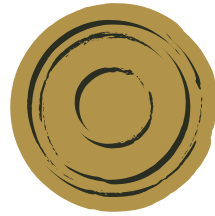




BLACKRATH VALE

A Variety of Energy Efficient New Homes





BLACKRATH VALE

Quality Designed Homes

Enjoy the tranquility of the countryside with easy access to all the amenities nearby. Blackrath Vale offers you the best of both worlds, with luxury homes situated in a quiet, picturesque village next to the rolling Curragh Plains, just a short drive from bustling towns with ample schools, restaurants, pubs and shopping centres. Enjoy nature's beauty and the best of urban life - at Blackrath Vale.

Introduction

Blackrath Vale is surrounded by the world-famous Curragh Plains with c. 4,500 acres of open parkland, offering new home owners a tranquil countryside setting to come home to. Whether you head out for a walk or drive into the nearby towns of Newbridge or Kilcullen, you will find all the amenities that a modern lifestyle demands, from great restaurants to shopping centres, schools and pubs. All this, within minutes of Blackrath Vale. These



homes are 'A Rated' for energy efficiency, so you can be sure that you'll be making the most of your energy in a cost-effective way. All homes are being developed by Stanley Residential featuring contemporary interior design, spacious living areas and luxurious finishes. With a wide range of house types to choose from, there is something to suit everyone. Blackrath Vale is the ideal location for anyone looking for a quiet, rural setting



with easy access to modern amenities. Here, you have the opportunity to enjoy the peace and tranquility of the countryside with the added convenience of nearby bustling towns which offer a wide variety of schools, restaurants and shopping. Blackrath Vale offers something for everyone, built to the highest energy efficiency standards and is situated in the stunning scenery of Athgarvan. Athgarvan hosts a Primary school, convenience store, a pub and restaurant all on your doorstep.







*Country Living with
Amenities Closeby*





Location

Blackrath Vale is positioned on the edge of the rolling plains of the Curragh synonymous with the finest of Ireland's racing and bloodstock industry. This amenity is ideal for walking, cycling and running. Blackrath Vale offers you the best of both worlds with country living while only 5 minutes from the bustling towns of Newbridge, Kildare and Kilcullen which offer an excellent array of facilities with schools, restaurants, pubs and superb shopping to include Whitewater Shopping Centre and Kildare Retails Outlet Village. With other attractions such as the Riverbank Arts Theatre, Japanese Gardens and the Irish National Stud closeby.



*Kildare has some of Ireland's best hidden gems –
From woodland walkways, the Curragh Plains, to the weirs and canals, there
are endless amounts of natural beauty to soak up, all on your doorstep!*



Clockwise from top left: The National Stud is just 15 minutes from Athgarvan, where you can escape to a world of woodlands, waterways, tranquil gardens and thoroughbred horses. The Curragh Racecourse, home of horse racing in Ireland, is just 5km from Athgarvan. The Curragh also hosts some of the most stunning walkways and trails Ireland has to offer. The Japanese Gardens and weirs make the perfect escape from the hustle and bustle of town life.

Amenities

Kildare offers a superb lifestyle choice with a variety of facilities and amenities on your doorstep. Whether it be shopping in Kildare Village, visiting one of Ireland's top tourist attractions; the Japanese Gardens or the Irish



*Best of Both Worlds
Amenities on Your Doorstep
Spoilt for Choice*

National Stud. There are also a wide selection of sporting activities such as racing in the Curragh, Naas and Punchestown, golf in the Curragh, Naas, The Heritage, Palmerstown and the K Club to name a few.

There is an endless list of activities for the sporting enthusiast with rugby, GAA, hockey, soccer, canoeing, fishing and leisure centres nearby.



Education

Athgarvan boasts its own primary school only 600 metres from the devopment, along with the nearby towns of Newbridge & Kilcullen which have an excellent track record in providing only the best in educational facilities. There's an excellent selection of pre-school, primary, Gael Scoil and secondary schools to choose from. The regular train service along with private and public bus services ensure an easy commute for third level students.



