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# MOYGLARE HALL

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MAYNOOTH, CO. KILDARE



# MOYGLARE HALL



## A SENSE OF **COMMUNITY** AND **CAPITAL** **CONVENIENCE**

Set amidst rolling meadows near the sparkling waters of the Lyreen river and only 25 minutes from Dublin city centre. Moyglare Hall represents an outstanding opportunity to find that perfect balance of contemporary and country living.

Adjacent to the historic town of Maynooth, Co. Kildare, these homes are only minutes away from great shopping facilities and an enviable array of transport options. The attractive University town of Maynooth itself is a perfect blend of dynamic social and cultural outlets, idyllic walks and great sporting facilities.

## MAYNOOTH

Abuzz with a **vibrant young population**. Maynooth is a prosperous town close to major employers such as Intel, Hewlett Packard the Kerry Group and with a thriving **University at its heart**. A planned 18th century town, its wide Main Street gives way to **winding lanes**, with **pubs and restaurants** to suit all tastes. Historic home to the Geraldine family, their imposing 13th century castle can be found at the gates of the University. A wonderful facility in itself, with **pleasant gardens and stunning architecture**.



Truly fabulous shopping amenities are to hand with Manor Mills Shopping Centre only a short walk away which is anchored by Dunnes Stores and trades along side a host of smaller retail outlets. The choice on offer is further enhanced by an Aldi & Lidl store and a large Tesco store only moments away in Carton Park. The Liffey Valley & Blanchardstown Shopping Centres, housing numerous shops, restaurants and cinemas are only twenty minutes away via the easy accessible motorway network.

Sports enthusiasts will be more than satisfied with the array of options open to them. There are GAA, rugby, soccer and athletics clubs serving the locality while gym goers have the high-quality Glenroyal Leisure Centre complete with two 20 metre swimming pools. Neighbouring Carton House boasts two superb golf courses with several other clubs close by, and for those who want to saddle up, horse riding facilities exist at many of the local equestrian centres. Excellent game and coarse fishing can be found on the nearby river Ryewater and the Royal Canal.

The area is well served by several primary and secondary schools with the new Maynooth Education Campus being developed on lands adjoining this development. Clane General Hospital is 15 minutes from Maynooth and Blanchardstown Hospital is only 20 minutes away via Dunboyne.

Whether listening to the gurgle of the Lyreen river, walking where wild flowers sprout from old stone walls, or strolling down arguably the most pleasant stretch of the royal canal way, the natural world is ever present in these parts.





Moyglare Hall consists of six different house types from spacious townhouses to well-proportioned large semi-detached and detached homes. There are living options to suit all needs.



The development is being completed to the highest standards and specifications being traditionally built to an "A" rated finish for the final phase.



# THE DEVELOPMENT

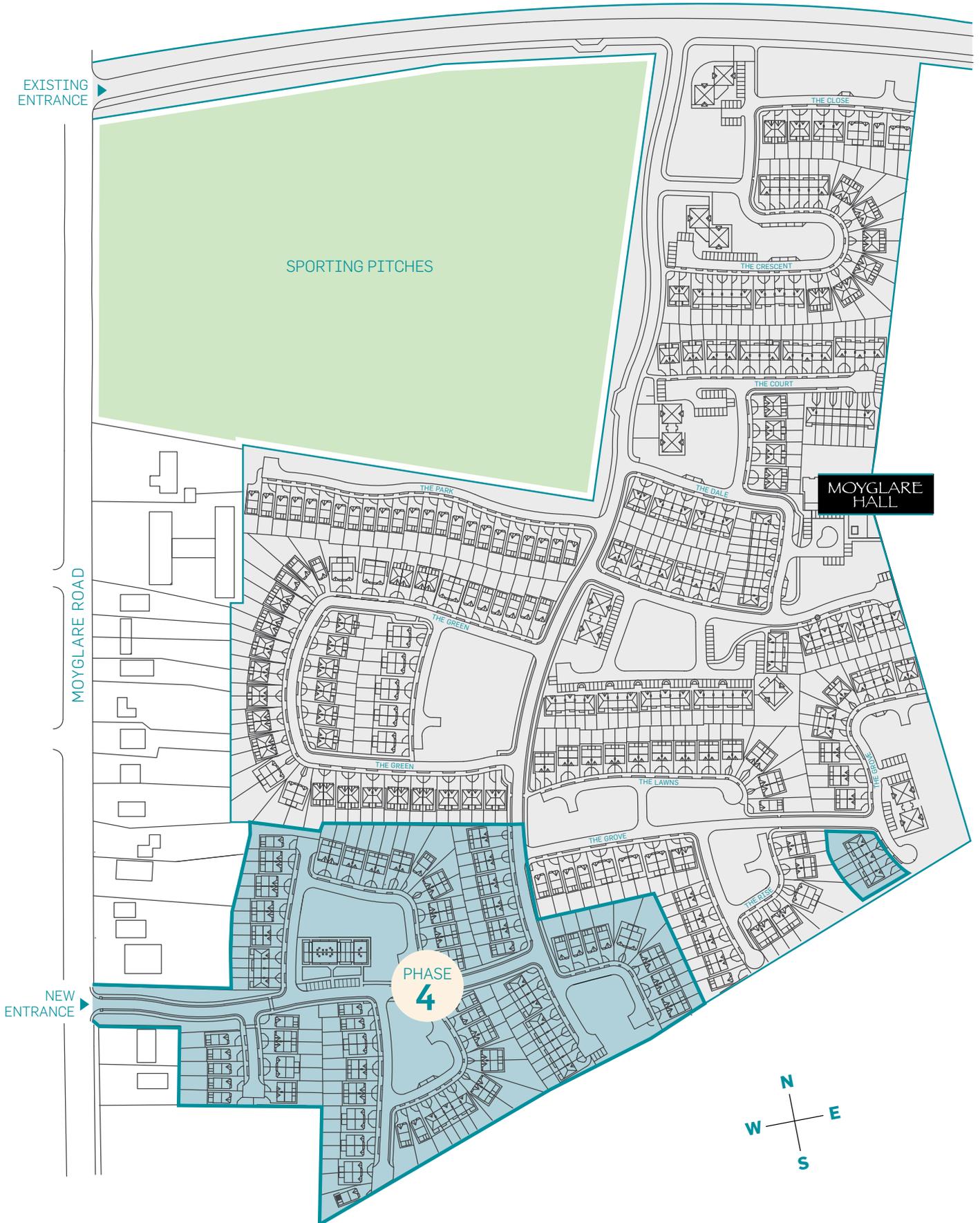


All the homes have ensuite rooms attached to the master bedroom while the semi-detached and detached houses actually have two ensuite rooms as well as a very spacious family bathroom.



