



# THE MEADOWS

Kill, Co. Kildare

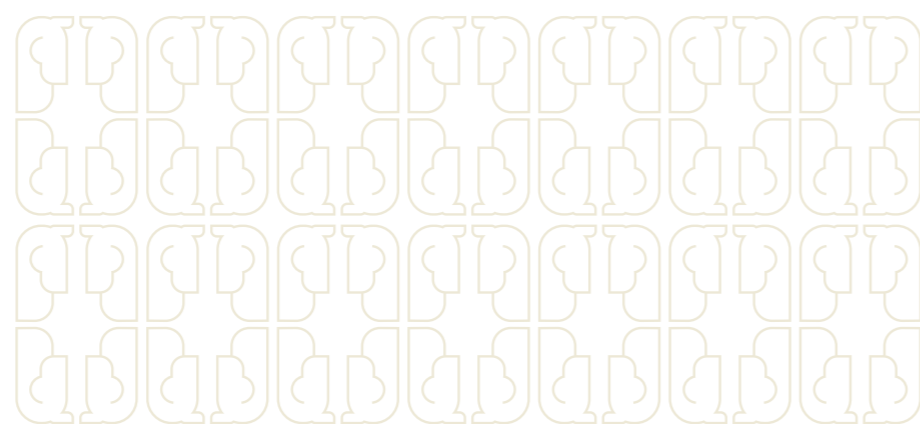


## BEAUTIFUL FAMILY HOMES IN THE PICTURESQUE VILLAGE OF KILL

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The Meadows is a beautiful new development of 1, 2, 3 and 4 bedroom family homes, perfectly positioned in the idyllic village of Kill. Each house has been expertly designed to offer the home owner a spacious living environment within the beautifully landscaped surroundings of The Meadows.

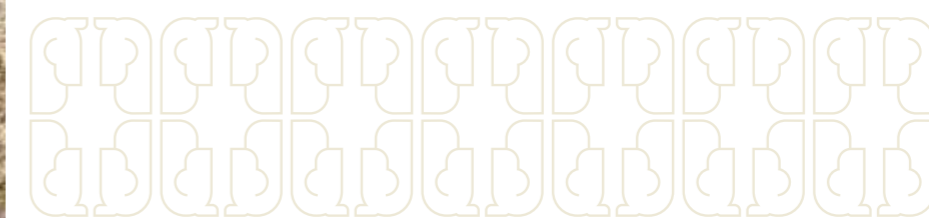
This desirable location is perfect for those who want to escape to the country with easy access to the city.

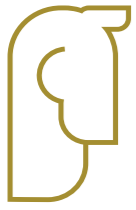




## THE PERFECT LOCATION FOR A BETTER BALANCE IN LIFE

Surrounded by beautiful countryside, Kill maintains a wonderful village feel, with a real sense of community. Just 5 minutes from Naas and being close to Newbridge, The Meadows gives residents multiple primary and second level school options. Other amenities such as Whitewater Shopping Centre, Kildare Village and Citywest Business Campus are only a short drive away.



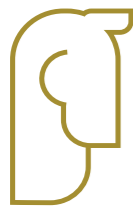


## AN EASILY ACCESSIBLE LOCATION WITH GREAT CONNECTIVITY

Situated beside the newly widened M7/N7 with it's easy access to Dublin and beyond, Kill is an ideal location for those commuting. The journey to the Red Cow interchange, with it's Park and Ride Luas station, can take as little as 15 minutes, as well as frequent (public and private) bus services to Dublin City Centre. Also, only an 8 minute drive to Sallins/Naas Train Station – with regular commuter and inter-city services.







IN A BUSY WORLD, THIS BEAUTIFUL VILLAGE HAS SO MUCH TO OFFER



### LOCAL AMENITIES

- 1 Kill Celtic Football Club
- 2 St Brigid's National School
- 3 Saplings Special School
- 4 The Old House Pub
- 5 Oaklands Centre
- 6 Post Office
- 7 Eurospar
- 8 The Dew Drop Gastro Pub
- 9 The Canvas Café
- 10 Kill GAA Club
- 11 Goffs



## A HOST OF AMENITIES WITH A REAL SENSE OF COMMUNITY

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Kill Village boasts an impressive list of sports facilities and clubs which include Kill GAA and Kill Celtic Soccer. Of course in the “Thoroughbred County” several Equestrian Centres are close by and for those who enjoy horse racing there is also Naas Racecourse, Punchestown and the Curragh. In nearby Naas you also have the leisure facilities of K-Leisure, Monread Sports Centre and Odeon Cinemas as well as numerous other sports and social clubs.

Golfers are spoiled for choice too, with numerous courses available in the area including the world-renowned K-Club and Palmerstown House only a short drive away. The backdrop of the Wicklow Mountains with it’s myriad walking and other activities such as Blessington Lakes Adventure Centre and Russborough House





## SPACIOUS LIVING FOR EVERY STAGE IN LIFE

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These generously proportioned A-rated homes are incredibly comfortable and efficient. The combination of spacious living accommodation, stylish kitchens and contemporary bathrooms make these family homes a pleasure to live in.







## A HOUSE TYPE TO SUIT ALL NEEDS



Kill GAA Grounds

### HOUSES

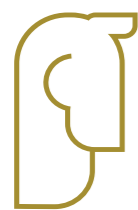
- **Buttercup**  
2 Bedroom Terrace  
86 sq.m. (926 sq.ft.) approx.
- **Primrose**  
3 Bedroom Terrace/Semi Detached  
107 sq.m. (1,152 sq.ft.) approx.
- **Bluebell**  
3 Bedroom End of Terrace/Semi Detached  
110 sq.m. (1,184 sq.ft.) approx.
- **Daffodil**  
3 Bedroom End of Terrace/Semi Detached  
114 sq.m. (1,227 sq.ft.) approx.
- **Marigold**  
3 Bedroom Terrace  
115 sq.m. (1,238 sq.ft.) approx.
- **Lily**  
3 Bedroom End of Terrace  
116 sq.m. (1,249 sq.ft.) approx.
- **Violet**  
3 Bedroom End of Terrace  
119 sq.m. (1,281 sq.ft.) approx.
- **Juniper**  
4 Bedroom End of Terrace  
126 sq.m. (1,356 sq.ft.) approx.
- **Orchid**  
4 Bedroom Semi Detached/End of Terrace  
130 sq.m. (1,399 sq.ft.) approx.
- **Rose**  
4 Bedroom Detached  
131 sq.m. (1,410 sq.ft.) approx.

