

STATION WALK

NEWBRIDGE

ballymore.



NEW HOMES THAT WILL **STOP YOU IN YOUR TRACKS**

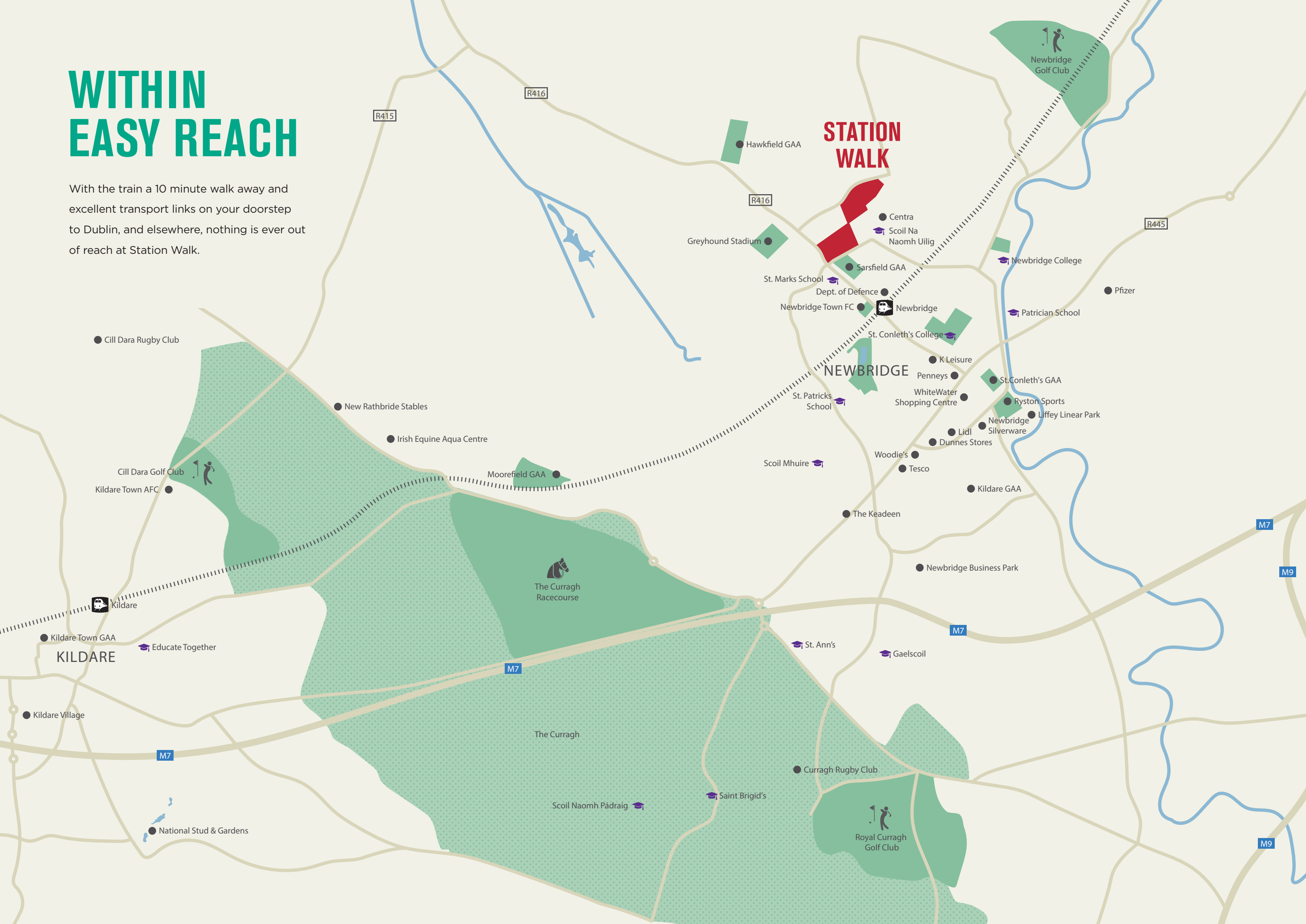
Welcome to Station Walk, an impressive development that blends urban family living with peaceful surroundings. Station Walk is a 10 minute walk to the train station allowing easy commuting.

The main street is also within a short walk, offering everything you need for a vibrant modern lifestyle.

ballymore.

WITHIN EASY REACH

With the train a 10 minute walk away and excellent transport links on your doorstep to Dublin, and elsewhere, nothing is ever out of reach at Station Walk.