Gas-fired central heating and double glazed windows throughout ensure the highest level of warmth and comfort in each unit, while security and technology needs are catered for by each home being wired for intruder alarms and broadband.

# OVERALL SITE PLAN



Not to scale

# SITE PLAN



- A 5 Bed Detached
- B 5 Bed Semi-Detached
- C 4 Bed Semi-Detached
- D 3 Bed Semi-Detached
- E 3 Bed Townhouse (End Terrace)
- E 3 Bed Townhouse (Mid Terrace)

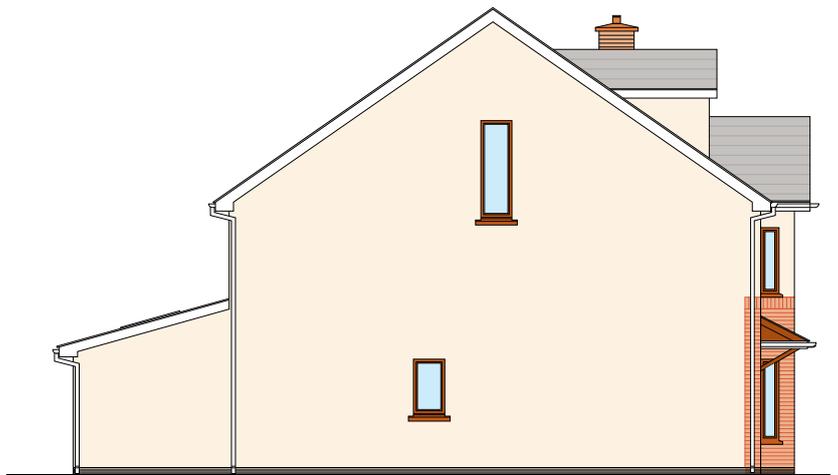
Not to scale



**TYPE A**  
**5 BEDROOM DETACHED**  
*Approx. 1,850 SQ FT*



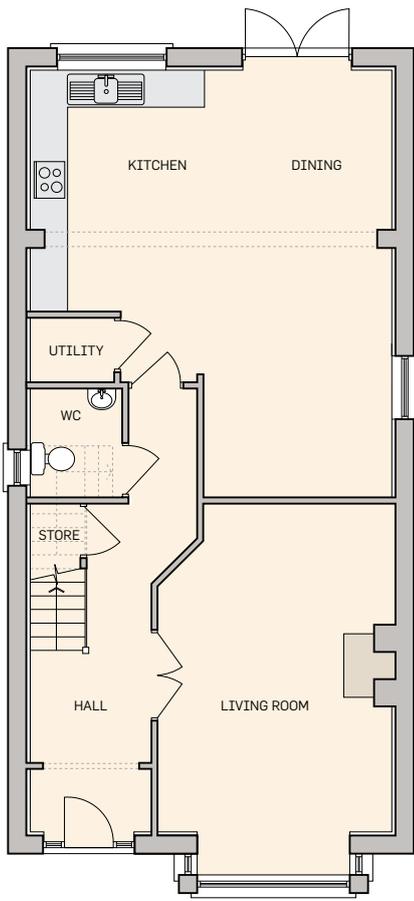
FRONT ELEVATION



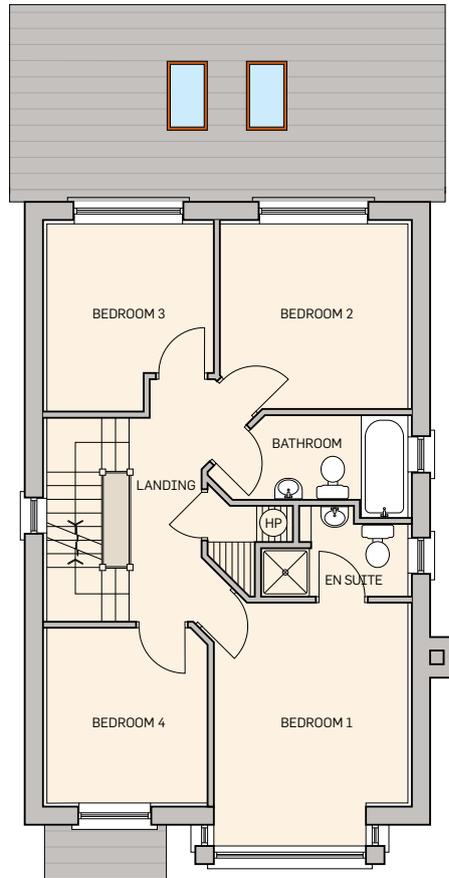
SIDE ELEVATION

*All plans shown are approximate and subject to change*

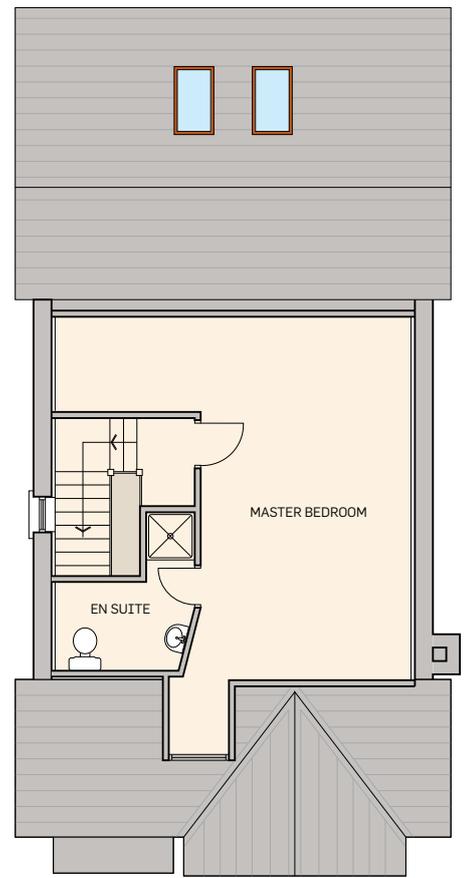
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

