THE

BAWNOGUES

KILCOCK CO. KILDARE

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KILCOCK - A TRANQUIL TOWN

Experience contemporary living within this wonderful new neighbourhood. The Bawnogues is a new development being brought to life by Rycroft Homes. Bawnogue is an old Irish word referencing a patch of level grass often used for dancing, and there is more than enough space for just that in your new home. With plenty of green spaces to enjoy in the development alongside lush green countryside for miles around the locality, there are some stunning natural resources to explore and enjoy here. Sitting on the Kildare, Meath border, the River Rye, and the Royal Canal flow through Kilcock. If you take a stroll around the area you'll find them, and on your travels you'll also pass the fabulous St. Coca's Church and much more. This lovely town is filled with history, charm, and a real sense of welcome.

LOCAL FEATURES

The Bawnogues is within walking distance of a host of amenities. Kilcock has everything you need within minutes of leaving home. There are several grocery stores and supermarkets to choose from whether you want a loaf of bread or a trolley full of food for the family. There is also a state of the art Primary Care centre, hair and beauty providers, coffee shops, pubs, and restaurants etc. If you need a gift for that special occasion you could pop into Books & Gifts Florists and have a browse through their selection of flowers, bric-a-brac and gifts. Or if you fancy some baked goods, you're in luck too. This wonderful town is full of treats.

Your family's educational needs will also be well catered for living here. There are three primary schools and a post primary school in the town. The university town of Maynooth is a short drive and has several other primary and post primary schools too.

When it comes to dining out in Kilcock there are plenty of places to go for a coffee, a spot of lunch, or an evening meal. Bujolle Bistro is a superb restaurant that keeps the customers returning and offers a great selection for lunch and dinner. If you like some pub grub then Thomas O'Keeffe's might be worth a try or if you just want a coffee then there are numerous options for a coffee and a sandwich. The Black Forest Café is a real gem and very popular with locals. Just have a stroll through the village and see for yourself how spoilt for choice you will be. You will be well looked after living in this warm and friendly place.

