

# MAGEE QUARTER

County Kildare, Ireland



BER A2 A3

 Knight  
Frank

 formation  
homes



## Welcome to Magee Quarter

Magee Quarter is set in the hub of Kildare Town, which is rich in cultural heritage and a central place in Ireland's history.

While the town embraces its historical roots, being home to St Brigid's Cathedral and the Round Tower, it also has a vast array of amenities, making it a perfect place for those who want the charm of this historic town with the conveniences of urban life nearby.

Kildare Town offers plenty by way of education, with several schools within walking distance of Magee Quarter, such as Kildare Town Educate Together, St Brigid's Primary School, and Gaelscoil Mhic Aodha.

For sporting enthusiasts, one of the most renowned racecourses in Ireland, the Curragh Racecourse—home to some of the country's most prestigious horse races, such as The Irish Derby—is just a stone's throw away.

The Royal Curragh Golf Club, Ireland's oldest golf course founded in 1852, boasts an 18-hole golf course, a 250-yard driving range, and a clubhouse, all just a short drive from Magee Barracks. Other sporting clubs in the immediate area include Cill Dara Golf Club, Round Towers GFC, Cill Dara Rugby Club, and Kildare Town AFC.

Residents of Magee Quarter have the luxury of Kildare Village right on their doorstep. Catch up with friends over a bite to eat in Dunne & Crescenzi or explore one of the 120 boutiques, from homegrown Irish brands to international luxury names, in a beautifully landscaped, open-air setting.

Whitewater Shopping Centre in Newbridge is a short drive from Magee Quarter and is home to 60 leading retailers, including Marks & Spencer, H&M, and River Island, as well as a food court, Odeon cinema, and many more.

Take some time to explore The Irish National Stud & Gardens, which includes a playground and fairy trail, or enjoy a looped walk at Pollardstown Fen.

Kildare is served by the R445 and M7 roads. Aircoach operates an expressway service between Dublin and Cork, calling at Kildare, while Dublin Coach provides services to the Red Cow (with connections to Dublin city centre), Dublin Airport, and Portlaoise.

Kildare railway station is located on the Dublin-Cork railway line, offering frequent services to Dublin Heuston Station.



# Travel Times

## Via Train

|                                   |         |
|-----------------------------------|---------|
| Kildare Station – Hueston Station | 30 mins |
| Kildare Station – Sallins         | 13 mins |

## Via Car

|                            |         |
|----------------------------|---------|
| Kildare Village            | 5 mins  |
| Whitewater Shopping Centre | 12 mins |
| Naas General Hospital      | 20 mins |
| Dublin Airport             | 45 mins |
| Connolly Station           | 50 mins |

## Via Bus

|          |                                |
|----------|--------------------------------|
| 126/126E | Rathangan - Dublin             |
| 726      | Kildare Town – Dublin Airport  |
| UM14     | Kildare Town - Kildare Village |