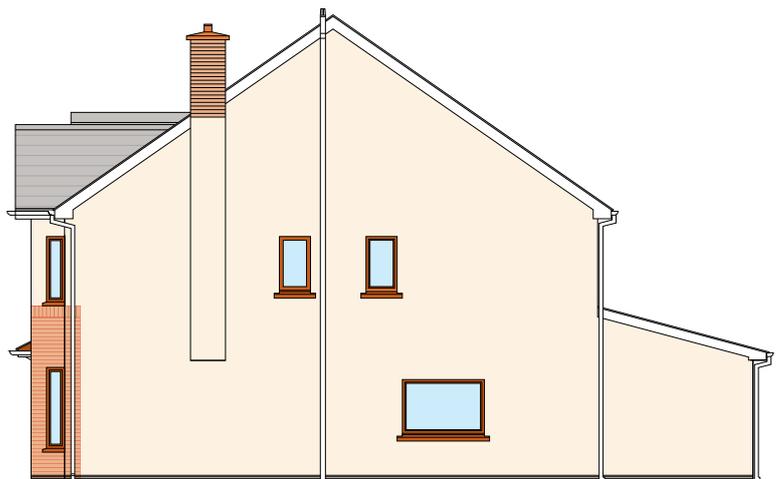
*All plans shown are approximate and subject to change*



**TYPE B**  
**5 BEDROOM SEMI-DETACHED**  
*Approx. 1,850 SQ FT*



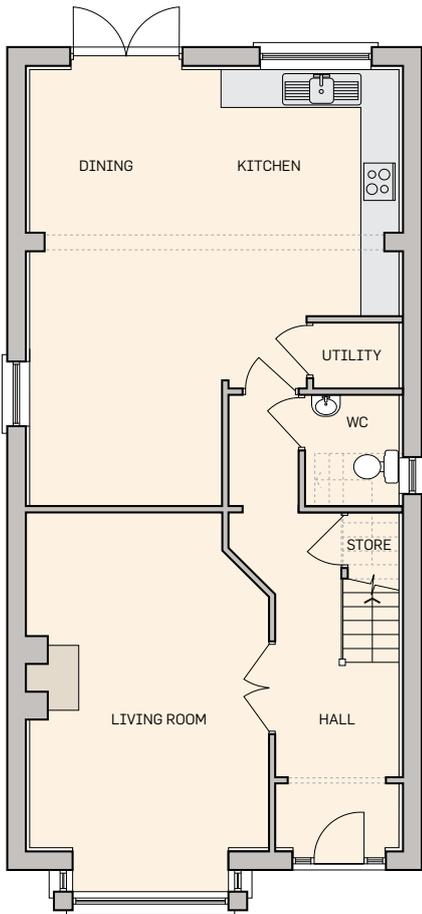
FRONT ELEVATION



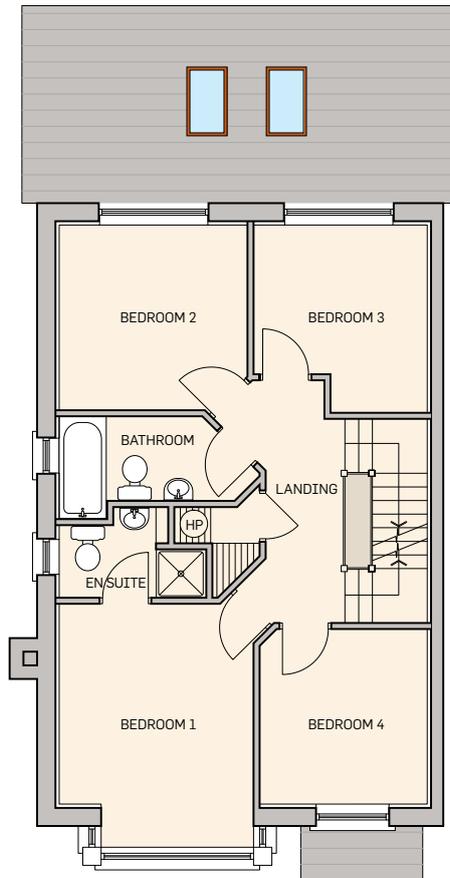
SIDE ELEVATION

*All plans shown are approximate and subject to change*

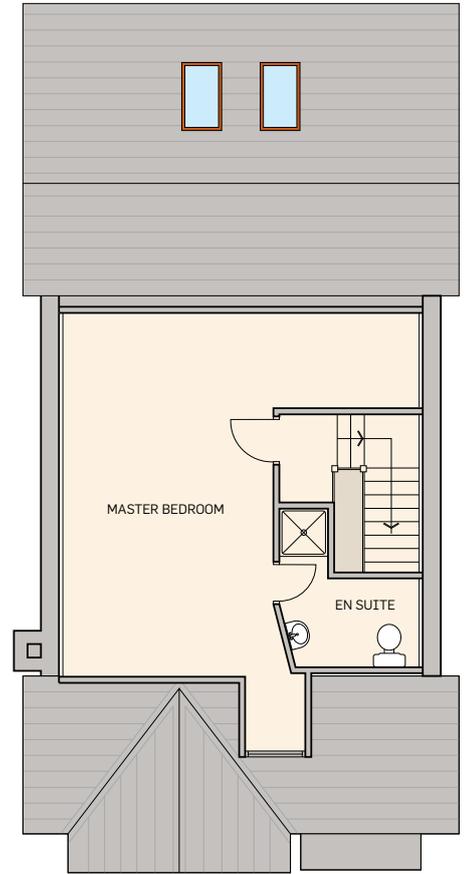
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

