



Glenveagh  
Ledwill Park

Giving Life a New Home

Ledwill Park - Kilcock

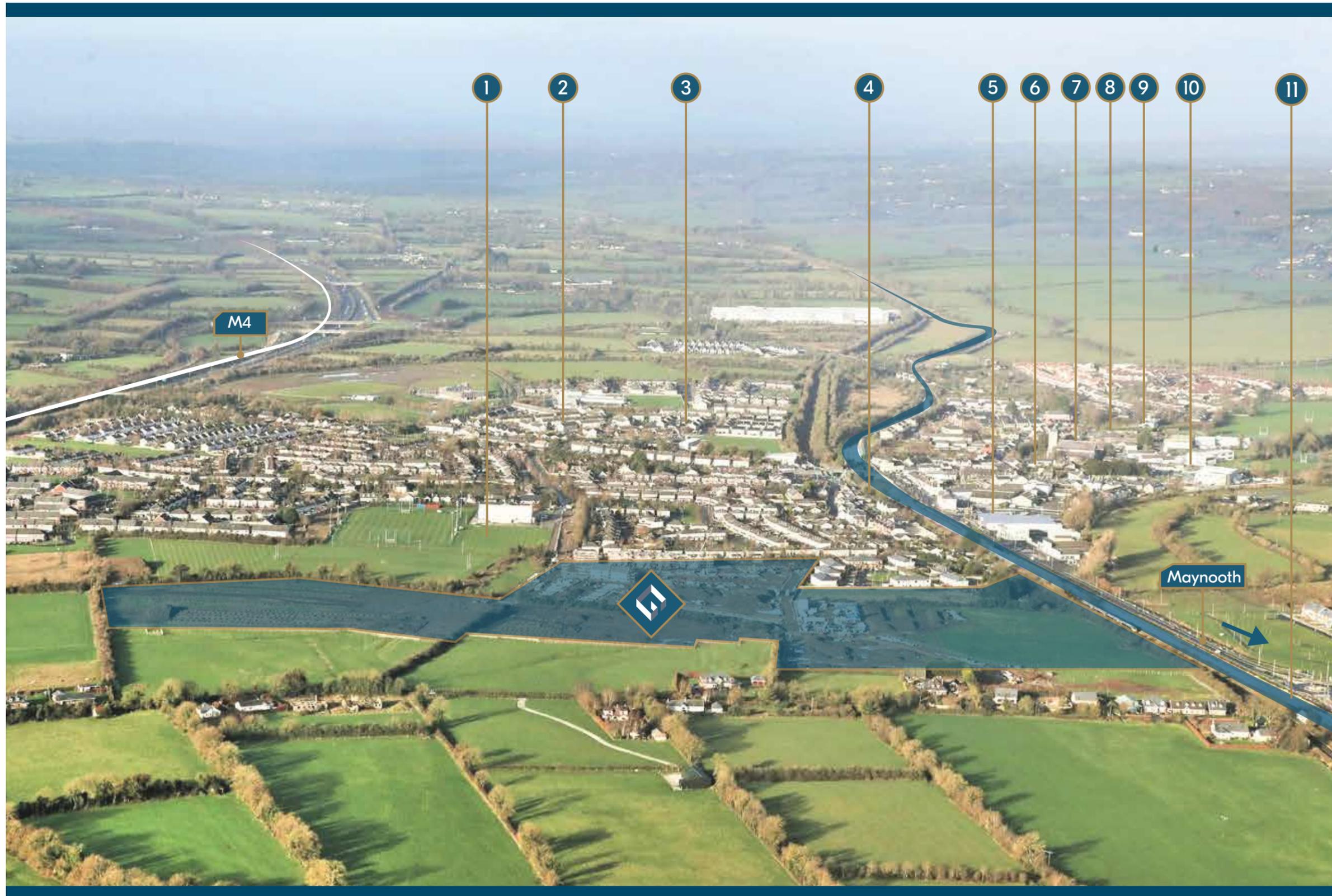


# Welcome Home

## Ledwill Park

Glenveagh Homes is proud to introduce Ledwill Park, a beautiful development comprising large 2, 3 & 4 bedroom terrace, semi-detached and detached homes, located within the townland of Branganstown, a short stroll from the town of Kilcock, County Kildare. Each of these modern homes offers a family, either starting out or seeking a larger home an opportunity to live within a thriving community approximately 35km west of Dublin.

# Ledwill Park, Kilcock



## Amenities

1. Kilcock GAA Club
2. Scoil Uí Riada Gaelscoil
3. St Joseph's National School
4. Kilcock Train Station
5. Lidl
6. The Square
7. St Coca's Church
8. Scoil Dara
9. Scoil Chóca Naofa
10. SuperValu
11. Green Way / Royal Canal



### Transport

Kilcock is a rare example of a town where a road, a canal, a railway and a river run side-by-side and with this comes great amenities and transport services to the area. Kilcock train station is less than a 10 minute walk from Ledwill Park. The M4 interchange is less than a 5 minute drive from the development and the travel time to Dublin City Centre off peak is 40 mins (35 km) via the M4. Dublin Airport is 30 minutes drive from Kilcock. Bus Éireann has regular services through routes 115 and 115A running from Dublin to Mullingar via Kilcock. There are further future plans in situ to extend the DART to Maynooth.



