



MILLERSTOWN

MAYNOOTH ROAD, KILCOCK

EXCLUSIVE DEVELOPMENT OF 3 & 4 BEDROOM HOMES

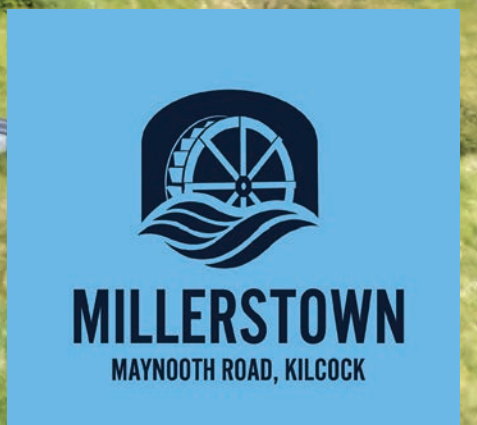
MAYNOOTH ROAD, KILCOCK

millerstown.ie

WELCOME TO MILLERTOWN



Millerstown is a prestigious development of large family homes located on the Maynooth Road beside the Royal Canal. A well positioned site convenient to the many amenities that both Kilcock and Maynooth have to offer.



PERFECTLY SITUATED



The advantages of being so close to the array of amenities and facilities at Maynooth and Kilcock cannot be underestimated.

The new family homes in Millerstown benefit from an excellent location, positioned in a unique setting convenient to Kilcock and Maynooth with a host of recreational activities available on your doorstep.

Millerstown Estate faces an extensive landscaped river park alongside the River Rye and the Grand Canal on the Maynooth Road.

A great choice of green open areas and children's playgrounds throughout the Millerstown Estate provides residents with quality relaxation and play environment.



There are excellent transport links connecting Kilcock to Dublin City Centre with Irish Rail providing a commuter service to the heart of the capital, the train station is a short walk from Millerstown. A regular bus service is also on hand to bring you into Dublin City Centre. Dublin Airport is an approximate 30 minute drive away and the M4 road network allows access to the M50 providing links to all major routes.

EASY COMMUTE



6 minutes walk to Kilcock Town Centre - 500 m
10 minutes walk to Kilcock Train Station - 850 m



3 minutes walk to Kilcock Town Centre - 500 m
5 minutes walk to Kilcock Train Station - 850 m



5 minutes drive to Maynooth - 4.5 km
19 minutes drive to the M50 - 25 km



40 minutes train journey to the City Centre



60 minutes journey to the City Centre with Bus Éireann



10 minutes drive to the N4 Motorway

NOTE: All times are indicative only, distances based on future connection to R125

IDEAL LOCATION



Millerstown. An ideal location with sporting, recreation and shopping facilities, schools and a railway station – it's all here.

Kilcock has a great mix of cafes, bars and restaurants to suit everyone in which you can enjoy a great selection of food throughout the day. There are also traditional public houses and the outstanding Bujolle Bistro located within the town sure to guarantee a good night out. Liffey Valley Shopping Centre is a short drive away via the M4 motorway.

Sports facilities abound in Kilcock; there is a GAA club with two full size pitches and an athletic club with an all weather running track located in the town. Fishing, cycling and canoeing are also some of the popular activities along the Royal Canal. Carton House, The K Club, Palmerstown House and Kilcock Golf Club are among some superb golfing facilities in the Kilcock area. Local health clubs provide a wide choice to fitness enthusiasts.

