



COACH ROAD

• CLANE, CO. KILDARE •

WELCOME TO COACH ROAD

www.coachroad.ie





*There's no place
like home*

Welcome to Coach Road, a beautiful residential development by Westin Homes.

Coach Road comprises of 2, 3, 4 and 5 bedroom spacious, 'A' rated homes and is conveniently located just a short stroll from the well established town of Clane, Co. Kildare.

This development presents a superb opportunity to own a contemporary, energy efficient home that has been thoughtfully designed, making it the perfect place to call home.



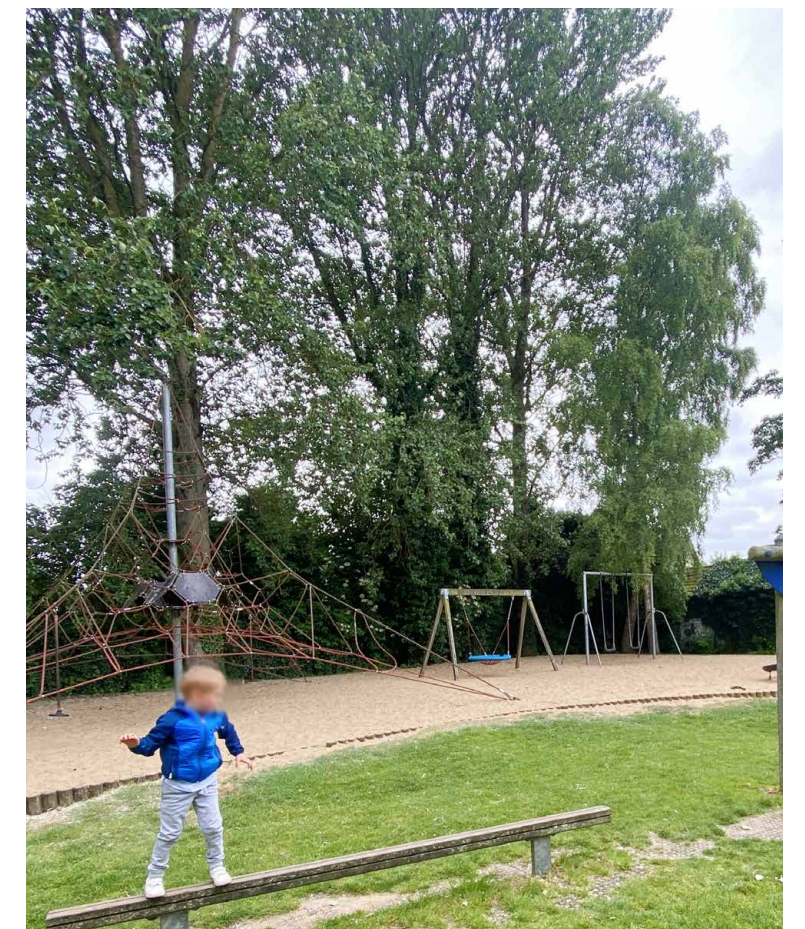


Welcome to the neighbourhood

Coach Road is within easy walking distance of restaurants, bars, cafés, boutiques and all of the wonderful amenities that the thriving town of Clane has to offer.

Explore the historic ruins of Bodinstown Church, enjoy a round of golf at the Millicent Golf Club or soak up the beautiful landscape on scenic walks along the picturesque banks of the River Liffey.

With excellent transport links to the centre of Dublin, Clane offers the perfect balance between city and country. Dublin city and its environs are easily accessible via a regular bus service, rail links from nearby Sallins and Maynooth, along with easy access to the M4 and M7 Motorways.



*Every amenity
on your doorstep*

Residents at Coach Road have an abundance of leisure pursuits to choose from locally.

The bustling town of Clane has a vast array of shops and supermarkets including Supervalu, Tesco, Aldi and Lidl. Liffey Valley, one of Ireland's largest shopping centres and Kildare Village, a renowned luxury shopping destination, are both just a short drive away.

Clane is home to numerous sporting facilities including GAA, athletics, golf, tennis, soccer club, rugby and fishing. There is a fantastic playground located in the town. The Westgrove Hotel and Conference Centre offers extensive gym facilities and a swimming pool.

With a great sense of community, beautiful outdoor spaces and numerous transport links, Clane boasts a range of amenities for every member of the family.

Clane has excellent connectivity. It is conveniently located near the M4 and M7, making for a seamless commute to Dublin City Centre and beyond. Bus Eireann runs a regular service to the capital, whilst the nearby town of Maynooth offers a fantastic rail service.

EDUCATION

- A** Scoil Bhríde
- B** Scoil Phádraig
- C** Scoil Mhuire Community School

LEISURE, DINING & RETAIL

- E** Westgrove Hotel
- F** Abbeylands Shopping Centre
- G** Aldi
- H** Lidl
- I** Tesco Metro
- J** Super Valu

