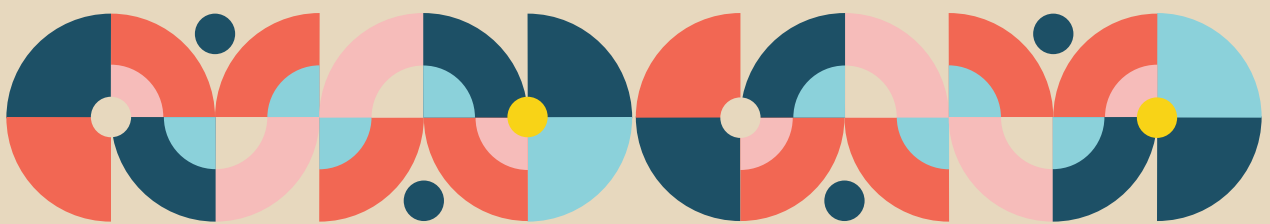
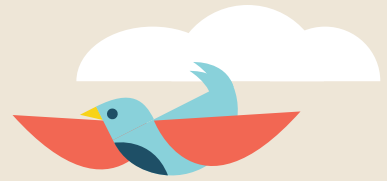


CURRAGH
FARM

NEWBRIDGE





Time To Find A Nest Of Your Own


CURRAGH FARM

NEWBRIDGE



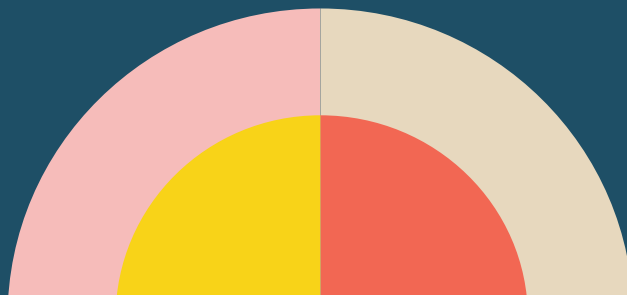






Spectacular Homes In The Heart Of Kildare

In Curragh Farm, Anthony Neville Homes is creating high-quality, sustainable homes of exceptional standard, with all homes achieving an energy rating of A2. The new homes at Curragh Farm will impress with their excellent finish, well-proportioned rooms, and outstanding design throughout.







Somewhere To Spread Your Wings







The New Standard in Comfort, Size & Style.



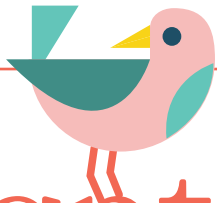


Curragh Farm, a scheme of 1, 2, 3 & 4 bedroom homes, on the Ballymany Road occupies an enviable position on the outskirts of the thriving town of Newbridge, where every conceivable amenity is on your doorstep. This prestigious development provides families with an opportunity to establish roots in an idyllic and exclusive setting, while also enjoying superb local amenities and ease of access to Dublin and beyond.

A Bird's Eye View







Vibrant Town Life



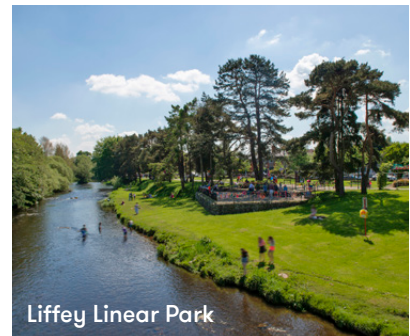
Newbridge College



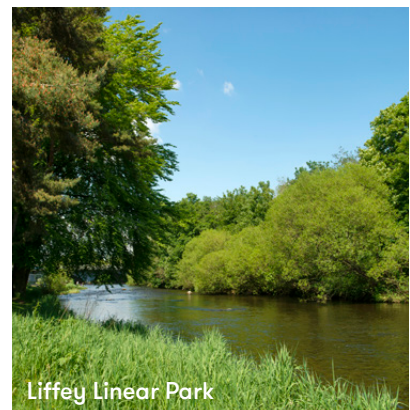
The Curragh Racecourse



Newbridge Silverware



Liffey Linear Park



Liffey Linear Park



White Water Shopping Centre





Education For All Ages

The town contains an array of both primary and secondary schools, most of which are located a short distance from Curragh Farm.

The well-respected Newbridge College and Gaelcholáiste Chill Dara, Kildare's one and only Irish-speaking secondary school, are but two examples of the education facilities located in the area. Primary schools in the area include St. Conleth Infant School, Newbridge Educate Together and Scoil Mhuire.

Local Schools

- SCOIL NA NAOMH UILIG
- ST. MARK'S SCHOOL
- NEWBRIDGE COLLEGE
- PATRICIAN SCHOOL
- ST. CONLETH'S COLLEGE
- ST. PATRICK'S SCHOOL
- SCOIL MUIRE
- ST. ANN'S
- GAELSCOIL



An Array of Amenities

For the food or retail enthusiast Newbridge is home to a mouth-watering selection of restaurants, pubs and shops.

All of that, not to mention The Whitewater Shopping centre, one of Ireland's largest retail shopping outlets. Stores here include some of the biggest names in retail, for example, H&M, Boots, Zara, River Island and Marks & Spencer. In addition, it is home to no fewer than 13 food outlets and a six-screen ODEON cinema.

