



LIMETREE HALL

Maynooth, Co. Kildare

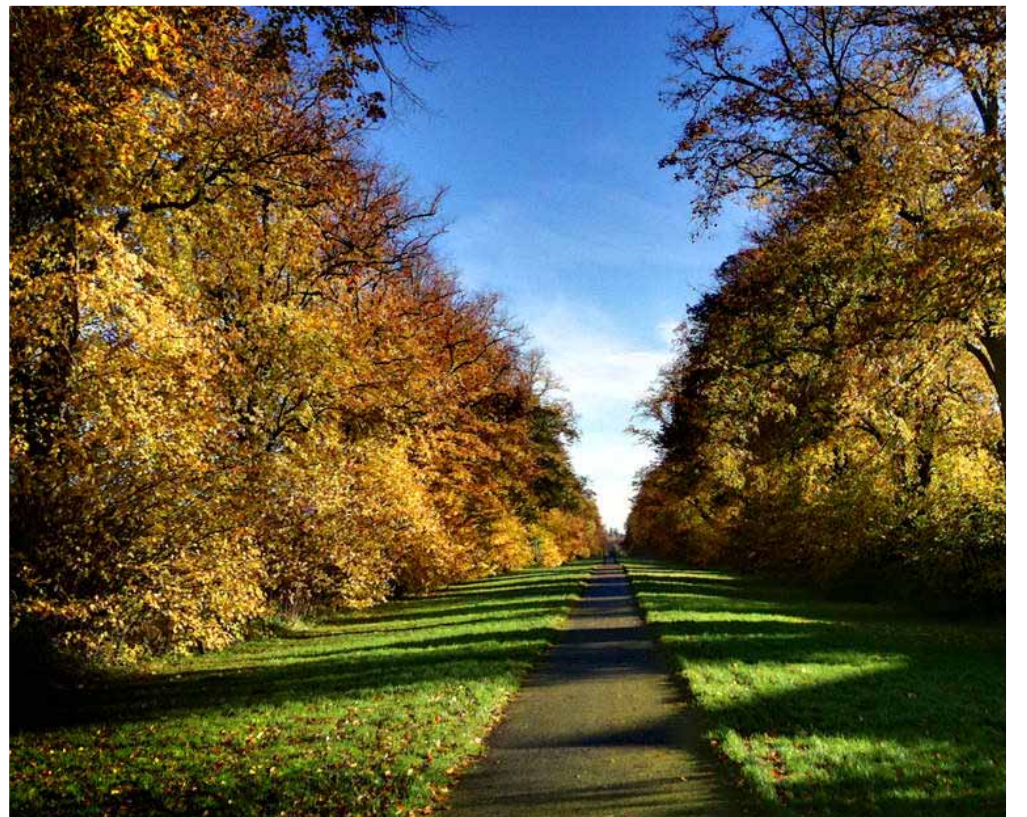




NUI Maynooth



Mill Street



LIMETREE HALL

A place to call home



Limetree Hall is situated on the Dublin Road only moments from the centre of Maynooth Town.

This luxurious development has pedestrian access to the magnificent Carton Avenue – a two kilometre tree lined walkway from the centre of Maynooth to Carton House.

The development consists of 36 detached and semi detached high quality four and five bedroom “A” rated homes

Each home has been attentively planned, both inside and out, with the emphasis on providing you with the space you need. The houses are larger than standard life-long homes and offer practical storage, versatile kitchen and living area layouts and attic convertibility in some units.

These A rated homes are complemented by generous driveways and gardens. There is an abundance of green spaces within the development including a proposed 5 acre parkland





Maynooth – *A vibrant centre*

Maynooth is a vibrant university town with a variety of shops, cafes, restaurants, pubs and retail outlets.

Commuting could not be easier with the M4 motorway and frequent services via bus and train.

Maynooth is a buzzing commercial area located mere minutes from large multinationals Intel and Hewlett Packard in Leixlip and The Kerry Group in Naas.

Fabulous shopping outlets are on hand including Dunnes Stores and a host of smaller boutiques. Liffey Valley Shopping Centre is less than 20 minutes away via the M4 motorway. There are major bank branches and a Credit Union to choose from.

A huge variety of sports are available including golf in the manicured grounds of Carton House, The K-Club and Castletown House, horse riding at the Dollardstown Stud, gym facilities at The Glenroyal Leisure Centre. Also in the area are rugby, GAA, soccer clubs to name but a few..