Kilcock — 45 min — Connolly Station



Kilcock — 49 min — Custom House Quay



Kilcock — 40 min — Dublin City Centre

# Explore the Grounds Surrounding Kilcock





### Schools & Universities

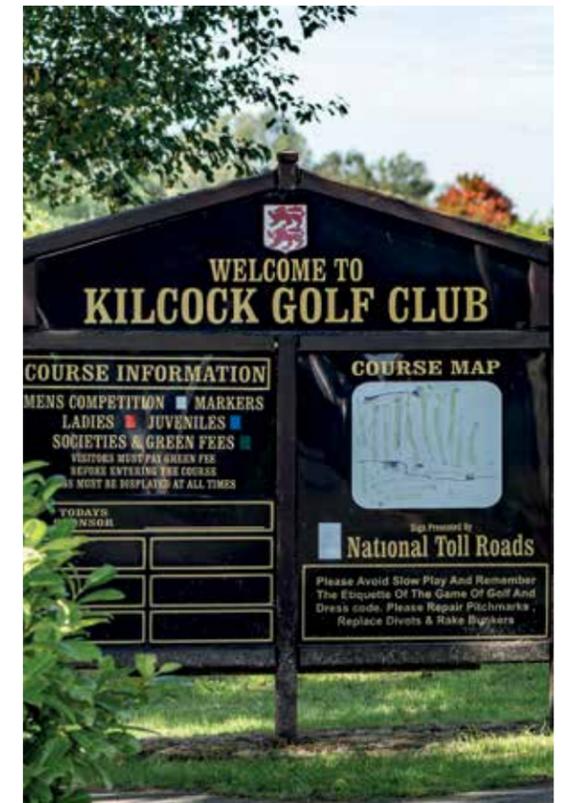
Maynooth is Ireland's only university town, situated approx. 5 kms east of Kildare. Maynooth University has an enrolled student population of just over 13,000 and is recognised as one of the leading new universities in the world, ranked #49 in the latest Times Higher Education 'Young Universities List'. Kildare has three primary schools; Scoil Chóca Naofa, St. Joseph's BNS and Gaelscoil Uí Riada and is home to secondary school Scoil Dara, located on Church Street. Maynooth University is within easy commute.



### Local Hotspots

Kilcock has a wide variety of trendy eateries, bars and restaurants to suit all tastes. You can enjoy a quiet intimate drink in one of the local pubs including O'Keeffe's, Murphy's & The Gregory. Or why not have a lovely tasty homemade breakfast at the weekend in either The Blackforest Café, Timeless or the award winning Rye River Café. The highly acclaimed Bujolle Bistro serves the finest French cuisine each evening.

Maynooth town itself has experienced tremendous growth and development in recent years and provides a wealth of retail amenities for all ages from trendy boutique shopping to some of Ireland's largest retailers including Dunnes Stores, Tesco, Next, Sports Direct and The Range. Both the Carton Park and Manor Mills centres attract thousands of shoppers to the town on a weekly basis. Furthermore both Liffey Valley Centre and Blanchardstown Shopping centres are both only approx. a 20 minutes drive from Kilcock.