### APARTMENTS/DUPLEX UNITS

- 1 Bedroom Garden Apartments  
52 sq.m. (560 sq.ft.) approx.
- 2 Bedroom Duplex Units  
96 sq.m. (1,033 sq.ft.) approx.
- 2 Bedroom Apartments  
78 sq.m. (839 sq.ft.) approx.  
82 sq.m. (883 sq.ft.) approx.  
87 sq.m. (936 sq.ft.) approx.

ENTRANCE

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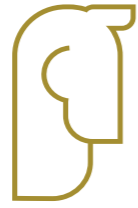
## WELL BUILT HOMES WITH EXCEPTIONAL ATTENTION TO DETAIL

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Our homes have been designed and built with the quality and attention to detail you expect. Whether it be smart storage, quality finishes or the provision for electrical car charging points, Cannon Kirk have considered all you need to ensure a secure and happy home.





## SPECIFICATIONS OF THE HIGHEST STANDARDS



### External Features

- High quality elevations comprising of brick and low maintenance dash rendered finish.
- UPVC fascias and soffits.
- Traditional interlocking flat tile that gives a clean and modern look.



### Driveway & Gardens

- Permeable paved driveways with seeded garden provided as standard (where applicable).



### External Doors and Windows

- Composite front doors with five-point locking system.
- Stylish coloured UPVC high performance windows throughout, delivering low maintenance requirement and excellent thermal performance.



### Kitchens

- Fully-fitted kitchens with electrical appliances as standard to include a fridge/freezer, hob, dishwasher, combined washer/dryer and extractor fan (Appliances subject to signing of contracts within 28 days).



### Bathroom and Ensuite

- Attractive bathrooms and en suites include high quality sanitary ware, part wall and floor tiling throughout.
- Heated towel rails added in all bathrooms.



### Mechanical & Electrical

- Generous lighting, power and media points provided throughout each house. Cat 5 cabling provided as standard.
- Provision for electrical car charging point allowed for where applicable.
- Gas central heating with a condensing boiler unit and thermostatically controlled radiators.
- Pressurised hot and cold water provided.



### Internal Finishes

- All homes are furnished with a tiled floor in the kitchen (where applicable) along with part tiled bathroom and en suites.
- High quality flush painted doors, with matching skirting board and architrave are provided.
- All internal walls are painted white.



### Wardrobes

- Stylish built-in wardrobes with hanging shelving provided as per show house specification.
- Generous storage provided where possible.



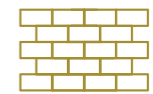
### Safety & Security

- Smoke, heat and carbon monoxide detectors fitted throughout.
- Each house is wired for an intruder alarm.



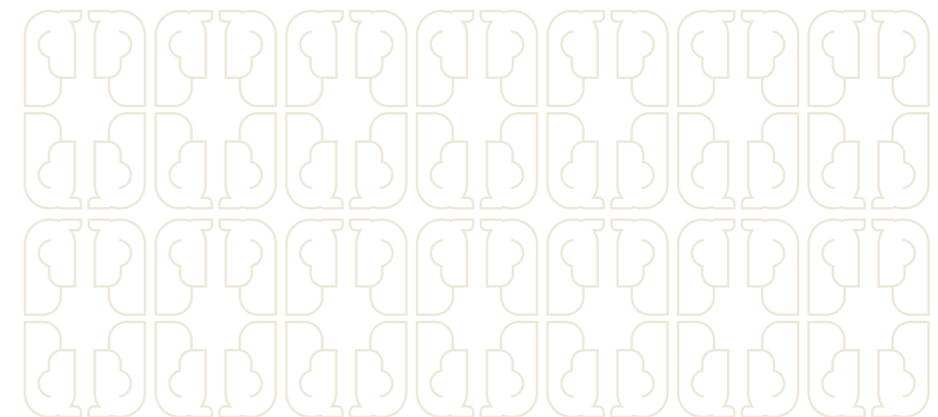
### Structural Guarantee

- 10 year Structural Guarantee provided.



### Energy Efficiency

- All homes have a BER A2 rating and are built to NZEB (Nearly Zero Energy Building) standards.
- Excellent levels of insulation provided in the floors, walls and roof spaces.
- Solar Photovoltaic Panels located on the roof will reduce the electrical energy demand of your home.





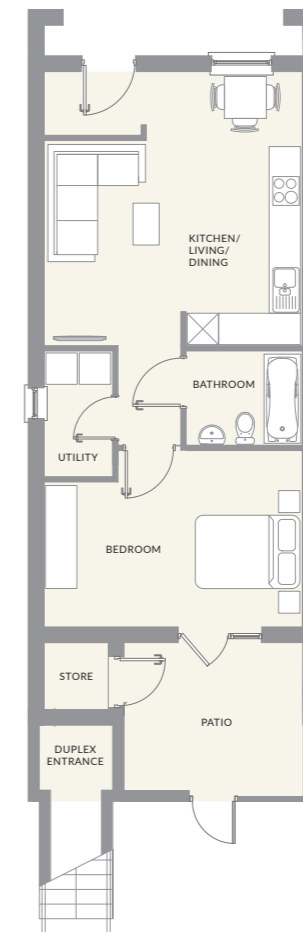


## THE FLOOR PLANS

### APARTMENTS & DUPLEX UNITS



### 1 BEDROOM GARDEN APARTMENT TOTAL FLOOR AREA 52 SQ.M (560 SQ.FT) APPROX.



GROUND FLOOR

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2 BEDROOM DUPLEX UNIT  
TOTAL FLOOR AREA 96 SQ.M (1033 SQ.FT) APPROX.



