



Stradowe
Meadows

ATHY, CO. KILDARE

Modern
Living,
**Natural
Harmony**





THE LOCATION

Put down roots
where the
Grand Canal meets
the River Barrow



A place storied in history

- 01. White Castle, Duke St.
- 02. Leinster St.
- 03. St. Michael's Medieval Church
- 04. Athy Courthouse
- 05. The Horse Bridge

Stradowe Meadows is located in Athy, one of only two heritage towns in Kildare, a place rich in history and once the seat of the FitzGerald— one of Ireland’s most powerful families, who ruled as the Earls of Kildare and Dukes of Leinster. The name Stradowe is inspired by its setting in the historic townland of Blackparks, deriving from Srath Dubh, the Irish for “black river meadow.”

01



03



02



04



05



Escape and explore

From ancient stone castles to lush, green gardens and woodlands, there are so many ways to unwind in Athy. Take a river cruise along the Barrow or enjoy a relaxing walk along its banks, or for a more active experience, try canoeing down the river and taking in the scenic views from the water. Just outside the town, you will find Burtown House and Gardens, an early Georgian house with a 10-acre garden, home to a dazzling array of flowers and trees. Golf enthusiasts can also visit Kilkea Castle Golf Course, where they can play a round surrounded by the historic grandeur of one of Ireland's oldest inhabited castles.

Everything you need is on your doorstep

Athy is a place rich not only in history, but in amenities too. Just a 10 minute walk from Stradowe Meadows, you will discover a host of bars, cafes and restaurants in the town centre including The Auld Shebeen, Clancy's and Bradbury's. SuperValu, Lidl and ALDI are all within easy reach, along with an array of smaller shops, boutiques, and weekly farmers markets. Thanks to the new Athy Distributor Road, getting to Athy is now more convenient whether you're driving, walking, or cycling.



06



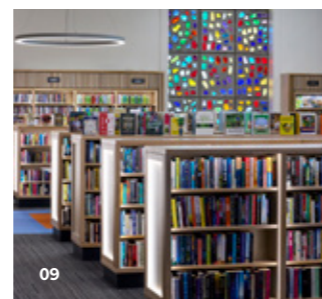
07



08



10



09

06. Floating Jetty on River Barrow
07. O'Briens Irish Pub & Grocery
08. People's Park, Patrick's Ave.
09. Athy Library
10. Clancy's Bar & The Nags Head

11. Bradbury's Restaurant, Leinster St.
12. The Bay Tree Restaurant, Stanhope St.
13. Playground, The People's Park
14. Insomnia Coffee, St. John's Court
15. The Auld Sheebeen Bar, William St.



11



12



15



13



14



The ideal place to enjoy life, nature and the rich cultural heritage of Athy.

Shopping

- 1. ALDI
- 2. SuperValu
- 3. Lidl
- 4. McCauley Pharmacy
- 5. McCabe's Pharmacy
- 6. Shaws Department Store
- 7. Moore's Life Pharmacy
- 8. McHugh's Pharmacy
- 9. A & A Pharmacy
- 10. Dun Brinn Convenience Store

Food & Drink

- 11. The Auld Shebeen
- 12. Paddy Dunnes
- 13. The Duke
- 14. Mani Restaurant
- 15. Insomnia Cafe
- 16. Square Speciality Coffee
- 17. Anderson's Pub
- 18. The Bay Tree Restaurant
- 19. Ngai's Restaurant
- 20. Frank O'Briens
- 21. 29 Urban Corner
- 22. Bradbury's
- 23. Clancy's

Schooling

- 24. Scoil Mhichil Naofa
- 25. Ardscoile na Trionoide
- 26. Athy College
- 27. Scoil Phadraig Naofa
- 28. Athy Model School
- 29. Gaelscoile Áth Í

Childcare

- 30. Tiny Tots
- 31. Little Angels
- 32. Tir na nOg Nursery & Montessori
- 33. Creative Kids
- 34. Ardreigh Childcare & Montessori

Sport & Leisure

- 35. K Leisure Athy
- 36. Athy Sports Hub
- 37. Athy Rowing & Canoeing Club
- 38. Athy Tennis Club
- 39. Athy Rugby Club
- 40. Athy Town Soccer Club
- 41. Athy GFC
- 42. Clanard Court Hotel, Revive Garden Spa
- 43. Burtown House & Gardens
- 44. Kilcea Castle Golf Course



