



GRAIGAVERN LODGE

Near Monasterevin, Co. Kildare



FINAL SIX FAMILY HOMES
IN THE HIGHLY ESTEEMED DEVELOPMENT



Family Walks In Nearby Emo Court

Welcome to

GRAIGAVERN LODGE

Possibly The Finest Family Neighbourhood
in The Entire Region





TAKING OUR INFLUENCES FROM

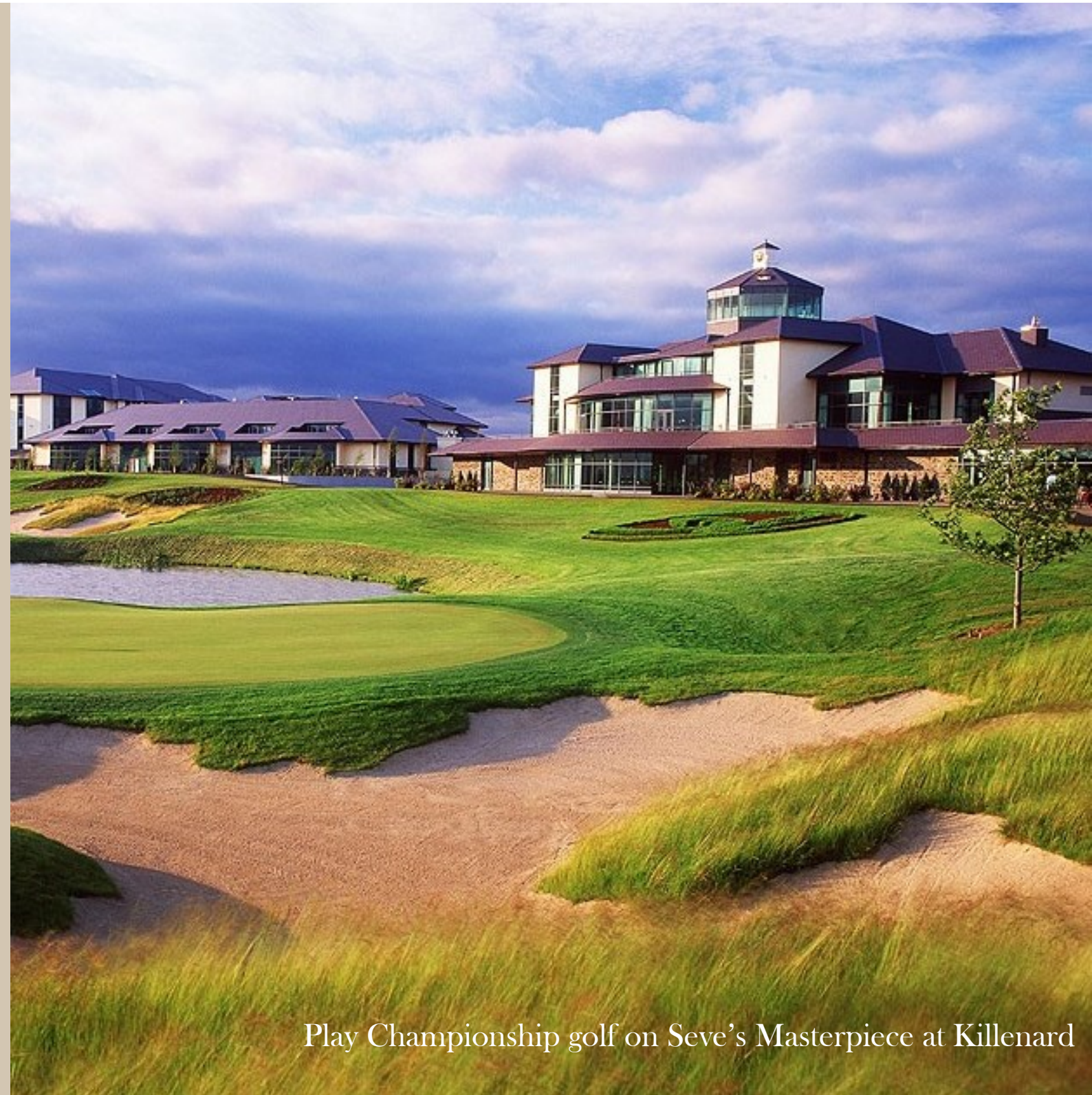
Gandon

James Gandon, Ireland's most celebrated classical architect is responsible for the area's finest buildings including the nearby visually stunning Emo Court. We have taken our influences from Gandon and created an exclusive enclave of distinctive homes in nearby Ballybrittas. Boderg have pushed the boundaries of quality and luxury to a new level so that you can be assured Graigavern Lodge comprises of the finest homes available.