Food & Drink

- LIFFEY ARMS
 - HARRIGAN'S BAR
 - MARKET KITCHEN
 - COFFEY'S
 - NO. 19 BRASSERIE
 - MILANO
 - EDDIE ROCKET'S
 - JUDGE ROY BEANS
 - MCDONNELL'S BAR
-



The Perfect
Place to Perch



1

Newbridge

2

1

R416

2

3

3



DUBLIN

5

5

6

KILDARE

7

1

3

2

8

6

9

4

6

11

7

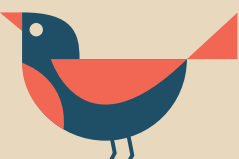
5

13

7

14

12



16

18

17

R445

19

20



KILDARE TOWN

M7

DUBLIN

8

9

The Curragh



Location is Everything

Dublin City Centre is only a 40-minute drive away, thanks to the N7 and M7, located next to Newbridge town, while the M50 can be accessed in only 25 minutes, opening up Ireland's network of motorways. A regular bus service connects Newbridge to Dublin, and commuters can also avail of a regular train service from the town to the city centre. Newbridge itself is a vibrant town with an abundance of shops and amenities. It is also home to a variety of multinational companies including the Lidl Distribution Centre, Newbridge Silverware and Pfizer, to name but a few. All are major contributors to the performance of the local and Irish economy.

Newbridge is surrounded by some of the best sporting activities County Kildare has to offer. These include the newly refurbished Curragh Racecourse, The Curragh Golf Club and the well known GAA grounds of St. Conleth's GAA Park and Hawkfield Centre of Excellence. Along with these activities, there is a large variety of gyms, leisure centres and playgrounds to cater for all of the families' needs.

As The Crow Flies*

CURRAGH FARM > KILDARE TOWN	14 MINS
CURRAGH FARM > NAAS	20 MINS
CURRAGH FARM > RED COW LUAS	31 MINS
CURRAGH FARM > DUNDRUM	40 MINS
CURRAGH FARM > DUBLIN AIRPORT	45 MINS
CURRAGH FARM > DUBLIN CITY	55 MINS
CURRAGH FARM > CO.WICKLOW	70 MINS

*These are driving times and are approximate

Retail & Sport

1. Hawkfield GAA
2. Centra
3. Sarsfield GAA
4. Pfizer
5. Newbridge Town FC
6. K Leisure
7. Pennys
8. St.Conleth's GAA
9. White Water Shopping Centre
10. Ryston Sports
11. Liffey Linear Park
12. Newbridge Silverware
13. Lidl
14. Dunnes Stores
15. Woodie's
16. Tesco
17. Kildare GAA
18. The Keadeen Hotel
19. Newbridge Business Park
20. Maxol

Education

1. Scoil Na Naomh Uilig
2. St. Marks School
3. Newbridge College
4. Patrician School
5. St. Conleth's College
6. St. PatricksSchool
7. Scoil Mhuire
8. St. Anns
9. Gaelscoil

Food & Drink

1. Liffey Arms
2. Harrigan's Bar
3. Market Kitchen Restaurant
4. Coffey's
5. No. 19 Brasserie
6. Milano
7. Eddie Rocket's

Beautifully Designed & Finished Interiors





Our kitchens have been designed to be both practical and beautiful with ample storage and counter space.







Exquisitely Designed Contemporary Homes

GENERAL

- Each house will achieve an A Rating and will be NZEB compliant to ensure the highest level of comfort at a lower cost.
- High levels of insulation are incorporated in the walls, floors and roofs.
- Homes are completed with an exceptionally low air-tightness to protect against heat loss and further reduce running costs.
- Energy efficiency that far exceeds the average home. Many features combine to ensure lower energy usage and a more sustainable way of living.
- Extra high ground floor ceilings giving a feeling of extra space and comfort.
- No gas or oil bills.
- Each house has private off road car parking.
- Infrastructure provided for EV Charging.
- 10 Year Homebond Structural Guarantee.

EXTERNAL AND INTERNAL FINISHES

- External wall finish will consist of a pre-coloured cement based low maintenance render and modern brick facades and concrete roof tiles.
- Maintenance free PVC fascia and soffits.
- Majority of homes to enjoy ultra-modern standing seam metal canopies.

- State of the art energy efficient double glazed PVC windows and a composite front door.
- Secure five-point locking to all external doors.
- All homes are fully decorated ready for turnkey living.
- Bathrooms are fully floored with a generous tiling to walls.
- Pumped thermostatic showers and shower enclosures are fitted to all homes.
- Flooring allowance provided, giving the homeowner the opportunity to customise their new home.

ELECTRICAL

- Broadband – wired for Siro services providing fibre to the home, giving fastest speed broadband available.
- Low energy light fittings through to ensure lower running costs.
- Contemporary switches and sockets throughout.
- Fitted with smoke/heat detector.
- Wired for intruder alarm.

KITCHENS AND BEDROOMS

- All homes come with top of the range Cawley inspired kitchens and wardrobes.
- Includes extractor hood, ceramic hob and oven (subject to T&Cs).
- Fitted wardrobes supplied to all bedrooms.

HEATING AND PLUMBING

- Under floor heating to ground floor, ensuring a radiator-free ground floor in your home.
- High efficiency Air Source Heat Pumps will provide all heating and hot water needs.
- Heat pump system is designed to operate at lower temperatures ensuring ample ambient temperatures whilst cost saving on energy bills.
- The heating system is controlled by a digital remote panel which allows the user ease in creating a comfortable living environment.
- The hot water system is pressurised to ensure ample water pressure along with quick recovery to guarantee hot water availability.

