



Kilcarn Woods

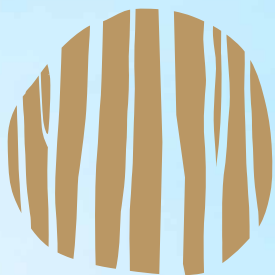
N A V A N

www.kilcarn.ie





On Your Doorstep



Modern Life is Made Easier

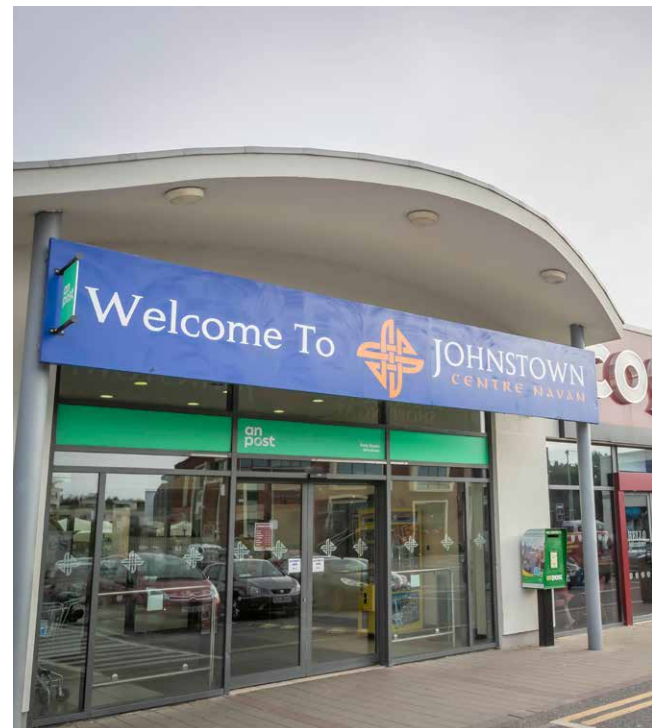


Modern Family Life is made easier at Kilcarn Woods. An Idyllic new development of spacious contemporary three & four bedroom homes in Navan.

Ideally located only 35 minutes from Dublin City via the M3 motorway, Kilcarn Woods is a wonderful opportunity for families who want to combine the convenience of a City commute with an established Town Community.

The bustling town of Navan is a friendly, well-established community packed with every convenience you might want, including supermarkets, cinema, retail outlets of all descriptions, banks, doctors, dentists, restaurants, cafés and bars. For the younger members of the family, the town contains several highly regarded primary schools, including an Educate Together school and a gaelscoil; several secondary schools are also located in the town, including Loreto Secondary School, St Patrick's Classical School, Beaufort College and Coláiste na Mí.







**Contemporary design, attention to detail
and ample space make Kilcarn Woods an
exciting prospect for any growing family.**



Getting around with a Comprehensive Transport System



N51 & M3

Quickly Accessible



109 & 109A BUS ROUTE

Outside Your Door



M3 PARKWAY

21 Minute Drive

Times are approximate. Arrival times may vary.



109/ 109A

NAVAN SHOPPING CENTRE

+ 9 MINS



OUTSIDE YOUR DOOR STEP

+ 80 MINS



DUBLIN AIRPORT

+ 90 MINS



CITY CENTRE



M3

NAVAN SHOPPING CENTRE

+5 MINS

HOME

+ 35 MINS



DUBLIN AIRPORT

+ 55 MINS



CITY CENTRE



M3 PARKWAY

+ 4 MINS

DUNBOYNE

+ 5 MINS

HANSFIELD

+ 4 MINS

CLONSILLA

+ 4 MINS

COOLMINE

+ 4 MINS

CASTLEKNOCK

+ 5 MINS

NAVAN ROAD

+ 12 MINS

DRUMCONDRA

+ 6 MINS

CONNOLLY

+ 3 MINS

TARA STREET

TARA STREET





Special Features

BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.

HEATING

A high efficiency gas condensing boiler central heating system with user friendly controls providing heating to three zones allowing precise control over heating requirements and therefore energy consumption.

HEAT RETENTION

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

SOLAR PANELS

Solar Panels on the roof of each dwelling linked to the hot water storage will harness the sun's natural free energy to heat domestic hot water and provide substantial energy savings

PHOTOVOLTAIC PANELS

Photovoltaic Panels on the roof of each dwelling will generate free electricity to supplement household power consumption.

KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, uPVC window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

GUARANTEE

The Kilcarn Wood homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.


BATHROOMS AND EN-SUITES


Quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.

ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include telephone points and TV points in all Bedrooms, Kitchen and Living Room, pre - wiring for an intruder alarm and the provision of an outside electrical socket.





House Type A
 4 Bed Detached House
 Approx 162 Sq.m. / 1743 Sq.ft.



House Type A1
 4 Bed Detached House
 Approx 129 Sq.m. / 1388 Sq.ft.


House Type B
 4 Bed Semi-Detached House
 Approx 147 Sq.m. / 1581 Sq.ft.


House Type B1
 4 Bed Semi-Detached House
 Approx 147 Sq.m. / 1581 Sq.ft.


House Type B2
 4 Bed Semi-Detached House
 Approx 147 Sq.m. / 1581 Sq.ft.


House Type B3
 4 Bed Semi-Detached House
 Approx 147 Sq.m. / 1581 Sq.ft.


House Type C
 3 Bed Semi-Detached House
 Approx 106 Sq.m. / 1141 Sq.ft.


House Type D
 4 Bed Detached House
 Approx 152 Sq.m. / 1636 Sq.ft.

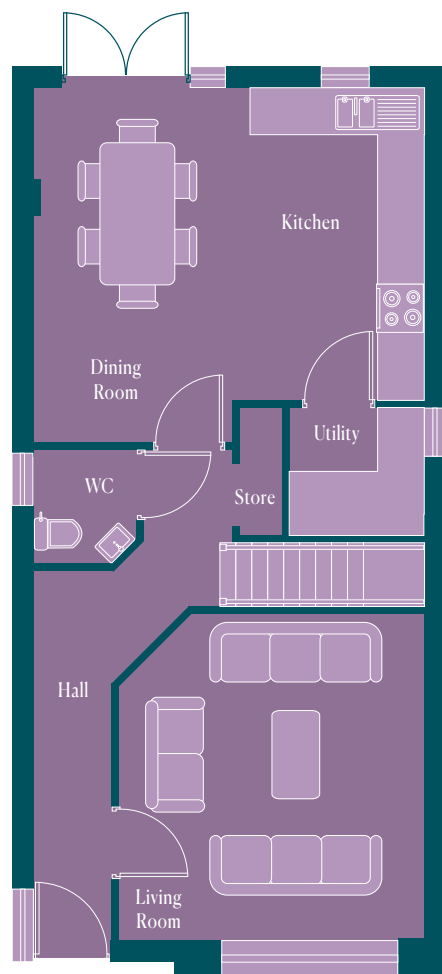

House Type D1
 4 Bed Detached House
 Approx 152 Sq.m. / 1636 Sq.ft.


House Type D2
 4 Bed Detached House
 Approx 152 Sq.m. / 1636 Sq.ft.

Site Plan

House Type A

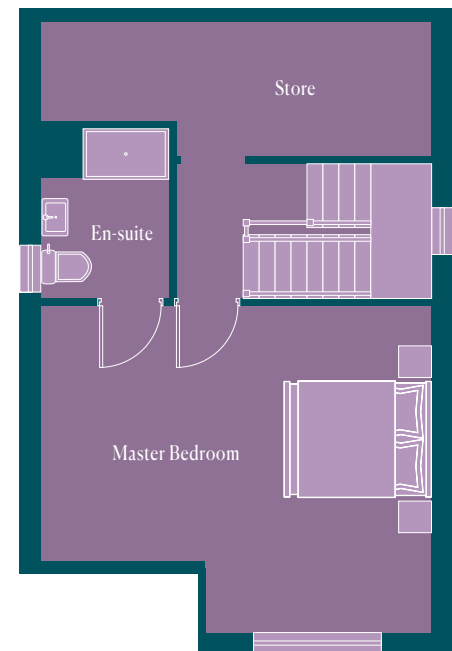
4 Bed Detached House
Approx 162 Sq.m. / 1743 Sq.ft.



