



GRATTAN PARK

Celbridge, Co. Kildare

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At Home in Historical Celbridge

Celbridge is a thriving Kildare town just over the border and resting on the commuter belt into Dublin City Centre. A historical location dating back to as early as the 13th century, it is still brimming with evidence of its heritage. Celbridge Abbey, Market House, Castletown House, to name just a few sites of interest, all add to the rich history of this extremely popular area.





A Thriving Town

This town is a fantastic place to build a home. Celbridge is a community that is warm, welcoming, and flourishing. It has everything you need within its boundary.

There are schools, shops, medical centres, banks, hair and beauty salons and numerous other local businesses to hand. Whether you fancy a spot of brunch in The Orchard Garden Centre's café, or afternoon tea in the stunning Cliff at Lyons, they are both on your doorstep alongside a host of other high-quality restaurants, cafés, and pubs.



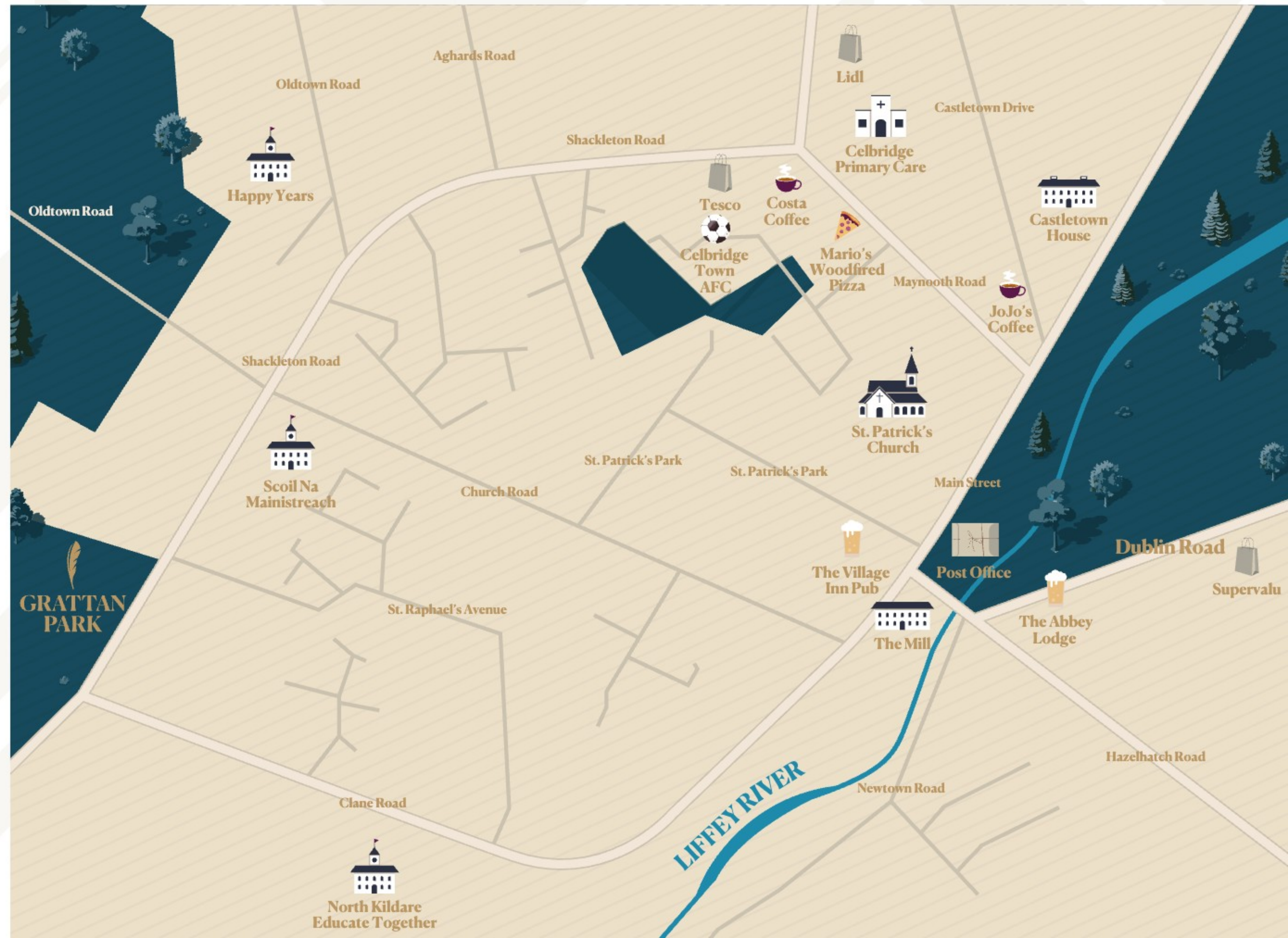
Quality Living at Your Own Pace

Celbridge has an array of sporting facilities for the family who likes to keep active.

There are soccer, rugby, and GAA clubs in the area. A tennis club, athletics club, and gymnastics club, alongside a canoeing club and various gyms can also be found locally.

If you fancy a round of golf, there are numerous local golf courses and being in the home of the horse means anything equine related will only be a short drive away.

If you would rather slow things down a little however, perhaps take a stroll in the Castletown Estate, or a walk along the Grand Canal. This town has it all and more. A perfect place to play.

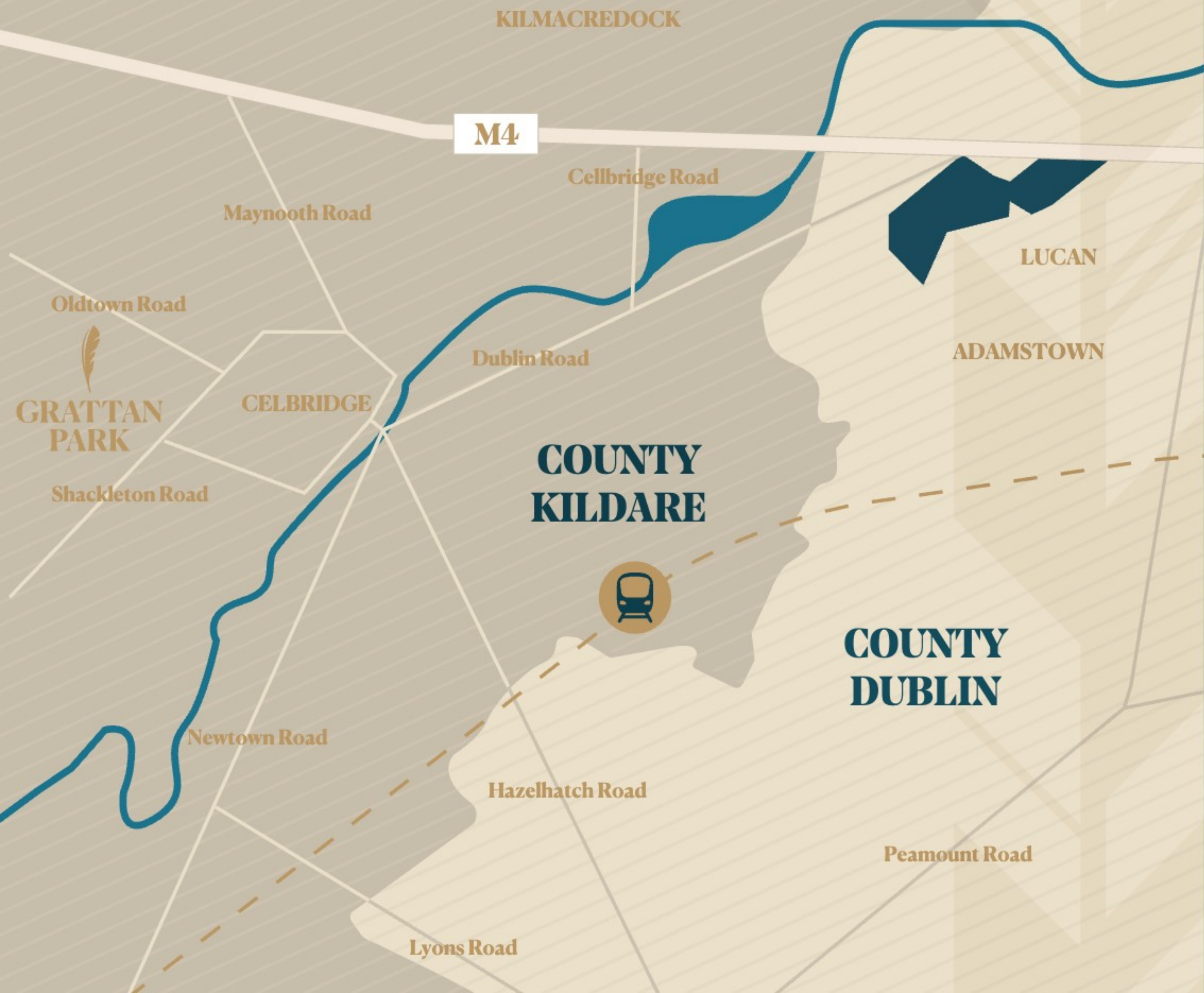


Commuting from Celbridge

Being located just off the M4 makes onward journeys extremely convenient from Celbridge.









