

ABBOTTFIELD

CLANE, CO. KILDARE



There is no place like a home at Abbottfield



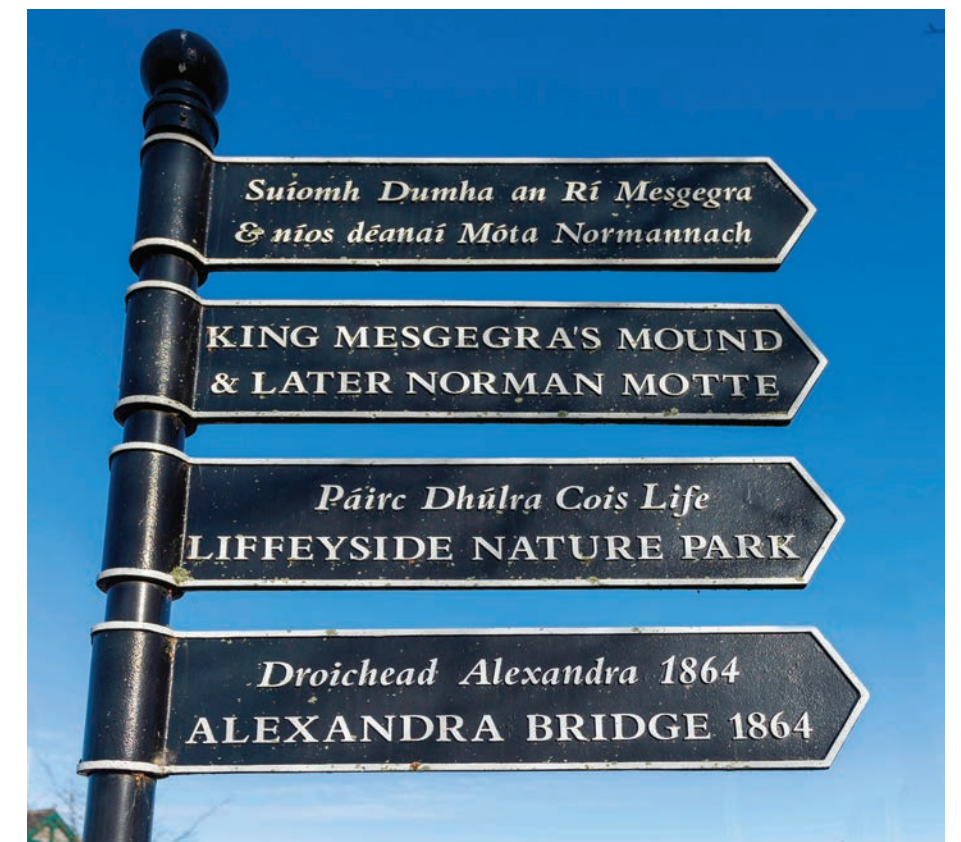
www.abbottfield.ie



“Nature has music
for those who listen” SHAKESPEARE

Abbottfield a new way of life...

Abbottfield is a high-class development of 3 & 4 bedroom “A” rated homes located a stone’s throw from the town of Clane. Offering a range of detached and semi-detached homes, located just off the Ballinagappa Road in one of the finest addresses in Clane, Co. Kildare. Abbottfield offers families the opportunity to put down roots in a peaceful and private setting in a location second to none. This exclusive development will comprise of just over 46 “A” rated homes in the initial phase, with the remainder of the units becoming available in a later release.



At Home in Clane

Clane developed around a pre-Norman Abbey founded in the 6th Century, is steeped in history and fascination and is a renowned heritage town. It boasts a mixture of local amenities to suit all, whilst also offering a quiet refuge away from the pressures of city living. Locals can enjoy the benefits of a tranquil country lifestyle with meandering walkways alongside the River Liffey.



