



By Glenveagh 




BARNHALL

MEADOWS

LEIXLIP, KILDARE





# MODERN HOMES

— IN A —

# UNIQUE LOCATION

Glenveagh Homes are pleased to introduce Barnhall Meadows, a beautiful new development of spacious architecturally designed luxury 2,3 and 4 bedroom homes, perfectly positioned in the picturesque village of Leixlip, Co Kildare. These A-rated homes are incredibly comfortable and efficient, thanks to high levels of insulation and state-of-the-art heat pump systems.

Barnhall Meadows consists of numerous house types and layouts, making this new development appealing to all buyers, from first-time buyers to growing families and purchasers looking for a more efficient home. All Barnhall Meadows residents can enjoy being part of an established and friendly community, close to excellent transport links and the best of local amenities.





Leixlip Castle

# LEIXLIP

Leixlip town is well known for its castle, which dates back from 1172, just after the Norman Invasion of 1171. It is one of the oldest continuously inhabited buildings in Ireland and was home to the Guinness family. Leixlip is nestled between the River Liffey and the Rye, with Maynooth, Celbridge & Lucan on its doorstep.

Leixlip has plenty to offer; whether you're a history buff, nature lover, foodie or shopaholic there is something for you.



Maynooth Road  
(To Maynooth)

Intel

The  
Wonderful Barn

Leixlip  
Amenities Centre

Louisa  
Bridge Station

Castletown

Arthur's  
Way

Celbridge Road  
(To Dublin)









# AN AREA IMMERSED IN HISTORY

BARNHALL MEADOWS RESIDENTS CAN FOLLOW IN THE FOOTSTEPS OF ARTHUR GUINNESS HIMSELF. ARTHUR'S WAY IS A HERITAGE TRAIL BEGINNING WHERE THE RYE AND LIFFEY RIVER MEET IN LEIXLIP, PROVIDING STUNNING VIEWS FOR THE ENCHANTING JOURNEY AHEAD.

This scenic 16km walk or bike ride will take you through the life of Arthur Guinness, journeying past Leixlip Castle and Arthur's Square.

Following the river across the old hill to the old Celbridge road brings you up to the ever-enchanting Wonderful Barn, and its natural 4 acre parkland.

The next stop on this historical journey is the Castletown estate in Celbridge, the former Connolly estate and one of Ireland's earliest and finest Palladian houses. It is now a hugely popular visitor attraction today with regular tours and a café.

The nearby Celbridge town is where Arthur learnt his brewing crafts and where a statue remains today of Ireland's most famous entrepreneur.

The trail leaves the Liffey Valley to join the Grand Canal. The grassy pathways guide visitors past beautiful flora and fauna to the magnificent Lyons Estate. At Ardclough, the route turns for Oughterard, which offers spectacular panoramic views over Kildare, Dublin and the Province of Leinster. This was also the final resting place for many of the Guinness family including Arthur himself.



Conolly's Folly on the grounds of Castletown House



Arthur's Way



Leixlip Village



Castletown House





THE BEST OF  
TOWN &  
COUNTRY





## A PERFECT, PICTURESQUE LOCATION

BARNHALL MEADOWS IS SITUATED AT THE EDGE OF THE CASTLETOWN HOUSE ESTATE, WHICH WAS ORIGINALLY BUILT BETWEEN 1722 AND 1729 (APPROX.), THE FIRST AND THE LARGEST PALLADIAN-STYLE HOUSE BUILT IN IRELAND. IT IS THE CENTRE PIECE OF A 550-ACRE SITE AND TODAY IS A HUGELY POPULAR VISITOR ATTRACTION NOW OPEN TO THE PUBLIC.

The new development is built against the backdrop of the “Wonderful Barn”, a fairy tale-style building that was built in 1743 following the famine. It is thought that Katherine Connolly of Castletown House commissioned the building of the barn in 1743, with two main purposes: to give employment to impoverished local people and to act as a store for grain should famine strike again. This beautiful structure was placed on the World Monuments List of 100 Most Endangered monuments in 2006, ensuring it remains a protected structure.





## CONVENIENT TO EVERYTHING YOU NEED

While Dublin City is just a short drive away, Leixlip is a bustling hive of activity, with everything you could possibly need on your doorstep. Leixlip itself is home to several supermarkets including Supervalu, Eurospar, Aldi and Lidl, as well as a variety of local shops, boutiques and businesses. For more serious shoppers, Manor Mills Shopping Centre in Maynooth and Liffey Valley Shopping Centre are just a short drive away.