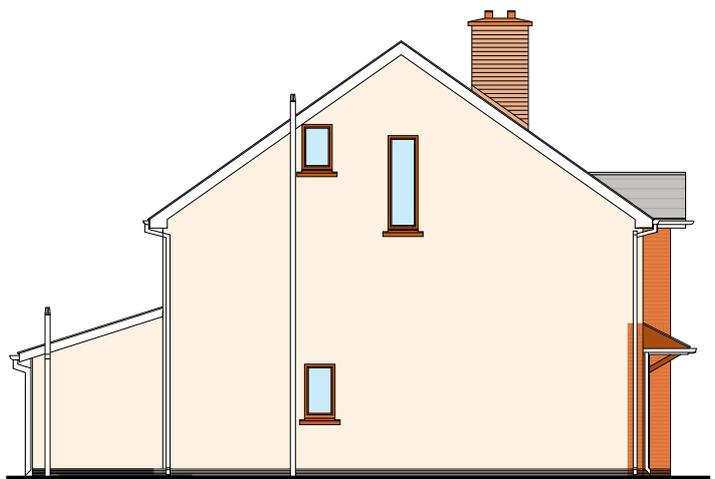
*All plans shown are approximate and subject to change*



**TYPE C**  
**4 BEDROOM SEMI-DETACHED**  
*Approx. 1,600 SQ FT*



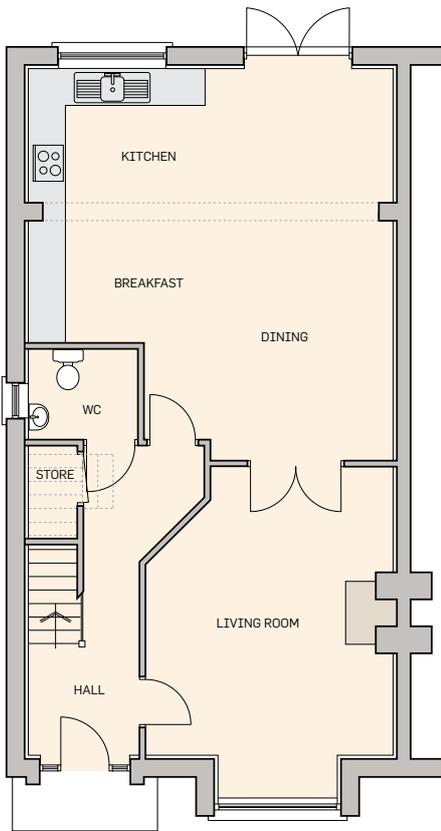
FRONT ELEVATION



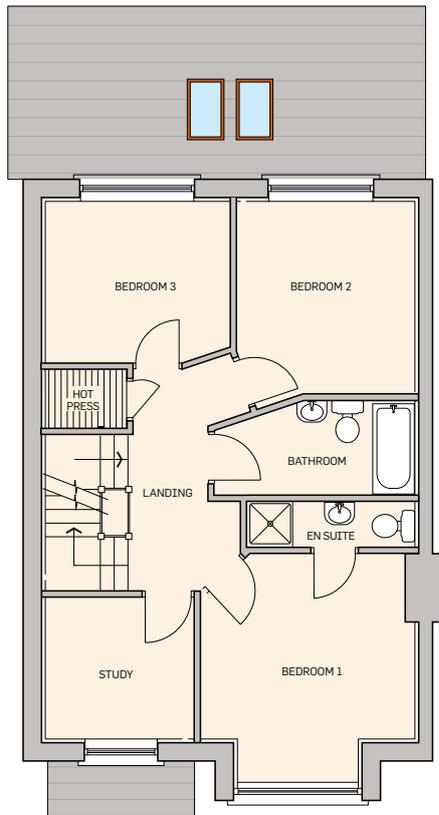
SIDE ELEVATION

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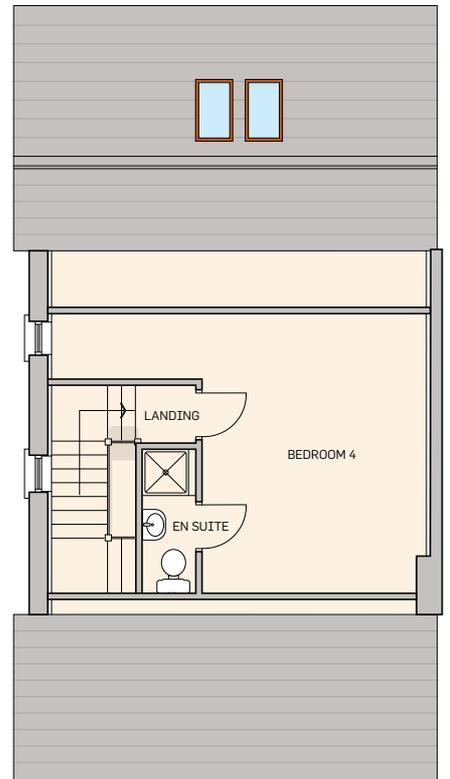
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

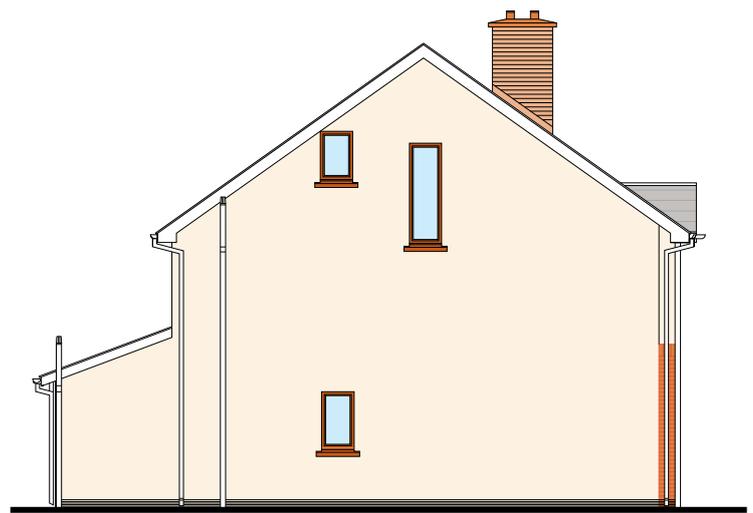
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**TYPE D**  
**3 BEDROOM SEMI-DETACHED**  
*Approx. 1,425 SQ FT*



