

# CLUAIN GLASAN

Kilkenny



Glenveagh  
Home of the new.





## CLUAIN GLASAN

Glenveagh is pleased to introduce Cluain Glasan, a new development of spacious family homes in a central location adjacent to the picturesque city of Kilkenny. A new location for Glenveagh, Cluain Glasan gives individuals and families of all sizes the opportunity to enjoy a high-spec new home, finished to Glenveagh's exacting standards, within one of Ireland's most vibrant cities.



CLUAIN GLASAN

**LOVE**  
**MODERN HOMES**  
**LIVE**  
**CLUAIN GLASAN**





# LOVE ALL THE SPACE YOU NEED LIVE WITH SPACE TO BREATHE

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

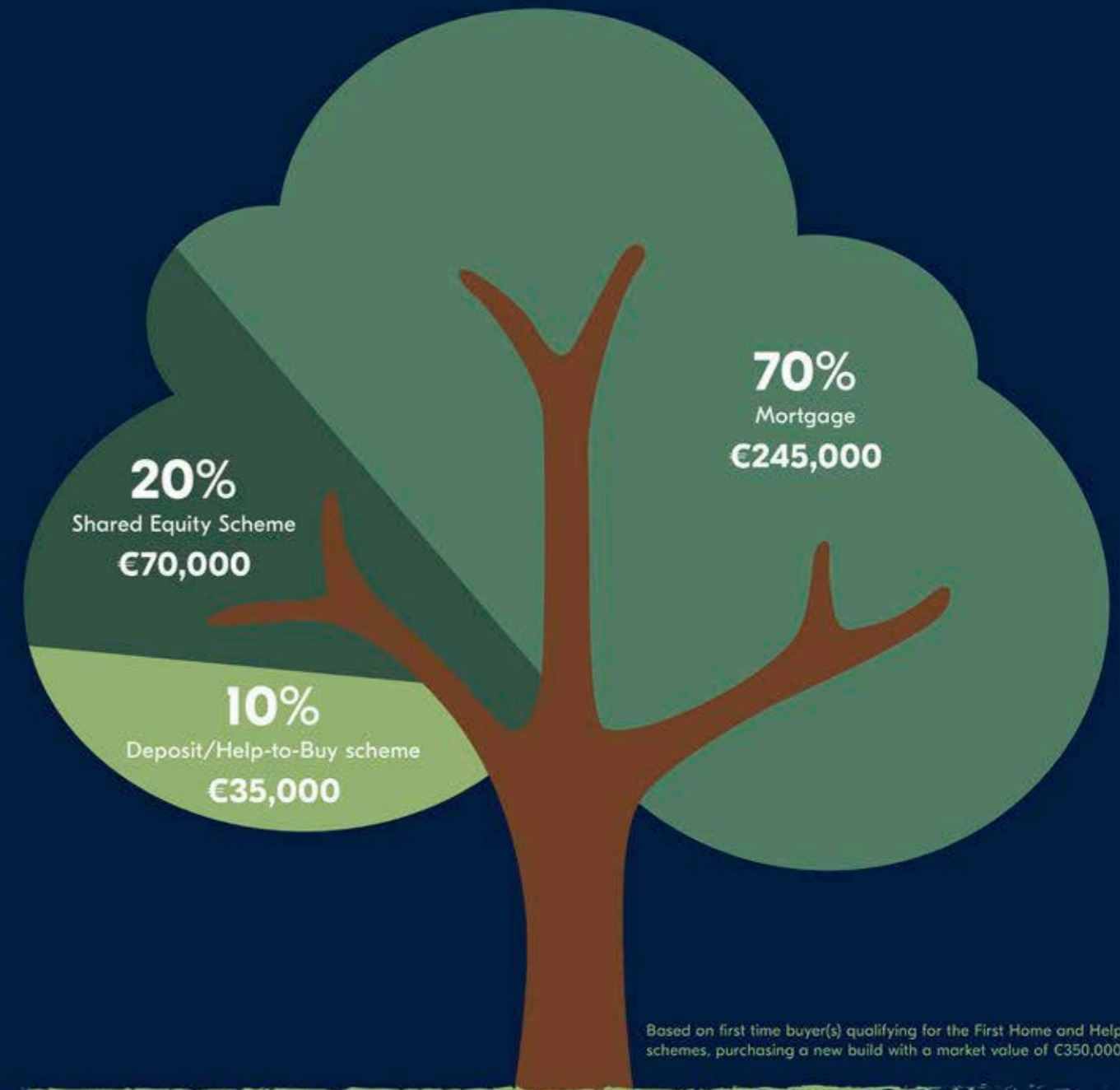
All homes are energy efficient with a minimum A-rating on the BER scale with high standards of insulation and air tightness in all our properties.