Beckett's



The Court Yard Hotel



Springfield Hotel



Town



The River Liffey

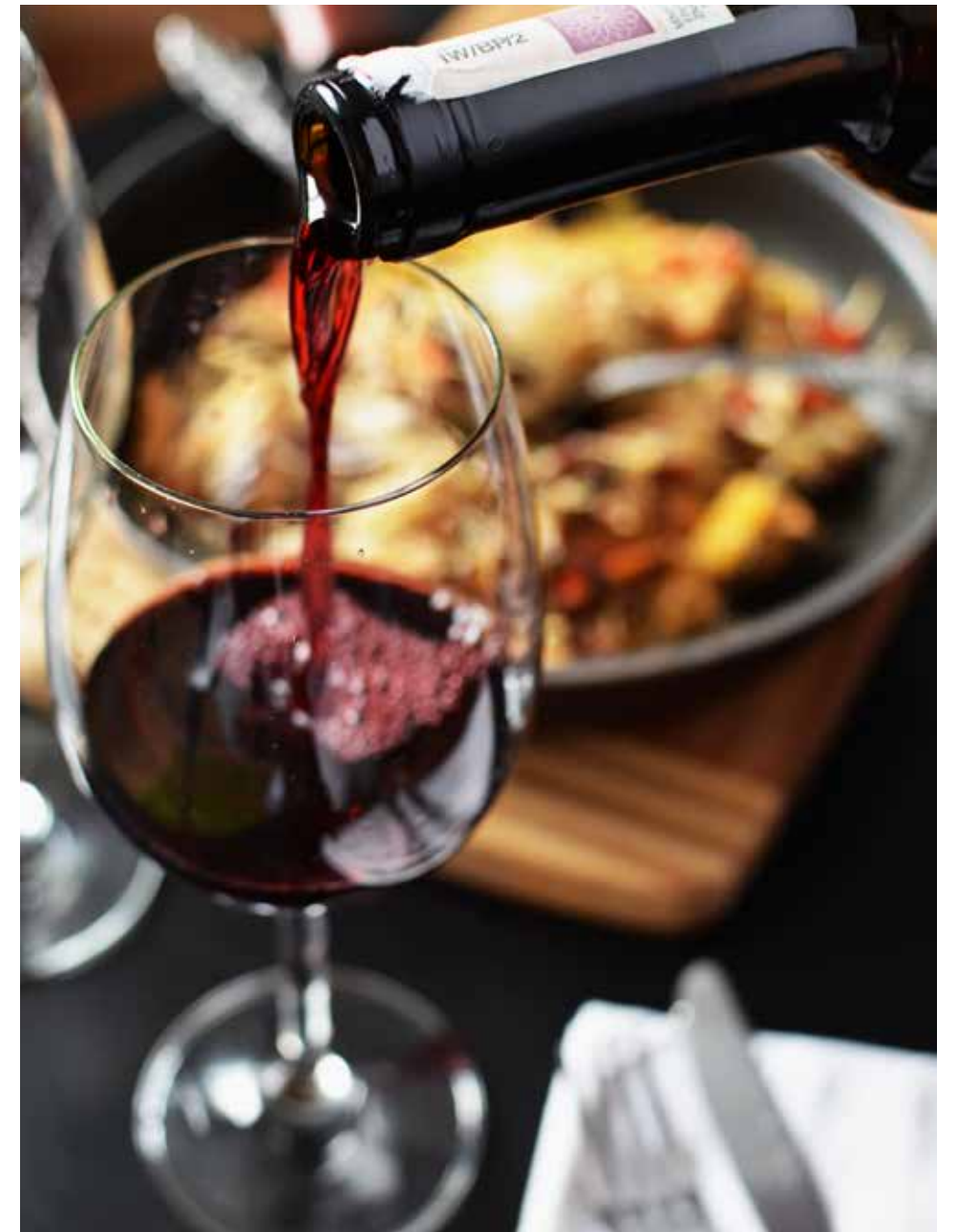
## SHOP & SOCIALISE WITH FRIENDS & FAMILY

For socialising, Leixlip is a popular destination for all types of get-togethers, from formal parties and dinners to simple evenings catching up with a friend over a drink. Great options include The Salmon Leap Inn, The Town, Becketts Restaurant & The Courtyard.

Neighbouring Maynooth is renowned for its nightlife and has a fabulous reputation amongst foodies with an array of restaurants, gastro pubs & bars such as Picaderos, The Avenue, Ely, The Roost, The K-Club, Carton House and The Glenroyal Hotel.

### OTHER RESTAURANTS TO NOTE:

- Da Vinci's Italian Restaurant & Bar
- Alvitos Italian Restaurant & Grill Room
- Rustic Wood Fired Pizza
- The Court Yard Hotel
- Town



The Orchard Cafe



Salmon Leap Inn





# EDUCATION & EMPLOYMENT

Maynooth University is the fastest growing university in Ireland with more than 12,500 students. Founded in 1795, the campus is only a stone's throw away, while UCD, Trinity College & DCU are readily accessible by public transport.

Leixlip boasts several well renowned primary schools - Scoil Bhríde, Scoil Mhuire, Scoil Eoin Phoil, Scoil Chearbhaill Uí Dhálaigh, Leixlip Educate Together and San Carlo junior school - as well as several post primary schools: Confey College, Leixlip Community School and Colaiste Chiarain. There are also several creches and Montessori's in the vicinity including Little Harvard, Ryevale Montessori & Day Care and Weston Primary Montessori.

Leixlip is also a popular location for many big employers. One of the largest international companies based in Ireland, Intel, is located close to Barnhall Meadows, and provides massive employment in the area.



Leixlip Amenities Centre



# WHERE EVERY WEEKEND IS AN OUTDOOR ADVENTURE

AT THE WEEKEND YOU'LL BE SPOILT FOR CHOICE THANKS TO THE ABUNDANCE OF EXCELLENT OUTDOOR AMENITIES. ALL TYPES OF SPORT, HEALTH & FITNESS ACTIVITIES ARE PROVIDED FOR IN LEIXLIP; WITH LOCAL ATHLETICS, G.A.A, SOCCER, RUGBY & BASKETBALL CLUBS FOR ALL AGES.

Carton House



St. Marys GAA



Salmon Leap Canoe Club



Barnhall RFC



Leixlip is surrounded by a number of golf clubs, Carton House being one to note as an award-winning golf course with 18 holes of exquisite landscape. The area also has many equestrian centres & gyms with Leixlip Amenities Centre offering a fully serviced gym, sauna, steam rooms, sports hall & all-weather pitches and running track. Base Entertainment Centre for wet days in and Leixlip Reservoir & the River Liffey that allow for canoeing, fishing & other water sports on a dry day out.





Train arriving at Leixlip for Dublin city

## RIGHT ON TRACK

Leixlip offers a commuter train service to Dublin City Centre's Connolly Station from Louisa Bridge Station (7 minutes away) or Confey Station (10 minutes away), with over 35 departures every weekday and a commute time of approximately 35 minutes. Dublin City Centre is less than 30 minutes by car, while commuters can choose between a regular Dublin Bus services (66/66B) nearby.