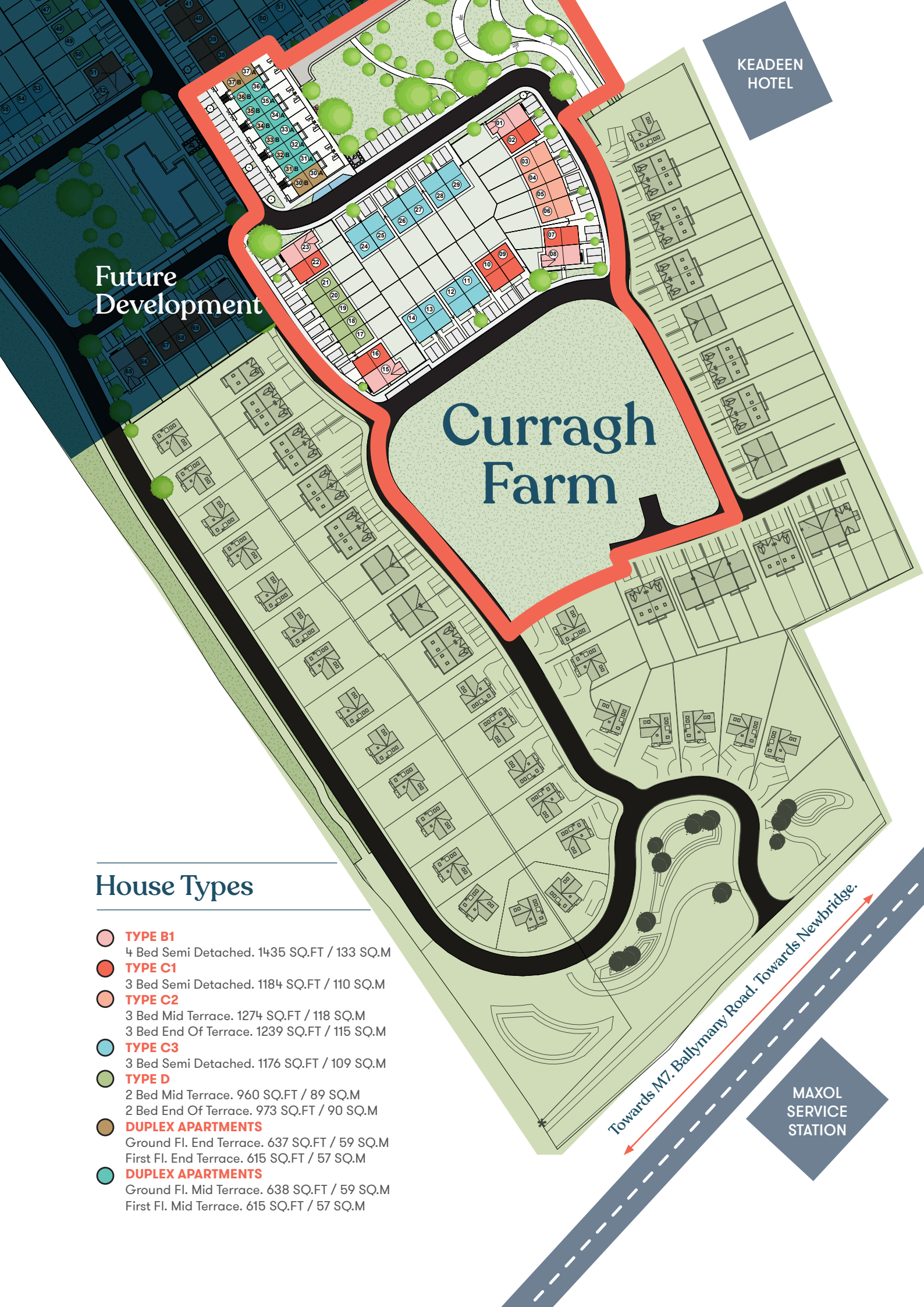
BATHROOMS AND ENSUITES

- Stylish bathrooms and ensuites are designed around fresh lines and offer excellent quality throughout.
- Main bathroom and ensuites are fitted to an exceptionally high standard.
- Stylish vanity units are fitted in both main bathroom and ensuite.
- Heated towel rails are fitted to all bathrooms and ensuites.

GARDENS

- (Houses) spacious gardens are seeded and left ready for all the family to enjoy.
- Back gardens are fully enclosed and secured for the safety of all the little ones.
- Gardens are levelled and seeded.





KEADEEN HOTEL

Future Development

Curragh Farm

House Types

- **TYPE B1**
4 Bed Semi Detached. 1435 SQ.FT / 133 SQ.M
- **TYPE C1**
3 Bed Semi Detached. 1184 SQ.FT / 110 SQ.M
- **TYPE C2**
3 Bed Mid Terrace. 1274 SQ.FT / 118 SQ.M
3 Bed End Of Terrace. 1239 SQ.FT / 115 SQ.M
- **TYPE C3**
3 Bed Semi Detached. 1176 SQ.FT / 109 SQ.M
- **TYPE D**
2 Bed Mid Terrace. 960 SQ.FT / 89 SQ.M
2 Bed End Of Terrace. 973 SQ.FT / 90 SQ.M
- **DUPLEX APARTMENTS**
Ground Fl. End Terrace. 637 SQ.FT / 59 SQ.M
First Fl. End Terrace. 615 SQ.FT / 57 SQ.M
- **DUPLEX APARTMENTS**
Ground Fl. Mid Terrace. 638 SQ.FT / 59 SQ.M
First Fl. Mid Terrace. 615 SQ.FT / 57 SQ.M

Towards M7. Ballymany Road. Towards Newbridge.