FIRST FLOOR

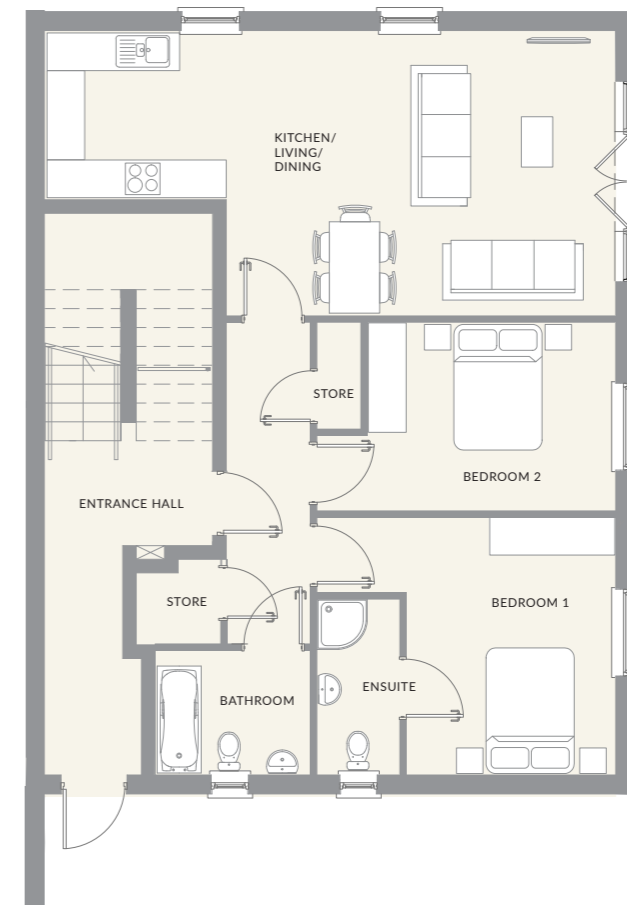
SECOND FLOOR

*\*Landing window provided in end unit only*

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2 BEDROOM APARTMENT  
TOTAL FLOOR AREA 82 SQ.M (883 SQ.FT) APPROX.

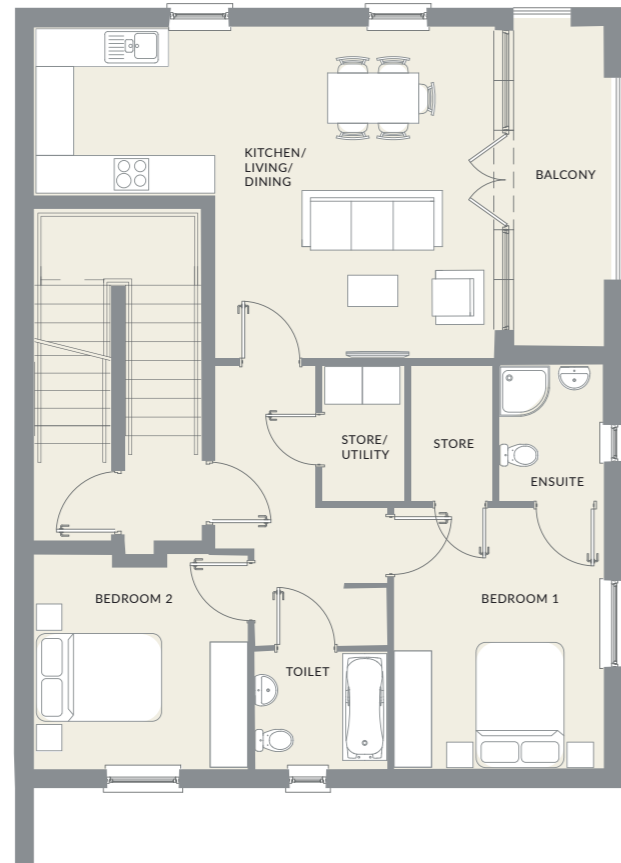


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2 BEDROOM APARTMENT  
TOTAL FLOOR AREA 78 SQ.M (839 SQ.FT) APPROX.

