

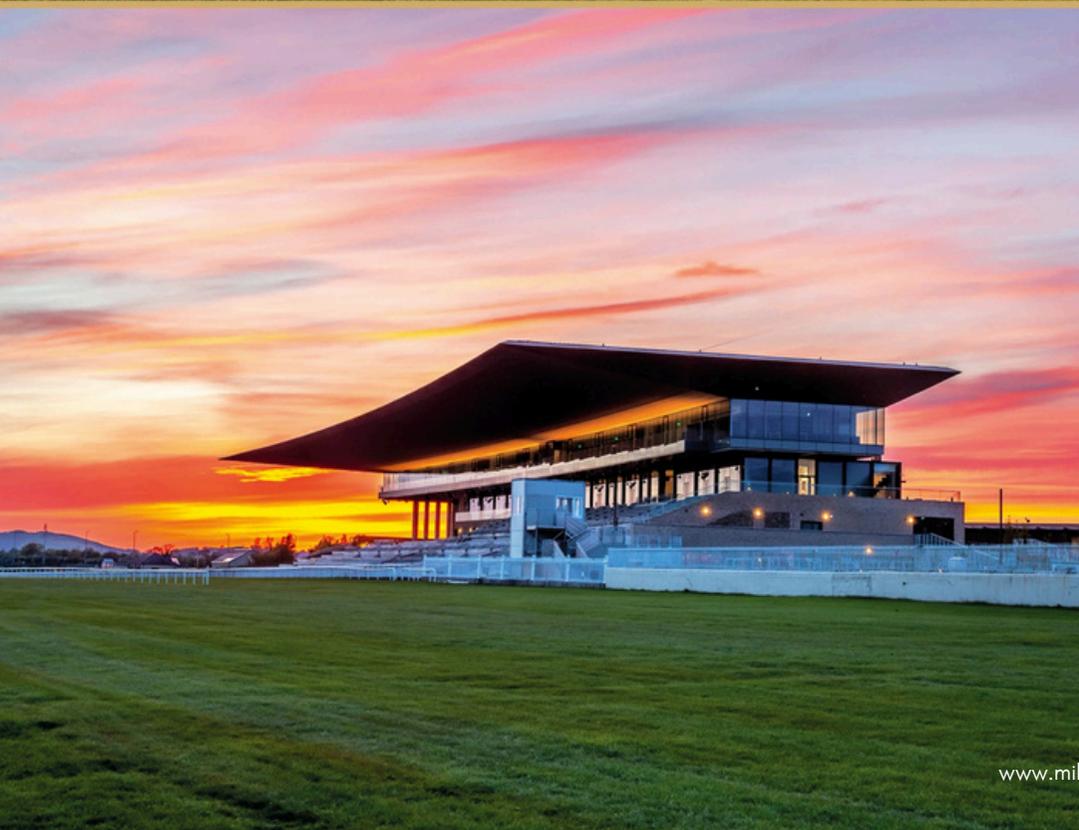


MILLVIEW

DEMESNE



RATHANGAN, CO.KILDARE



MILLVIEW DEMESNE

Millview, Demesne is an exceptional new residential development nestled in the heart of Rathangan, offering a superb collection of contemporary family homes in a well-established and vibrant community.

When complete, the development will comprise c. 140 beautifully designed A-rated three and four bedroom homes, constructed to exacting standards with careful attention to detail throughout. The architectural design is both timeless and modern, creating an attractive streetscape that blends seamlessly into its surroundings while maintaining a strong sense of identity.

Internally, each home has been thoughtfully planned to provide bright, well-balanced accommodation suited to modern family living. Generous proportions, practical layouts and excellent natural light are key features, with spacious kitchens and living areas forming the heart of the home. Bedrooms are well-appointed and comfortable, while storage has been carefully considered to ensure functionality without compromising design.

Energy efficiency is central to the philosophy at Millview, Demesne. Each property achieves an A-rated BER, incorporating high levels of insulation, energy-efficient heating systems and modern building techniques that ensure lower running costs and enhanced year-round comfort. These homes are designed not only for today, but for long-term sustainable living.

Millview, Demesne offers the perfect balance of countryside charm and everyday convenience, making it an ideal choice for families, first-time buyers and those seeking to establish themselves in a thriving Kildare location.