## A-Rated

All homes are energy efficient with a minimum A1/A2 rating on the BER scale with the highest standards of insulation and airtightness in all our properties.



## Looking to put down roots?



## Get up to 30% towards your new home

Discover a stunning Glenveagh home available today that gives you the opportunity to be part of a growing community.

Love where you live







# GET TO **WHERE YOU WANT** **WHEN YOU WANT**

Excellent transport links to anywhere you need to go

Cluain Glasan is located on Granges Road, close to the city centre and adjacent to St James's Park and the Kilkenny Greyhound Stadium. Transport links are regular and plentiful; Cluain Glasan is just a few kilometres from Kilkenny Train Station, which links the city with Dublin, Waterford and onwards to Cork, Galway and Limerick. Services to Dublin run between 4 and 7 times a day, making for flexible travel.

For motorists, Kilkenny is well-served by excellent major roads, including the N10 – which connects to the M9 motorways to Dublin – and the N77 – which connects to Portlaoise and the M7 motorway. Kilkenny's central location in Ireland's South-East region means that every part of Southern Ireland is easily and quickly accessed, ideal for those who like to travel around this beautiful part of the country.



## CAR

Kilkenny City	5 mins
N76	5 mins
Nowlan Park	5 mins
Waterford City	40 mins
Wexford Town	1 hr 19 mins
Dublin City	1 hr 35 mins



## TRAIN

Kilkenny Train Station	6 mins drive
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## BUS

Nearby Bus routes	KK2   838
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CLUAIN GLASAN

# LOVE BEING CLOSE TO THE ACTION LIVE LIFE ON YOUR OWN TERMS

Cluain Glasan is located just west of the River Nore and extremely close to St Luke's General Hospital. Residents can enjoy being within a stone's throw from many local amenities in this well-established residential area. Cluain Glasan is also close to many of Kilkenny's most famous landmarks, including Kilkenny Castle and its stunning grounds, St. Canice's Cathedral and Round Tower, the Black Abbey and St Mary's Medieval Mile Museum.



## CLUAIN GLASAN

### Schools

- 1 St. Canice's Co-Ed National School
- 2 Loreto Secondary School
- 3 Kilkenny National School
- 4 St Johns Junior National School
- 5 St Johns Senior National School
- 6 CBS Kilkenny
- 7 Mother of Fair Love Special School
- 8 Kilkenny CBS Primary School
- 9 St Kieran's College
- 10 Colaiste Pobail Osrai

### Shopping

- 11 Kwik Mart Convenience Store
- 12 SPAR
- 13 SuperValu Kilkenny
- 14 Dunnes Stores
- 15 ALDI
- 16 Lidl
- 17 Market Cross Shopping Centre
- 18 Newpark Shopping Centre

### Sport / Golf

- 19 O'Loughlin Gaels GAA Club
- 20 Nowlan Park
- 21 Kilkenny Golf Club
- 22 Freebooters AFC
- 23 James Stephen's GAA Club
- 24 The Watershed
- 25 Kilkenny Active Health & Fitness Club