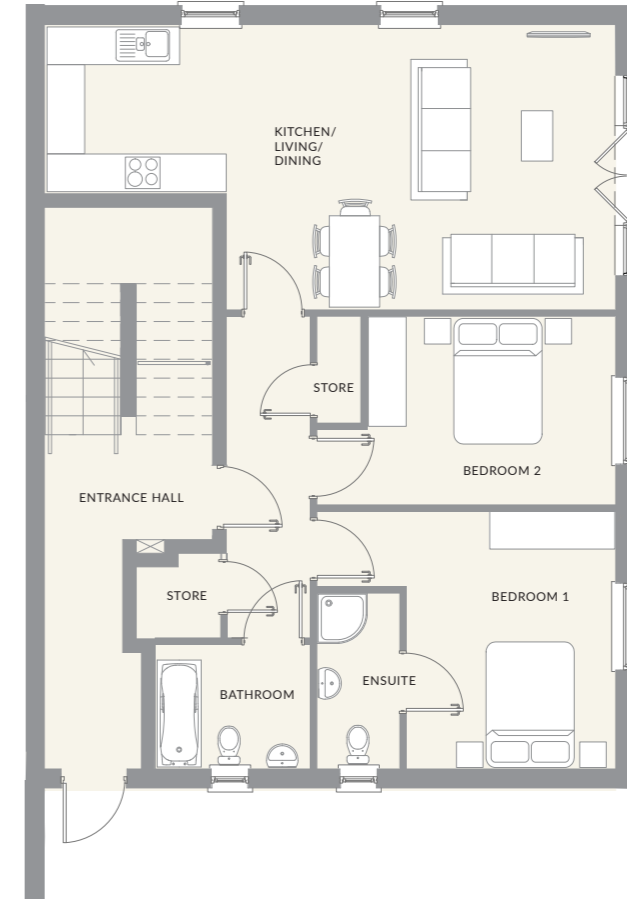


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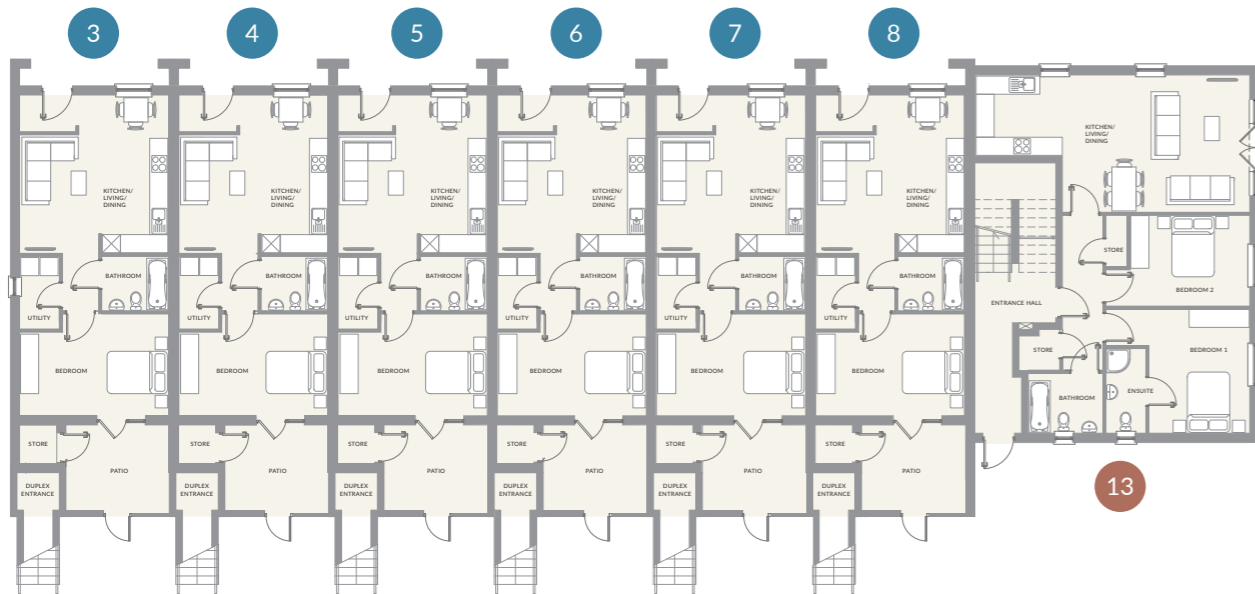
2 BEDROOM APARTMENT  
TOTAL FLOOR AREA 87 SQ.M (936 SQ.FT) APPROX.



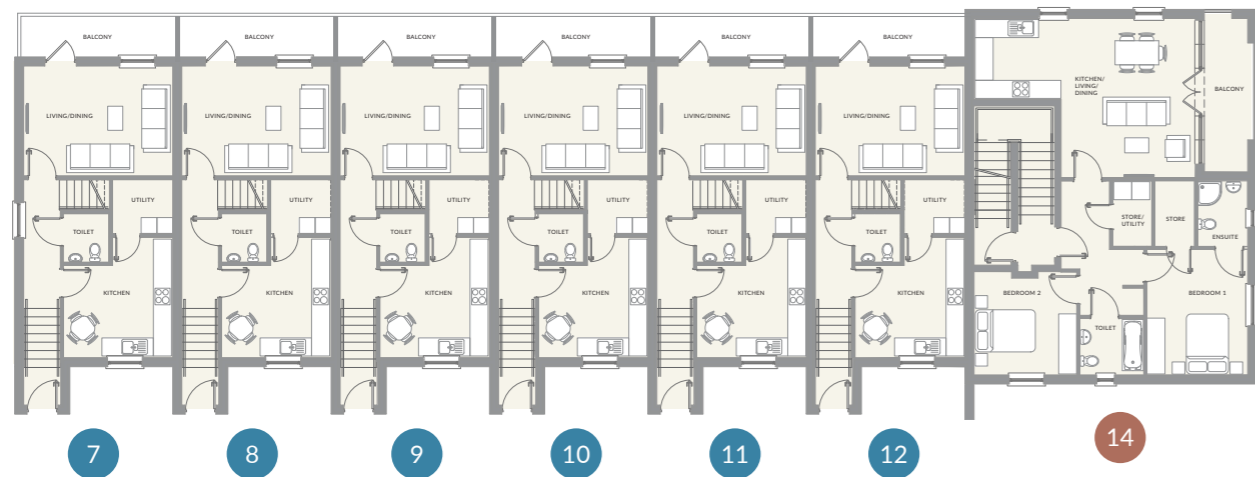
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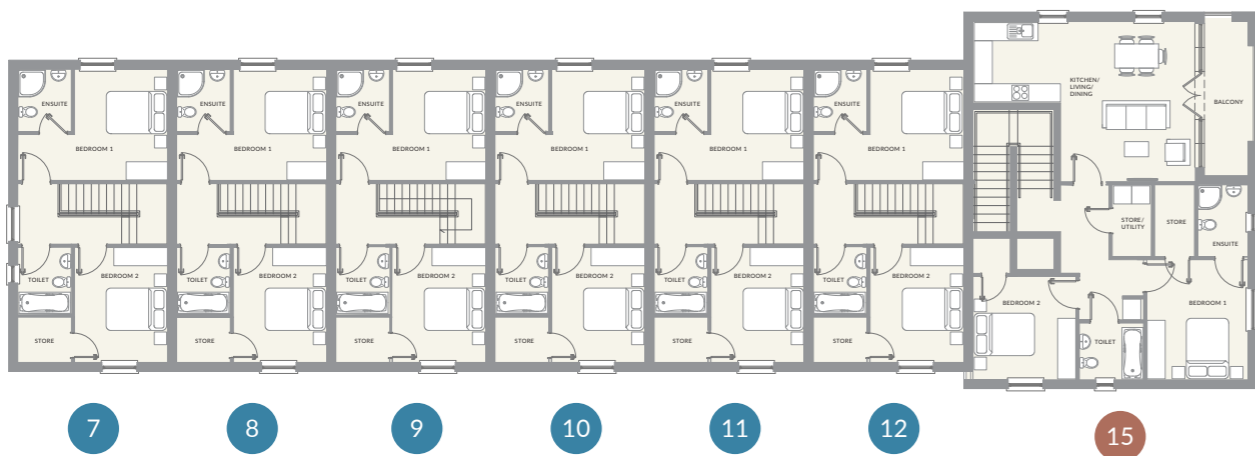
# BLOCK A