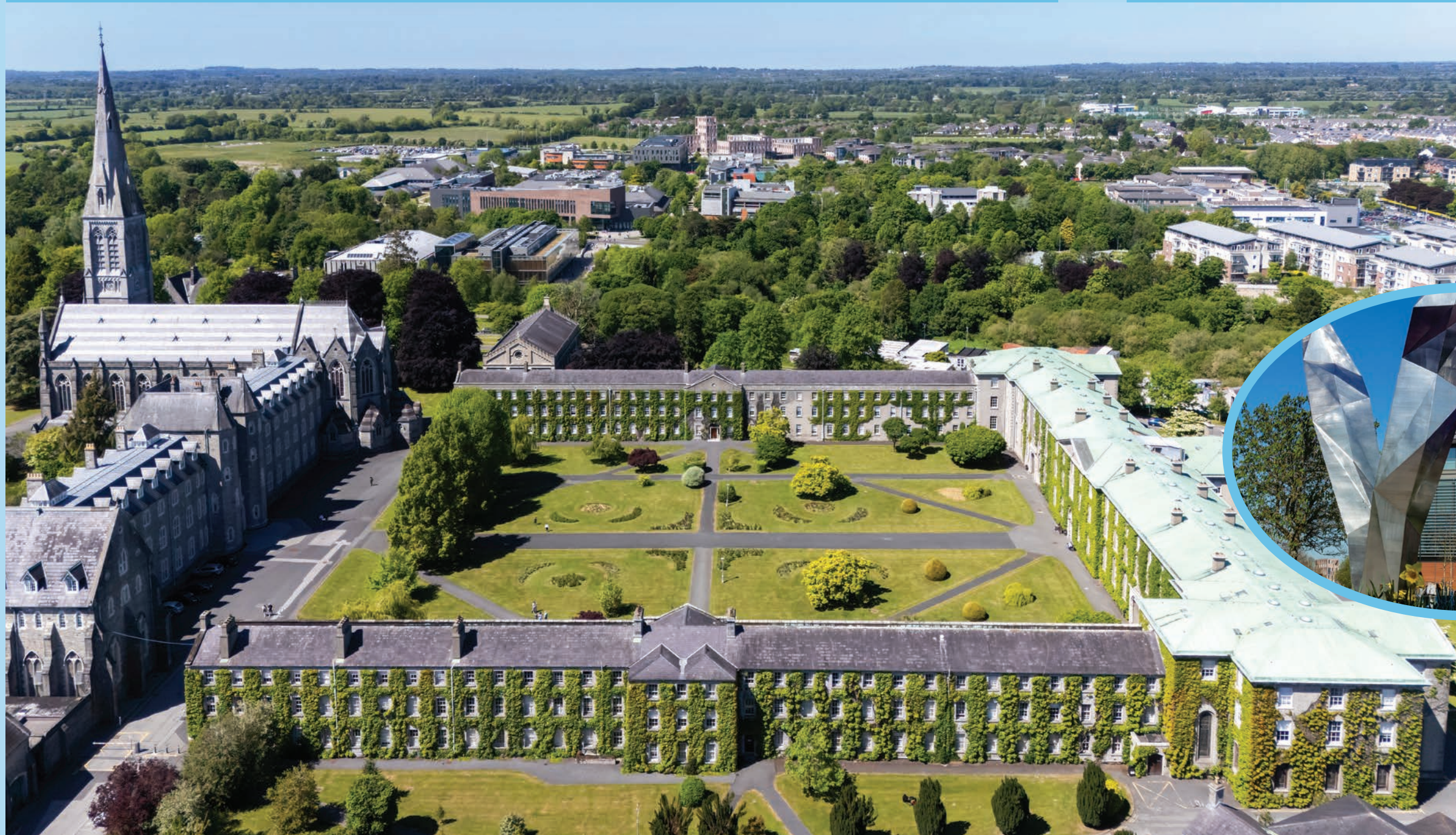


MAYNOOTH



Maynooth is a thriving University town, home to the National University of Ireland Maynooth (NUIM) and St. Patrick's College, Ireland's Pontifical University.