# Glenveagh Ledwill Park



## Schools



1. Scoil Uí Riada Gaelscoil
2. St Joseph's National School
3. Scoil Dara
4. Scoil Chóca Naofa

## Shopping



1. SuperValu
2. Lidl
3. The Square

## Transport



1. Kilcock Train Station

## Activities



1. Green Way / Royal Canal
2. Kilcock GAA Club

# Site Plan



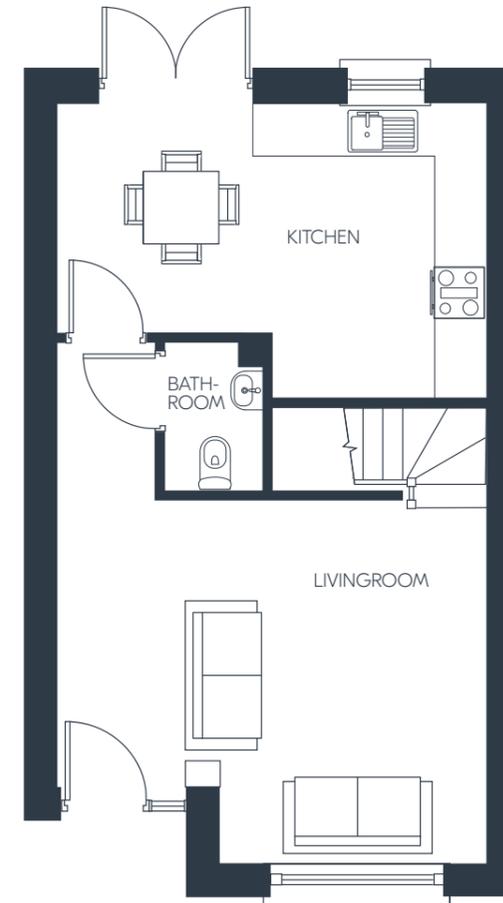
- SH Show House
- SO Sales Office

- The Swift**  
2 Bed Terrace / End Terrace
- The Swallow**  
3 Bed End Terrace / Semi-Detached
- The Starling**  
3 Bed Semi-Detached
- The Wren**  
2 Bed Terrace
- The Moorhen**  
3 Bed Semi-Detached
- The Dove**  
4 Bed Semi-Detached/Detached
- The Finch**  
3 Bed Terrace
- The Sanderling (A)**  
3 Bed Semi-Detached
- The Sparrow**  
4 Bed Semi-Detached
- The Heron**  
3 Bed Mid Terrace
- The Sanderling (B)**  
3 Bed Semi-Detached
- The Kestrel**  
5 Bed Detached