The final phase of just six homes offers the final opportunity to acquire a home of distinction in this highly esteemed neighbourhood.

Whether it's sports, leisure or recreation, residents of Graigavern Lodge are spoiled for choice. Activities in the area are among the best in the Ireland and include the nearby Seve Ballesteros designed Championship course at "The Heritage in Killenard" or horse racing at one of the three local racecourses including The Curragh; home of The Irish Derby.

The whole family can join in activities such as horse riding, swimming, Gaelic football, Soccer or Rugby on nearby playing fields. Enjoy fishing, canoeing or boating on The River Barrow and Grand Canal. Shop in the spectacular Kildare Village or experience a day's pampering at the world class Heritage spa. All within a few minutes of Graigavern Lodge.



Play Championship golf on Seve's Masterpiece at Killenard



“Our School is
just 10 minutes away and
we love our small class numbers”



The Curragh

Distinctive Four Bedroom Home With Two Reception Rooms

1711 Sq. Ft. 159 Sq. Metres

At 1711 Sq. Ft. The Curragh is a magnificently spacious family home.

A truly beautiful two storey house, The Curragh offers all the style, space and comfort that can only be found in an extremely special home. The gracious entrance hall leads to a choice of two large sitting rooms. Both boast large bay windows with the sitting room enjoying double doors leading to the kitchen/dining room which in itself is a wonderful space and punctuated beautifully with our feature “wall of glass” French door.

The Kitchen in turn leads to a well proportioned utility and on to the downstairs WC.

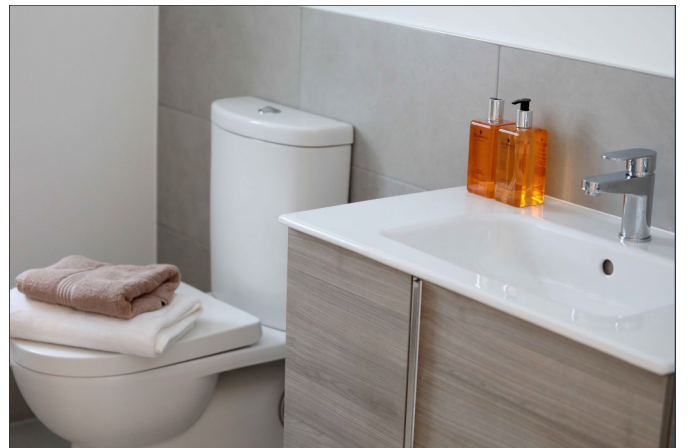
Testament to its superior design, this house enjoys four wonderful double bedrooms and still finds space for an extra special bathroom. The Curragh house type enjoys some of the finest locations within the development with private rear gardens.

Each home comes with designer kitchen, luxury appliances, all flooring, tiling, sanitary ware and fully painted throughout. All our homes are A Rated,











The Mayfield

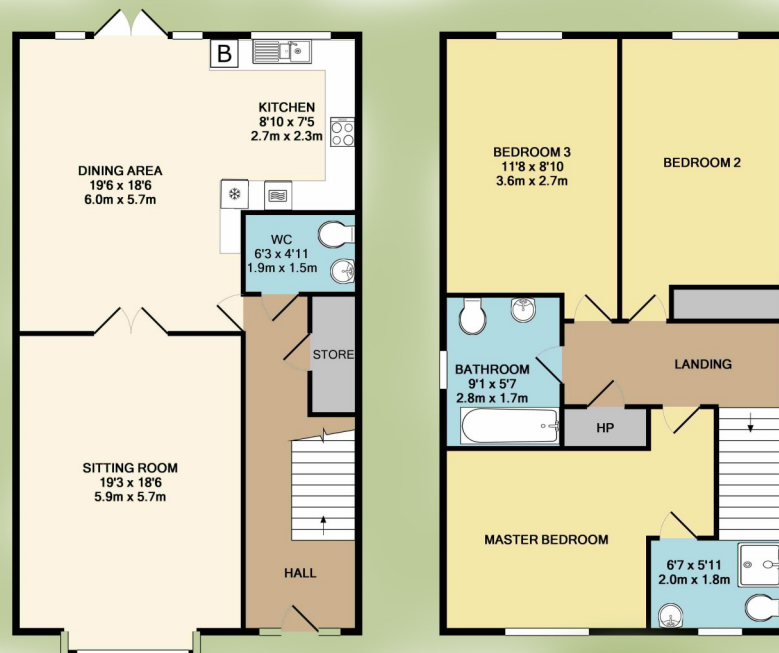
Magnificently Spacious Three Bedroom Home
With All The Features Of Our Larger Homes