The town of Maynooth takes its name from Nuadha Neacht, a pre-Christian King of Ireland or perhaps from a later Mogh Nuadhat, a ruler of the second century after Christ. Following the foundation of The National University of Ireland, Maynooth became a recognised college of the university in 1910. In 1966 St. Patrick's College opened its doors to lay students and its population grew rapidly over the next three decades. In 1997 the Facilities of Arts, Science, Celtic Studies and Philosophy were united in a newly established constituent university of the National University of Ireland.





NEW HOUSES



The new houses are completed in traditional masonry construction with numerous attractive features.

Purchasers will enjoy the benefit of a brand new high specification house, complete with all comforts of modern lifestyle designs. The gardens front and back are well sized with ample car parking space in the off street driveways.



EXQUISITE INTERIORS



Generously proportioned homes designed with modern family living in mind.

These well appointed houses have been specifically designed to maximise the available space and create generous family homes. The large kitchens exude quality; the bathrooms and ensuites are exceptional.

The new "A" rated homes at Millerstown deliver comfort, low maintenance and energy efficiency. Large three and four bedroom family houses of traditional masonry construction in a prime setting.

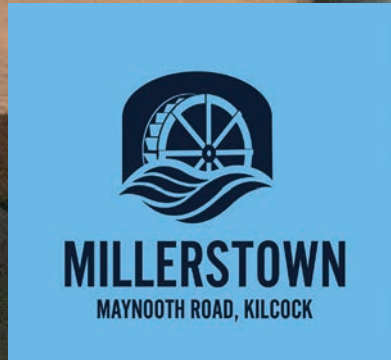


MILLERSTOWN
MAYNOOTH ROAD, KILCOCK





*"A" rated homes with a
modern feel throughout
designed with contemporary
family living in mind.*





DECADES OF EXPERTISE



McGarrell Reilly are one of Ireland’s leading house builders, who have been constructing quality housing developments for over 40 years.

McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. Each project has one thing in common; the McGarrell Reilly Stamp of exceptional quality and value. Each house maximizes the available space and creates generous traditional family homes, delivering comfort, low maintenance and energy efficiency.

 McGarrell Reilly
Homes



Station Road, Lusk



Millerstown Phase I, Kilcock



Stepaside, Kiltarnan



Clonrath Hill, Lusk



Marlmount, Dundalk



Beechwood, Hansfield



Malahide Marina, Malahide



THE BEECH

THREE BEDROOM TERRACED HOUSE
APPROX. 111 SQ.M. / 1,193 SQ.FT.