SPORTS & ACTIVITIES

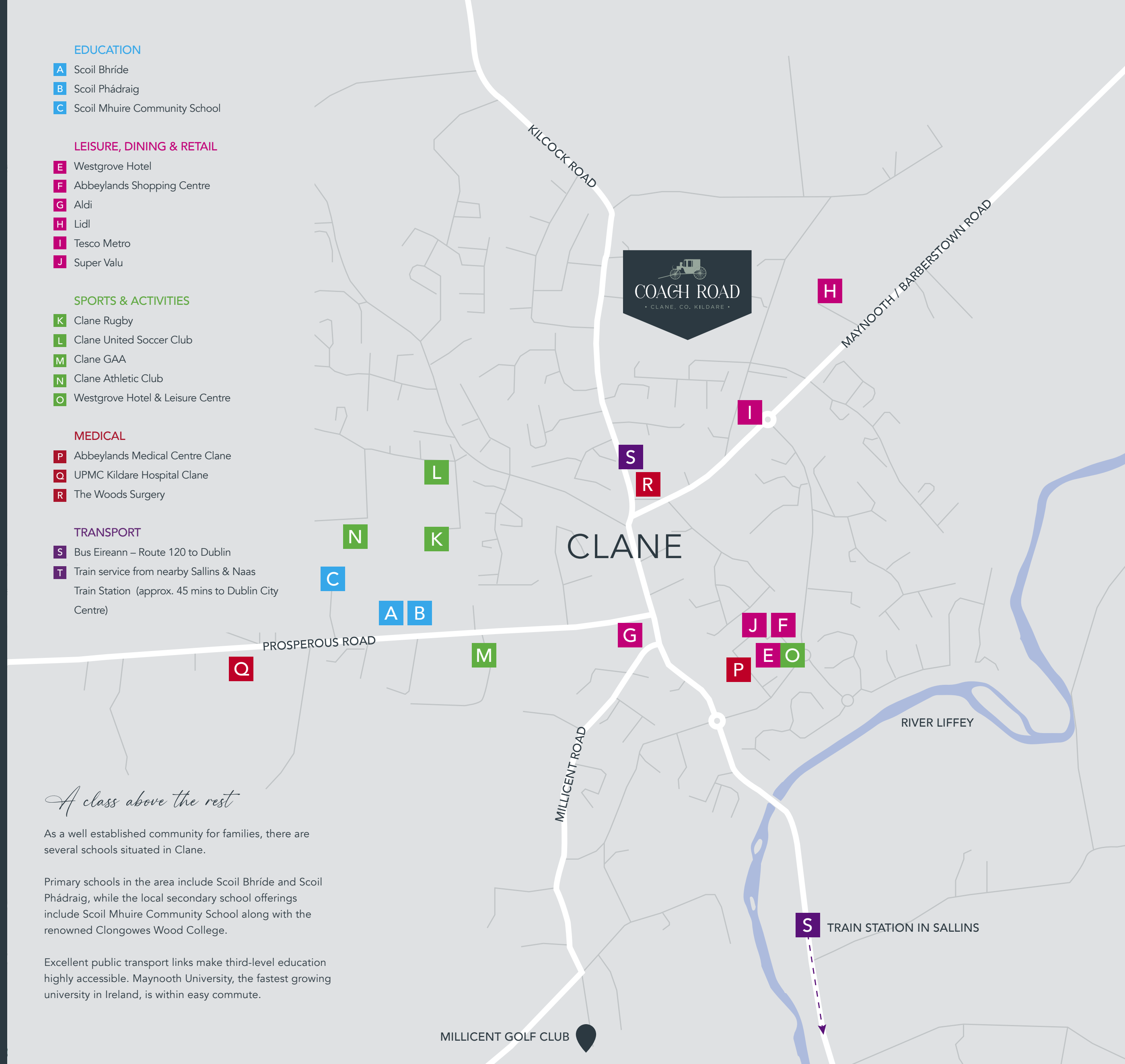
- K** Clane Rugby
- L** Clane United Soccer Club
- M** Clane GAA
- N** Clane Athletic Club
- O** Westgrove Hotel & Leisure Centre

MEDICAL

- P** Abbeylands Medical Centre Clane
- Q** UPMC Kildare Hospital Clane
- R** The Woods Surgery

TRANSPORT

- S** Bus Eireann – Route 120 to Dublin
- T** Train service from nearby Sallins & Naas Train Station (approx. 45 mins to Dublin City Centre)



A class above the rest

As a well established community for families, there are several schools situated in Clane.

Primary schools in the area include Scoil Bhríde and Scoil Phádraig, while the local secondary school offerings include Scoil Mhuire Community School along with the renowned Clongowes Wood College.

Excellent public transport links make third-level education highly accessible. Maynooth University, the fastest growing university in Ireland, is within easy commute.

