



# OLDTOWN WOODS

CELBRIDGE



# COUNTRY LIVING GETS COSMOPOLITAN

If you seek style beyond the city, consider **OLDTOWN WOODS**; a new neighbourhood outside Celbridge village offering a lifestyle that anyone would envy. Set in one of the most appealing counties in Ireland within 25 minutes of Dublin, the variety of 2, 3 and 4 bed family homes here are designed to make your wish list a reality.

# LOOK FORWARD TO BEING A LOCAL

Known for its sociable spirit, which is only natural since Celbridge is the birthplace of Arthur Guinness, this popular commuter town in county Kildare is steeped in character. Its wide choice of attractions, activities and sporting pursuits show a vibrant community with a lust for life.

Located on the banks of the River Liffey, Celbridge brings diversity to your downtime. Keen rowers or canoeists in the family will be happy to learn of local clubs, while budding golfers can take a shot at future stardom with 5-star courses such as The K Club nearby.

If enjoying good food with friends is more your thing, this silver medal winner in the 2019 Tidy Towns has cafés and restaurants championing the finest local produce. Sit down to Sunday lunch at the Abbey Lodge overlooking the Liffey or savour afternoon tea at Celbridge Manor Hotel.







# AMENITIES

On the banks of The River Liffey.

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**Arthur Guinness** (founder of Guinness) was born here.

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**Rye River Brewery** based in Celbridge-tours available.

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**Castletown House** Celbridge was built in the 1720's and was one of Ireland's earliest & finest Palladian houses. It is now a hugely popular visitor attraction today. Park Run is based here.

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**Arthurs Way** A popular heritage trail beginning where the Rye and Liffey river meet, providing stunning views for the enchanting journey ahead. This scenic 16km walk or bike ride will take you through the life of Arthur Guinness, journey past Leixlip Castle to where he learnt his brewing crafts in Celbridge where a statue remains today of Ireland's most famous entrepreneur.

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**Temple Mills/The Celbridge Mill**

The oldest mill in the area is Temple Mills, operated by the Tyrrell family for 300 years. Now a thriving hub for local business & community events.

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**Celbridge Abbey**

The rock bridge in Celbridge Abbey grounds is now the oldest stone bridge across the Liffey.

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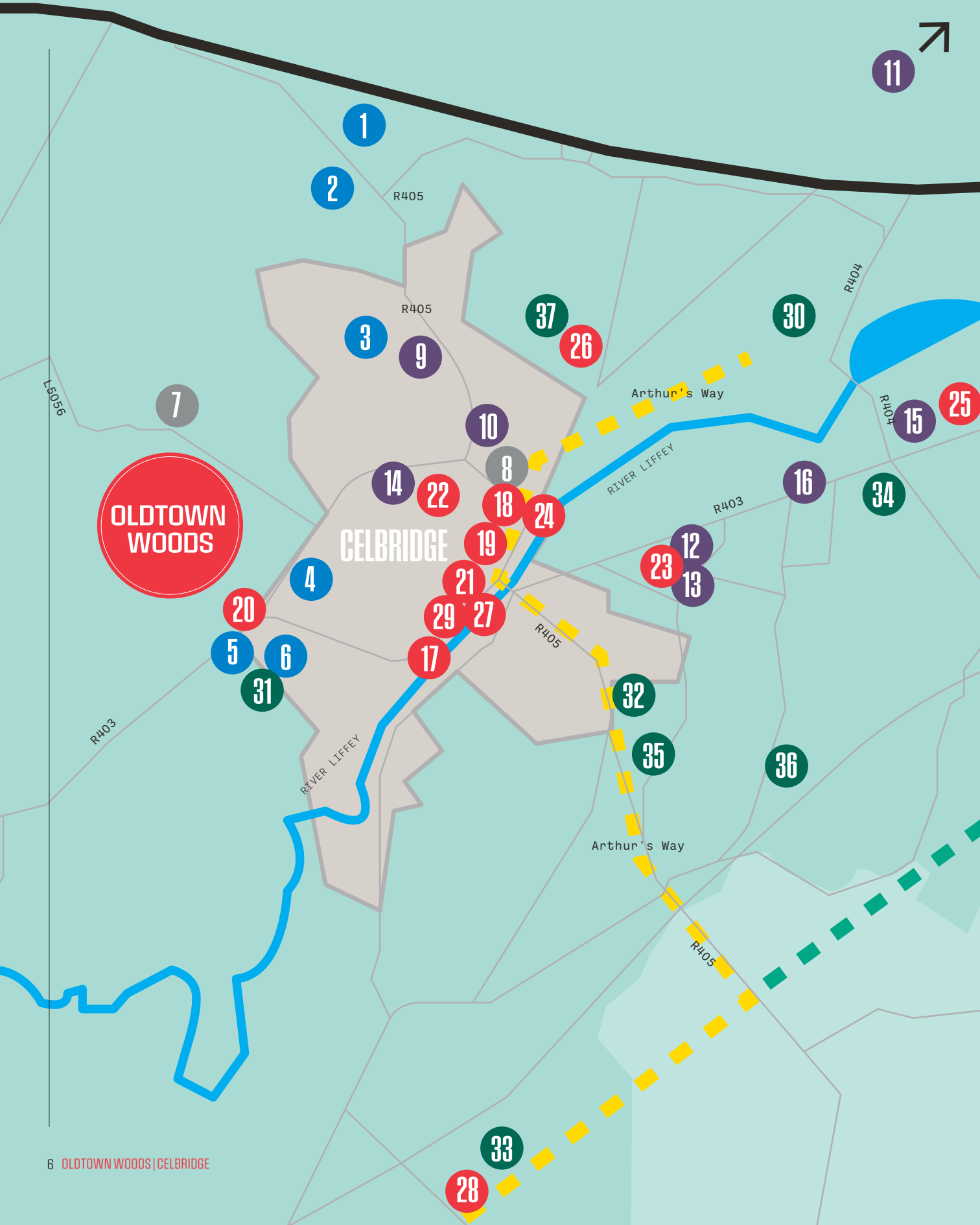
**Celbridge Walk**