1280 Sq. Ft. 119 Sq. Metres

Be prepared to be amazed. A three bedroom home with all the features you could wish for. Stretching to a massive 1280 Sq. Ft, The Mayfield boasts exceptional accommodation and is over 25% larger than most three bedroom homes.

All the exquisite features of our four bedroom homes are available as standard in The Mayfield. The same high quality bespoke kitchens, The same gorgeous fitted wardrobes, “wall of Glass” French doors and stunning floors throughout. The Mayfield defies its classification as a starter home with the specification and floor area of an executive abode.

Each home comes with designer kitchen, luxury appliances, all flooring, tiling, sanitary ware and fully painted throughout. All our homes are A Rated.













Our Homes Come With A 5 Star Specification

Building Warranty:

- ◆ Homebond Structural Warranty.

Structure:

- ◆ “A” Rated Timber frame construction with high-performance insulation and air tightness to achieve, a low energy “A3” rated home.
- ◆ External leaf of external walls is blockwork, rendered and painted.
- ◆ The roof is constructed of prefabricated engineered roof trusses and covered with low maintenance concrete roof tiles.
- ◆ The attics of the 3 bed semi-detached houses may be suitable for conversion at later date (by purchaser).
- ◆ The first floor structure comprises of metal webbed engineered joists, to provide a solid timber floor construction.
- ◆ Front entrance doors are pre-finished colour coded composite doors. All external doors are fitted with multi-point locking systems.
- ◆ Low maintenance UPVC Facia and soffits.
- ◆ Low maintenance aluminium rain water gutters with UPVC down pipes.

Energy Efficiency:

- ◆ Each home has been carefully designed, detailed and constructed to achieve an “A3” Building Energy Rating (BER).
- ◆ High performance insulation has been installed throughout all elements of the construction.
- ◆ “A” rated high performance UPVC double glazed windows and doors fitted to each home.
- ◆ Photovoltaic Panels fitted to the roof to supplement the electricity supply to each house, thereby reducing the electrical consumption.
- ◆ Low energy lighting installed.



Bathrooms:

- ◆ Porcelain tiles with chrome trims to bath area, floors and selected walls
- ◆ Polished chrome heated towel warmers
- ◆ All bathroom are fitted with superior "Sonas" sanitary ware.
- ◆ "Sonas Avila" vanity units with slim basin and chrome tap are fitted in all bathrooms providing essential storage.
- ◆ Matching mirror fitted over bathroom wash hand basins.
- ◆ Designer baths fitted with pumped thermostatic shower mixers over and bath screen for convenient family bathing or showering.

En-suites:

- ◆ Porcelain tiles with chrome trims to shower area, floors and selected walls
- ◆ Polished chrome heated towel warmers
- ◆ All En-suites are fitted with superior "Sonas" sanitary ware.
- ◆ Stylish wall hung semi pedestalled wash hand basins with "Sonas Hampton" wall hung mirrored vanity cabinets over for convenient storage.
- ◆ Low profile shower trays with chrome / glass shower doors and pumped thermostatic shower mixers.

