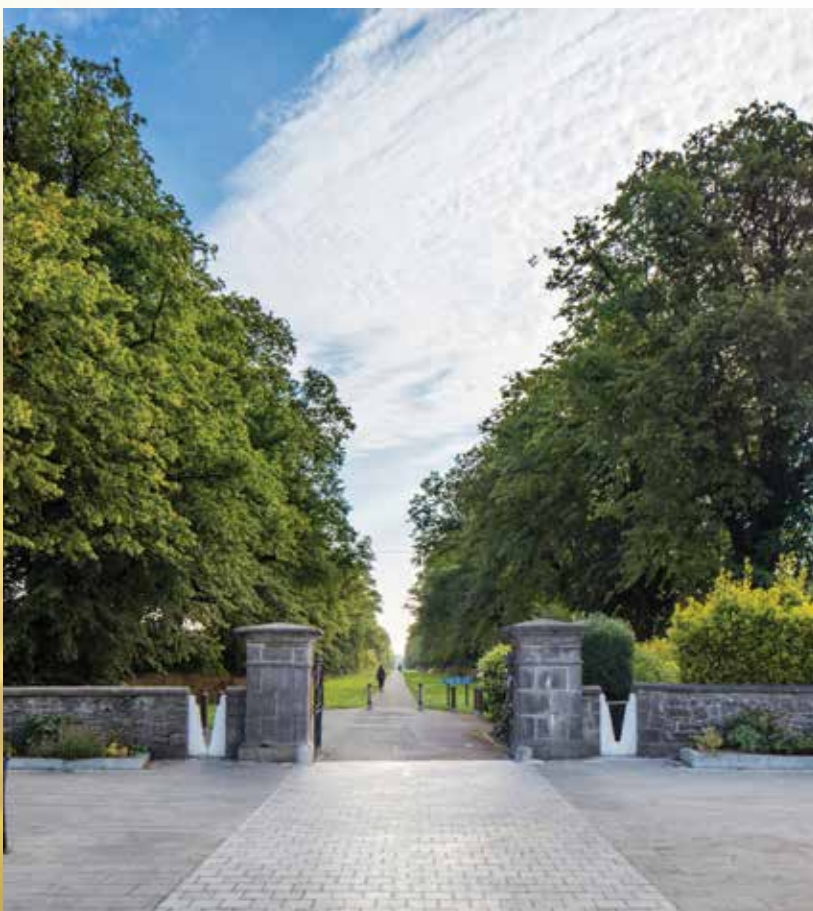
You'll be perfectly placed for both primary, secondary schools and third level, with a proposed new secondary school and playing fields just a little further away. From nursery school through to doctorate, the area is a great place to learn.