MILLICENT GOLF CLUB



Inglenook Wood, Carrickmines



Dargle Demesne, Enniskerry

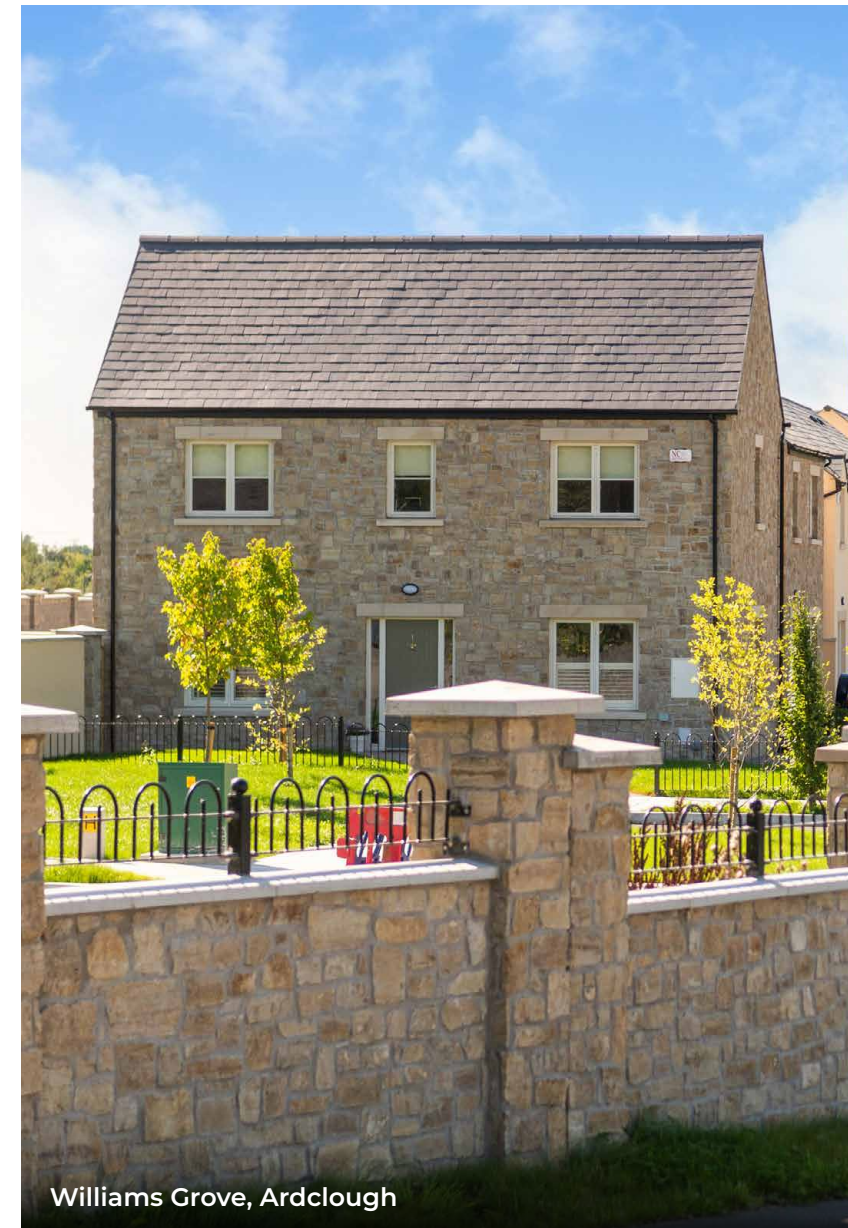
WESTIN HOMES

A Guarantee of Excellence and High Quality

Westin Homes are proud of their excellent reputation for attention to detail and distinguished craftsmanship in ensuring every home is built to the highest standards. Coach Road comprises well designed, spacious, A rated homes that have been built with a modern lifestyle in mind.

PREVIOUS DEVELOPMENTS BY WESTIN HOMES INCLUDE:

- Hayfield, Maynooth
- Abbottfield, Clane
- Inglenook Wood, Carrickmines
- Royal Canal Walk, Enfield
- Knights Wood, Johnstown, Naas
- Oldtown Walk, Naas
- Dargle Demense, Enniskerry
- William's Grove, Ardclough
- Johnstown Demesne, Enfield



Williams Grove, Ardclough



Inglenook Wood, Carrickmines



Oldtown Walk, Naas



Abbottfield, Clane



Superior Low Energy Design

- 'A2 BER rating energy efficient homes.
- Low energy, low carbon houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Demand Control Ventilation system throughout house.

BER A2

These Quality Homes are covered
by the HomeBond 10 Year
Guarantee Scheme.





Building Specifications

Superior Low Energy Design:

- A2 BER rating energy efficient homes
- Low energy, low carbon homes
- Very high levels of insulation incorporated in floors, walls and roofs
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness
- High performance, low U-value windows and external doors
- Low emission argon-filled windows which reflect heat back into the room
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water
- Thermostatically controlled radiators throughout
- Demand Control Ventilation throughout the house

Building Guarantee:

- Block built house
- Full masonry construction
- These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme

Kitchen & Wardrobe:

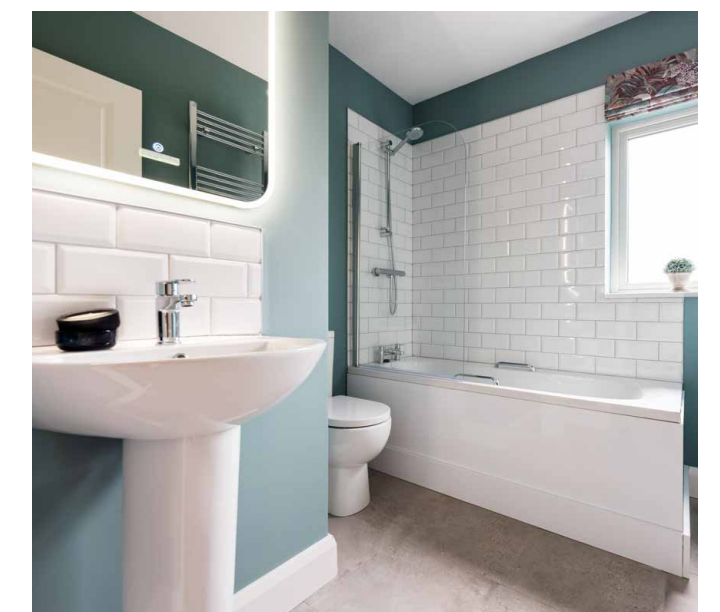
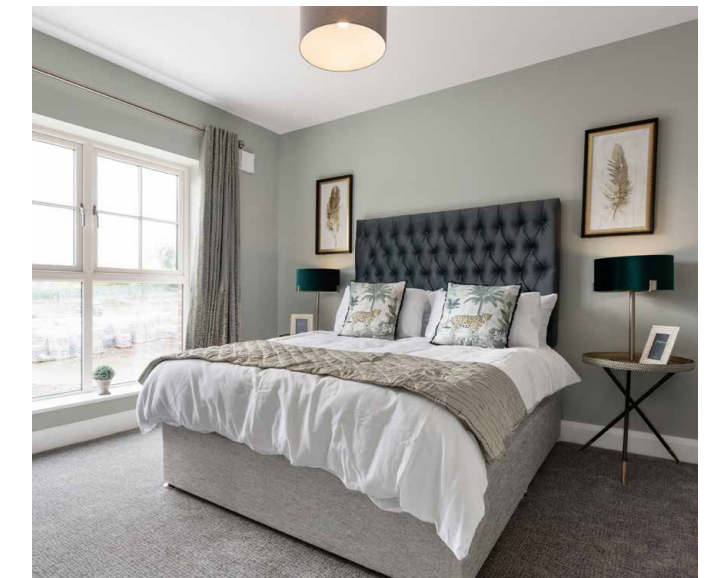
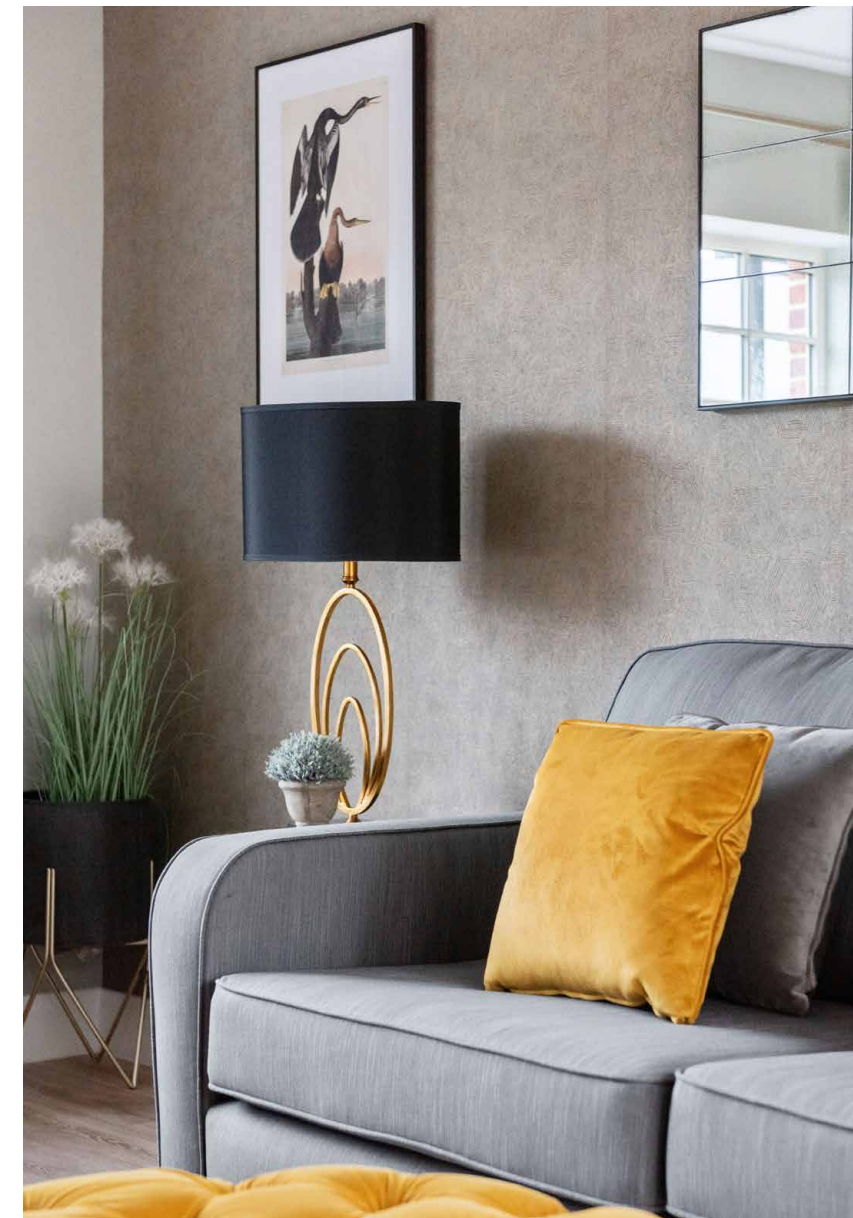
- Elegant high-quality fitted kitchen units and wardrobes as per showhouse