Utility Room :

- ◆ To match kitchen units
- ◆ Spaces for washing machine and tumble dryer

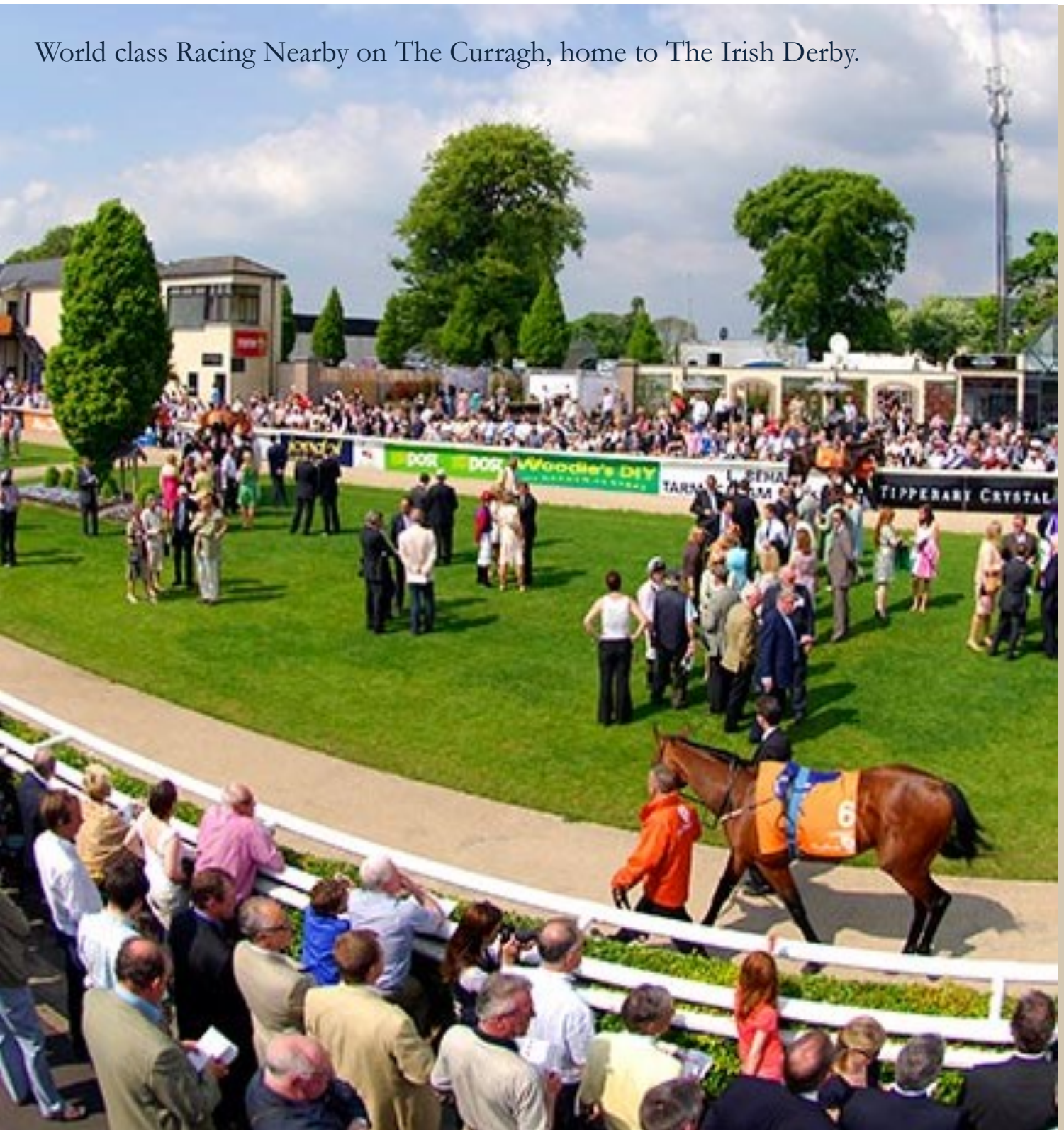
Heating System:

- ◆ "A" Rated Gas Fired central heating boiler serving radiators, towel warmers and hot water cylinder.
- ◆ 3 zoned central heating system timeclock, to include individual control of temperature and timing schedules to Ground Floor, First Floor and Hot Water Circuits.



World class Shopping Nearby at Kildare Village

World class Racing Nearby on The Curragh, home to The Irish Derby.



