

FLOOR PLANS

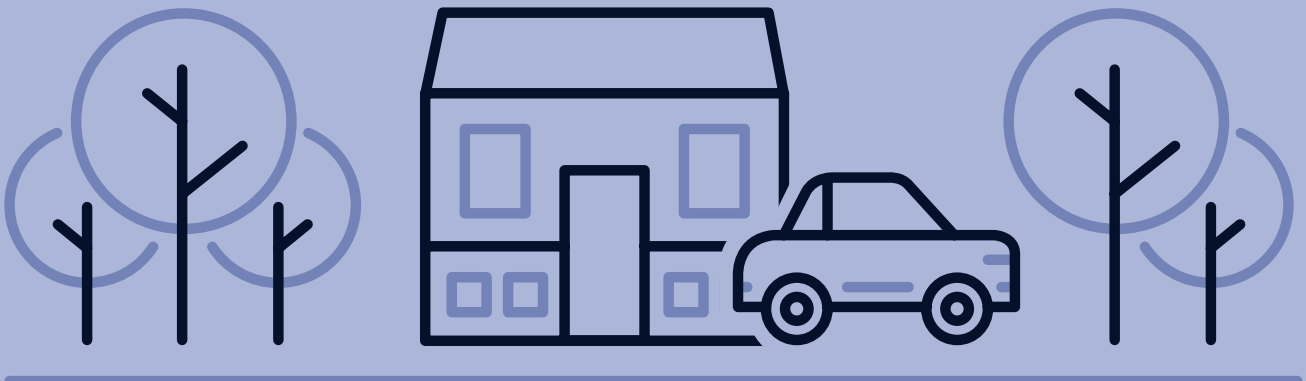


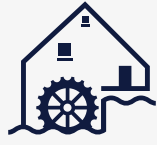
**MUILEANN**

KINSEALY CO. DUBLIN

# COME HOME TO MUILEANN

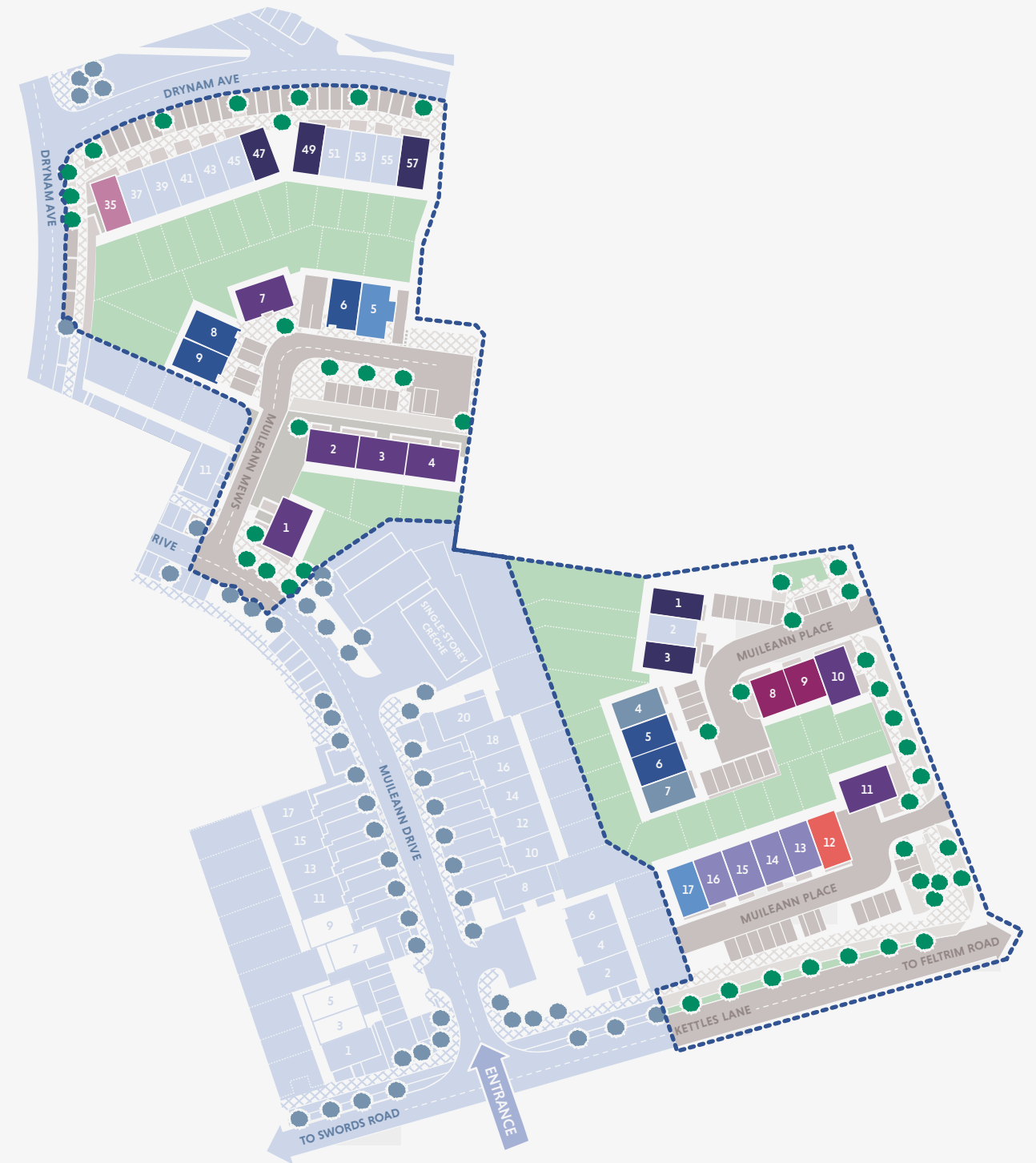
New development of 2, 3 & 4  
bedroom A-rated homes.