MAXOL SERVICE STATION

Site Plan



Curragh
Farm

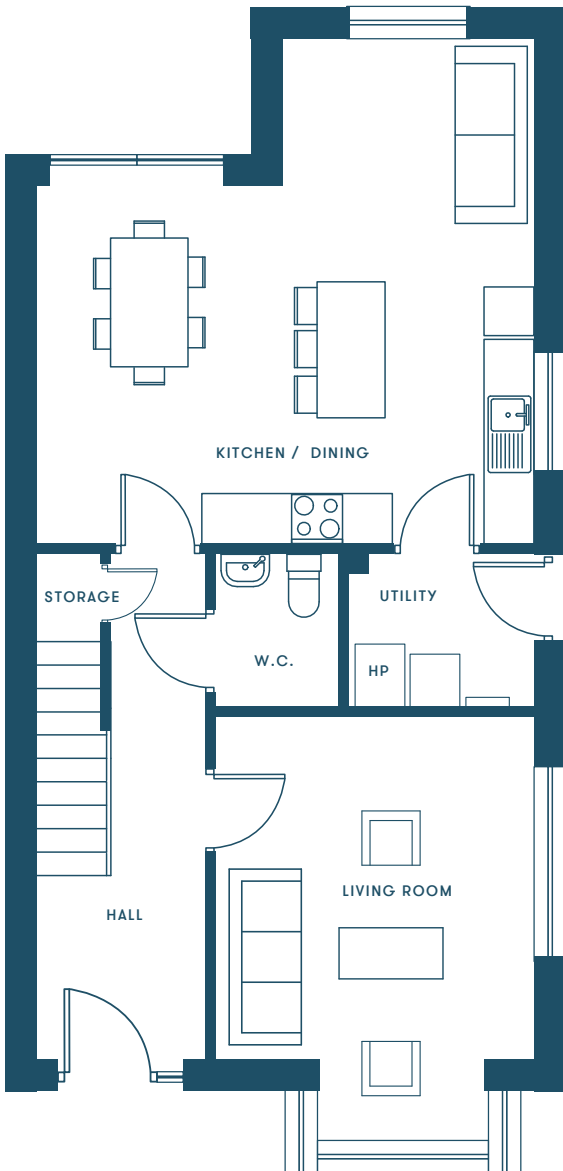


Floor Plans

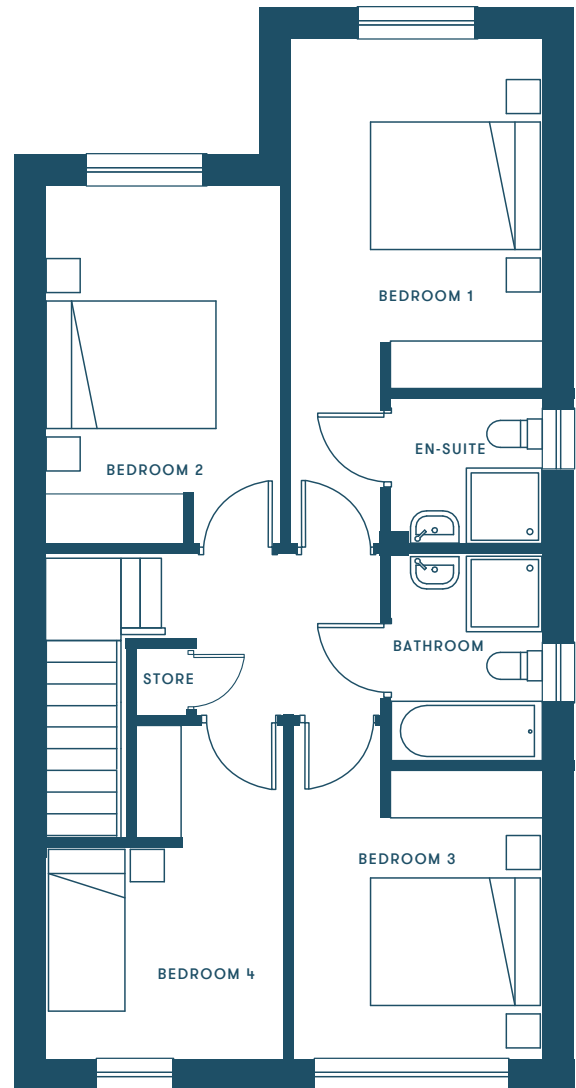


TYPE B1

4 BED SEMI DETACHED
1435 SQ.FT / 133 SQ.M



GROUND FLOOR



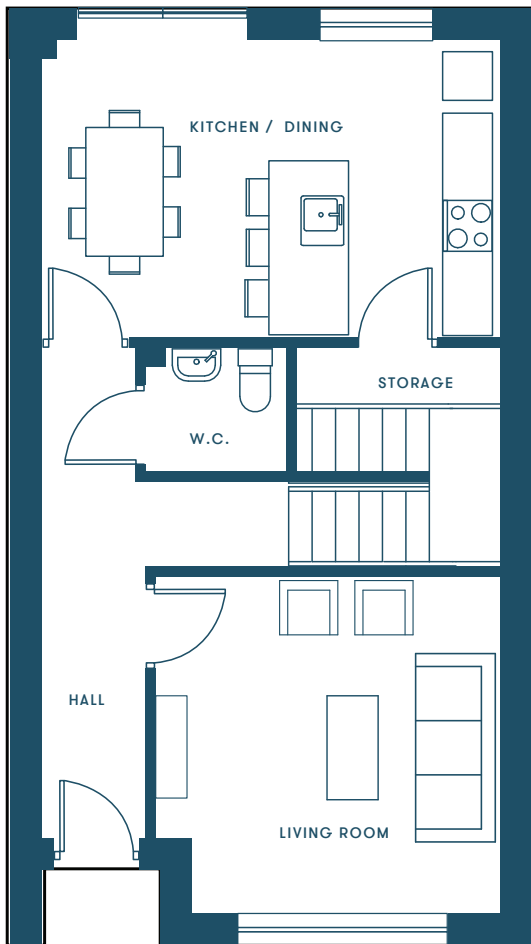
FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