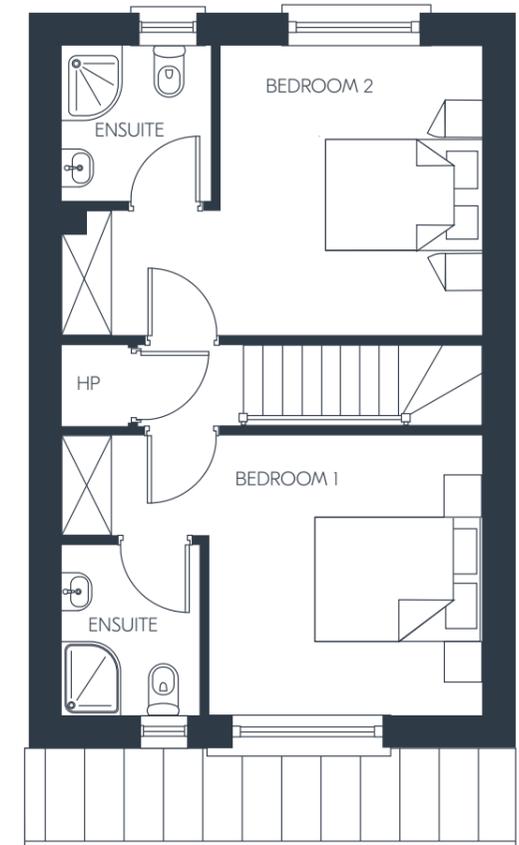
## The Swift

2 Bed Terrace / End Terrace

85 sqm / 913 sqft



ground floor



first floor

Floorplans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

## The Finch

3 Bed Terrace  
97 sq.m / 1,047 sq.ft



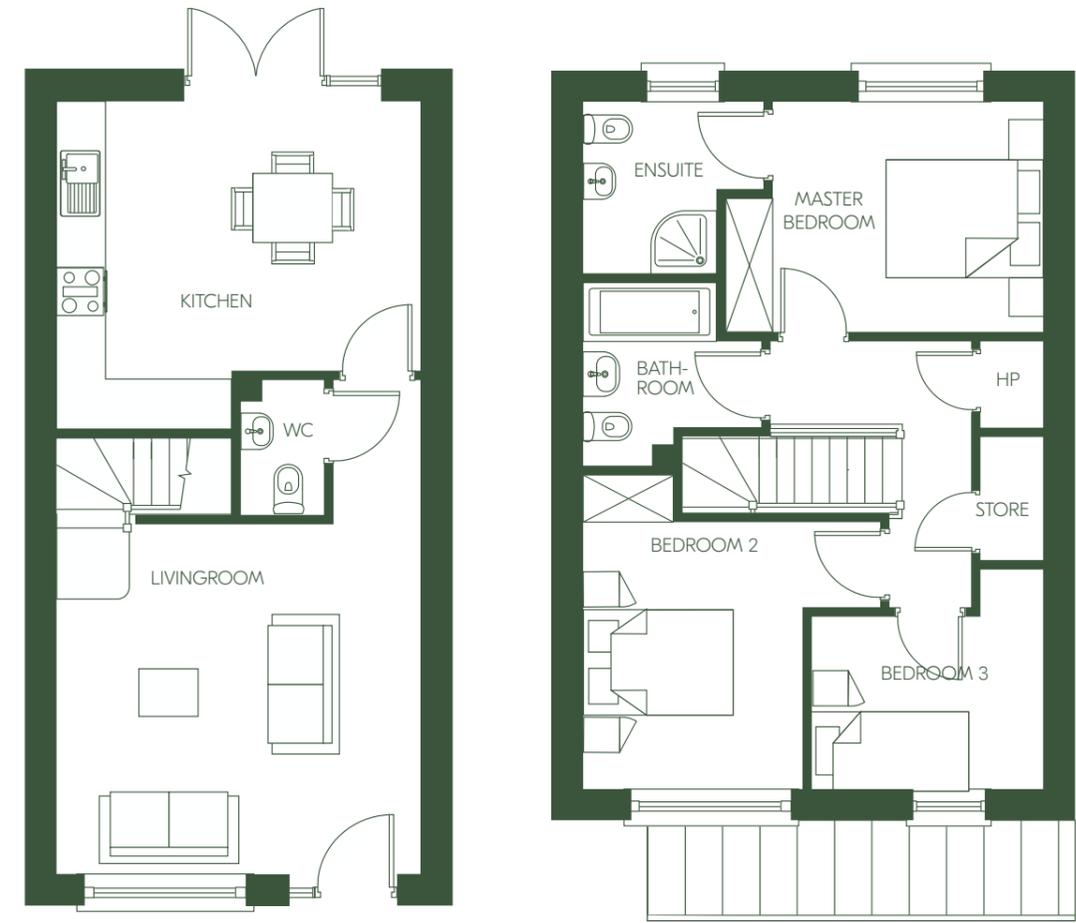
ground floor

first floor

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## The Heron

3 Bed Mid Terrace  
93 sq.m / 1,035 sq.ft



ground floor

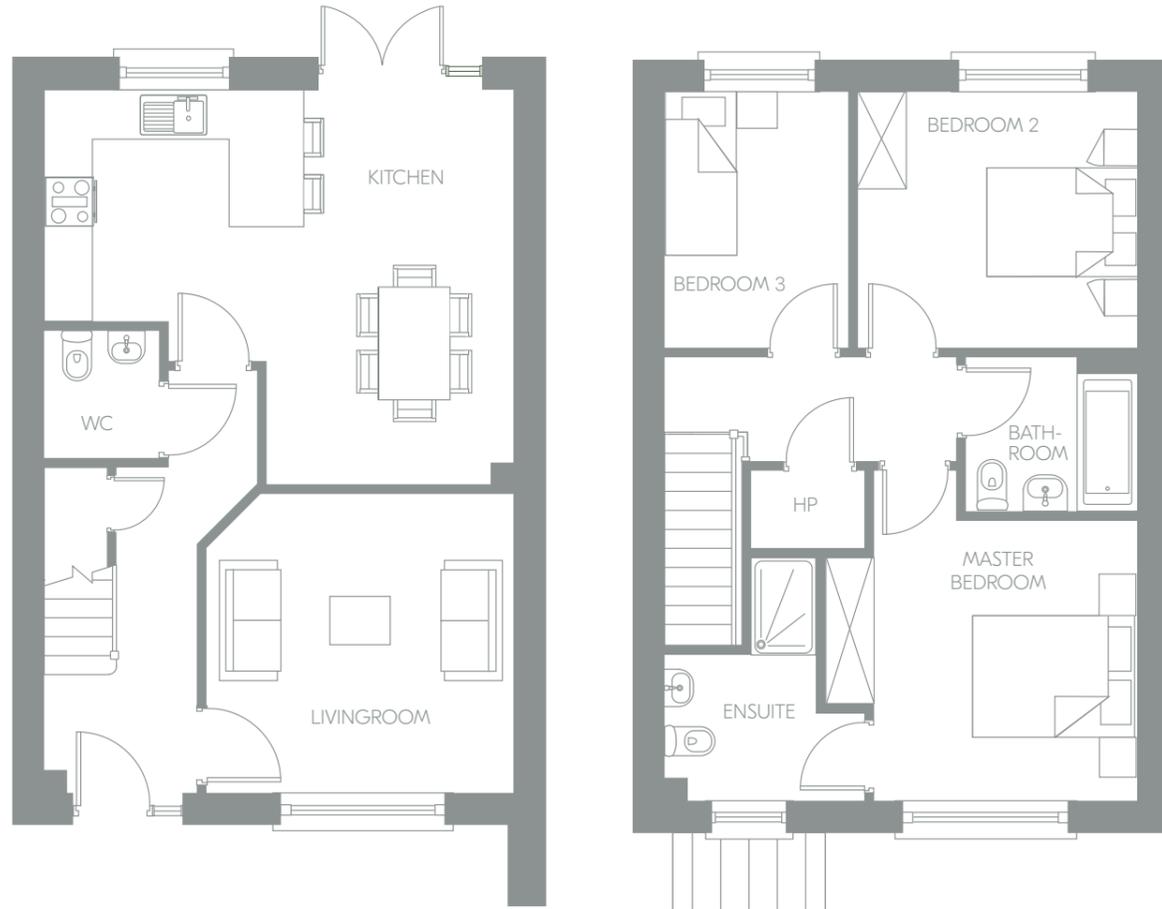