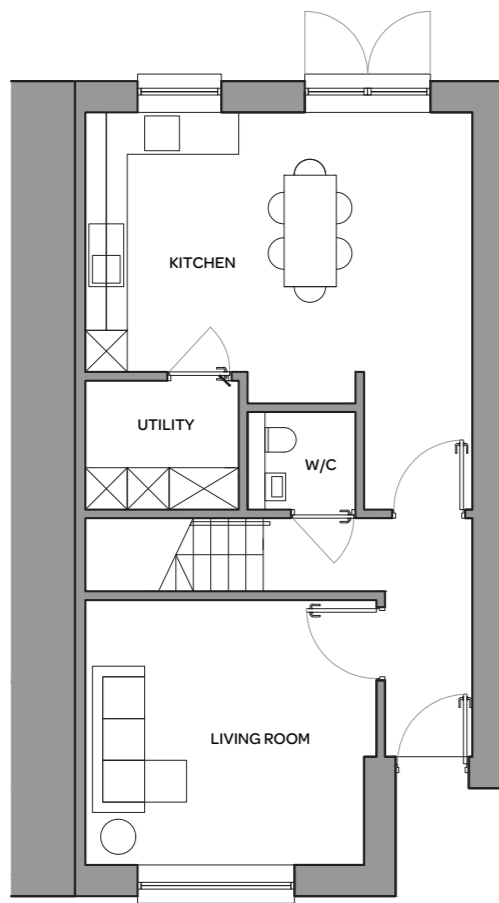
# House Types

- A1 - 3 Bed Semi-Detached  
(Gable Fronted)  
Approx. 117sq.m / 1,259 sq.ft
- A1a - 3 Bed Semi-Detached  
Approx 117sq.m / 1,259 sq.ft
- A2 - 3 Bed Semi-Detached  
(Gable Fronted, Corner)  
Approx 121sq.m / 1,302 sq.ft
- A3 - 3 Bed Semi-Detached  
(Bay Window)  
Approx 121sq.m / 1,302 sq.ft
- B1 - 3 Bed End Terrace  
(Gable Fronted, Corner)  
Approx 121sq.m / 1,302 sq.ft
- B2 - 3 Bed Mid Terrace  
Approx 117sq.m / 1,259 sq.ft
- B3 - 3 Bed End Terrace  
(Bay Window)  
Approx 117sq.m / 1,259 sq.ft
- B4 - 3 Bed End Terrace  
(Corner, Bay Window)  
Approx 125sq.m / 1,345 sq.ft
- C1 - 4 Bed Semi-Detached  
(Gable Fronted)  
Approx 151sq.m / 1,625 sq.ft
- C1A - 4 Bed Semi-Detached  
(Gable Fronted, Corner)  
Approx 153sq.m / 1,647sq.ft
- C2 - 4 Bed Detached  
(Gable Fronted, Corner)  
Approx 153 sq.m / 1,647sq.ft