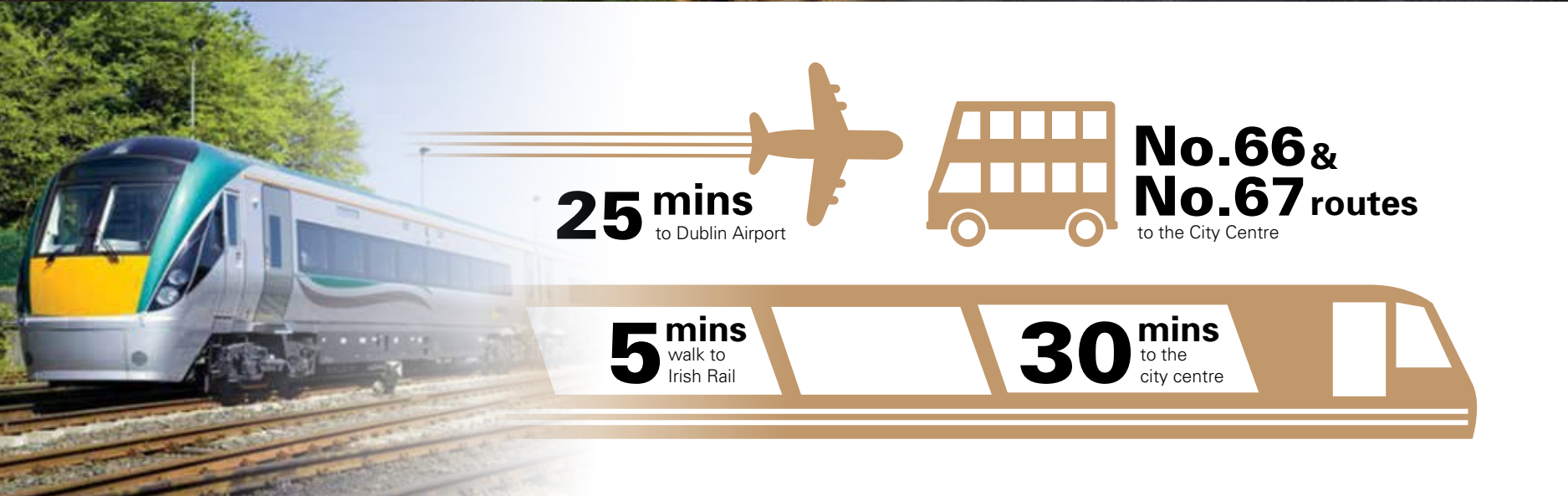
Maynooth is on the Royal Canal navigable from central Dublin but today it is the railway, bus service and motorway that link the town to the city, Dublin airport, the M50 and many other national routes.

The nearby town centre is an attractive focal point with a host of essential facilities including health centres, shops, boutiques, offices, The Glenroyal Hotel and an abundance restaurants and cafes.

Carton House, The K-Club and Castletown House are among some of the illustrious neighbours that open their gates for the recreational enthusiast.

Many large employers have established their base in Kildare with Intel Ireland & Hewlett Packard positioned in Leixlip, the Kerry Group in Naas and these companies are now major contributors to the performance of the local and Irish economy.





25 mins
to Dublin Airport



**No.66 &
No.67 routes**
to the City Centre

5 mins
walk to
Irish Rail

30 mins
to the
city centre



The Meadow

Three bedroom end of terrace townhouse (Approx. 1,335 sq.ft)

BER A3



The Rye

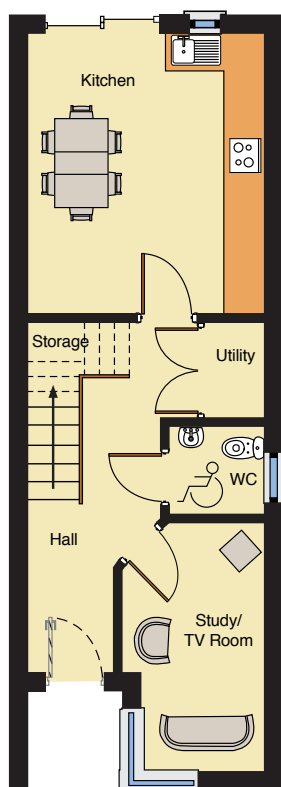
Two bedroom mid-terrace townhouse (Approx. 920 sq.ft)