first floor

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## The Swallow

3 Bed End Terrace / Semi-Detached

103 sqm / 1,104 sqft



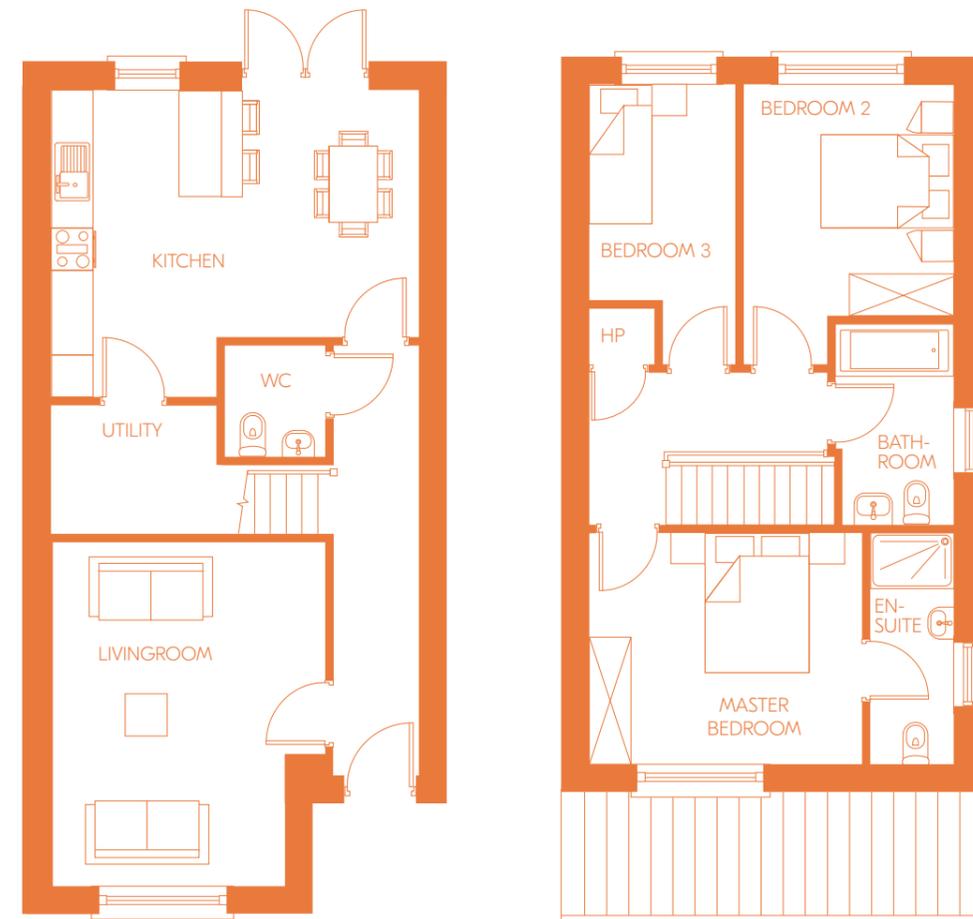
ground floor

first floor

## The Moorhen

3 Bed Semi-Detached

106 sqm / 1,140 sqft



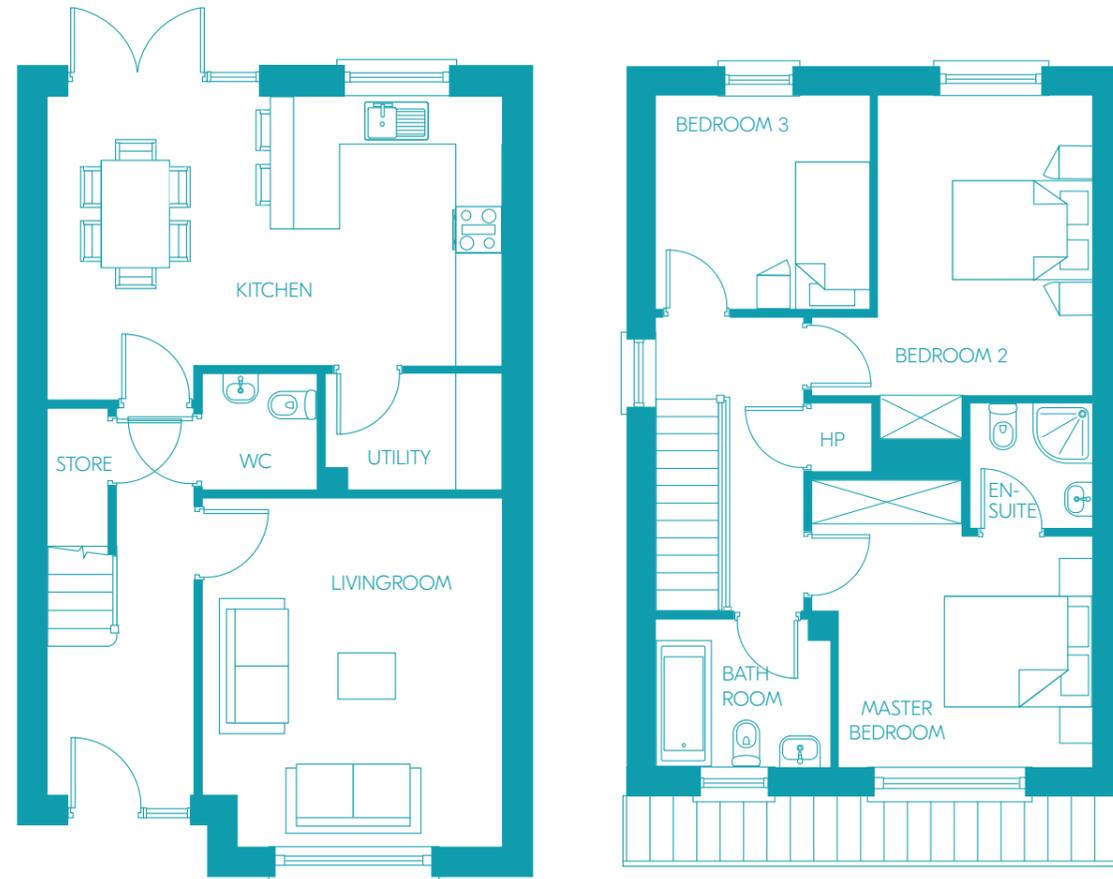
ground floor

first floor

## The Sanderling (A)

3 Bed Semi-Detached

108 sqm / 1,158 sqft



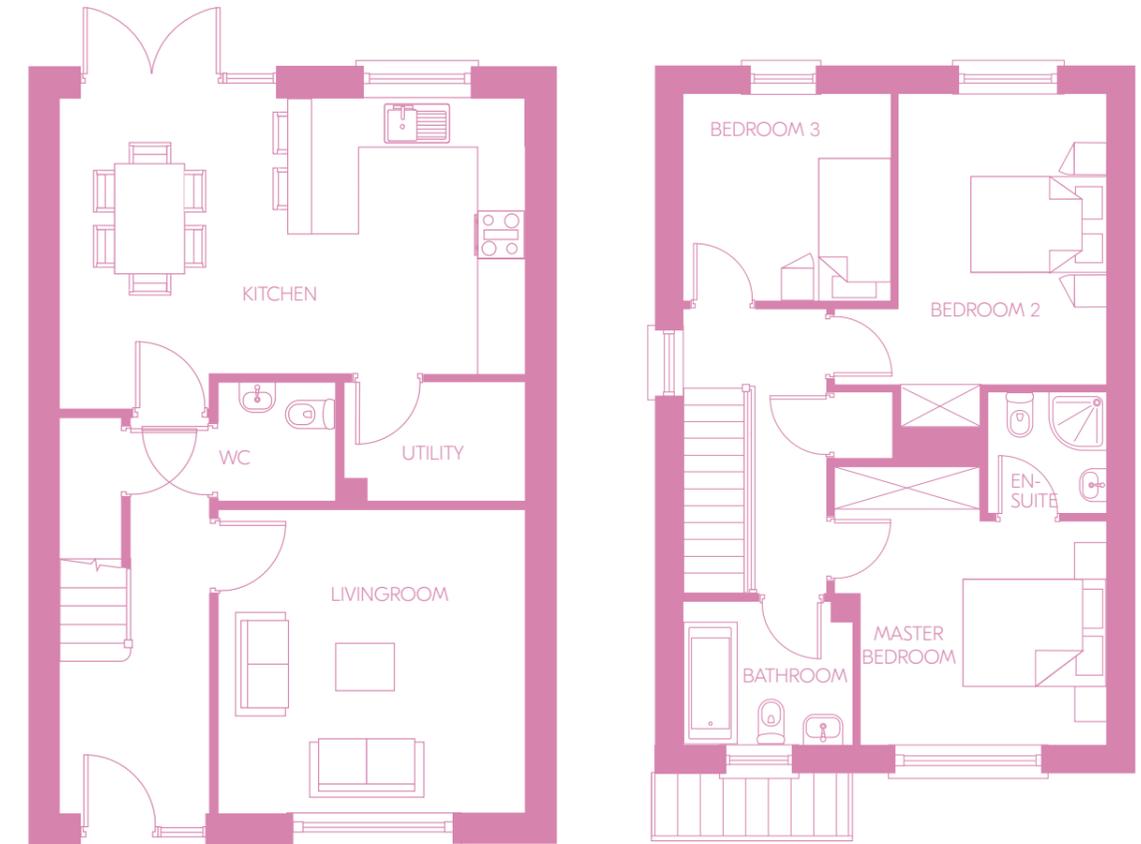
ground floor

first floor

## The Sanderling (B)

3 Bed Semi-Detached

110 sqm / 1,182 sqft



ground floor

first floor

## The Starling

3 Bed Semi-Detached

114 sqm / 1,228 sqft



ground floor

first floor

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## The Dove

4 Bed Semi-Detached / Detached

174 sqm / 1,878 sqft



ground floor

first floor

second floor

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Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.