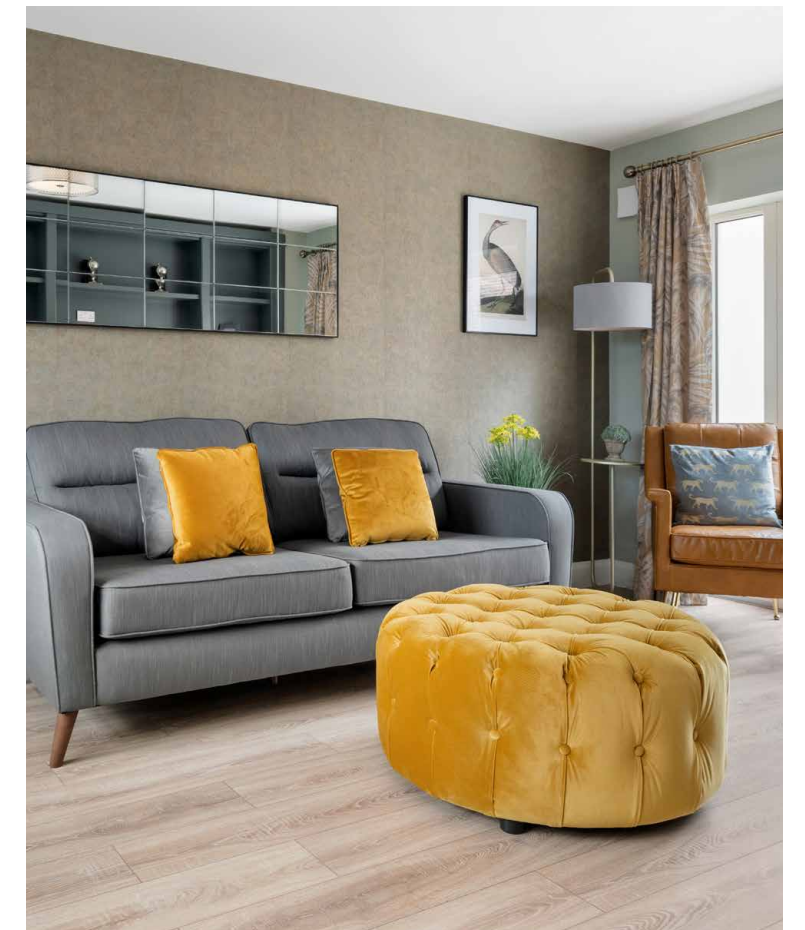
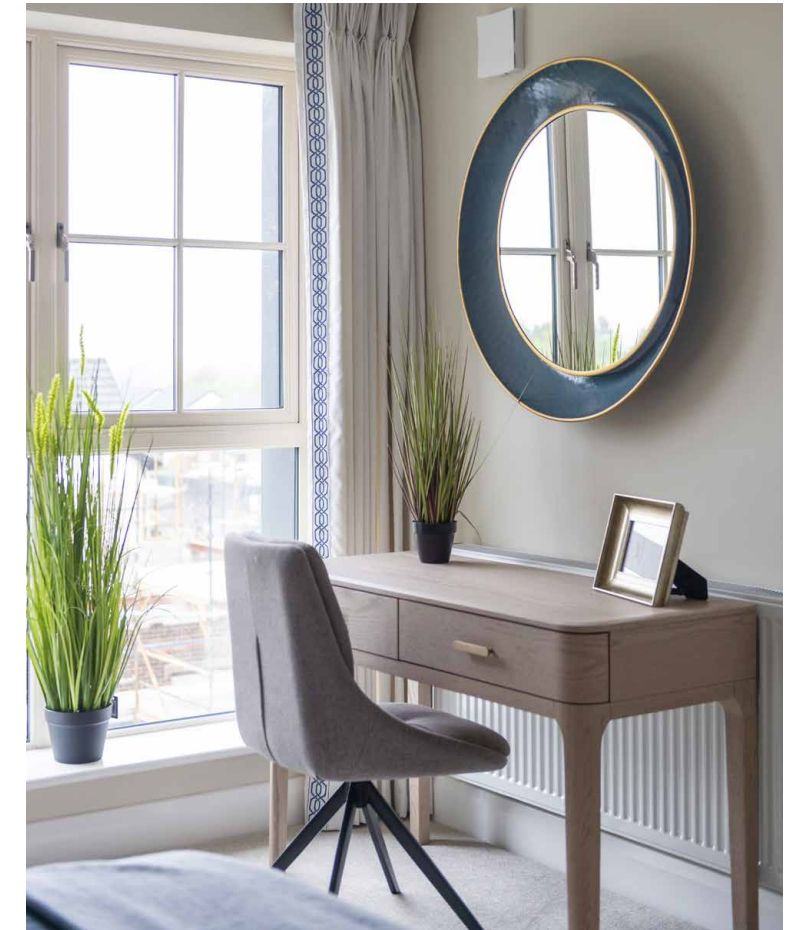
Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware
- WC, bathroom and en-suite wet areas tiled