BER A3

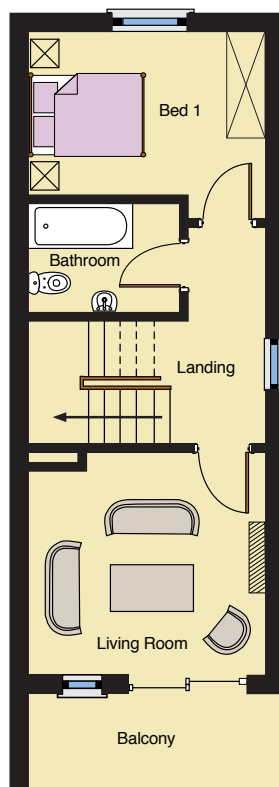


All plans shown are approximate and subject to change

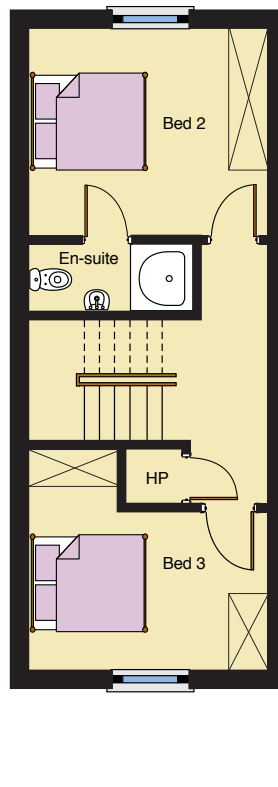
The Meadow Floor Plans (Approx. 1,335 sq.ft.)



Ground Floor



First Floor



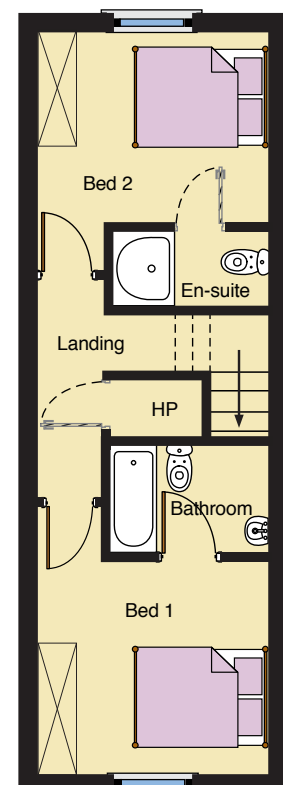
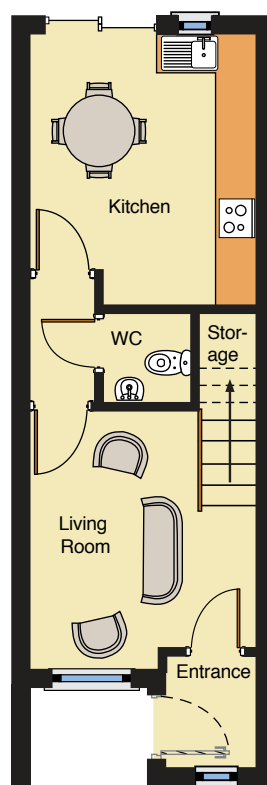
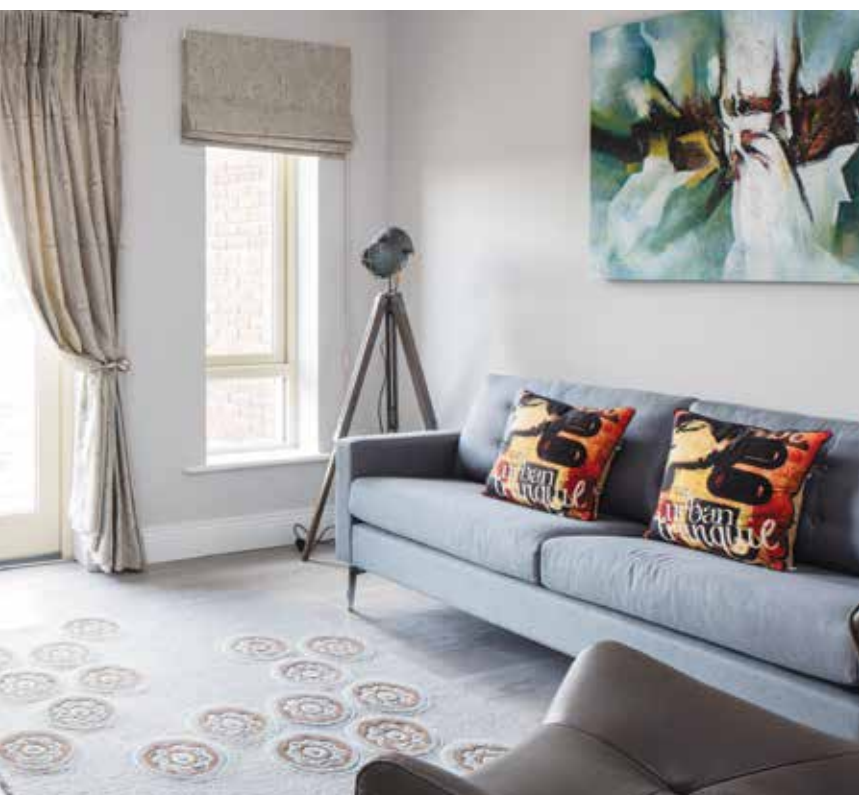
Second Floor