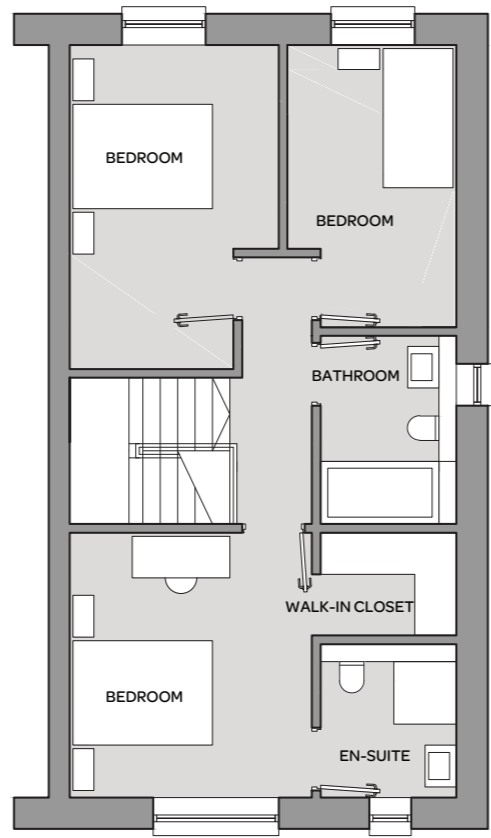


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Ground Floor Plan

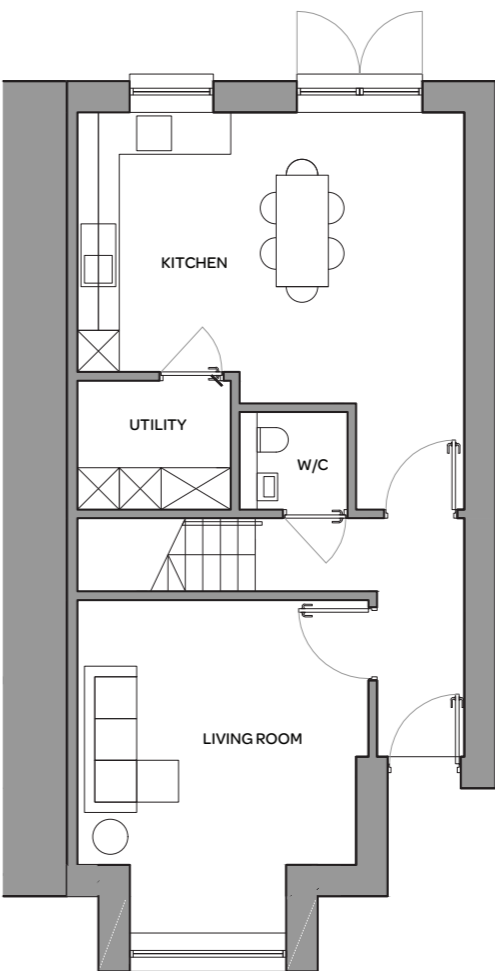


First Floor Plan

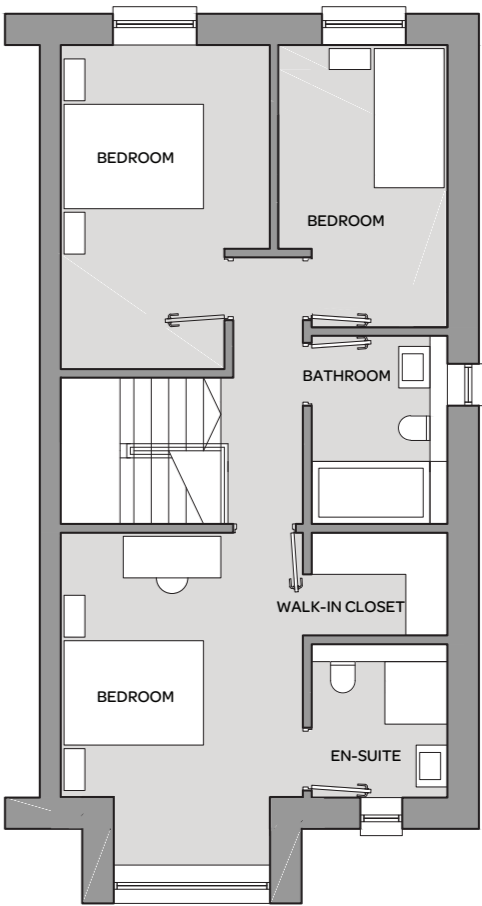


House layouts and areas are indicative only and are subject to change.