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**Elm Hall and K Club**



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## SCHOOLS

- 1 Celbridge Community School
- 2 Salesian College
- 3 Scoil Mochua
- 4 Scoil na Mainistreach
- 5 St. Wolstan's Community School
- 6 North Kildare Educate Together



## CRÈCHES

- 7 Farmlee Childcare
- 8 Kiddies Choice



## SHOPPING

- 9 Aldi
- 10 Lidl
- 11 Liffey Valley
- 12 St. Wolstan's Shopping Centre
- 13 SuperValu
- 14 Tesco
- 15 The Orchard
- 16 Rye Rive Brewery



## CAFÉS RESTAURANTS & HOTELS

- 17 BrewHouse Coffee
- 18 Canteen
- 19 Castletown Inn
- 20 Celbridge Manor Hotel
- 21 Creed Coffee Roasters
- 22 Da Mario
- 23 Eddie Rockets
- 24 Michaelangelo
- 25 Orchard Café
- 26 The Courtyard Café
- 27 The Duck
- 28 The Orangery
- 29 The Village Inn



## SPORTS & LEISURE

- 30 MU Barnhall RFC
- 31 Celbridge Athletics Club
- 32 Celbridge GAA Club
- 33 Celbridge Paddlers Canoe Club
- 34 Celbridge Football Park
- 35 Celbridge Tennis Club
- 36 Celbridge Elm Hall Golf Club
- 37 Castletown House