**TRAVEL TIMES**

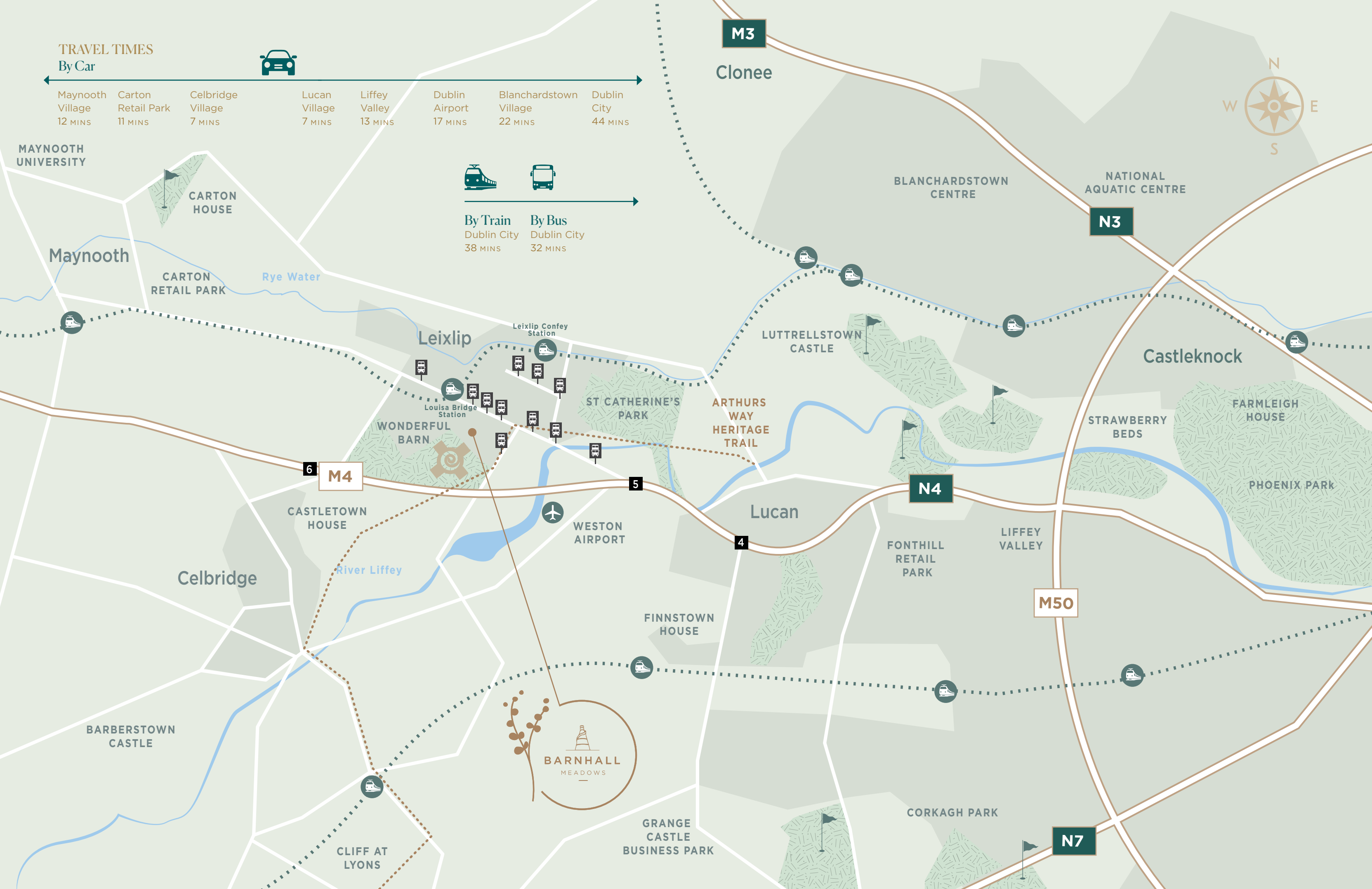
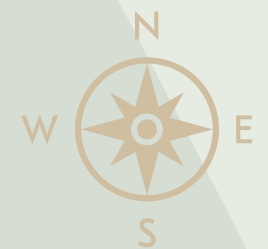
**By Car**



|                             |                               |                             |                         |                          |                           |                                   |                        |
|-----------------------------|-------------------------------|-----------------------------|-------------------------|--------------------------|---------------------------|-----------------------------------|------------------------|
| Maynooth Village<br>12 MINS | Carton Retail Park<br>11 MINS | Celbridge Village<br>7 MINS | Lucan Village<br>7 MINS | Liffey Valley<br>13 MINS | Dublin Airport<br>17 MINS | Blanchardstown Village<br>22 MINS | Dublin City<br>44 MINS |
|-----------------------------|-------------------------------|-----------------------------|-------------------------|--------------------------|---------------------------|-----------------------------------|------------------------|



|   |   |
|---|---|
| <b>By Train</b><br>Dublin City<br>38 MINS | <b>By Bus</b><br>Dublin City<br>32 MINS |
|---|---|



MAYNOOTH UNIVERSITY

CARTON HOUSE

Maynooth

CARTON RETAIL PARK

Rye Water

Leixlip

Leixlip Convey Station

Louisa Bridge Station

WONDERFUL BARN

ST CATHERINE'S PARK

ARTHURS WAY HERITAGE TRAIL

LUTTRELLSTOWN CASTLE

Castleknock

STRAWBERRY BEDS

FARMLEIGH HOUSE

PHOENIX PARK

M4

CASTLETOWN HOUSE

WESTON AIRPORT

Lucan

N4

FONTHILL RETAIL PARK

LIFFEY VALLEY

M50

Celbridge

River Liffey

FINNSTOWN HOUSE

BARBERSTOWN CASTLE

BARNHALL MEADOWS

CLIFF AT LYONS

GRANGE CASTLE BUSINESS PARK

CORKAGH PARK

N7



# THE CHANCE TO LIVE IN A WONDERFUL PLACE

RESIDENTS CAN BENEFIT FROM ACRES OF NATURAL  
PARKLAND. THERE ARE 203 HOMES ON THE EAST SIDE  
OF THE DEVELOPMENT OF A C. 430 UNIT SCHEME  
OVERLOOKING A NATIONAL MONUMENT ADJACENT TO  
ALLOTMENT COMMUNITY GARDENS.





# A WHOLE RANGE OF WONDERFUL HOMES

RESIDENTS CAN BENEFIT FROM ACRES OF  
NATURAL PARKLAND OVERLOOKING A NATIONAL  
MONUMENT ADJACENT TO ALLOTMENT  
COMMUNITY GARDENS



## PHASE 2 HOUSE TYPES

- **THE HAZEL**  
2 Bed Mid Terrace  
86 sqm / 926 sqft

● **THE PINE**  
4 Bed Semi Detached  
139 / 1496 sqft
- **POPLAR**  
3 Bed Mid / End Terrace /  
Semi Detached  
109.2-112 sqm / 1175- 1206 sqft

● **THE HORNBEAM**  
4 Bed Semi Detached /  
Detached  
134-136 sqm / 1442-1464 sqft
- **THE BIRCH**  
3 Bed Semi Detached /  
Detached  
118-122 sqm / 1270-1313 sqft

● **THE HOLLY**  
4 Bed Semi Detached  
plus family room  
214 sqm / 2293 sqft
- **THE BEECH**  
3 Bed Mid / End Terrace/  
Semi Detached  
120.5-123 sqm / 1297-1324 sqft

● **THE CHESTNUT**  
4 Bed Semi Detached  
plus family room  
215 sqm / 2314 sqft
- **THE LARCH**  
3 Bed Semi Detached /  
Detached  
123-126 sqm / 1324-1356 sqft

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.





