

# FOR SALE



# OAK WAY

BALLITORE, Co. KILDARE

*PHASE 2—NOW ON SALE!*

WELCOME TO **OAK WAY**—A CHARMING NEW DEVELOPMENT IN THE HEART OF BALLITORE VILLAGE, Co. KILDARE. OFFERING A SELECTION OF A RATED **2, 3, AND 4-BEDROOM HOMES**, THESE PROPERTIES ARE DESIGNED FOR MODERN LIVING WITH EXCEPTIONAL FEATURES THROUGHOUT.

ENJOY THE PERFECT BLEND OF TRANQUIL VILLAGE LIFE AND EASY ACCESS TO DUBLIN, WITH EXCELLENT TRANSPORT LINKS MAKING COMMUTING SIMPLE.

**HUGH MORRIS**  
ALLIANCE AUCTIONEERS

CASTLE STREET, KELLS  
TRIMGATE STREET, NAVAN  
TEL: 046 9240008 / 046 9046500



**OAK WAY, BALLITORE** IS A NEW DEVELOPMENT CONSISTING OF 2, 3 & 4 BEDROOM HOMES. THESE FANTASTIC PROPERTIES ARE DESIGNED TO REFLECT THE NEEDS OF MODERN FAMILY LIVING, PROVIDING GENEROUS LIVING SPACES, WELL THOUGHT OUT ROOM LAYOUTS AND HIGH SPECIFICATION FINISHES THROUGHOUT.

DISCOVER YOUR PERFECT HOME IN OAK WAY, WHERE COUNTRYSIDE CHARM MEETS MODERN CONVENIENCE.

#### **PHASE 2 LAUNCH:**

3 BEDROOM SEMI DETACHED, EXTENDING TO C 104.4SQM / 1124 SQFT

3 BEDROOM SEMI DETACHED, EXTENDING TO C 114.8 / 1236SQFT

4 BEDROOM DETACHED, EXTENDING TO C 142SQM / 1528SQFT

#### **LOCATION:**

IT'S SAID TO BE ALL ABOUT LOCATION WHEN CHOOSING YOUR FAMILY HOME! BALLITORE IS A UNIQUE VILLAGE LOCATION RICH IN HISTORY AND HERITAGE. IT BOASTS ALL THE BENEFITS OF COUNTRYSIDE LIVING YET BEING CLOSE TO A HOST OF LOCAL AMENITIES INCLUDING SHOPS, POST OFFICE, PRIMARY SCHOOL AND SPORTING FACILITIES. COMMUTERS ARE WELL CATERED FOR WITH PROXIMITY TO THE M7 AND M9 BEING A BIG ADVANTAGE, TRAVEL TIMES TO DUBLIN AIRPORT AND DUBLIN ARE UNDER ONE HOUR. THE AREA ALSO BENEFITS FROM A REGULAR BUS SERVICE AND GREAT RAIL SERVICE FOR COMMUTERS.

#### **FEATURES:**

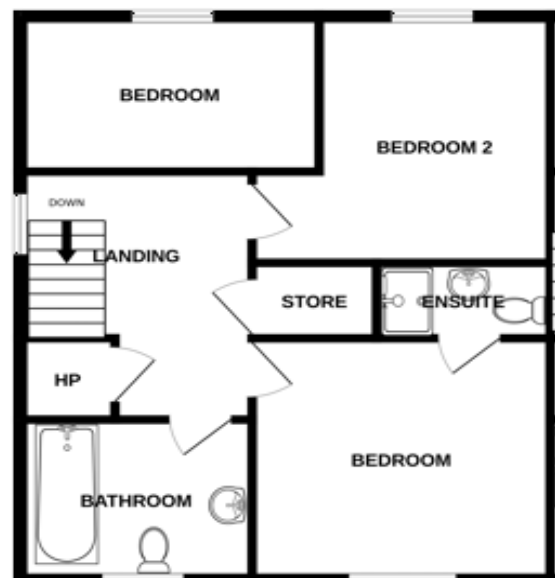
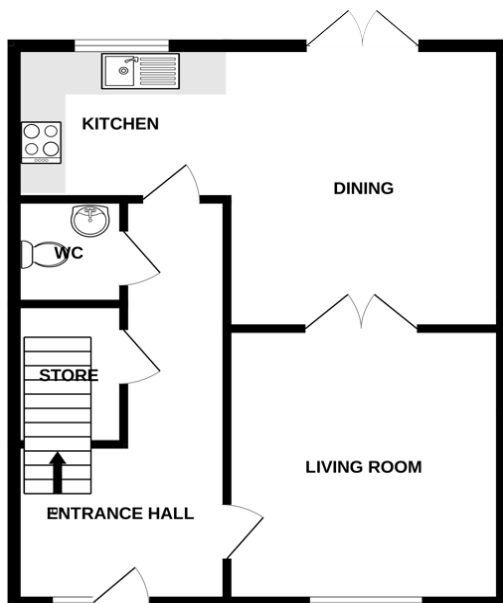
- HOMES QUALIFY FOR THE HELP TO BUY SCHEME AND/OR FIRST HOME SCHEME
  - GENEROUSLY PROPORTIONED HOMES
  - HIGH QUALITY SPECIFICATION & FINISHES THROUGHOUT
  - A RATED, ENERGY EFFICIENT / COST EFFECTIVE HOMES
- EACH HOME IS COVERED BY THE HOMEBOND 10 YEAR STRUCTURAL GUARANTEE
  - . SUPERB LOCATION & TRANSPORT LINKS
  - LARGER TOWN AMENITIES AVAILABLE IN ATHY-10MIN DRIVE.