The choice and variety of local schools is impressive, including St. Mary's Boys National School, Presentation Girls' School, Maynooth Educate Together School and Gaelscoil Ui Fhiaich, Maynooth Post-Primary School. Maynooth offers educational facilities to take you from Montessori all the way to third level.

Now is your opportunity to live in a vibrant town with much to offer in the line of business, education and recreation.

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Home Specifications & Features

All houses are covered by 10 Year HomeBond Structural Guarantee

External Finishes

- Elegant elevations consisting of a mixture of rich brick and self colour, maintenance free render
- u-PVC fascia, soffits and gutters
- Aluminium clad timber windows by Carlson
- Silver Granite cills

Gardens

- Front gardens cobble-locked and landscaped to a high standard
- Rear gardens are levelled and seeded and include a paved patio area
- Outdoor tap and external double power socket are standard
- All boundary walls are capped and rendered block

Internal Finishes

- Walls and ceilings are skimmed and painted throughout in the choice of 4 interior designer picked colours. Plaster cornicing fitted to main reception room and hallway
- Contemporary skirting and architraves
- Internal Doors and Ironmongery:
- Elegant painted shaker style internal doors with brushed chrome lever handles, locks and hinges
- Attic conversion ready types B and C houses.

Windows and Doors

- High performance A rated Aluminium clad timber windows by Carlson Windows with timber front door with 4 point locking system

Kitchen and Utility Room

- The choice of modern or classic (shaker or gloss) style kitchens including soft close doors and drawers. Silestone counter tops an optional extra. All kitchens are fitted with electrical appliances as standard to include; oven, hob, microwave, extractor hood and fridge freezer.
- The utility rooms are fitted kitchen units, a contemporary counter top and sink

Wardrobes

- Luxurious modern fitted wardrobes in all bedrooms. Some bedrooms are fitted with study desks and or dressing tables (*refer to the drawings*)

Electrical

- Generous and well-designed electrical and lighting specification
- LED down-lighters to kitchen area with pendant lighting in all bedrooms
- Smoke/Heat and Carbon Monoxide detectors fitted as standard
- Option for security system with entry point and main bedroom control pad

Heating and Ventilation

- The houses come with A2 energy rating
- Each house is fitted with a Heat recovery mechanical ventilation system designed to supply clean air while using the heat from old air being pumped out
- The central heating system is an innovative A-Class Air Source Heat Pump located externally This system provides energy efficient central heating distributed through aluminium radiators with large capacity of hot water storage.
- All internal walls and floors fitted with acoustic insulation
- Air tight wood burning stove is supplied to the living rooms
- Air tight attic hatches are provided to each property with storage provisions in the sides of the roof space in 3 storey houses.

Bathrooms / En-suites & WC

- Stylish and contemporary bathrooms, en-suites and downstairs WC with elegant sanitary ware
- En-suites are fitted with large walk in pressurised showers and fitted shower screens
- Bathroom and en-suites enclosures and floors are tiled
- Master en-suite enclosure and floors are tiled and the walls are partially tiled

Location/Site Plan

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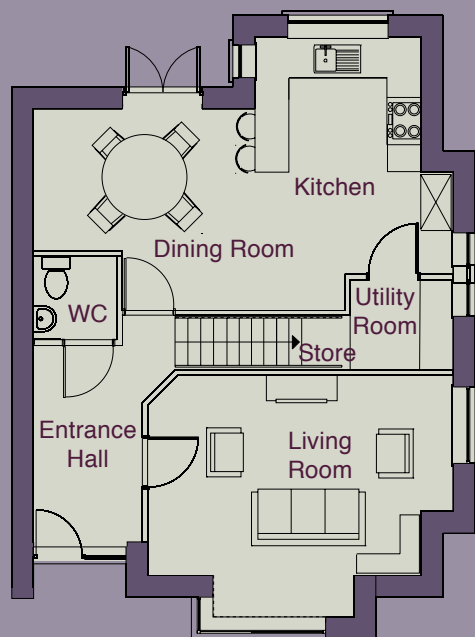