Liffey Valley Shopping Centre and the M50 can both be reached in under fifteen minutes and Dublin Airport and Dublin City Centre can be reached in under thirty minutes from the town.

There are plenty of reliable bus services running frequently from the area. Hazelhatch train station provides regular commuter train journeys into Dublin's Heuston Station too ensuring everybody can get where they need to go with ease.



Driving Times

All times are approx and may vary during peak time

	41 mins	Dublin City Centre
	9 mins	M4
	29 mins	Airport
	16 mins	M50
	10 mins	Celbridge Town
	10 mins	Leixlip
	6 mins	Hazelhatch Train Station
	10 mins	Maynooth

SPECIFICATION AND FEATURES



EXTERNAL FEATURES

- High quality brick and render facades.
- UPVC high performance double glazed windows with low U-Value for energy efficiency.
- Composite front door with multi point locking system.
- Large glazed patio doors to private rear gardens.
- Side passage gate (where applicable).
- External wall light.
- Paved front driveways to accommodate parking (where applicable).
- Seeded gardens with solid dividing fence.

ENERGY EFFICIENCY

- A1 BER energy rating.
- Highly insulated airtight design.
- Mechanical extract ventilation.
- High levels of roof, wall and floor insulation.
- Heat pump with zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

MEDIA & COMMUNICATIONS

- Wired for high speed broadband (Cat 6).
- Telephone and data points in living room and main bedroom.
- TV connection point to living room, kitchen, and main bedroom.
- USB-C charging point in main living room, kitchen, and main bedroom.
- Main infrastructure installed to accommodate Virgin Media and Siro.

ELECTRICAL

- Generous provision of lighting and power points.
- Recessed LED downlighters in kitchen area.
- Satin sockets and switches in kitchen worktop area.
- External weatherproof power point to rear garden.

- Future proofing for electric car charging point, on curtilage car parking spaces.

BATHROOM & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite.
- Main bathrooms have bath, shower mixer and sliding rail kit and bath screen.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen to En-suites.
- Heated towel rails in all bathrooms and ensuites.
- High quality sanitary ware.

HEATING

- Homes are served by an energy efficient heat pump, with zone-controlled panel radiators.
- Time and temperature zone controls.
- Pressurised hot and cold water.

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens with quartz worktops.
- Stainless steel sink and mixing tap.
- Separate utility / storeroom (where applicable)

INTERIOR FINISHES

- High quality painted doors.
- Contemporary architrave and skirting.
- Brushed satin chrome finished ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with hardwood handrail to stairs.
- Pull-down attic ladder fitted to attic hatches in all houses.

WARDROBES & STORAGE

- Fitted wardrobes in all double bedrooms.

WARRANTY COVER UNDER HOMEBOND

- 10 year Structural Warranty.