GROUND FLOOR

FIRST FLOOR

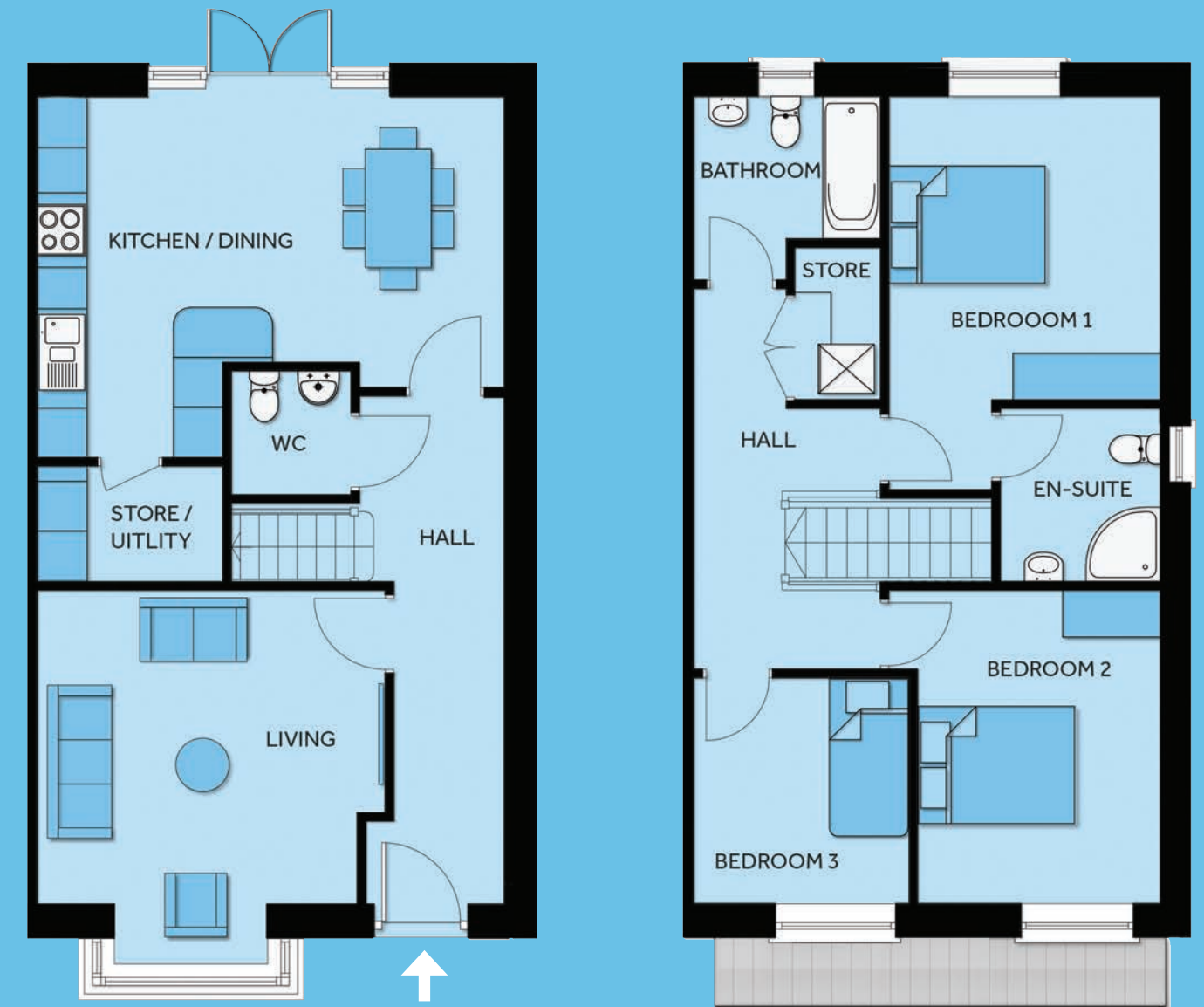


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



THE SYCAMORE

THREE BEDROOM END-TERRACE & SEMI-DETACHED HOUSE
APPROX. 112 SQ.M. / 1,206 SQ.FT.