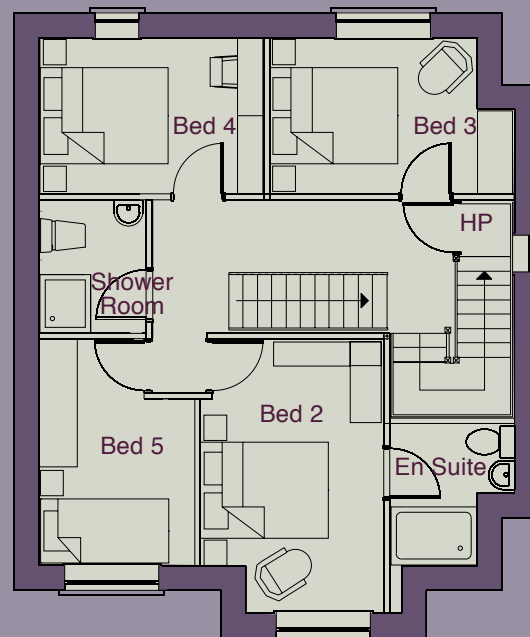
The Alder

Five Bed Detached Homes c. 164.5 Sq. M. / 1,771 Sq. Ft.

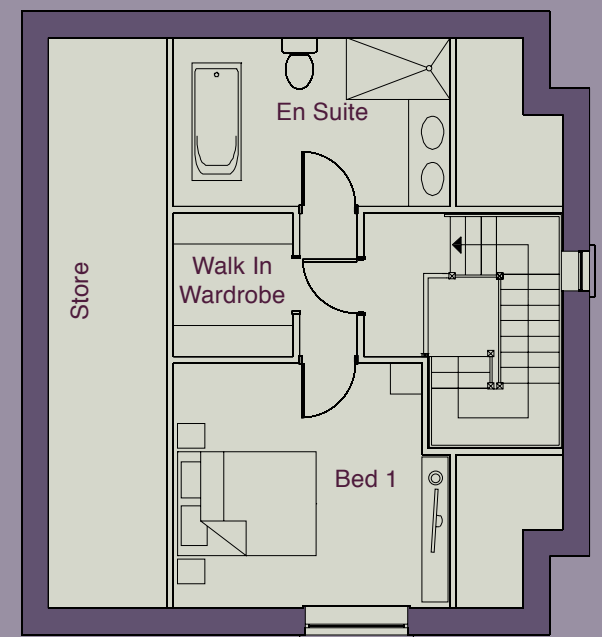
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Ground Floor



First Floor



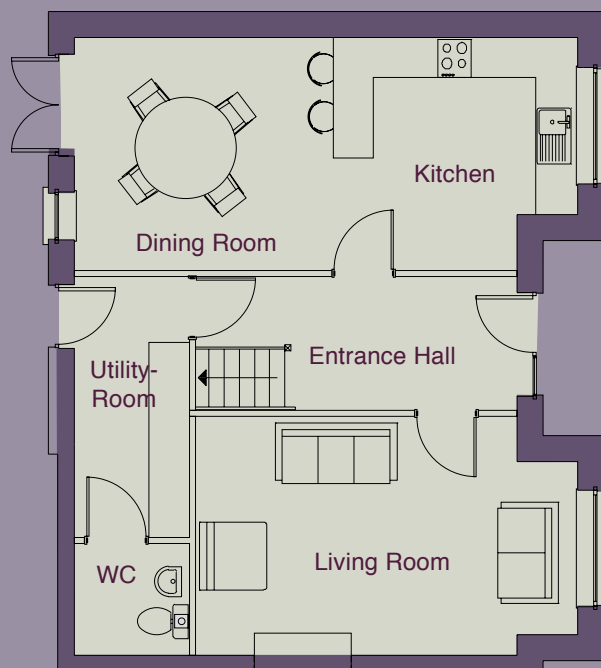
Second Floor

Plans are for illustration purposes only

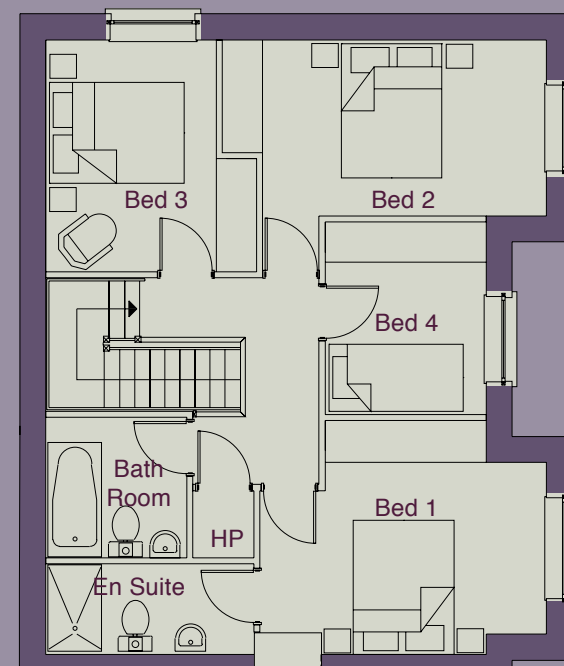
The Ash

Four Bed Semi-Detached Home c. 129 Sq. M. / 1,389 Sq. Ft.