# MUILEANN

KINSEALY CO. DUBLIN



- TYPE A**  
 2 BED | 88M<sup>2</sup> | 947 SQ FT
- TYPE B**  
 3 BED | 94M<sup>2</sup> | 1012 SQ FT
- TYPE C**  
 3 BED | 105M<sup>2</sup> | 1130 SQ FT
- TYPE D**  
 3 BED | 135M<sup>2</sup> | 1453 SQ FT
- TYPE E**  
 4 BED | 147M<sup>2</sup> | 1582 SQ FT
- TYPE F**  
 3 BED\* | 142M<sup>2</sup> | 1528 SQ FT
- TYPE G**  
 3 BED\* | 142M<sup>2</sup> | 1528 SQ FT
- TYPE H**  
 3 BED | 113M<sup>2</sup> | 1216 SQ FT
- TYPE I**  
 4 BED\* | 149M<sup>2</sup> | 1604 SQ FT
- TYPE J**  
 2 BED | 91M<sup>2</sup> | 980 SQ FT
- SHOWHOMES**

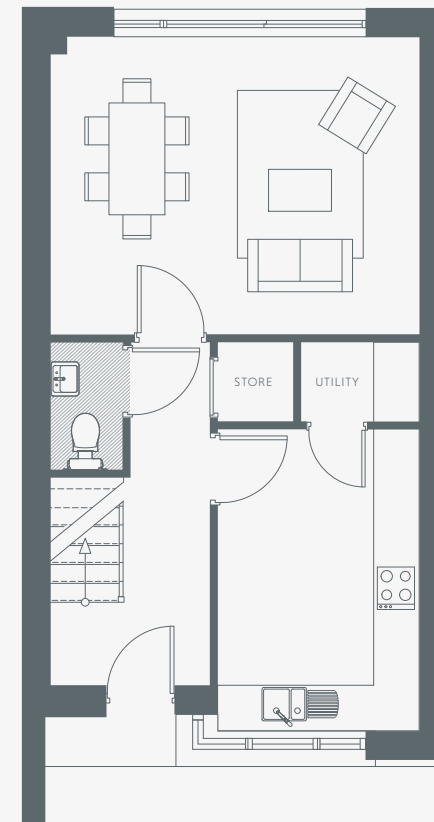
\*Houses type F, G & I include study.

