



Nyne Park

KILKENNY

Craft A Life
Of Colour

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The Nyne Parke*



Where Your Story
Meets A Rich History

The Warmest Welcome To Nyne Park...

A stunning new development of 3 and 4 bedroom homes of exceptional build quality, innovative energy-efficient features, thoughtful design and modern fixtures and fittings throughout. These are homes inspired by the storied past of their location, with every modern comfort considered.

Make your home in the best of all worlds, with an unbeatable location within walking distance of the bustling, vibrant city of Kilkenny and in close proximity to surrounding lush countryside and verdant natural areas.

A New Story, Crafted By History In Kilkenny



ELIGIBLE FOR





Modern City, Ancient History

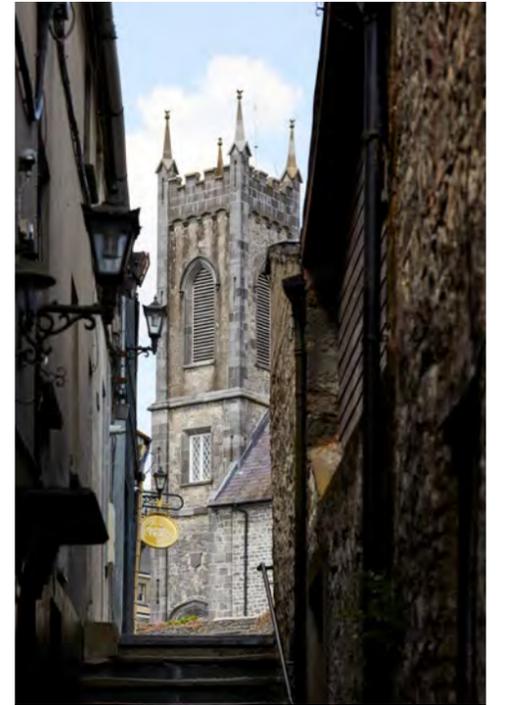
The vibrant city of Kilkenny has a rich and evident history that gives the city its uniquely modern character.

A city that's both old and new, with ancient cobbled streets featuring bustling modern life winding around the hallowed halls of Kilkenny Castle. This gives Kilkenny a feeling of distinction among the major modern cities of Ireland.

Friendly and cosmopolitan, Kilkenny City is highly regarded as a cultural hub, with restaurants, bars, pubs, festivals and more, appealing to those who love this charming city.



Kilkenny – vibrant, creative and friendly



HISTORICALLY CREATIVE, CREATIVELY HISTORICAL

Kilkenny is known all over the world for its cultural and creative scene. Festivals taking place annually include the internationally renowned Cat Laughs festival, the Kilkenny Arts Festival, Kilkenny Tradfest and even Yulefest, the city's own celebration of Christmas.





In 2021, the city was designated a World Craft Council Craft City and Region, one of only four such regions in Europe.

Kilkenny is home to an exceptional creative industry. Businesses include multiple Oscar-winning animation studio Cartoon Saloon, the Made In Kilkenny Collective, the Design & Crafts Council of Ireland, the Heritage Council and Grennan Mill Craft School, which is just the tip of the iceberg of skill and talent in this incredible city.

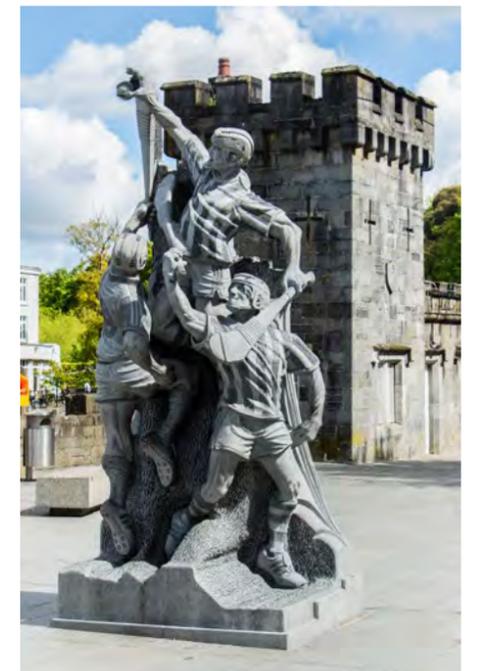


THE HOME OF SPORTING HISTORY

Of course, this is the home of the Kilkenny Cats, the most celebrated hurling team in the history of Ireland. With camogie a thriving sport, there are many excellent GAA clubs in the city, including James Stephen's near Nyne Park, and the famous Nowlan Park.

There is also the choice of luxury golf clubs, including Kilkenny Golf Club and the historic Mount Juliet. Other sporting activities in the area include soccer, martial arts, horse-riding and rugby with Kilkenny Rugby Club just a 7 minute drive from Nyne Park.

The River Nore flowing through the city provides the backdrop for a range of watersports including canoeing, fishing and more. For a more relaxed activity, a riverside stroll is a great way to get out in the fresh air.



Kilkenny –
locally treasured,
internationally admired.



Life's Good In Kilkenny

Kilkenny buzzes with an incredible atmosphere. From the dozens of stylish cafés such as Low Lane, Café La Coco, pubs like Matt The Millers and Tynan's and excellent restaurants like Zuni, Campagne, Aroi Asian Fusion, Ristorante Rinuccini and Nóinín.

Style is a constant in this city, with independent boutiques and high street stores found within easy distance. Independent shops like 38 Co. and Butterslip complement well known destinations such as River Island and Next, keeping this vibrant city in top style.