Ground Floor



First Floor



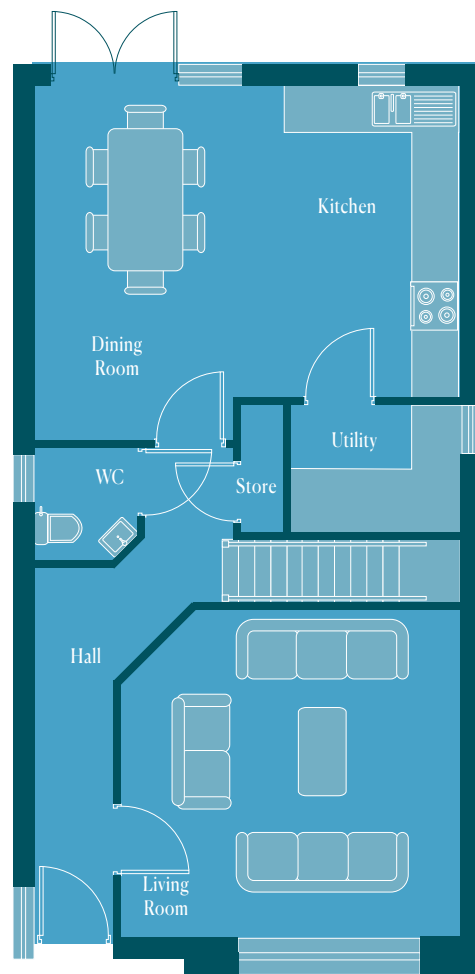
Second Floor

Units 7 and 24 do not have Utility Room or Landing windows.

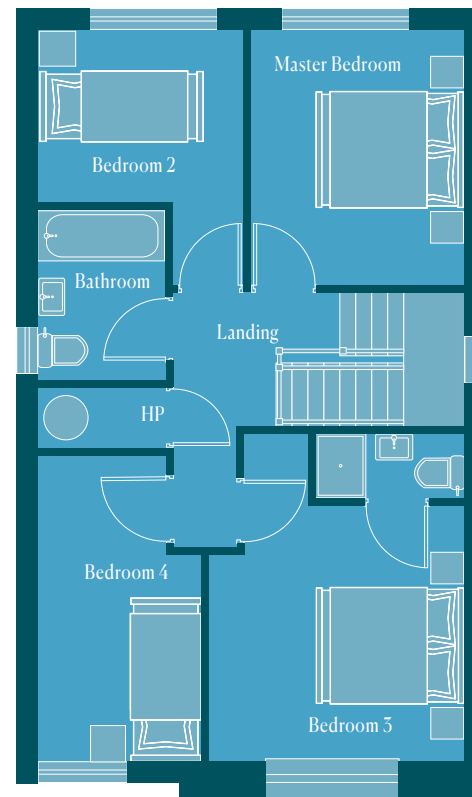
Plans are for illustrative purposes only. Layouts may vary.