Internal Finishes:

- Smoke, heat and CO2 detectors fitted as standard
- Fitted for a wireless intruder alarm system and cable television throughout
- A CAT 6 cable wiring point is in place for a data and telephone point for high speed broadband connection
- Standard light fittings and attractive power points





Site Plan



PHASES

- Phase 1
- Phase 2
















HOUSE KEY

	House Type A	3 Bedroom End of Terrace
	House Type A1	3 Bedroom Mid Terrace
	House Type A3	2 Bedroom Mid Terrace
	House Type B1	3 Bedroom Semi Detached
	House Type C	3 Bedroom Semi Detached
	House Type D	4 Bedroom Semi Detached
	House Type E	4 Bedroom Semi Detached
	House Type E1	4 Bedroom Semi Detached
	House Type E2	4 Bedroom Semi Detached
	House Type F	4 Bedroom Semi Detached
	House Type G	5 Bedroom Semi Detached
	House Type H	2 Bedroom Apartment (End of Terrace)
	House Type H1	2 Bedroom Apartment (Mid Terrace)
	House Type L	3 Bedroom Duplex (End of Terrace)
	House Type L1	3 Bedroom Duplex (Mid Terrace)

Site plans are not to scale and are for identification purposes only

Phase 2 Detail

HOUSE KEY

	House Type A	3 Bedroom End of Terrace
	House Type A1	3 Bedroom Mid Terrace
	House Type A3	2 Bedroom Mid Terrace
	House Type B1	3 Bedroom Semi Detached
	House Type C	3 Bedroom Semi Detached
	House Type D	4 Bedroom Semi Detached
	House Type E	4 Bedroom Semi Detached
	House Type E1	4 Bedroom Semi Detached
	House Type E2	4 Bedroom Semi Detached
	House Type F	4 Bedroom Semi Detached
	House Type G	5 Bedroom Semi Detached
	House Type H	2 Bedroom Apartment (End of Terrace)
	House Type H1	2 Bedroom Apartment (Mid Terrace)
	House Type L	3 Bedroom Duplex (End of Terrace)
	House Type L1	3 Bedroom Duplex (Mid Terrace)