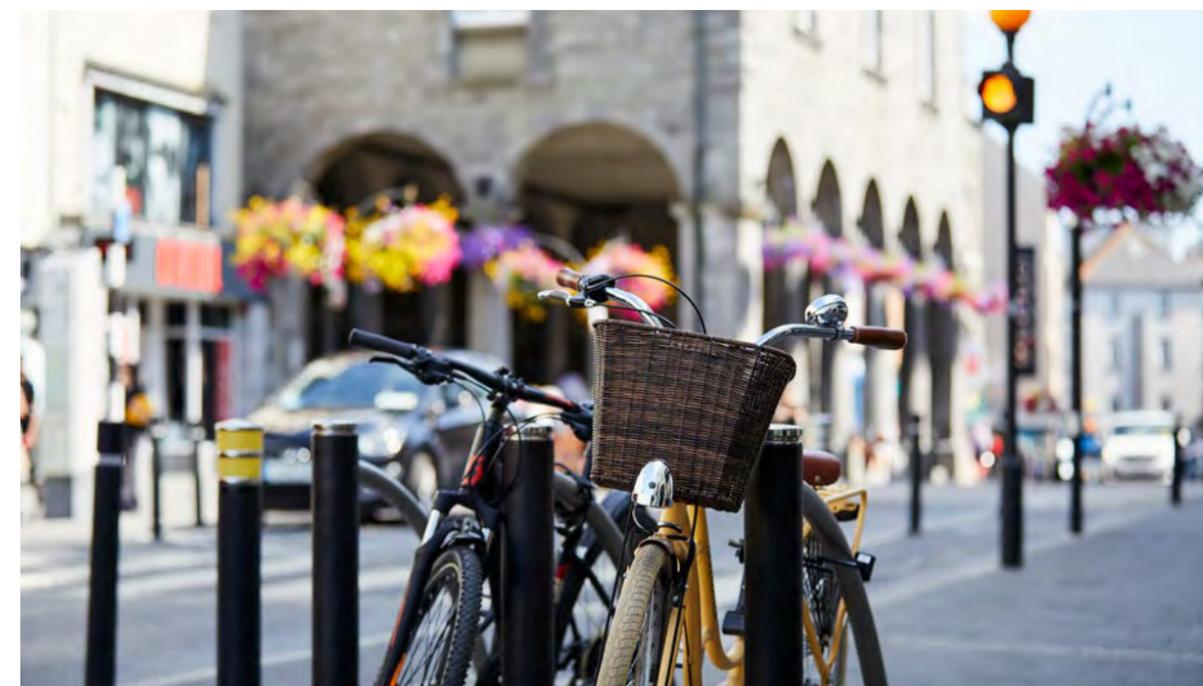


When it comes to fresh produce, all the major supermarkets are within Kilkenny. There's also the weekly farmers market outside the Castle, where 240 farms supply a bounty of local produce.

In The Heart Of Everything

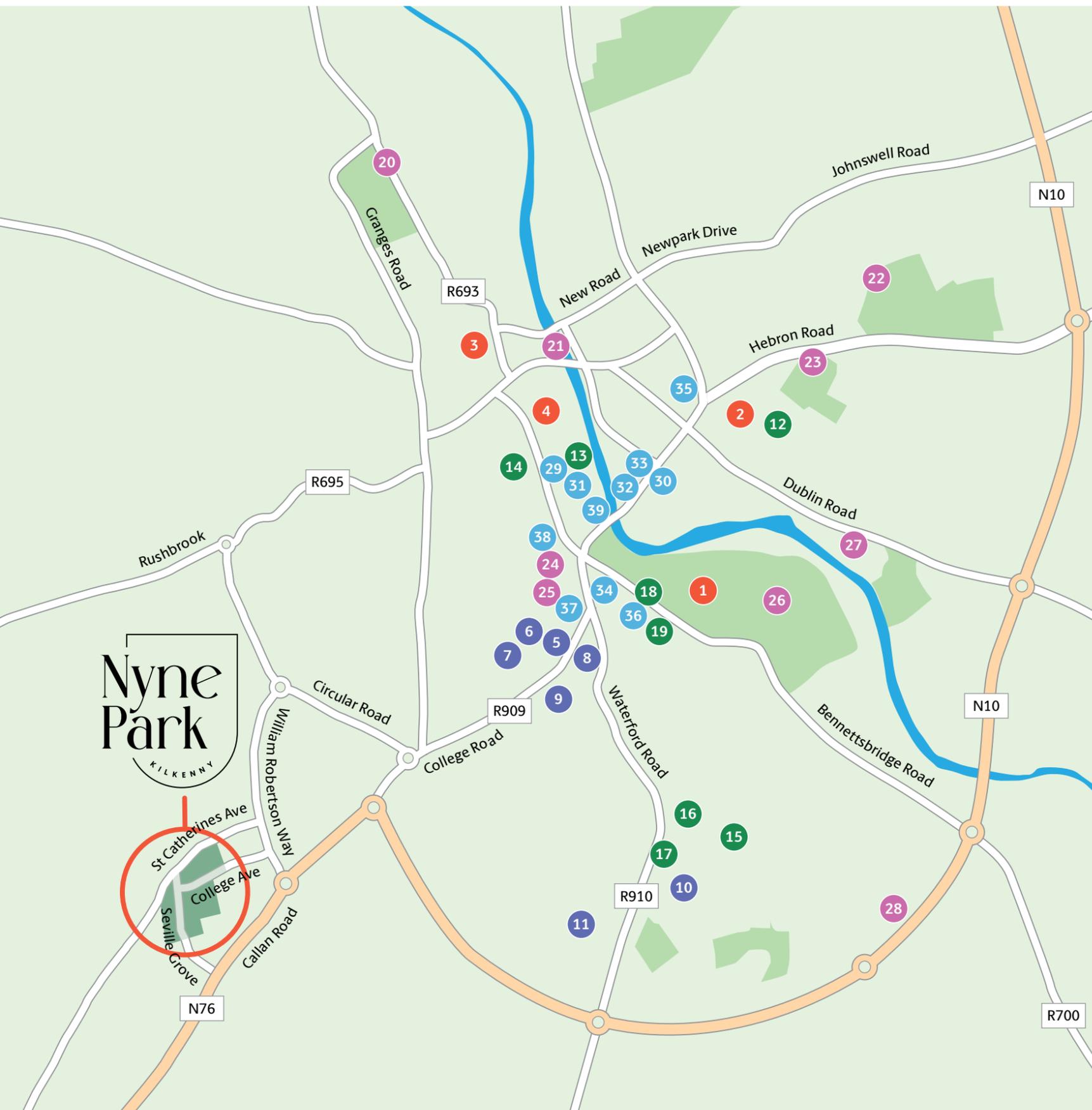
Nyne Park is centred between College Avenue and Callan Road to the west of Kilkenny City Centre. It's situated within 20 minutes walking distance of the city centre, 5 minutes by bike and just 3 minutes by car. The area is surrounded by lush countryside, with nature walks and areas of natural beauty all around.

Further afield, Dublin is 90 minutes by car or train, while Waterford is just 35 minutes by car or train. Kilkenny Train Station and the M9 motorway are easily accessible from Nyne Park. The area will also be serviced by the new Inner Relief Road.