House Type A1

4 Bed Detached House
Approx 129 Sq.m. / 1388 Sq.ft.



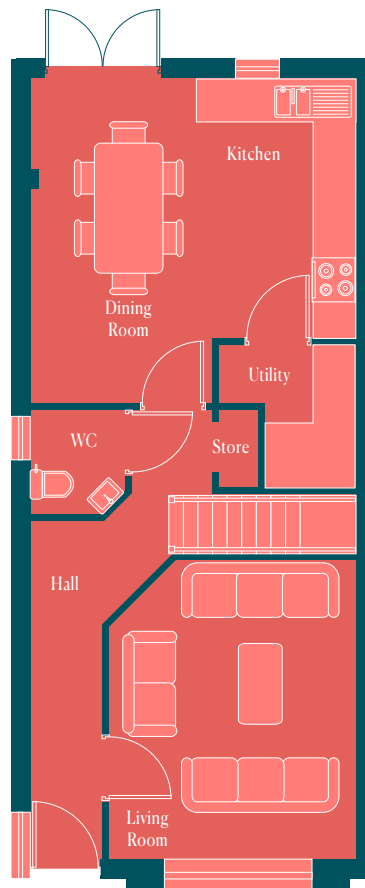
Ground Floor



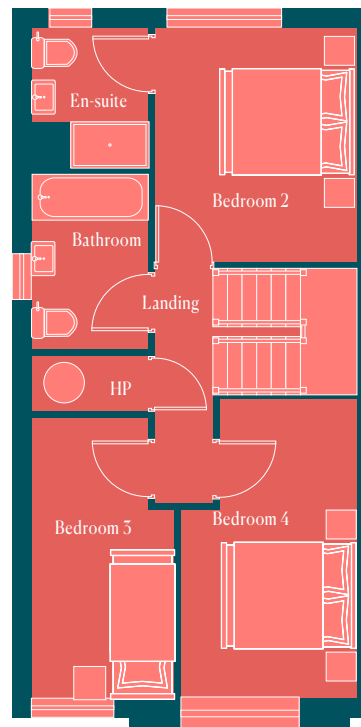
First Floor

House Type B

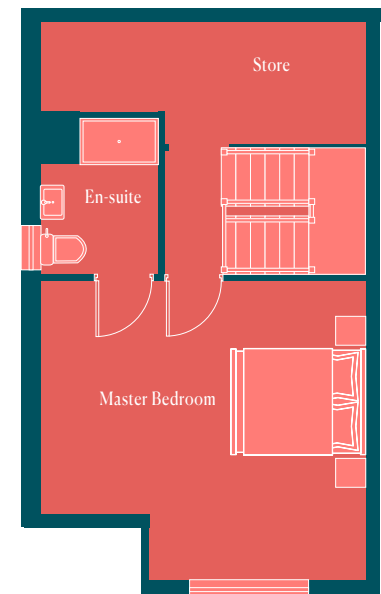
4 Bed Semi-Detached House
Approx 147 Sq.m. / 1581 Sq.ft.



Ground Floor



First Floor

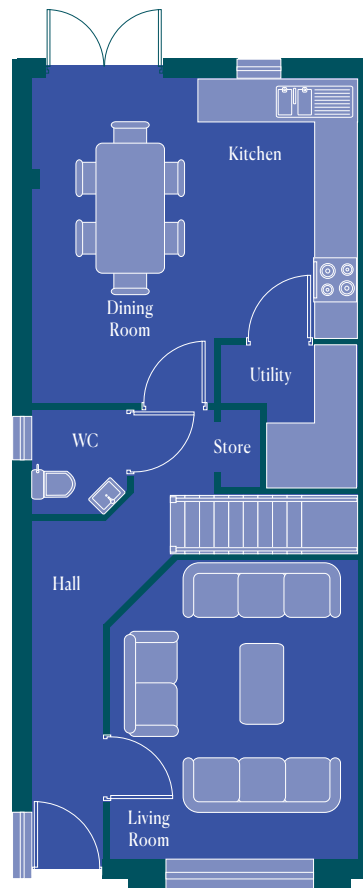


Second Floor

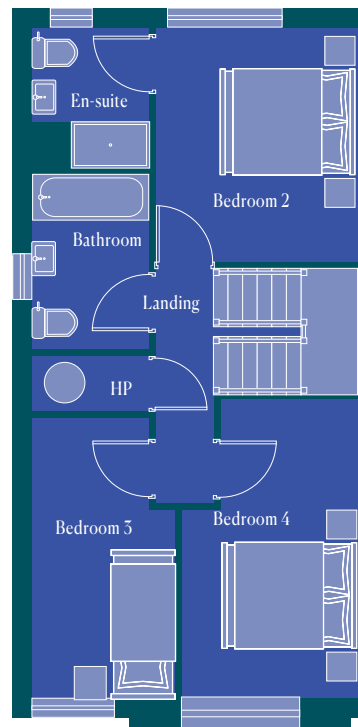
Plans are for illustrative purposes only. Layouts may vary.

House Type **B1**

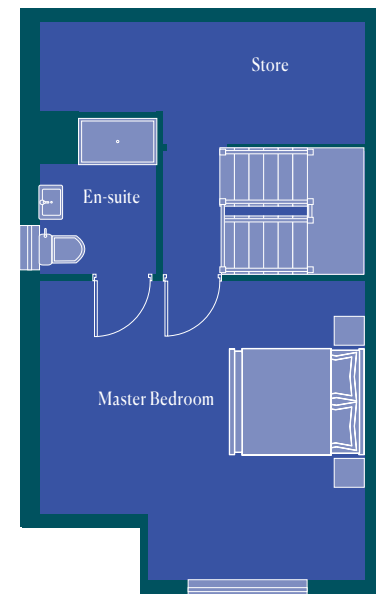
4 Bed Semi-Detached House
Approx 147 Sq.m. / 1581 Sq.ft.