SUPERIOR  
LIVING

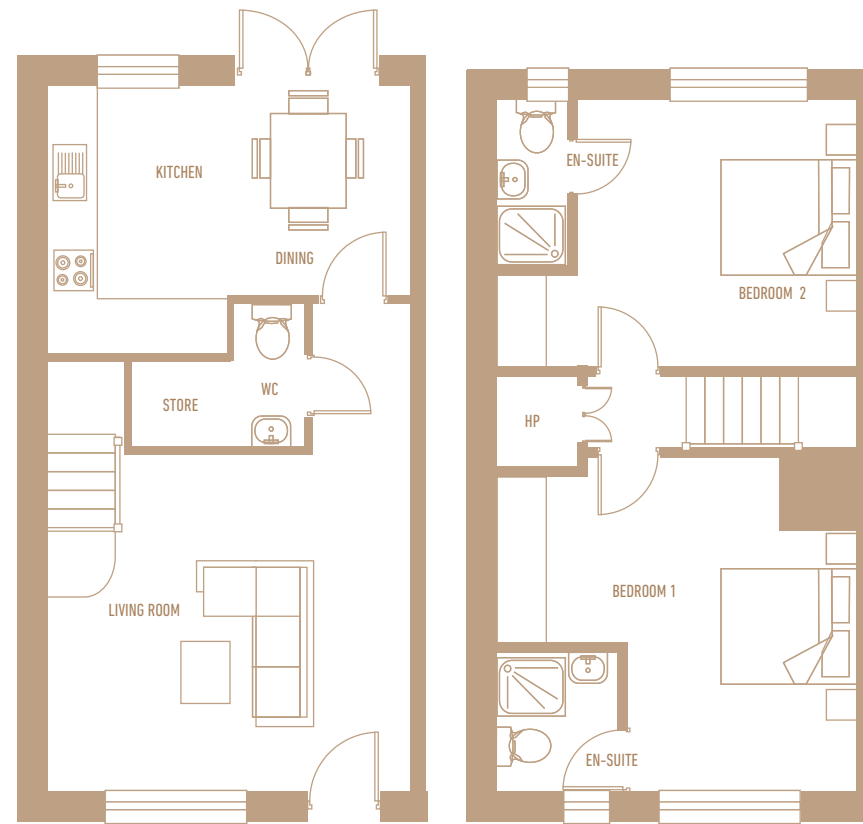
— WITH A —

TWIST



# THE HAZEL

2 Bed Mid Terrace  
86 sqm / 926 sqft



GROUND FLOOR

FIRST FLOOR

Floorplans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

# THE POPLAR

3 Bed Mid / End Terrace / Semi Detached  
109.2-112 sqm / 1175- 1206 sqft



GROUND FLOOR

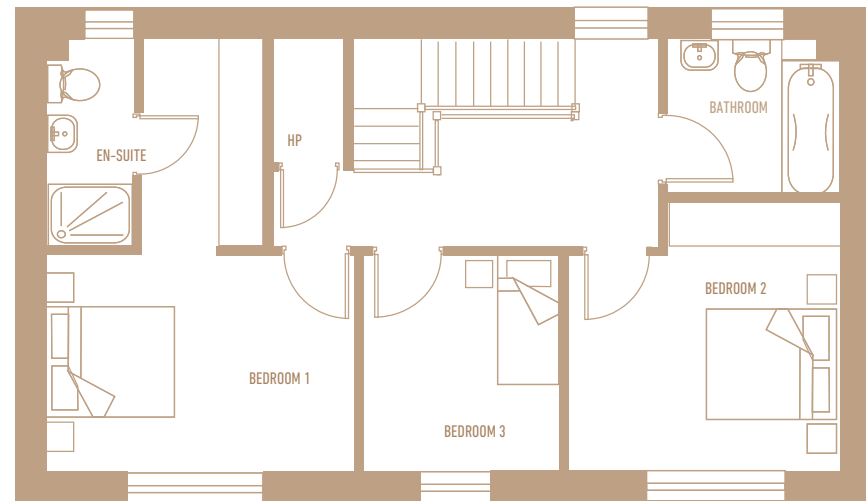
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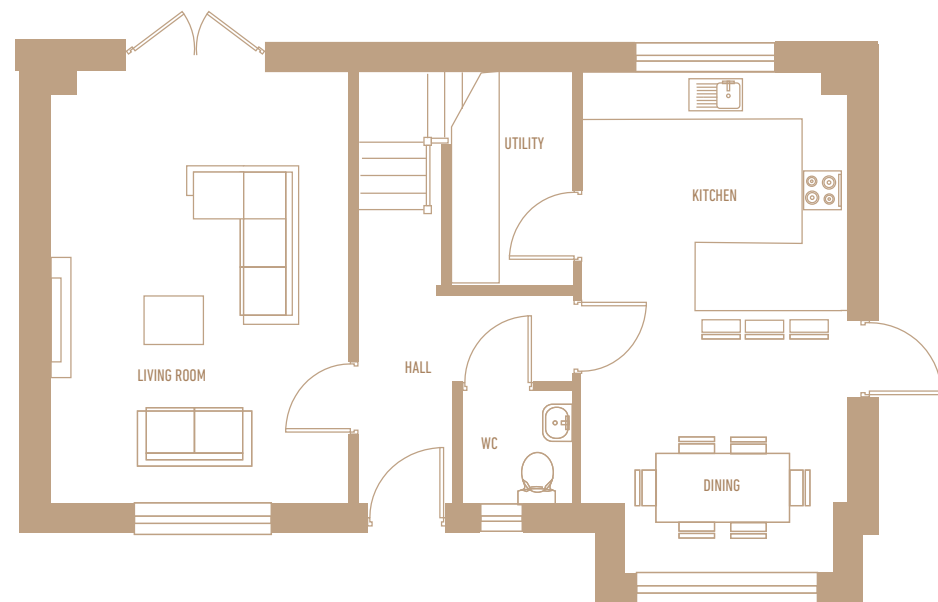