- 
ON FOOT
 Kilkenny City 20 minutes
- 
BY BIKE
 Kilkenny City 5 minutes
- 
BY CAR
 Kilkenny City 3 minutes
 Waterford City 35 minutes
 Wexford Town 60 minutes
 Dublin City 90 minutes
- 
BY TRAIN
 Dublin Heuston Station 90 minutes
 Carlow 30 minutes
 Waterford 35 minutes
- 
LOCAL BUSES
 KK1 & KK2 every 30 minutes Mon-Sat,
 every 60 minutes Sunday





Everything Within Arm's Reach

Nyne Park is close to the heart of a city and is well serviced by amenities. There are plenty of primary and secondary schools nearby; sports clubs and facilities, together with a wide selection of supermarkets, restaurants, bars and cultural landmarks.

Landmarks

- 1 Kilkenny Castle
- 2 MacDonagh Train Station
- 3 St. Canice's Cathedral
- 4 The Smithwicks Experience

Schools

- 5 Ormonde College of Further Education
- 6 City Vocational School
- 7 St. Kieran's College
- 8 St John of God National School
- 9 St Patricks De La Salle National School
- 10 Gaelscoil Osrai
- 11 Kilkenny School Project National School

Shopping

- 12 MacDonagh Junction Shopping Centre
- 13 Dunnes Stores
- 14 Market Cross Shopping Centre
- 15 SuperValu
- 16 Aldi
- 17 Lidl
- 18 Farmers Market
- 19 Kilkenny Design Centre

Leisure

- 20 St. James' Park
- 21 Kilkenny Skate Park
- 22 O'Loughlin Gaels GAA Club
- 23 UPMC Nowlan Park
- 24 Kilkenny Ormonde Leisure Club
- 25 Absolute Fitness
- 26 Kilkenny Castle Park
- 27 Lacken Walk
- 28 The Watershed Leisure Club

Restaurants, Cafés and Bars

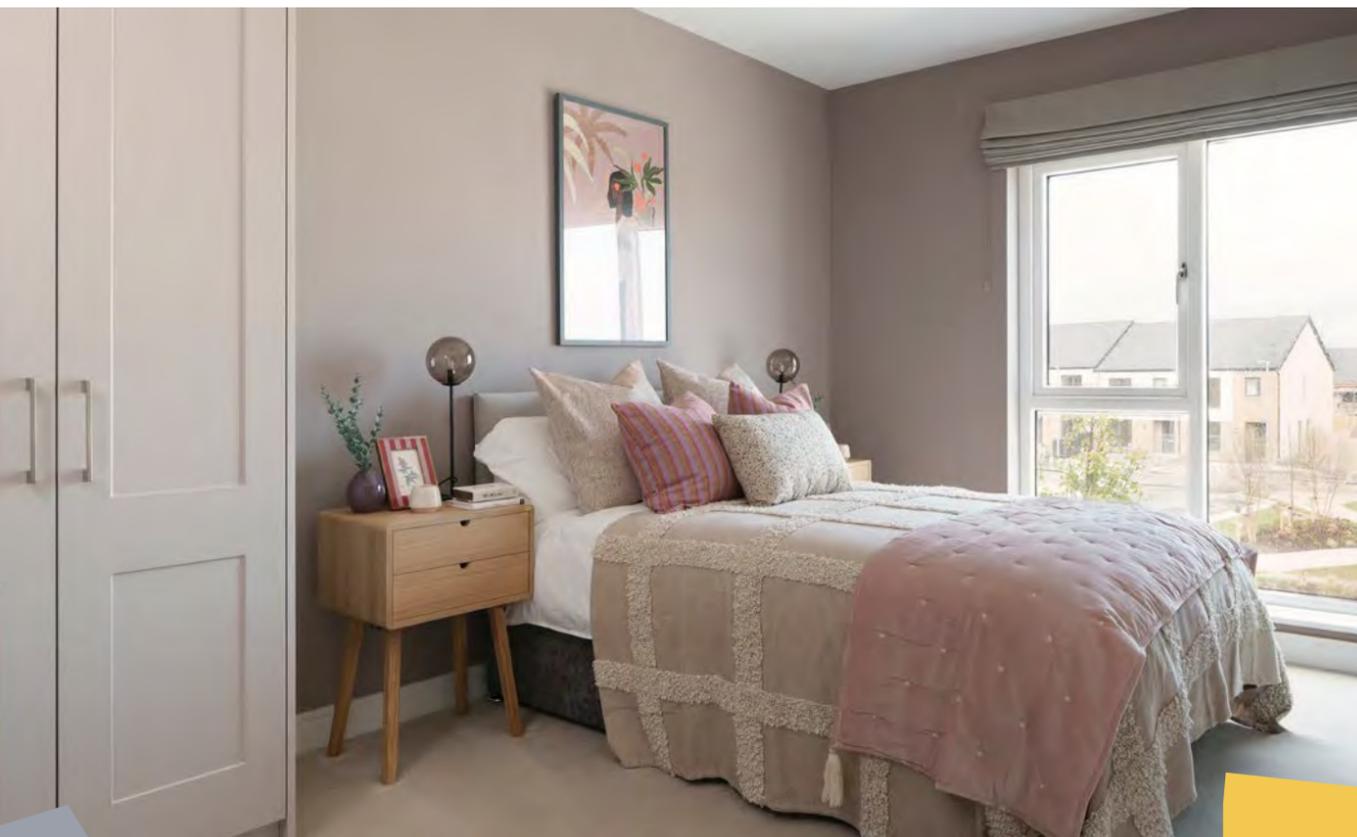
- 29 Petronella
- 30 Langtons
- 31 Low Lane
- 32 Matt The Millers
- 33 The Dylan Whisky Bar
- 34 Café La Coco
- 35 Campagne
- 36 Ristorante Rinuccini
- 37 Zuni
- 38 Aroi Asian Fusion
- 39 Noinin

Modern Detail, Meet Historic Charm

The homes at Nyne Park are a wonderful mix of character and cutting-edge design.

Light-filled, spacious and A2 BER energy rated, they're perfect for first-time buyers, families and couples. Cairn homes are built for modern living with an emphasis on innovation and sustainability, and these are no exception.

The majority of Nyne Park homes also qualify for the Help To Buy incentive and First Home Scheme, making your journey towards home ownership that much easier.