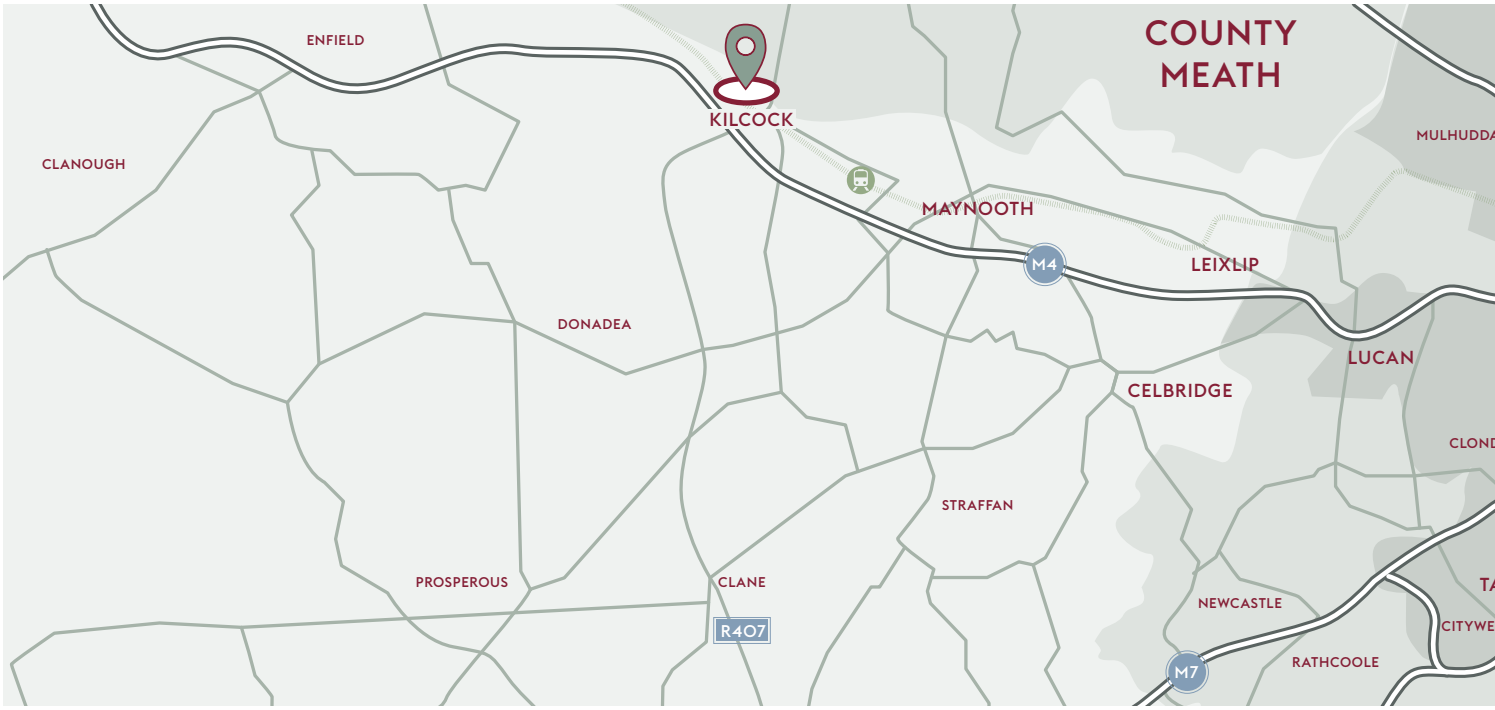
SuperValu

COSTA

KILCOCK
CILL CHOCA

MURPHY'S
BAR & LOUNGE
HUGH MURPHY
WINES & SPIRITS
GUINNESS

LOCATION

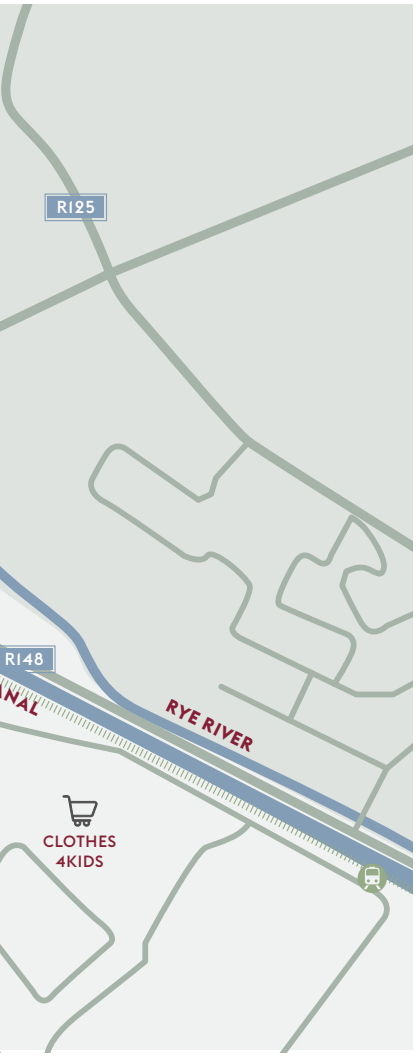

ENFIELD
KILCOCK
COUNTY MEATH
CLANOUGH
MAYNOOTH
M4
LEIXLIP
DONADEA
LUCAN
CELBRIDGE
STRAFFAN
PROSPEROUS
CLANE
R407
NEWCASTLE
M7
RATHCOOLE

R148
M4 JUNCTION 8
R407
M4
THE BAWNOGUES
GARDA STATION
CIRCLE K
SCOIL DARA
TESCO
SHALOM NURSING HOME
SCOIL CHOCA NAOFA
TIMELESS CAFE
SUPERVALU
KILCOCK VILLAGE
R148
RYE RIVERCAFE
HARBOUR PHARMACY
KILCOCK BUS SERVICE
BRAYTON PARK
SCOIL UI RIADA GAELSCOIL
NAIONRA SIAMSA
ST. JOSEPHS NAT SCHOOL
BUJOLLE BISTRO
PRIMARY CARE
TRAIN STATION
LIDL
ST. COCA'S ATHLETIC CLUB
PLAYGROUND
R125
CENTRA
ROYAL CA
R407
M4
KILCOCK GAA CLUB

TRAVEL OPTIONS

Kilcock has great transport links with frequent Bus Eireann bus routes direct to Dublin City Centre throughout the day. Kilcock train station is in the town centre where you can travel direct to Dublin's Connolly Station, via Maynooth and Castleknock on the Dublin to Sligo trainline. The service is excellent and will have you on your way in no time.

