



# William's Grove

ARDCLOUGH, CO. KILDARE



Walk by the Grand Canal

[www.williamsgrove.ie](http://www.williamsgrove.ie)



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## Welcome Home.

Located in the heart of Ardclough, Co. Kildare, William's Grove offers a beautiful selection of high class 2, 3, 4 and 5 bedroom homes. Each property provides excellent space and a standard of finish that is synonymous with Wellconcorde Property. Constructed with quality in mind, the homes offer a choice of layout and size to suit those seeking to trade up to larger family accommodation, those looking to trade down and those entering the property market for the first time. This exclusive development, in one of the finest addresses in Kildare, allows families the opportunity to lay down roots in a serene setting steeped in nature and fascinating history, while also enjoying excellent local amenities and superb accessibility to Dublin and beyond.



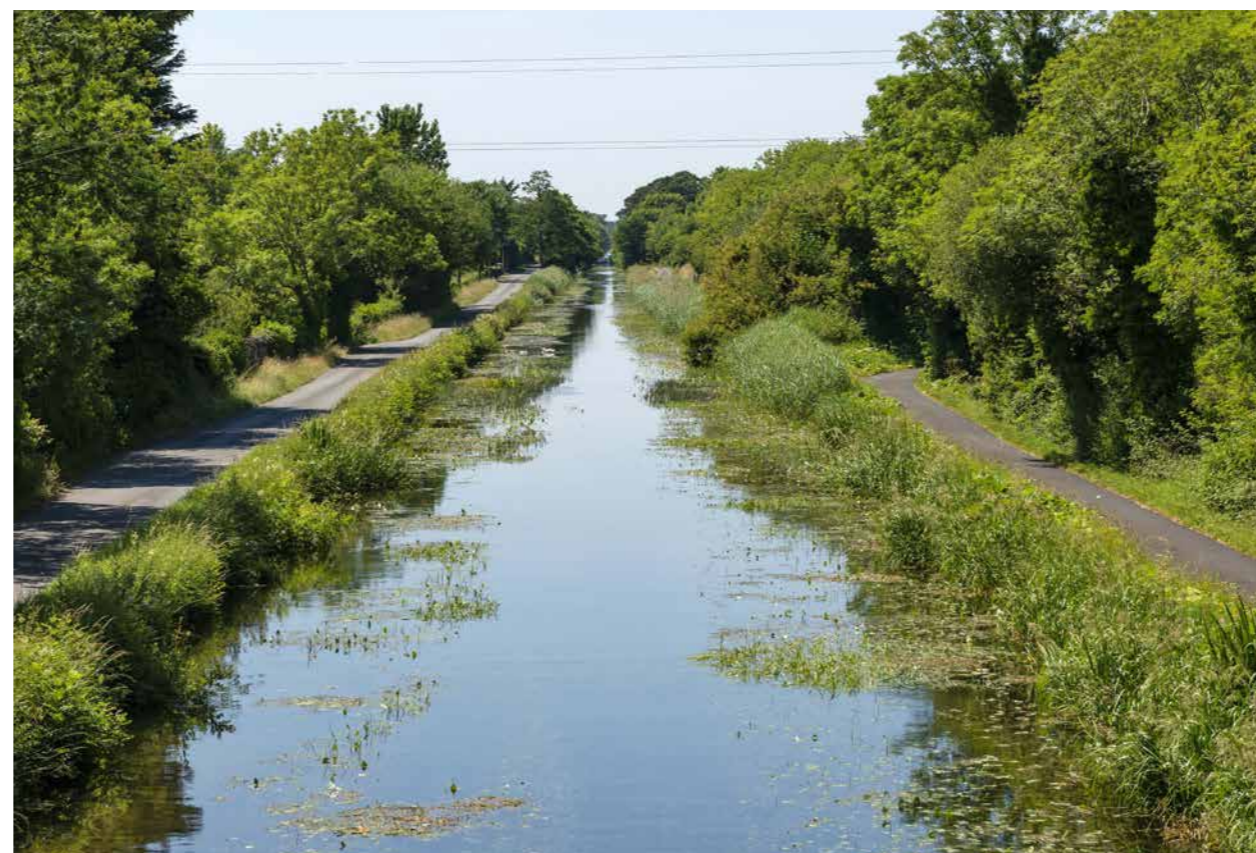
# The Local Area



Ardclough, Co. Kildare is a quaint and peaceful village steeped in tranquillity and history. Nearby Lyons Estate boasts a Georgian Mansion set within 16 acres of peaceful grounds and is a real treat whether you want a coffee in stunning surrounds or a Michelin-star meal. William's Grove, set alongside the Grand Canal, provides for peaceful meandering as you enjoy the scenery and wildlife the longest canal in the country presents.

The modern family's everyday requirements are provided for due to its close proximity to the bustling towns of Celbridge, Maynooth & Naas. These towns feature many shops, boutiques, restaurants and pubs together with fantastic schools and a University. The village itself provides a well-regarded primary school while sports lovers of all ages will have no trouble filling up their leisure time in this location.