Ground Floor



First Floor

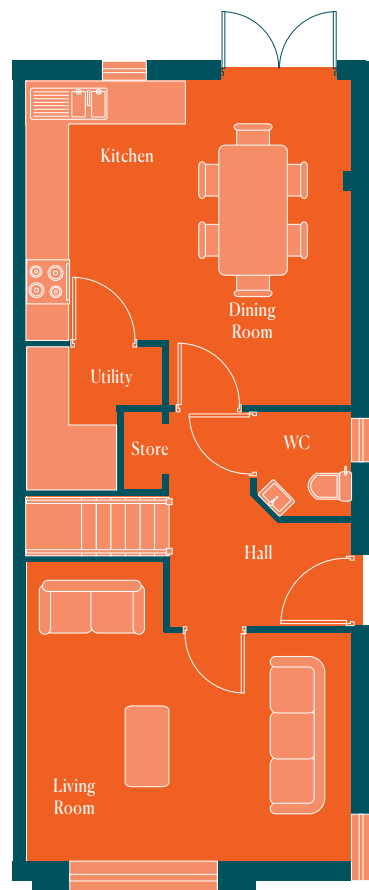


Second Floor

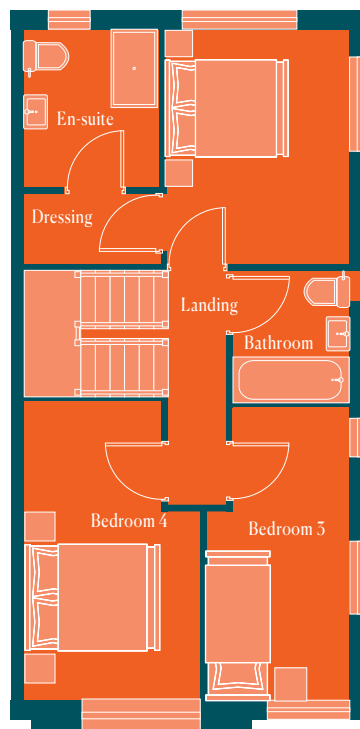
Plans are for illustrative purposes only. Layouts may vary.