# House Type A

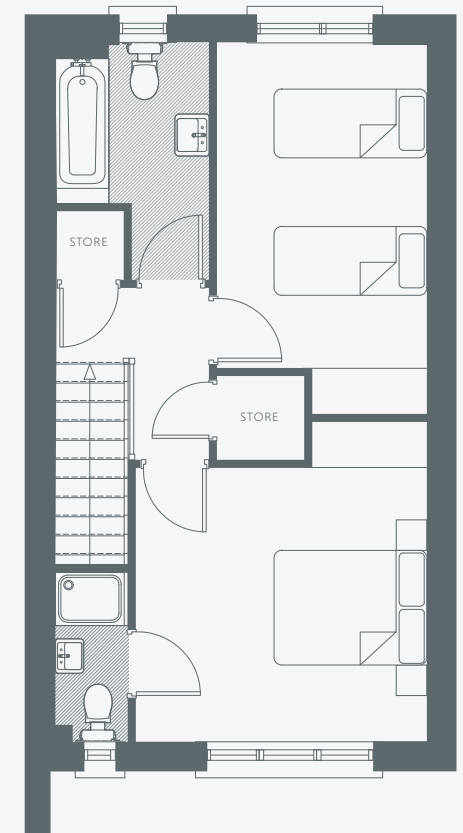


# A

2 BEDROOM  
TERRACE  
88 SQ M  
947 SQ FT



GROUND FLOOR

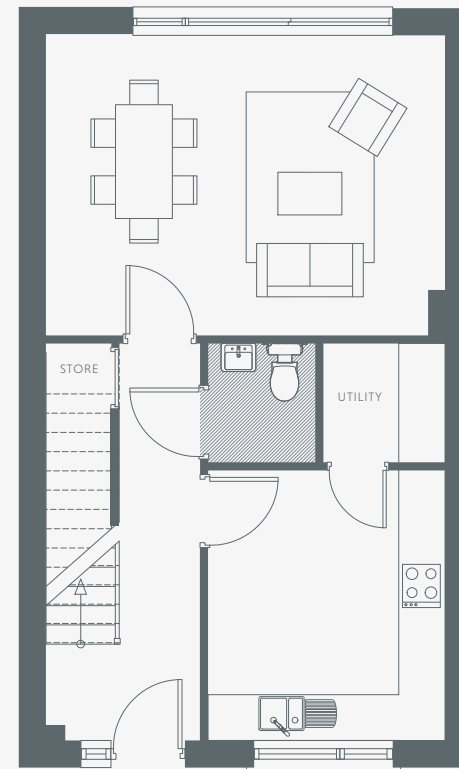


FIRST FLOOR

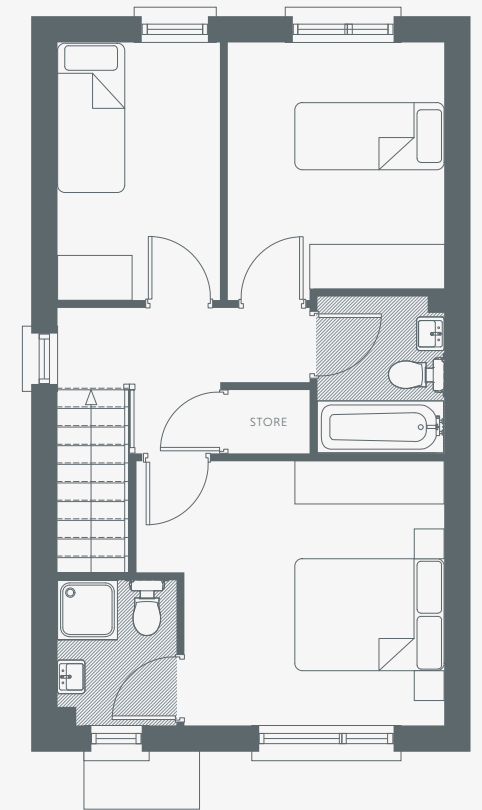
# House Type B

# B

3 BEDROOM  
END OF TERRACE  
94 SQ M  
1012 SQ FT



GROUND FLOOR



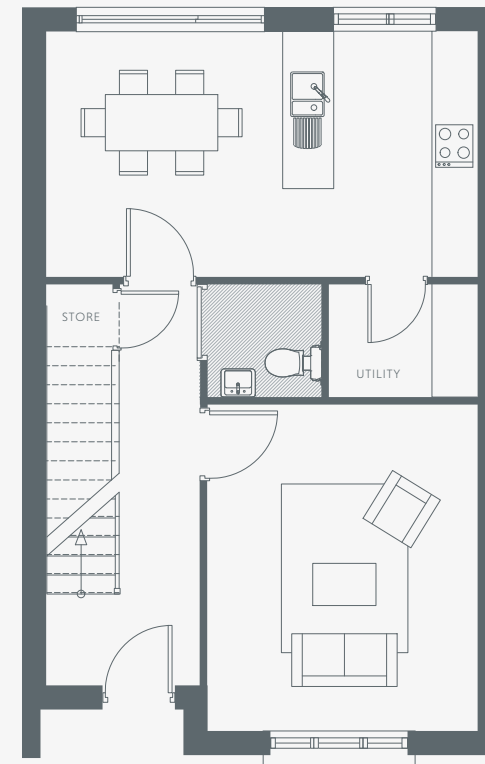
FIRST FLOOR