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Ground Floor



First Floor

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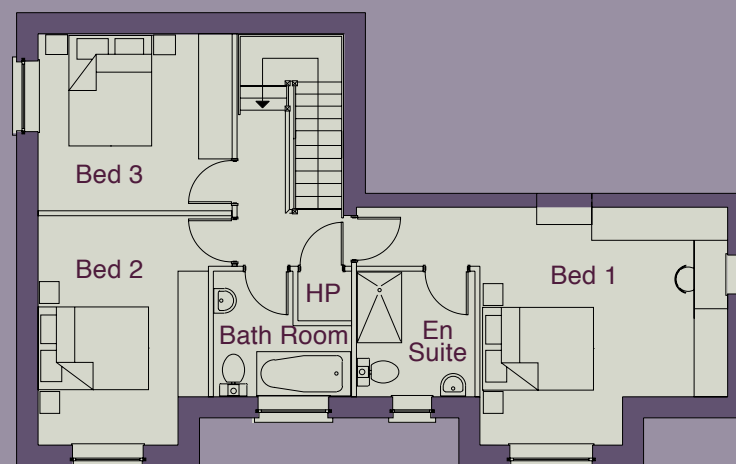
The Oak

Five Bed Semi-Detached Three Storey Home c. 167 Sq. M/ 1,796 Sq. Ft.

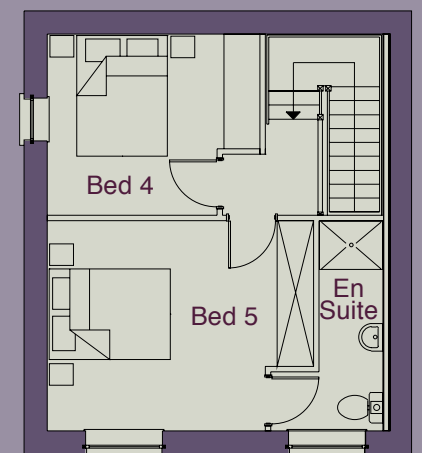
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Ground Floor