# THE BIRCH

3 Bed Semi Detached /Detached  
118-122 sqm / 1270-1313 sqft



FIRST FLOOR

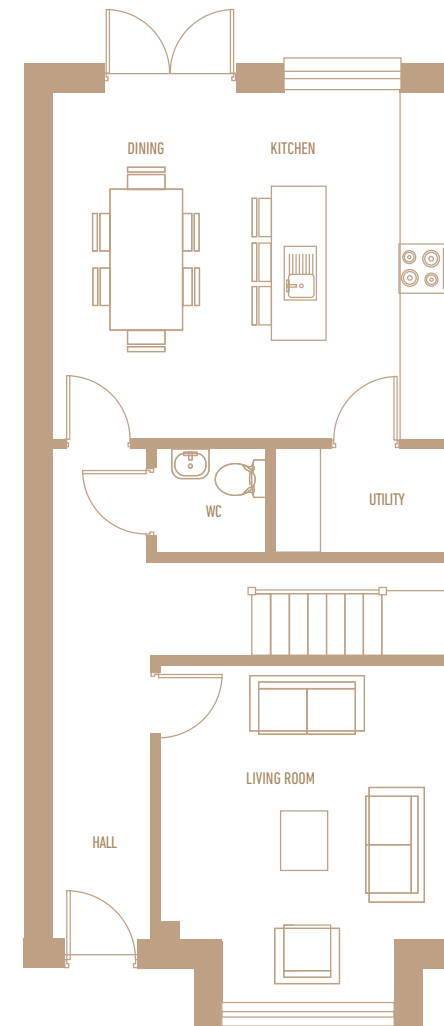


GROUND FLOOR

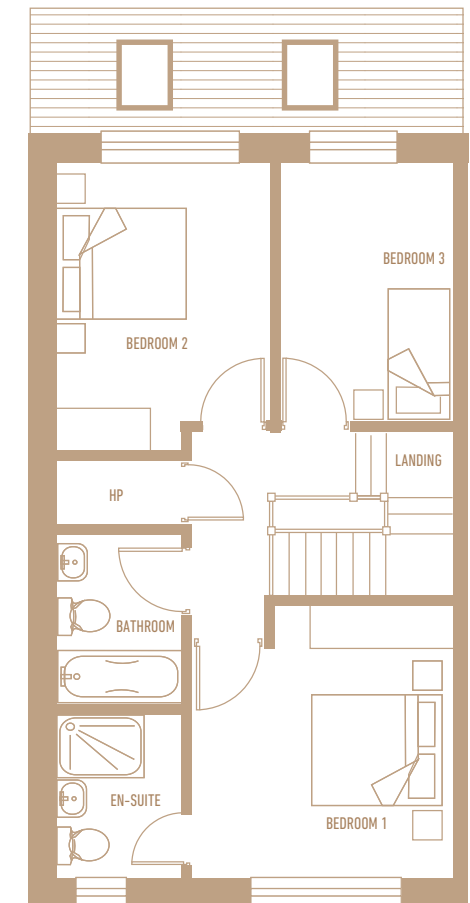
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# THE BEECH

3 Bed Mid / End Terrace/ Semi Detached  
120.5-123 sqm / 1297-1324 sqft



GROUND FLOOR



FIRST FLOOR

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# THE LARCH

3 Bed Semi Detached /Detached  
123-126 sqm / 1324-1356 sqft



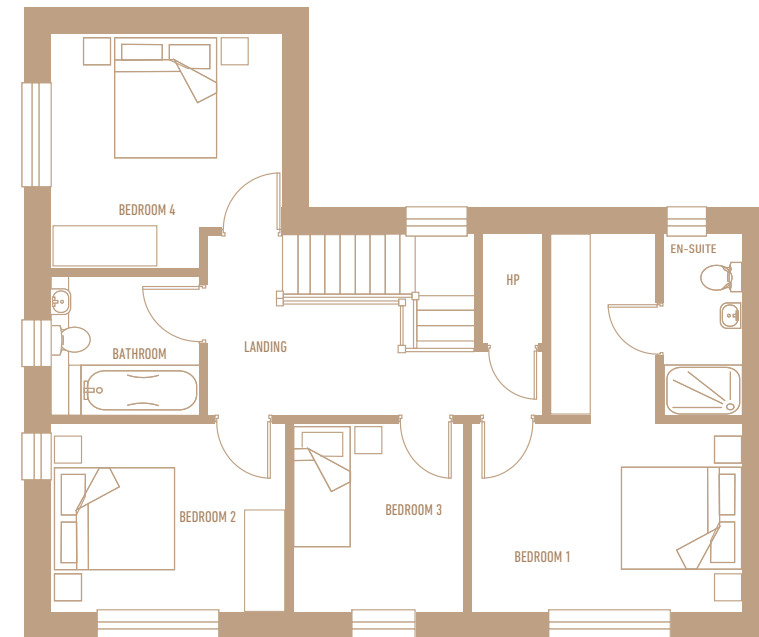
GROUND FLOOR

FIRST FLOOR

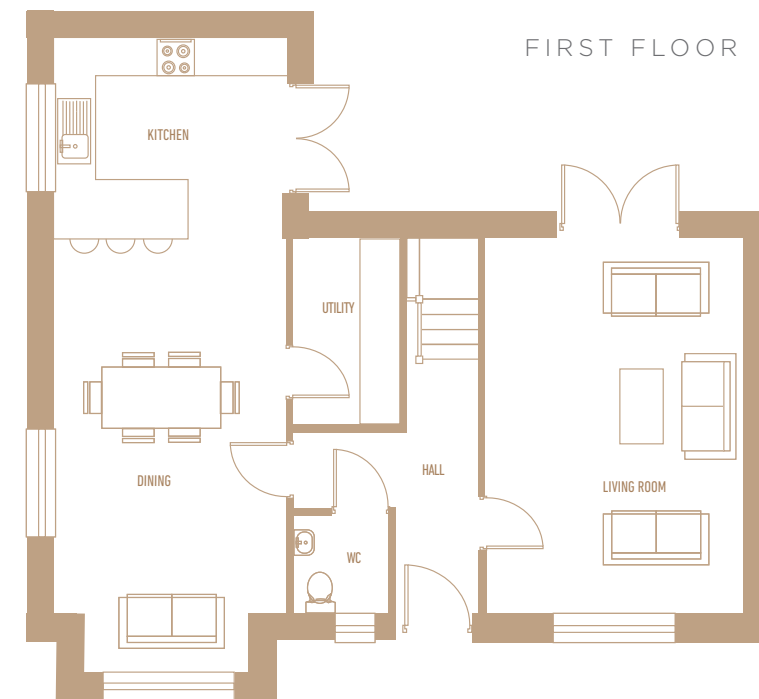
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# THE PINE

4 Bed Semi Detached  
139 sqm / 1496 sqft



FIRST FLOOR



GROUND FLOOR

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# THE HORNBEAM

4 Bed Semi Detached / Detached  
134-136 sqm / 1442-1464 sqft



GROUND FLOOR

FIRST FLOOR

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# THE HOLLY

4 Bed Semi Detached plus family room  
214 sqm / 2293 sqft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floorplans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.