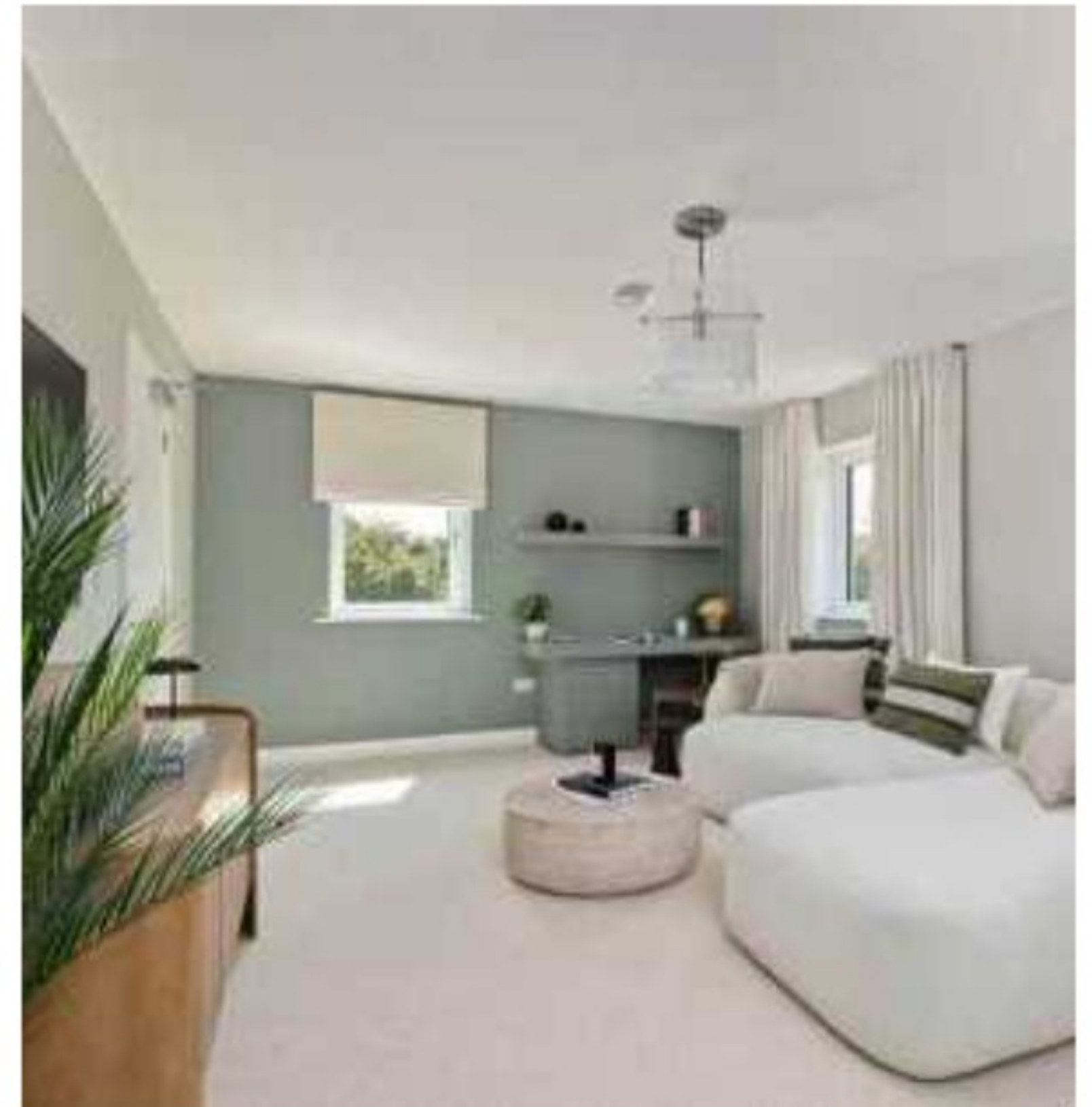
Live Beautifully, Inside and Out



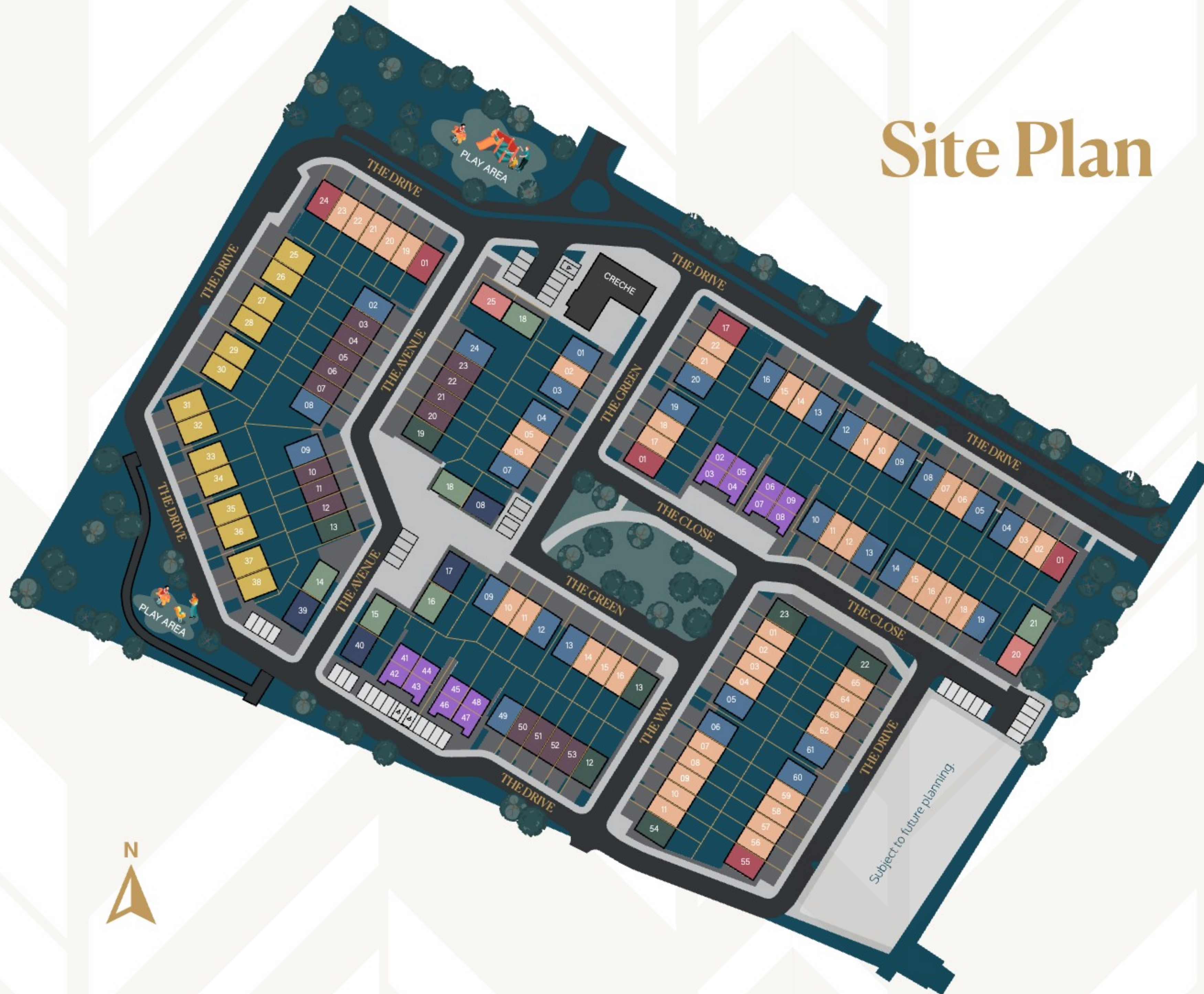
GRATTAN PARK







Site Plan

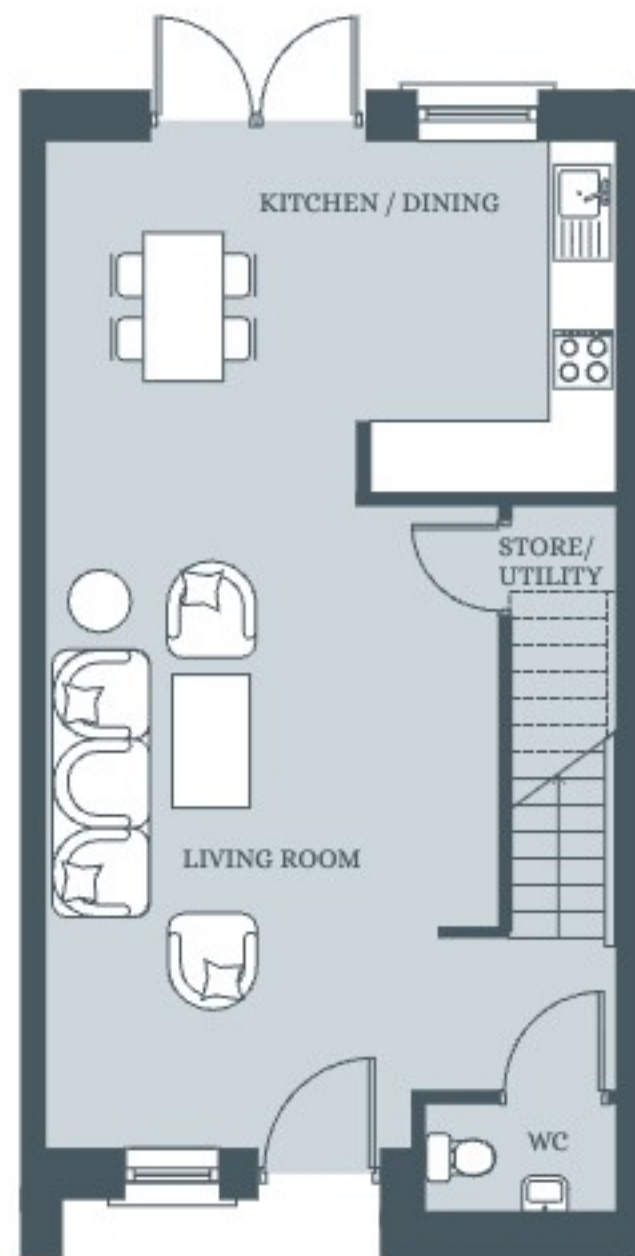


- **The Rowan**
2 Bedroom Mid Terrace
c. 87.8 sq.m | 945 sq.ft
- **The Maple**
2 Bedroom Mid Terrace
c. 87.8 sq.m | 945 sq.ft
- **The Birch**
3 Bedroom End Terrace
c. 109 sq.m | 1,173 sq.ft
- **The Oak**
3 Bedroom Semi Detached
c. 109 sq.m | 1,173 sq.ft
- **The Sycamore**
3 Bedroom Semi Detached
c. 109.6 sq.m | 1,180 sq.ft
- **The Ash**
3 Bedroom Semi Detached
c. 110.2 sq.m | 1,186 sq.ft
- **The Elder**
3 Bedroom End Terrace
c. 110.4 sq.m | 1,188 sq.ft
- **The Hazel**
4 Bedroom Semi Detached
c. 164.4 sq.m | 1,770 sq.ft
- **The Cherry**
4 Bedroom End Terrace
c. 165.6 sq.m | 1,783 sq.ft