STATION WALK 10 MINUTES AWAY

NEWBRIDGE TRAIN STATION

SALLINS

HAZELHATCH

ADAMSTOWN

CLONDALKIN

PARK WEST &
CHERRY ORCHARD

DRUMCONDRA

DUBLIN CONNOLLY

TARA STREET

DUBLIN PEARSE

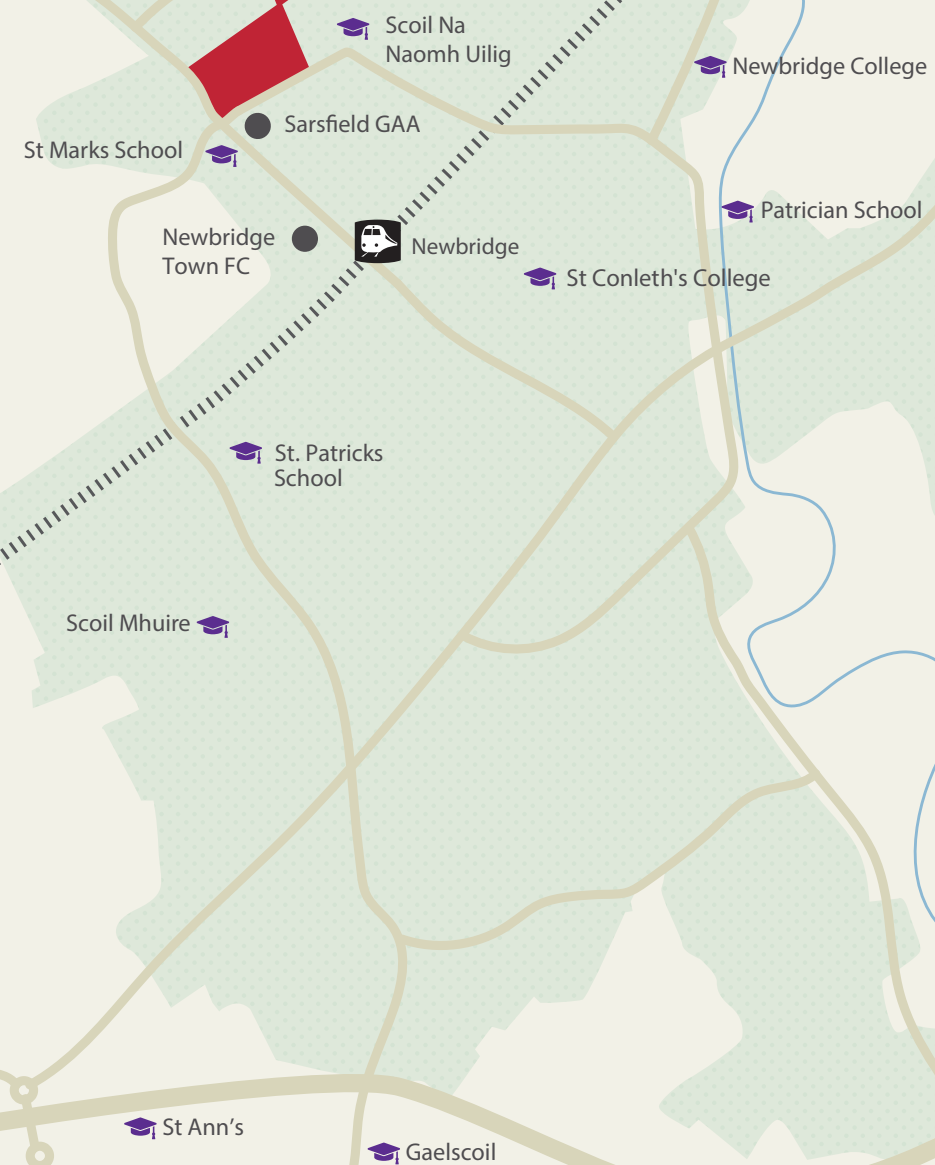
GRAND CANAL DOCK

HEUSTON

55
62
MINS

All the times above are approximate and based on average rail service schedule

STATION WALK



FIRST CLASS EDUCATION

Newbridge is home to a wide variety of established and highly regarded primary and secondary schools, most of which are located close to Station Walk. The town is also home to Kildare's county grounds and both Sarsfields and Moorefield GAA clubs, which offer sporting action and fun for all the family. Football, rugby, golf and cycling are also well established in the area.