Travel times



By Car

from Stradowe Meadow

Athy Town Centre	3 min
Kildare Village	25 min
Kildare	27 min
Carlow	28 min
Portlaoise	29 min
Naas	31 min
Portarlington	32 min
Newbridge	35 min
Kilkenny	47 min
Dublin City Centre	58 min
Dublin Airport	1 hr 05 min
Waterford	1 hr 14 min



By Rail

from Athy Station

Carlow	11 min
Kildare	17 min
Newbridge	24 min
Sallins (Naas)	39 min
Kilkenny	43 mins
Dublin Heuston Station	50 min
Portlaoise	1 hr
Waterford	1 hr 10 min



By Bus

5 stops serving 6 bus routes within 16 min walk to Athy Town Centre

717 883 897 130 130A UM06



By Bicycle

Athy Town Centre and Train Station	7 min
------------------------------------	-------



Athy is well connected

The new Athy Distributor Road will connect you quickly with the M9 motorway, providing easier access to Dublin and Waterford, making the capital less than an hour away for motorists via the M7.

Six bus routes will link you to Dublin City Centre, Carlow, and towns throughout Kildare, with five stops within 16 minutes walk of Stradowe Meadows.

If you prefer rail, Athy is on the Dublin to Waterford rail line, offering easy access to Heuston Station, Carlow, Kilkenny, and Waterford. The station is a 23-minute walk or 7-minute cycle, with hourly morning trains and journey times to Heuston typically under an hour.





THE LANDSCAPE

Find your
feet in natural
surroundings



Live with nature

**Feel at home.
Even when you're outdoors.**

Stradowe Meadows lives up to its name with a number of natural green areas, each with its own mix of different habitats, plants and trees to enhance biodiversity and sustainability as they mature.

These open areas are carefully planned to foster a sense of community and bring new friends together, offering opportunities for play, relaxation, and social interaction. With features such as play areas, kickabout spaces, wildflower planting, and nature-inspired elements, these vibrant spaces are easily accessible from every home, providing residents with a welcoming environment that promotes both physical and mental well-being.

Feel the embrace of the great outdoors with expansive greens, landscaped parks, and playgrounds.





THE HOMES

Thoughtfully
designed and full of
natural character



Come home to contemporary family living at Stradowe Meadows

An exceptional range of
2, 3 and 4-bedroom
homes in a location that's
nestled in nature and still
just a 10 minute walk from
the heart of Athy town.







THE INTERIOR

It's what's inside that counts

Enjoy thoughtfully designed spaces filled with natural light, thanks to large windows, and generous ground level ceiling heights. Finished beautifully, and to premium standards throughout, these homes provide an abundance of intelligent built-in storage solutions.

Finished beautifully, and to premium standards throughout.

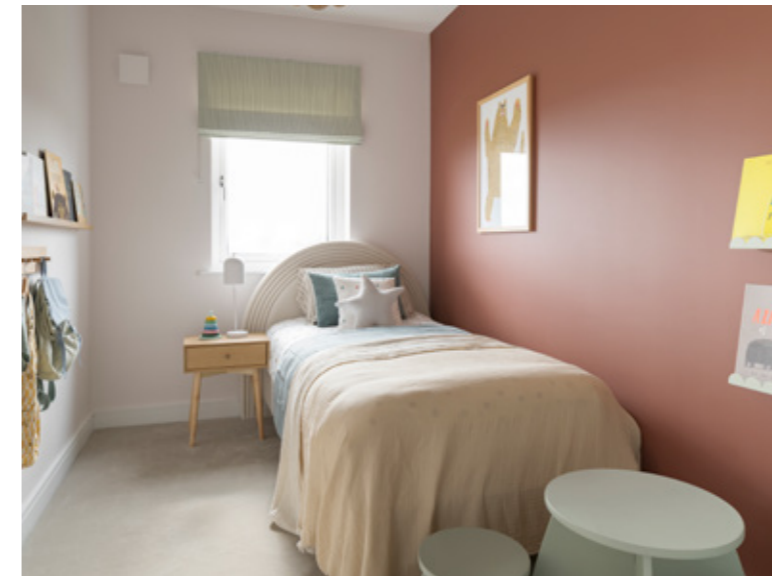


THE KITCHEN

The heart of the home

The kitchens in Stradowe Meadows have been shaped around family living and hosting friends. Designed to a high specification, the open plan layout is perfect for entertaining guests, with large glazed screen and patio doors that open to the private rear garden. A separate utility room keeps everyday essentials out of sight, so you're always ready for visitors.