# House Type C

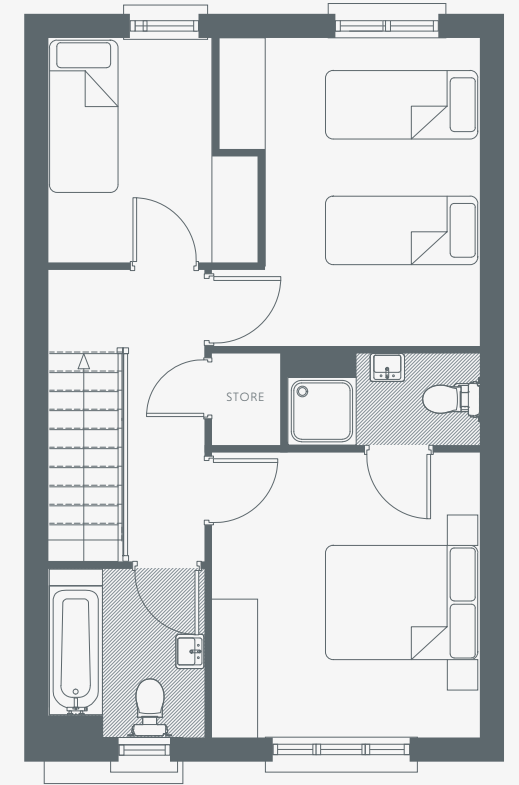


# C

3 BEDROOM  
TERRACE  
105 SQ M  
1130 SQ FT



GROUND FLOOR



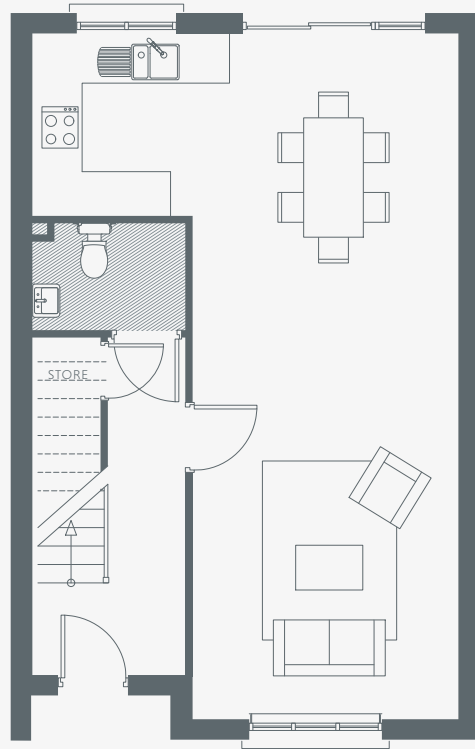
FIRST FLOOR



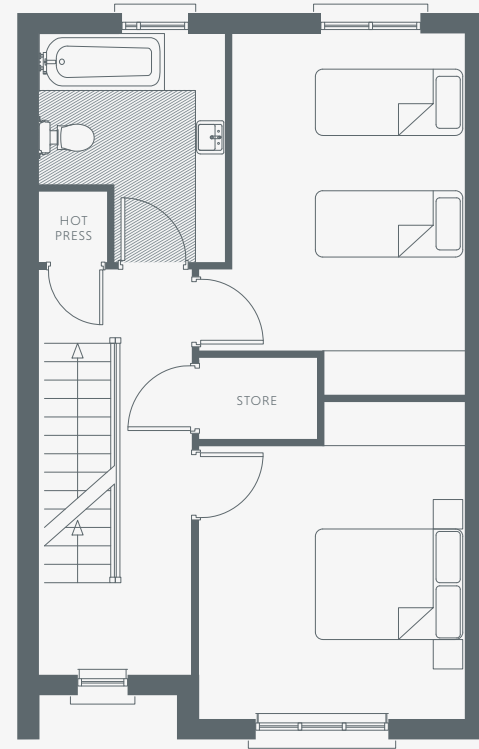
**MUILEANN**  
KINSEALY CO. DUBLIN

# D

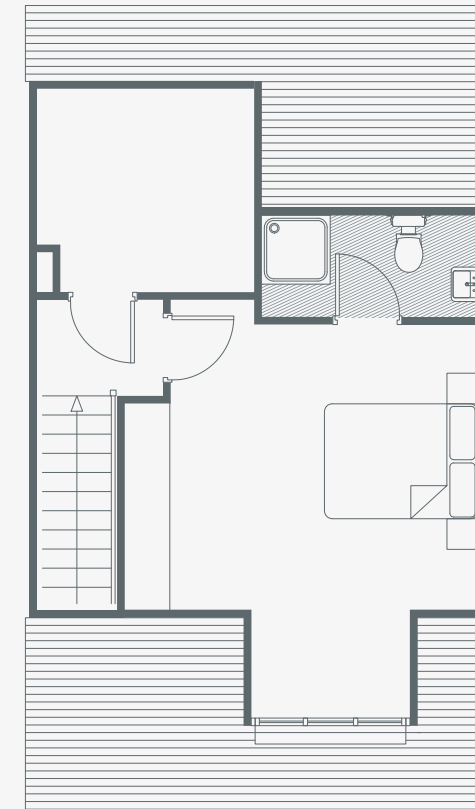
3 BEDROOM  
TERRACE  
135 SQ M  
1453 SQ FT