GROUND FLOOR



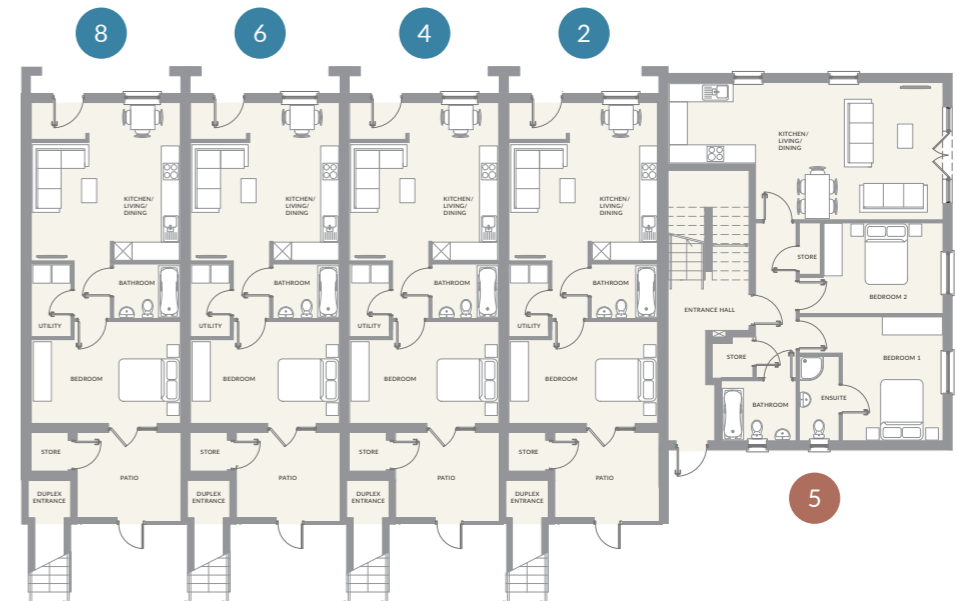
FIRST FLOOR



SECOND FLOOR

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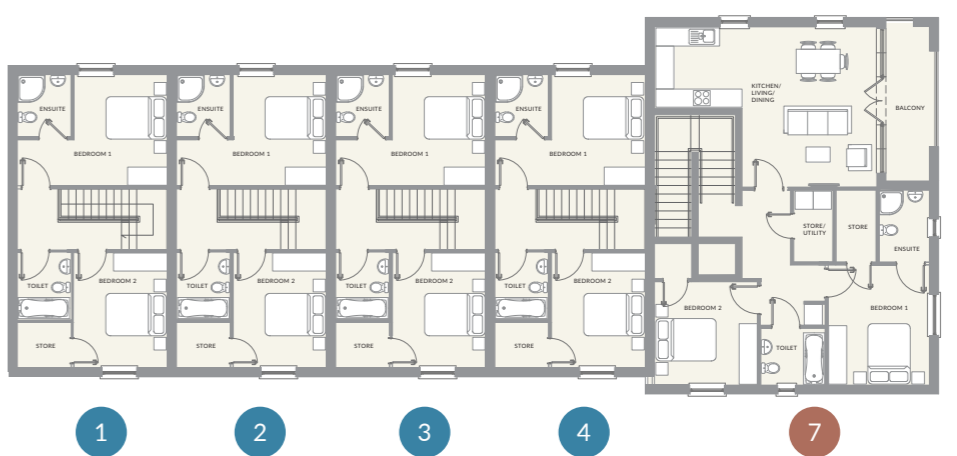
# BLOCK B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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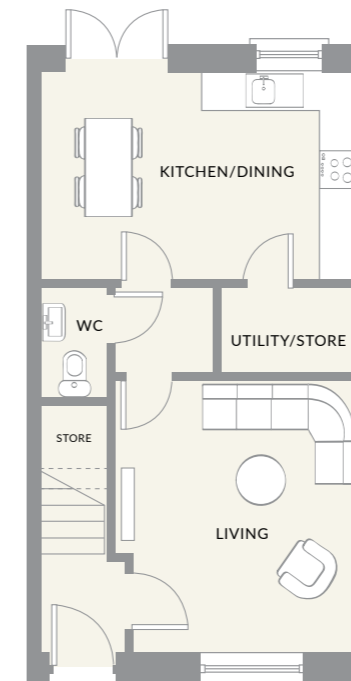
# THE FLOOR PLANS