Shaped around family living and hosting friends.



THE BEDROOMS

Rest and relaxation

With Shaker-style wardrobes in the double bedrooms, all of the bedrooms are designed for comfort and escape, spaces where each member of the family can go to unwind and find focus, or rest and recharge.

Designed for
comfort and escape.



Putting your energy in the right place

When it comes to energy efficiency, “high” is the key word at Stradowe Meadows — high-performance windows, high levels of premium roof, wall, and floor insulation, and highly airtight building designs. All of this combined with energy-saving LED lights and a dual-zone controlled heat pump system will keep your carbon footprint and energy bills low. All homes at Stradowe Meadows proudly achieve a BER A2 rating.



Eligible for government initiatives

Buying your first home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress-free as possible. If you decide to buy a new home did you know there are government support schemes available to help you?



This scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Did you know you can get up to €30,000 towards your deposit?



A Green Mortgage offers lower interest rates to those who are buying a more energy-efficient home, such as those in Stradowe Meadows, all of which have an A2 BER energy rating.



Find out more about eligibility and how to apply with our helpful guides. **Visit [StradoweMeadows.ie](https://www.stradowemeadows.ie) for more information.**



THE HOMES

Plans & Specifications



Site Map

2 BEDROOM HOMES

- Semi-Detached**
M3
Floor Plan available upon request.
Please speak to the selling agent.

3 BEDROOM HOMES

- Mid Terrace**
B1
c. 117.8 Sq M / 1,269 Sq Ft
- End Terrace**
B2
c. 116.9 Sq M / 1,259 Sq Ft
- End Terrace (Side Entry)**
B2S
c. 118.1 Sq M / 1,272 Sq Ft
- Semi-Detached**
C3
c. 114.4 Sq M / 1,231 Sq Ft

4 BEDROOM HOMES

- Semi-Detached**
J3
c. 129.4 Sq M / 1,393 Sq Ft
- Semi-Detached (Side Entry)**
J3S
c. 130.6 Sq M / 1,406 Sq Ft

Bike Store Bin Store

Located to front of each mid terrace property.