The M4 is accessed from Kilcock and offers direct travel by car to Dublin City Centre, the M50 motorway and beyond. Travel to the M50 only takes twenty minutes, Dublin City Centre takes thirty minutes, and Dublin Airport takes only thirty-five minutes. You are very well connected when you live in The Bawnogues.



Things to do at the Weekend

If sport is your thing there are a host of choices. There are soccer, Gaelic football, and rugby clubs, including North Kildare Sports Club, in the locality. The very active St. Cocas Athletic Club is also just a few strides away from home. One of the advantages of the canal is the chance to use it as a recreational facility and Kilcock Canoe Club is a thriving club in the area. There are a number of golf courses close by if golf is your bag and obviously being in the home of the horse brings multiple opportunities for all things equestrian. If you prefer to be surrounded by nature then you are in luck. The Royal Canal Greenway is a beautiful walking and cycling route which can bring you back towards Maynooth, or if you prefer more of a challenge then the greenway goes all the way to lovely Longford. You may have to pack a lunch. If you don't want to travel quite so far but still want to be steeped in countryside then the stunning Donadea Forest Park is only a few minutes' drive from home. This National Heritage Park is full of trails to be explored and enjoyed and has a lovely coffee shop. It will definitely become a favourite if you have a four-legged friend in the family.

There is something for everyone in Kilcock. People of all ages whether you like action or reflection, bustling town or quiet countryside. At the end of the day you get to come home and relax in the beauty of your own surroundings in The Bawnogues.

DESIGN

These A-rated homes are designed and planned with utmost attention to detail. The exterior incorporates brick into the façade, granite windowsills and a composite front door, offering both style and low maintenance. The layout inside also provides a template for optimal family living in true comfort, with large light filled rooms throughout and a great use of space. There is a high calibre kitchen, luxury fitted wardrobes and stylish bathrooms and ensuites to add to that quality finish. These superbly insulated, energy efficient homes are built with many years of contented living in mind.

SPECIFICATION

SUPERIOR LOW ENERGY DESIGN

- A2 - A3 BER Rating - energy efficient homes
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to a standard that exceeds building regulations
- High performance, low U-value windows and external doors
- Low maintenance Aluclad & UPVC windows
- Ultra-Tech, triple locking front doors
- Natural and mechanical ventilation system throughout the houses

KITCHENS

- Superior quality kitchens
- Fitted storage units to utility room
- Down lighters and velux window to kitchen area

BEDROOMS

- Luxury fitted wardrobes with a combination of hanging and shelved space as per showhouse

BATHROOMS

- Stylish bathrooms and ensuites
- WC with attractive range of high quality sanitary ware and fittings
- Bathroom and ensuite wet areas tiled as per showhouse
- Large shower trays to ensuites

WINDOWS, DOORS & IRONMONGERY

- Composite front door with multi point locking system
- High specification joinery and internal doors and ironmongery fit out
- Premium Alu-clad & UPVC windows for a long lasting durable low maintenance composite product
- Elegant painted internal doors
- Attractive modern styled door ironmongery

INTERNAL FINISHES

- Internal walls plastered and painted one colour throughout
- Painted skirting and architraves
- Staircase and balustrade painted as per showhouse
- Standard pendant light fittings and attractive power points

ELECTRICAL

- Wired for TV / Broadband
- CAT 6 cable wiring for data telephone points for high speed
- Smoke / heat and carbon monoxide detectors fitted as standard

EXTERNAL FINISHES & STRUCTURE

- The houses are constructed using elevation of brick and low maintenance rendered finish
- The elevations incorporate a mix of low maintenance brick and offering an attractive high quality low maintenance finish
- Low maintenance UPVC fascia, soffits and gutters
- Landscaping with paved driveways and concrete rear patios
- Rear gardens are levelled, top soiled, raked and seeded
- Post and panel side boundary walls and block back wall
- External wiring for car charging point
- Side gate fitted as standard where applicable

BUILDING GUARANTEE

- These quality homes are covered by the HomeBond 10 Year Structural Guarantee Scheme

SITE PLAN

House layouts may be “handed”, please check plans. All contents, descriptions, drawings and maps are general outlines for the guidance of intending purchasers and not to be construed as forming part of any contract. The developer reserves the right to make alterations to plans, specifications and layout. Plans are not drawn to scale. Development name, road names and house numbers are subject to change.