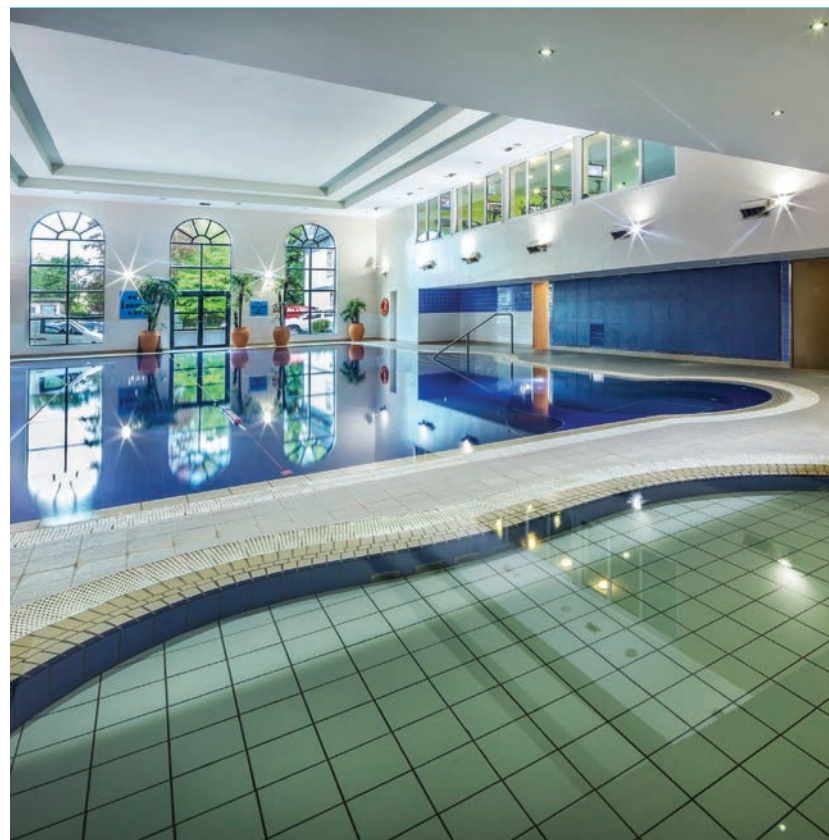
Welcome to Abbottfield

Clane caters for the modern family's everyday needs, featuring many shops, boutiques, restaurants and pubs. The town offers a host of well-regarded schools at all levels while sports lovers of all ages will have no trouble filling up their leisure time in this busy location. As a location for families, Clane offers an enviable lifestyle.

The houses at Abbottfield have been meticulously designed to maximise available space while creating a stylish generous family home. These homes are designed and planned to meet the demands of modern living offering extensive accommodation and a very generous amount of both living and outdoor space. Thought and care is evident throughout Abbottfield which further enhances the development.



The perfect balance of work and life is offered to residents of Abbottfield.



Connected living...

Clane benefits from its location with the M4 and M7 within easy reach, making it a perfect commuter town, as Dublin city is only a 35-minute drive away. Clane also has regular bus services to Dublin city centre. Plus, there is a regular train to the city from nearby Sallins & Maynooth, which are both a ten-minute drive away from Clane.





Abbottfield Site Plan

This is a unique development of well designed homes set on planted grounds with generous open space, which further adds to the appeal of Abbottfield.



House Types

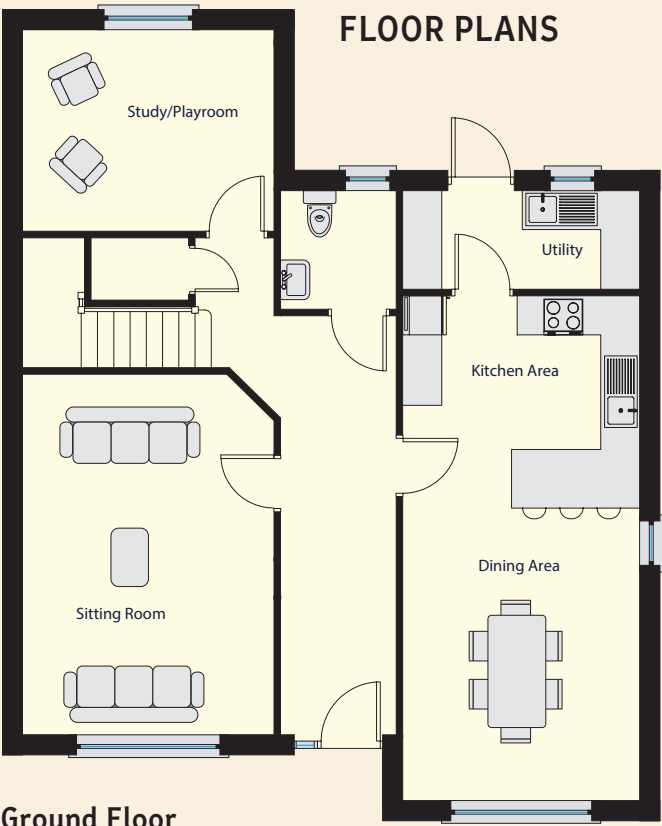
-  House Type A
4 Bed Detached
-  House Type B
3 Bed Semi Detached