GROUND FLOOR



FIRST FLOOR



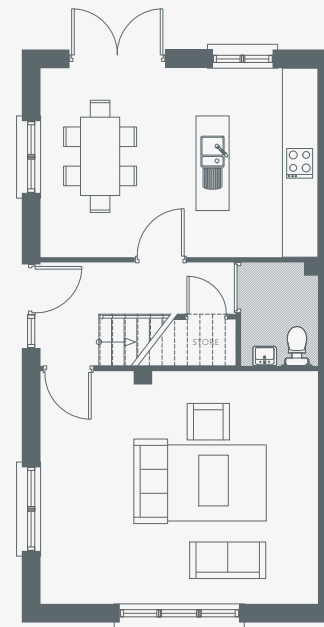
SECOND FLOOR

# House Type E

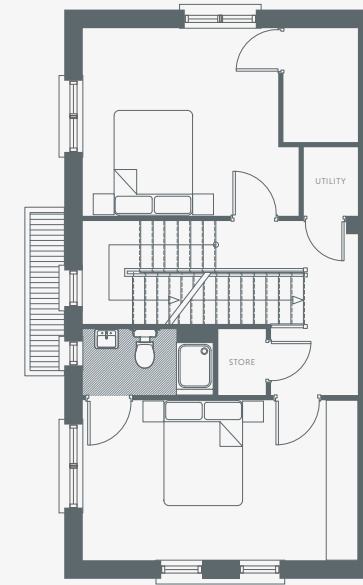


# E

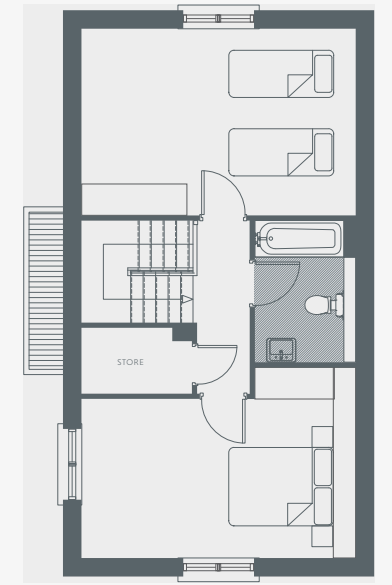
4 BEDROOM  
END OF TERRACE  
147 SQ M  
1582 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

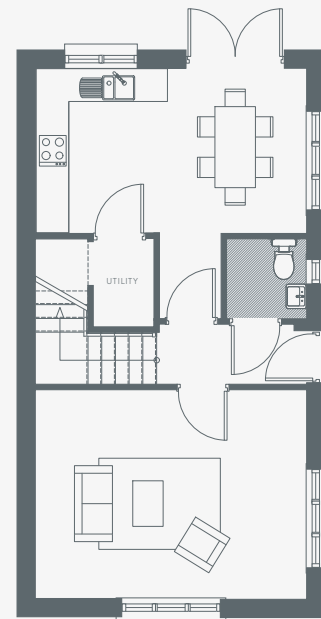


# House Type F

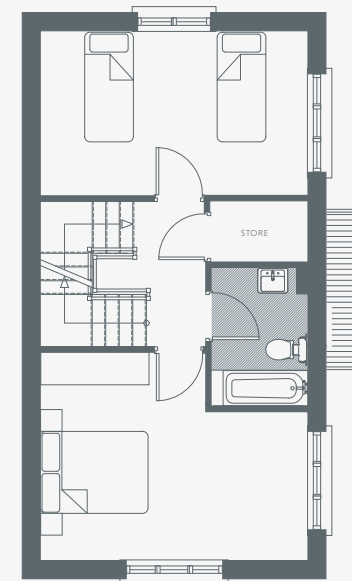


# F

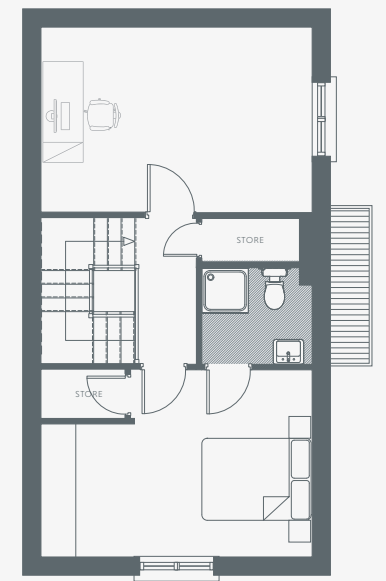
3 BEDROOM\*  
END OF TERRACE  
PLUS STUDY  
142 SQ M  
1528 SQ FT