House A

3 Bedroom End of Terrace | Approx 118m² (1,270ft²)



Floor plans 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

House A1

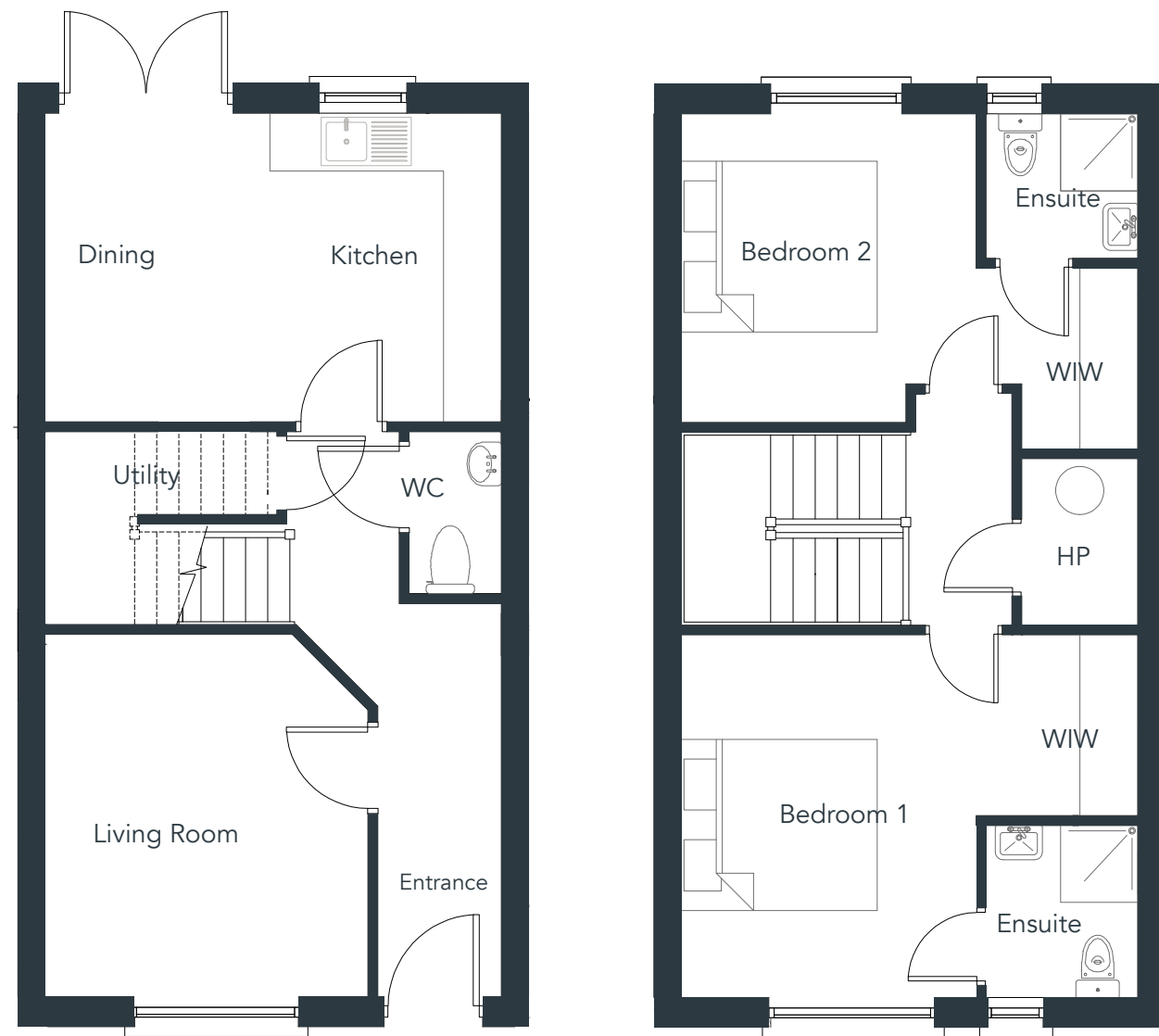
3 Bedroom Mid-Terrace | Approx 93m² (1,001ft²)



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House A3

2 Bedroom Mid Terrace | Approx 89m² (958ft²)



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House B1

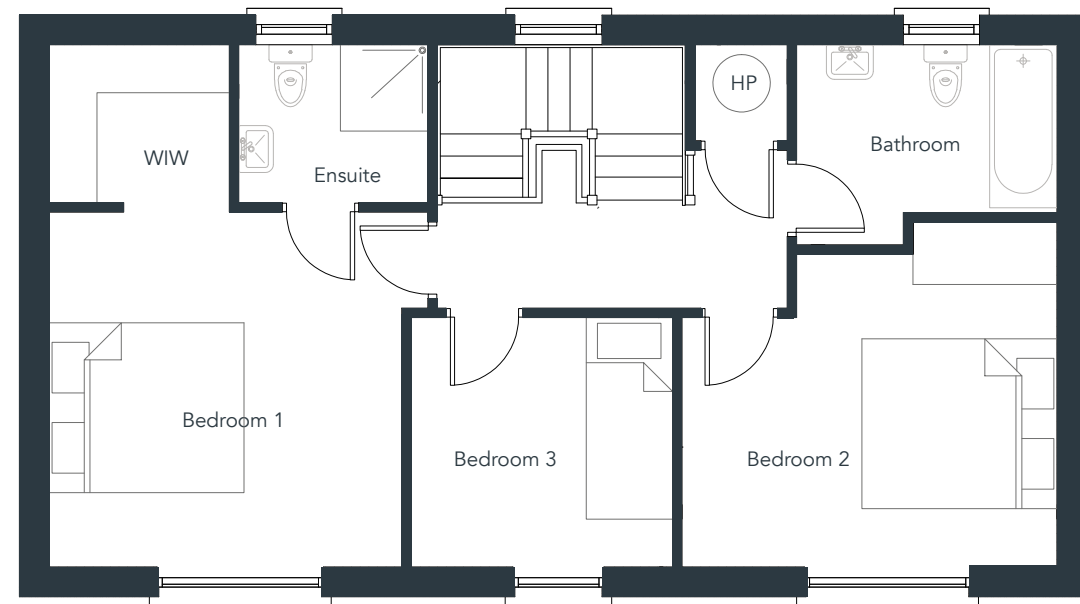
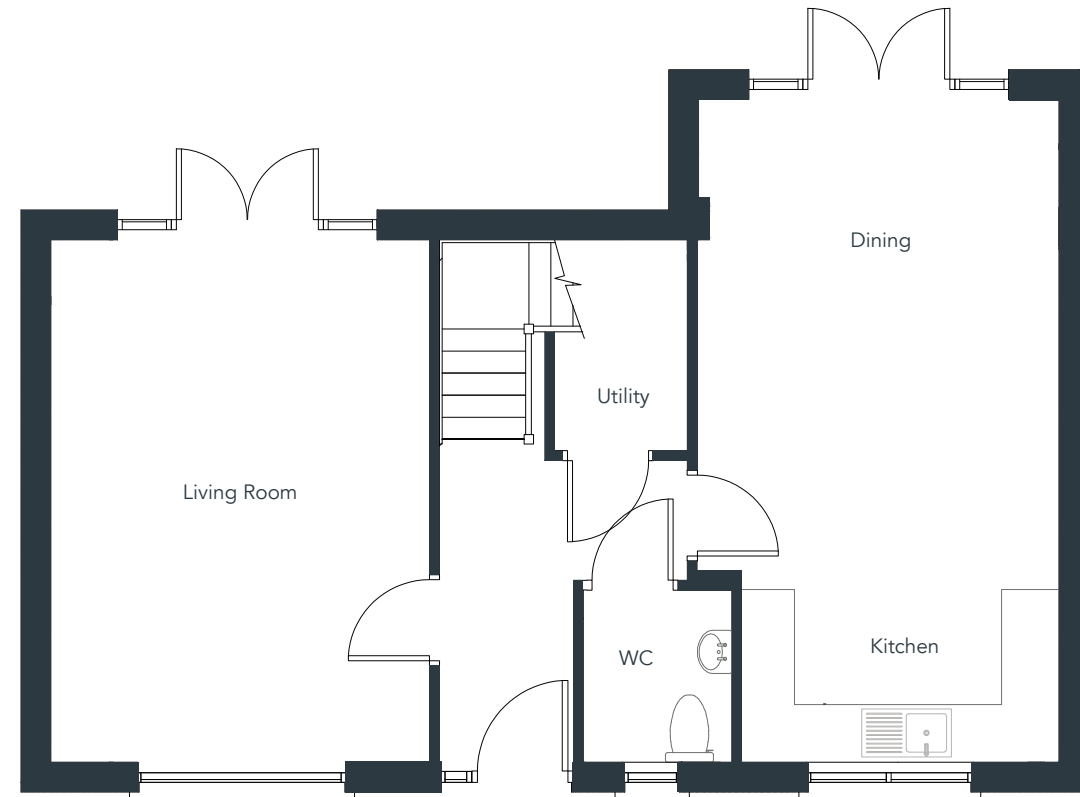
3 Bedroom Semi Detached | Approx 128m² (1,378ft²)



