

Builder
Tihe Uí Chadhla Teoranta
Killymount,
Paulstown,
Co. Kilkenny.
Tel: 059 9726040
Fax: 059 9726103
Email: eugenekealy@eircom.net
Web: www.kealyhomes.com

Developer
Eugene & Margaret Kealy
Killymount,
Paulstown,
Co. Kilkenny.
Tel: 059 9726040
Fax: 059 9726103
Email: eugenekealy@eircom.net
Web: www.kealyhomes.com

Engineer / Architect
D. Brennan & Associates
Engineers, Surveyors, Architects,
10 Patrick's Court,
Patrick Street,
Kilkenny.
Tel: 066 7775452
Fax: 056 7784418
Email: info@d Brennan Associates.com

Solicitor
Devitt, Dorley, NiNamara
The Valley,
Roscrea,
Co. Tipperary.
Tel: 0505 21176
Fax: 0505 22113

Mortgage Advisors
Liam O' Kelly - Blue Sky Mortgages,
18 Pearse Street,
Nenagh,
Co. Tipperary.
Tel: 067 43334
Fax: 067 32968
Mob: 086 2471176

Selling Agent
Eugene Kealy
Killymount,
Paulstown,
Co. Kilkenny.
Tel: 059 9726040
Mob: 086 3618030
Fax: 059 9726103
Email: eugenekealy@eircom.net
Web: www.kealyhomes.com

Disclaimer:

The particulars outlined in this brochure are for guidance only and do not form part of any contract. While the information herein is believed to be correct, intending purchasers should satisfy themselves as to the accuracy of details given to them verbally or as part of this brochure as the developers or their agents shall not be held liable for any inaccuracies. The developer reserves the right to alter any aspect of the specification, design or layout of the development.



at vovale, 066 7756715 | 087 2386667

AN CHOILL RUA

Paulstown, Co. Kilkenny.



An exceptionally high quality development of 3, 4, & 5 bed homes.



Showhouse Interior

Luxury living in a peaceful setting...

A dream home is hard to find but a new development in north Kilkenny is capable of being all things to all people.

Whether you're looking for a safe place to raise a family, an excellent base to work from or a profitable investment property, An Chóill Rua, Paulstown has to be seen to be believed. This beautiful development of seventy four architecturally designed homes is launching phase three offering a range of three, four and five bed, detached, semi-detached, mid-terrace and end terrace properties. A low density housing development, emphasis here is on individual quality with the spacious properties ranging from 1150 sq ft to 2227 sq ft. All boast high spec features and additional in a prime location.

Paulstown is just 10 minutes from Kilkenny City, 15 minutes from Carlow, 30 minutes from Waterford and 50 minutes from Dublin. Situated on the main Dublin-Waterford route, and with access to the new M9 just 200m away, accessibility is excellent. The area is well served by Waterford/Dublin and Kilkenny/Dublin bus routes with services running regularly, with a new night time Airport run, while railway stations are five minutes away in Bagenalstown and ten minutes in Kilkenny City.

An Chóill Rua nestles in the countryside just outside Paulstown Village centre, sufficiently removed to bask in relaxed and peaceful surrounds but close enough to enjoy the village's thriving conveniences. A two minute walk provides access to shops, salons, church, newsagents, butchers, pubs and post office facilities. Amenities include hurling, soccer and boxing clubs, a sports centre facilitates other activities including badminton and basketball. There's a Garden and Aquatics Centre and attractive Shankill Castle nearby. An excellent primary school is located here too while public transport also covers a bus run to other primary and post primary schools and a service to third level facilities in Carlow I.T.