## 3 BEDROOM SEMI DETACHED



ACCOMM EXT. TO C 104.4SQM / 1124 SQFT  
A RATED, ENERGY EFFICIENT HOMES  
STYLISH & CONTEMPORARY FITTED KITCHENS  
BUILT IN WARDROBES IN TWO BEDROOMS  
ATTRACTIVE HIGH QUALITY SANITARY WARE & FITTINGS IN ALL BATHROOMS  
REAR GARDEN, LEVELLED & SEEDED  
QUALIFIES FOR BOTH HTB & FIRST HOME SCHEME

**PRICE: €370,000**



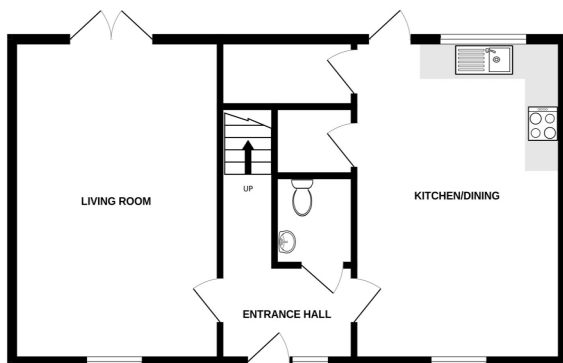
## 3 BEDROOM SEMI DETACHED



ACCOMM EXT. TO C. c 114.8 / 1236SQFT  
A RATED, ENERGY EFFICIENT HOMES  
STYLISH & CONTEMPORARY FITTED KITCHENS.  
BUILT IN WARDROBES IN TWO BEDROOMS  
ATTRACTIVE HIGH QUALITY SANITARY WARE & FITTINGS IN ALL BATHROOMS  
REAR GARDEN, LEVELLED & SEEDDED  
QUALIFIES FOR BOTH HTB & FIRST HOME SCHEME

**PRICES: €385,000 & €395,000**

GROUND FLOOR



1ST FLOOR



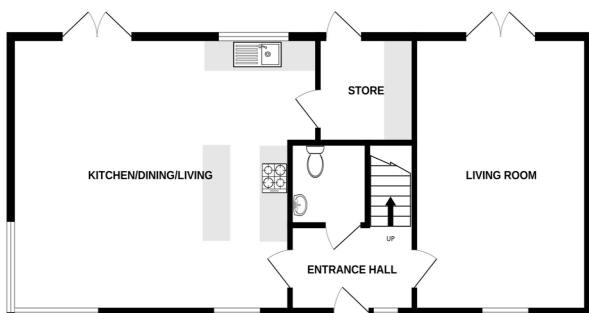
## 4 BEDROOM DETACHED



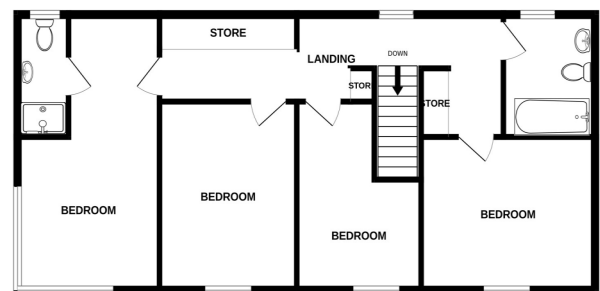
LUXURY ACCOMM EXT. TO C. C 142SQM / 1528SQFT  
NATURAL STONE FAÇADE & DUAL ASPECT (ONE AVAILABLE WITH PLAIN RENDER FAÇADE)  
A RATED, ENERGY EFFICIENT HOME  
QUALIFIES FOR THE FIRST HOME SCHEME  
STYLISH & CONTEMPORARY FITTED KITCHENS WITH ISLAND  
UTILITY WITH COMPLIMENTING STORAGE UNITS  
BUILT IN WARDROBES IN TWO BEDROOMS  
ATTRACTIVE HIGH QUALITY SANITARY WARE & FITTINGS IN ALL BATHROOMS  
GENEROUSLY PROPORTIONED GARDENS, LEVELLED & SEEDED

