



Nyne Park

KILKENNY

Craft A Life
Of Colour

*Nicholas and Roger Archer
John FitzEdwards Rooths
The Nyne Parke*

Where Your Story
Meets A Rich History



The Warmest Welcome
To Nyne Park...

A stunning new development of 3 and 4 bedroom homes of exceptional build quality, innovative energy-efficient features, thoughtful design and modern fixtures and fittings throughout. These are homes inspired by the storied past of their location, with every modern comfort considered.

Make your home in the best of all worlds, with an unbeatable location within walking distance of the bustling, vibrant city of Kilkenny and in close proximity to surrounding lush countryside and verdant natural areas.

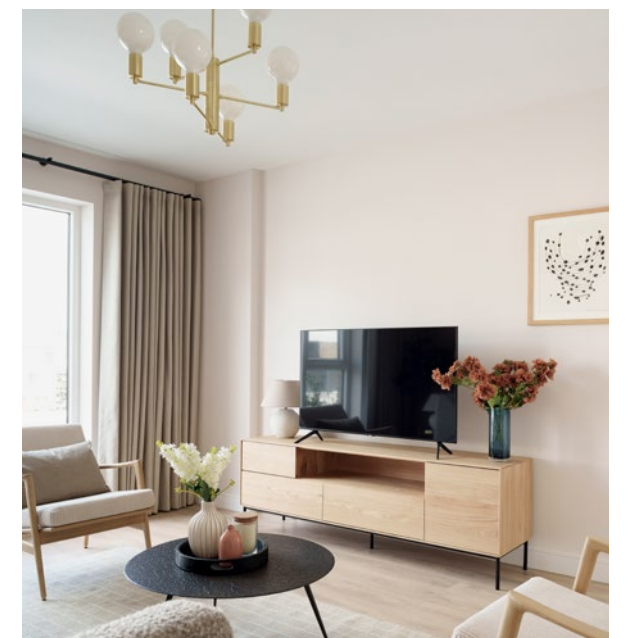
A New Story, Crafted By History In Kilkenny