The Meadow

Large 4 bedroom detached
Approx 1,951 sq.ft. / 181 m²



Ground Floor



First Floor

All plans shown are approximate & subject to change



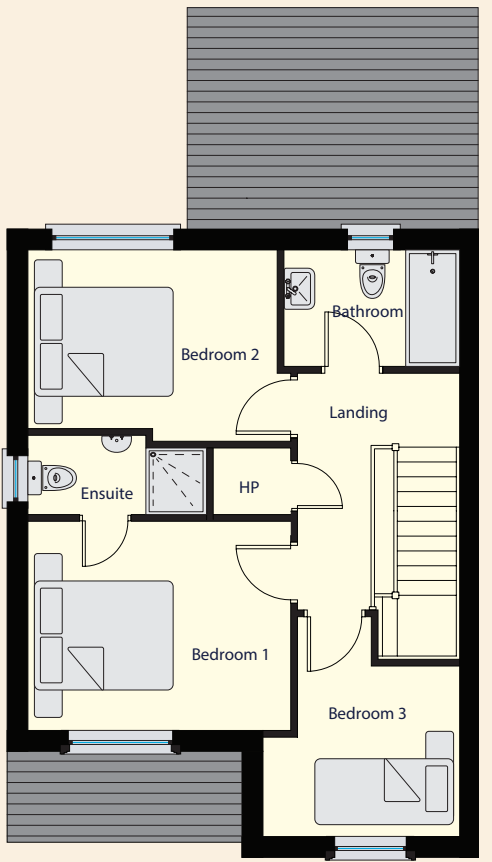
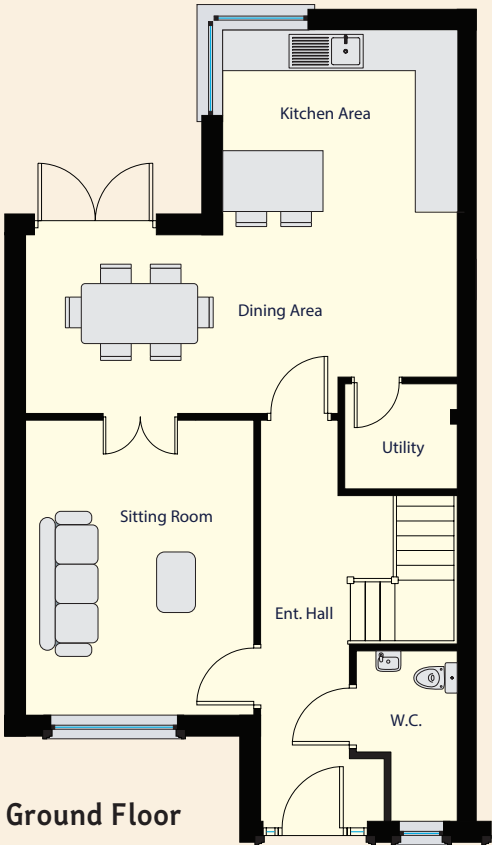
Interior photos are from Oldtown Walk



The Orchard

Large 3 bedroom semi-detached
Approx 1,200 sq.ft. / 111.5 m²

FLOOR PLANS



All plans shown are approximate & subject to change

Specifications

CONSTRUCTION TYPE

- Concrete block construction with internal insulation and brick 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 PVC windows.
- Natural ventilation system throughout the house.

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.

BATHROOMS & EN-SUITES

- 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.

FIREPLACE

- Fireplace and electric fire as per showhouse - 4 bedroom house only.

EXTERNAL FINISHES

- Low maintenance, attractive brick and render finishes.
- Sandstone window surrounds, paving as per show-house.

GARDENS

- Gardens are top-soiled and seeded with grass.
- 400mm x 400mm silver granite paving to patio areas to the rear of each house.

WINDOWS & DOORS

- All windows and doors are low maintenance energy efficient PVC.
- Windows are Argon filled double glazed units.
- Window boards will be moisture-resistant MDF.
- Internal doors shall be as per showhouse.
- Skirtings and architraves as per showhouse.