The Meadow House Type



The Rye Floor Plans (Approx. 920 sq.ft.)



Ground Floor

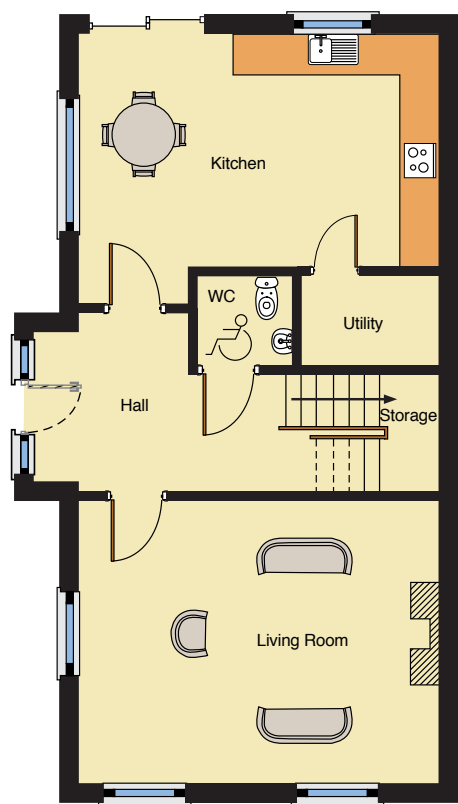
First Floor

The Rye house type will vary between a left- and right-handed layout.

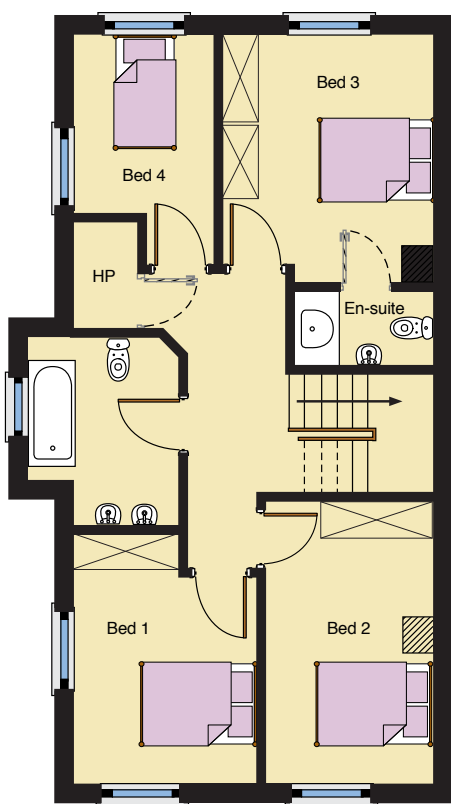


Images for illustration purposes

The Orchard (*Front door on side elevation*) Floor Plans (Approx. 1,525 sq.ft.)