Nearby leisure facilities include the renowned K Club, Palmerstown House, Ardclough GAA, the Curragh, Punchestown and Naas racecourses and gymnasiums located in each surrounding town. If you are looking for a home in an idyllic village setting and within easy reach of everything that you may need, then Ardclough is for you.

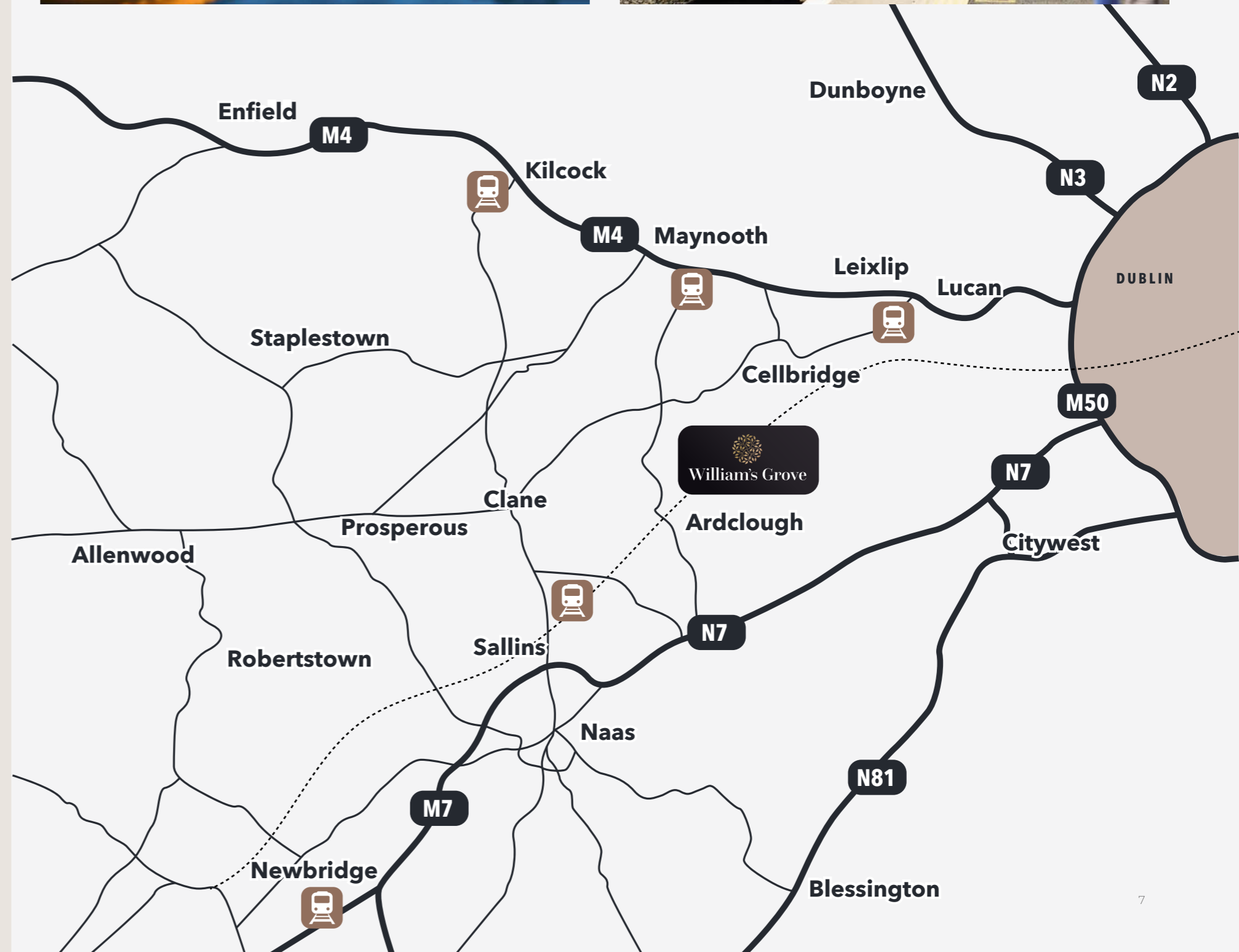


# Connectivity

William's Grove has much to offer its residents in terms of accessibility and locality. Situated within 10 minutes reach of the M7 & N7 motorways, the location of this development makes Ardclough a perfect commuter village. An onward journey to Dublin City Centre is within a 30 minute reach. Connectivity to the M50 motorway is also provided within 20 minutes.