House Type **B2/B3**

4 Bed Semi-Detached House
Approx 147 Sq.m. / 1581 Sq.ft.



Ground Floor



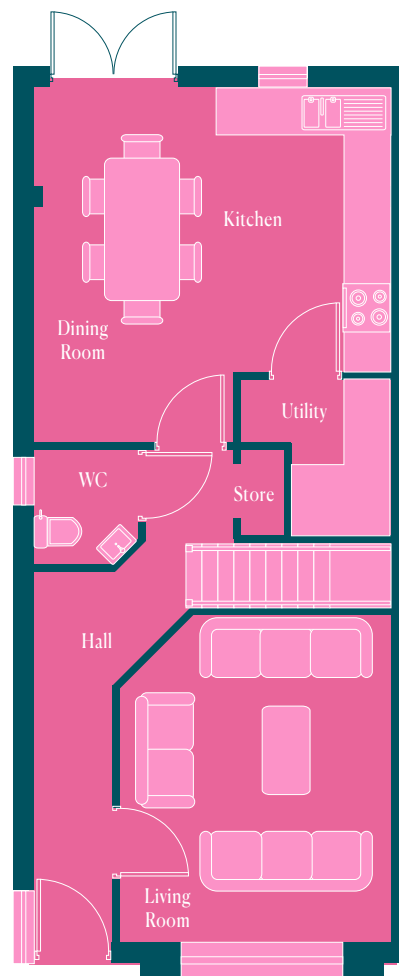
First Floor



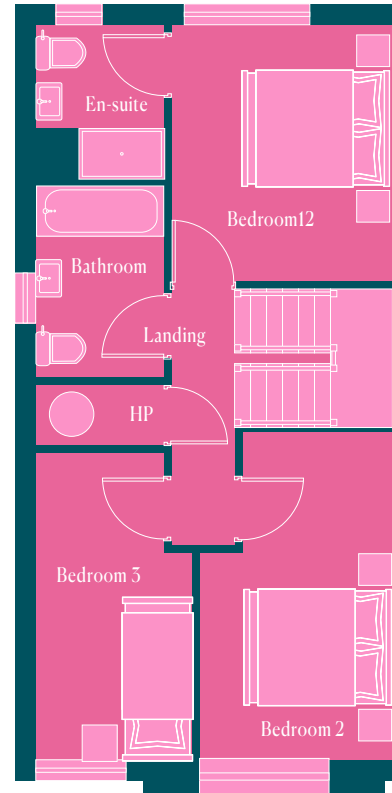
Second Floor

House Type C

3 Bed Semi-Detached House
Approx 106 Sq.m. / 1141 Sq.ft.



Ground Floor



First Floor

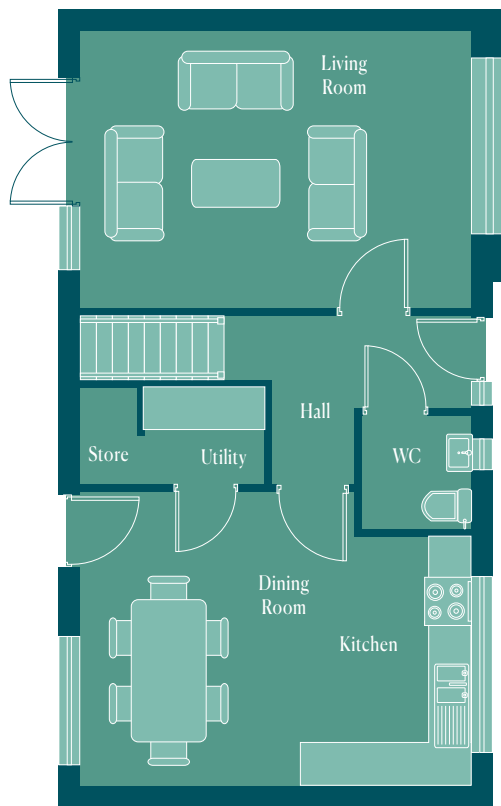
Plans are for illustrative purposes only. Layouts may vary.

House Type D / D1 / D2

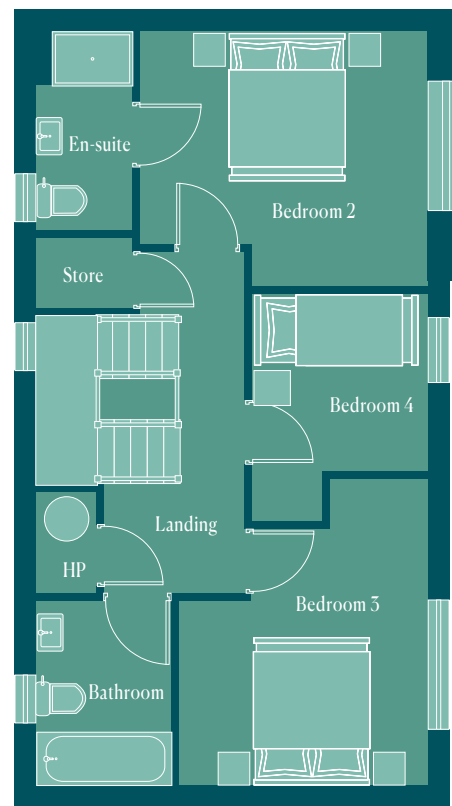
Type D1 has a mirrored floor plan

4 Bed Detached House

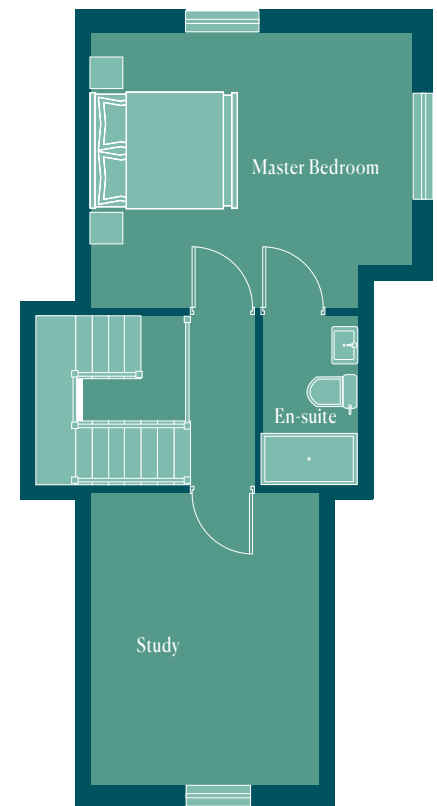
Approx 152 Sq.m. / 1636 Sq.ft.