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House C

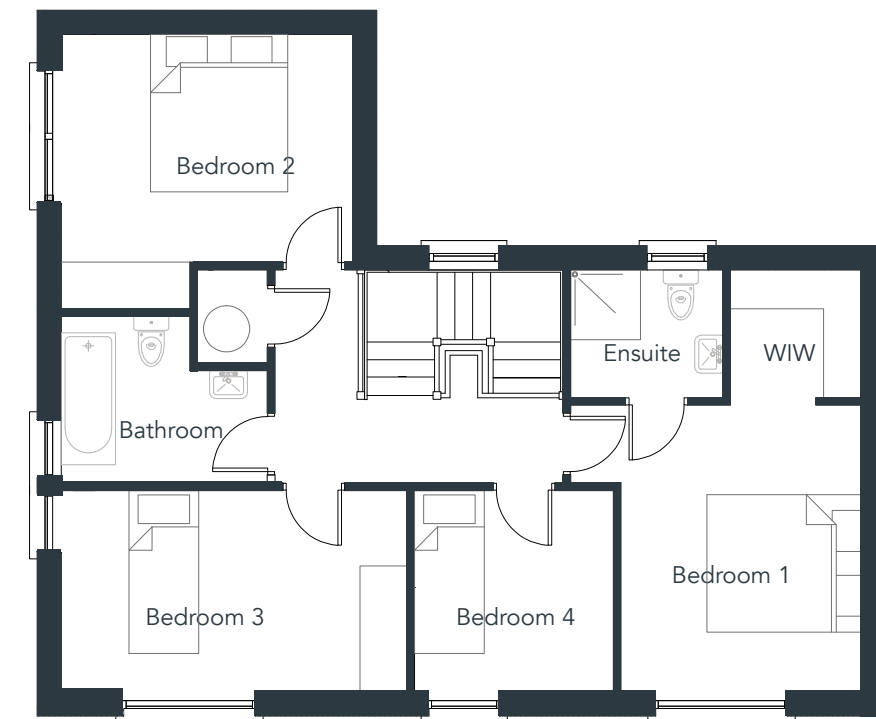
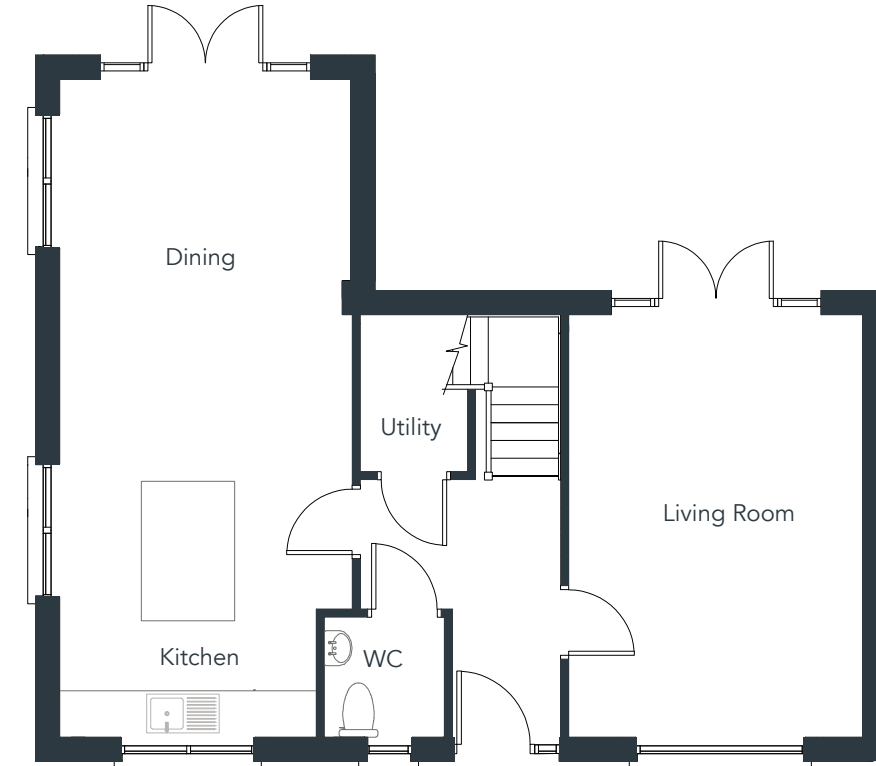
3 Bedroom Semi Detached | Approx 125m² (1,345ft²)