## HOUSES

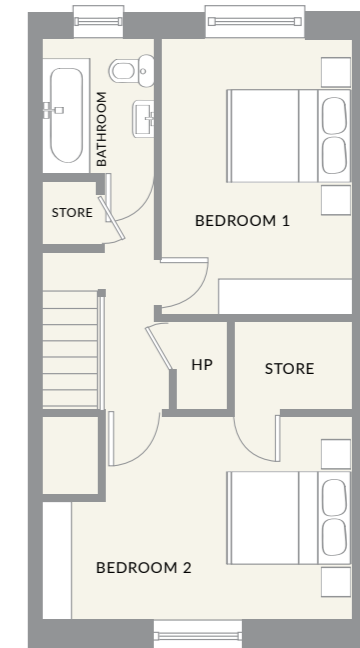


# BUTTERCUP

2 BEDROOM TERRACE  
TOTAL FLOOR AREA 86 SQ.M. (926 SQ.FT.) APPROX.



GROUND FLOOR



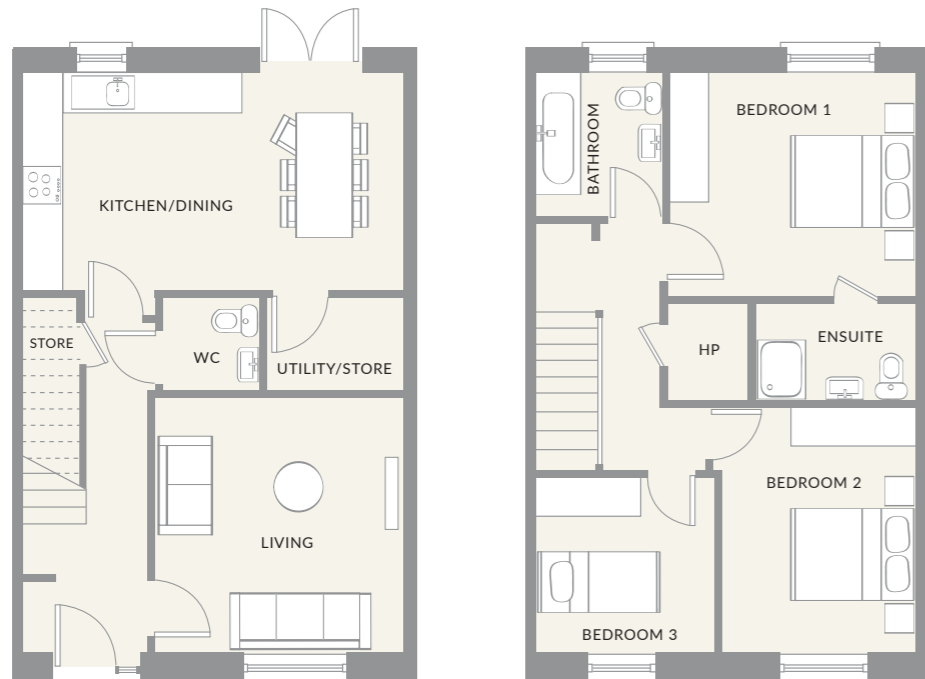
FIRST FLOOR

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## PRIMROSE

3 BEDROOM TERRACE/SEMI-DETACHED  
TOTAL FLOOR AREA 107 SQ.M. (1,152 SQ.FT.) APPROX.



GROUND FLOOR

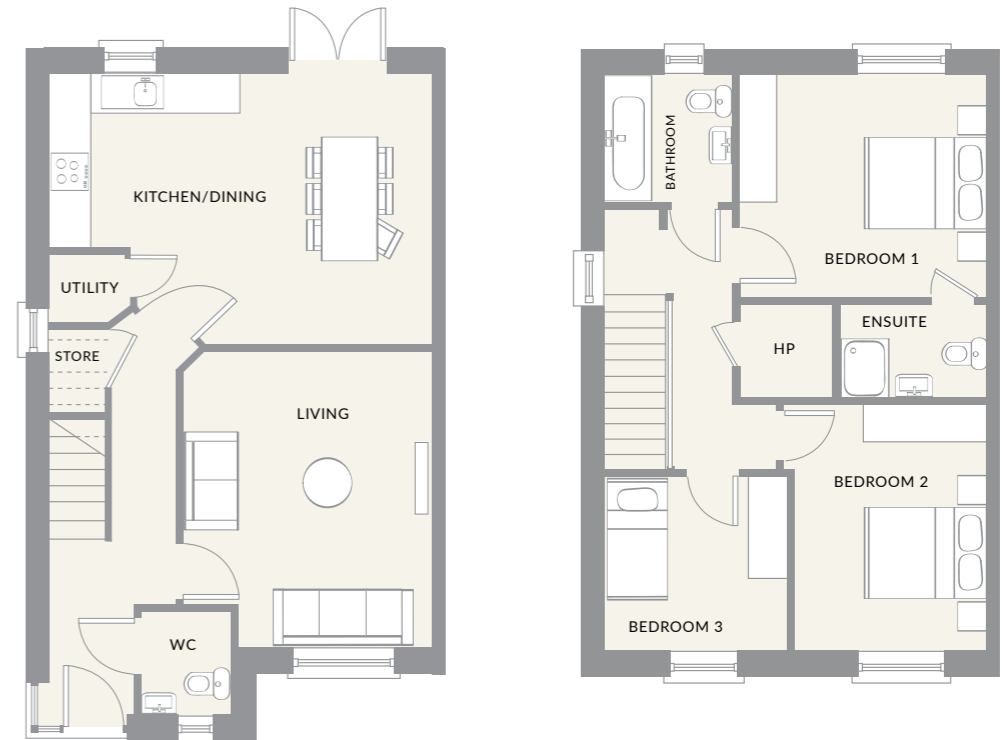
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## BLUEBELL

3 BEDROOM END OF TERRACE/SEMI-DETACHED  
TOTAL FLOOR AREA 110 SQ.M. (1,184 SQ.FT.) APPROX.



GROUND FLOOR

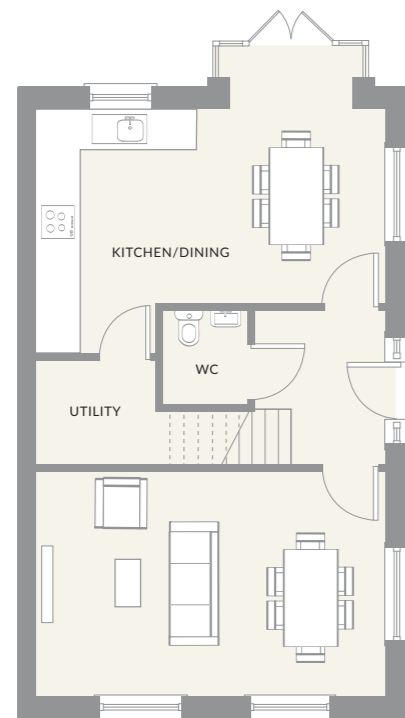
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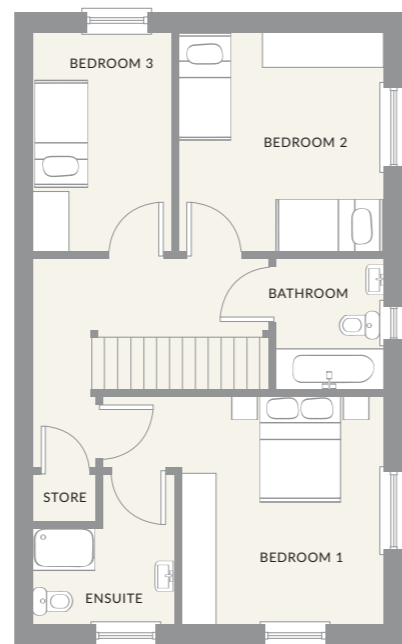