PLENTY  
OF  
PURSUITS  
FOR  
YOUR  
SOCIAL  
DIARY

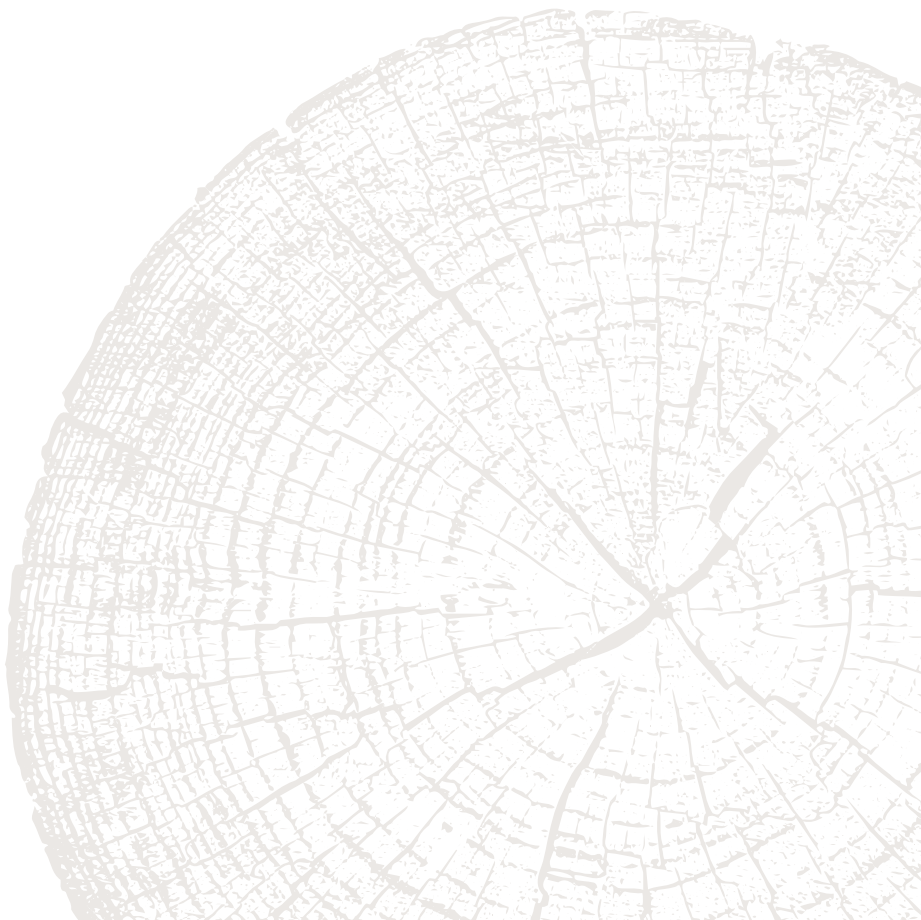
# BROADEN YOUNG HORIZONS



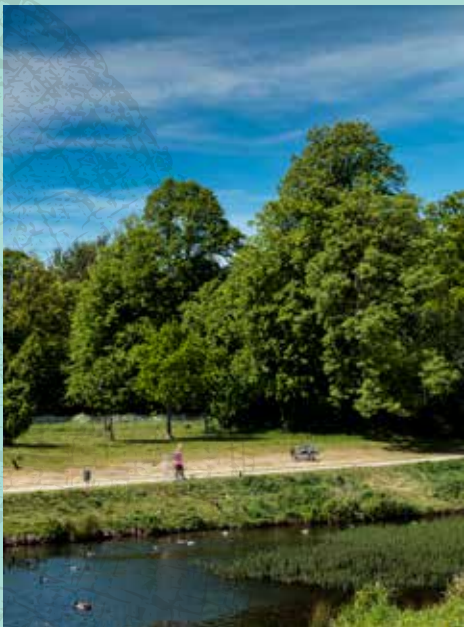
Castletown House, one of the finest Palladian homes in Ireland, gives your family a place for artistic expression. This period house plays host to theatre shows, concerts and creative workshops all year round. The corkscrew-shaped Wonderful Barn on the grounds will inspire young minds as much as the annual Park Run on its 550 acres of parkland.

No other country town combines learning and leisure as effortlessly as Celbridge. Beyond the classrooms of the primary and secondary schools here, history is brought to life with Arthur's Way, a 16km heritage trail that captures the story of the Guinness stout maker across scenic northeastern Kildare.

Beginning where the Liffey meets the Rye, this historical journey, taken by bike or on foot, will have you admiring Leixlip Castle, St. Mary's Church, the Grand Canal and Lyons Estate as you discover the life and times of Ireland's most celebrated brewer.







# GET GOING WITH GREAT CONNECTIVITY

Embrace the open road with the Celbridge interchange on the M4 bringing you to Dublin city centre. If you prefer to let Dublin Bus take care of the driving, the 67 and 67X services travel to Merrion Square and UCD Belfield. Bus Eireann also gives you the option of taking the 115, which leaves you at Connolly station.

Hazelhatch station is ideally located 3 kilometres from Celbridge Village, giving you the comfort of the train and the opportunity to work onboard. The convenience of a feeder bus from the village to the station means you can make your morning service on time.







LEIXLIP ↗

LOUISA PARK TRAIN STATION

M4

↑  
EXIT 5

LIFFEY BUSINESS CAMPUS



WESTON AERODROME



EXIT 5

CITY CENTRE 12 KM



CASTLETOWN HOUSE & PARKLANDS

R403

RIVER LIFFEY

R403

DUBLIN ROAD



ST WOLSTAN'S SHOPPING CENTRE

COMMUTER TRAIN

GRAND CANAL

R405

HAZELHATCH TRAIN STATION

**BY CAR:**

Celbridge Town Centre - 3 mins  
M4 - 7 mins  
M50 - 9 mins  
Dublin Airport - 23 mins  
Dublin city - 25 mins

**BY TRAIN:**

Park West - 15 mins  
Dublin City - 26 mins  
Maynooth - 1 hour

**BY BIKE:**

Castletown House - 5 mins  
Celbridge Village - 6 mins  
Hazelhatch and Celbridge  
Train Station - 11 mins





# CONTEMPORARY HOMES WITH A TOUCH OF CLASS

**OLDTOWN WOODS** makes coming home a pleasure. Designed to achieve the highest energy efficiency with double-glazed windows, each A-rated house is well insulated to keep heating bills low. Relaxing as soon as you step inside is easy with underfloor heating waiting to greet you.