Kitchen: Individually designed and installed to include;

- ◆ Soft close doors
- ◆ Under cabinet lighting
- ◆ Stainless steel splashback to the hob area.
- ◆ Kitchen Appliances included;
- ◆ Integrated dishwasher
- ◆ Integrated fridge / freezer
- ◆ Electric oven
- ◆ Electric hob
- ◆ Integrated Microwave
- ◆ Extractor hood
- ◆ Stainless steel sink with mixer tap

Wardrobes: provided in 2 bedrooms to include;

- ◆ Shaker style soft close doors
- ◆ Oak veneered internal carcasses
- ◆ A mix of both hanging and shelving space.
- ◆ Vanity area in the master bedroom of the 4 bed detached houses.

Mechanical Extract Ventilation (MEV) System:

- ◆ Due to the increased air tightness levels, it's vital that careful consideration is given to the specification of an appropriate ventilation system. The ventilation systems designed and installed provides a constant low rate of extract ventilation, with fresh air being introduced through trickle vents in the windows. The ventilation system automatically monitors the humidity levels of the extract air, and increases the rate of extraction accordingly.
- ◆ The kitchen extract hood is ducted directly to outside.

Air tightness:

- ◆ Each home has been detailed and carefully constructed and tested to achieve a high level of air tightness.

Electrical System:

- ◆ Low energy lighting.
- ◆ Generous provision of electrical sockets.
- ◆ TV and data points in selected rooms, wired to central location.
- ◆ TV pre-wired from future SKY dish location.
- ◆ Pre-wired for intruder alarm (Alarm by purchaser).

Security & Safety:

- ◆ External doors are fitted with multi point locking systems.
- ◆ Each home is hard wired for a security alarm installation (by purchaser).
- ◆ Smoke detectors fitted to hallways, sitting & family rooms, dining room, landing and all bedrooms.
- ◆ Heat detector fitting in the kitchen.
- ◆ Carbon Monoxide detector fitted adjacent to each gas boiler.



GREEN JASMINE TEA
Craibtree & Evelyn
FOODS
16 LARGE LEAF TEA BAGS
net wt 22.5g e 0.8 OZ

ALL BUTTER
HONEY & OAT
Craibtree & Evelyn
FOODS

THE
LISMORE FOOD
COMPANY
DARK CHOCOLATE
CARDAMOM
FINE BISCUITS
Handmade in Ireland







Hourly Train Service To Dublin From Portarlinton & Monasterevin Stations 10Minutes away.
Dublin Coach Stops at Graigavern Lodge twice an hour. M7 Motorway adjacent to Graigavern Lodge



Interior Finishes:

- ◆ Smooth finish to all walls and ceilings. Painted in white emulsion.
- ◆ All woodwork painted in durable and easy clean white satin wood finish.
- ◆ Internal two panel solid doors painted white satin wood finish and fitted with satin finish ironmongery.
- ◆ Ogee profiled skirting and architrave fitted throughout.
- ◆ Porcelain tiling laid to entrance halls, kitchens & dining rooms and utility rooms.

Exterior Finishes:

- ◆ Front driveway with tarmacadam finish, to accommodate two cars.
- ◆ Front gardens, levelled and seeded.
- ◆ Boundary hedges planted to front gardens to define boundaries.
- ◆ Private rear garden, levelled and seeded.
- ◆ Rear garden boundaries comprise of concrete posts and timber fencing panels.
- ◆ Garden tap.

While every care has been taken in preparing this brochure, Hume Auctioneers for themselves and for the vendor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, and any other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Hume Auctioneers, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.



The Sphere, Canning Town

A Landmark mixed-use development of 201 apartments and 10,000 sq. ft. of retail space which has greatly assisted in the regeneration of Canning Town.



Trebor Factory, London

Hollybrook converted this iconic 1930's Art Deco factory into 65 spacious live work apartments with spectacular views across London.



Burford Road, London

This landmark development of 130 apartments and 110,000 sq ft of commercial space is located a stones throw away from the Olympic Park, the retail units and office building are occupied by the Metropolitan Police and Olympic Development Authority



Suttons Wharf, London

This large development in London consists of 9 buildings, ranging from 10 to 18 storeys. The scheme has a total of 400 units, giving stunning views over the Olympic Park, Canary Wharf and the City.

“Relax in the comfort knowing that your new
home is built by one of
London’s leading developers”



GRAIGAVERN LODGE

- Dublin 45 Minutes
- Naas 25 Minutes
- Newbridge 18 Minutes
- Kildare 13 Minutes
- Monasterevin 5 Minutes
- GRAIGAVERN LODGE



SELLING AGENTS:

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