GROUND FLOOR



FIRST FLOOR

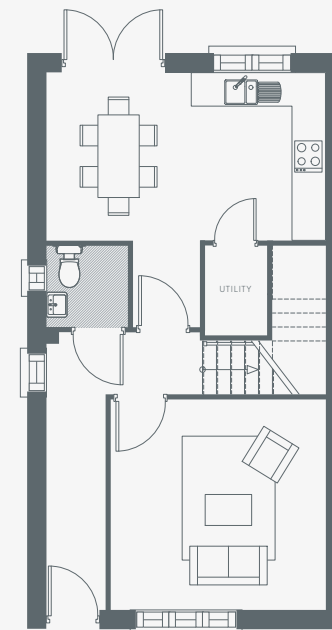


SECOND FLOOR

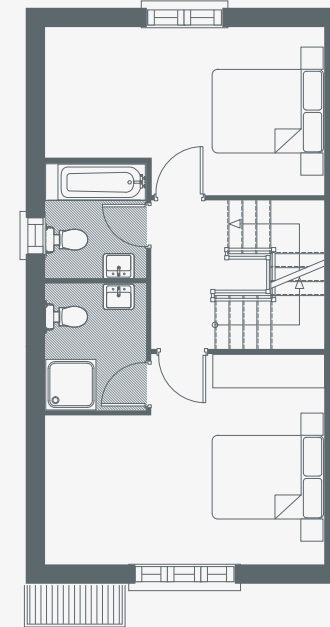
# House Type G

# G

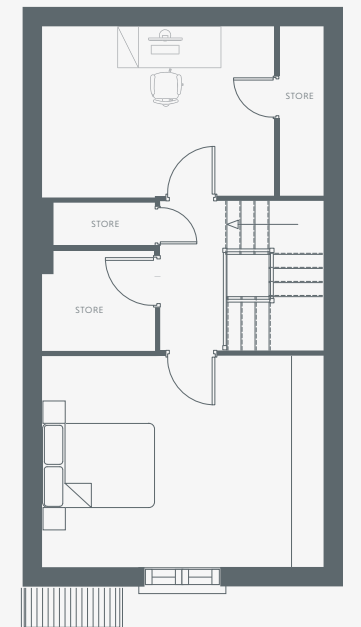
3 BEDROOM\*  
END OF TERRACE  
PLUS STUDY  
142 SQ M  
1528 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