## DAFFODIL

3 BEDROOM END OF TERRACE/SEMI-DETACHED  
TOTAL FLOOR AREA 114 SQ.M. (1,227 SQ.FT.) APPROX.



GROUND FLOOR



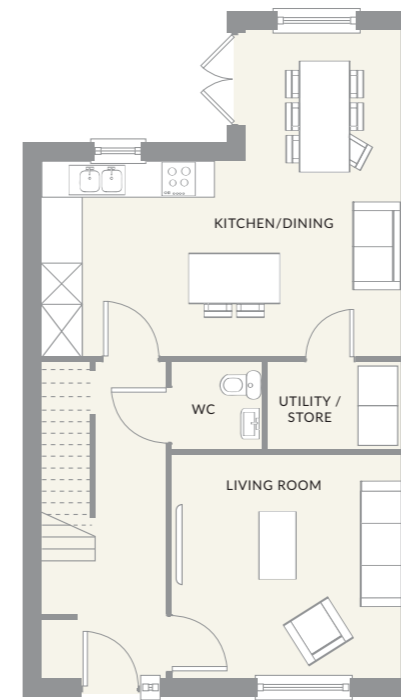
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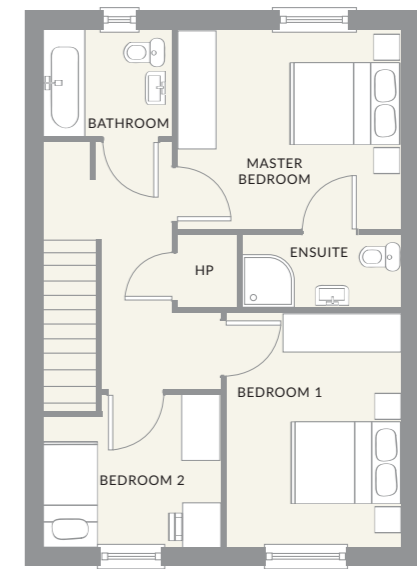


## MARIGOLD

3 BEDROOM TERRACE  
TOTAL FLOOR AREA 115 SQ.M. (1,238 SQ.FT.) APPROX.



GROUND FLOOR



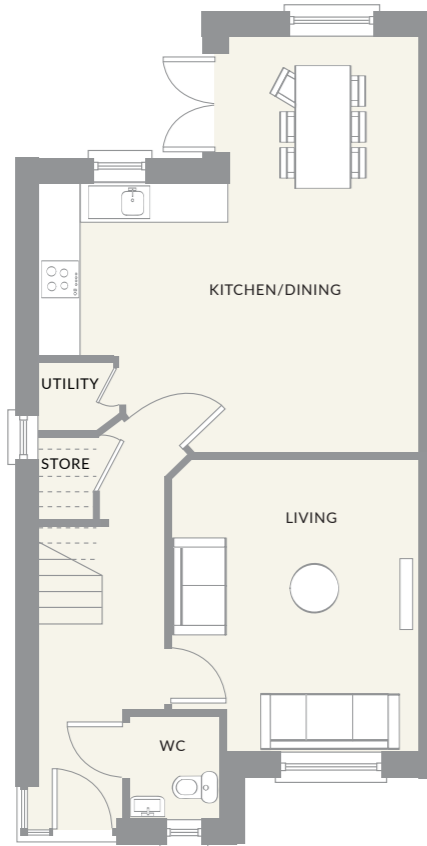
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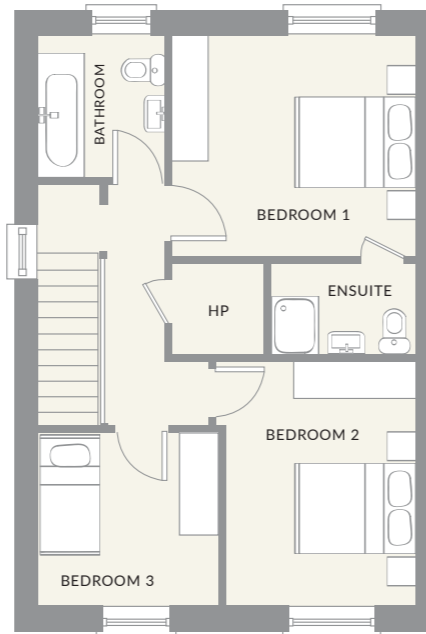


### LILY

3 BEDROOM END OF TERRACE  
TOTAL FLOOR AREA 116 SQ.M. (1,249 SQ.FT.) APPROX.



GROUND FLOOR



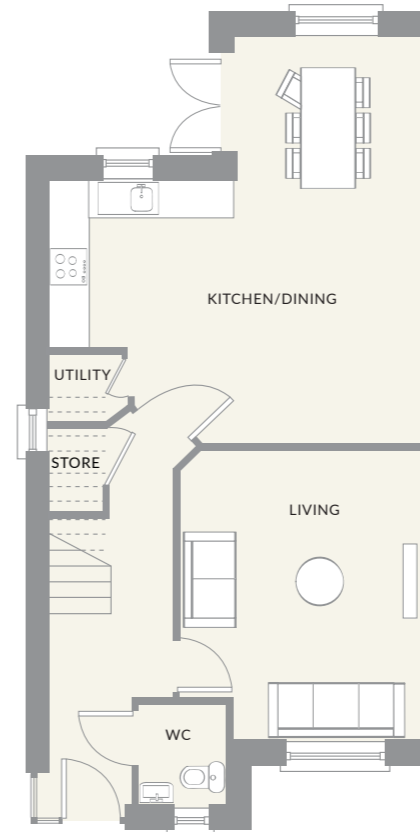
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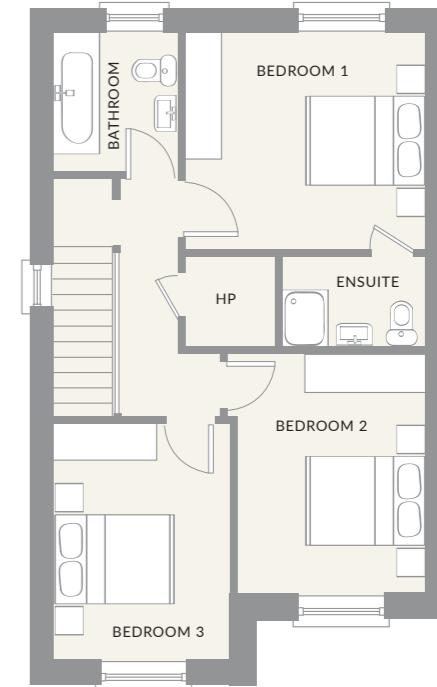