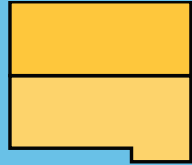


GROUND FLOOR

FIRST FLOOR



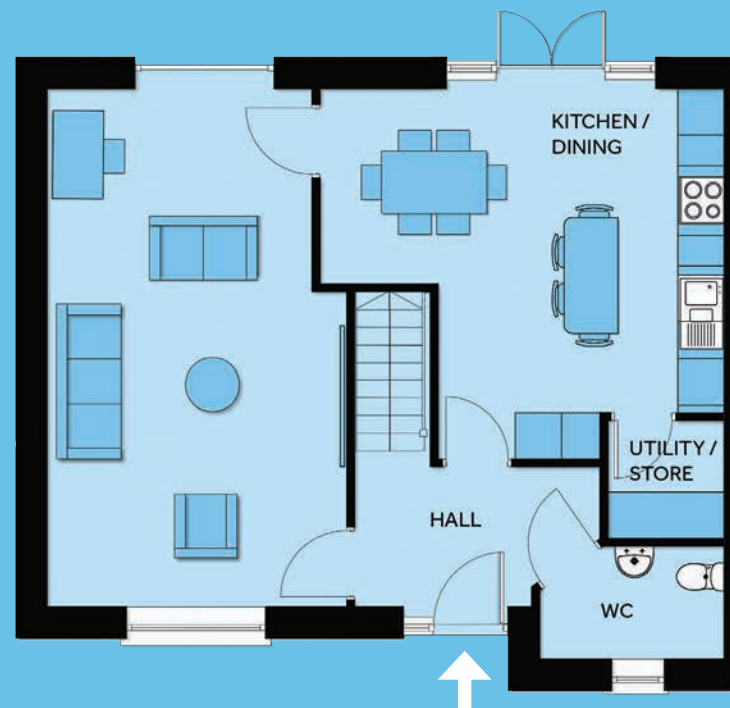
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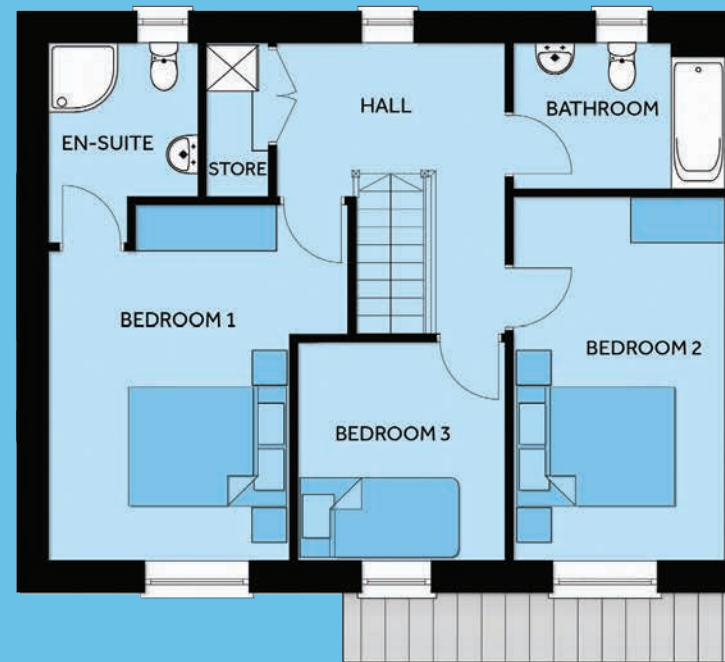
THE ELM



THREE BEDROOM END-TERRACE, SEMI-DETACHED & DETACHED HOUSE
APPROX. 119 SQ.M. / 1,279 SQ.FT.



GROUND FLOOR



FIRST FLOOR



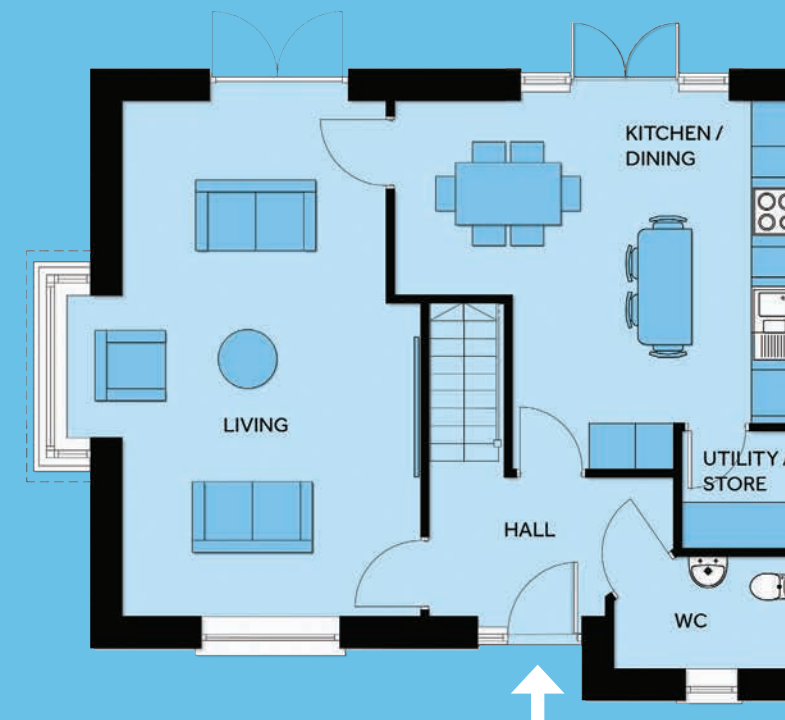
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THE CHERRY