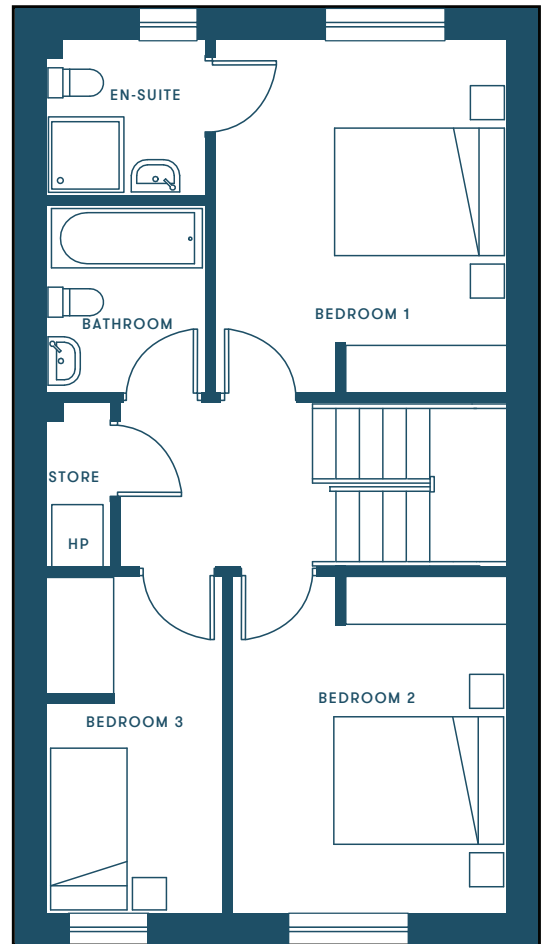
Floor Plans



TYPE C1
3 BED SEMI DETACHED
1184 SQ.FT / 110 SQ.M



GROUND FLOOR



FIRST FLOOR

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Floor Plans



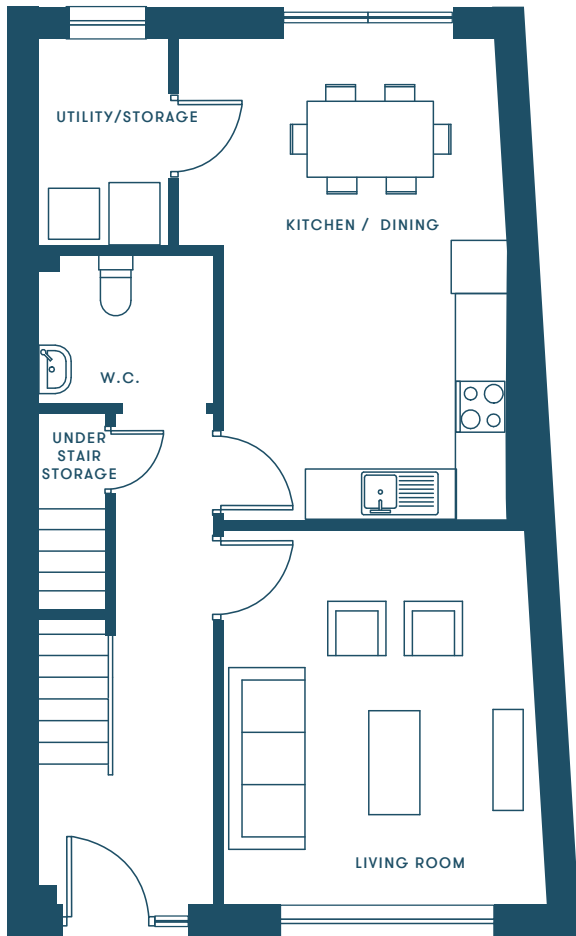
TYPE C2

3 BED MID TERRACE

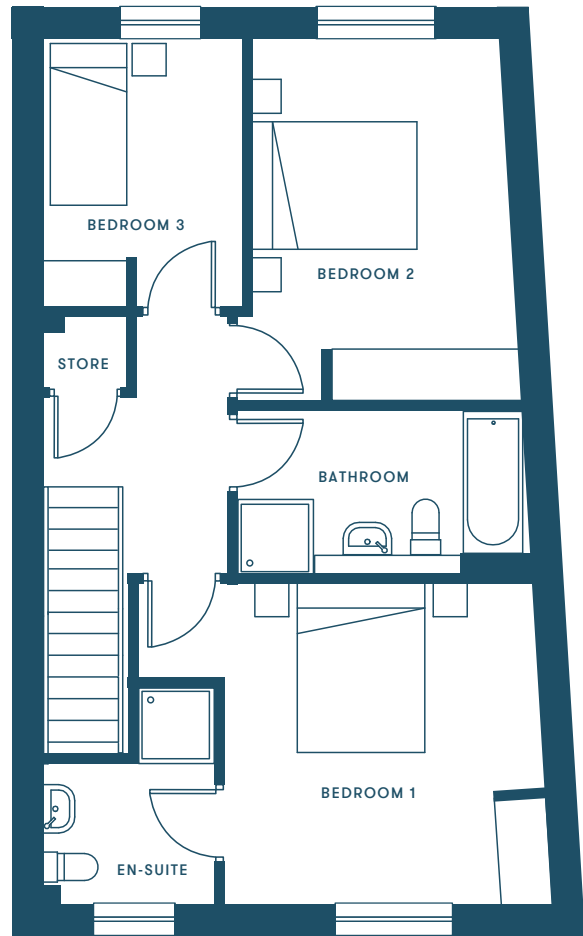
1274 SQ.FT / 118 SQ.M

3 BED END OF TERRACE

1239 SQ.FT / 115 SQ.M