PLENTY TO SEE AND DO

Newbridge is located on the banks of the River Liffey, which provides scenic walking trails and facilities for both water sports and fishing.

The town also makes the most of its beautiful surrounding countryside with The Irish National Stud & Japanese Gardens as well as the Curragh and Linear Park all located close to town.





NEWBRIDGE COLLEGE



THE CURRAGH

Newbridge has everything you could want for a modern lifestyle, from bustling restaurants and pubs to a wide variety of shops including the WhiteWater Shopping Centre, one of Ireland's largest retail shopping outlets. For fashionistas young and old, the town is home to many popular high street brands and independent boutiques that cater for all tastes and styles; plus, the wonderful discount designer outlets at Kildare Village is just a short drive away.



NAAS RACECOURSE



KILDARE VILLAGE



WATERING GATES



HOMES MADE FOR LIVING

The homes at Station Walk combine practical, thoughtful design with stunning landscaped green areas to deliver a development that is perfect for growing families.

Light and space are maximised, with generous ceiling heights and interior layouts designed to suit a modern lifestyle. These homes have been designed to be very efficient in their use of energy.

STATION WALK SITE PLAN

OAK

4 bedroom semi-detached
141.5 sq.m | 1,523 sq.ft

ELM

3 bedrom semi-detached / end of terrace
116.5 sq.m | 1,255 sq.ft

BIRCH

3 bedrom semi-detached
109 sq.m | 1,173 sq.ft

ASH

3 bedroom mid-terrace
117.8 sq.m | 1,268 sq.ft

IVY

4 bedroom semi-detached
135.2 sq.m | 1,455 sq.ft

MAPLE

3 bed end of terrace
121.2 sq.m | 1,305 sq.ft

BEECH

2 bed mid-terrace
81.2 sq.m | 874 sq.ft



Siteplan is for illustration purposes only

OAK

4 bedroom semi-detached
141.5 sq.m | 1,523 sq.ft



GROUND FLOOR

FIRST FLOOR

Floor plan is for information / illustration purposes only

OAK (A)

4 bedroom semi-detached
141.5 sq.m | 1,523 sq.ft



GROUND FLOOR

FIRST FLOOR

Floor plan is for information / illustration purposes only

ELM

3 bedrom semi-detached / end of terrace
116.5 sq.m | 1,255 sq.ft



GROUND FLOOR

FIRST FLOOR

Floor plan is for information / illustration purposes only

ELM (B)