The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

3 BEDROOM MID/END TERRACE

Mid Terrace B1
c. 117.8 Sq M / 1,269 Sq Ft

End Terrace B2
c. 116.9 Sq M / 1,259 Sq Ft



Ground Floor

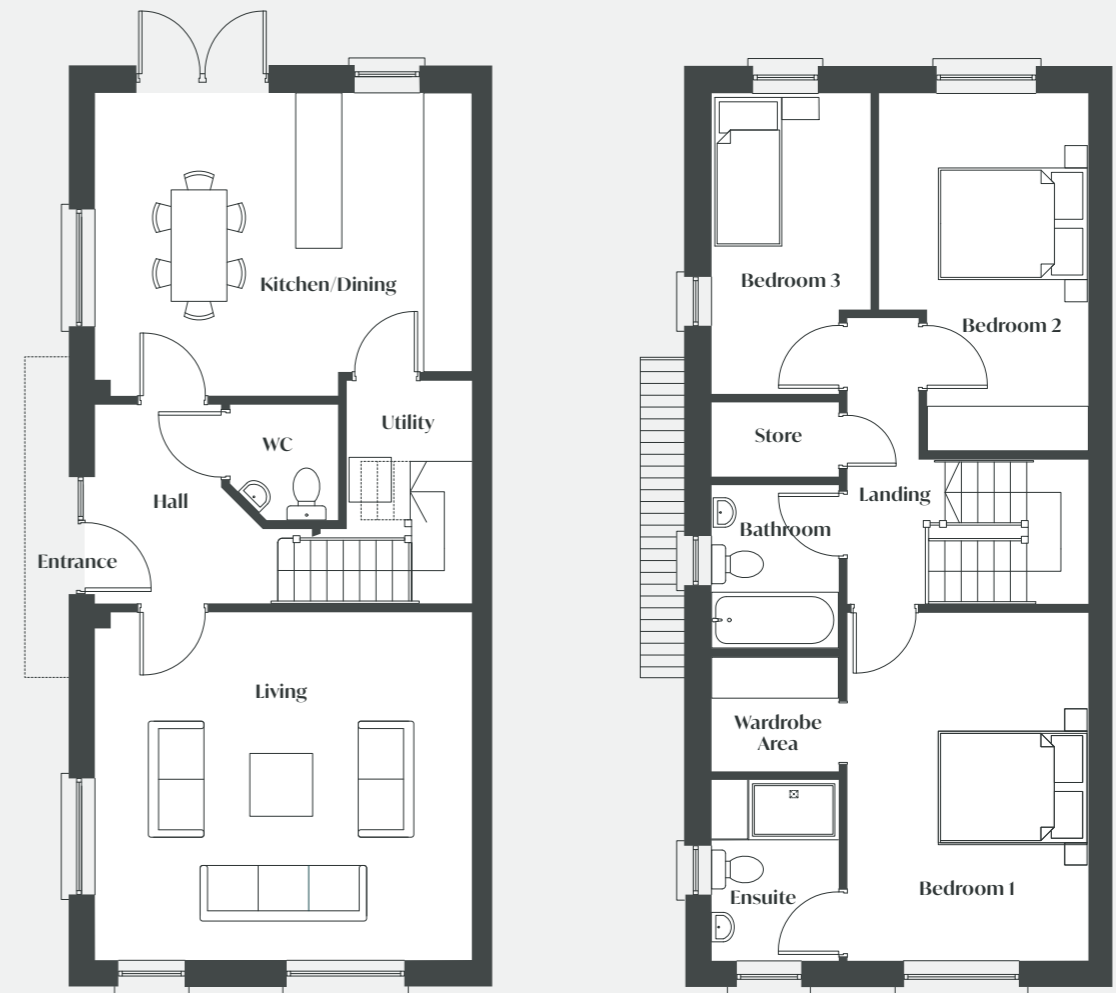
First Floor

***Note: No windows in these locations in Mid-Terrace**

Please note: A mirror version of this house type layout may feature in Stradowe Meadows, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 BEDROOM END TERRACE

End Terrace (Side Entry) B2S
c. 118.1 Sq M / 1,272 Sq Ft



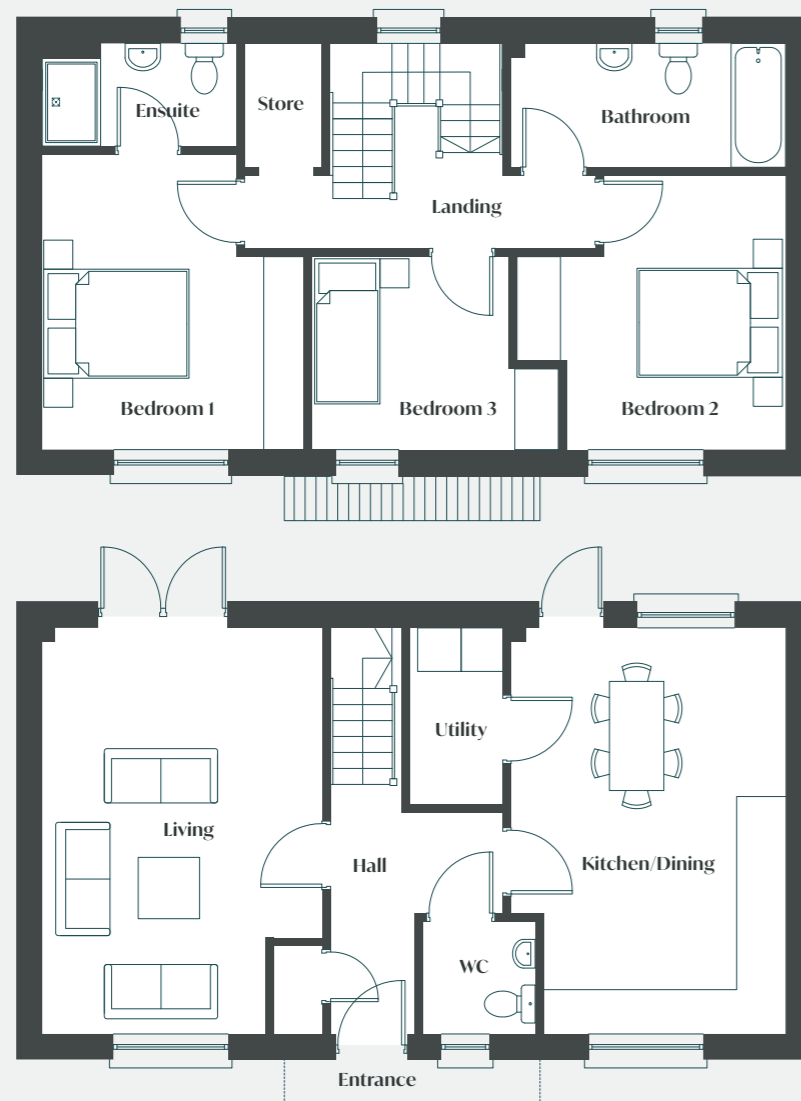
Ground Floor

First Floor

Please note: A mirror version of this house type layout may feature in Stradowe Meadows, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 BEDROOM SEMI DETACHED