First Floor



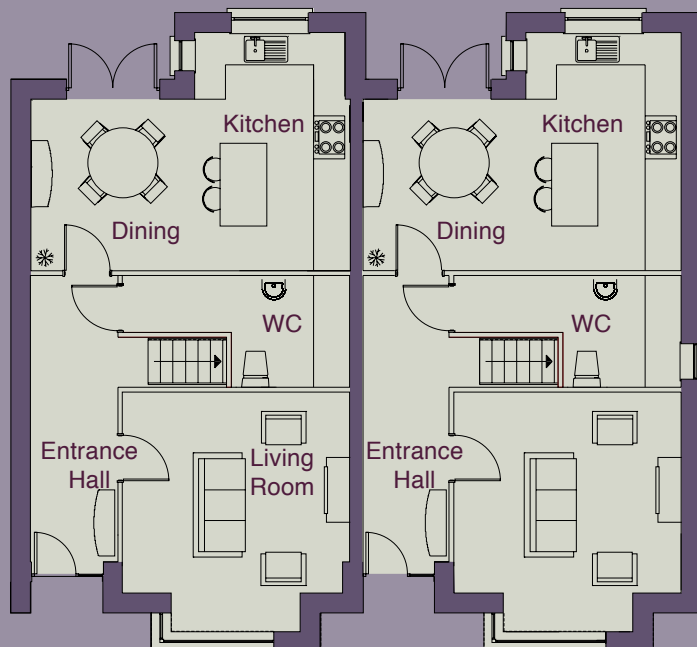
Second Floor

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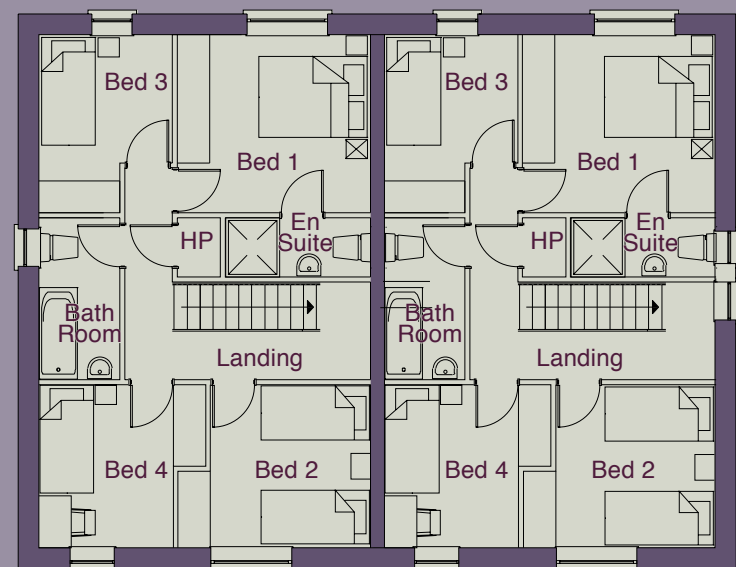
The Walnut

Four Bed Semi-Detached Home c.121.3 sq.mts/1,305 sq.ft

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Ground Floor



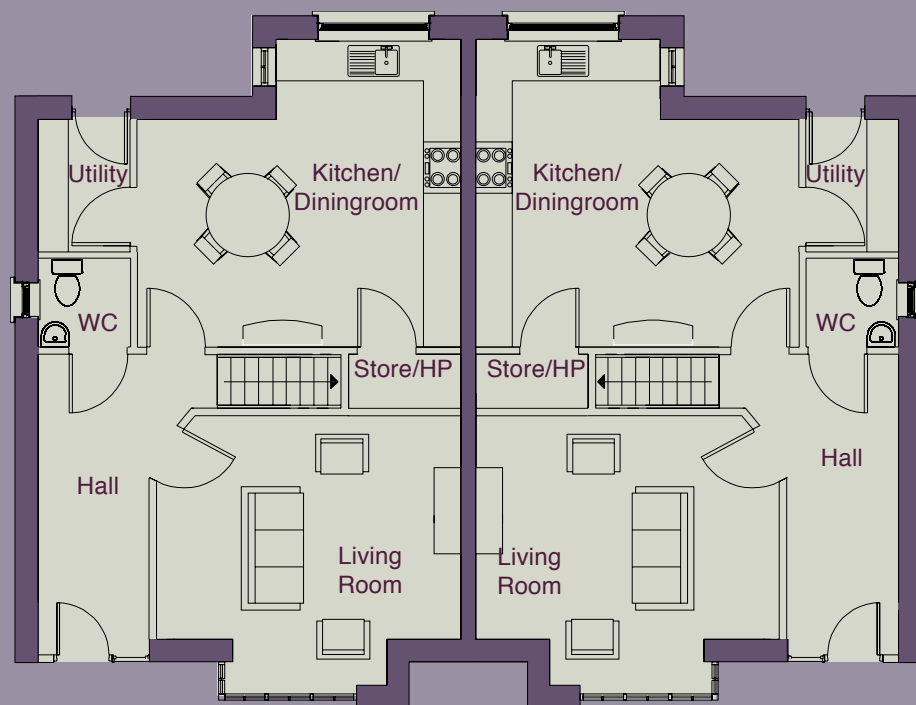
First Floor

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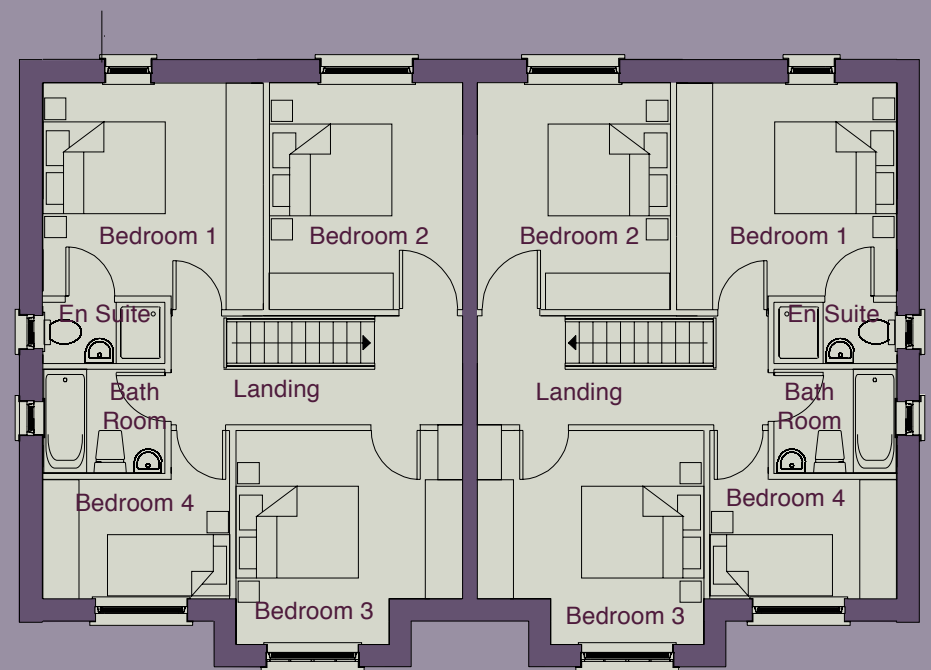
The Willow