## Giving Life A New Home

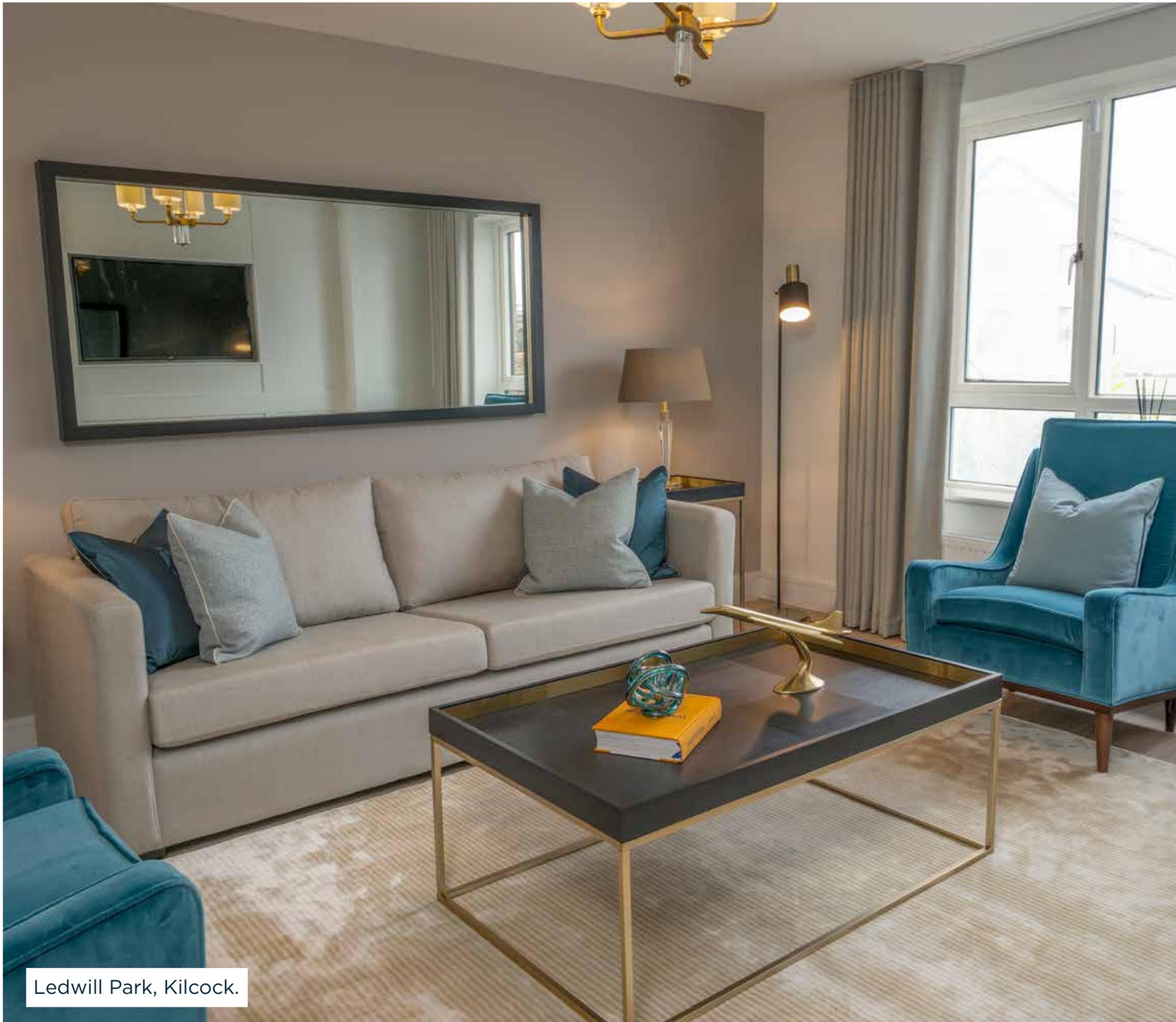
Our homes are planned, designed and built well.