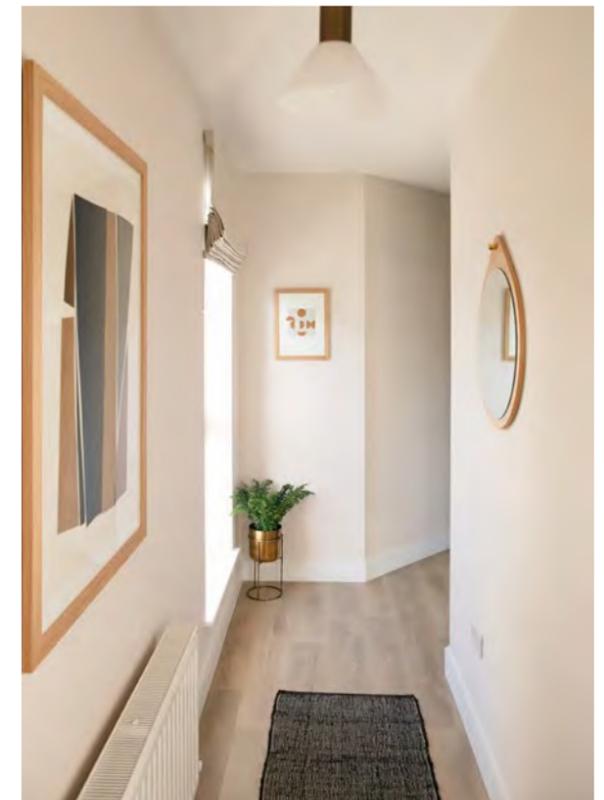


LET LIGHT IN

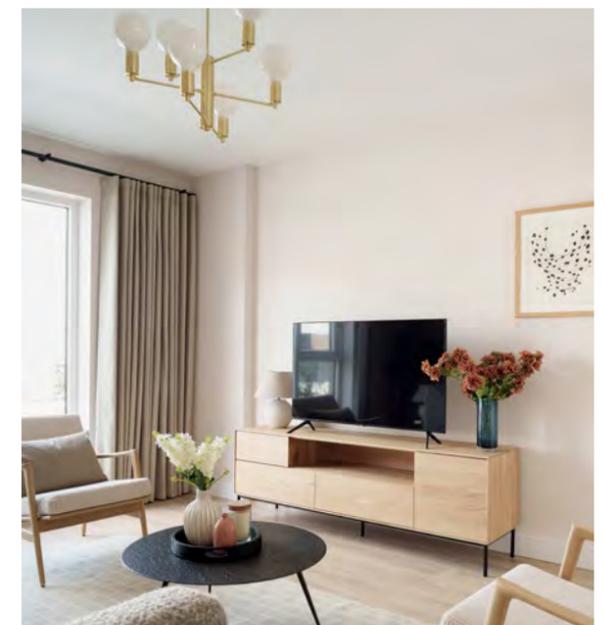
Nyne Park homes are characterised by the elegance of their finishes and the quality of the builds, designed to last a lifetime.

Light-filled space is what makes a Nyne Park house a home. Ceilings are extra height on the ground floor, with large windows and glazed patio doors inviting nature into your home from your private back garden while flooding the downstairs with natural light. Kitchens are a contemporary design, with separate utility rooms so they can function as the bustling heart of family life.

Upstairs in all double bedrooms, space is further maximised with built-in shaker style wardrobes.



A Sophisticated Space For Your Family To Flourish



Part Of Your
Future Story

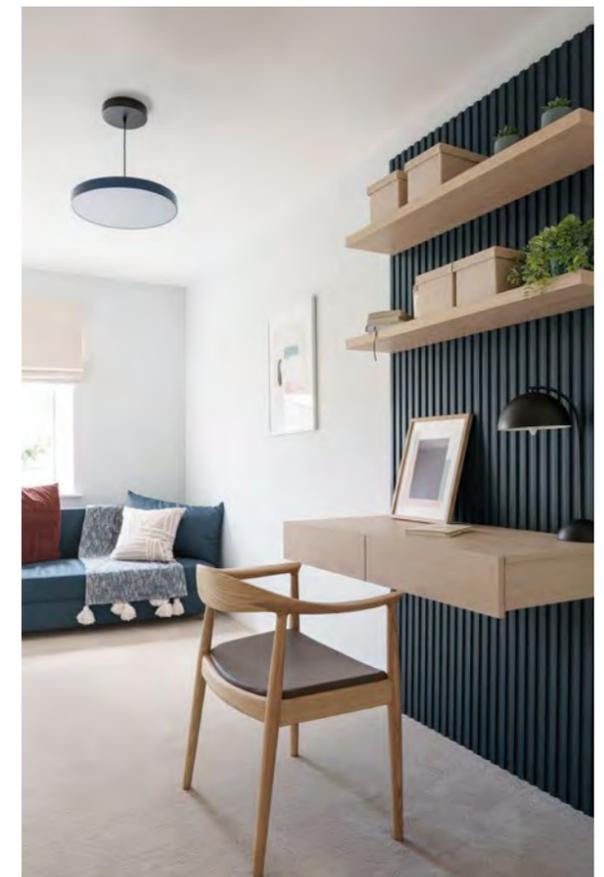


EFFICIENTLY DESIGNED FOR MODERN LIFE AND BEYOND

Every Nyne Park home has an A2 BER energy rating, supported by a dual zone-controlled heat pump system. This means a lower carbon footprint and consistently lower energy bills for the entire household.

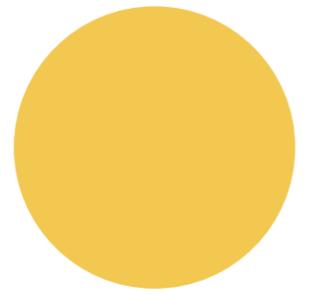
High levels of roof, wall and underfloor insulation are further supported by insulated pipes in an airtight design, meaning your home is warm and cosy in winter and cool in the summer.

Energy-efficient lifestyles are further enabled, with each home being future-proofed for electric car charging.





A New Community, Full Of Character



HOME DOESN'T START AND END ON YOUR DOORSTEP.

Nyne Park is crafted to foster a thriving community. At its heart lies a fully accessible natural play area designed to cater for the wellbeing of individuals across all age groups. This space encourages connections and a sense of belonging where children can interact and play.

The streetscape of Nyne Park is teeming with life, adorned with trees and shrubs specifically chosen to support local pollinators. This integration with nature not only enhances the aesthetics of the neighbourhood but also encourages an appreciation of nature.