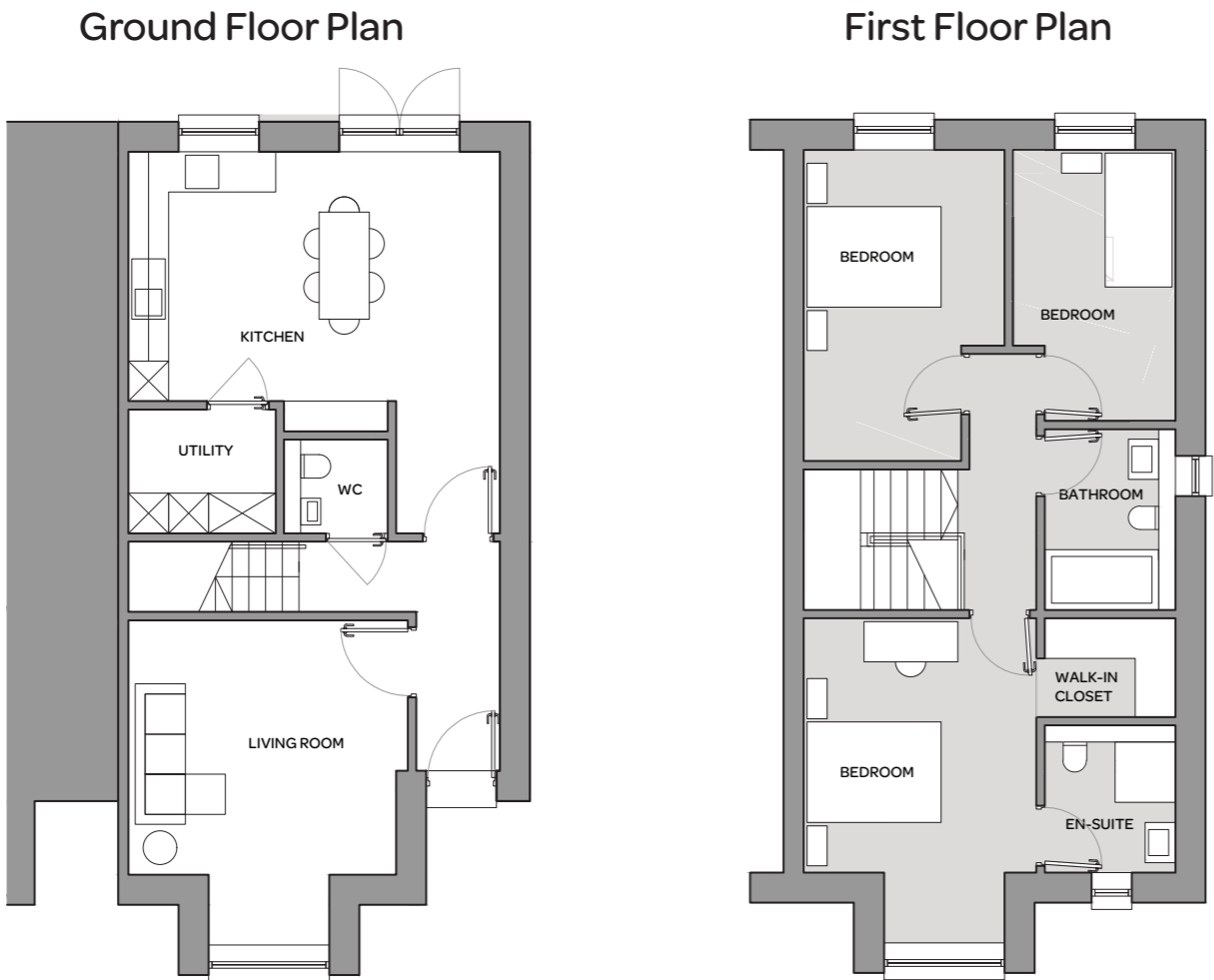
Ground Floor Plan



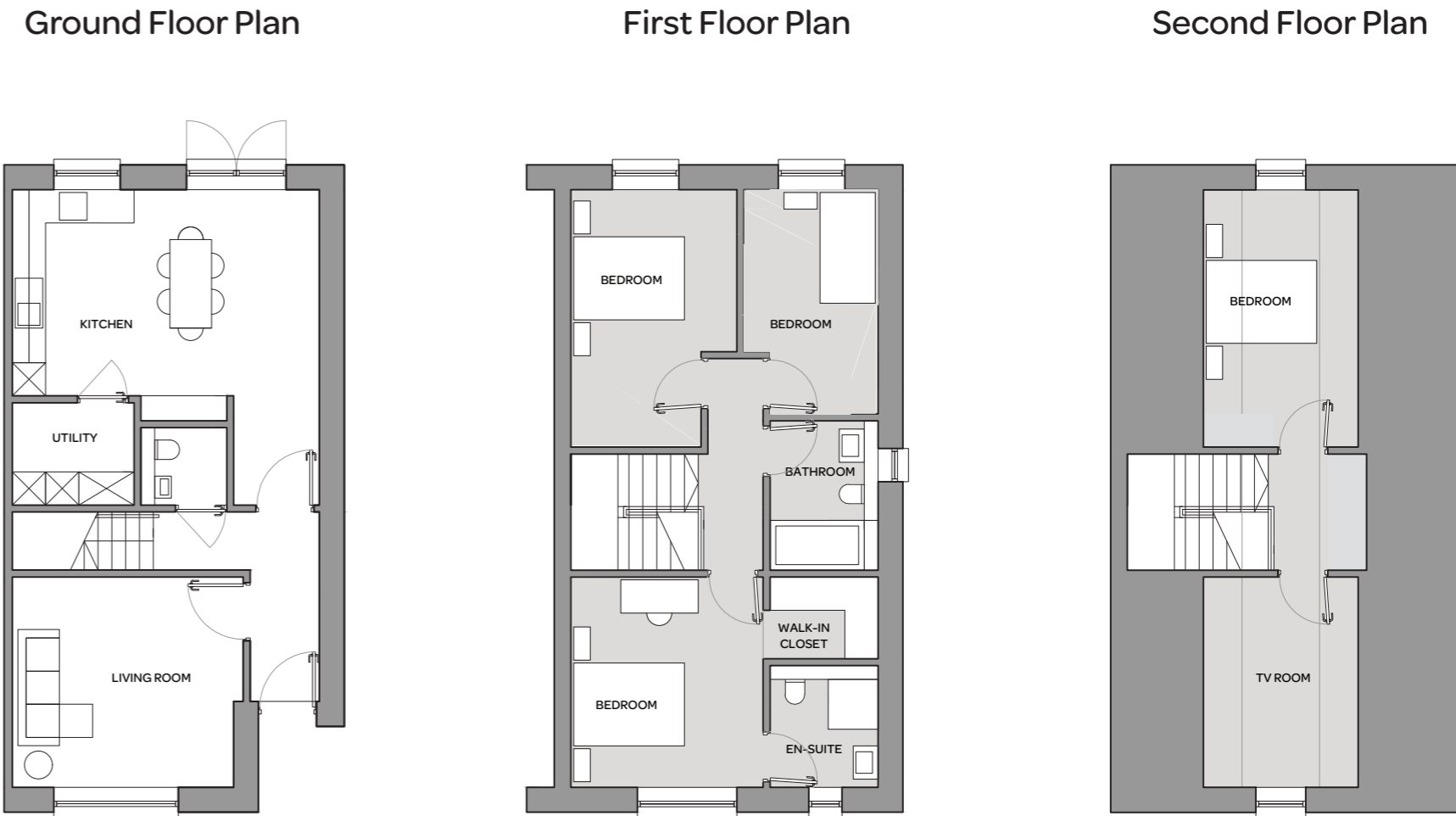
First Floor Plan



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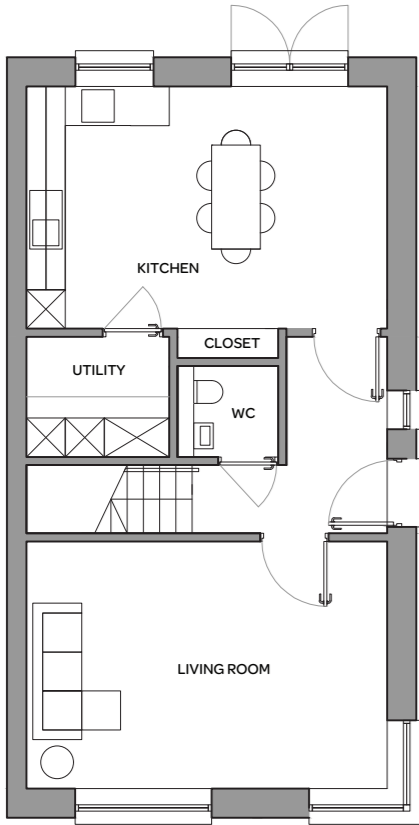


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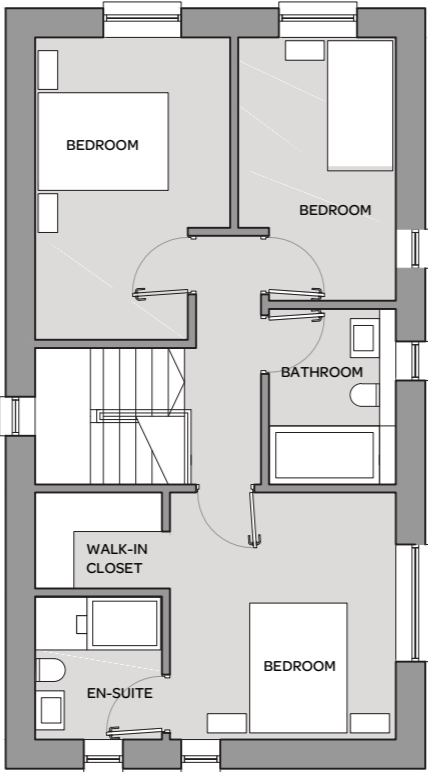


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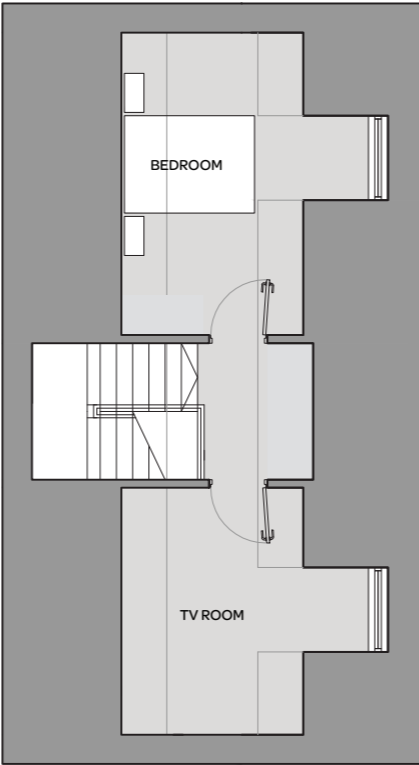
Ground Floor Plan



First Floor Plan



Second Floor Plan



# Specification

## External Features

- Mixture of brick and / or render finish
- Black aluminium fascia, PVC soffits with aluminium gutters and PVC downpipes
- Windows and doors supplied by Munster Joinery, Future Proof PVC

## Energy efficiency

- The homes at Magee Quarter achieve an A2/A3 BER energy rating
- Each home is pre-wired for electric vehicle charging
- A-rated air source heat pump in all houses and exhaust air systems in all duplexes which is thermostatically controlled
- Underfloor heating on the ground floor with radiators throughout first and second floors

## Internal Features

- All internal walls, woodwork and ceilings painted white
- Soft wood with hardwood handrails
- High quality ironmongery throughout
- Generous allocation of lighting and power points throughout

## Gardens

- Front and rear gardens will be levelled, raked and seeded (where applicable)
- Dividing walls between each house will be concrete post with gravel board and timber fence panels

## Kitchen

- Stylish and elegant kitchen

## Bathrooms

- Stylish bathrooms, en-suite and guest WC to include sanitary ware
- All wet areas and floors tiled in bathrooms, en-suite and guest WC

## Guarantee

- Each home is covered by a 10 year home bond structural guarantee

## Wardrobes

- Wardrobes included in the principle bedroom

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**FOR MORE INFORMATION PLEASE CONTACT:**

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PSR Registration Number: 001880

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