THREE BEDROOM SEMI-DETACHED & DETACHED HOUSE
APPROX. 120 SQ.M. / 1,292 SQ.FT.



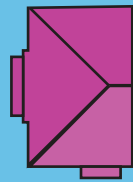
GROUND FLOOR



FIRST FLOOR



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THE ASPEN

FOUR BEDROOM END-TERRACE & SEMI-DETACHED HOUSE
APPROX. 125 SQ.M. / 1,350 SQ.FT.



GROUND FLOOR

FIRST FLOOR

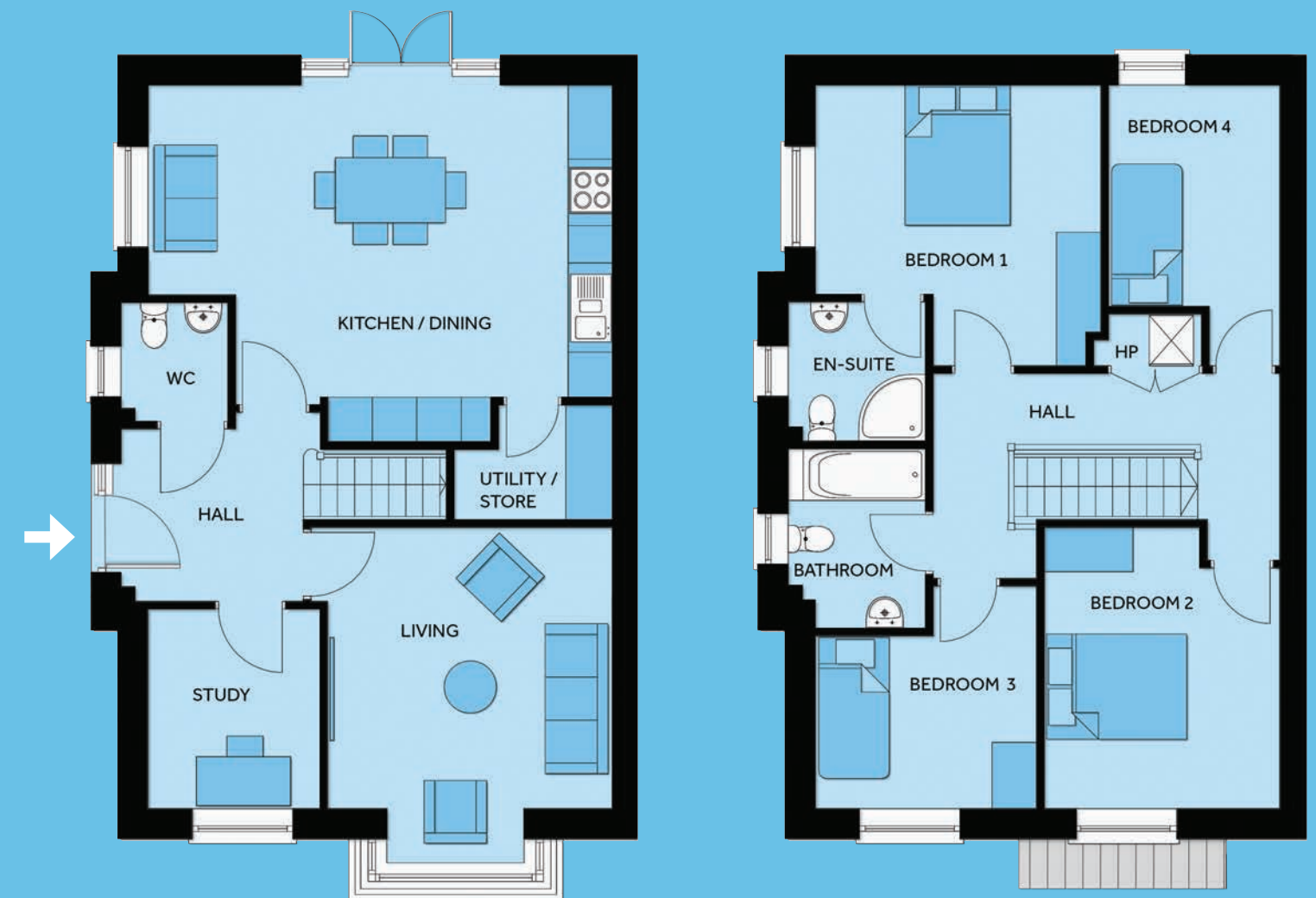


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THE OAK

FOUR BEDROOM DETACHED HOUSE
APPROX. 125 SQ.M. / 1,350 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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SPECIFICATION

The new homes in Millerstown offer sustainable living with a high quality specification throughout, low maintenance finishes and excellent energy efficiency.

EXTERNAL FEATURES

- Maintenance free brick and painted render facades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.

BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.

INTERNAL FINISHES