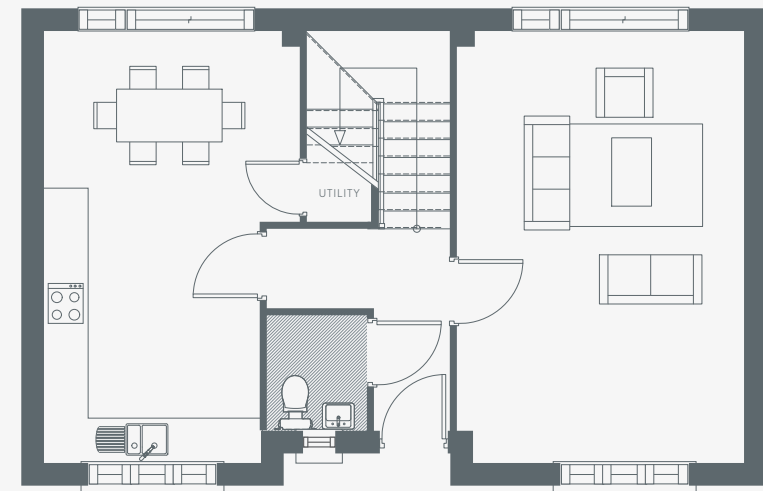
**MUILEANN**  
KINSEALY CO. DUBLIN

# House Type H

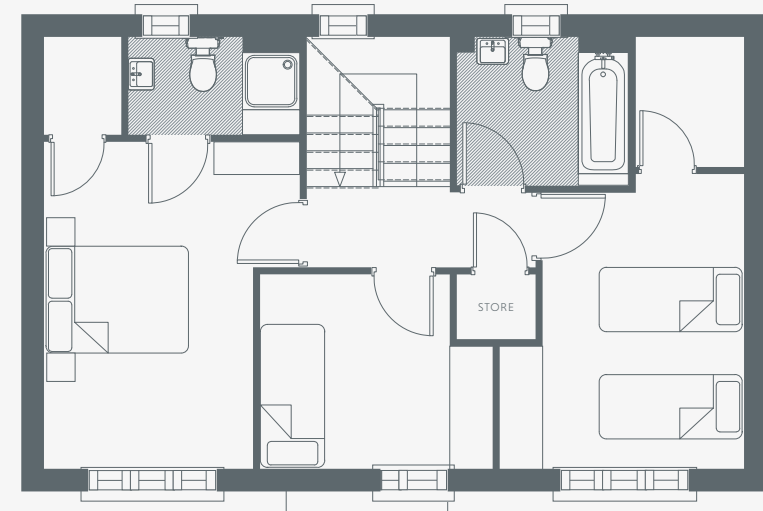


# H

3 BEDROOM  
DETACHED  
113 SQ M  
1216 SQ FT



GROUND FLOOR

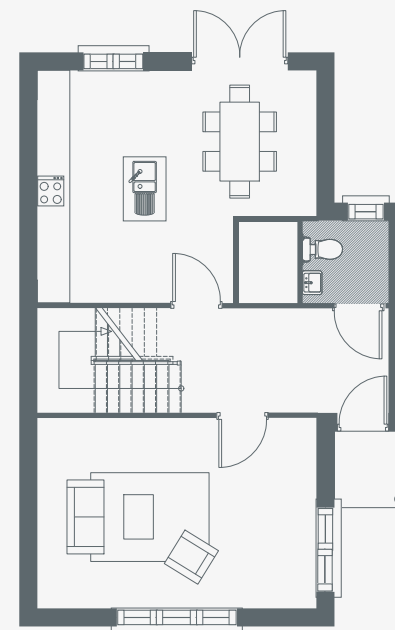


FIRST FLOOR

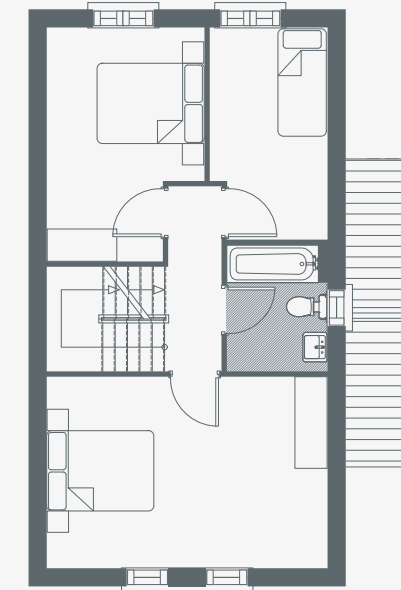
# House Type I



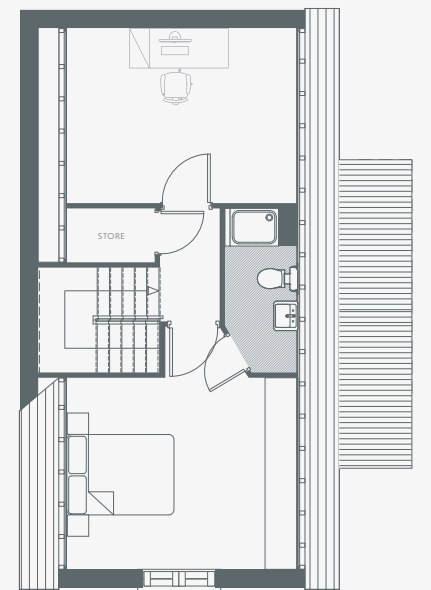
4 BEDROOM\*  
END OF TERRACE  
PLUS STUDY  
149 SQ M  
1604 SQ FT



GROUND FLOOR



FIRST FLOOR



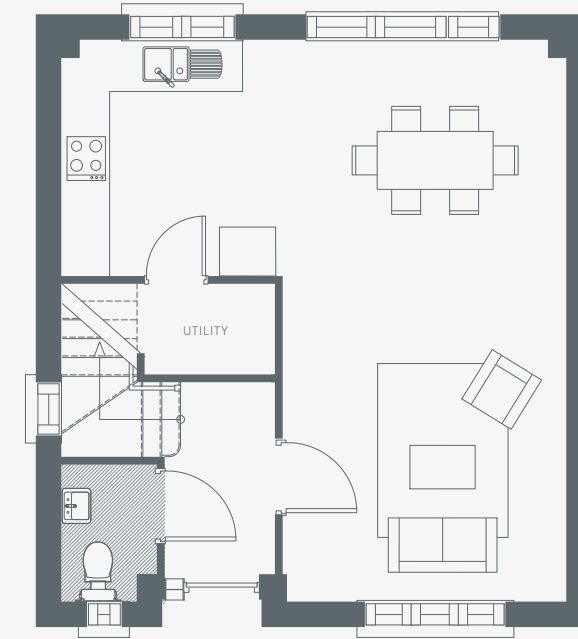
SECOND FLOOR

# House Type J

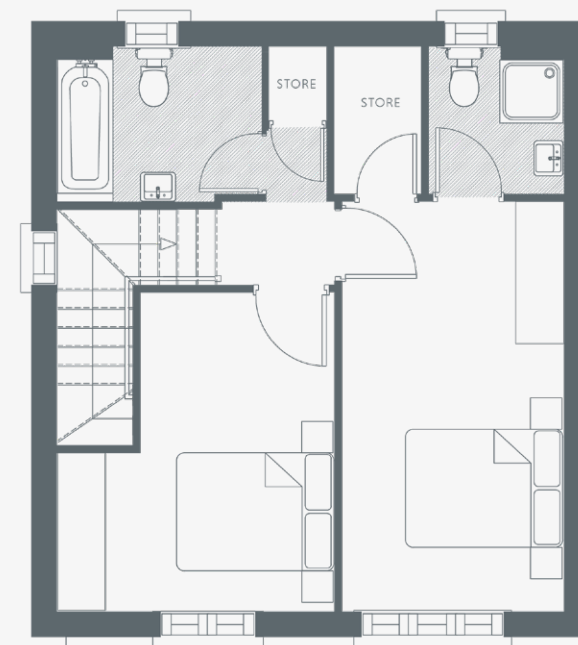


# J

2 BEDROOM  
TERRACE  
91 SQ M  
980 SQ FT



GROUND FLOOR



FIRST FLOOR



**MUILEANN**  
KINSEALY CO. DUBLIN

# About Ardstone Homes

**Buying a new home is built on trust.**

**We take that trust seriously.**

Founded in Ireland in 2005, Ardstone is an Irish-owned business, with a reputation for excellence. Over the past decade we have worked on a large number of commercial and residential projects across Ireland, the UK, France, Germany, Belgium and Spain.