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House D

4 Bedroom Semi Detached | Approx 135m² (1,453ft²)



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House E

4 Bedroom Semi Detached | Approx 142m² (1,528ft²)



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House E1

4 Bedroom Semi Detached | Approx 141m² (1,518ft²)



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House E2

4 Bedroom Semi Detached | Approx 147m² (1,582ft²)



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House F

4 Bedroom Semi Detached | Approx 146m² (1,572ft²)



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House G

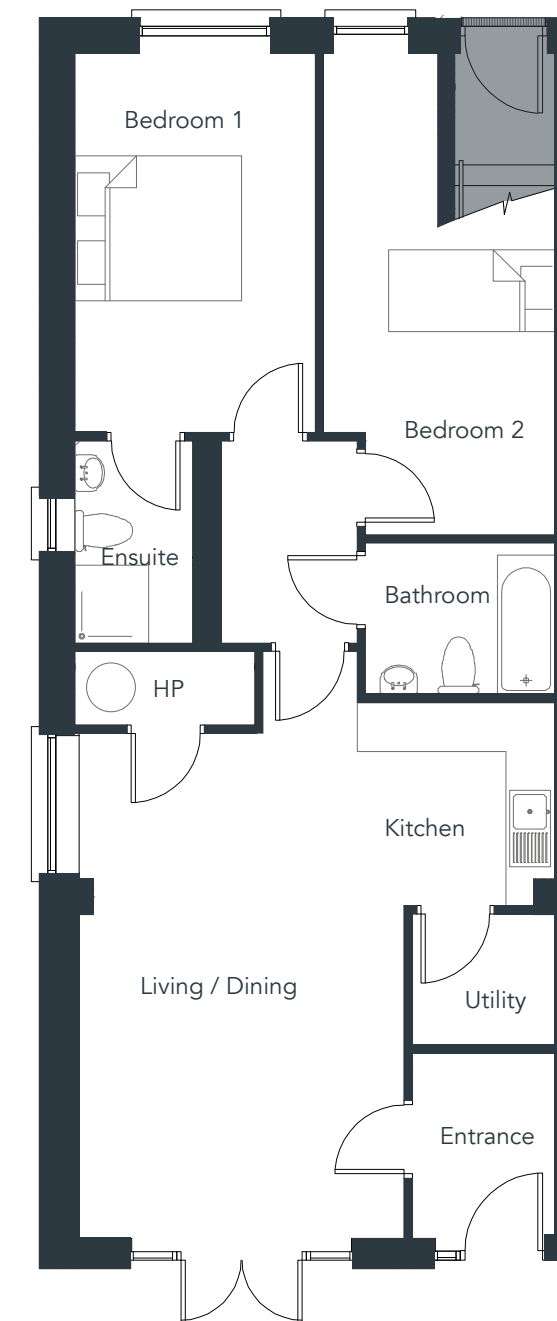
5 Bedroom Semi Detached | Approx 205.4m² (2,211ft²)



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Apartment H

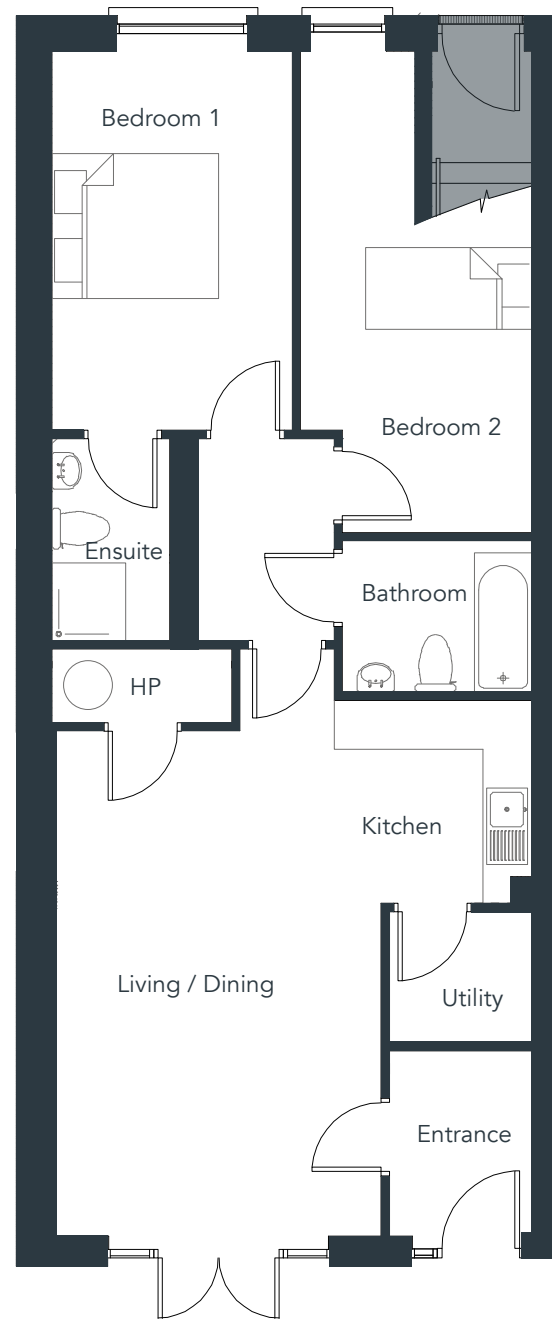
Gable End | 2 Bedroom Ground Floor Apartment | Approx 85m² (915ft²)



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Apartment H1

Mid Terrace | 2 Bedroom Ground Floor Apartment | Approx 85m² (915ft²)



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Duplex L

Gable End | 3 Bedroom Duplex (First & Second Floor) | Approx 122m² (1,313ft²)



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Duplex L1

Mid Terrace | 3 Bedroom Duplex (First & Second Floor) | Approx 122m² (1,313ft²)



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• CLANE, CO. KILDARE •

PROFESSIONAL TEAM

ALL ENQUIRIES TO



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DEVELOPER



WESTIN HOMES

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These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.

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