HOUSE TYPES

TYPE A
3 Bedroom + Study Mid Terrace
1,455 Sq.Ft. | 135 Sq. M

TYPE B
3 Bedroom End Terrace
1,190 Sq.Ft. | 110 Sq. M

TYPE B1
3 Bedroom End Terrace
1,190 Sq.Ft. | 110 Sq. M

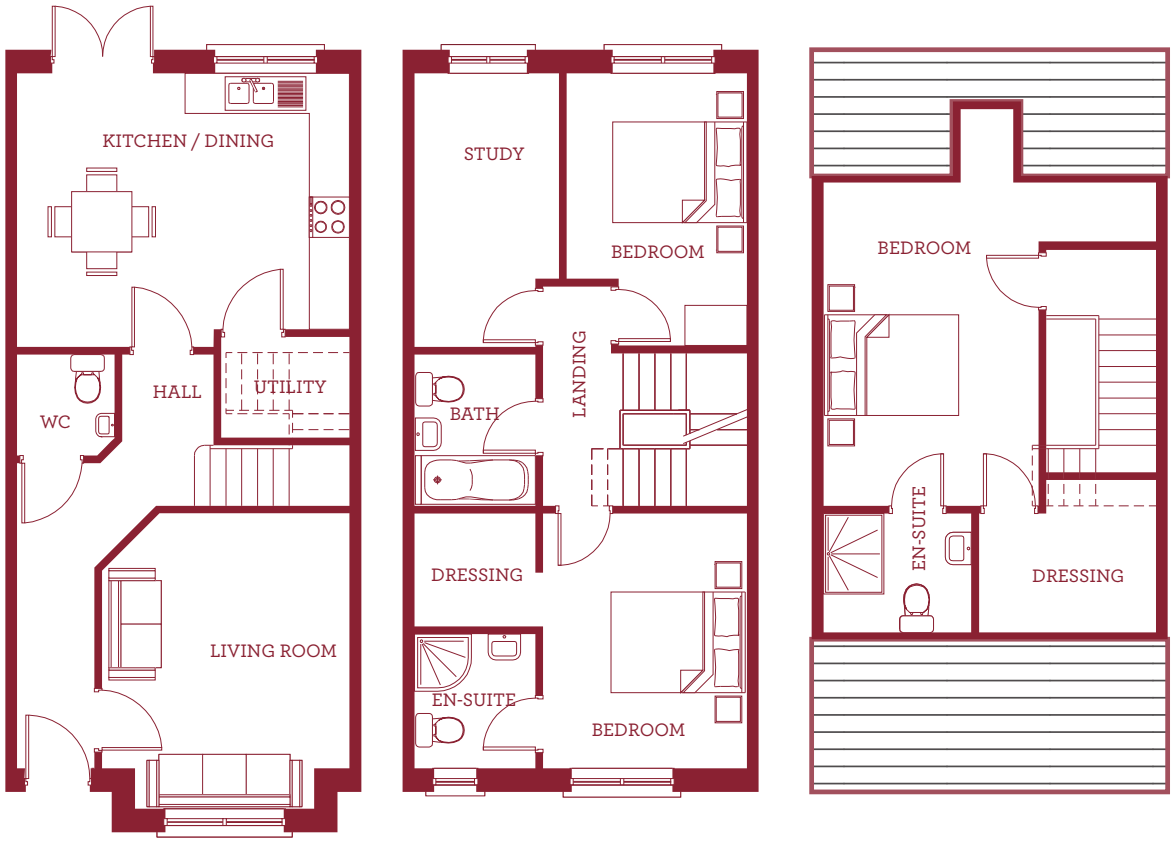
TYPE C2
3 Bedroom Mid Terrace
1,341 Sq.Ft. | 125 Sq. M