Nearby Schools:

*Cross & Passion, Holy Family Girls School,
Newbridge College & PBS Boys School*





Active Lifestyle & Dining



Retail & Gastro

Shopping Heaven

Over recent years Newbridge and Kildare have grown to be one of the best retail and shopping areas provincially in the country with the arrival of many leading high street brands. You can enjoy the very best of shopping facilities in a relaxed and enjoyable atmosphere. For the discerning palate diners are spoilt for choice with a wide variety of quality restaurants to choose from, to include; Dubh in Newbridge, Brown Bear in Two Mile House, along with Fallons and Bardons in Kilcullen, all just a short drive away.

Work, Rest & Play

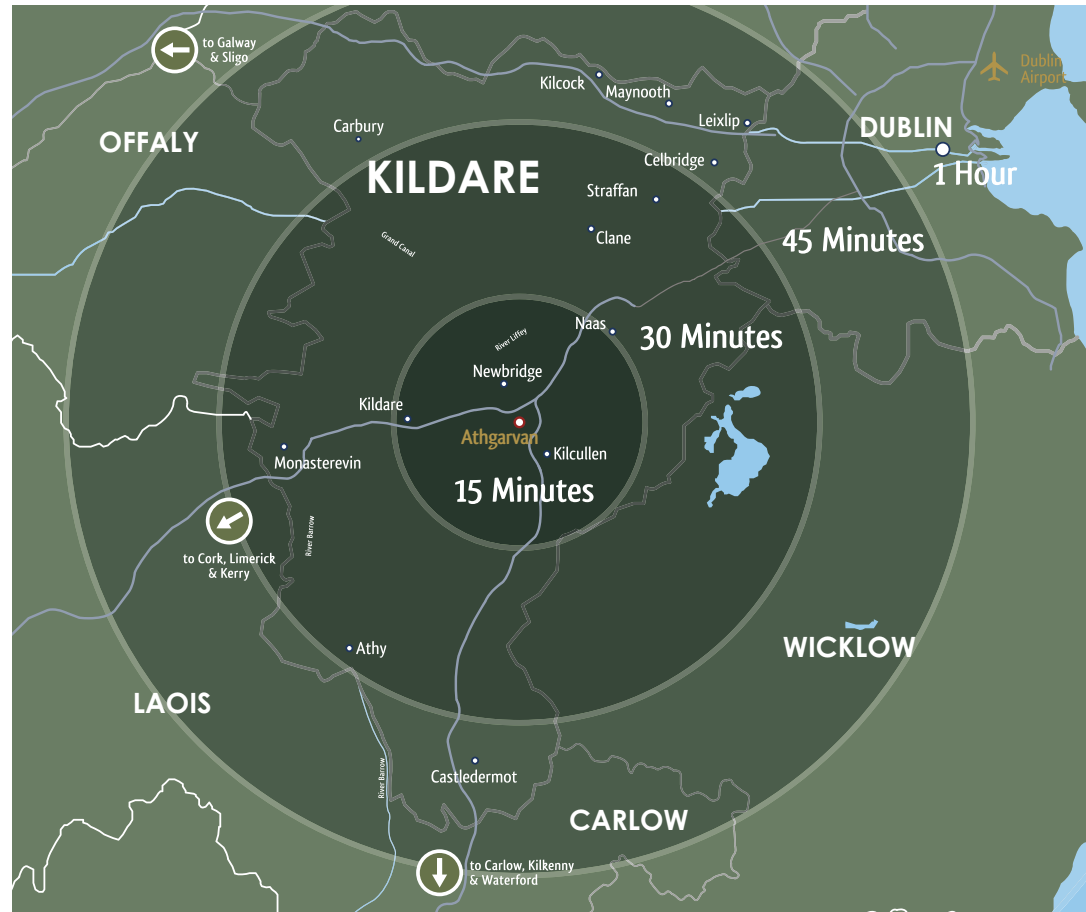
Less than 10 minutes away by car, Kildare town also boasts Harte's Pub, Silken Thomas & O'Doole's to name just a few.



