



CLUAIN DARA

DERRINTURN, CO. KILDARE



INTRODUCING

The Crescent, Cluain Dara

Cluain Dara, by Alder Homes, is a development of bright, spacious, family homes located in Derrinturn Village in County Kildare, just 30 miles from Dublin City. An additional 12 new houses have been announced in a stunning, even more spacious design that now includes a utility room. 'The Ash' is a 3 bedroom semi-detached home coming in at 118.5 m² / 1275ft² and **priced at just €250,000.**





House Specifications

We pride ourselves on delivering you the highest quality houses.
Specification for Cluain Dara Phase 3 as follows:

Kitchen

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

Bedroom

- High quality shaker style wardrobes in bedrooms 1 & 3
- Bathroom & En-suite
- Quality sanitary ware
- Polished chrome heated towel rail
- Pumped thermostatically controlled shower
- Voucher available for tiling

Internal Finishes

- High ceilings at ground floor
- Superior quality internal joinery and hardwood handrail to stairs
- Satin chrome finish ironmongery
- Painted throughout
- Wired for TV, telephone and intruder alarm

External Features

- 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
- Phase 3 construction utilises ICF (Insulated concrete framework)

Internal Finishes

- A2-Rated energy efficient houses
- Low energy and low carbon houses
- The highest levels of insulation incorporated in floors, walls and roofs
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness
- Double glazed high performance windows. Low U-value windows & external doors
- Air to water heating system for A-Rated high efficiency home and water heating
- Homebond Warranty
- 10-year HomeBond Guarantee





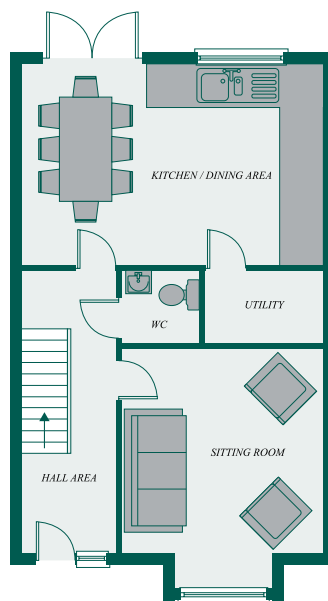
The Ash

🏠 1275sq.ft / 118.5m² 🛏 3 beds 🚿 2 bathrooms

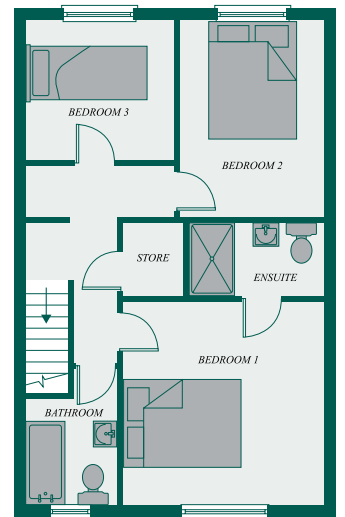
Welcome to The Crescent, Cluain Dara! 12 additional houses are now available in a brand new design, 'The Ash'.

'The Ash' is our newest house design – an extra spacious, 3 bedroom semi-detached home which now includes a utility room off the kitchen.

Priced at just €250,000, the new homes are available now to buy off-plan.



Ground floor



First floor

Previous phases are sold out!

The Maple



The Birch



The Oak



The Elm





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 Clane, Kilcock and Maynooth just a little further down the road. For sporting clubs and activities, you will find a swimming pool and gym, Carbury GAA, Edenderry FC and Edenderry Rugby club all within 10 minutes of your new home. Naas, Newbridge, Kildare town and it's famous Kildare Shopping Village are all within a 30-minute drive.



For more information visit www.cluaindara.ie or contact:



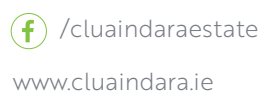
Sherry FitzGerald Reilly

Abbey Mall, Clane, Co. Kildare, W91 HWRZ
T: 045 868412 E: info@sfreilly.ie PSRA 001284



Coonan Property

Main Street, Maynooth, Co. Kildare, W23 P766
T: 01 628 6128 E: info@coonan.com PSRA No.: 003764



Alder Homes
Unit G2, Maynooth Business Campus Maynooth,
Co. Kildare, Ireland, W23 V6K3
T: 01 6510302 E: info@alderhomes.ie W: alderhomes.ie

These particulars do not form any part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct, however neither the developers or their agents shall be held liable for any inaccuracies therein. The developer reserves the right to alter, amend or change the specification prior to and during the construction phase and increase the size or extent of the development or site curtilage without prior notice to any other individual whatsoever. A full copy of Sherry FitzGerald Reilly's general brochure conditions can be viewed on the website at <http://www.sherryfitzgerald.ie/terms>, or can be requested from Sherry FitzGerald Reilly. We strongly recommend that you familiarise yourself with these general conditions.

Alder Homes is a trading name of Landport Estates Ltd.