<b>Naas</b>	14 mins
<b>M50</b>	22 mins
<b>Dublin City</b>	29 mins
<b>Limerick</b>	1hr 55 mins
<b>Kildare Village</b>	29 mins
<b>Hazelhatch Train Station</b>	8 mins



# Building Specifications

THE HOMES AT WILLIAM'S GROVE HAVE BEEN METICULOUSLY DESIGNED WITH A HIGH-CLASS FINISH TO MEET THE DEMANDS OF EVERYDAY MODERN LIVING. THOUGHT AND CARE IS EVIDENT THROUGHOUT THIS DEVELOPMENT WHICH FURTHER ENHANCES THE ATTRACTIVENESS OF THESE A RATED, ENERGY EFFICIENT HOMES.

## CONSTRUCTION TYPE

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

## SUPERIOR LOW ENERGY DESIGN

- A2/A3 BER Rating – energy efficient homes.
- 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 maintenance sustainably produced high performance double glazed windows.
- Full Mechanical Ventilation with heat recovery (MHRV).

## HEATING SYSTEM

- Highly efficient and clean air to water heat pump primary heating system and water heating with smart cylinder.

## BUILDING GUARANTEE

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

## KITCHEN & WARDROBES

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

## BATHROOMS & ENSUITES

- Stylish bathrooms with attractive range of high-quality sanitary ware and fittings.
- Bathroom and ensuite wet areas tiled as per showhouse (excluding floor tiles).
- Large shower trays to ensuites.

## INTERNAL FINISHES

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

## EXTERNAL FINISHES

- Low maintenance, attractive stone and render finishes.
- Natural sandstone cladding and sills.

## GARDENS

- Gardens are top-soiled and seeded with grass.
- Paving to patio areas to the rear of each house.
- Block walls to rear garden

## WINDOWS & DOORS

- All windows and doors are low maintenance sustainably produced high performance double glazed windows.
- Window boards will be moisture-resistant MDF.
- Hardwood Windows and Doors.

## STAIRS & RAILINGS

- Stairs – newels and spindles to be custom details to compliment the house style to include painted handrails.

## WALL FINISHES – EXTERNAL

- Parex plaster finish to balance off all blockwork walls.



# Development Layout

## House Key

	House Type H	3 Bedroom Semi-Detached	House No. 1
	House Type H1	2 Bedroom Semi-Detached	House No. 2
	House Type H2	2 Bedroom Semi-Detached	House No. 9
	House Type H3	3 Bedroom Semi-Detached	House No. 10
	House Type J	3 Bedroom Detached	House No. 3 & 8
	House Type K	2 Bedroom Semi-Detached	House No. 4 & 7
	House Type L	3 Bedroom Semi-Detached	House No. 5 & 6
	House Type M	3 Bedroom Semi-Detached	House No. 11
	House Type M1	3 Bedroom Semi-Detached	House No. 12
	House Type N	4 Bedroom Detached	House No. 13, 16, 21, 30, 32 & 39
	House Type O	3 Bedroom Semi-Detached	House No. 14, 15, 18, 19, 22, 23, 27, 28, 38 & 39
	House Type P	4 Bedroom Detached	House No. 17, 24, 25, 34 & 42
	House Type Q	4 Bedroom Detached	House No. 20, 26, 29, 31, 33, 35, 36, 40 & 41

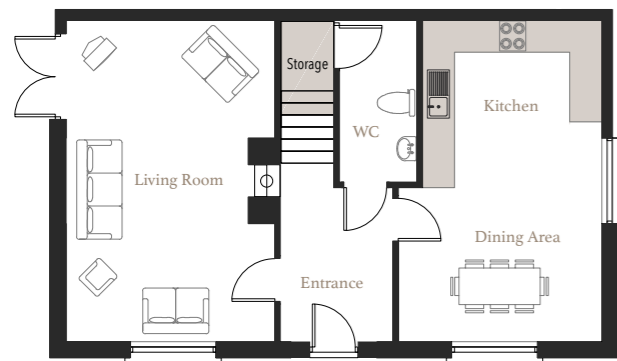


# House Type H

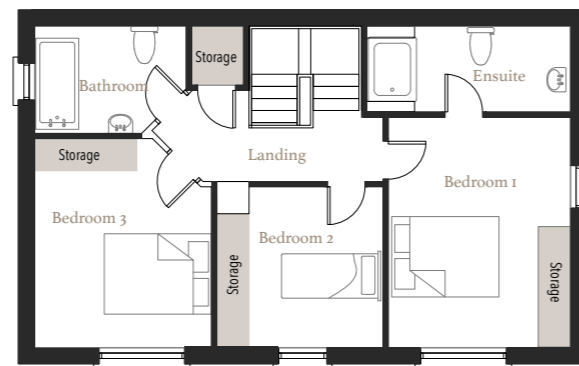
HOUSE NUMBER 1  
 FLOOR AREA APPROX. 120m<sup>2</sup> (1292ft<sup>2</sup>)  
 BEDROOMS: 3