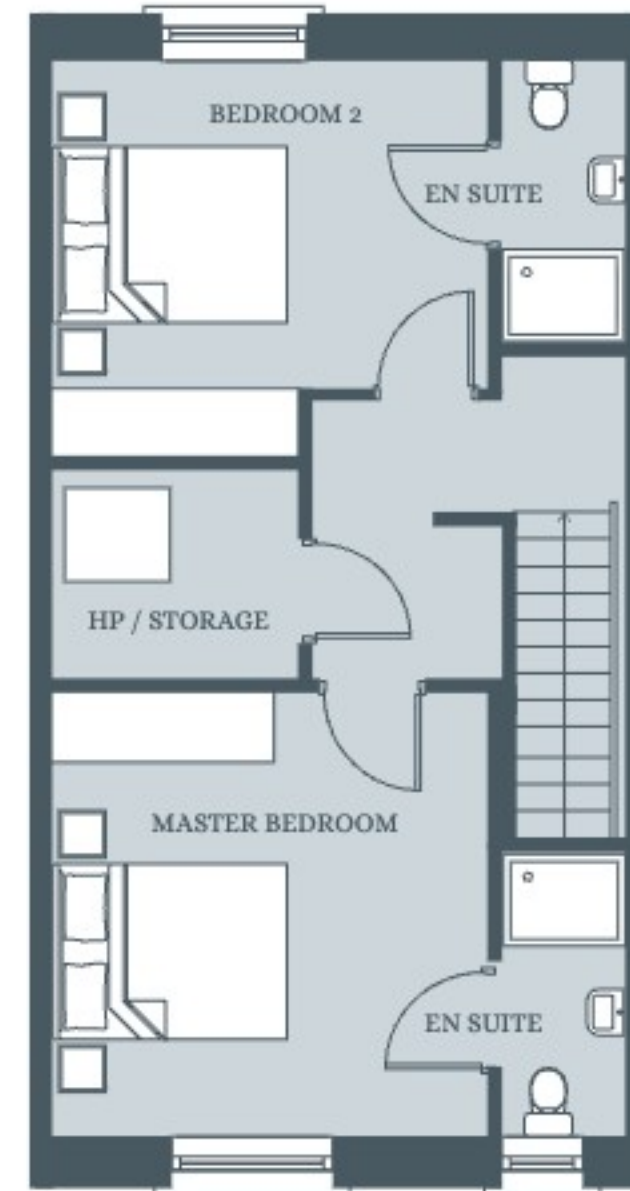


■ THE ROWAN

2 Bedroom Mid Terrace
c. 87.8 sq.m | 945 sq.ft



GROUND FLOOR



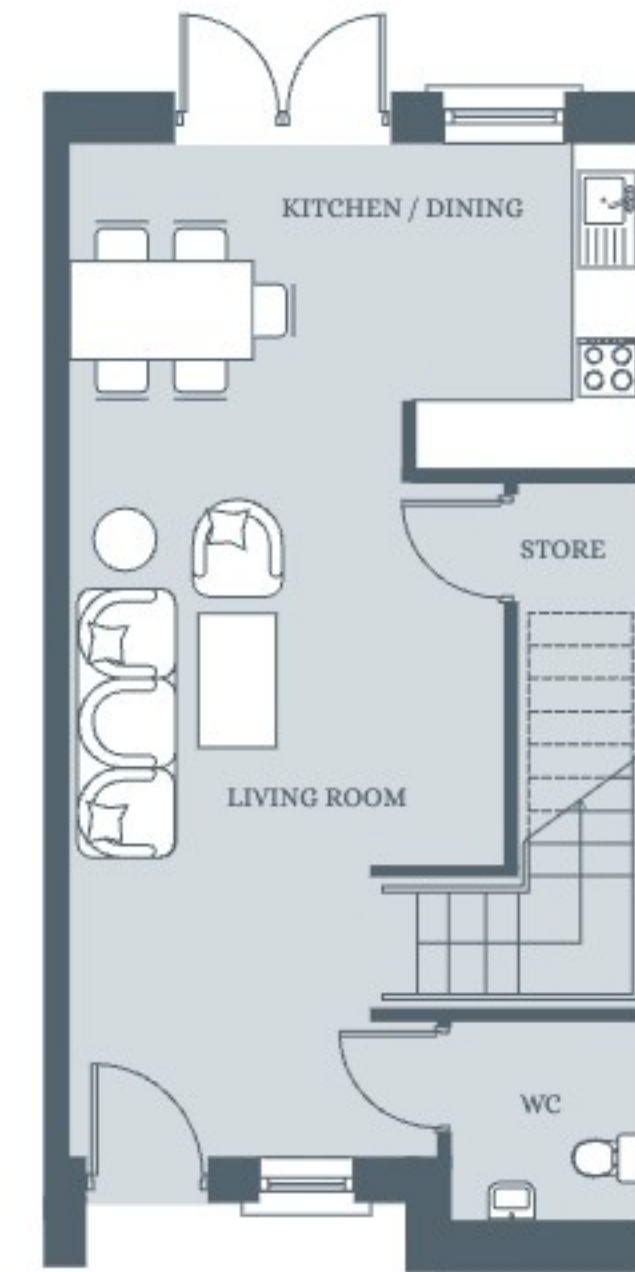
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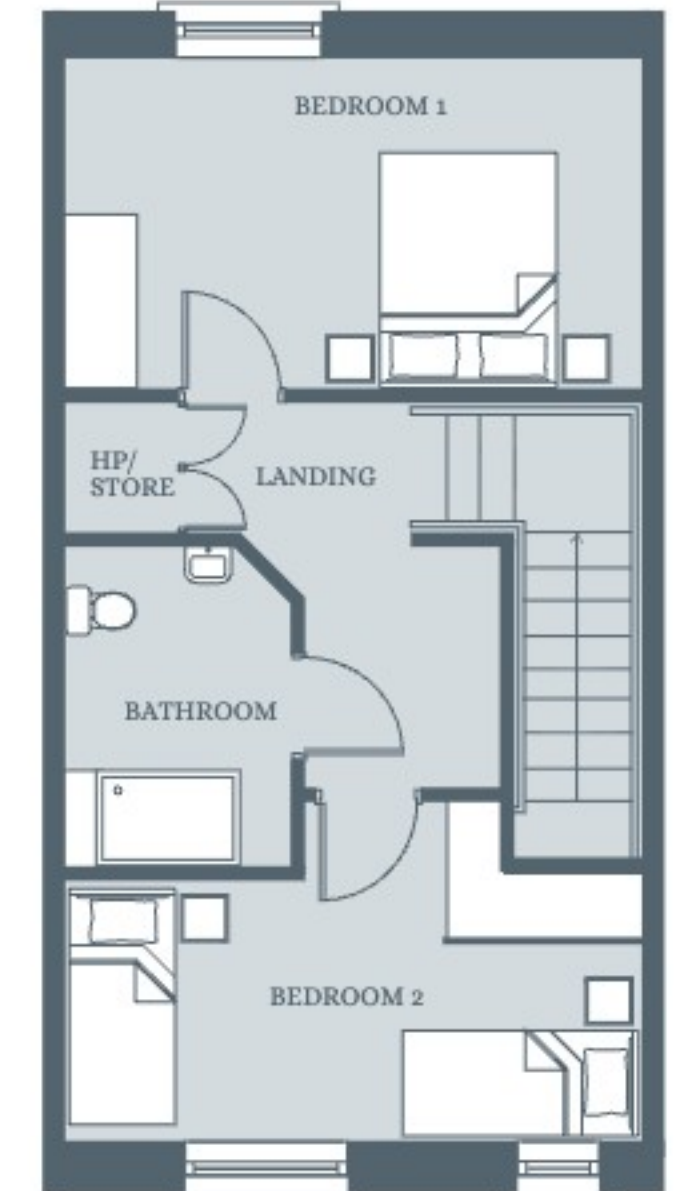