The open spaces are dotted with inviting benches, serving as gathering points for neighbourhood events and casual recreation. Well-designed safe cycling lanes and pedestrian paths ensure residents can explore Nyne Park with peace of mind, knowing they're in a place where safety and community go hand in hand.

Eligible for Government Initiatives

All homes at Nyne Park have an A2 BER energy rating. This means they qualify for a green mortgage, which can offer a lower mortgage rate to those buying an energy efficient home.

The majority are also eligible for the Help To Buy Scheme and First Home Scheme. These are designed to help first time (and other eligible) buyers with reaching their deposit and mortgage needs.



For more information please visit nynepark.com



Sitemap



3 Bedroom Houses

B1

Mid Terrace
117.7 SQ M / 1,267 SQ FT

B3S

Semi-Detached
(Side Entry)
118.5 SQ M / 1,275 SQ FT

B2

End Terrace
117 SQ M / 1,259 SQ FT

C1

Mid Terrace
115.4 SQ M / 1,242 SQ FT

B3

Semi-Detached
117 SQ M / 1,259 SQ FT

C2

End Terrace
115.1 SQ M / 1,238 SQ FT

B2S

End Terrace
(Side Entrance)
118.5 SQ M / 1,275 SQ FT

C3

Semi-Detached
115.1 SQ M / 1,238 SQ FT

4 Bedroom Houses

A3

Semi-Detached
139.2 SQ M / 1,498 SQ FT

A3S

Semi-Detached
(Side Entrance)
140.2 SQ M / 1,509 SQ FT

ESB SUBSTATION EV PARKING CYCLE PATH



FUTURE NATIONAL
PRIMARY SCHOOL

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

3 Bedroom

B1

Mid Terrace

c 117.7 sq m / 1,267 sq ft

B2

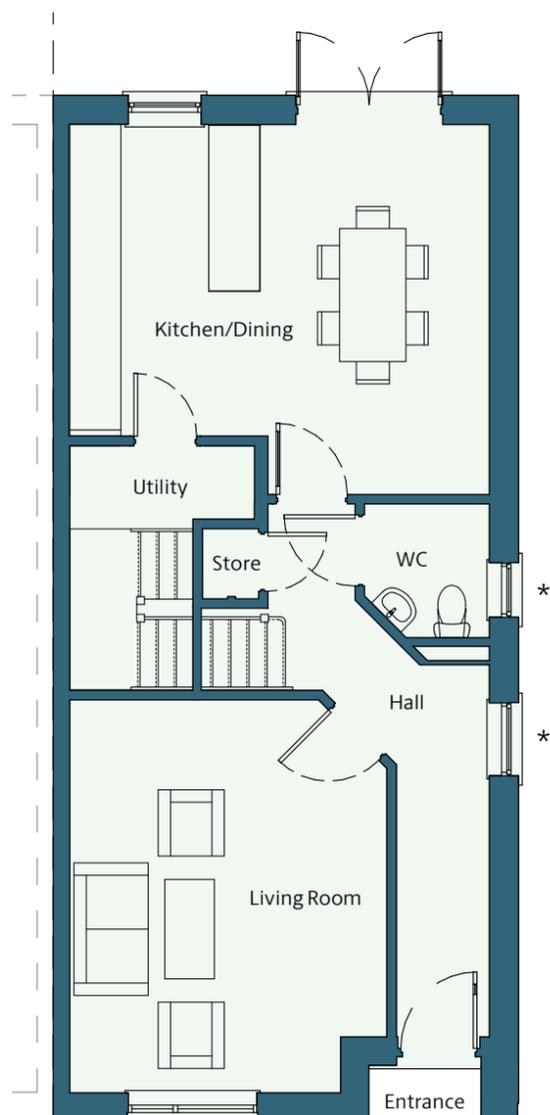
End Terrace

c 117 sq m / 1,259 sq ft

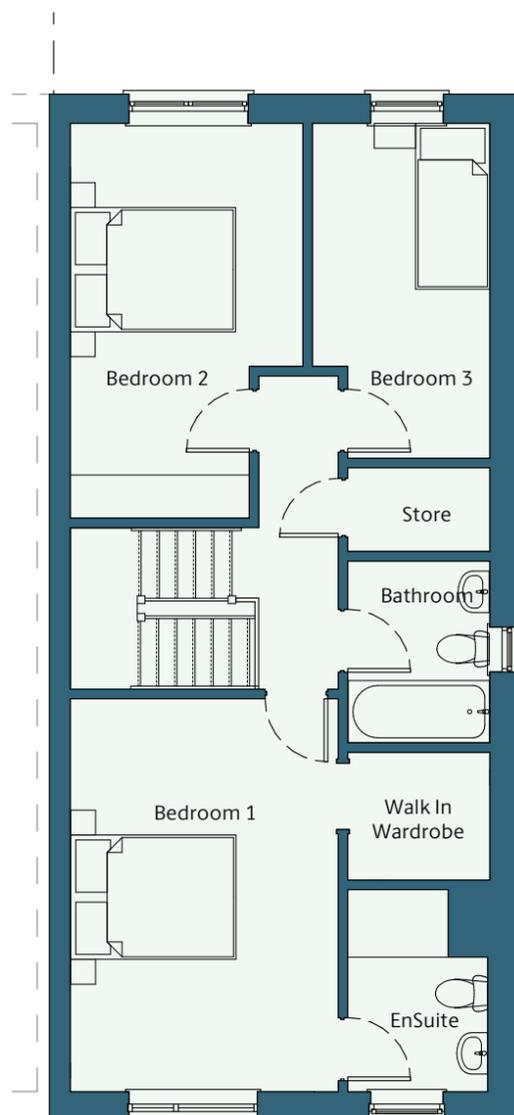
B3

Semi Detached

c 117 sq m / 1,259 sq ft



Ground Floor



First Floor

*Windows in end terrace and semi-detached

Please note: A mirror version of this house type layout may feature in Nyne Park, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 Bedroom

B2S

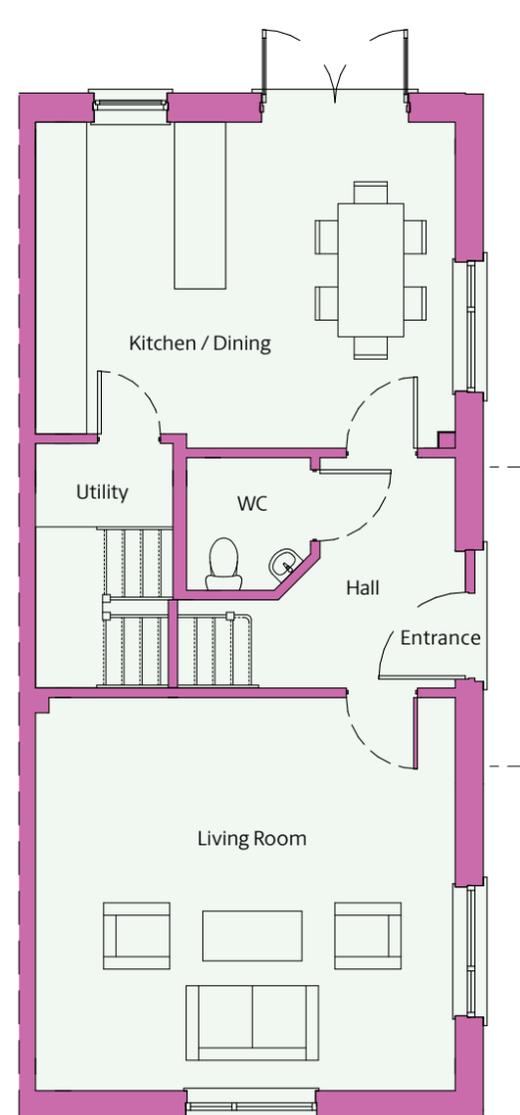
End Terrace

c 118.5 sq m / 1,275 sq ft

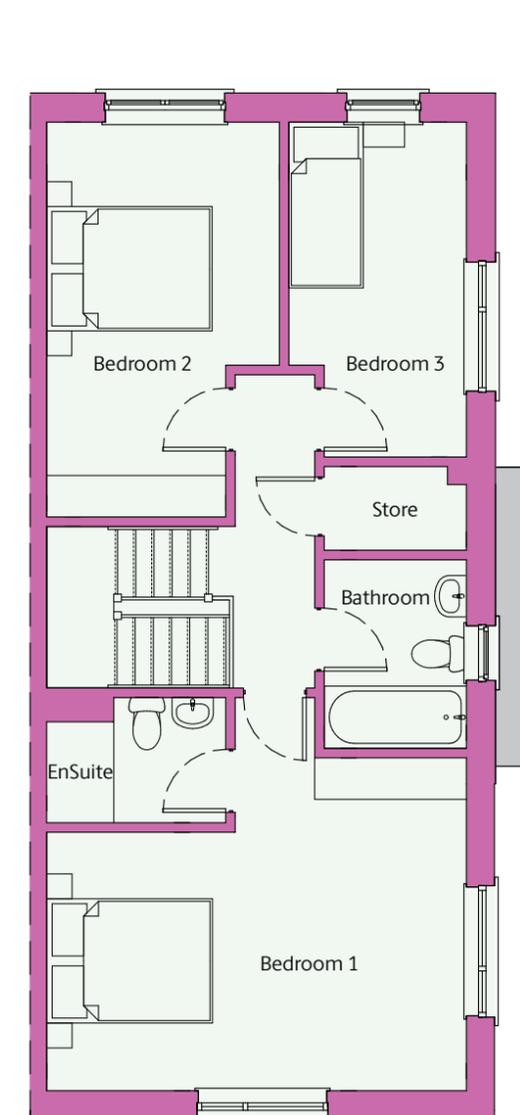
B3S

Semi Detached (Side Entrance)

c 118.5 sq m / 1,275 sq ft



Ground Floor



First Floor

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3 Bedroom

C1

Mid Terrace

c 115.4 sq m / 1,242 sq ft

C2

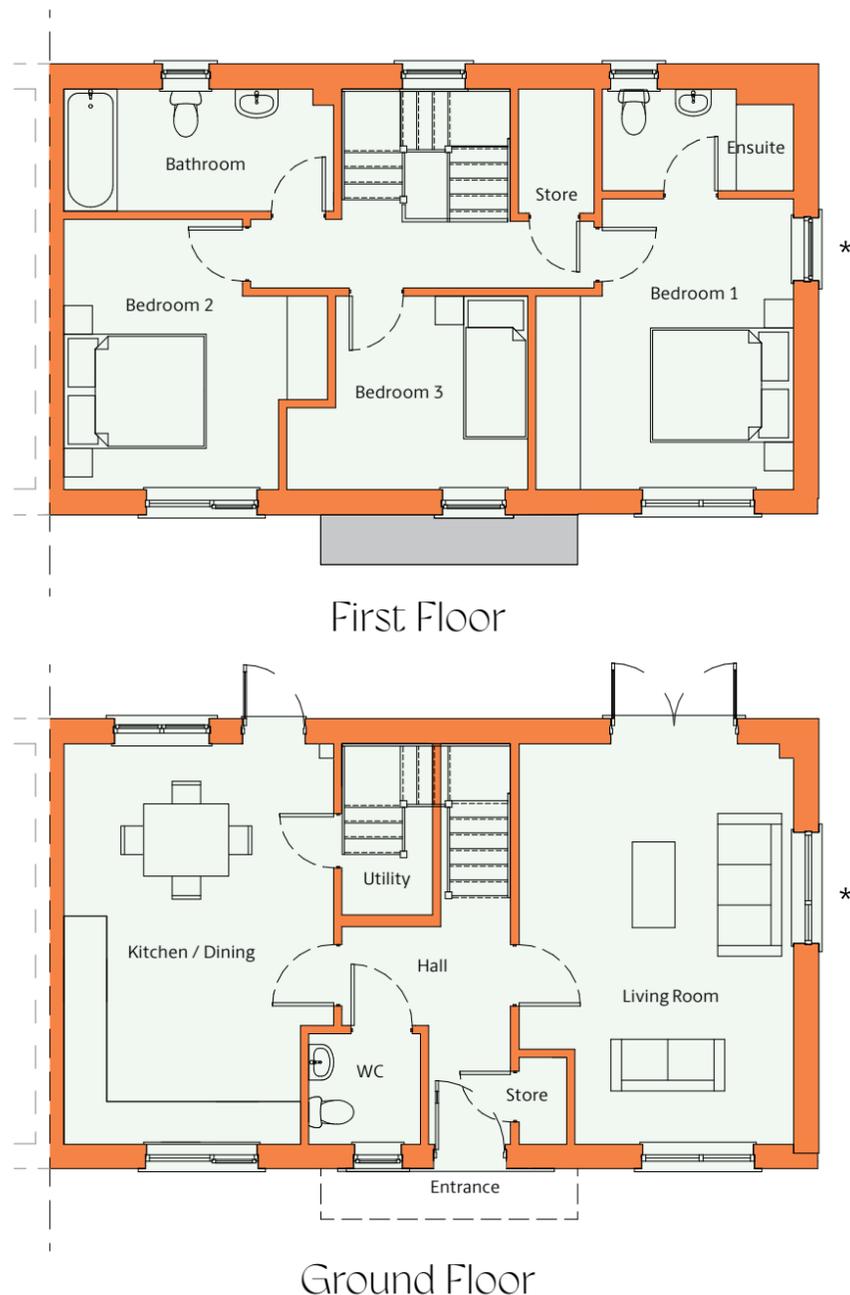
End Terrace

c 115.1 sq m / 1,238 sq ft

C3

Semi Detached

c 115.1 sq m / 1,238 sq ft



*Windows in semi-detached

4 Bedroom

A3

Semi Detached

c 139.2 sq m / 1,498 sq ft



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4 Bedroom

A35

Semi Detached (Side Entrance)

c 140.2 sq m / 1,509 sq ft



Ground Floor

First Floor

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Features and Specifications

EXTERNAL FEATURES

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

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

SECURITY & SAFETY

- Fire alarm detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

MEDIA & COMMUNICATIONS

- Main high speed broadband infrastructure installed to accommodate Siro and Virgin Media connections

ELECTRICAL

- Generous provision of lighting and power points
- Future proofing for electric car charging point to on- and off-curtilage car parking spaces



BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Energy efficient heat pump provided utilising panel radiators
- Time and temperature zone control provided
- Pressurised hot and cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens
- Stainless steel sink and mixing tap
- Separate utility/storeroom with countertop provided along with space for washing machine and dryer

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Pull-down attic ladder fitted to all houses

WARDROBES & STORAGE

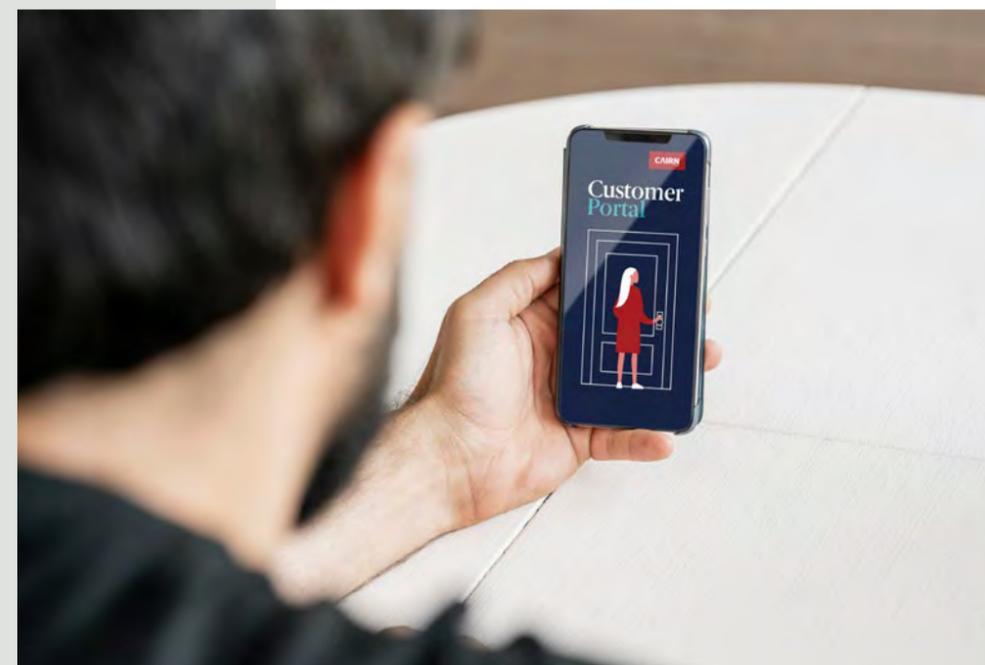
- Shaker style fitted wardrobes in all double bedrooms

WARRANTY COVER UNDER HOMEBOND

- 10 year structural insurance and 5 year defects and equipment insurance.

People First

Buying a home is an exciting milestone in everyone's life. Our commitment to you is to make the experience as simple and stress free as possible. To live up to the Cairn Customer Satisfaction Commitment, our dedicated Customer Team are here for you every step of the way – from viewing our show homes right through to moving in day and beyond.