Front Elevation



Ground Floor



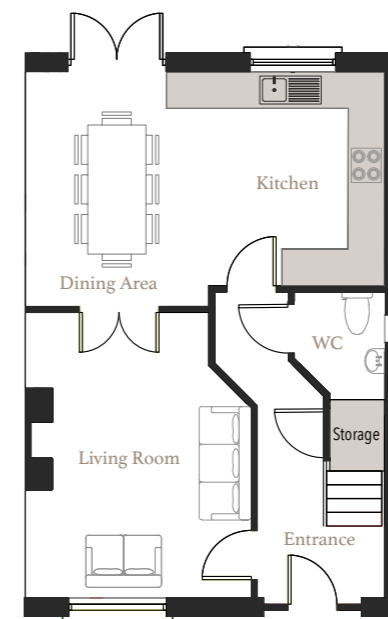
First Floor

# House Type H1

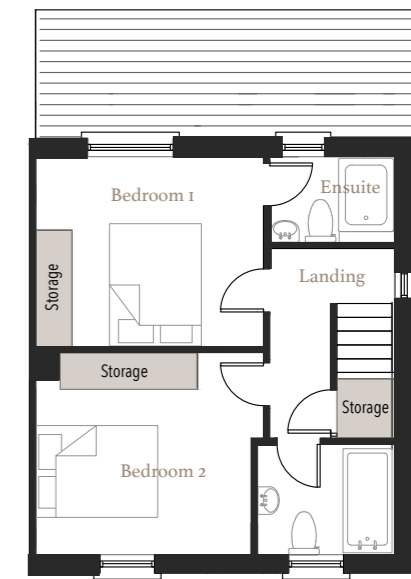
HOUSE NUMBER 2  
 FLOOR AREA APPROX. 89m<sup>2</sup> (958ft<sup>2</sup>)  
 BEDROOMS: 2



Front Elevation



Ground Floor



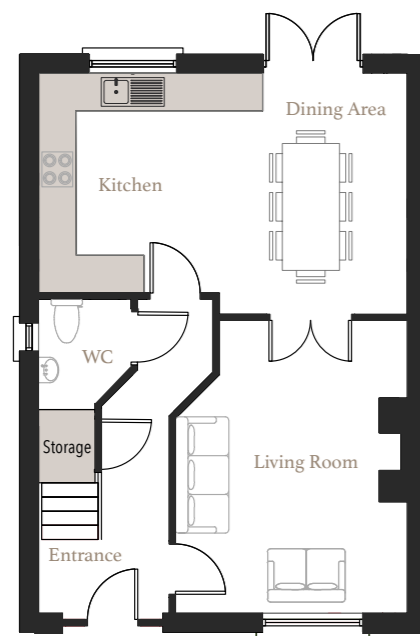
First Floor

# House Type H2

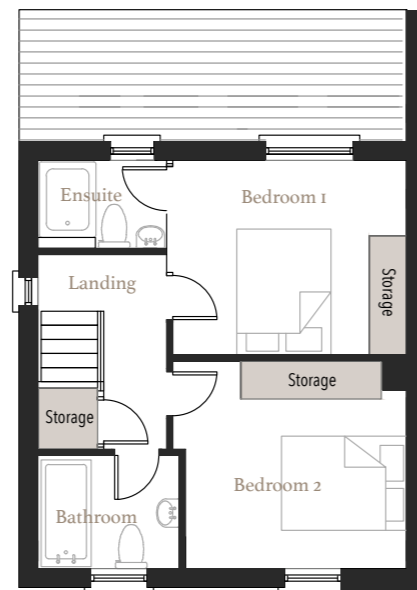
HOUSE NUMBER 9  
FLOOR AREA APPROX. 89m<sup>2</sup> (958ft<sup>2</sup>)  
BEDROOMS: 2



Front Elevation



Ground Floor



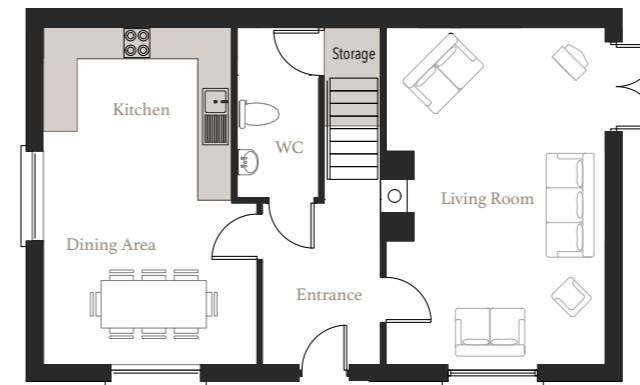
First Floor

# House Type H3

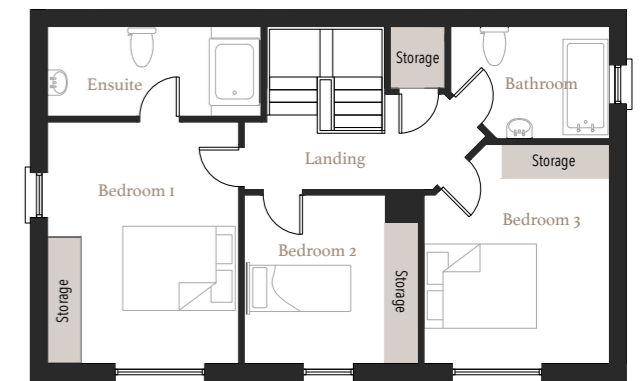
HOUSE NUMBER 10  
FLOOR AREA APPROX. 120m<sup>2</sup> (1292ft<sup>2</sup>)  
BEDROOMS: 3