### VIOLET

3 BEDROOM END OF TERRACE  
TOTAL FLOOR AREA 119 SQ.M. (1,281 SQ.FT.) APPROX.



GROUND FLOOR



FIRST FLOOR

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## JUNIPER

4 BEDROOM END OF TERRACE  
TOTAL FLOOR AREA 126 SQ.M. (1,356 SQ.FT.) APPROX.



GROUND FLOOR

FIRST FLOOR

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## ORCHID

4 BEDROOM SEMI-DETACHED/END OF TERRACE  
TOTAL FLOOR AREA 130 SQ.M. (1,399 SQ.FT.) APPROX.



GROUND FLOOR

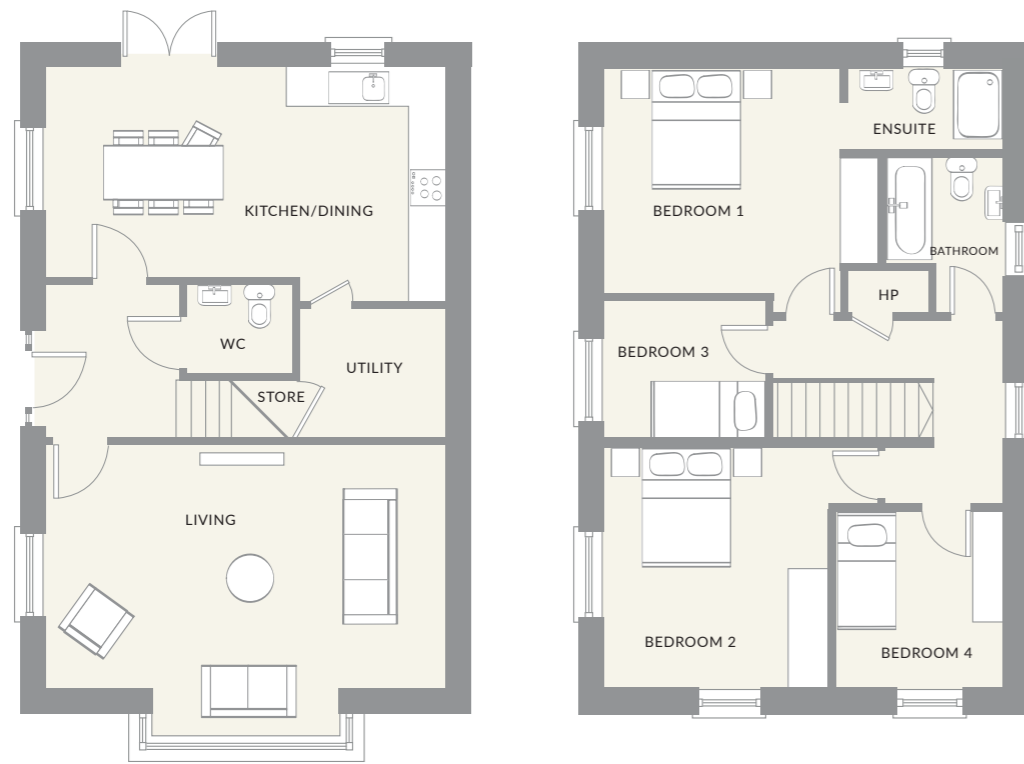
FIRST FLOOR

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# ROSE

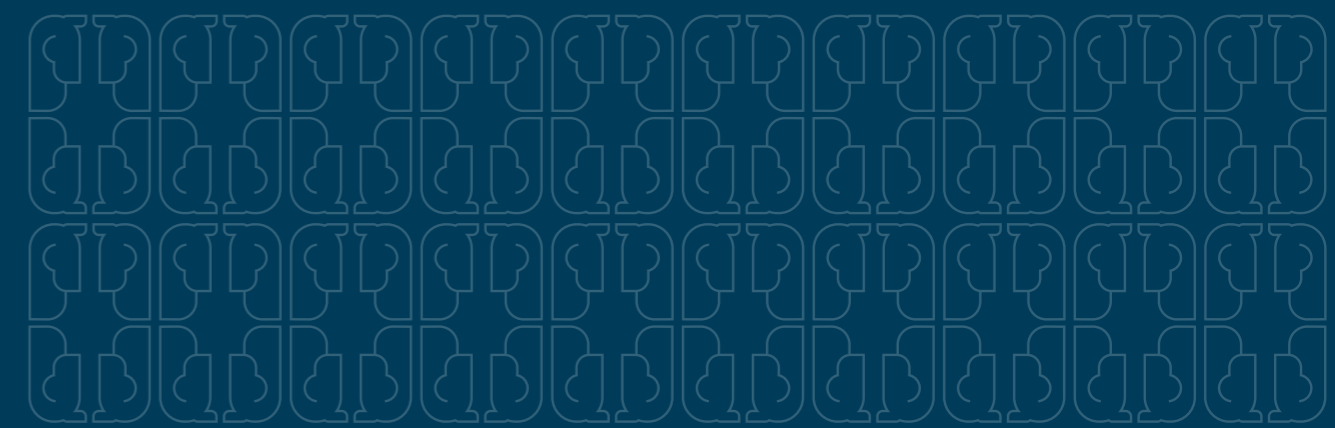
4 BEDROOM DETACHED  
TOTAL FLOOR AREA 131 SQ.M. (1,410 SQ.FT.) APPROX.



GROUND FLOOR

FIRST FLOOR

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# CANNON KIRK

GROUP

CANNON KIRK GROUP  
ESTABLISHED IN 1981

Cannon Kirk have built in excess of 3,000 homes in Ireland. Built to the highest standards, Cannon Kirk continues to deliver quality, reliable and sustainable homes, helping to build a sense of place. Some of Cannon Kirk's Irish residential developments have included addresses in Stepside, Dundalk and Malahide.



The Meadows, Kill



Waterside, Malahide



Dundoogan, Dundalk



## A TEAM WITH A WEALTH OF EXPERIENCE

A DEVELOPMENT BY



JOINT SELLING AGENTS



045 832020  
PSRA: 003764



01 618 1300  
PSRA No: 002233

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor and their advisors Coonans and Savills shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimates approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variations with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Cannon Kirk, Coonans or Savills has the authority to make or give representations of warranty in relation to this property.





THE MEADOWS

Kill, Co. Kildare

[www.themeadows.ie](http://www.themeadows.ie)