- Fiber optic cable (cat 6) installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Modern grooved architrave and skirting.
- Painted throughout.

KITCHENS

- Superior quality modern step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.

BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.

HOME BOND WARRANTY

- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.



HOUSE TYPES



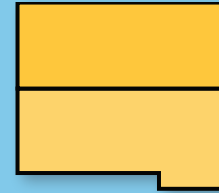
THE BEECH

3 Bedroom
Terraced



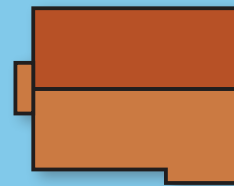
THE SYCAMORE

3 Bedroom
End-terrace &
Semi-detached



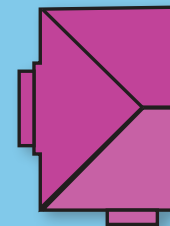
THE ELM

3 Bedroom
End-terrace,
Semi-detached
& Detached



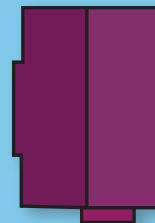
THE CHERRY

3 Bedroom
Semi-detached
& Detached



THE ASPEN

4 Bedroom
End-terrace &
Semi-detached



THE OAK

4 Bedroom
Detached

SITE PLAN



Not to scale. This map is for information purposes only and may be subject to variation and change.