●

# THE CHESTNUT

4 Bed Semi Detached plus family room  
215 sqm / 2314 sqft

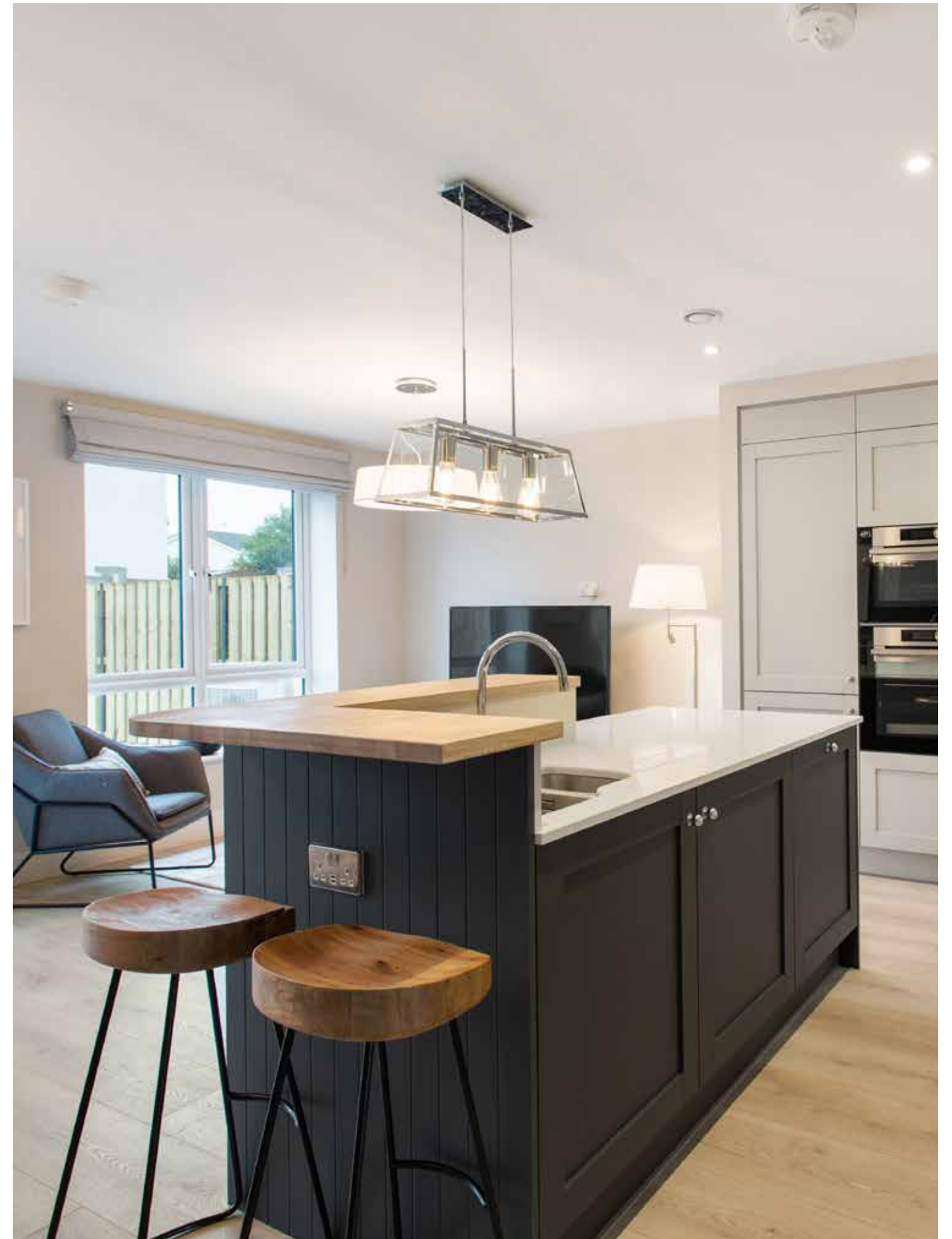


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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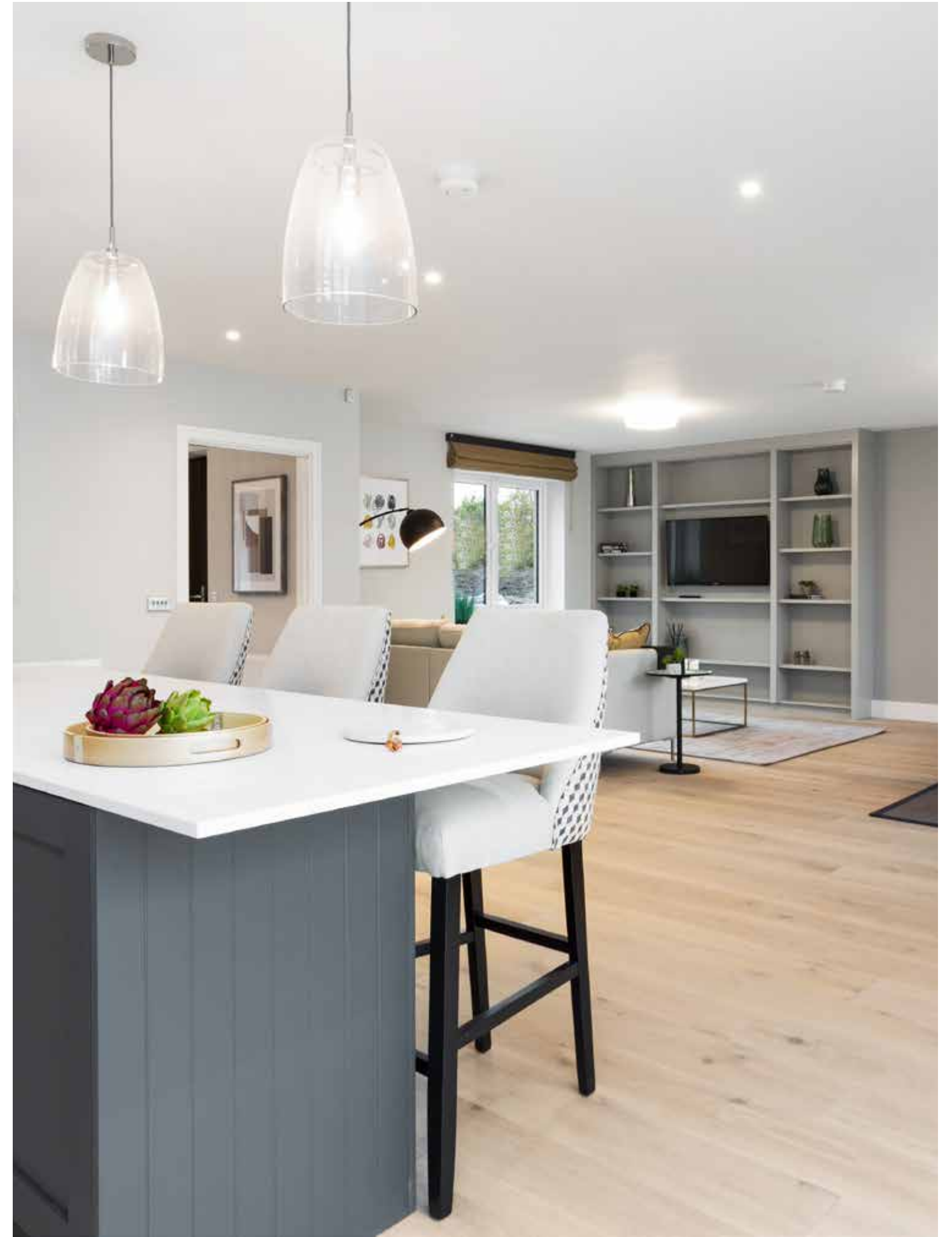