Front Elevation



Ground Floor



First Floor

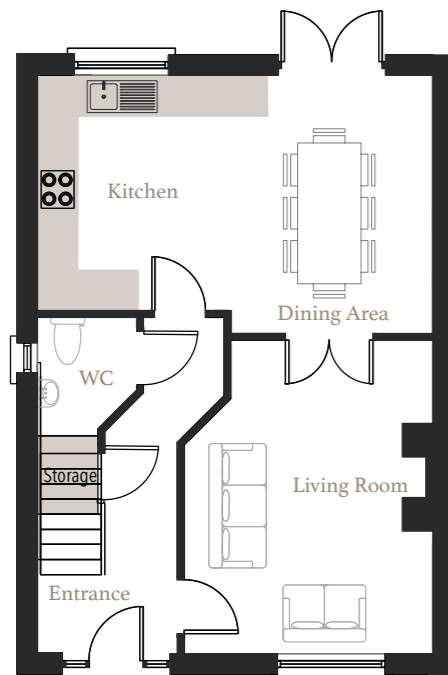


# House Type J

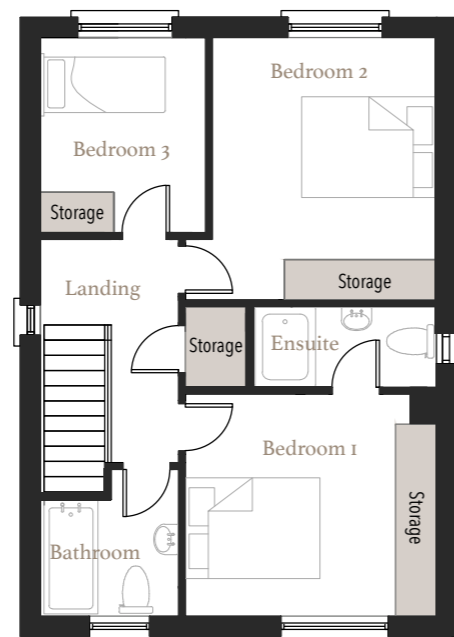
HOUSE NUMBERS 3 & 8  
 FLOOR AREA APPROX. 101m<sup>2</sup> (1087ft<sup>2</sup>)  
 BEDROOMS: 3



Front Elevation



Ground Floor



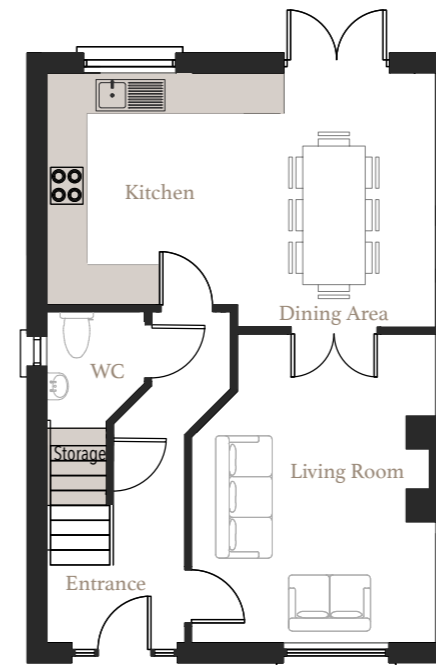
First Floor

# House Type K

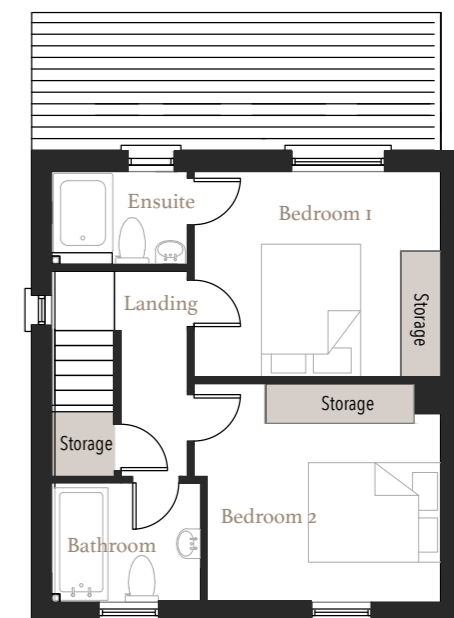
HOUSE NUMBERS 4 & 7  
 FLOOR AREA APPROX. 89m<sup>2</sup> (958ft<sup>2</sup>)  
 BEDROOMS: 2