Ground Floor



First Floor



The Orchard

Four bedroom end of terrace townhouse (Approx. 1,525 sq.ft)

(Front door on side elevation)

BER A3



The Clover

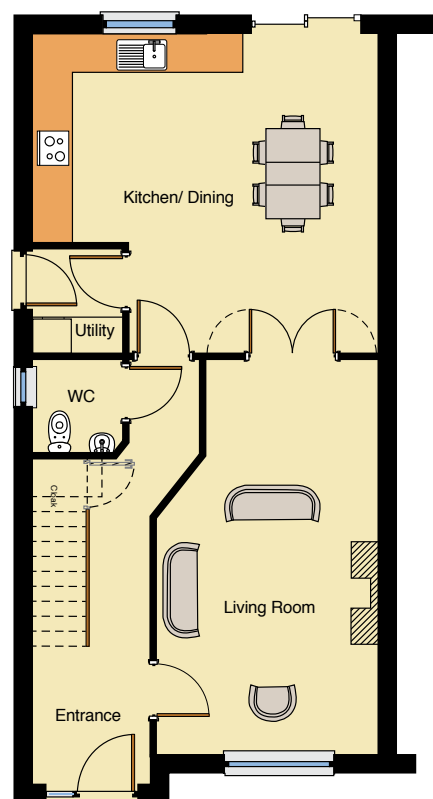
Four bedroom end of terrace townhouse (Approx. 1,525 sq.ft)

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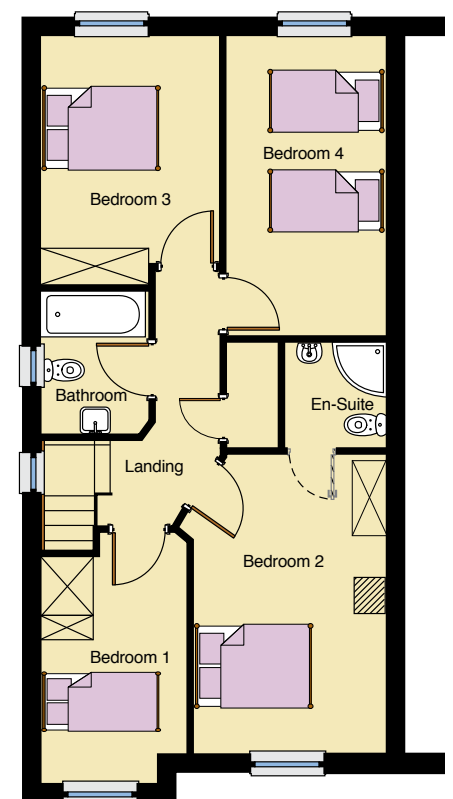


All plans shown are approximate and subject to change

The Clover Floor Plans (Approx. 1,525 sq.ft.)



Ground Floor



First Floor

The Avoca

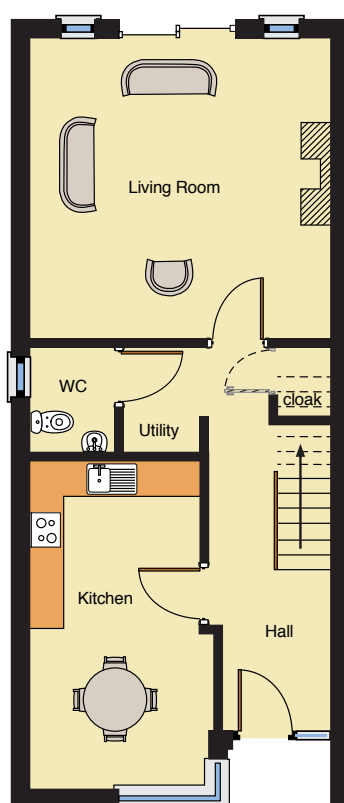
Three bedroom semi-detached
(Approx. 1,225 sq.ft)