GROUND FLOOR



FIRST FLOOR

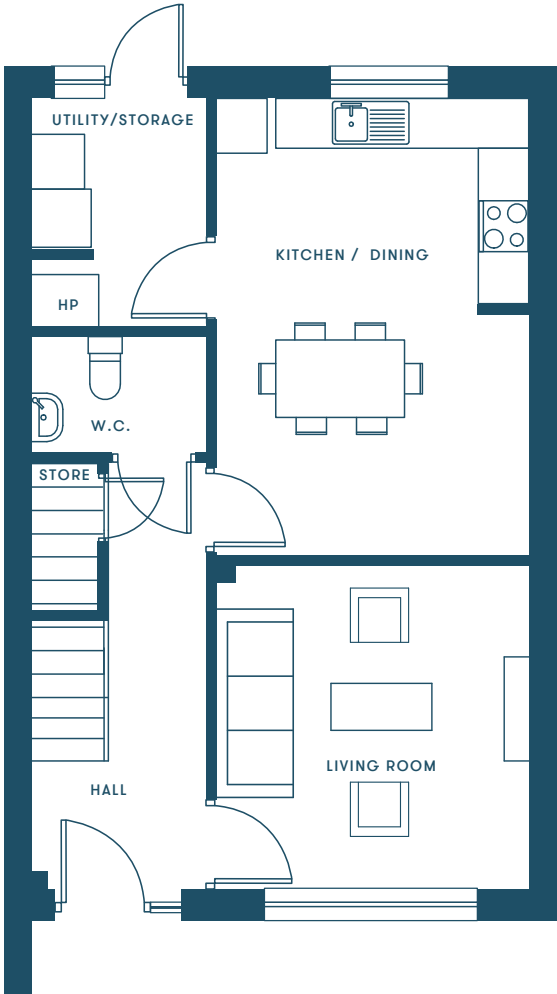
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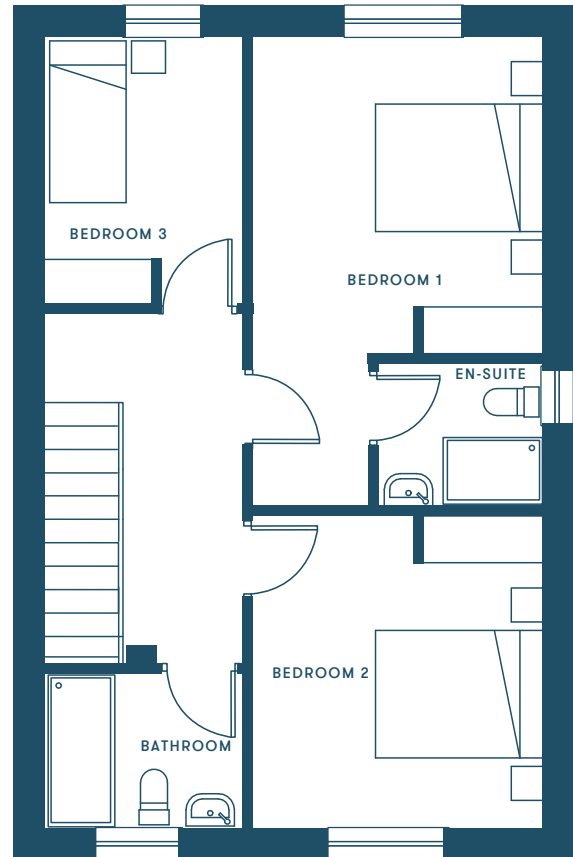
Floor Plans



TYPE C3
3 BED SEMI DETACHED
1176 SQ.FT / 109 SQ.M



GROUND FLOOR



FIRST FLOOR

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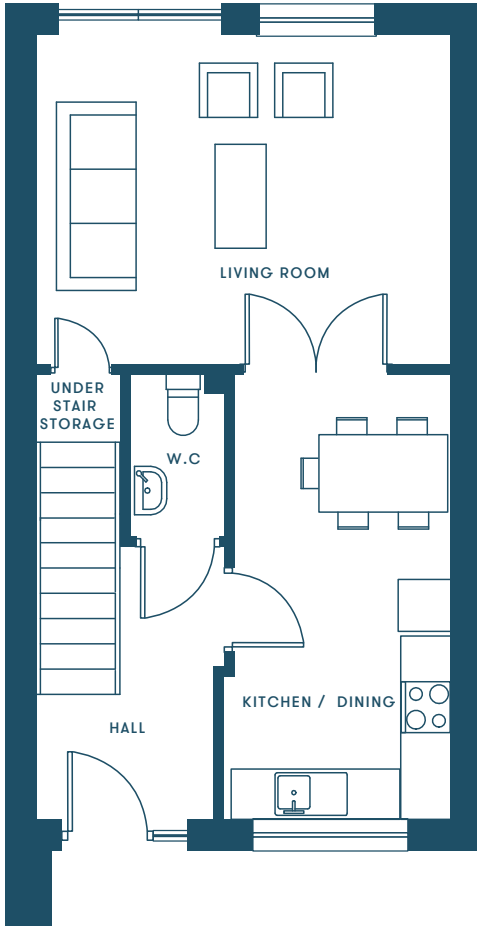
Floor Plans