EXQUISITE  
ATTENTION  
TO DETAIL





# SPECIFICATIONS

## EXTERNAL FEATURES

- Maintenance free, tasteful mix of brick and render exteriors, High performance external walls are finished with a combination of brick, zinc and monocouche coloured render.
- Composite front doors with secure five-point locking system.
- PVC fascia, gutters and downpipes.
- External tap as standard

## INTERNAL FINISHES

- Walls painted throughout in mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves.
- All internal door handles are high quality chrome finish.
- All houses feature a timber staircase with hardwood handrail.
- Pull-down attic ladder in all homes.

## WINDOWS & DOORS (EXTERNAL)

- Two-toned uPVC double glazed windows with grey exterior and white interior.
- French double doors to back garden in most house types.

## KITCHENS

- Superb contemporary Serica style kitchen by BESPACe Kitchens with oyster oak carcass and kashmir shaker doors.
- All kitchens are integrated with a Tika stainless steel sink, elegant tap and countertop upstand and as per show house.
- Marine blue finish islands in the 3 bed homes and graphite islands in the 4 bed homes.
- All kitchens are supplied with an extractor fan.

## BATHROOMS & ENSUITES

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as seen in our show houses.

## ENERGY EFFICIENCY

- All homes are A - rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

## WARDROBES

- Shaker style fitted wardrobes provided by BESPACe Kitchens with washed oak veneer carcass.

## ELECTRICAL & HEATING

- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.
- Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard.
- TV connection in living, master-bedroom and kitchen.
- Heat pump system which is thermostatically controlled to maximise your comfort.
- All houses are prewired for external electric vehicle home charge point.

## GARDENS

- Driveways finished in cobble lock paving with ample parking spaces.
- Seeded gardens with secure post and panel fencing to rear gardens.
- Barnhall Meadows external spaces will be sensitively landscaped to a high standard.

## GUARANTEE

- Each Barnhall Meadows home is covered by a 10-year Homebond Structural Guarantee.





BUILT  
— TO A —  
STANDARD  
— YOU CAN —  
TRUST



COME HOME  
TO COMFORT





## MODERN FULLY FITTED KITCHENS

- Superb contemporary kitchen with soft close doors.
- All kitchens with an upstand and elegant stainless steel Faber extractor fan as in the show houses.
- Intergrated sink featuring an elegant tap.