■ THE MAPLE

2 Bedroom Mid Terrace
c. 87.8 sq.m | 945 sq.ft



GROUND FLOOR



FIRST FLOOR

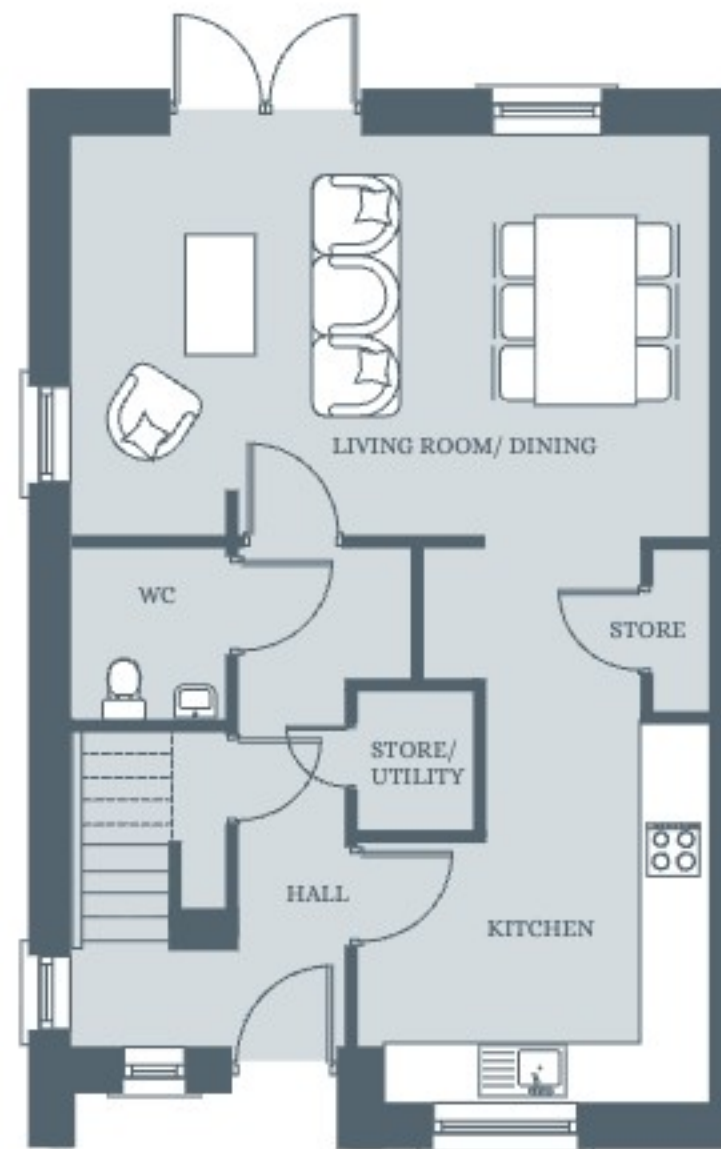
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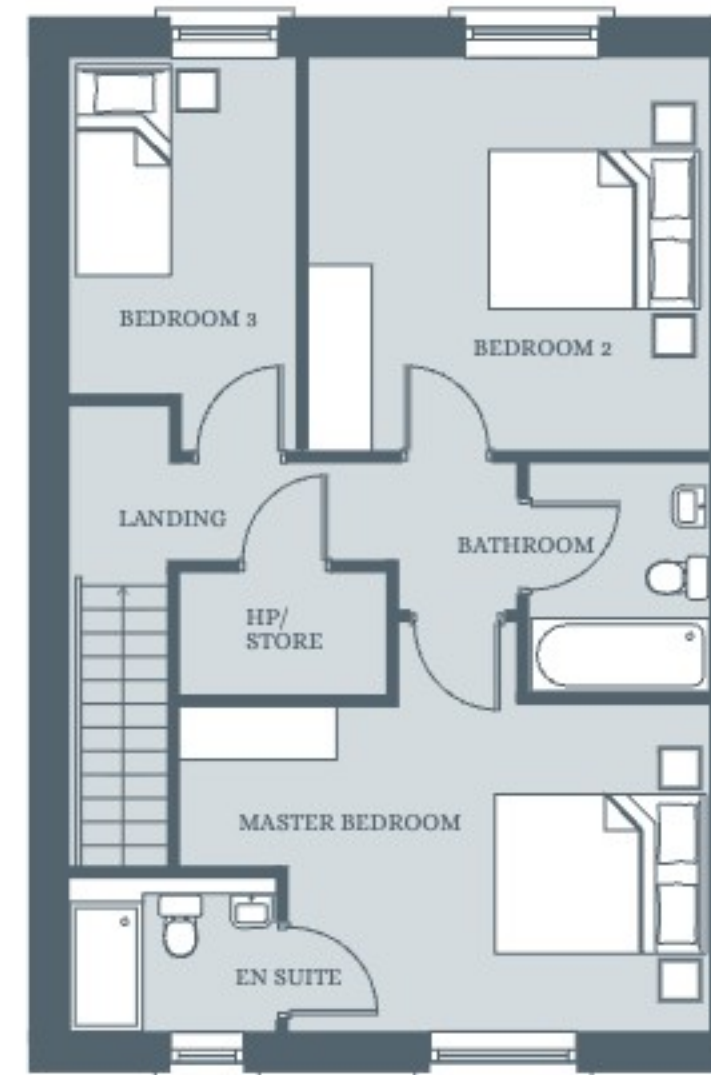
■ THE BIRCH

3 Bedroom End Terrace

c. 109 sq.m | 1,173 sq.ft



GROUND FLOOR



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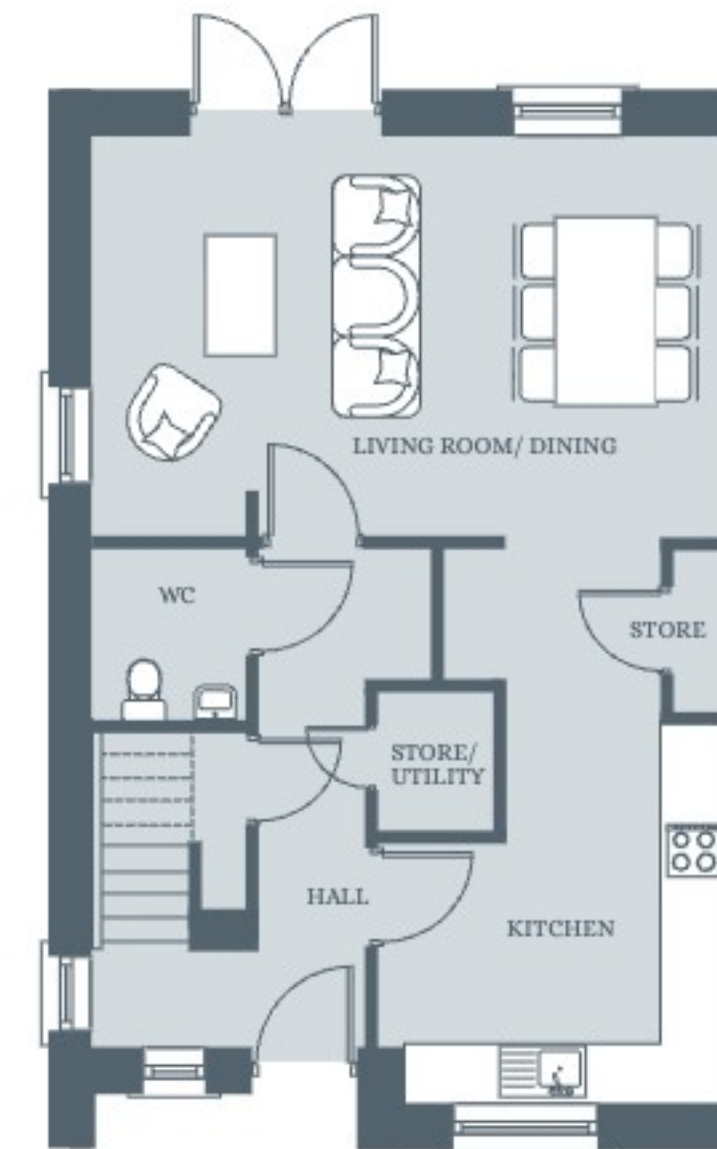
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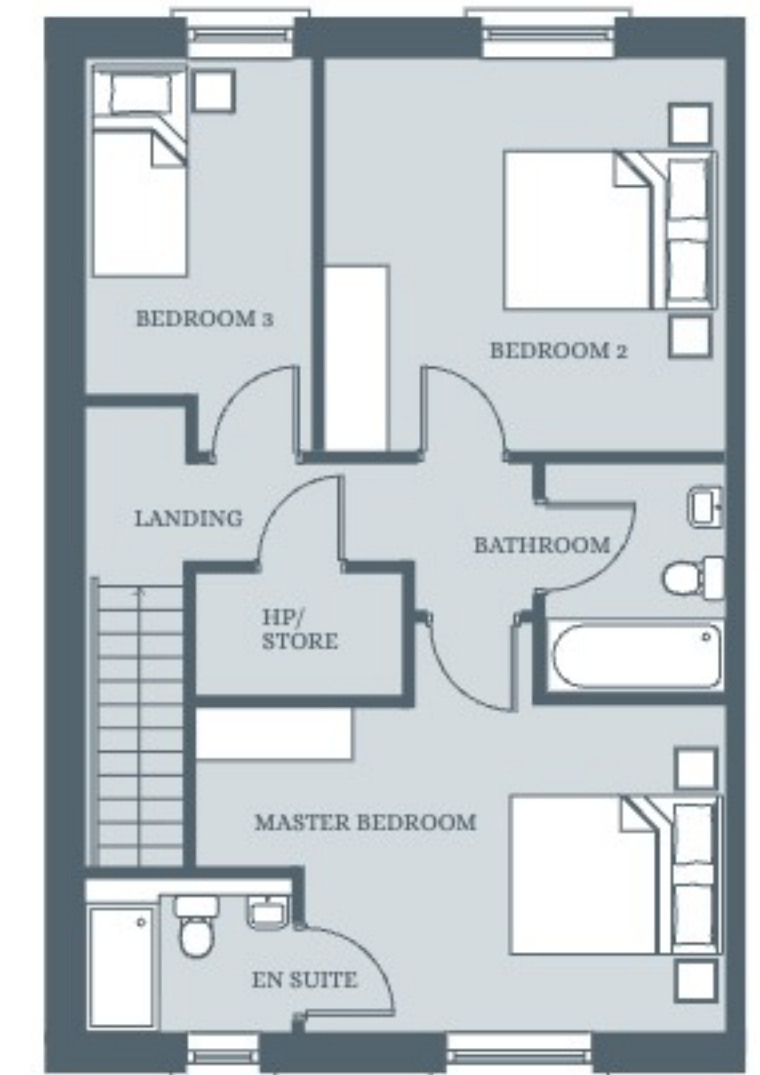
■ THE OAK