Front Elevation



Ground Floor



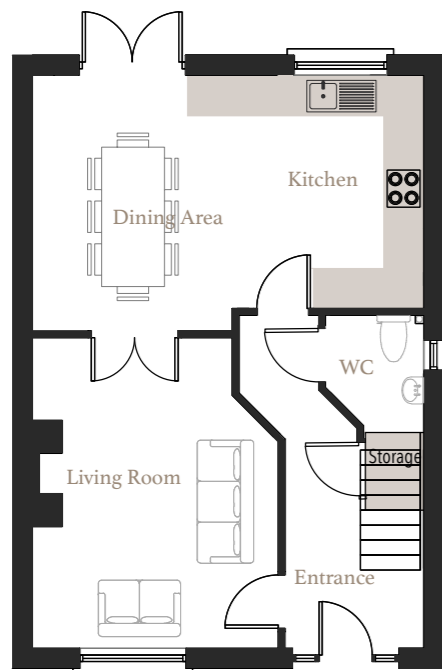
First Floor

# House Type L

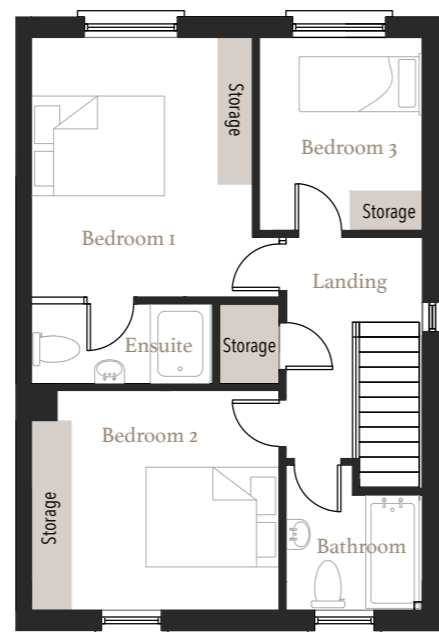
HOUSE NUMBERS 5 & 6  
FLOOR AREA APPROX. 101m<sup>2</sup> (1087ft<sup>2</sup>)  
BEDROOMS: 3



Front Elevation



Ground Floor



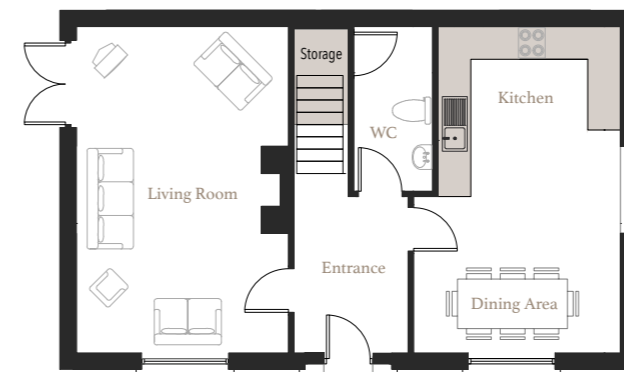
First Floor

# House Type M

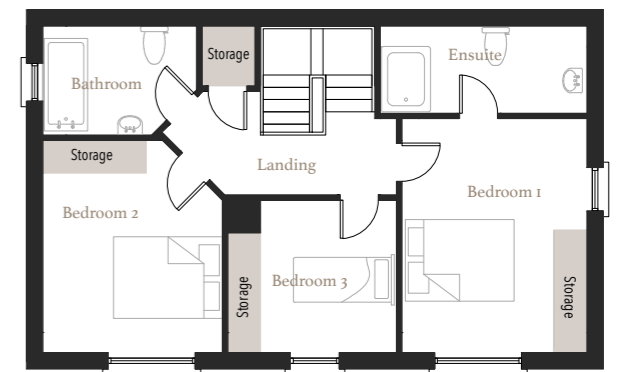
HOUSE NUMBER 11  
FLOOR AREA APPROX. 120m<sup>2</sup> (1292ft<sup>2</sup>)  
BEDROOMS: 3