### Train station & Airport

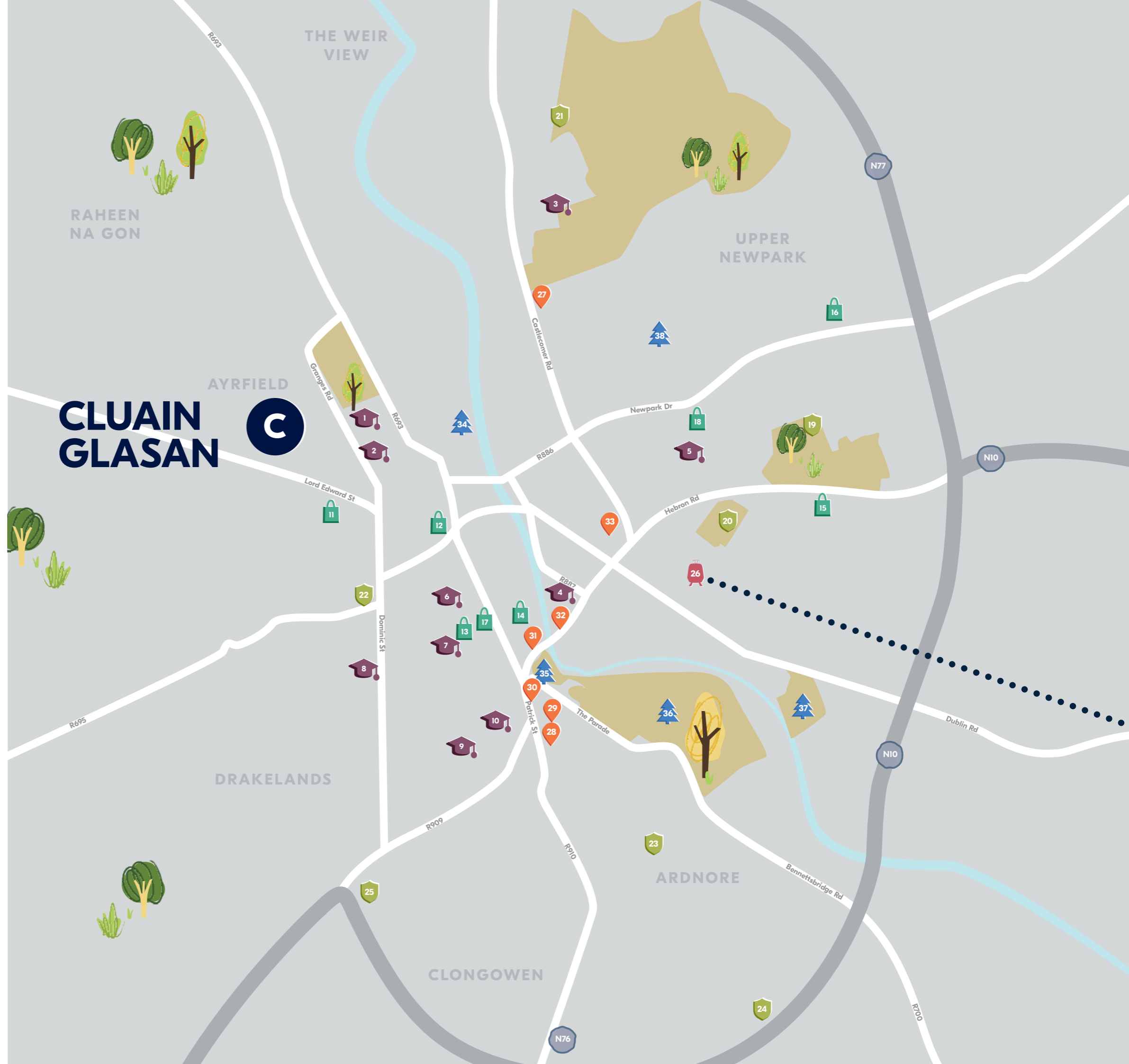
- 26 Kilkenny Train station

### Recreation

- 27 Newpark Hotel Kilkenny
- 28 Butler House & Garden
- 29 Stathams by Pembroke
- 30 Rive Gauche
- 31 The Grapevine
- 32 Lemongrass
- 33 Campagne

### Parks

- 34 River Nore Linear Park
- 35 Kilkenny Castle Rose Garden
- 36 Kilkenny Castle Park
- 37 River Nore Raised Wooden Walkway
- 38 Newpark Marsh Park