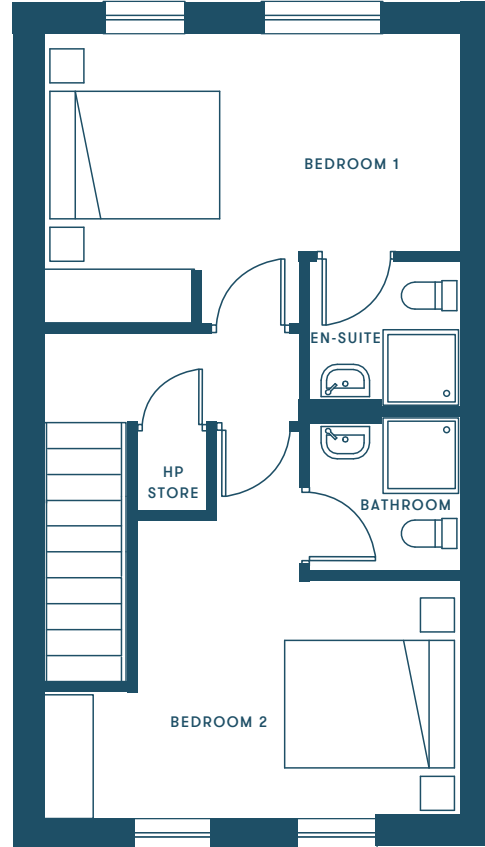
TYPE D

2 BED MID TERRACE
960 SQ.FT / 89 SQ.M

2 BED END OF TERRACE
973 SQ.FT / 90 SQ.M



GROUND FLOOR



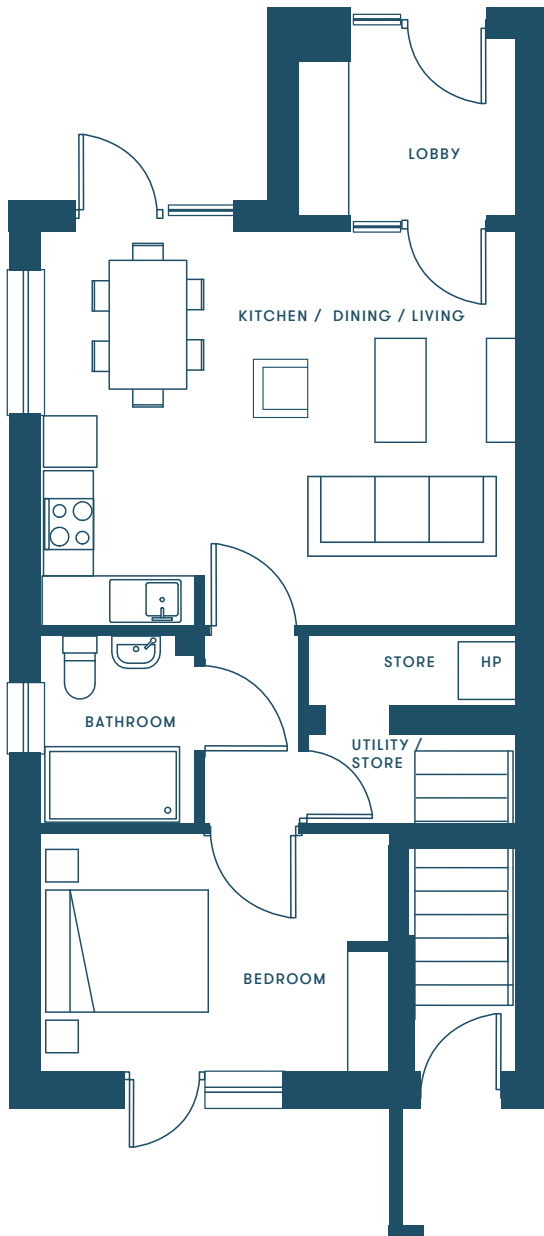
FIRST FLOOR

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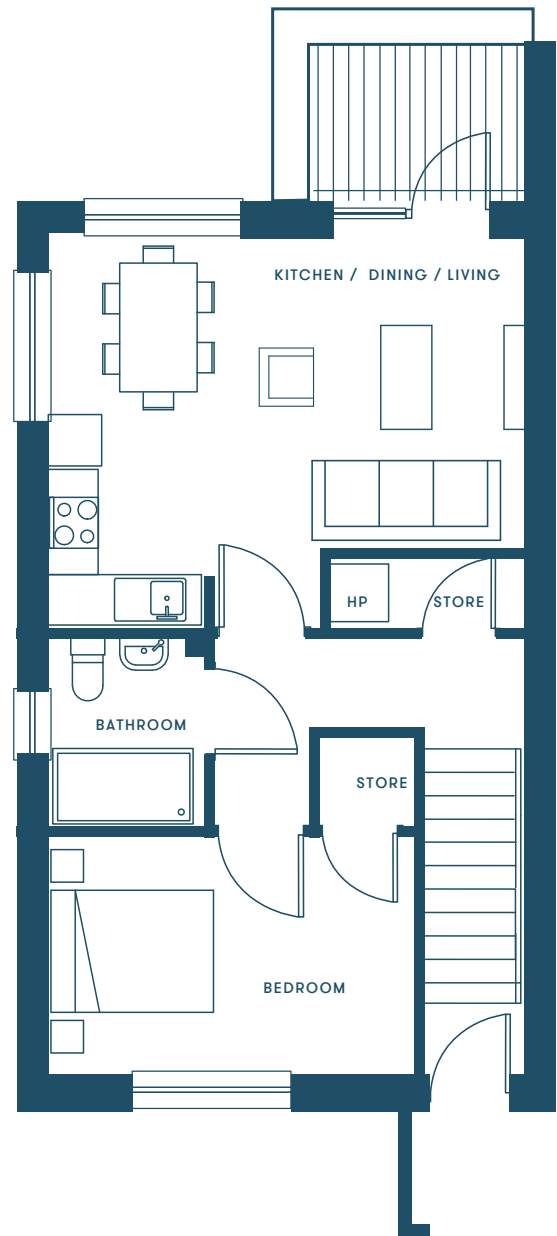
Floor Plans



