



# CLUAIN DARA

DERRINTURN, CO. KILDARE



An idyllic, low density, housing development of bright, spacious family homes – all within 30 miles of Dublin.

A new development of large 2, 3 & 4 bedroom family homes, located in a tranquil setting on the outskirts of Derrinturn Village in County Kildare. Within walking distance of your new home is an excellent primary school, traditional pub and restaurant, local shops, health centre, garage and a church. On your doorstep is all that Kildare County has to offer - and yet you're within easy commuting distance to Dublin.

Prices from €227,500





## House Specifications

Each carefully crafted home contains excellent energy efficient features along with the freedom for each buyer to personalise their space.

### Kitchen

- Superb quality contemporary styled kitchens as per relevant showhouse
- Extractor fan included as standard
- Soft close drawers and doors
- Stainless-steel bowl and a half sink
- Separate utility room with below countertop space provided for washing machine and dryer per relevant showhouse

### Bedroom

- High quality shaker style wardrobes as per showhouse

### Bathroom & En-suite

- Quality sanitary ware
- Polished chrome heated towel rail
- Pumped thermostatically controlled shower
- Wall tiling as per showhouse

### Internal Finishes

- High ceilings at ground floor
- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse
- Satin chrome finish ironmongery
- Painted throughout
- Stylish fireplace with wood burning stove insert as per relevant showhouse
- Wired for TV, telephone and intruder alarm

### Energy Efficiency

- BER A Energy Rating Homes
- High levels of roof, wall and floor insulation

### Homebond Warranty

- 10-year HomeBond Guarantee

### External Features

- High performance uPvc maintenance free windows and doors
- Multi-point locking system to external doors
- Cobblelock driveway with parking for two cars
- Seeded front & rear garden
- Block Walls or Concrete post and quality treated timber fencing panels to rear garden

### Customise the final details of your new home

At Landport Estates we believe you should have the freedom to customise one of life's biggest purchases. We invite you take part in the selection of the final finishes of your new home.

Find out how by visiting [CluainDara.ie](http://CluainDara.ie)



## The Maple

House Type A "The Maple" is a 4 bedroom detached house. 1,563 sqft / 145m<sup>2</sup>.



Ground floor plan



First floor plan



## The Birch

House Type A1 "The Birch" is a 4 bedroom detached house. 1,585 sqft / 147m<sup>2</sup>.



Ground floor plan



First floor plan



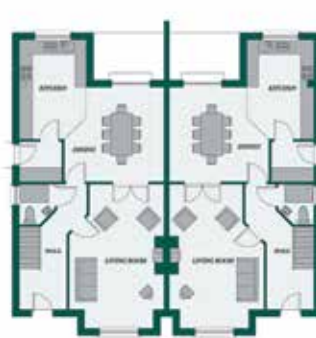
First floor plan

## The Oak

House Type B "The Oak" is a 4 bedroom semi-detached house. 1,345 sqft / 125m<sup>2</sup>.



Ground floor plan



First floor plan

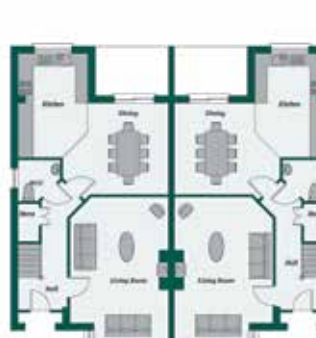


## The Elm

House Type C "The Elm" is a 3 bedroom semi-detached house. 1,245 sqft / 116m<sup>2</sup>.



Ground floor plan



First floor plan





## Location

Cluain Dara is located on the outskirts of Derrinturn Village in County Kildare. Within a 10 minute drive you can be on the M4 motorway, or relaxing in the pool at Johnstown Estate Hotel & Spa. Enjoy country living within easy access of Dublin City centre by road, rail or bus.



### An Easy Commute to Dublin City Centre

- Dublin city is just 30 miles from Cluain Dara
- The M4 Motorway is within 10 minutes of Cluain Dara
- M50 at Palmerstown is 35 minutes from Derrinturn
- Dublin Heuston Station is 45 minutes drive away
- Enfield Train Station (Park & Ride) is a 12 minute drive

## Laid-back country living – all of Kildare on your doorstep

You'll be pleasantly surprised by all that Derrinturn's North County Kildare location has to offer. A short drive from Cluain Dara are the towns of Edenderry and Enfield with Kilcock and Maynooth just further down the road. For sporting clubs and activities you find a swimming pool, Carbury GAA, Edenderry FC and Edenderry Rugby club all within 10 minutes of your new home. Naas and Newbridge are within a 30 minute drive as is Kildare town and it's famous Kildare Shopping Village.



For more information visit [www.cluaindara.ie](http://www.cluaindara.ie) or contact:



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