HELP TO BUY & FIRST HOME SCHEME

Oakway Homes is a qualifying registered contractor for the Government-backed Help to Buy (HTB) Scheme and the First Home Scheme. Eligible purchasers may avail of these initiatives, providing valuable financial support and making the pathway to home ownership more accessible.



SITE MAP

- WILLOW 4 Bed 3 Bath Semi Detached c.130m²
- ALDER 4 Bed 3 Bath Semi Detached c.132m²
- OAK 3 Bed Semi Detached 119m²
- FERN 3 Bed End Terrace with Study c.126m²
- IVY 3 Bed Mid Terrace with Study c.123m²



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THE HOUSES

ALDER
4 BED | SEMI DETACHED
132 sq.m



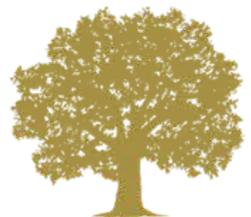
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

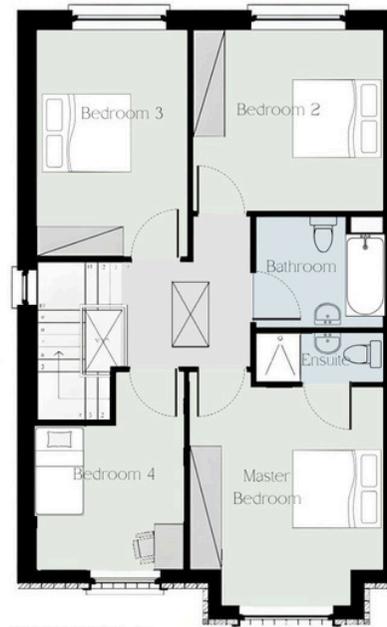


THE HOUSES

WILLOW
4 BED | SEMI DETACHED
130 sq.m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

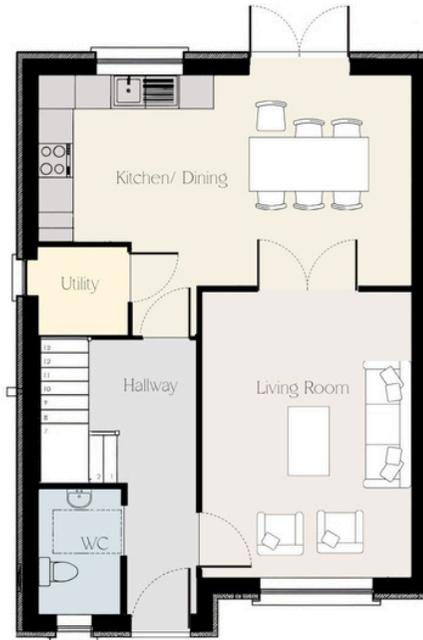


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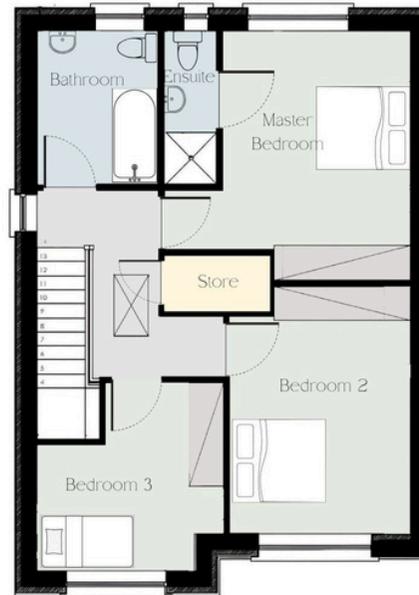


THE HOUSES

OAK
3 BED | SEMI DETACHED
119 sq.m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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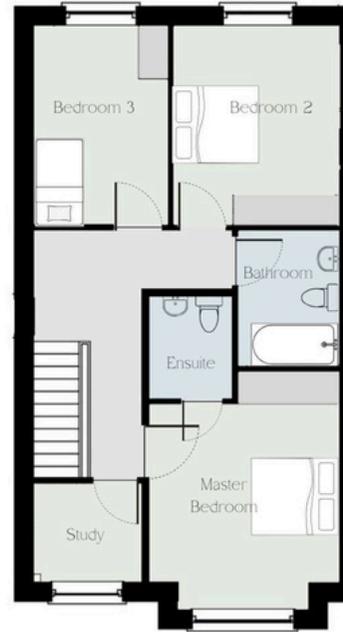