3 Bedroom Semi Detached

c. 109 sq.m | 1,173 sq.ft



GROUND FLOOR



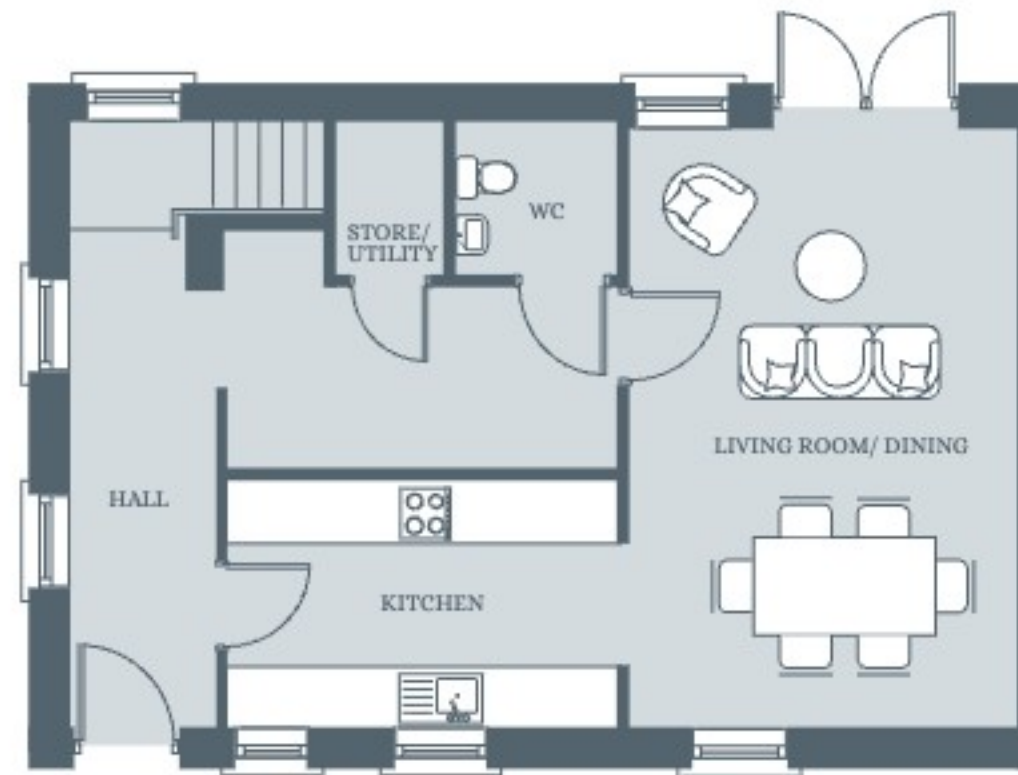
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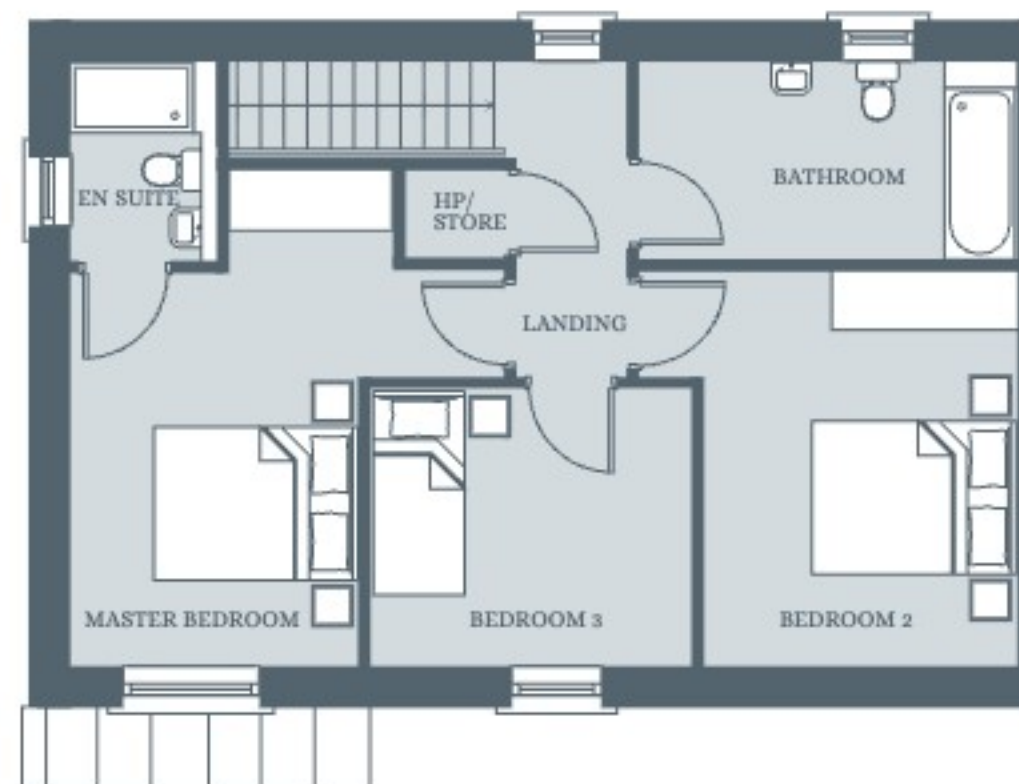