Proximity

Commuter Links

Enjoy the tranquil lifestyle that Blackrath Vale has to offer on the Curragh edge yet easily accessible to an excellent road and rail infrastructure. With the M7 Motorway at Ballymany (only 3 km), M9 Motorway at Kilcullen (4 km), bus route available from Newbridge and a regular commuter rail service from either Newbridge or Kildare stations providing speedy access to the City Centre, Grand Canal Dock or Heuston Station. The M50 is only a half hour drive away.



*Within Easy Reach
M9 / M7 Motorway*

M7 & M9 Motorway access closeby.

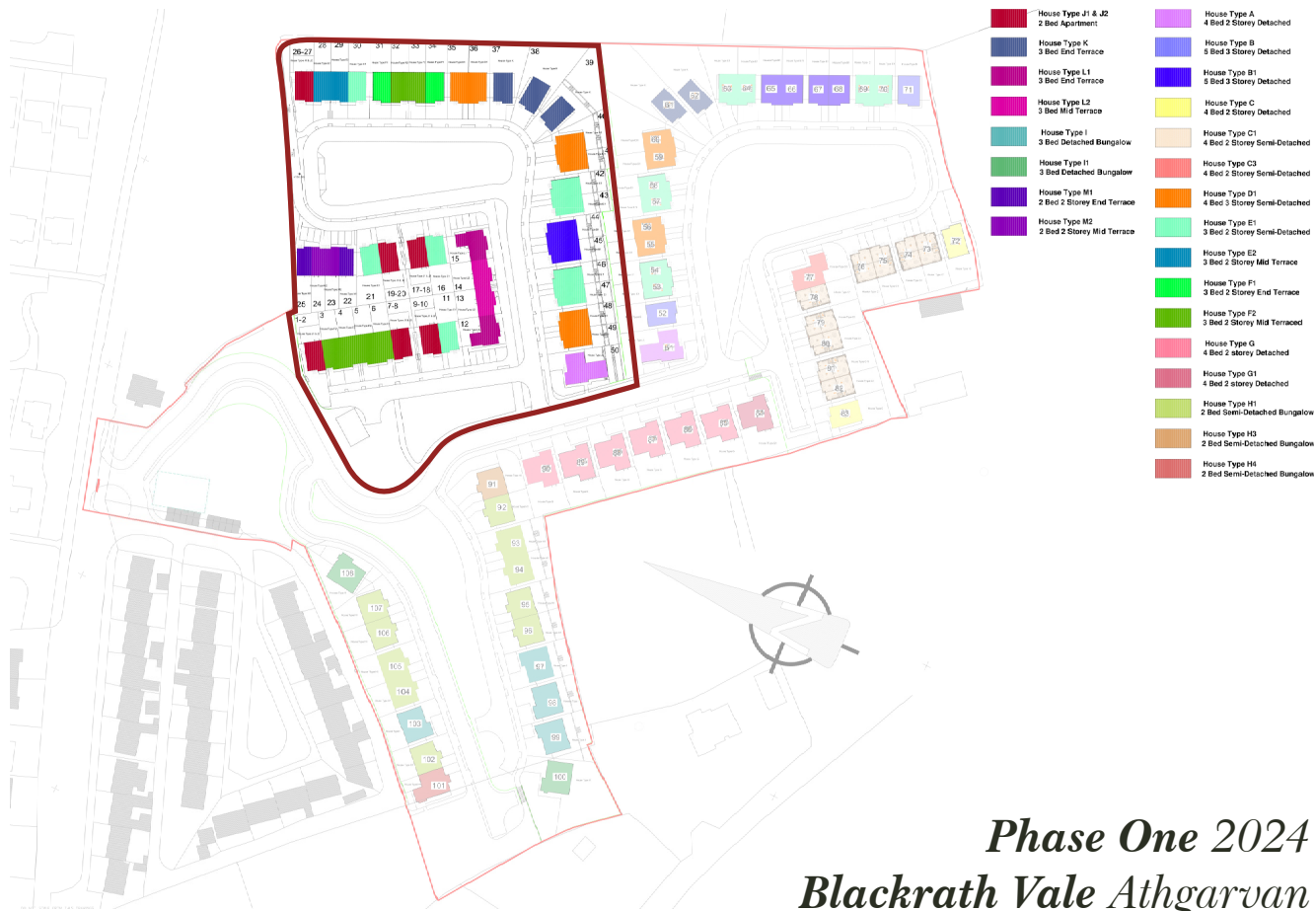


Bus service makes commuting a piece of cake.



Connected Rail service to Dublin City Centre.

Site Plan



*Phase One 2024
Blackrath Vale Athgarvan*



Traditional Masonry Built Homes with Exceptional Specification

Low Energy Design

- 'A' rated energy efficient houses
- Low maintenance attractive brick front elevation
- 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
- High performance, low U-value windows and external doors
- Air Source Heat Pump system located externally with aluminium radiators. The system provides energy efficient central heating and a hot water supply

Kitchen & Utility

- Elegant high-quality fitted kitchens
- Quartz kitchen worktops
- Soft-close drawers & doors
- Chrome taps mixer set
- Extractor hood as standard
- White goods included provided signed contracts returned within 21 days

Building Guarantee

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme Freehold - no management fees





Wardrobes

- Cleverly designed high quality fitted wardrobes to all bedrooms

Bathrooms & Ensuite

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings
- Bathrooms & ensuites tiled as per showhouse
- Pumped thermostatically controlled showers

Finishing Detail

- Generous tiling throughout
- Internal walls plastered and painted throughout and finished in emulsion paint