THE HOUSES

FERN
3 BED WITH STUDY | END TERRACE
126 sq.m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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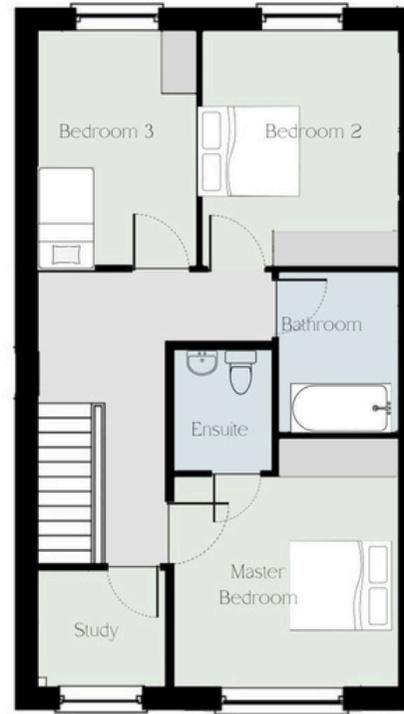


THE HOUSES

IVY
3 BED WITH STUDY | MID TERRACE
123 sq.m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FEATURES:

Kitchen

- Contemporary and stylish kitchen.

Utility Room

- A spacious utility room fitted with a worktop and plumbed for a washing machine and dryer.

Bathrooms and En-Suites

- Each house will feature deluxe contemporary style bathrooms and en-suites.

Wardrobes

- Excellent storage will be provided with fitted wardrobes in all double bedrooms.

Windows and Doors

- Sophisticated Ultratech Front Door combining strength, security and performance.
- High Performance energy efficient windows.

Electrics

- Low energy lighting.
- TV and telephone points in living room & master bedroom.
- Smoke, heat and carbon monoxide detectors installed.

Internal Finishes

- Walls, ceilings, and all timber works are painted throughout including stairs, balustrades and handrails. Ft



FEATURES:

Internal Joinery

- High Quality timber internal doors with Chrome lever handles.
- Stylish architrave and skirting.
- Folding Attic Ladder installed.

Air Source Heating

- High efficiency Air Source Heat Pump
- Providing hot water on demand
- 5 year manufacturers warranty
- Environmentally friendly
- Intelligent energy management system
- Fully nZEB compliant

Exterior Finishes

- High quality external finish with a mix of attractive brick, granite widows cills and render facades.
- Each home also features maintenance free uPVC fascia, soffit and downpipes.
- Each home features a double driveway, secure rear boundaries and back lawn.

Security

- Each home is wired for an intruder alarm

Guarantee

- Oakway Homes are covered by a 10 year Home Bond Structural Guarantee Scheme.



AMENITIES

Millview Demense is located in the heart of Rathangan, a bustling town offering schools churches, pubs, sportclubs, eateries and beautiful woodland walks and trails, 3km from Barrowline Blueway (Wilsons Bridge) and between the villages of Rathangan and Monasterevin, both The Grand Canal and the Slate River run through the town. Rathangan is the perfect location for those who wish to experience country living yet in close proximity to the larger towns of Kildare, Newbridge and Naas which provide an excellent array of shopping facilities including Kildare Retail Outlet Village and Whitewater shopping centre, not to mention top class restaurants and pubs. Commuters have the benefit of the M7 Motorway at Junction 12 , 13 and 14 along with the train service from Kildare / Monasterevin stations.

Transport:

- 50 Minutes to Dublin City
- · M7 Kildare 11km
- · Kildare Train Station 10.5km
- · Bus from Rathangan Village (126)

Shopping:

- Centra (30m)
- Spar (100m)
- Londis (300m)
- Kildare Village (10km)
- Whitewater Newbridge (15km)

Schools:

- Bunscoil Bhríde
- St. Patrick's Boys National School
- Rathangan Secondary School
- Little Folks Playschool
- Chuckles Creche & Playschool
- Happy Kids Playschool

Sports:

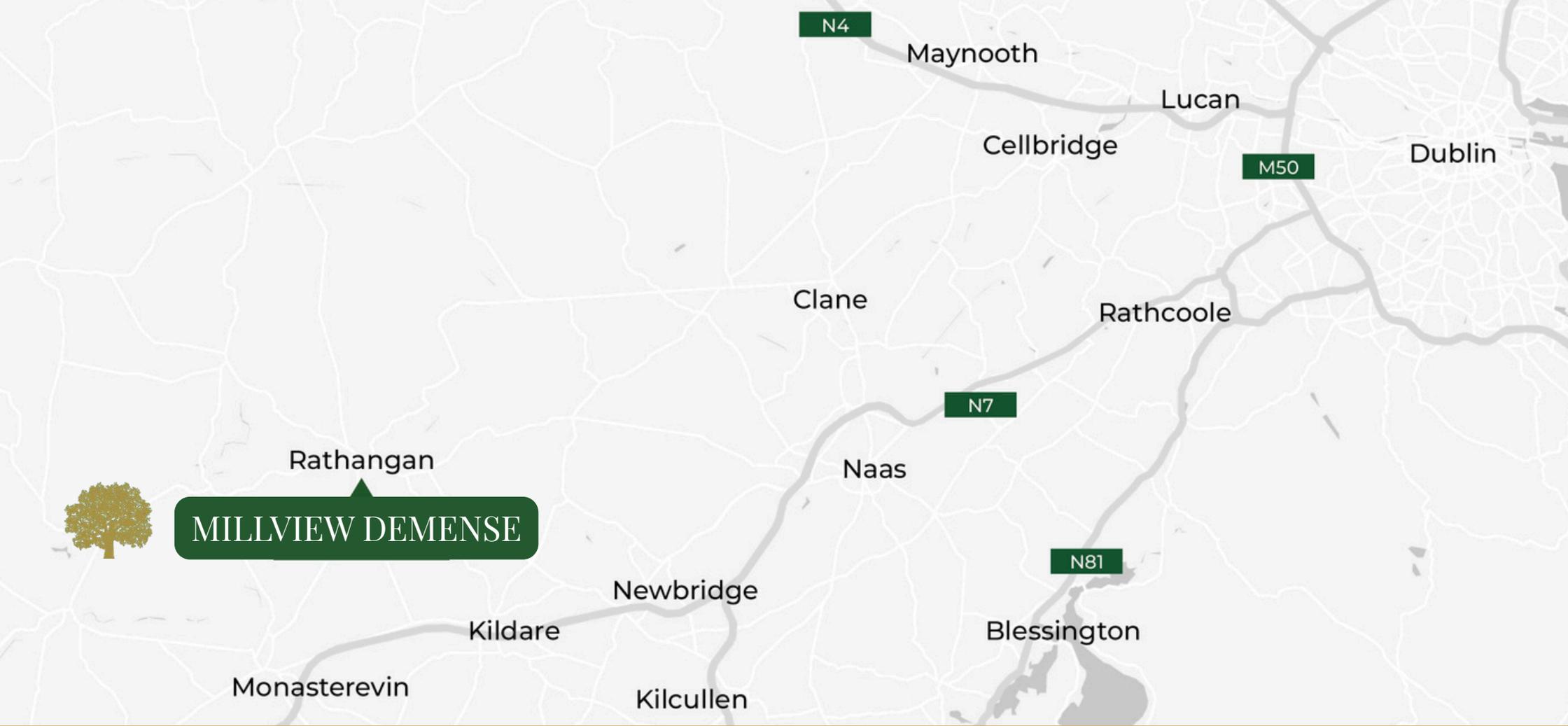
- Rathangan GAA Club
- Rathangan Tennis Club
- Cill Dara Rugby Club
- Cill Dara Golf Club
- Rathangan FC

Local Attractions:

- The Bog Of Allen Nature Centre
- Killinthomas Wood.
- Racing at The Curragh.
- Lullymore Heritage & Discovery Park
- Funky Forest Play Centre.
- Barrowline Blueway

Car Driving Time:

- Newbridge 18 Minutes
- Kildare Town 11 Minutes
- Monasterevin 11 Minutes
- Naas 20 minutes
- M50 Red Cow 38 Minutes



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HELP TO BUY & FIRST HOME SCHEME

Oakway Homes is a qualifying registered contractor for the Help to Buy (HTB) incentive scheme and First Home Scheme (Limited to €475,000 in Co. Kildare).



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

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