BER A3

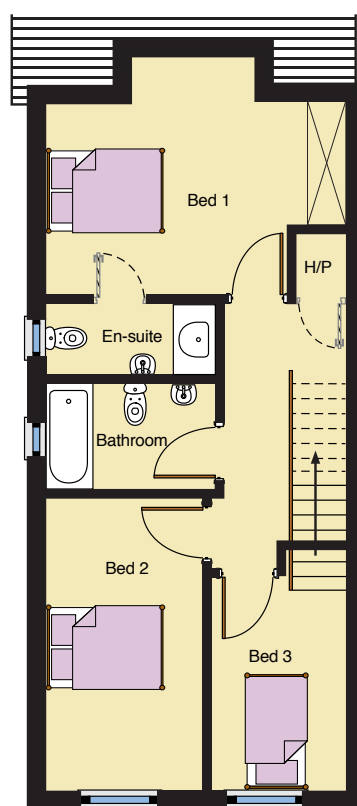
All plans shown are approximate and subject to change



The Avoca Floor Plans (Approx 1,225 sq.ft.)



Ground Floor



First Floor

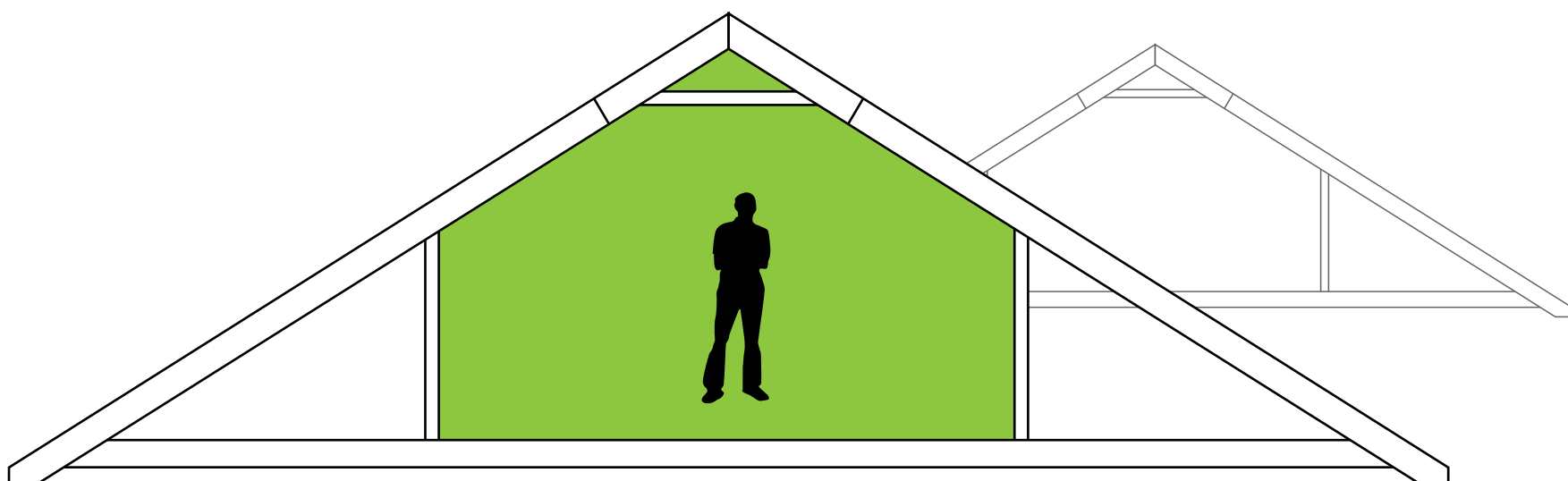




Images for illustration purposes

Storage Solutions Attic

This style attic truss is fitted to the Rye, Clover, Avoca and Orchard house types. It will include a fold down attic stairs, flooring and lighting.



Sustainability and Energy Saving



Concrete Block Build

- Concrete block construction with internal insulation and brick front elevations.



Efficient Low-Energy Design

- The houses at Hayfield enjoy many features designed to lessen energy demand and to reduce the cost of heating and hot water production.



Windows

- Houses at Hayfield are fitted with high performance windows which are significantly more efficient than traditional double glazing.



Insulation

- All of our homes are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs.