Semi-Detached C3
c. 114.4 Sq M / 1,231 Sq Ft



First Floor

Ground Floor

Please note: A mirror version of this house type layout may feature in Stradowe Meadows, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

4 BEDROOM SEMI DETACHED

Semi-Detached J3
c. 129.4 Sq M / 1,393 Sq Ft



Ground Floor

First Floor

Please note: A mirror version of this house type layout may feature in Stradowe Meadows, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



4 BEDROOM SEMI DETACHED

Semi-Detached (Side Entry) J3S
c. 130.6 Sq M / 1,406 Sq Ft



Ground Floor

First Floor

Please note: A mirror version of this house type layout may feature in Stradowe Meadows, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.





Features & Specifications



External Features

- » High quality brick and render facades.
- » UPVC high-performance double-glazed windows.
- » Engineered timber front door with double lock system.
- » Large, glazed screen with patio doors to private rear garden.
- » Side passage gate (where applicable).
- » Paved front driveways to accommodate parking (where applicable).
- » Seeded gardens with native trees and dividing fence.

Security & Safety

- » Smoke detectors fitted throughout (mains powered with battery backup).
- » Locking system to all ground floor windows and doors.
- » Safety restrictors provided on upper floor windows.
- » Provision for wireless alarm.

Energy Efficiency

- » A2 BER energy rating.
- » Highly insulated airtight design.
- » All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.

- » High levels of insulation.
- » Heat pump with zone controls.
- » High performance internal pipe insulation to reduce heat loss.
- » Energy saving LED light fittings.

Media & Communications

- » Wired for high-speed broadband.
- » TV data point in living area.
- » Main infrastructure installed to accommodate Siro and Virgin Media.

Electrical

- » Generous provision of lighting and power points.
- » Future proofing for electric car charging point to on and off-curtilage car parking spaces.

Bathrooms & Ensuites

- » Tiling to floors and wet areas with feature tile in shower/bath.
- » High quality sanitaryware.
- » Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen.
- » Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- » Heated towel rails.





Interior Finishes

- » High quality painted doors.
- » Contemporary grooved architrave and skirting.
- » Brushed satin finish ironmongery.
- » Internal smooth finish painting throughout.
- » Superior quality internal joinery.
- » Extra high ceilings at ground floor.
- » Pull-down attic ladder fitted to all houses.

Kitchen & Utility Rooms

- » Superb contemporary designed kitchens with quartz worktops.
- » Fully integrated dishwasher, cooker, extractor, microwave and fridge/freezer appliances.
- » Ceramic Hob.
- » Stainless steel sink and chrome mixer tap.
- » Separate utility with fitted countertop and space allocated for washing machine and dryer.

Heating

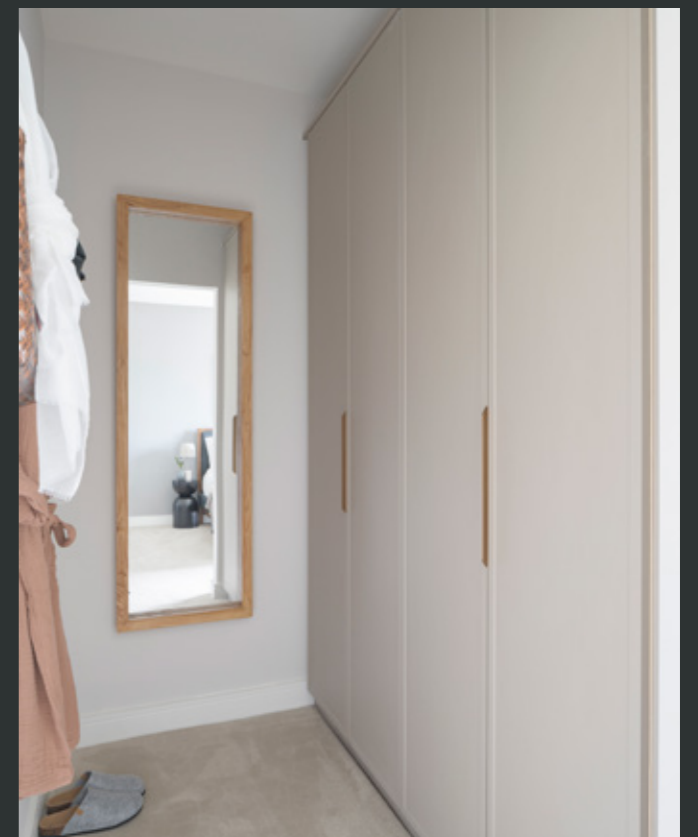
- » Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- » Pressurised hot and cold water.