LOCATION MAP



View of the Royal Canal along Maynooth Road in Kilcock



Greenway along the Royal Canal

ESTATE MAP



View of the existing Millerstown Estate seen across the public park



Entrance across the bridge to the existing Millerstown Estate

PROFESSIONAL TEAM

Solicitors

Eversheds Sutherland
One Earlsfort Centre
Earlsfort Terrace
Dublin 2

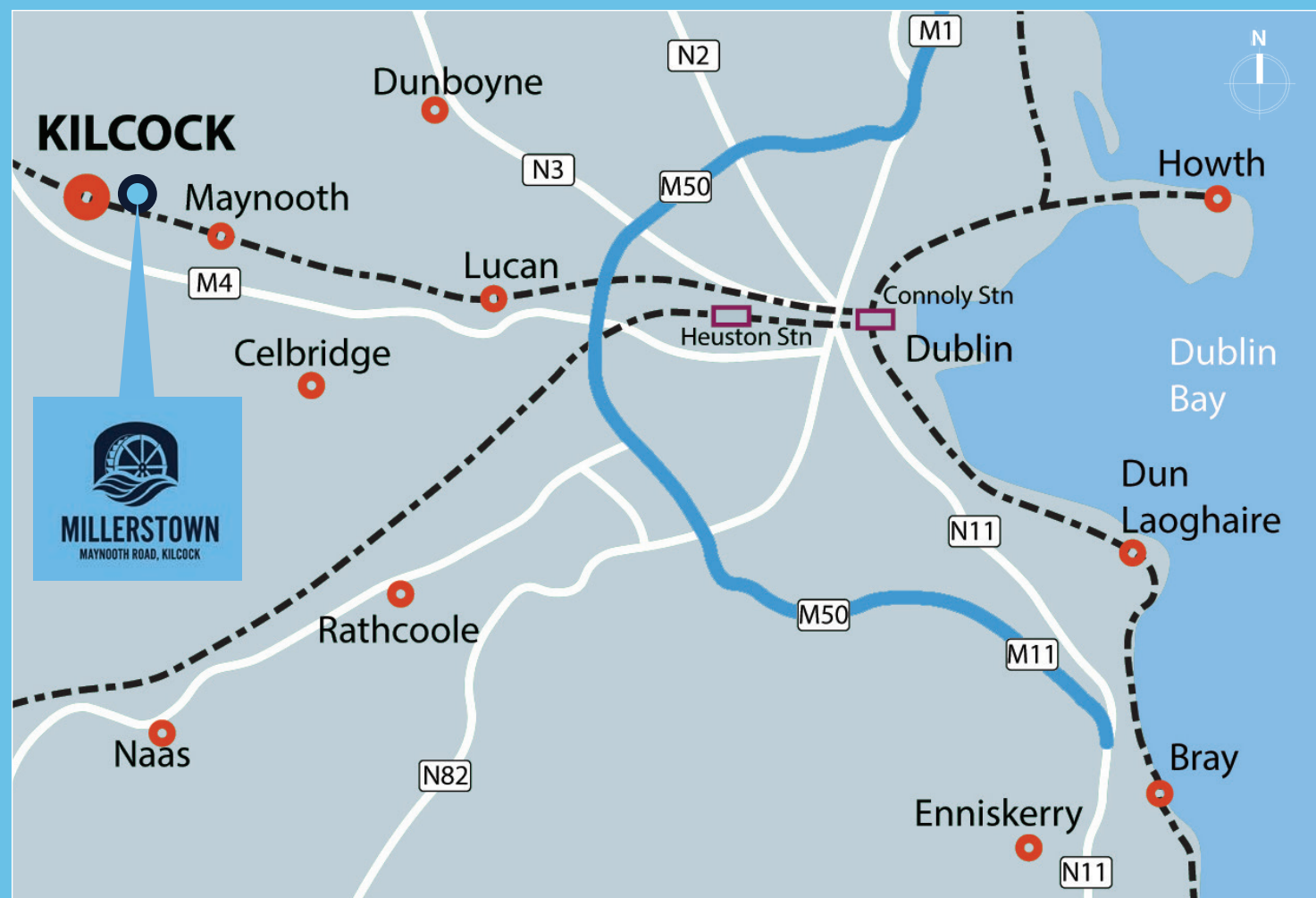
Architects

Kellarch Ltd
Brighton Road
Dublin 18

Donal McNally Architects B.Arch MRIAI
6 White Swan Business Centre
Greenville Avenue
Dublin 8

Engineers

O'Connor Sutton Cronin Consultant Engineers
9 Prussia Street
Stoneybatter
Dublin 1



JOINT SALES AGENTS



PSRA Licence No: 001651

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Hooke & MacDonald
118 Lower Baggot Street
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Coonan New Homes
Property House
Maynooth
Co. Kildare

DEVELOPER



FUNDER



HOMEBEOND WARRANTY

10-year HomeBond Guarantee

www.millerstown.ie



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