TYPE D1
4 Bedroom End Terrace
1,678 Sq.Ft. | 156 Sq. M

All sizes are approximate measurements

TYPE A

3 Bedroom + Study Mid Terrace
1,455 Sq.Ft. | 135 Sq. M

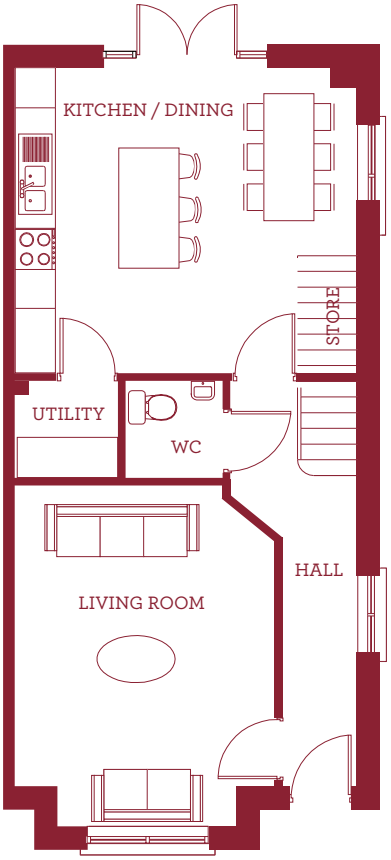


Ground Floor First Floor Second Floor

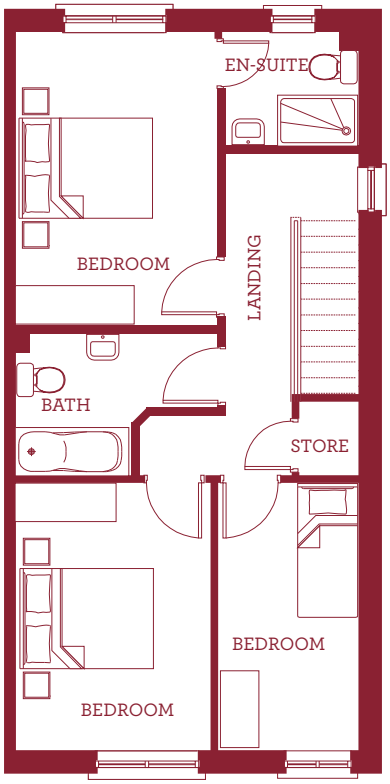
Plans are for illustrative purposes only. Layouts may vary.

TYPE B

3 Bedroom End Terrace
1,190 Sq.Ft. | 110 Sq. M



Ground Floor



First Floor

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TYPE B1

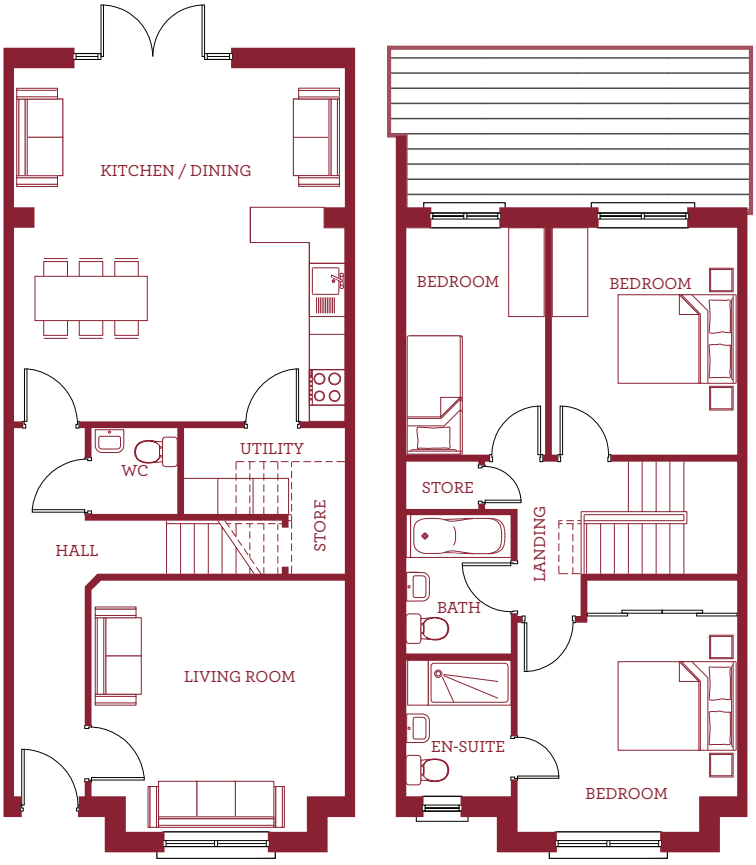
3 Bedroom End Terrace
1,190 Sq.Ft. | 110 Sq. M

Ground Floor First Floor

Plans are for illustrative purposes only. Layouts may vary.