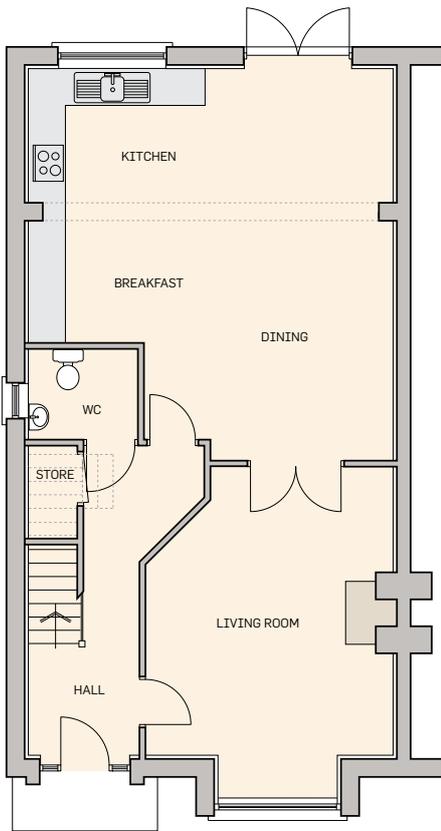
FRONT ELEVATION



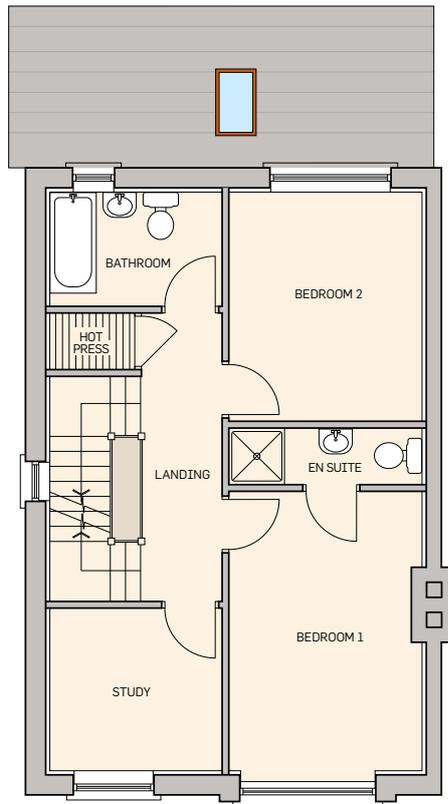
SIDE ELEVATION

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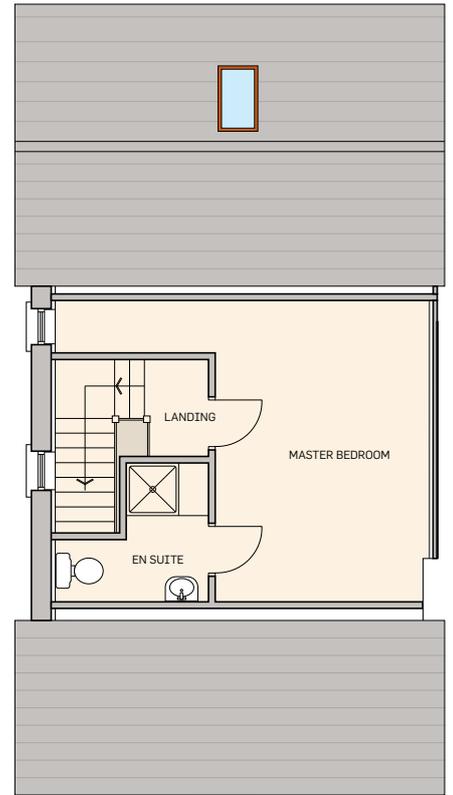
# FLOOR PLANS