Ground Floor



First Floor



Second Floor

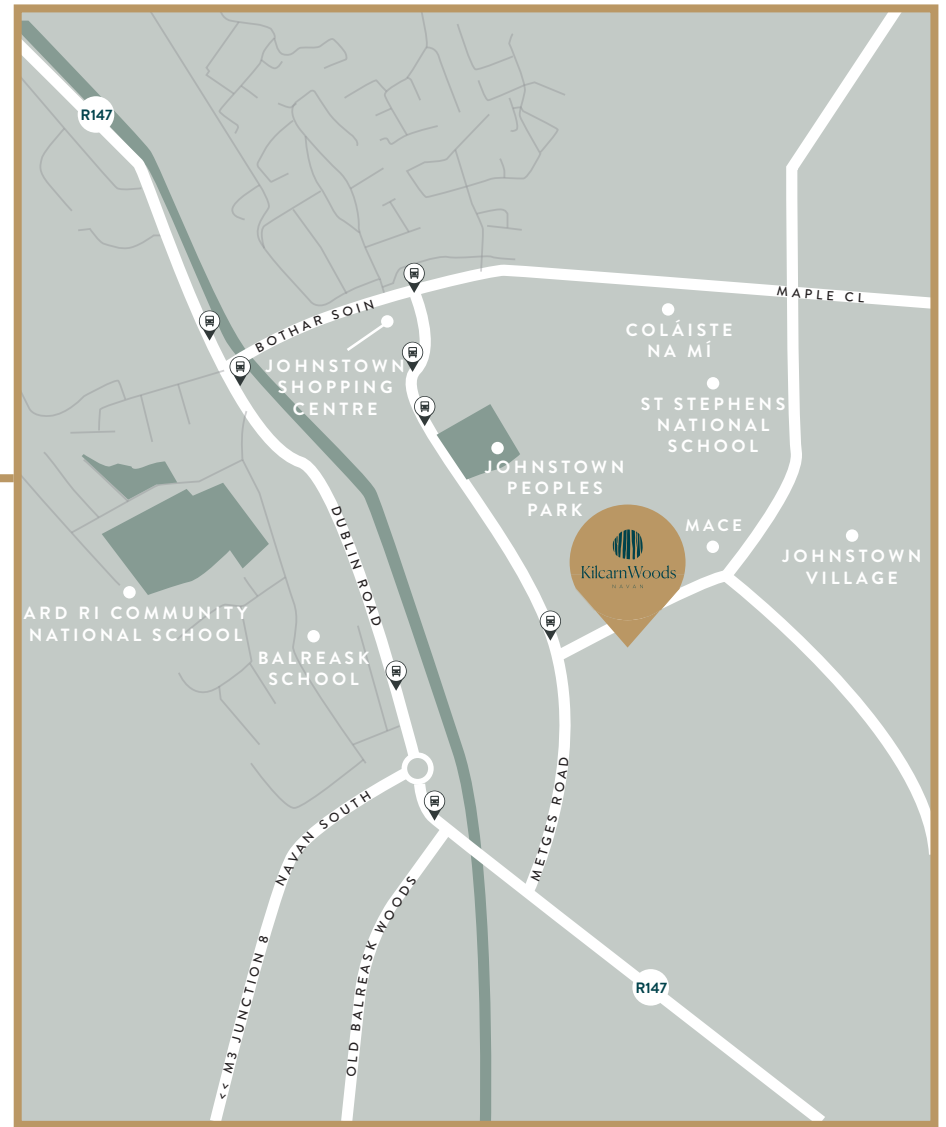
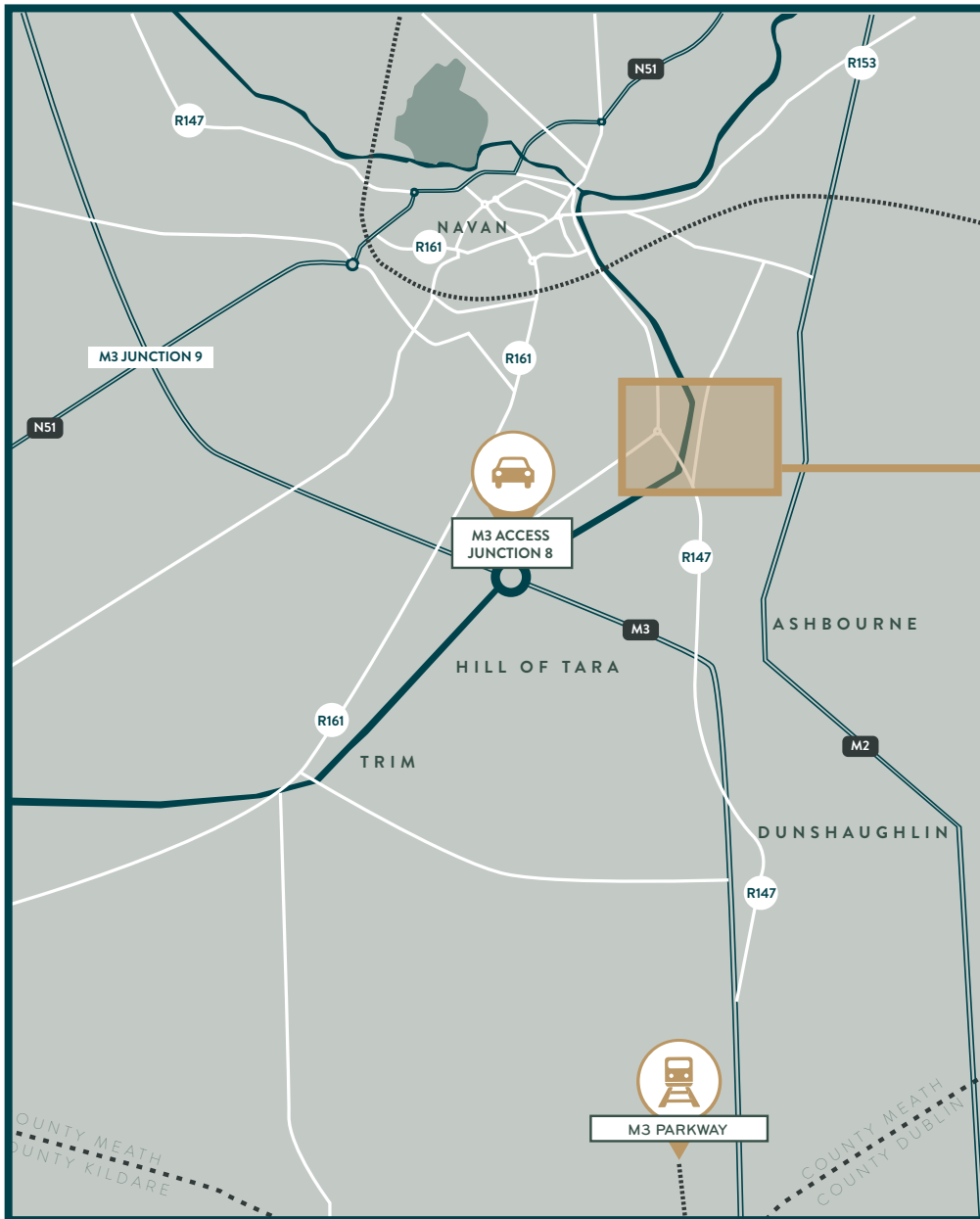
Kingscroft Developments



**Kingscroft
Developments
continues to develop
up to date, quality
homes with a value-
for-money price tag.**

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.



For Sales Information Contact:

Disclaimer: The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, and are not necessarily comprehensive and may be subject to change. Hooke & MacDonald and REA T&J Gavigan are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the building regulations or other existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.



PSRA:001651
01 631 8402
salesdept@hmd.ie



PSRA:001249
046 902 3232
navan@reatjgavigan.ie



Freephone
1800 33 34 35
sales@kingscroft.ie
www.kingscroft.ie

www.kilcarn.ie