Air-Tightness

- We have incorporated air-tightness membranes and other features to ensure that these homes are draft free and that heat does not escape from the fabric of the building.



Mechanical Heat Recovery Ventilation

- As these houses are highly insulated and air-tight we have incorporated a mechanical heat recovery ventilation system. The system extracts warm air from kitchens and bathrooms and supplies fresh air into bedrooms and living rooms. As part of this process the system recovers up to 90% of the heat energy in the exhausted stale air and uses it to warm the fresh air coming into the home. The benefits of this system are managed ventilation, reduced heat loss and less dust pollutants as the fresh air is filtered.



Solar & Photovoltaic Panels

- We have fitted solar panels to the roofs which generate hot water which is stored in the hot water cylinder.
- Photovoltaic solar panels for electricity generation.

Specifications Details

Superior Low Energy Design:

- 'A3' BER energy rating
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness
- High performance, low U-value windows and external doors
- Low emission argon-filled windows which reflect heat back into the room
- Gas fired central heating with 'A' Rated Gas Condensing Boiler and multi-zone controls
- Solar panels for hot water for reduced heating bills
- Photovoltaic panels for reduced electricity bills
- Thermostatically controlled radiators throughout
- Heat recovery ventilation system throughout.

Building Guarantee:

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



Kitchen & Wardrobe:

- Elegant high-quality fitted kitchens and wardrobes as per showhouse
- Fitted storage units to utility room.

Bathrooms & En-suites:

- Stylish bathrooms by Ideal Standards with attractive range of high quality sanitary ware and fittings
- Bathroom and en-suite wet areas and floors tiled as per showhouse or allowance.

Internal Finishes:

- Internal walls plastered and painted throughout
- Smoke, heat and CO₂ detectors fitted as standard
- Wired for intruder alarm and cable television throughout
- CAT 6 cable wiring for data and telephone points for high speed broadband connection
- Standard light fittings and attractive power points
- Floor and wall tiles as per showhouse, excluding kitchen.

Fireplaces:

- Fireplace's are provided by Lawlor Fireplaces, Churchtown, as per showhouse or allowance.







External Finishes:

- Low maintenance, attractive brick and render finishes
- Sandstone window surrounds, silver granite paving to footpaths and paving slabs to rear patio as per showhouse
- All rear gardens have concrete block walls, capped and plastered
- Attic trusses to the Rye, Clover, Avoca and Orchard house types, including fold down attic stairs, flooring and lighting where applicable.

Gardens:

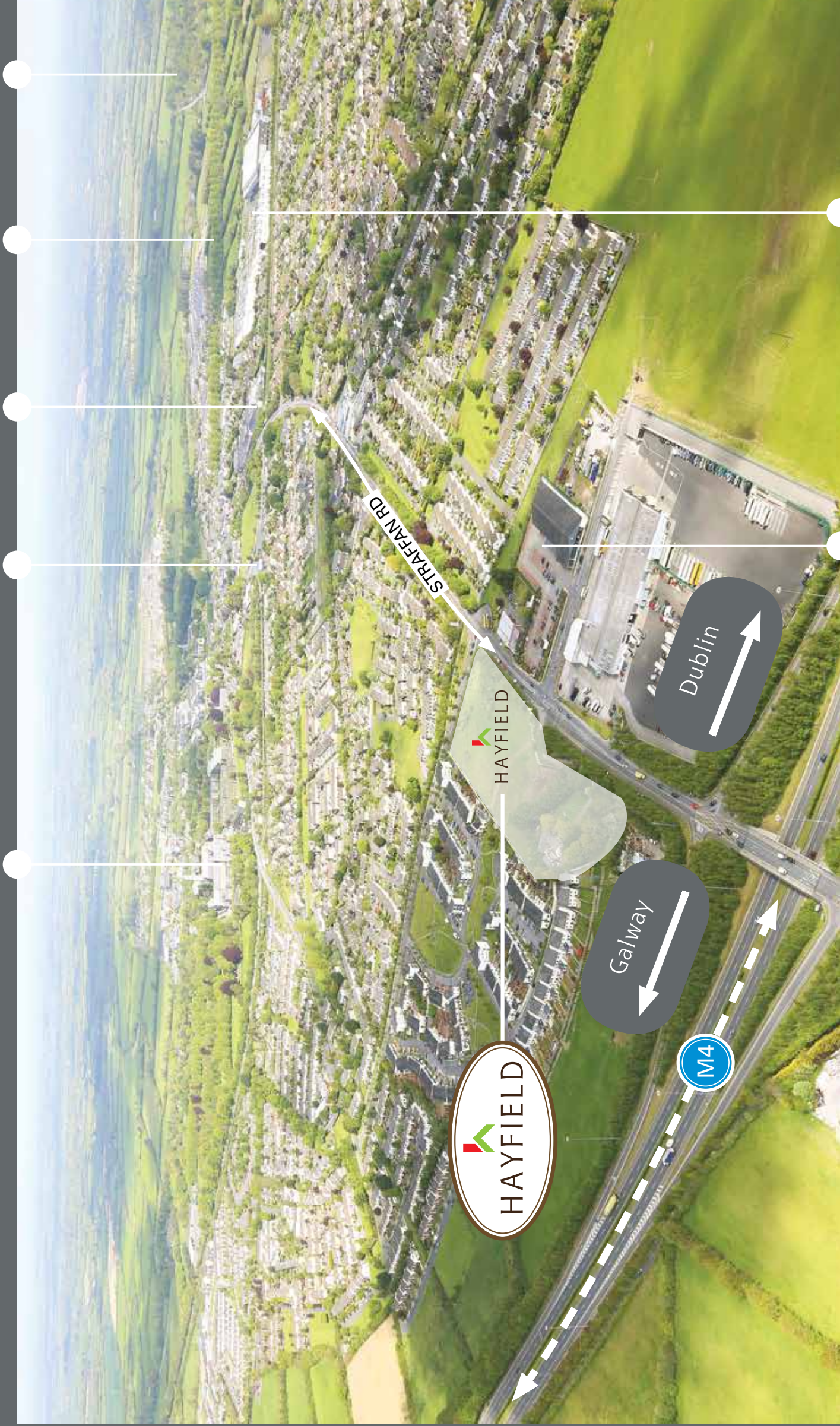
- Gardens are topsoiled and seeded with grass
- Side gates as per showhouse fitted (where applicable)
- Rear patio as per showhouse.

Site Map

- | | | |
|---|-------------|--|
|  | THE ORCHARD | Four bedroom end of terrace townhouse |
|  | THE MEADOW | Three bedroom end of terrace townhouse |
|  | THE AVOCA | Three bedroom semi-detached |
|  | THE RYE | Two bedroom mid-terrace townhouse |
|  | THE CLOVER | Four bedroom end of terrace townhouse |
|  | THE TIMOTHY | Five bedroom detached |



MAYNOOTH UNIVERSITY TRAIN STATION GLENROYAL HOTEL CARTON AVENUE CARTON DEMESNE



TESCO

LIDL



Sales Agent

REA Coonan,
Property House,
Main Street,
Maynooth,
Co. Kildare.

T: +353 1 6286128
E: info@coonan.com
www.coonan.com

Developed By

Westin Homes Ltd,
Greenfield,
Maynooth,
Co. Kildare.

www.westinhomes.ie

Solicitors

Clerkin Lynch Solicitors,
30 Molesworth Street,
Dublin 2.

T: +353 1 6114400
E: info@clerkinlynch.com
www.clerkinlynch.com

Engineer & Architect

Clarke & Co.,
Highlandview Terrace,
Fairgreen,
Naas,
Co. Kildare.

T: +353 45 866448

hayfield.ie

Disclaimer: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.