GROUND FLOOR

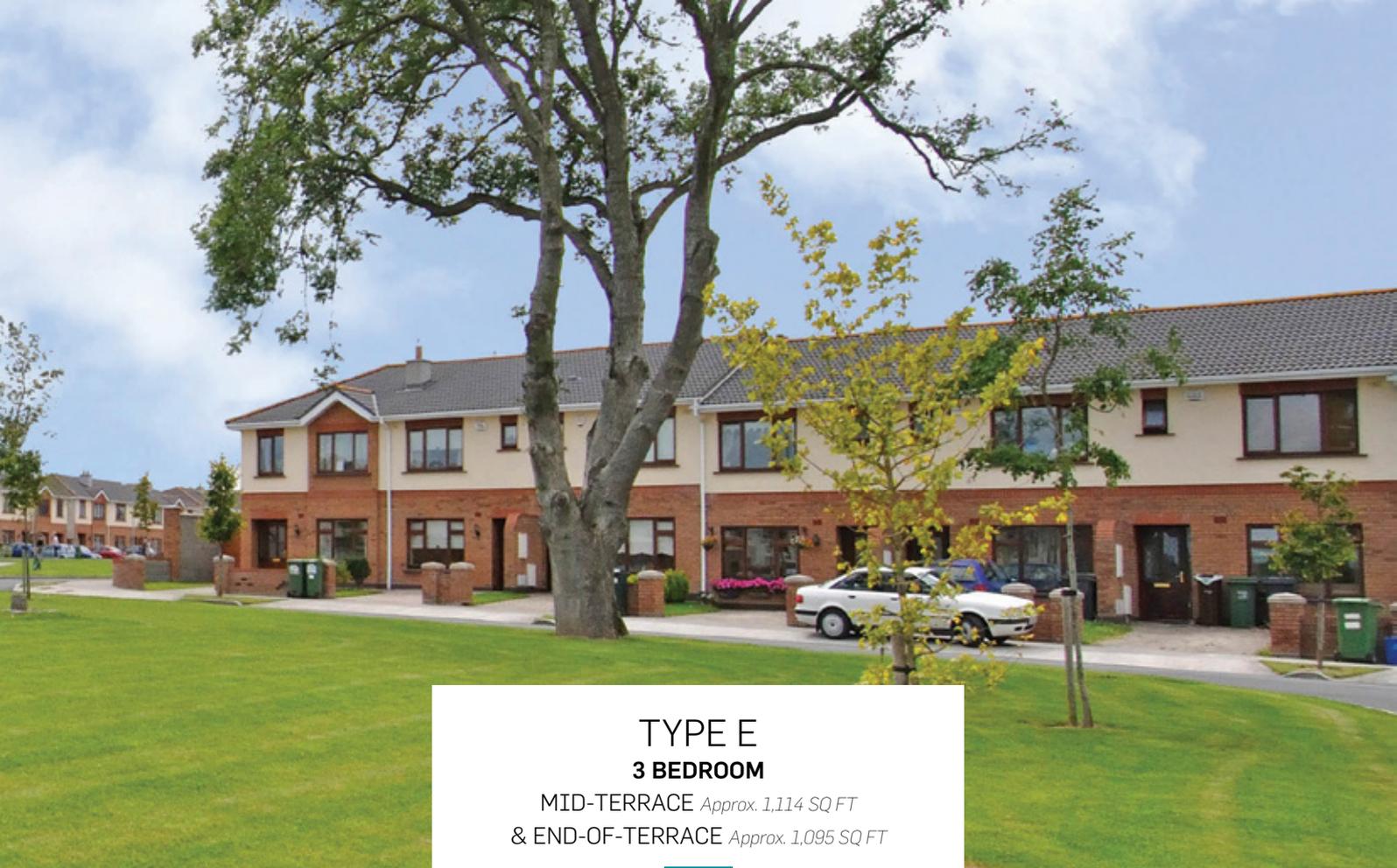


FIRST FLOOR



SECOND FLOOR

*All plans shown are approximate and subject to change*



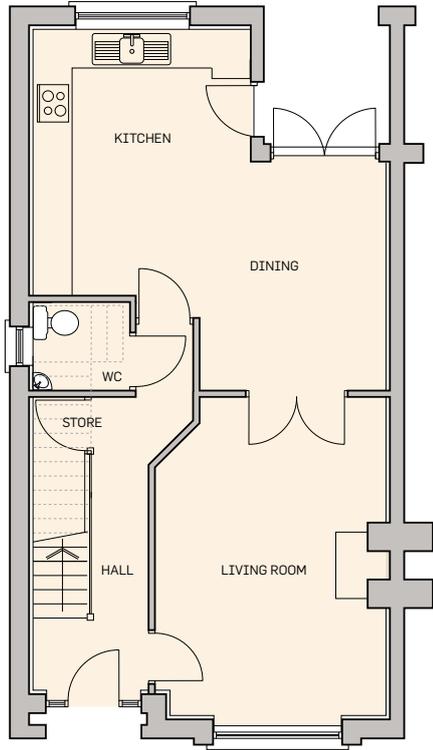
**TYPE E**  
**3 BEDROOM**  
MID-TERRACE *Approx. 1,114 SQ FT*  
& END-OF-TERRACE *Approx. 1,095 SQ FT*