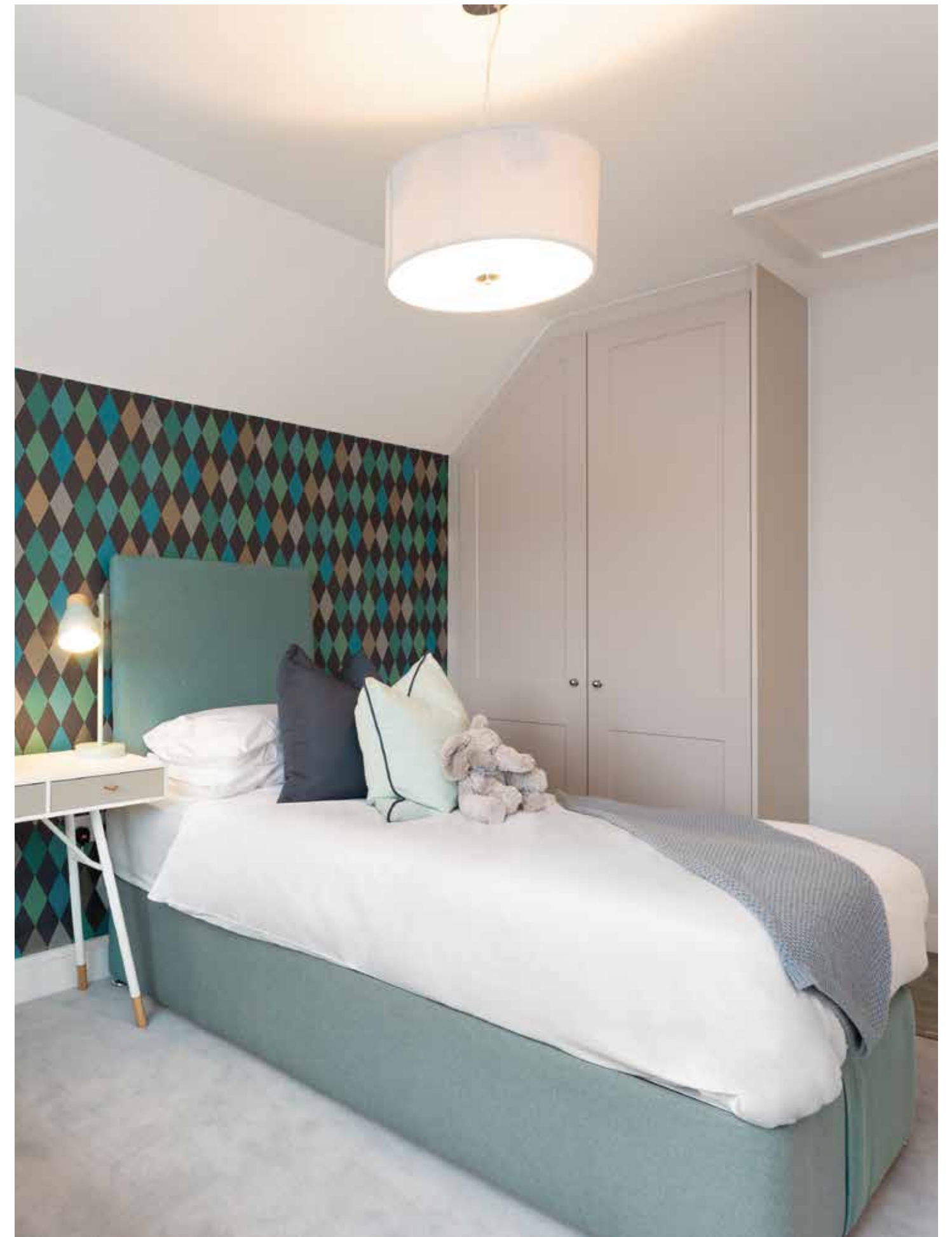
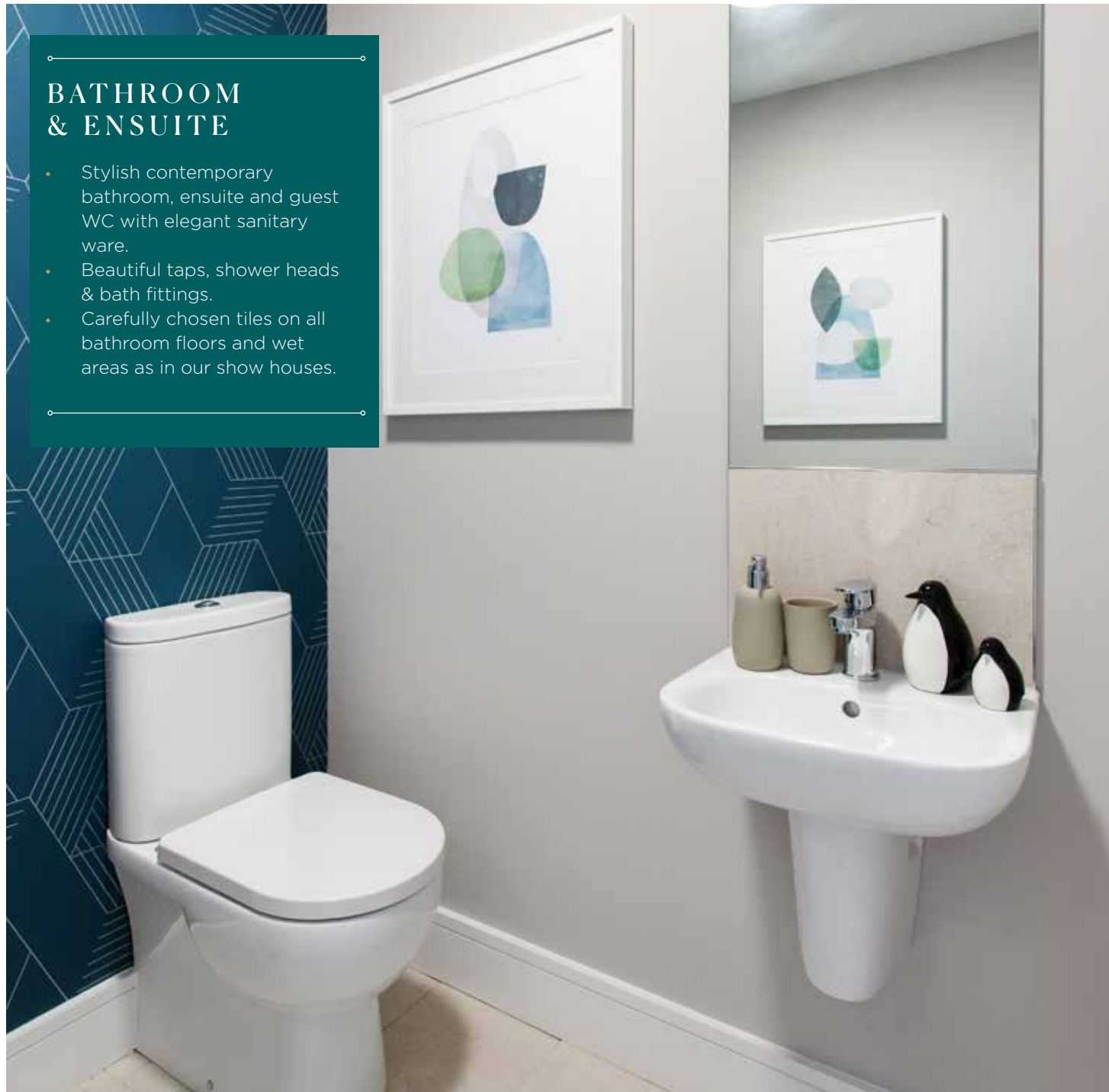
A RATED  
FAMILY  
HOMES WITH  
10 YEARS  
STRUCTURE  
GUARANTEE





## BATHROOM & ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.





PRECISE  
ATTENTION  
TO DETAIL  
IN EVERY  
HOME.







# Glenveagh

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

## Other Glenveagh Developments

- Holsteiner Park, Clonee
- Cois Glaisin, Navan
- Cluain Adain, Navan
- Ruxton Oaks, Navan
- Silver Banks, Stamullen
- Oldbridge Manor, Rathmullen
- Taylor Hill, Balbriggan
- Cnoc Dubh, Ballyboughal
- Semple Woods, Donabate
- Knightsgate, Rush
- Proby Place, Blackrock
- Bellingsmore, Kilmartin
- Ledwill Park, Kilcock
- Marina Village, Greystones
- Blackrock Villas, Cork
- Mount Woods, Cork

## Agents



01 6181300



01 6288400

## Professional Team

|             |                    |
|-------------|--------------------|
| Developer   | Glenveagh Homes    |
| Design Team | AKM Design         |
| Solicitor   | Mason Hayes Curran |

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Cnoc Dubh, Ballyboughal



Taylor Hill, Balbriggan



Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.



Ledwill Park, Kilcock

## Giving Life A New Home

Our homes are planned,  
designed and built well.

Cois Glaisin, Navan