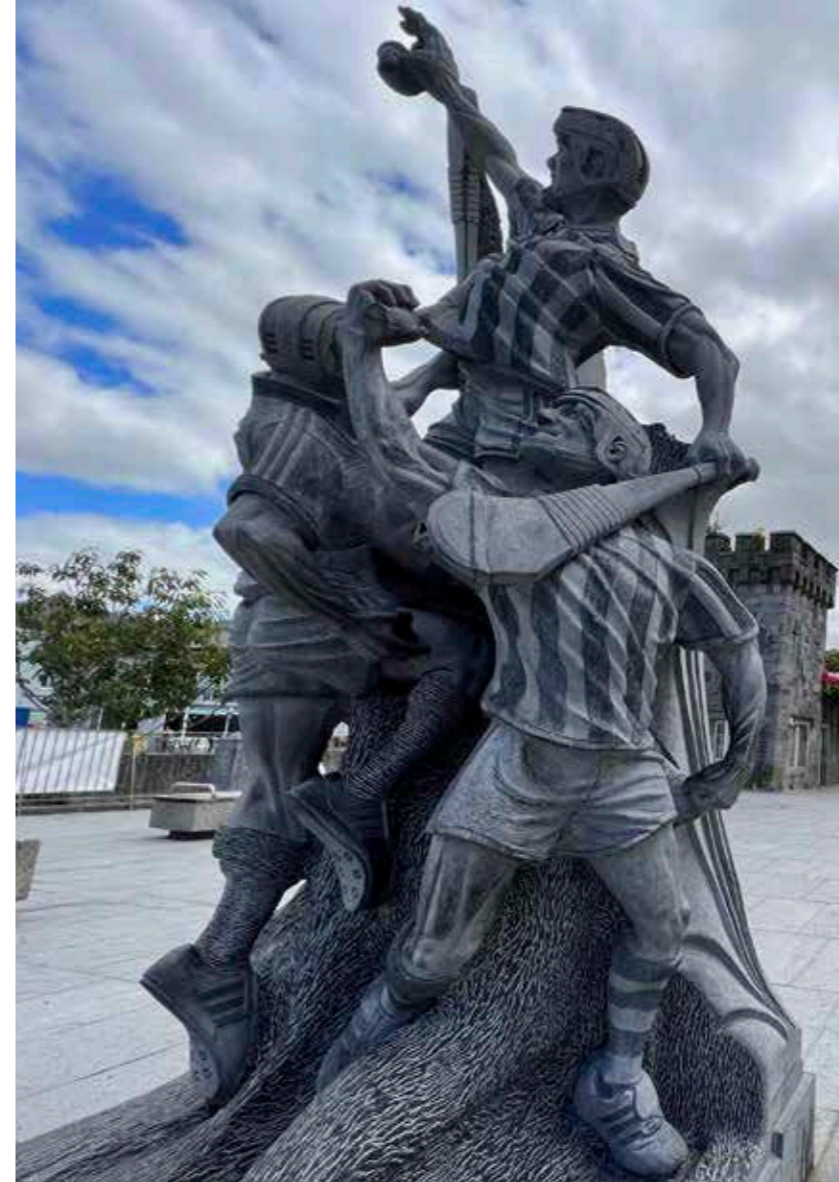
CLUAIN GLASAN



# LOVE OUTDOOR FUN FOR EVERYONE LIVE IN A CLOSE AND FRIENDLY COMMUNITY

Kilkenny is full of wonderful leisure amenities for every member of the family – some of the sports clubs well established in the area include GAA, rugby, gymnastics, athletics, soccer and cycling. There's even an ice hockey team for the really adventurous in the family! For golfers, Kilkenny Golf Club is an 18-hole championship parkland course close to the north of the city, while the world-famous Mount Juliet course, designed by Jack Nicklaus, is located in nearby Thomastown.

As one of the biggest communities in Ireland's South-East, Kilkenny is home to just about every big retail name. Market Cross and MacDonagh Junction are the major shopping centres in the city, while Goods Department Store contains everything you could need under one roof. Alternatively, enjoy finding something unusual at one of the many weekly markets, including the famous Castleinch Sunday Market.