Four Bed Semi-Detached Home c. 122 sq. mts/ 1,315 sq. ft.

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Ground Floor



First Floor

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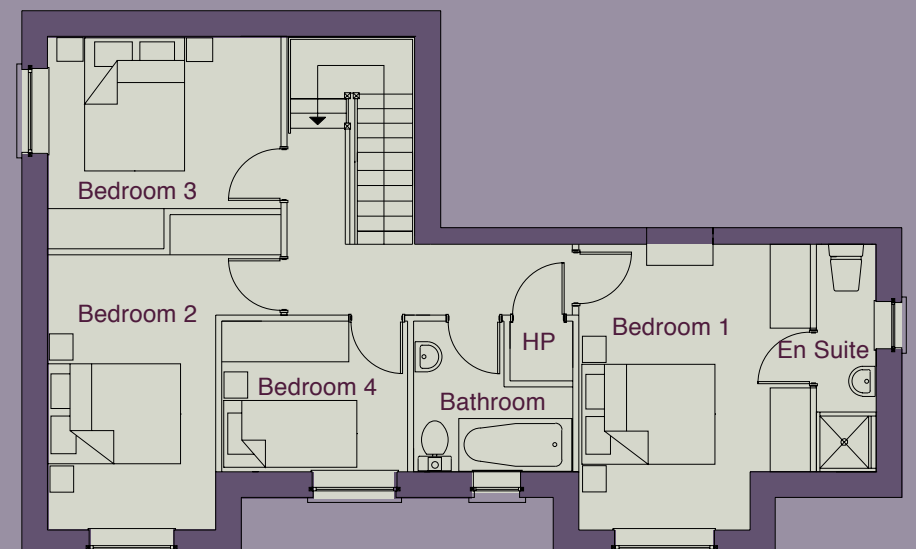
The Holly

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Four Bed Semi- Detached Home c. 131.6 sq. mts/ 1,417 sq. ft.

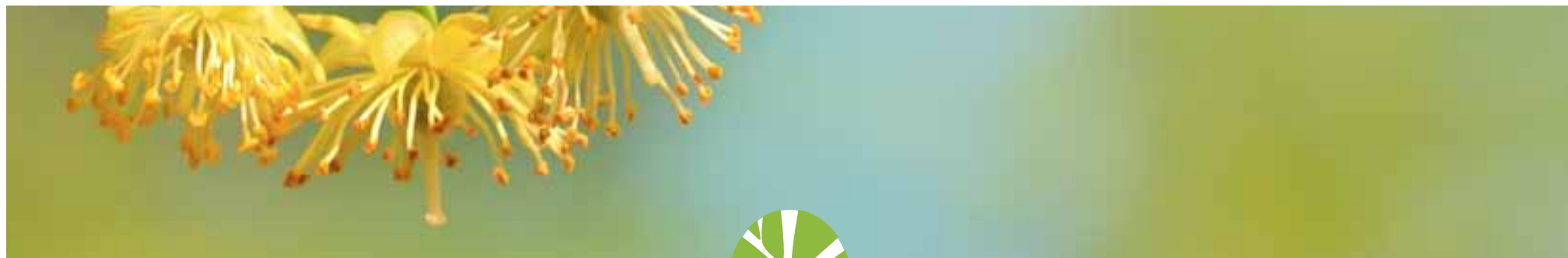


Ground Floor



First Floor

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Co. Kildare





Auctioneers | Valuers | Estate Agents

Maynooth Eco
Developments



Professional Team:

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Vivian Cummins Architects

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Castlecourt SC, Castleknock,
Dublin 15

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McAlinden & Gallagher Solicitors

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. J.P. & M Doyle are not authorised to make or give any warranties in relation to the development. J.P. & M Doyle Ltd PSRA LICENCE 002264



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Dublin Road,
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Auctioneers | Valuers | Estate Agents

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