Wardrobes & Storage

- » Fitted wardrobes to all double bedrooms.

Warranty cover under Homebond

- » 10 year Structural/Latent Defects Insurance.
- » 5 year Mechanical & Electrical Inherent Defects Insurance.





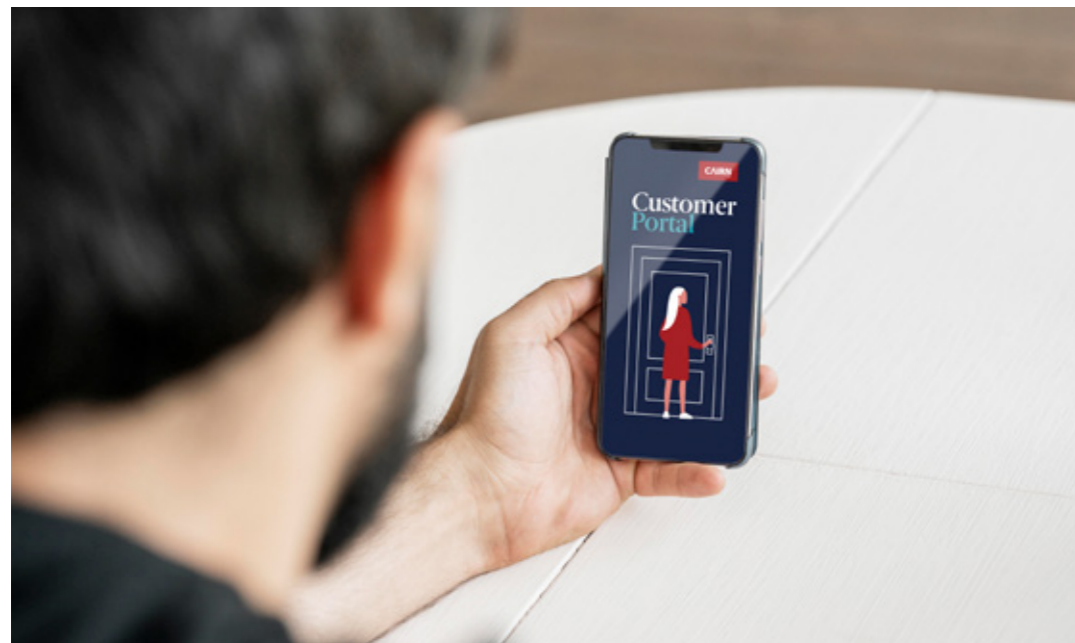
ABOUT CAIRN

Built for Good



Customer Care Portal

Buying a home is an exciting milestone in everyone's life and we want to make the entire experience as smooth as possible. From viewing our show homes right through to moving-in day and beyond, our dedicated Customer Team are here to help you every step of the way.



Our online Customer Care Portal allows you to log in to access important information about your new home such as operating manuals, warranties, maintenance information, and FAQs. Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home. With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.





CAIRN

Built For Good

Built for Good

Since 2015, Cairn has been building a future for good for everyone. Cairn homes are built to exceed expectations. Every home we build is A-rated, energy-efficient and set in prime locations, with world-class design, planning and innovation central to every development.

Community is central to everything we do.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives, and more.



Beyond Bricks & Mortar

Community building and home building are one and the same for Cairn.



We've always known the importance of growing sustainable communities where everyone can thrive. Over 20,000 people live in more than 8,000 Cairn homes across Ireland, surrounded by over 40,000 trees we've planted. In 2024, we became title sponsor of the Cairn Community Games, the historic Irish institution that has been a source of community for generations.

Our 'We're All In' sponsorship is a call to young people to become the best version of themselves, however they show up. This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.





CAIRN

Built For Good



Coonan
NEW HOMES

045 832 020

PSRA No: 003764



savills

01 618 1300

PSRA No: 002233



BER A2

Disclaimer: The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Coonan New Homes or Savills has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.