- Stylish internal doors & ironmongery
- Silver granite cills and window surrounds
- Smoke & heat detectors fitted as standard
- CAT 6 cable wiring for data and telephone points for high speed broadband connection
- Standard B pendant light fittings and attractive power points.
- Side entrance gate fitted

Gardens

- Rear gardens are top soiled and seeded with grass
- All boundaries treated as per showhouse
- Front driveways (where applicable)

Stanley Residential *Previous Developments*

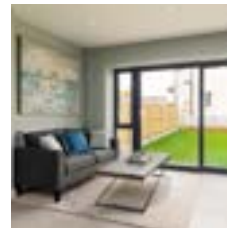
At Stanley Residential our 50 years of collective experience in the building industry quietly speaks for itself. Founded by directors deeply passionate about crafting homes, we've had the privilege of contributing to the residential landscape in Dublin, Meath & Kildare. At Stanley Residential, reliability and reputation are more than buzzwords—they are the cornerstone of our approach. We focus on building high-quality homes that stand as enduring spaces for families to thrive. Our commitment to excellence is reflected in the multiple residential developments we've brought to life across the city and surrounding areas. We understand that a home is a personal haven, and our team is dedicated to creating spaces that resonate with warmth and functionality. Each project is a genuine expression of our dedication to quality. Your future home awaits, quietly built with care and the assurance that comes from a half-century of building expertise.

Grangemore Manor



Mill Tree

Green Lane Manor



Peyton Manor

Solicitor:

Ledwith Solicitors,
Capel Building,
Mary's Abbey, Dublin 7

Booking details:

€5,000 Booking deposit.
Balance of 10% on signing contracts.
Remainder on completion.

Further Information

Liam Hargaden of Jordan Auctioneers can be contacted for all enquiries on 045-433550.

SELLING AGENT:



DEVELOPED BY:

