



MILLERTOWN

MAYNOOTH ROAD, KILCOCK

millerstown.ie

Perfectly Located

Millerstown is a prestigious development of large, well designed family homes located on the Maynooth Road beside the Royal Canal. A well positioned site, convenient to the multitude of amenities in Maynooth and Kilcock, it is also within easy access to Dublin City centre by road or rail.

Millerstown has been developed by McGarrell Reilly Group, known for their high quality workmanship and attention to detail.

The advantages of being so close to the array of amenities and facilities at Maynooth and Kilcock cannot be underestimated. There are excellent transport links, primary and secondary schools, Maynooth University, shops, hotels, restaurants, cafes, sports clubs, leisure facilities, parks and employment centres; there is also a Greenway connecting Maynooth with Kilcock. An extended park and ride for the train station in Kilcock has opened, offering convenience for local users.

This is the perfect family location, with sporting, recreation, excellent schools and a university right on your doorstep. Kilcock railway station makes commuting to Dublin, Kildare or Meath hassle free. It's all here at Millerstown.

*Millerstown represents
a safe and vibrant
family environment.*





MILLERSTOWN

MAYNOOTH ROAD, KILCOCK



Kilcock

A Rich History

Kilcock has a rich history stretching back to the sixth century when St. Coca, an early Christian missionary founded the first church in Kilcock on high ground on the southern bank of the Rye Water River. The name Kilcock is derived from the Irish 'Cill Coca', the Church of Coca.

By 1299 the Normans had established a manor and settlement at Kilcock and the medieval town extended to the limits of the outer enclosure of the early Christian centre. In the early times the market-place was the principal trading centre of a community and the market and fair of Kilcock became one of the most important commercial centres in what is now the hinterland of North Kildare and South Meath.





Sports and Leisure

Sports facilities abound in Kilcock; there is a GAA club with two full size pitches and an athletic club with an all weather running track located in the town. Fishing, cycling and canoeing are also some of the popular activities along the Royal Canal.

Carton House, The K Club and Palmerstown House are among some superb golfing clubs in the Kilcock area. Local health clubs provide a wide choice to fitness enthusiasts.

*A tranquil and idyllic village
built along The Royal Canal.*



Ideal Location

Millerstown. An ideal home in an ideal location with sporting, recreation and shopping facilities, schools and a railway station – it's all here.

Close to a great selection of local schools including St. Joseph's National School, Scoil Choca Naofa, Scoil Ui Riada Gaelscoil, Scoil Dara, St. Mary's Boys National School, Presentation Girls' School. Maynooth Post-Primary School and Maynooth Community College have an enviable reputation locally and nationally.

Excellent shopping facilities are on hand in the area including SuperValu, Dunnes Stores and a host of smaller boutique shops. Liffey Valley Shopping Centre is less than 20 minutes away via the M4 motorway.

The transport links in the area are excellent connecting Kilcock with Dublin City Centre and the surrounding local towns. Irish Rail provides an excellent commuter service via the Train with an approximate 40 minutes journey to the heart of the capital. Kilcock train station is only a short walk from Millerstown.

Regular buses between Kilcock and Dublin City Centre are also on hand to provide an easy commute to the city. Dublin Airport is only 30-40 minutes drive and the M4 road network allows immediate access for motorists to the city and to the M50, providing links to all major routes.



Maynooth

Thriving University Town

The town of Maynooth takes its name from Nuadha Neacht, a pre-Christian King of Ireland or perhaps from a later Mogh Nuadhat, a ruler of the second century after Christ.

Maynooth is Ireland's only university town, home to the National University of Ireland Maynooth (NUIM) and St. Patrick's College, Ireland's Pontifical University.

Following the foundation of The National University of Ireland, Maynooth became a recognised college of the university in 1910. In 1966 St. Patrick's College opened its doors to lay students and its population grew rapidly over the next three decades. In 1997 the Facilities of Arts, Science, Celtic Studies and Philosophy were united in a newly established constituent university of the National University of Ireland.



A Reputation that Counts



McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing quality housing developments for over 35 years.

At McGarrell Reilly we take great pride in the homes we build and it shows in every detail. Each project has one thing in common; the McGarrell Reilly stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.



Hansfield, Dublin 15



Stepaside Park, Dublin 18



Clonrath, Lusk



Marlmount, Dundalk



Specification

KITCHENS

- Superb quality contemporary styled kitchens from BeSpace as per relevant showhouse.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine and dryer.

BEDROOMS

- High quality shaker style wardrobes fitted by McCauls as per showhouse.

BATHROOM AND EN-SUITE

- Quality Twyford sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.
- Wall tiling as per showhouse.

INTERNAL FINISHES

- Extra high ceilings at ground floor.
- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.
- Satin chrome finish ironmongery.
- Painted throughout in Elder White.
- Stylish fireplace with natural gas fire insert as per relevant showhouse.
- Natural gas-fired central heating with high efficiency "A"-rated gas condensing boilers – zone controlled.
- Climote remote heating control system allowing remote control of the heating system from a mobile phone.
- Wired for TV, telephone and intruder alarm.

ENERGY EFFICIENCY

- BER "A3" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.

EXTERNAL FEATURES

- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Cobblelock driveway with parking for two cars.
- Extensive landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran shelbourne buff granite slabs.
- Concrete post and quality treated timber fencing panels to rear garden.
- Treated timber side passage gate.
- External lighting to front and rear garden.

HOME BOND WARRANTY

- 10-year HomeBond Guarantee.







Welcome to Millerstown

Millerstown is an ideal location, combining a rich mix of house types with generous landscaping and planned play areas. It comprises mainly large three, four and five bedroom detached and semi-detached family homes.

The houses have been completed in a traditional masonry construction with numerous attractive features, including brick elevations, high ceilings on ground floor and large tall windows affording plenty of light and brightness into the rooms.

These homes benefit from an excellent location, positioned in a unique setting convenient to Kilcock and Maynooth with a host of recreational activities available on your doorstep.

Millerstown benefits from an extensive landscaped river park alongside the River Rye and the Grand Canal on the Maynooth Road.

The houses are positioned fronting a unique highly landscaped linear park, providing residents with a fantastic recreational area along the riverside.

These are well appointed houses and have been specifically designed to maximise the available space and create generous family homes.







*Generously proportioned
homes with private gardens
designed with contemporary
family living in mind.*





Exquisite Interiors

These well appointed houses have been specifically designed to maximise the available space and create generous family homes.

The kitchens exude quality; the bathrooms and ensuites are exceptional. There are good sized gardens front

and back with ample car parking space in the off street driveways.

Purchasers will enjoy the benefit of a brand new high specification house, complete with all the comforts of modern lifestyle designs.





*“A” rated homes with a
modern feel throughout.*





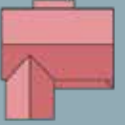




MILLERSTOWN
MAYNOOTH ROAD, KILCOCK

THE ASH

FIVE BEDROOM DETACHED HOUSE
171 SQ.M. / 1,841 SQ.FT.



GROUND FLOOR



FIRST FLOOR



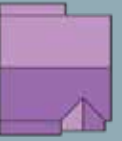




MILLERSTOWN
MAYNOOTH ROAD, KILCOCK

THE ELM

FIVE BEDROOM DETACHED HOUSE
157 SQ.M. / 1,690 SQ.FT.



GROUND FLOOR



FIRST FLOOR







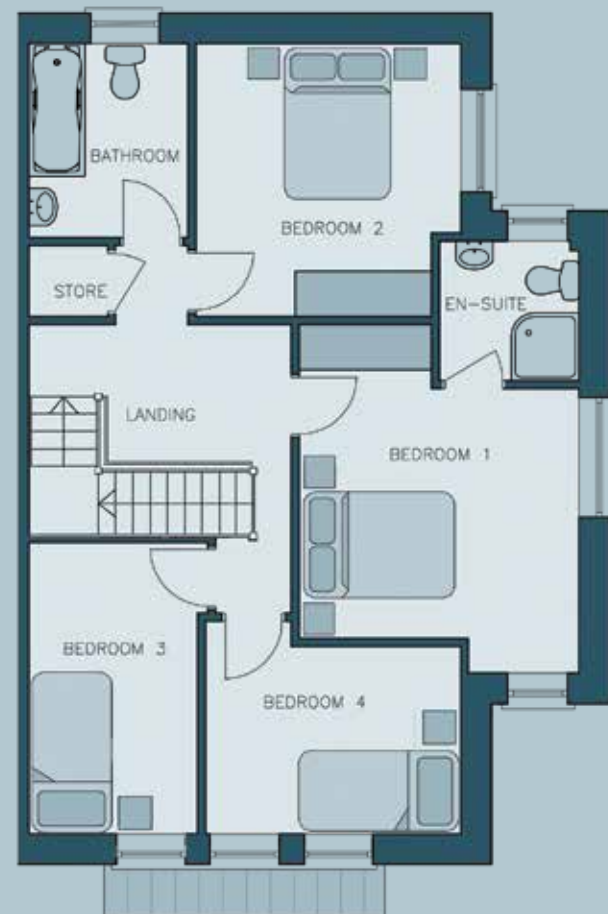
MILLERSTOWN
MAYNOOTH ROAD, KILCOCK

THE SYCAMORE

FOUR BEDROOM DETACHED OR SEMI-DETACHED HOUSE
136 SQ.M. / 1,464 SQ.FT.



GROUND FLOOR



FIRST FLOOR







MILLERSTOWN
MAYNOOTH ROAD, KILCOCK

THE BIRCH

THREE BEDROOM DETACHED OR SEMI-DETACHED HOUSE
120 SQ.M. / 1,292 SQ.FT.



GROUND FLOOR



FIRST FLOOR



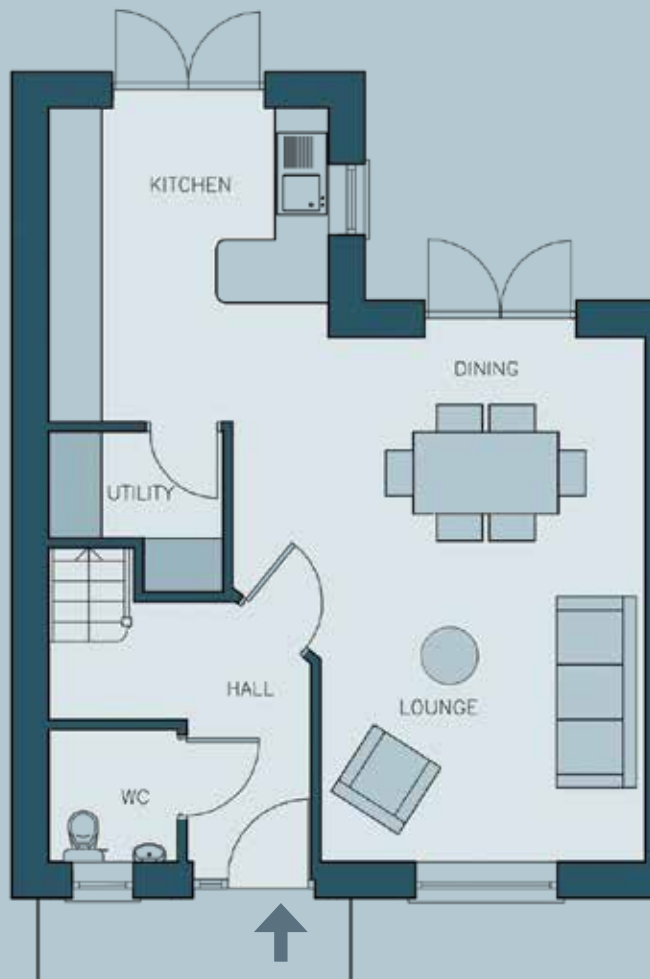




MILLERSTOWN
MAYNOOTH ROAD, KILCOCK

THE CEDAR

TWO BEDROOM SEMI-DETACHED HOUSE
95 SQ.M. / 1,023 SQ.FT.



GROUND FLOOR



FIRST FLOOR



Location Map



10 minutes walk to train station



40 minutes train journey to the city centre



5 minutes drive to Maynooth - 4.5 km
19 minutes drive to the M50 - 25 km



1 hour journey to the city centre
with Bus Eireann



Site Plan

5 Bedroom Houses

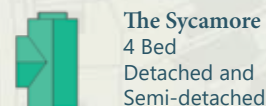


The Ash
5 Bed
Detached



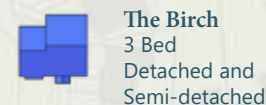
The Elm
5 Bed
Detached

4 Bedroom Houses



The Sycamore
4 Bed
Detached and
Semi-detached

3 Bedroom House



The Birch
3 Bed
Detached and
Semi-detached



The Alder
3 Bed
Semi-detached

2 Bedroom House



The Cedar
2 Bed
Semi-detached

Showhouses



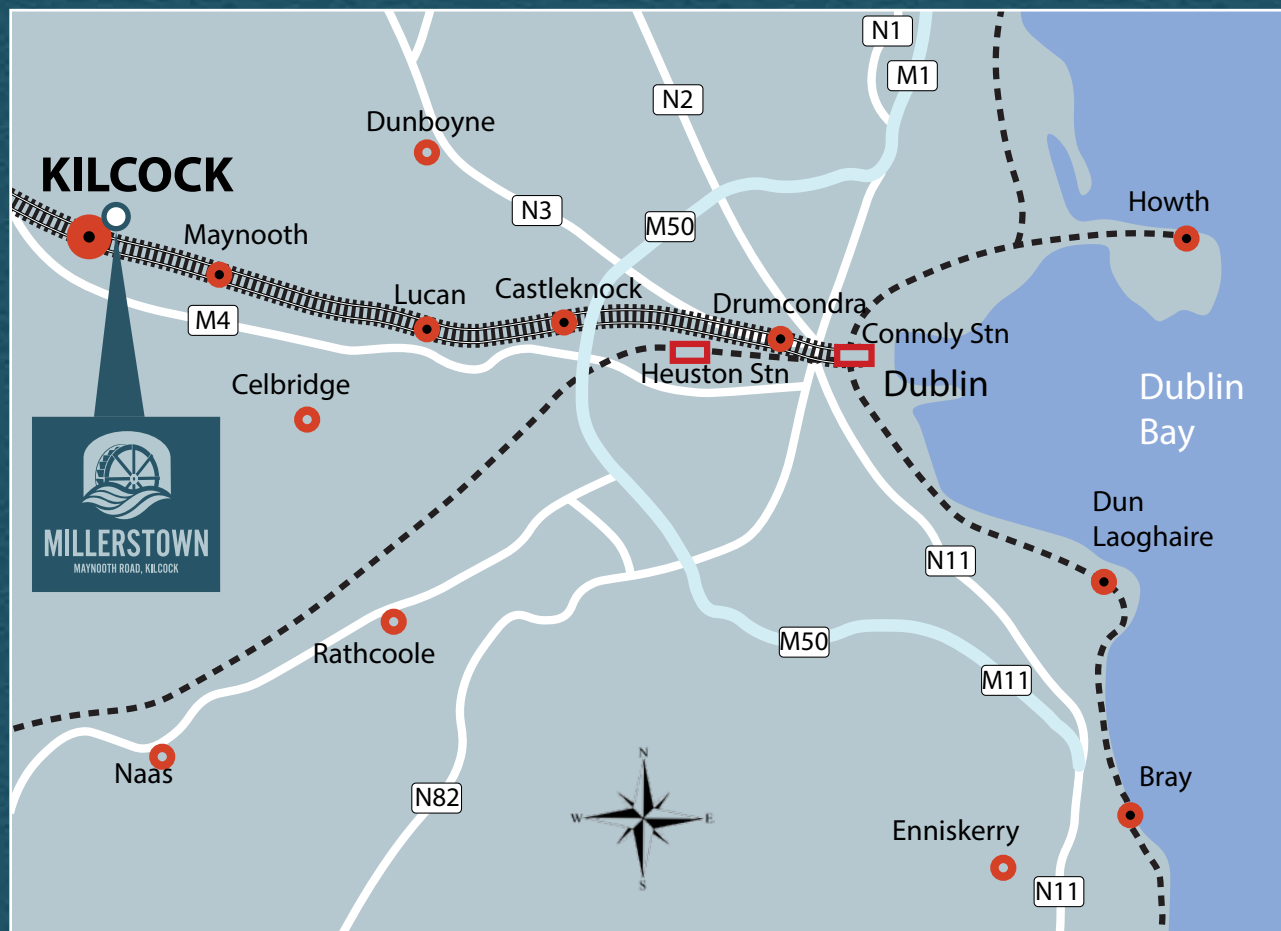
Not to scale.
This map is for information purposes only
and may be subject to variation and change.



Kilcock Town Centre

MAYNOOTH ROAD

Maynooth



PROFESSIONAL TEAM

Solicitors

Eversheds Sutherland
One Earlsfort Centre
Earlsfort Terrace
Dublin 2

Architects

Thomas JM Kelly B.Arch
Kellarch Ltd
Brighton Road
Dublin 18

Donal McNally Architects B.Arch MRIAI
6 White Swan Business Centre
Greenville Avenue

Engineers

DBFL Consulting Engineers Ltd
Ormond House
Upper Ormond Quay
Dublin 1

JOINT SALES AGENTS



PSRA Licence No: 001651

01 631 8402

Hooke & MacDonald
118 Lower Baggot Street
Dublin 2



PSRA Licence No: 003764

01 628 6128

Coonan New Homes
Property House
Maynooth
Co. Kildare

www.millerstown.ie

DEVELOPER



FUNDER

Activate Capital

BER Rating



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