Front Elevation



Ground Floor



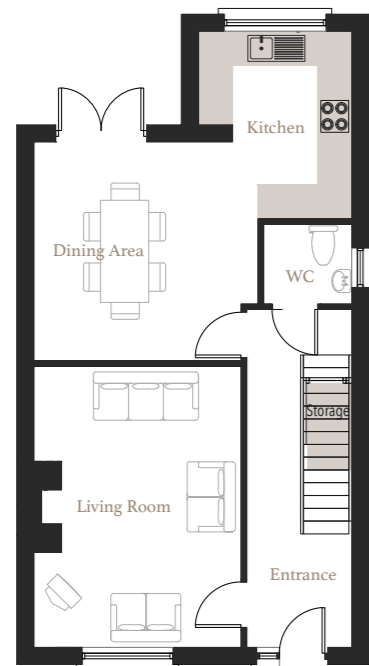
First Floor

# House Type M1

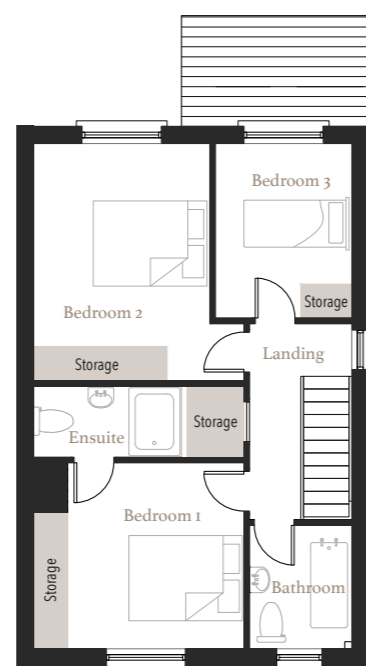
HOUSE NUMBER 12  
 FLOOR AREA APPROX. 105m<sup>2</sup> (1130ft<sup>2</sup>)  
 BEDROOMS: 3



Front Elevation



Ground Floor



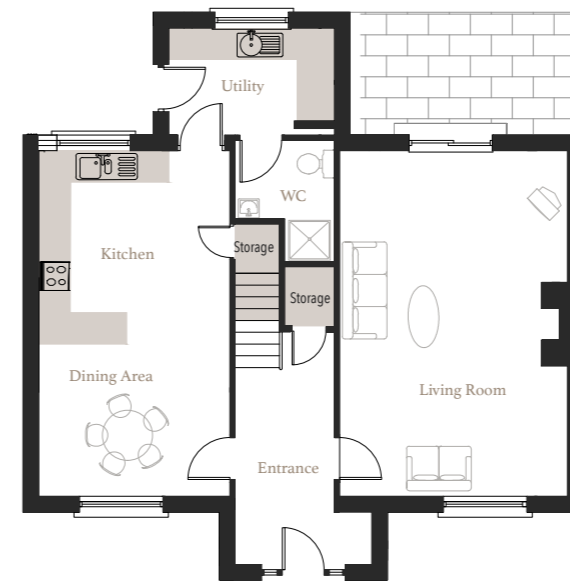
First Floor

# House Type N

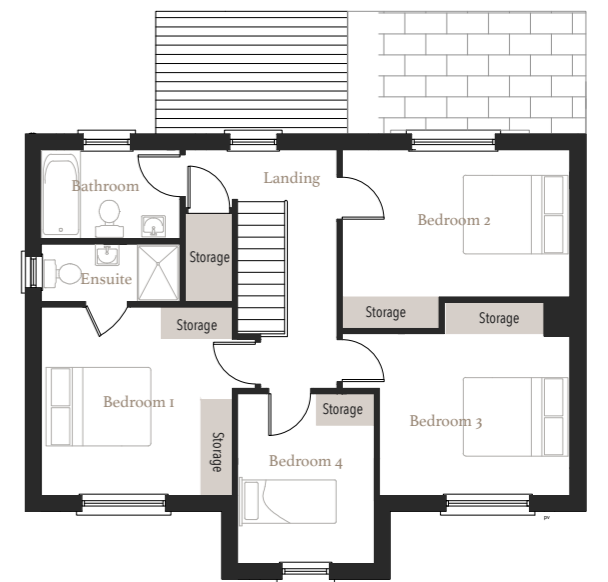
HOUSE NUMBERS 13 & 16  
 FLOOR AREA APPROX. 148m<sup>2</sup> (1593ft<sup>2</sup>)  
 BEDROOMS: 4



Front Elevation



Ground Floor



First Floor

# House Type O

HOUSE NUMBERS 14 & 15  
 FLOOR AREA APPROX. 115m<sup>2</sup> (1238ft<sup>2</sup>)  
 BEDROOMS: 3

# House Type P

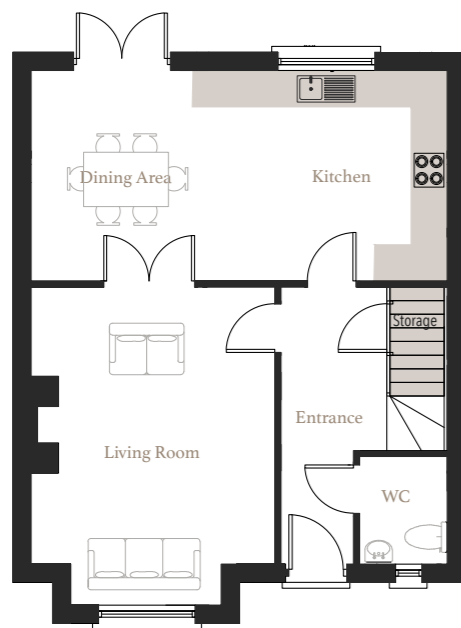
HOUSE NUMBER 17  
 FLOOR AREA APPROX. 165m<sup>2</sup> (1776ft<sup>2</sup>)  
 BEDROOMS: 5