TYPE C2

3 Bedroom Mid Terrace
1,341 Sq.Ft. | 125 Sq. M



Ground Floor First Floor

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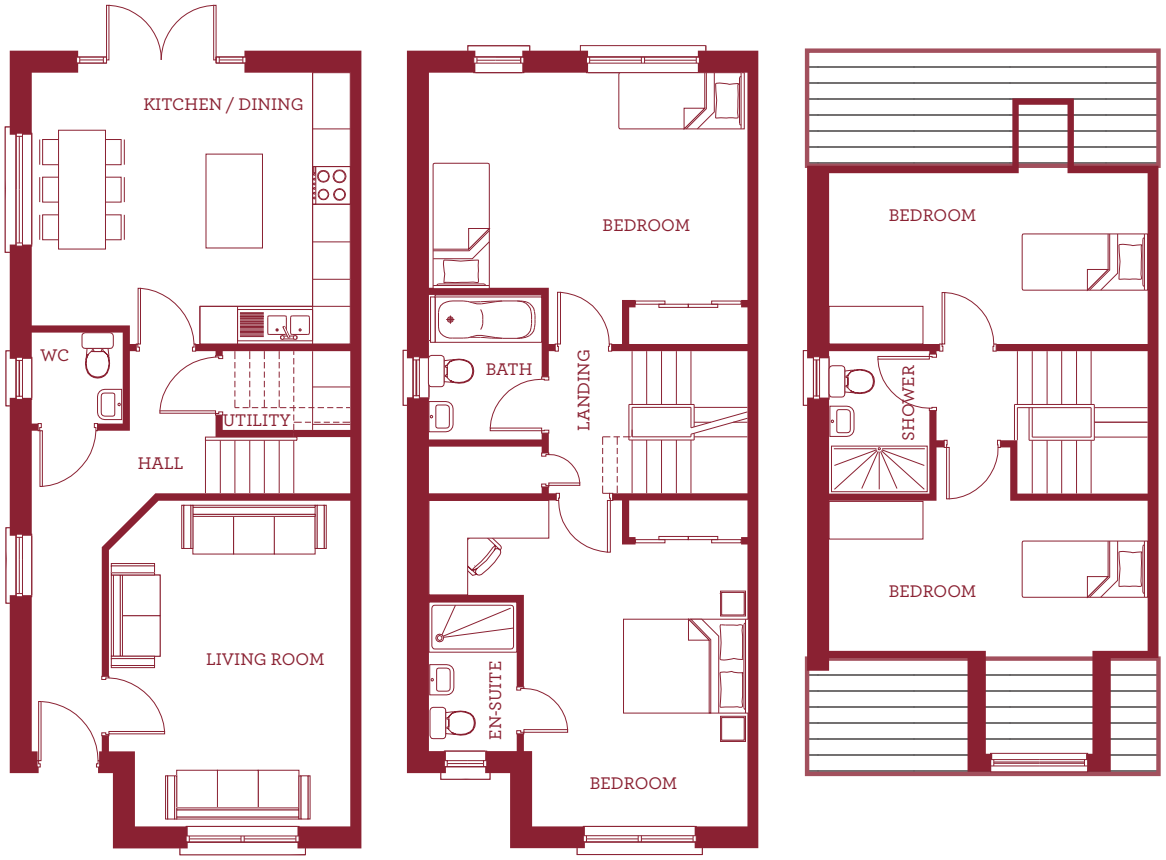
TYPE D1

4 Bedroom End Terrace
1,678 Sq.Ft. | 156 Sq. M



Ground Floor First Floor Second Floor

Plans are for illustrative purposes only. Layouts may vary.

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DEVELOPED BY:

RYCROFT HOMES Ltd

BER A2 A3

ALL ENQUIRIES TO:

Coonan NEW HOMES

01 6286128

PSRA: 003764

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