**PRICE: €499,000**

GROUND FLOOR







1ST FLOOR

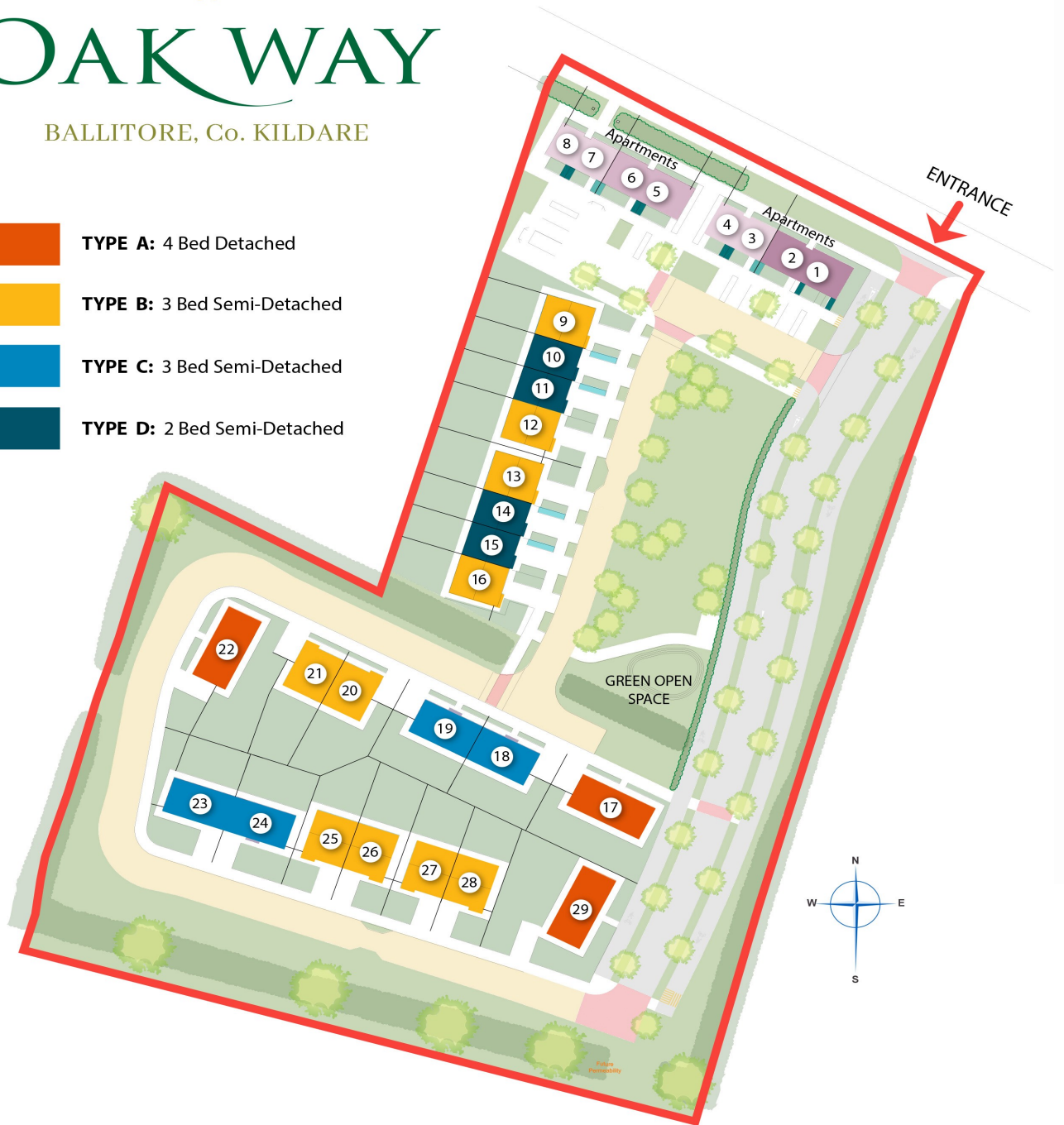




# OAK WAY

BALLITORE, Co. KILDARE

-  **TYPE A:** 4 Bed Detached
-  **TYPE B:** 3 Bed Semi-Detached
-  **TYPE C:** 3 Bed Semi-Detached
-  **TYPE D:** 2 Bed Semi-Detached



## NEGOTIATOR

LAURA MULLEN MIPAV MMCEPI  
 M • 087 4211999  
 E • LAURA@HMALLIANCEAUCTIONEERS.IE

PSR 004558-006161

**HUGH MORRIS**  
**ALLIANCE AUCTIONEERS**

**ipav** | Institute of Professional  
 Auctioneers & Valuers

ALL IMAGES, PLANS AND MEASUREMENTS ARE APPROXIMATE AND CAN BE SUBJECT TO CHANGE. SALE PARTICULARS HAVE BEEN PREPARED BY HUGH MORRIS ALLIANCE AUCTIONEERS ON BEHALF OF THE VENDOR. SERVICES, FITTINGS AND EQUIPMENT REFERRED TO WITHIN THE SALES PARTICULARS HAVE NOT BEEN TESTED (UNLESS OTHERWISE STATED) AND NO WARRANTIES CAN BE GIVEN. ACCORDINGLY THE PROSPECTIVE BUYERS MUST MAKE THEIR OWN ENQUIRIES REGARDING SUCH MATTERS. THESE PARTICULARS ARE INTENDED TO GIVE A FAIR DESCRIPTION BUT THEIR ACCURACY IS NOT GUARANTEED. NOR TO THEY CONSTITUTE AN OFFER OR CONTRACT.