Showhouse Interior

Outline Specifications

- Cobblelock Driveway
- Maintenance free exterior - Monocoustic plaster (externally)
- UPVC double glazed windows - UPVC french doors - Teak front doors
- Generous tiling voucher
- Natural light in all bathrooms and en-suites
- Patio area in back garden
- 2.7 meter ceilings on ground floor - 2.6 meter ceilings on first floor
- All internal walls insulated
- Minimum of 2 car parking spaces to each house
- Lawns levelled and seeded
- Gates fitted to driveways
- Fireplace fitted (Semi & Terraced)
- Fireplace allowance (Detached 5 Bed)
- Painted throughout (natural hessian and white)
- Solid Wood red deal stairs (varnished)
- Gas fired central heating
- Plumbed for dishwasher
- Pressurised shower system
- Central vacuum system
- Wired for telephone and alarm
- In house wiring/surround system
- Recess lighting in kitchen/sunroom
- Wired for external security camera to T.V. point
- T.V. points in all bedrooms (wired to attic)
- Smoke alarms, one on each level
- Generous socket fittings throughout
- Attic stairs (Glen only)
- Superbly fitted kitchens with ample storage space - Choice of kitchen (appliances not included)
- Fitted units in utility including sink
- Wardrobes fitted in four bedrooms (The Glen)
- Wardrobes fitted in master bedroom (The Hillview, Haven, Abbey, Nore, Hazel)
- 6 Panel interior doors
- 10 Year Homebond Structural Guarantee

Site Layout



The Abbey
(42-45 with Sunroom)



Sold Out



The Hazel



The Haven



The Hillview



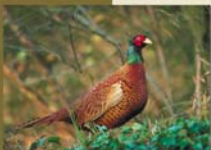
Sold Out



The Nore



The Glen



Showhouse Exterior



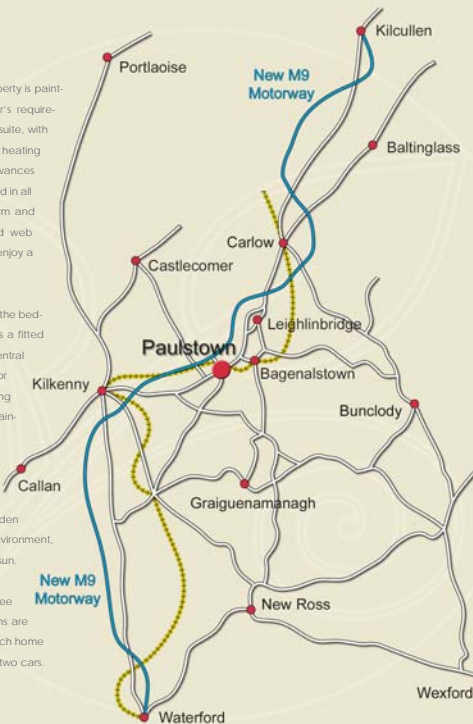
Showhouse Exterior

The houses at An Choll Rua are sights to behold. Each property is painted throughout in natural hessian and white or the purchaser's requirement, while there is natural light in each bathroom and en-suite, with three bedrooms en-suite in the detached. Gas fired central heating and PVC double glazed windows are standard with allowances provided for tiling and fireplaces (In The Glen - fireplaces fitted in all other houses). The properties are wired for telephone, alarm and surround sound systems and plasma TVs with broadband web access allowing the flexibility to work from home as well as enjoy a variety of home entertainment facilities.

A teak front door opens to red deal stairs which bring you to the bedrooms, all of which have TV points. The ground floor boasts a fitted kitchen, plumbed for dishwasher, and utility area, with central vacuum system and spacious rooms in which to entertain or enjoy family activities. The six-panel interior doors can be flung open to allow for a large open plan area, perfect for entertaining, or sectioned off to provide separate yet spacious rooms. There is plenty of scope to cater for office or hobby space while a peaceful sunroom just off the kitchen can be a private oasis of calm. From this double doors open out onto a patio area in the enclosed back garden offering you the chance to watch the kids play in a safe environment, host a barbecue with friends or enjoy a reading spot in the sun.

The houses are expertly completed with a maintenance free exterior. All lawns are levelled and seeded and the gardens are walled with fitted gates. A cobble stone driveway finishes each home beautifully with the practical aspect of catering for at least two cars.

An Choll Rua has to be seen to be believed.



Showhouse Interior



Showhouse Interior



The Glen



5 Bed Detached with Sunroom
2227 sq. ft. approx.



The Abbey



3 Bed Terraced with Sunroom
1244 sq. ft. approx. - with Sunroom
1150 sq. ft. approx. - without Sunroom





The Nore



4 Bed Detached with Sunroom
1460 sq. ft. approx.



The Hillview



4 Bed Detached with Sunroom
1614 sq. ft. approx.





The Haven



4 Bed Semi-Detached with Sunroom
1614 sq. ft. approx.



The Hazel



4 Bed Semi-Detached with Sunroom
1460 sq. ft. approx.