## Building Communities

We truly value the opportunity to design and build homes to the highest standards, and still savour the excitement that comes with seeing new neighbourhoods come alive. That's because we pour more than our expertise into every new build – we enjoy finding ways to go the extra mile to create communities that enhance the towns and cities they inhabit.

We put thought into the story that we want each home to tell. Irish families deserve to know that behind every door is a promise of a better lifestyle.

We insist on quality throughout each interior to set our homes apart, which makes our name one that homebuyers look out for when searching for a new home.

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



Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.



Castle Farm



White Pines

# SPECIFICATIONS

## Structure

Houses are constructed using a high-quality timber frame structure and are finished in a combination of brick and render.

## Kitchens

Contemporary designer kitchens featuring stone effect worktops to all 2 and 3 bedroom houses. Each 4 bedroom house features an Irish hand painted kitchen. All kitchens incorporate integrated appliances including a fridge freezer, dishwashers, electric hob, oven and extractor fan. Provision of appliances is subject to return of contracts within 28 days. Spacious utility rooms are featured in all houses.

## Bedrooms

Bedrooms are fitted to a contemporary design by House and Garden Interiors and feature superior quality wardrobes as standard.

## Bathrooms and Ensuites

All homes feature an en-suite bathroom to the master bedroom. All bathrooms and en-suites are fitted with contemporary sanitary ware as per the show house. All bathrooms and en-suites are also tiled as per the show house finish and feature heated towel rails.

## Windows

Windows are high performance pre-finished uPVC in a contemporary grey colour.

## Energy Efficiency

Every home at Muileann will have a minimum A3 Building Energy Rating (BER) and feature gas-fired central heating with zone control together with a high efficiency condensing gas boiler. The homes feature high levels of insulation throughout and PV panels are provided.

## Internal Finishes

In addition to the fitted kitchens and wardrobes, each home will be fully painted.

## Gardens

Each house features a large door providing access to the generous garden spaces which offer a wonderful extension to the living area. All gardens will be seeded and rolled.

## Parking

Each house has two dedicated car parking spaces.

## External Areas

All exterior spaces will be fully landscaped to a high standard.

## Guarantee

Covered by the 10 year HomeBond guarantee scheme.

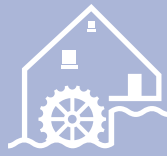


PSRA No. 002223  
01 618 1300



PSRA No. 001878  
01 845 3459





# MUILEANN

KINSEALY CO. DUBLIN



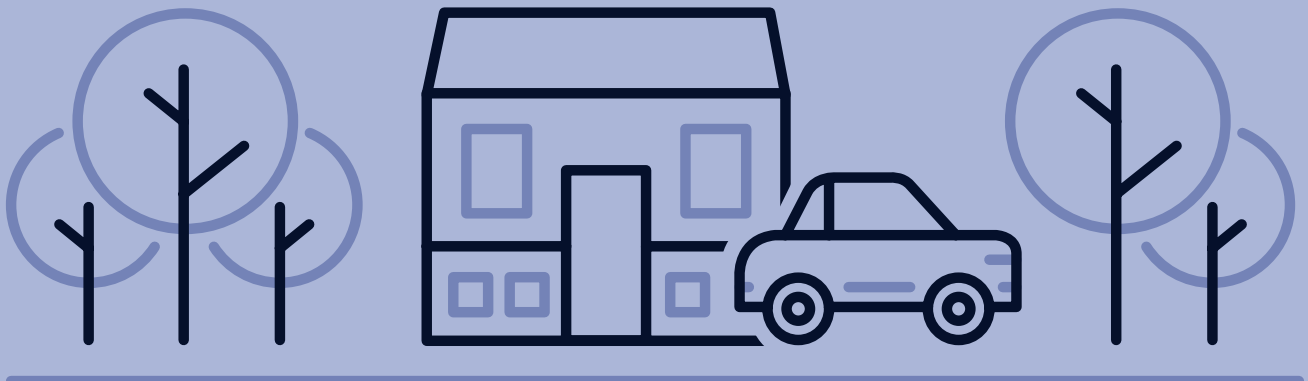
PSRA No. 002223  
01 618 1300



PSRA No. 001878  
01 845 3459



Luxurious properties built with imagination and flair







# Ardstone

Homes



MUILEANN, KETTLES LANE  
KINSEALY, CO. DUBLIN