■ THE SYCAMORE

3 Bedroom Semi Detached
c. 109.6 sq.m | 1,180 sq.ft



GROUND FLOOR



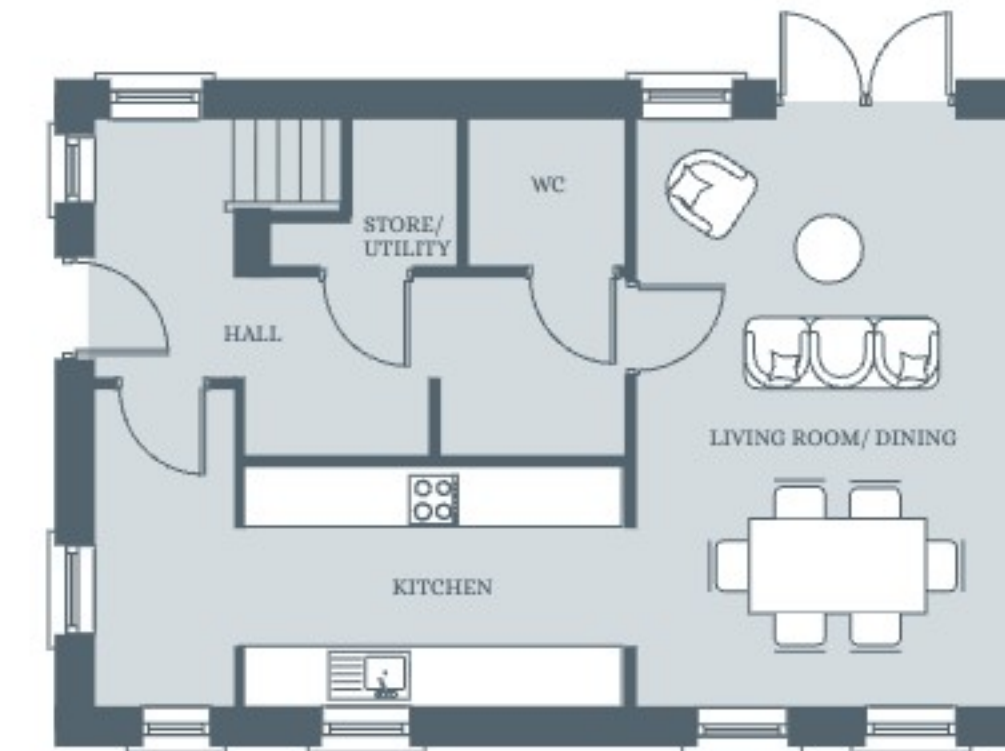
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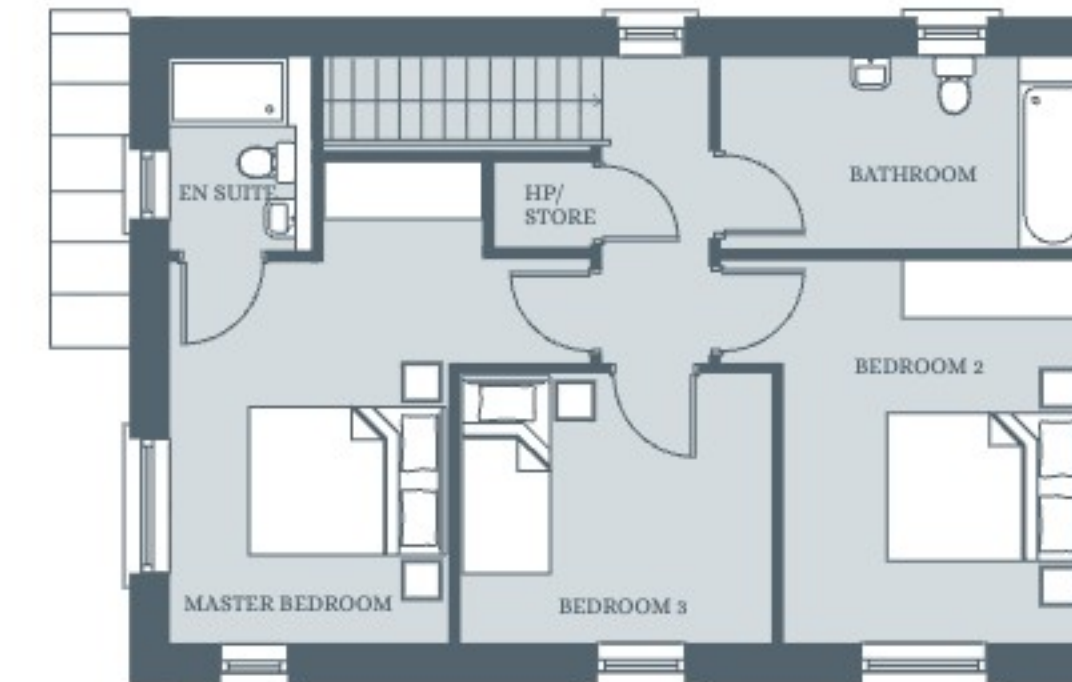


■ THE ASH

3 Bedroom Semi Detached
c. 110.2 sq.m | 1,186 sq.ft



GROUND FLOOR



FIRST FLOOR

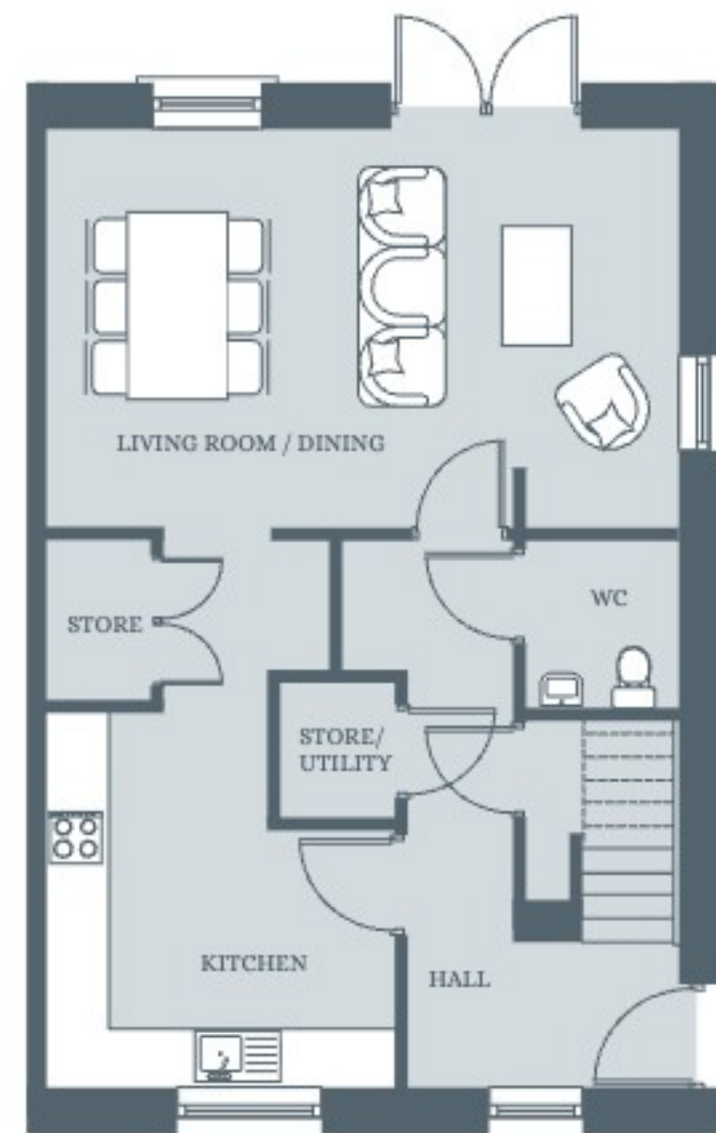
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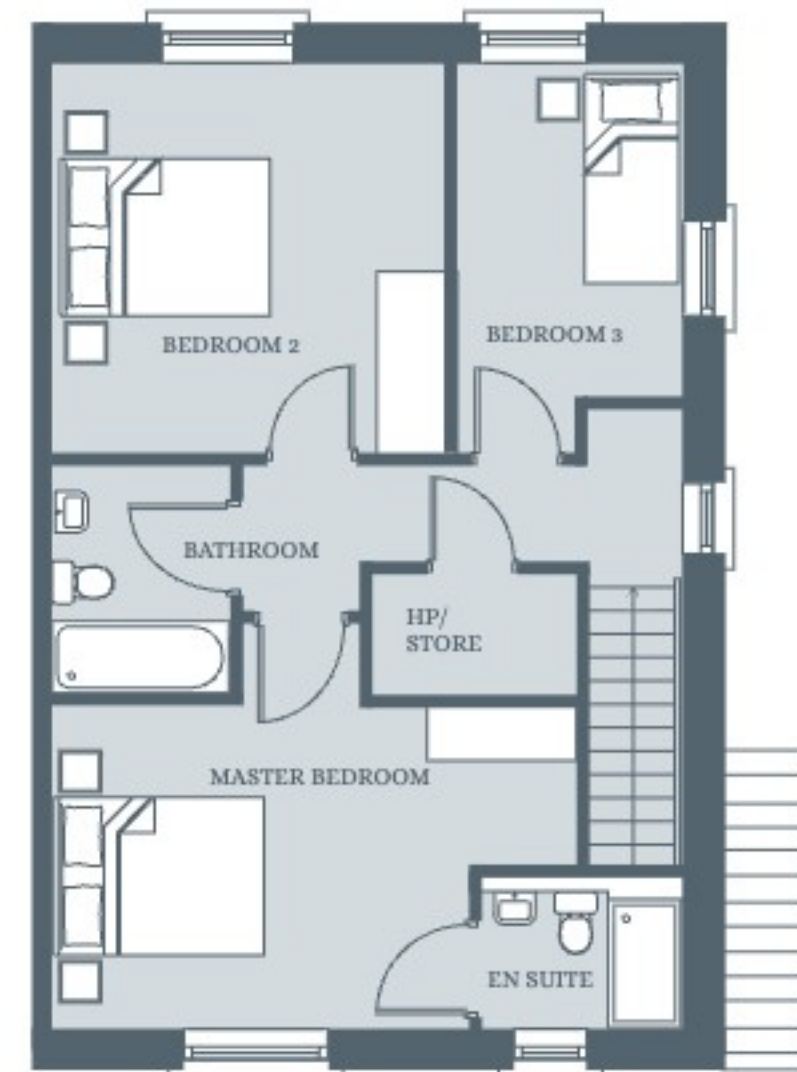
■ THE ELDER