## CLUAIN GLASAN

Kilkenny is known for being one of Ireland's biggest centres for culture. Some of the major festivals to take place during the year include Kilkenny Cat Laughs, the Kilkenny Arts Festival and the Kilkenny Roots Festival. But even during a rare break in the busy events calendar, the city is literally buzzing with activity; enjoy live music in one of the many venues in the city centre, or sample one of the vibrant new restaurants — it's all just a short walk away from your new home.



## GREAT SCHOOLS JUST A STROLL AWAY

As part of an established community, Cluain Glasan is close to many excellent schools, including St Canice's Co-Ed National School and Loreto Secondary School, both located just minutes from the development. Kilkenny is home to many other options, however, including Gaelscoil Osrai, the second largest Irish-only school in Ireland, and Kilkenny College, one of the oldest schools in the country with a past-pupil list that includes Jonathan Swift.





Bright kitchens feature french doors that open the dining area onto the garden.



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## FLEXIBLE DESIGN TO FIT YOUR FAMILY

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home. Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.





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# BUILT TO A STANDARD YOU CAN TRUST.

## External Features

- Maintenance free exteriors. Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

## Gardens

- Seeded gardens.

## Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

## Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

## Kitchens

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

## Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

## Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

## Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

## Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

## Guarantee

- Each Cluain Glasan home is covered by a 10 year structural guarantee.



# HOUSE STYLES

## Apartments

- **The Laurel**  
1 Bed Maisonette  
56.2 - 60.4 sqm | 605 - 650 sqft

## 2 Bed Homes

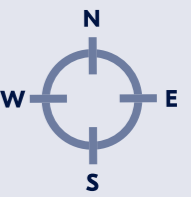
- **The Hazel**  
2 Bed Semi Detached | Mid & End Terrace  
73.3 sqm | 789 sqft

- **The Willow**  
2 Bed Semi Detached  
85 sqm | 915 sqft

## 3 Bed Homes

- **The Alder**  
3 Bed Semi Detached | Mid & End Terrace  
95.9 - 96.4 sqm | 1032 - 1038 sqft
- **The Poplar**  
3 Bed Semi Detached | Detached  
110.4 - 110.9 sqm | 1188 - 1194 sqft
- **The Beech**  
3 Bed Semi Detached | Detached | End Terrace  
117.4 sqm | 1264 sqft
- **The Cedar**  
3 Bed Semi Detached | Detached  
117.7 - 118.3 sqm | 1267 - 1273 sqft

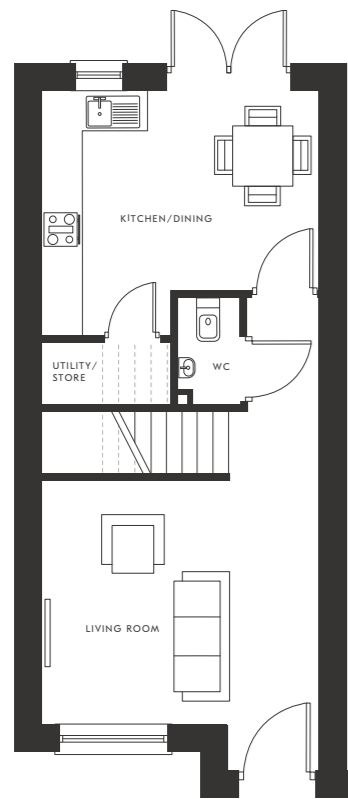
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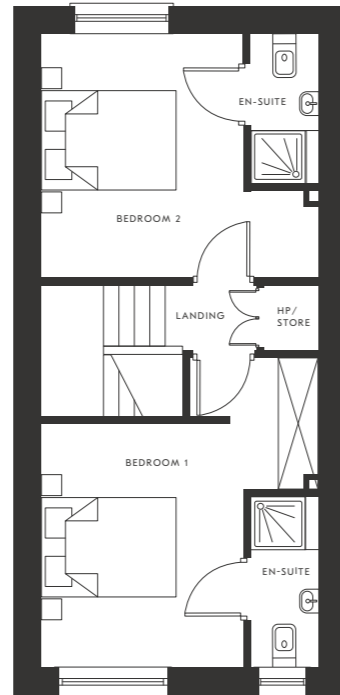