3 bedrom semi-detached
116.5 sq.m | 1,255 sq.ft



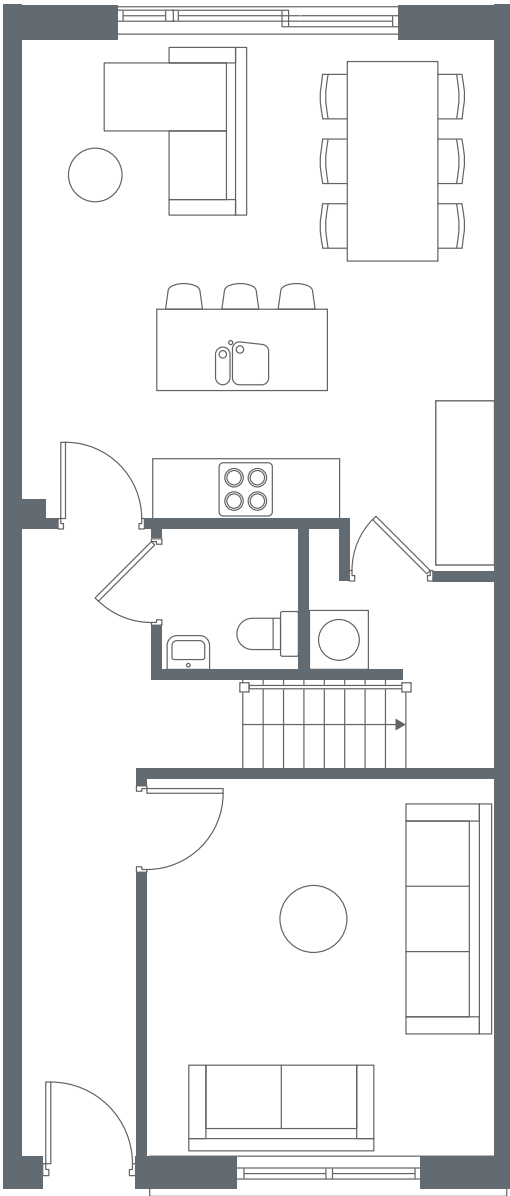
GROUND FLOOR

FIRST FLOOR

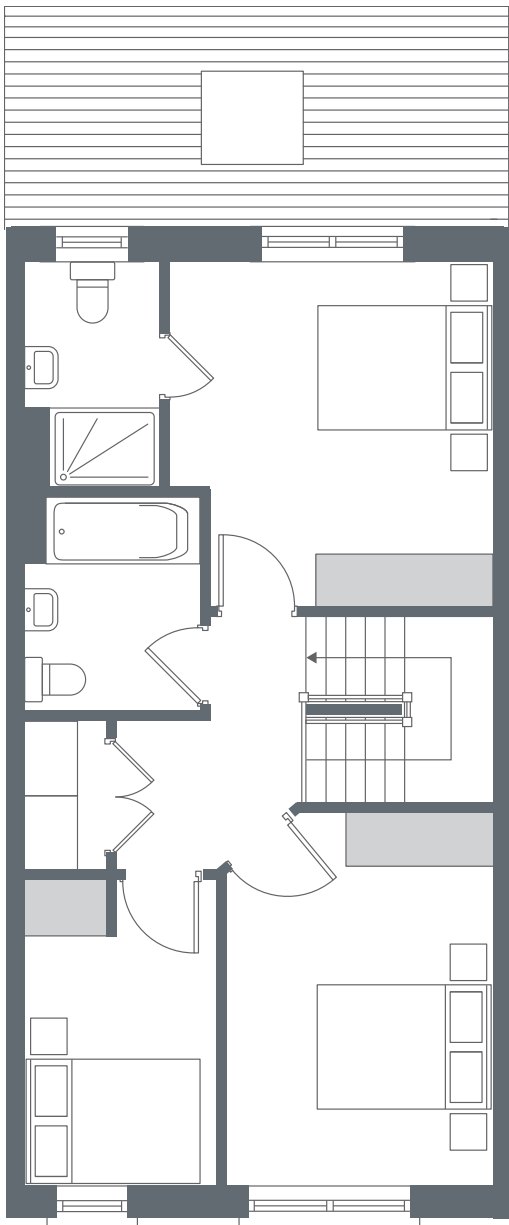
Floor plan is for information / illustration purposes only