**Make Your  
House a  
Home at  
Ledwill Park,  
Kilcock.**

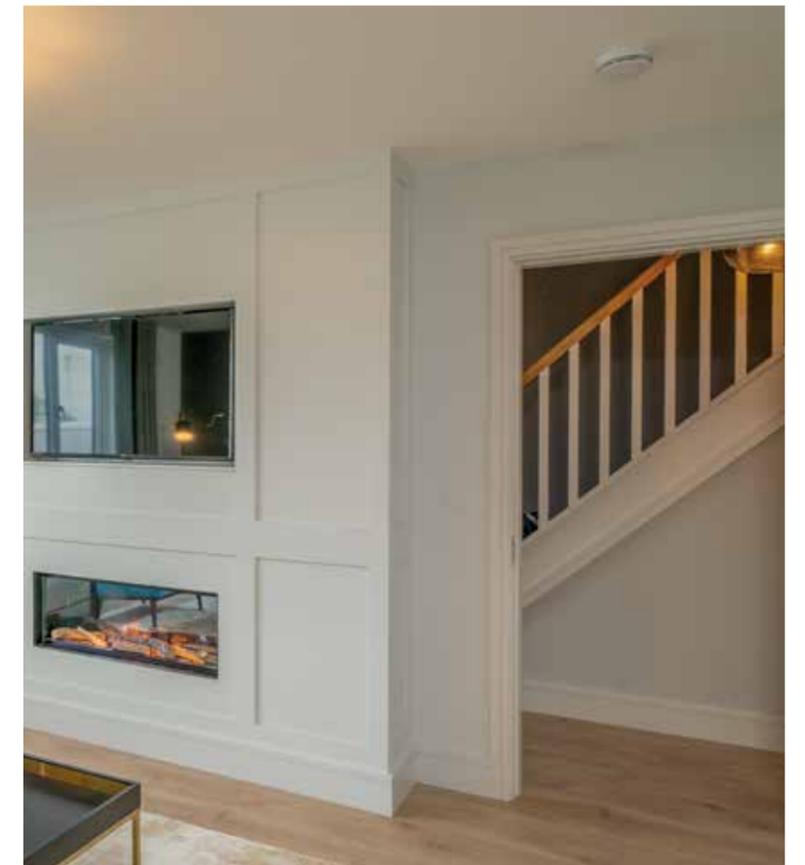
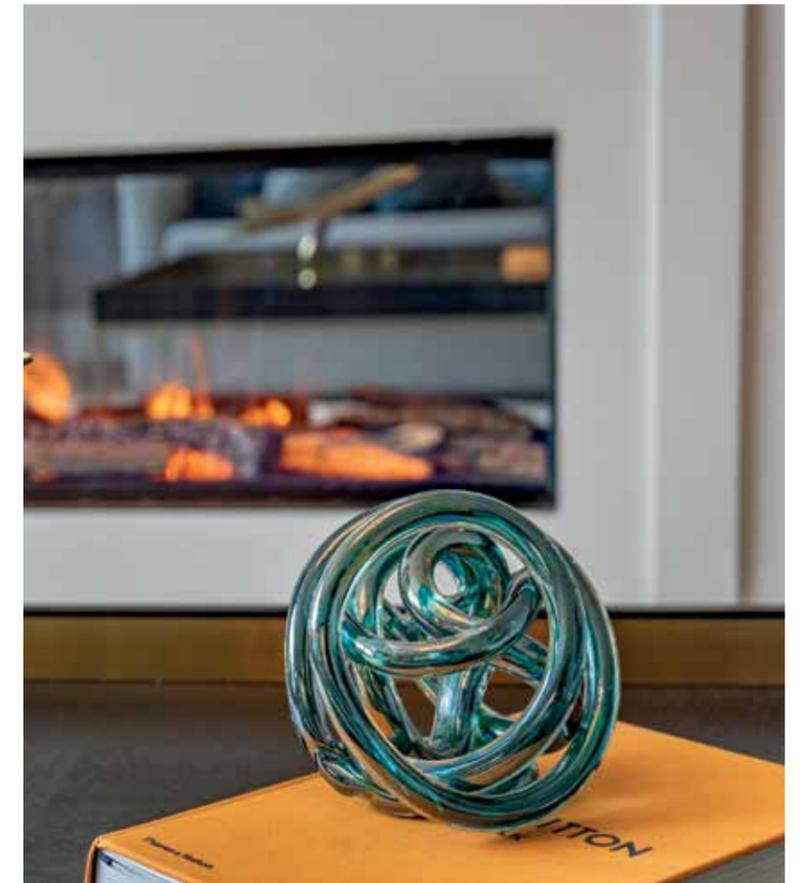




Ledwill Park, Kilcock.



Ledwill Park, Kilcock.



# Built To A Standard You Can Trust



## External Features

- Maintenance free, tasteful mix of brick and render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure five-point locking system.



## Electrical & Heating

- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- Smoke detectors.
- TV connection in living and master bedroom.
- Heat pump system which is thermostatically controlled to maximise your comfort.



## Kitchens

- Superb contemporary kitchen by Gallagher Kitchens with soft close doors.
- All kitchens are integrated with an upstand and extractor fan as seen in the show houses.
- Stainless steel sink featuring an elegant swan tap.



## Gardens

- Driveways finished in cobblelock paving.
- Seeded gardens with secure post and panel fencing to rear gardens.



## Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as seen in our show houses.



## Windows & Doors

- Two-toned uPVC double glazed windows with grey exterior and white interiors.
- French double doors to back garden.



## Wardrobes

- Shaker-style fitted wardrobes supplied by Gallagher Kitchens in master and second bedroom as in the show houses.



## Internal Finishes

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull-down attic ladder in all homes.



## Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.



## Guarantee

- Each Ledwill Park home is covered by a 10-year Homebond Structural Guarantee.



# Glenveagh Homes

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great locations at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

## Other Glenveagh Developments

Taylor Hill, Balbriggan  
Cnoc Dubh, Ballyboughal  
Holsteiner Park, Clonee  
Cois Glaisin, Navan  
Cluain Adain, Navan  
Herbert Hill, Dundrum  
Proby Place, Blackrock  
Marina Village, Greystones  
Semple Woods, Donabate  
Knightsgate, Rush

## Joint Selling Agents



(01) 651 0000  
PRSA NO. 002296



(01) 667 1888  
PRSA NO. 002183

## Professional Team

Developer **Glenveagh Homes**

Interior Designer **House and Garden**

Solicitor **Mason Hayes & Curran**

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