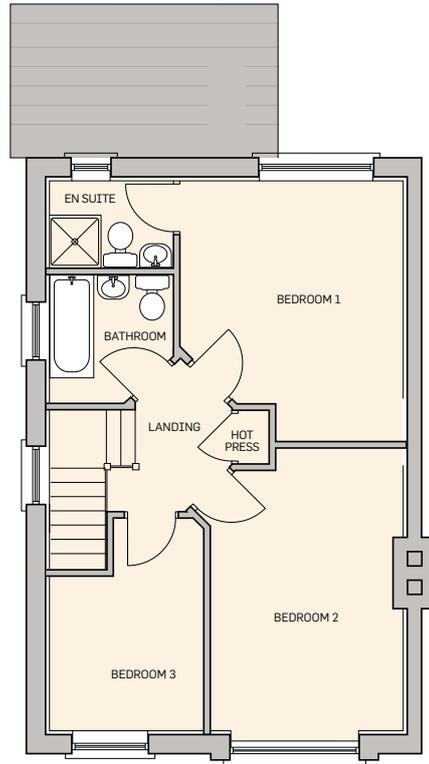
FRONT ELEVATION

*All plans shown are approximate and subject to change*

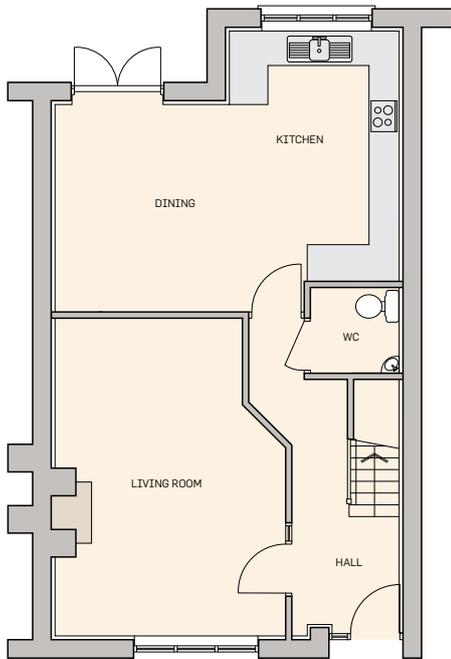
# FLOOR PLANS



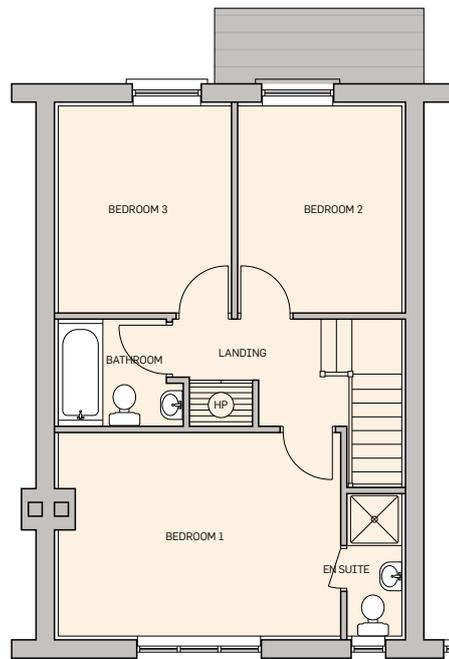
END-OF-TERRACE GROUND FLOOR



END-OF-TERRACE FIRST FLOOR



MID-TERRACE GROUND FLOOR



MID-TERRACE FIRST FLOOR

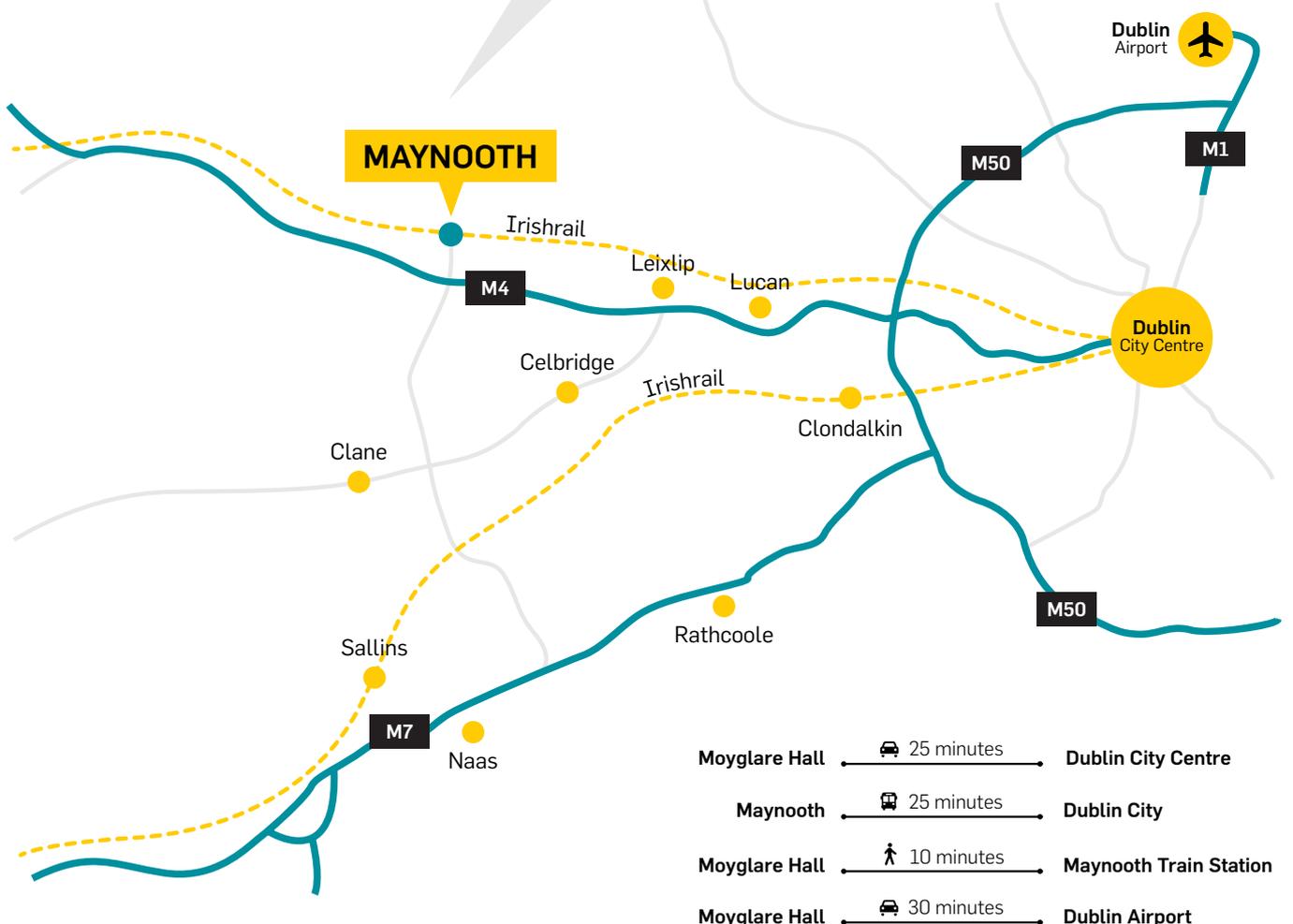
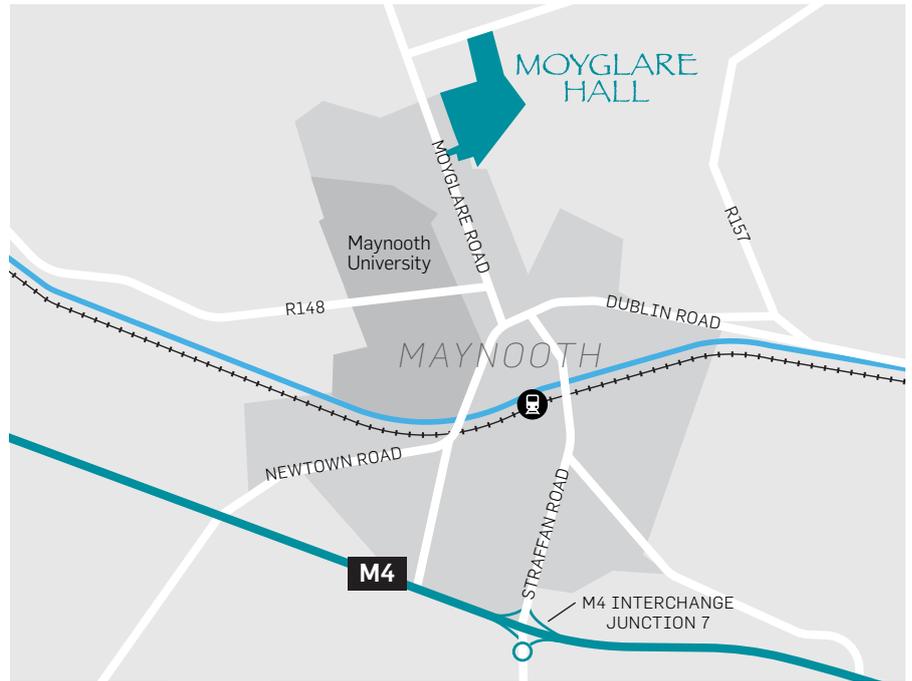
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# TRANSPORT