STAIRS & RAILINGS

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

WALL FINISHES - EXTERNAL

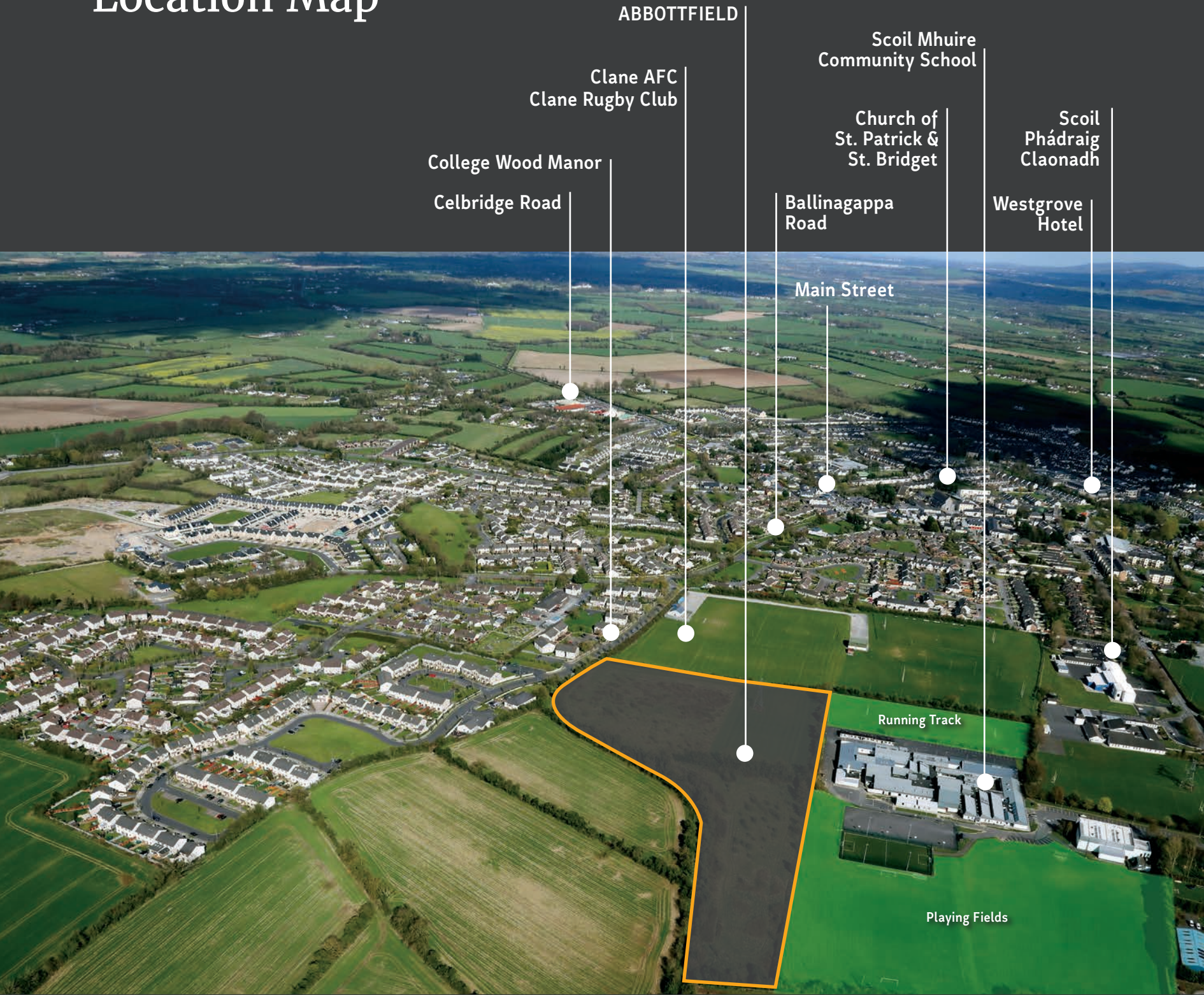
- Old world lbstock brick front elevation.
- Parex plaster finish to balance off all blockwork walls.

ELIGIBLE FOR THE HELP TO BUY SCHEME.



BER A2/A3

Location Map



www.abbottfield.ie

PROFESSIONAL TEAM

DEVELOPED BY



www.westinhomes.ie

SALES AGENT



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DESIGN: www.Design2.ie