# THE HAZEL

2 Bed Semi Detached | Mid & End Terrace  
73.3 sqm | 789 sqft



Ground Floor

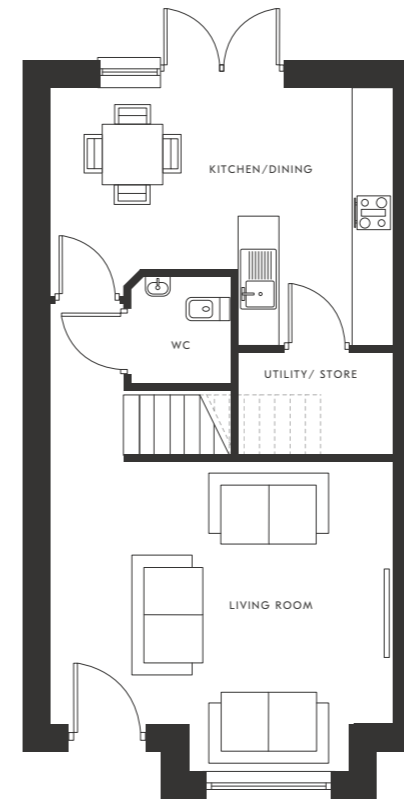


First Floor

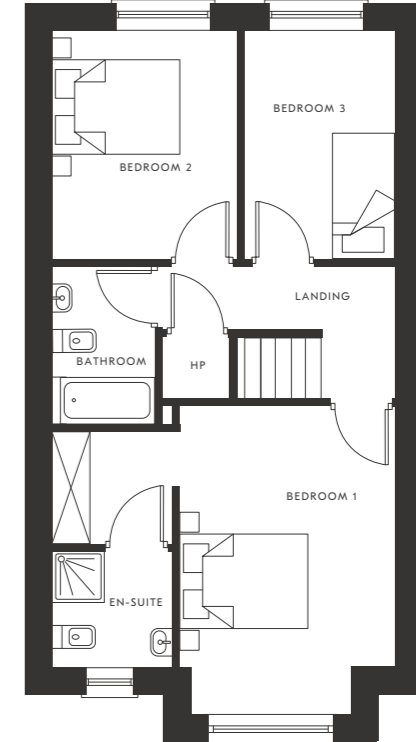
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# THE ALDER

3 Bed Semi Detached | Mid & End Terrace  
95.9 - 96.4 sqm | 1032 - 1038 sqft



Ground Floor



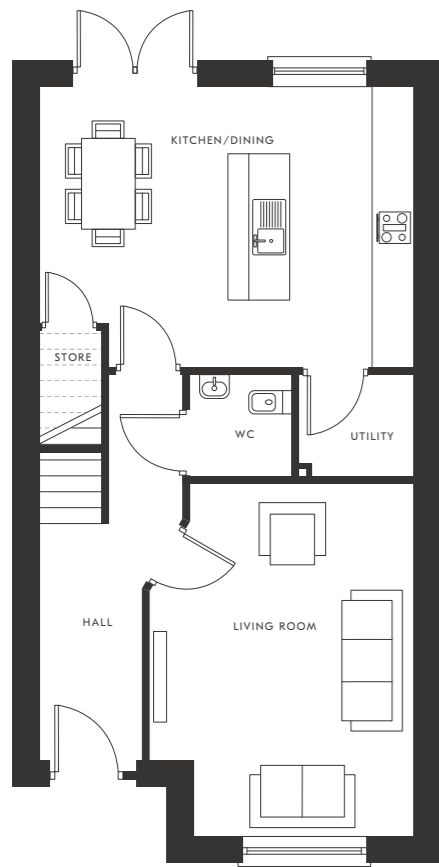
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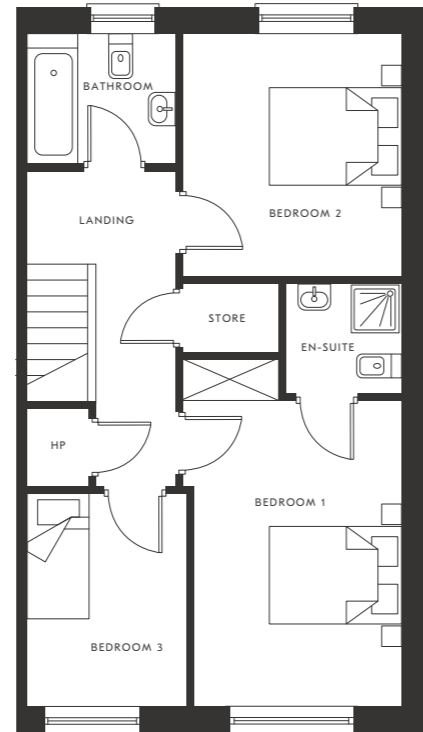