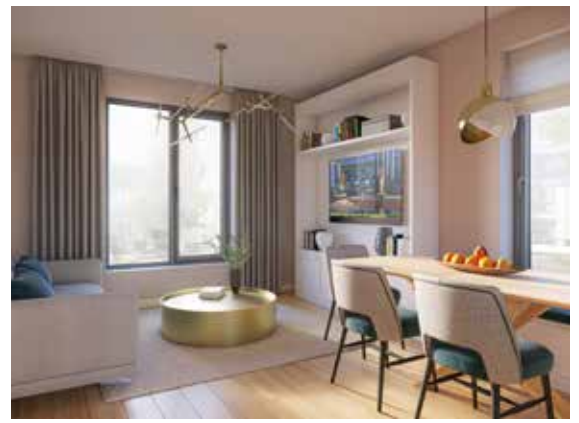


# FAMILY COMES FIRST



Generous interiors with high ceilings look out on this beautifully landscaped neighbourhood with its inviting green areas. What it conveys is a place that's perfect for families. Your children have space to explore with back gardens and communal recreational areas.

Having meals together feels effortless with a fitted kitchen in a painted shaker style at your service. With its luxurious countertop, it might even tempt your little chefs to start baking more.









# ENJOY SWEET DREAMS

## WITH SPACIOUS BEDROOMS

Extensive fitted wardrobes and walk-in power showers within each ensuite give your family room to relax before bedtime. With thermostatically controlled radiators and plenty of hot water at their fingertips, getting ready for a good night's sleep will become second nature.



# SPECIFICATIONS

## EXTERNAL FINISHES

- Contemporary elevations to incorporate a mixture of render, brick and stone
- uPVC fascia, soffits and gutters
- Powder coated steel railings
- Timber and steel gate

## INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in a neutral colour
- Contemporary skirting and architraves
- High ceiling heights to both ground and first floor

## DOORS AND IRONMONGERY

- Elegant painted shaker style internal doors
- Glazed doors provided to main reception rooms in selected units
- Brushed chrome lever door handles, locks and hinges

## WINDOWS AND DOORS

- High performance uPVC double glazed window
- Composite front door with superior 3 point locking system
- Large aluminium slider doors available in selected units

## WARDROBES

- Luxurious fitted wardrobes in two bedrooms

## KITCHEN AND UTILITY ROOM

- Painted shaker style kitchens including soft close doors and drawers and luxurious countertops
- All kitchens fitted with the following: hob, extractor fan, dishwasher, fridge freezer, oven (\*once contracts have been signed and within 21 days of receipt)
- The utility room comes complete with a fitted kitchen unit and a contemporary countertop

## ELECTRICAL

- Generous and well-designed electrical and lighting specification
- Pendant lighting in all bedrooms
- Smoke/Heat detectors fitted as standard
- Provision for monitored security system
- Centralised shut off station for all services located in the utility room

## HEATING AND VENTILATION

- The houses boast an A2 rating
- Each house is fitted with whole house extract
- The central heating system is an innovative A-Class Air Source Heat Pump. This system provides energy efficient central heating and large capacity of hot water storage
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors
- The houses have an airtight membrane for extra comfort and efficiency
- Underfloor heating on ground floor

## BATHROOMS / ENSUITES AND WC

- Stylish and contemporary bathrooms, ensuites and downstairs WC
- Ensuites are fitted with large walk-in pressurised showers and fitted shower screens
- Bathroom and ensuite enclosures and floors are tiled
- Master ensuite enclosure and floors are tiled

## GARDENS

- All front gardens are cobble-locked and landscaped to a high standard
- Rear gardens are levelled and seeded to include a paved patio area
- Outdoor tap and external double power socket are standard
- Concrete post and selected panel fencing provided to the rear garden



# O'FLYNN GROUP

One of Ireland's most innovative property developers, O'Flynn Group aims for high standards throughout all stages of their developments.

Its most notable achievements include the stunning Rokeby Park in Lucan, Co. Dublin and the prestigious Broadlands in Killiney, Co. Dublin.

- 1 Kinsealy Woods, Kinsealy
- 2 Rokeby Park, Lucan
- 3 Beech Park, Cabinteely
- 4 Broadlands, Killiney







2

3

4

4

3

# PROFESSIONAL TEAM

## DEVELOPER



## AGENTS



01-638 2700  
PSRA:001848



01-628 8400  
PSRA:003764

## ARCHITECT



Hogan Architecture The  
Lodge, Proby's Quay, Cork

## SOLICITORS:

**BHK SOLICITORS LLP**  
1 WASHINGTON ST WEST  
CORK

## INTERIOR DESIGNERS:

**HOUSE AND GARDEN**  
NO 10 DESIGN

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (O'Flynn Group) or by the vendor's agents (Lisney & Coonan Property) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (O'Flynn Group), or by the vendor's agents (Lisney & Coonan Property), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (O'Flynn Group) or by the vendor's agents (Lisney & Coonan Property), shall give rise to any claim for compensation against the vendor (O'Flynn Group) or against the vendor's agents (Lisney & Coonan Property), nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agents (Lisney & Coonan Property).





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