Bounded by the new outer relief road, which is programmed to bypass Maynooth, Moyglare Hall has the best of infrastructure to offer residents.

**Dublin city centre is only 25 minutes away** via the M4 and residents are only **15 minutes from the M50** with links to all major national routes. Maynooth itself is just off the M4 route to Sligo and Galway.

There are numerous trains daily between Dublin city centre and **Maynooth train station is only a few minutes from the development.** Regular buses between Maynooth and Dublin city centre are available from Dublin Bus & Bus Eireann while **Dublin Airport is only 30 minutes drive.**





## EDUCATION

- > Presentation Girls Primary School
- > Maynooth Boys National School
- > Gaelscoil Uí Fhiaich
- > Maynooth Educate Together National School
- > Maynooth Post Primary School
- > Maynooth Community College
- > Maynooth University



## SPORTING

- > Carton House Golf Club
- > The K-Club
- > Maynooth GAA Club
- > Maynooth Town Football Club
- > Punchestown, Fairyhouse & Naas Racecourse
- > Mondello Park Racing Track & Racing School



## EATING OUT

- > Avenue Café & Restaurant
- > Picaderos Restaurant
- > Oak Alley Restaurant
- > Donatello's Italian Restaurant
- > Bistro 53
- > Twist Café
- > Stone Haven Restaurant
- > Chill Downtown
- > Café Bon Bon
- > The Coffee Mill



## RECREATION

- > The Glenroyal Hotel & Leisure Club
- > Carton House, Carton Demesne
- > Maynooth Castle
- > St. Patrick's College
- > Clonfert Equestrian Centre
- > Donadea Forest Park
- > Kildare Outlet Village
- > Newbridge Silverware Visitor Centre
- > Irish National Stud & Gardens, Kildare
- > Liffey Valley Shopping Centre



## NEARBY VILLAGES & TOWNS

- > Celbridge
- > Leixlip
- > Lucan
- > Straffan
- > Kilcock
- > Dunboyne
- > Clane
- > Naas



## FITNESS & WELLBEING

- > The Glenroyal Leisure Club
- > Finesse
- > Curves Maynooth

# SPECIFICATION

## LOW ENERGY DESIGN

- › 'A' rated energy efficient houses
- › Low energy and low carbon houses
- › Very high levels of insulation incorporated in floors, walls and roofs
- › Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness
- › UPVC windows from the Munster Joinery Future Proof range. This window system consists of a 90mm deep insulated frame which, when combined with a double glazed soft coat Low E glazing unit achieve a U value of 1.2. Front doors are from the Ultra Tech Hardwood range which incorporate strength, security with an impressive energy rating of 1.4.
- › Boiler and multi-zone controls
- › Solar panels for hot water
- › Photovoltaic panels for reduced electricity bills

## BUILDING GUARANTEE

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

## KITCHEN & UTILITY

- › Elegant high-quality fitted kitchens with a choice of finishes
- › Fitted storage units to utility room (5 bedroom only)

## BATHROOMS & EN-SUITES

- › Stylish bathrooms with attractive range of high quality sanitary ware and fittings
- › Bathrooms & ensuite tiling allowance
- › Villeroy and Boch sanitary ware from Ideal Bathrooms

## WARDROBES

- › Cleverly designed high quality fitted wardrobes as per showhouse

## FIREPLACES

- › Wood burning stove with fireplace supplied by C&R Fireplaces, Navan, Co. Meath.

## FINISHING DETAIL

- › Eircom and UPC available on site
- › Internal walls plastered and painted throughout, finished in emulsion paint with a choice of two colours
- › Smoke, heat and CO2 detectors fitted as standard
- › Wired for intruder alarm as standard
- › CAT 5 cable wiring for data and telephone points for high speed broadband connection (optional)
- › Standard pendant light fittings and attractive power points. Showhouse light fittings not included.

## GARDENS

- › Rear gardens are top soiled and seeded with grass with front driveways as per showhouse

## MANAGEMENT FEE

- › These homes will be subject to an annual management fee

*Whilst every care has been taken in the preparation of this brochure, maps and plans are not to scale and measurements are approximate*



# MYCETE HOMES & NORTH CITY BUILDERS

Mycete Homes and North City Builders are synonymous with the quality and precision they bring to every project. Many previous developments demonstrate their extensive experience and commitment to high quality luxurious homes, such as Kingsbry and Beautfield in Maynooth, Willsbrosk and Cluáin Ri in Lucan, Killane View in Edenderry. Lissen Hall, Gartan and Ballintrane Wood in Swords, Garnett Vale, Plunkett Hall and Lutterell Hall in Dunboyne. Barnside in Santry and Sevitt Hall in Bettystown.

For further or updated information, please visit our website [www.moyglarehall.com](http://www.moyglarehall.com)



## PROFESSIONAL TEAM

### REA Coonan

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[www.eversheds.com](http://www.eversheds.com)

### Architects

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### Builders

Mycete Homes Ltd  
North City Builders Ltd