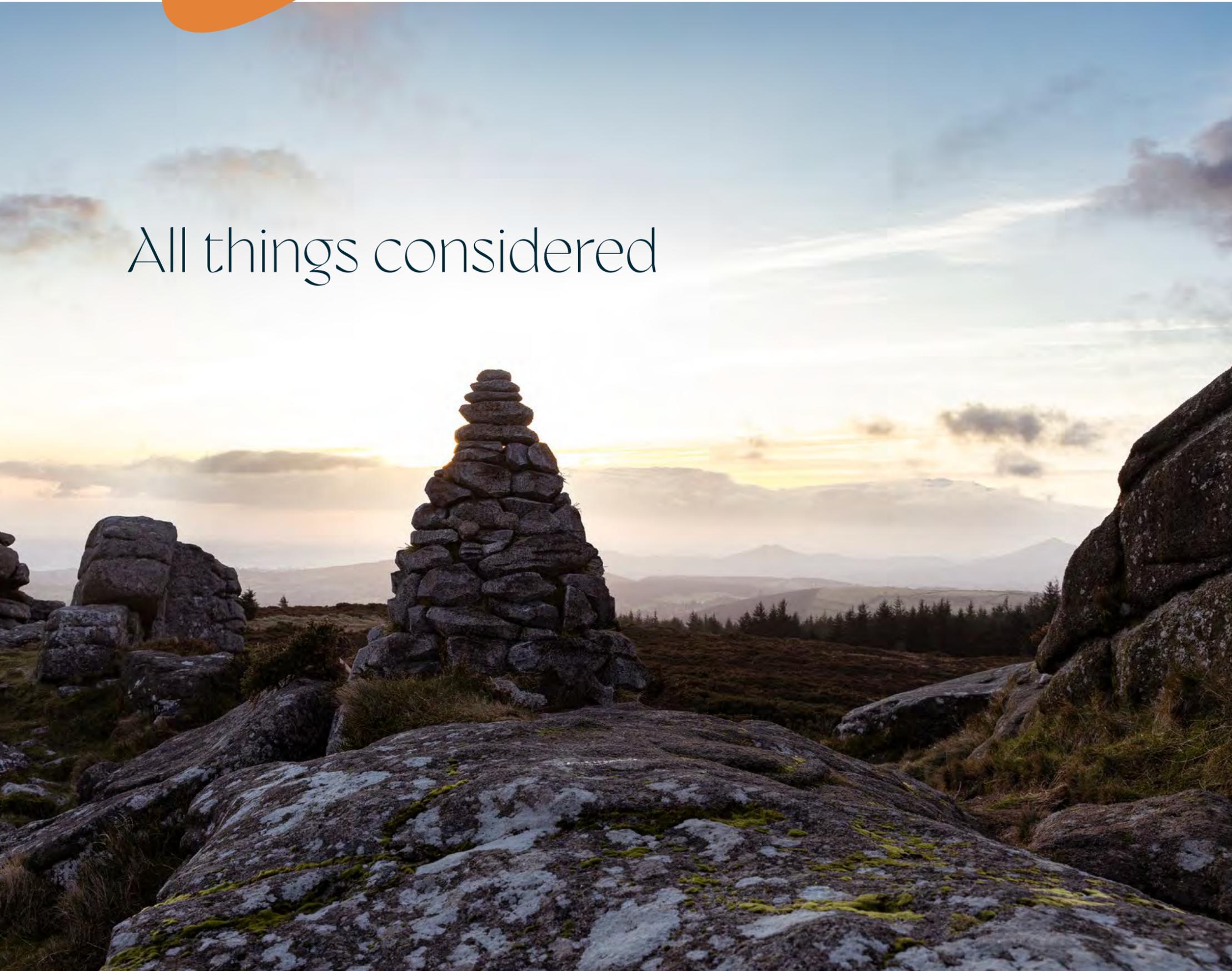
Customer Care

Our online Customer Care Portal allows you to login to access important information about your new home such as; operating manuals, warranties, maintenance information, and FAQs.

Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home. With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.

HERE WHEN YOU NEED US
www.cairnhomes.com

All things considered



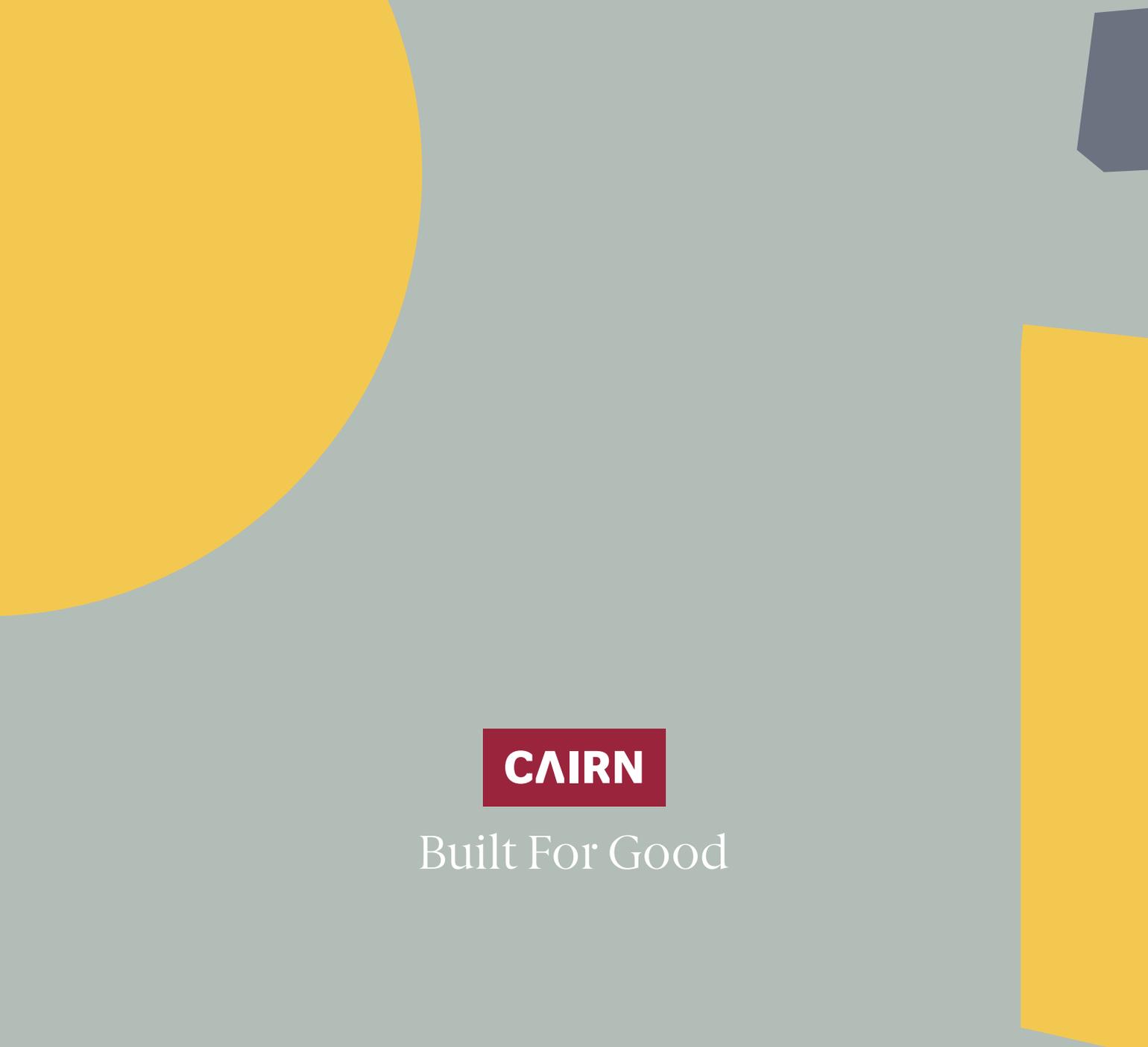
Since 2015, Cairn has been building a future for good for everyone.

Cairn homes are built to exceed expectations. Every home we build is A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

From the communities we build, to our unique aftercare services, to the outstanding design and landscaping architecture of Cairn developments, to community initiatives, every element is considered, caring and thoroughly Cairn.







CAIRN

Built For Good



Hooke &
MacDonald

TEL: 01 631 8402

PSRA Number: 001651



TEL: 056 770 2000

PSRA Number: 003414

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