3 Bedroom End Terrace

c. 110.4 sq.m | 1,188 sq.ft



GROUND FLOOR



FIRST FLOOR

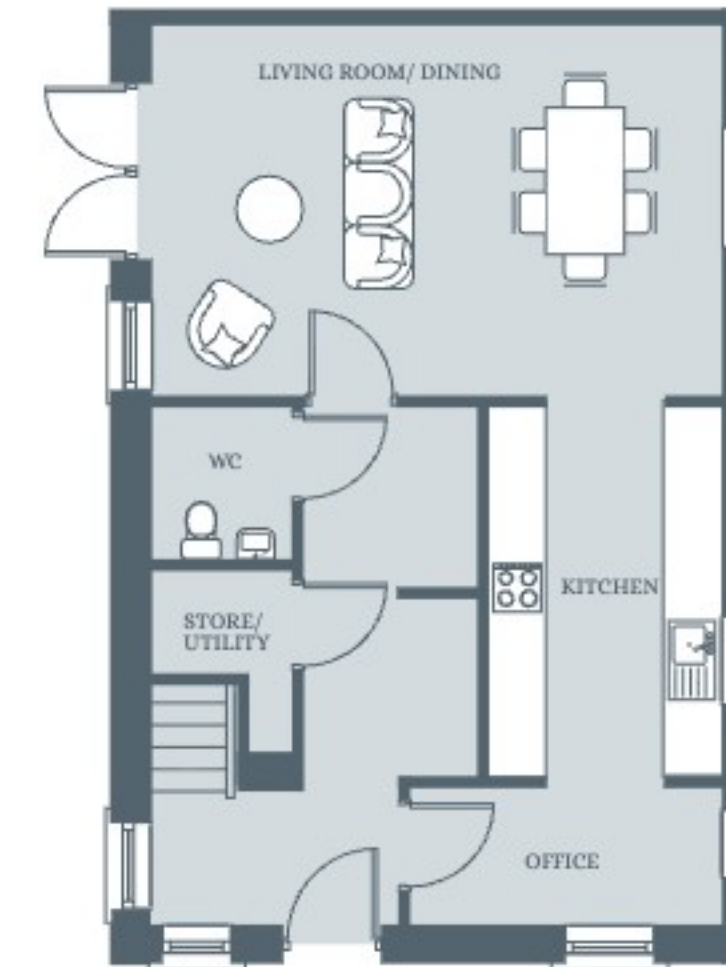
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■ THE HAZEL

4 Bedroom Semi Detached

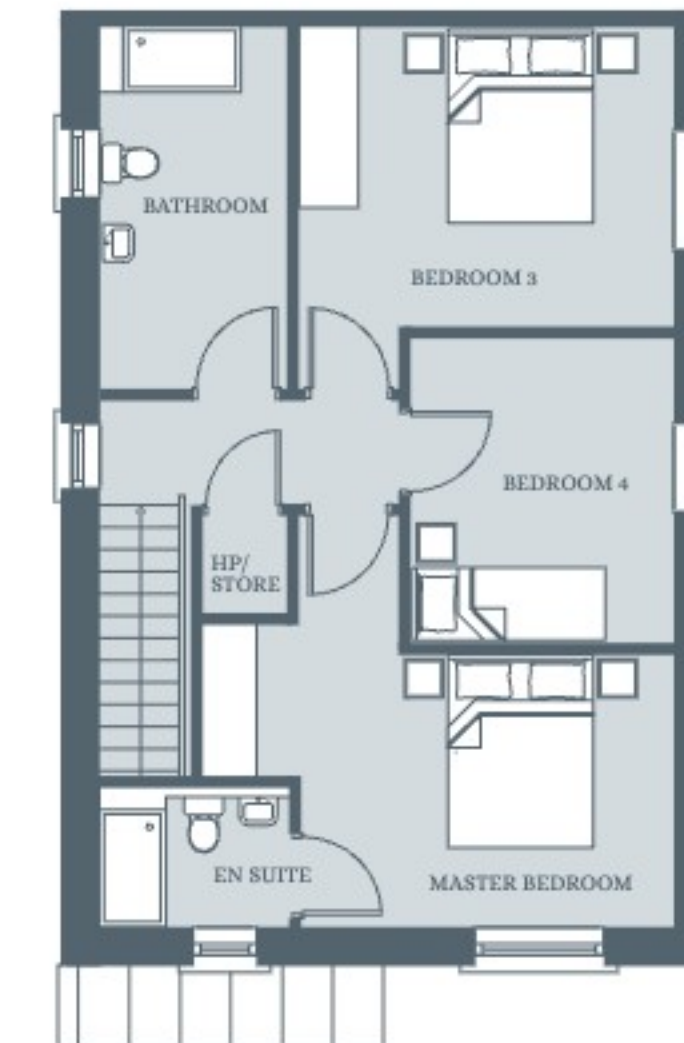
c. 164.4 sq.m | 1,770 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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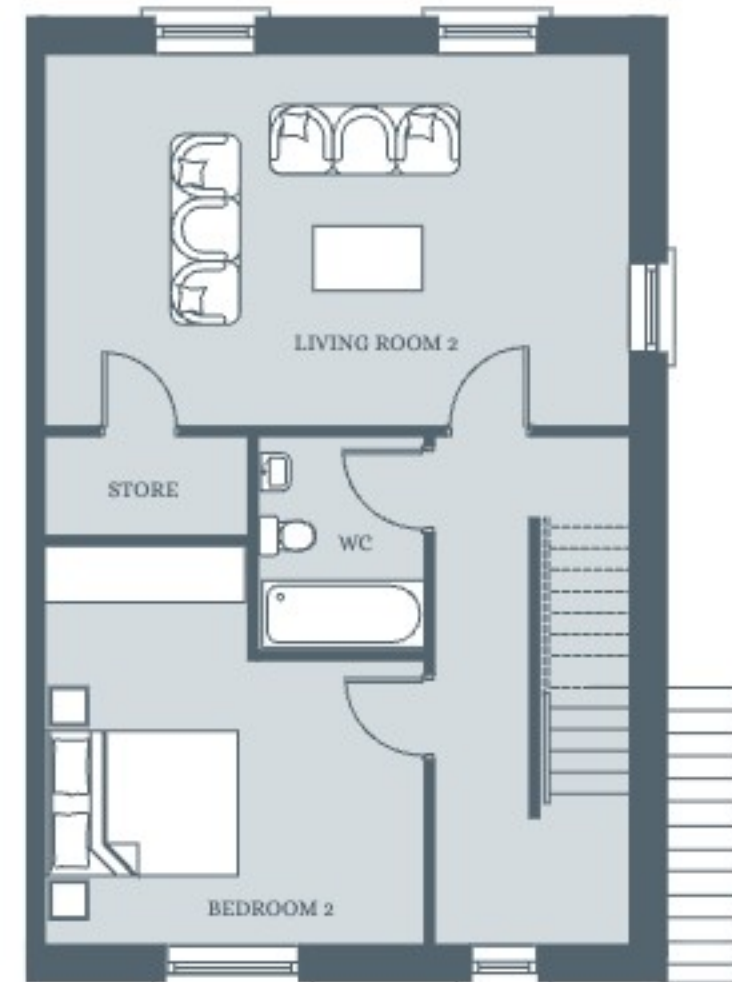


THE CHERRY

4 Bedroom End Terrace
c. 165.6 sq.m | 1,783 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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About Durkan



Building In Ireland For Generations

We are more than developers. We are also tried and trusted builders, experts in our field. We deliver more than housing stock. We work with communities and with innovative practice and technologies to deliver homes designed and built with environmental consciousness as a core driver. These are the homes of tomorrow.

Durkan has been a leading name in Irish construction since the 1960s, synonymous with innovative, high quality projects. Established by Tony Durkan, the business is now run by the Durkan family, along with a strong team of construction and property professionals.

At Durkan, our 50+ years of expertise in building exceptional homes and trusted relationships is now in the service of tomorrow. We are committed to using best practice and emerging technologies to build better, cleaner and more efficient homes and communities that meet the challenges of a changing world.



Our team are committed to taking care of our customers and providing the best possible experience at every step of the process. We know how important it is to purchase your own home and that is why we ensure that each home is built to the highest standards with a focus on quality, innovation and sustainability with your family and future generations in mind.

To find out more about our other developments please visit www.brianmdurkan.com



ALL ENQUIRIES TO



PSRA: 003764
01 6288400



Developer

Durkan
Durkan House
York Road
Dun Laoghaire
Co Dublin



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