# THE POPLAR

3 Bed Semi Detached | Detached  
110.4 - 110.9 sqm | 1188 - 1194 sqft



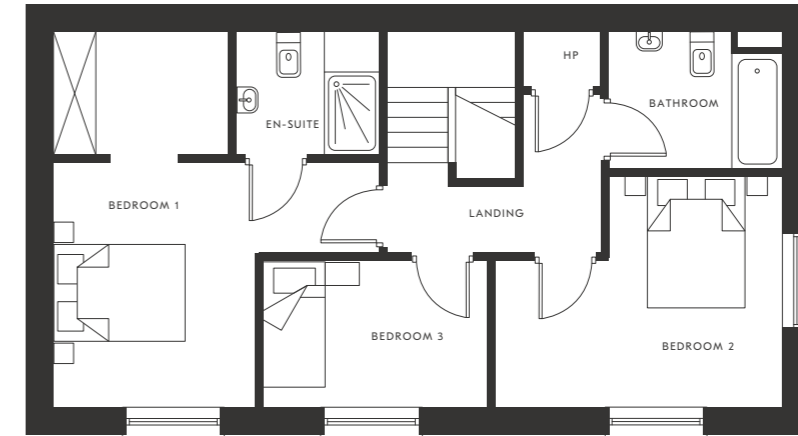
Ground Floor



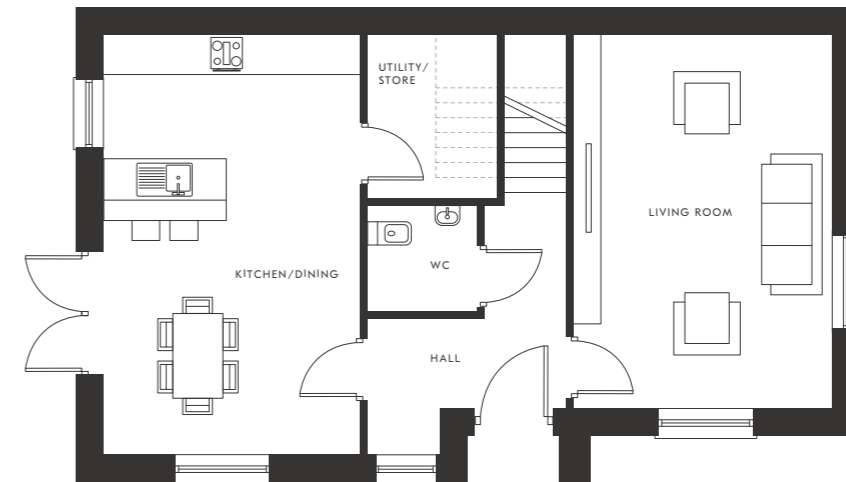
First Floor

# THE BEECH

3 Bed Semi Detached | Detached | End Terrace  
117.4 sqm | 1264 sqft



First Floor



Ground Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

## Discover more Glenveagh developments



**Belin Woods**  
Newbridge, Co. Kildare



**Walkers Gate**  
Kildare Town, Co. Kildare



**Ravens Mill**  
Rolestown, Co. Dublin



**Barnoaks**  
Citywest, Co. Dublin



**Riversend @ Effernock**  
Trim, Co. Meath



**Baker Hall**  
Navan, Co. Meath





## Selling Agents



## Professional team

Developer, **Glenveagh Homes**  
Architect, **Michael Fitzpatrick Architects**  
Solicitor, TBC

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