1 BED
DUPLEX
APARTMENTS



GROUND FLOOR
END TERRACE
637 SQ.FT / 59 SQ.M



FIRST FLOOR
END TERRACE
615 SQ.FT / 57 SQ.M

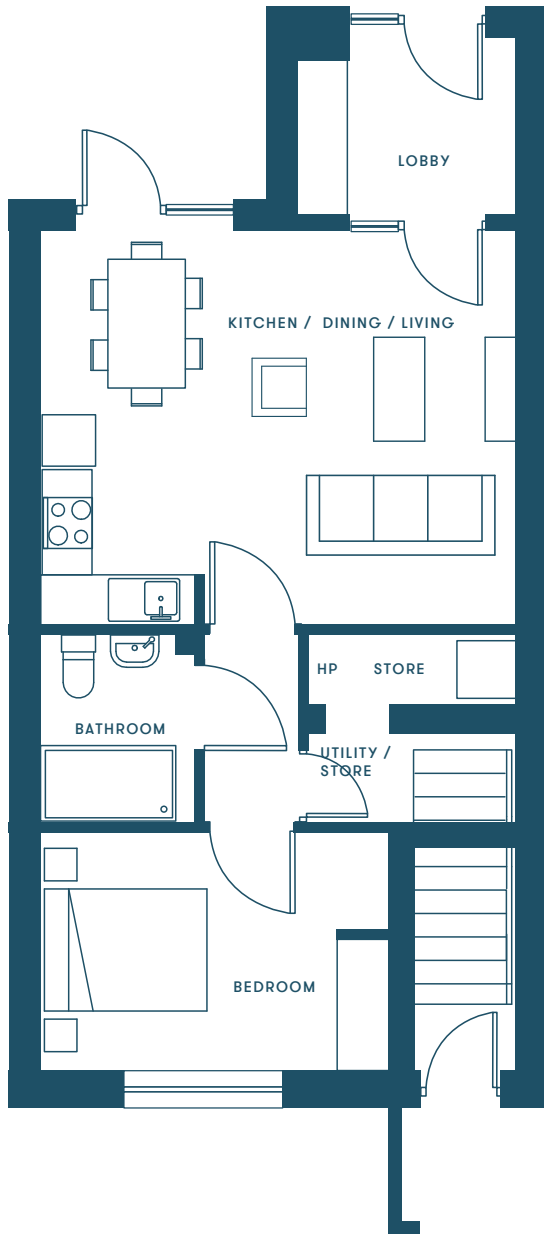
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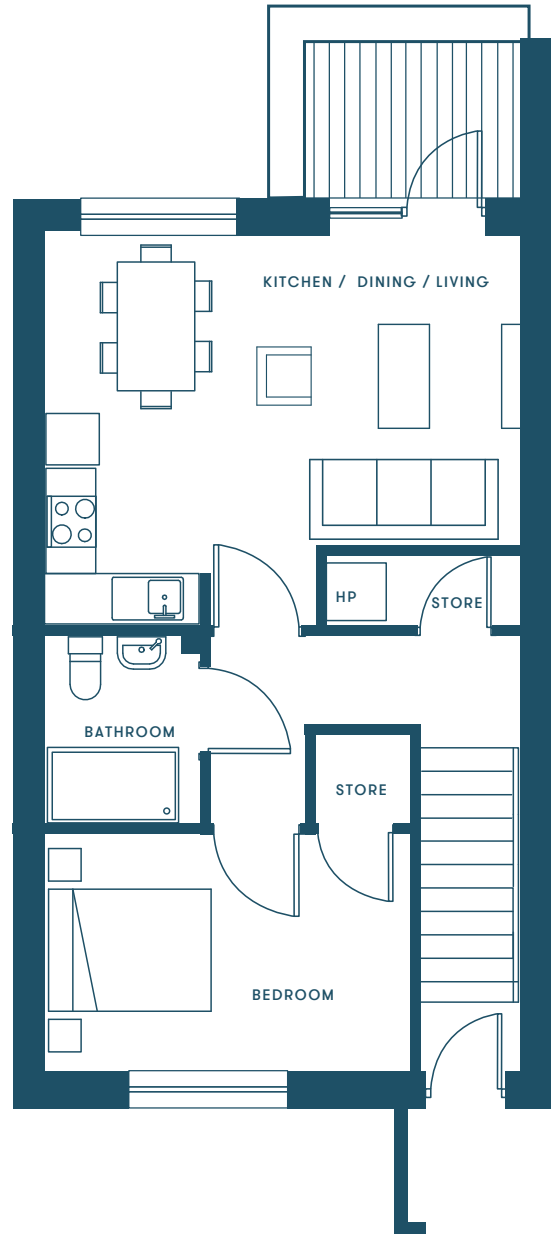
Floor Plans



1 BED
DUPLEX
APARTMENTS



GROUND FLOOR
MID TERRACE
638 SQ.FT / 59 SQ.M



FIRST FLOOR
MID TERRACE
615 SQ.FT / 57 SQ.M

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



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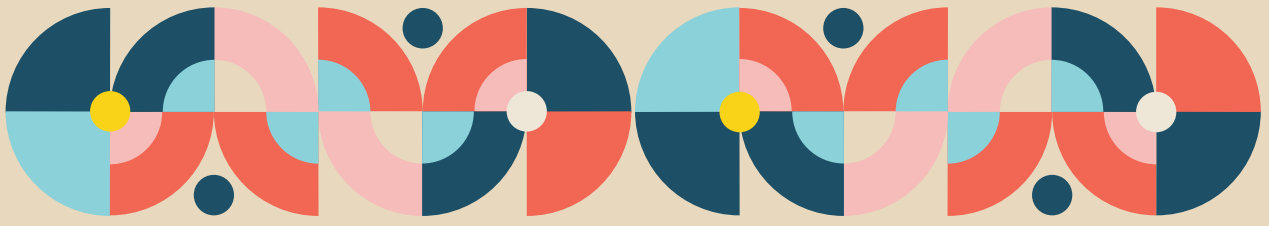
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Dominic Street
Kilkenny

SOLICITORS

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CURRAGHFARM.IE