ASH

3 bedroom mid-terrace
117.8 sq.m | 1,268 sq.ft



GROUND FLOOR

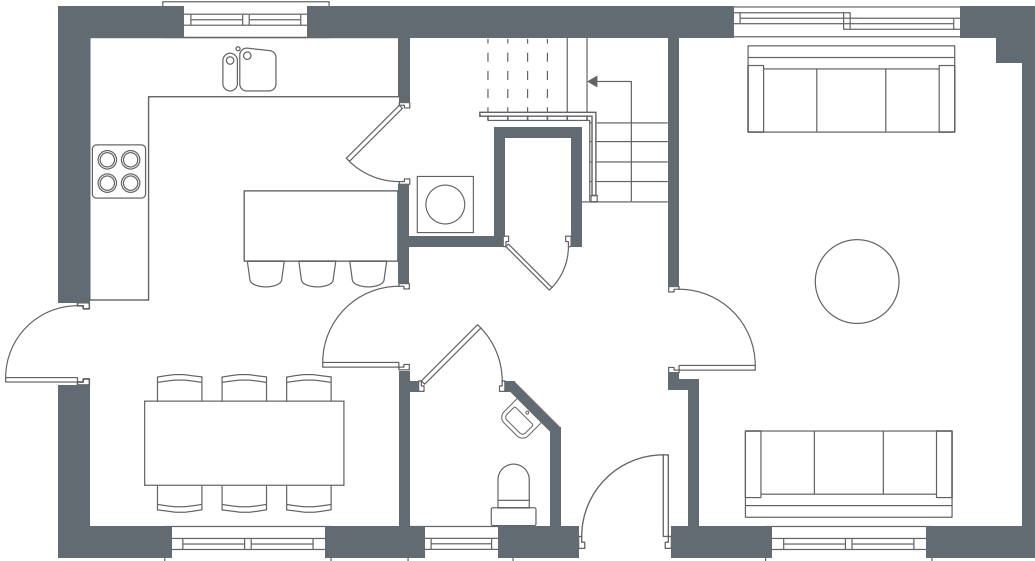


FIRST FLOOR

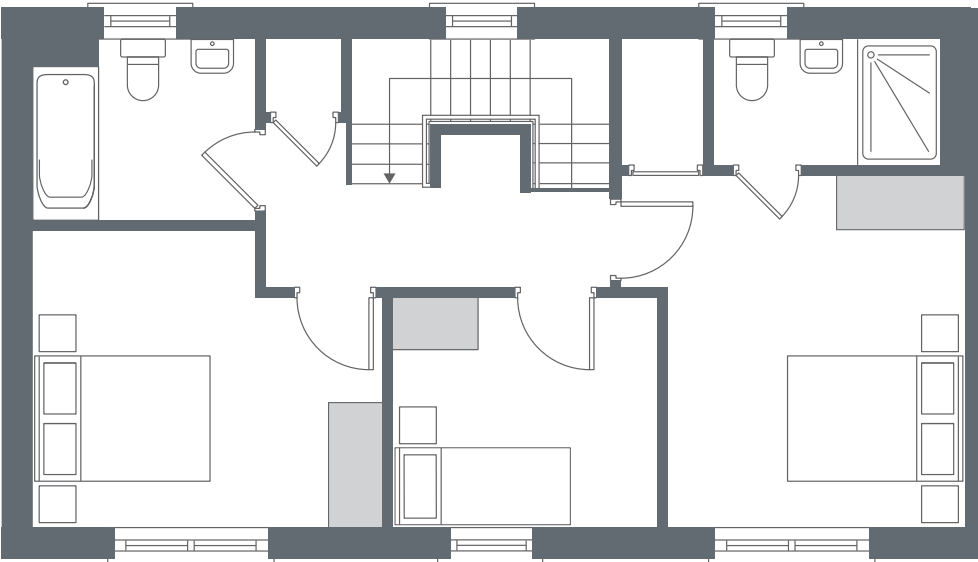
Floorplan is for information / illustration purposes only