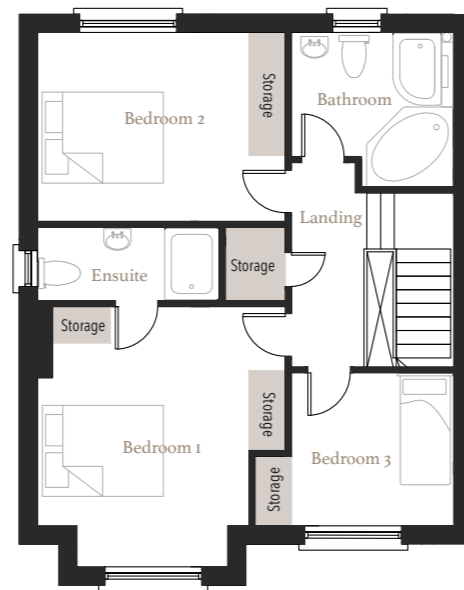
Front Elevation



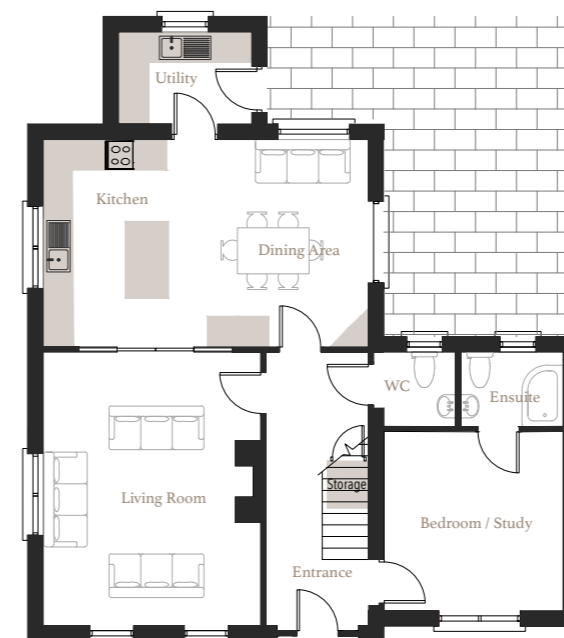
Front Elevation



Ground Floor



First Floor



Ground Floor



First Floor

# House Type Q

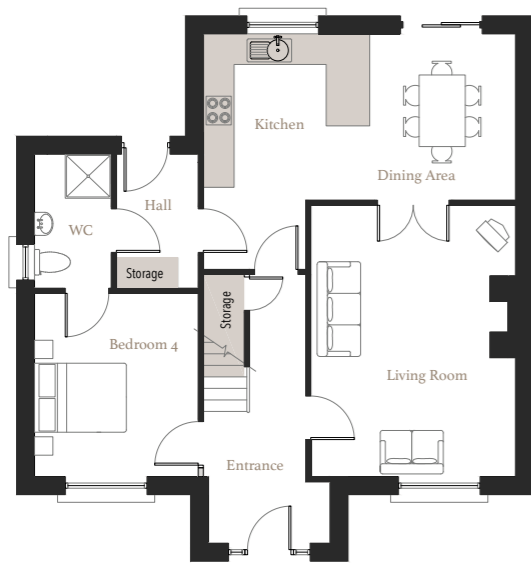
HOUSE NUMBERS: 20, 26, 29, 31, 33, 36, 40, 41

FLOOR AREA APPROX. 139m<sup>2</sup> (1496ft<sup>2</sup>)

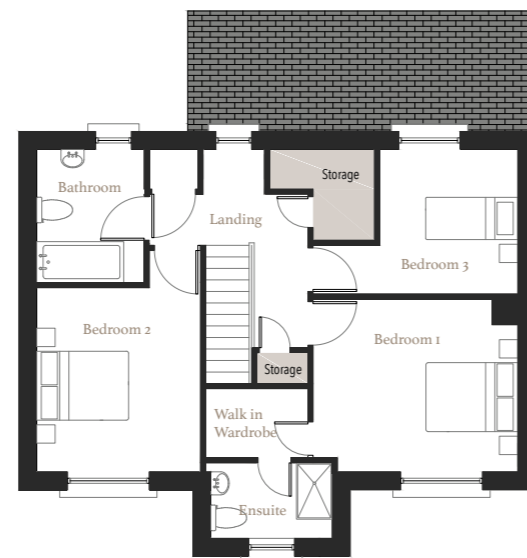
BEDROOMS: 4



Front Elevation



Ground Floor



First Floor





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## Professional Team



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PRSA No.: 003764

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