BIRCH

3 bedroom semi-detached
109 sq.m | 1,173 sq.ft



GROUND FLOOR

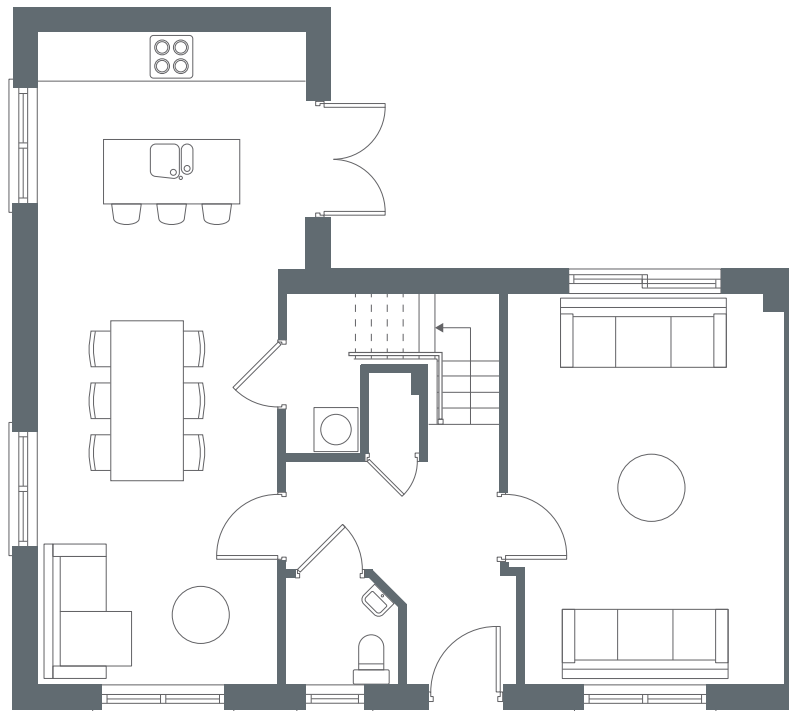


FIRST FLOOR

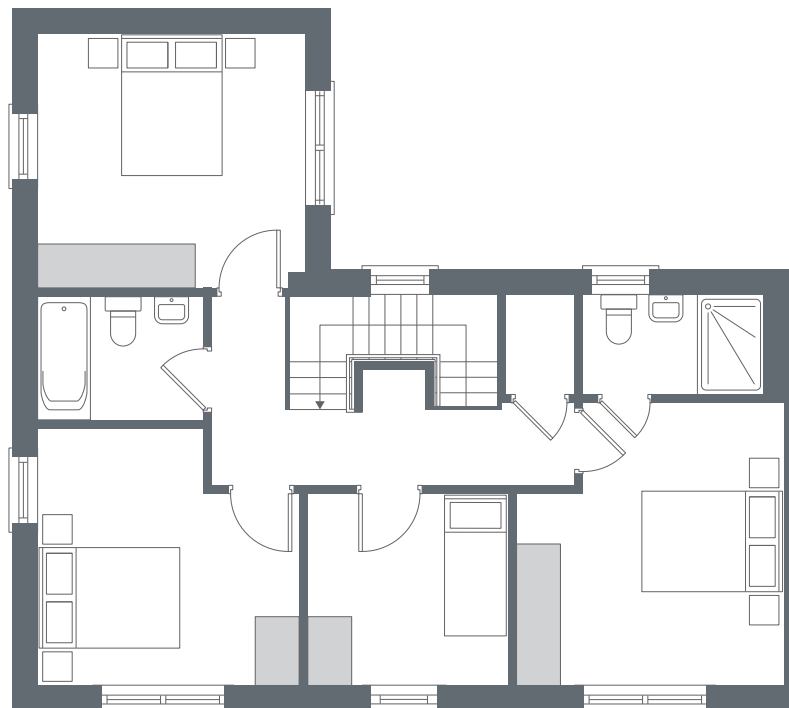
Floorplan is for information / illustration purposes only

IVY

4 bedroom semi-detached
135.2 sq.m | 1,455 sq.ft



GROUND FLOOR



FIRST FLOOR

Floor plan is for information / illustration purposes only





SPACIOUS HOMES

Station Walk interiors combine the very best of modern design with the space required for contemporary living. Every detail is thought of in these stunning homes, from family-friendly kitchens to ample storage space to luxurious bedrooms and bathrooms. These are houses for living, now and for decades to come.







STATION WALK SPECIFICATION



CEILING HEIGHTS

Each home benefits from raised ceiling heights.

INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Feature painted balustrades & handrails. High quality floor tiling and wall tiling in shower and bath enclosures is standard in the bathrooms and en suites.

WINDOWS & DOORS

Windows are high performance uPVC windows fitted with sealed double-glazing units throughout. Front doors are composite uPVC. Multi Point locking system used on front rear, and patio doors and windows.

KITCHENS

The kitchen is the heart of any home. The modern stylish kitchens feature an extensive range of units including distinctive full height wall units. Other modern design features include an island and additional storage. Integrated appliances provided (assuming contract is signed within 21 days).

WARDROBES

The bedroom wardrobes have a contemporary design with assorted storage and hanging options.

ELECTRICAL

White switches and sockets throughout. All rooms to have pendant light fittings.

HEATING SYSTEMS

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators. The heat system can be controlled from a mobile device.



BATHROOMS & EN SUITES

Stylish bathrooms and en suites are designed around contemporary fresh lines to offer excellent quality throughout. There are heated towel rails in all bathrooms and en suites.

PARKING

Homes have 2 car parking spaces.

CHARGING POINT

All homes are pre-wired to facilitate an electric vehicle charge point.

GARDENS

The enclosed gardens offer a wonderful extension of the living space. A patio area is ideal for alfresco dining and overlooking the seeded lawn.

SUPERIOR ENERGY EFFICIENCY

Station Walk homes feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. All houses will achieve an A rating.

SECURITY

Each home is wired for intruder alarm.

GUARANTEE

Each home is covered by a 10 year Structural Guarantee Scheme

EXTERNAL AREAS

All public spaces will be fully landscaped.

A LEGACY OF PLACEMAKING

We are a family owned property developer with a multi award-winning portfolio of some of Europe's largest urban development projects. Ballymore was established by founder, Chairman and CEO Sean Mulryan and his wife Bernardine in Dublin in 1982.

At Ballymore, we believe in building developments that improve, enrich and enhance people's lives, and we have proved time and time again that it's smart business sense to do so. We don't work with off-the-shelf design, but create an entirely new vision for every project, designed down to every detail, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality. It's a process that we lead from conception of a scheme right through to delivery of the project by way of Ballymore's dedicated, expert in-house teams.

Ballymore has been committed to delivering high quality homes in Kildare for decades, with other successful developments in neighbouring town Naas at Bellingsfield, Longstone, Stoneleigh and Pipers Hill.

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CHARACTER AREA 1

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