ELIGIBLE FOR



A Sophisticated Space For Your Family To Flourish



Sitemap



3 Bedroom Houses

B1

Mid Terrace
117.7 SQ M / 1,267 SQ FT

B2S

End Terrace
(Side Entrance)
118.5 SQ M / 1,275 SQ FT

B2

End Terrace
117 SQ M / 1,259 SQ FT

C3

Semi-Detached
115.1 SQ M / 1,238 SQ FT

⚡ ESB SUBSTATION 🅔 EV PARKING 🚲 CYCLE PATH



The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

3 Bedroom

B1

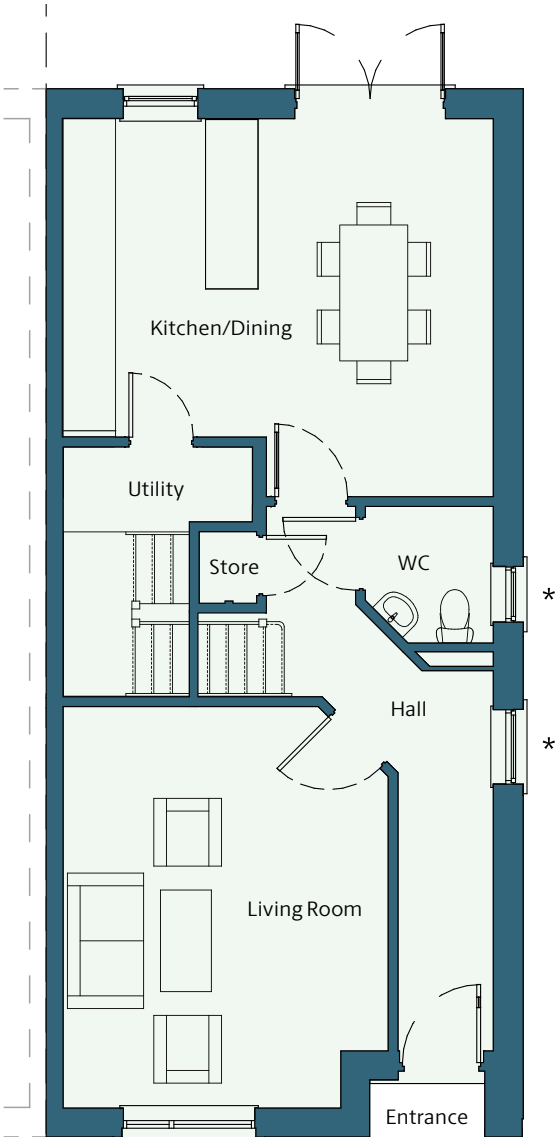
Mid Terrace

c 117.7 sq m / 1,267 sq ft

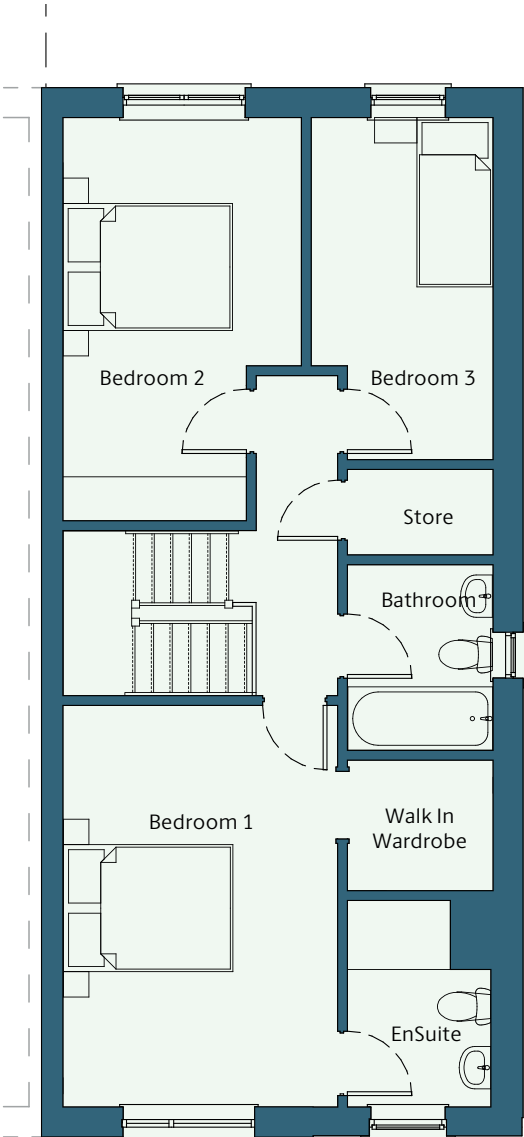
B2

End Terrace

c 117 sq m / 1,259 sq ft



Ground Floor



First Floor

*Windows in end terrace and semi-detached

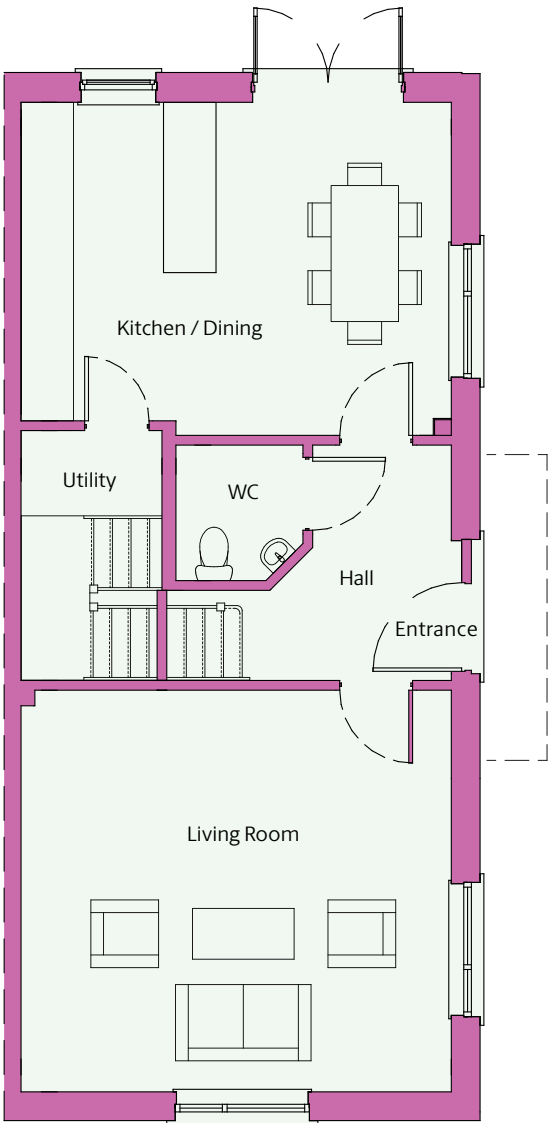
Please note: A mirror version of this house type layout may feature in Nyne Park, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 Bedroom

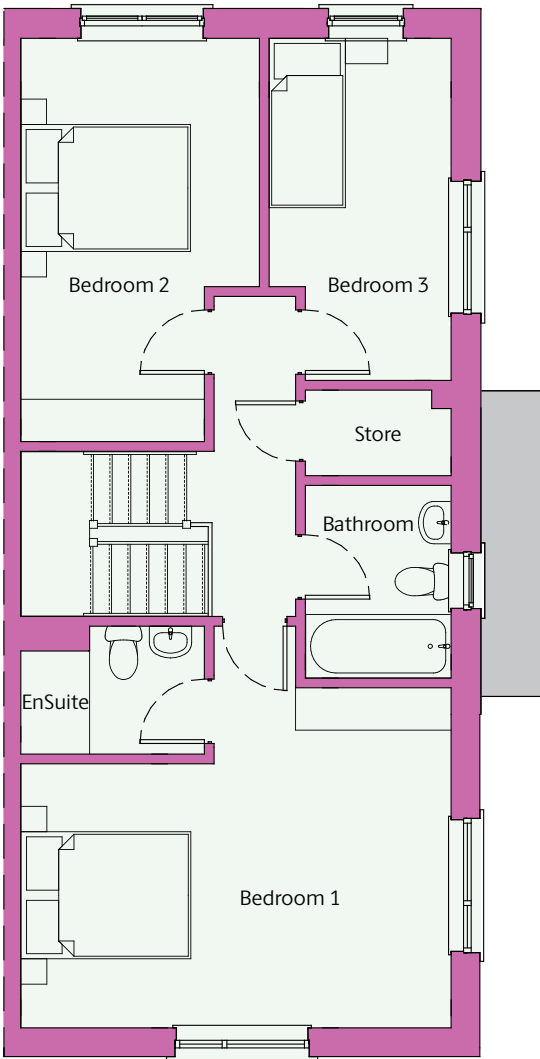
B2S

End Terrace

c 118.5 sq m / 1,275 sq ft



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Nyne Park, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions 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.

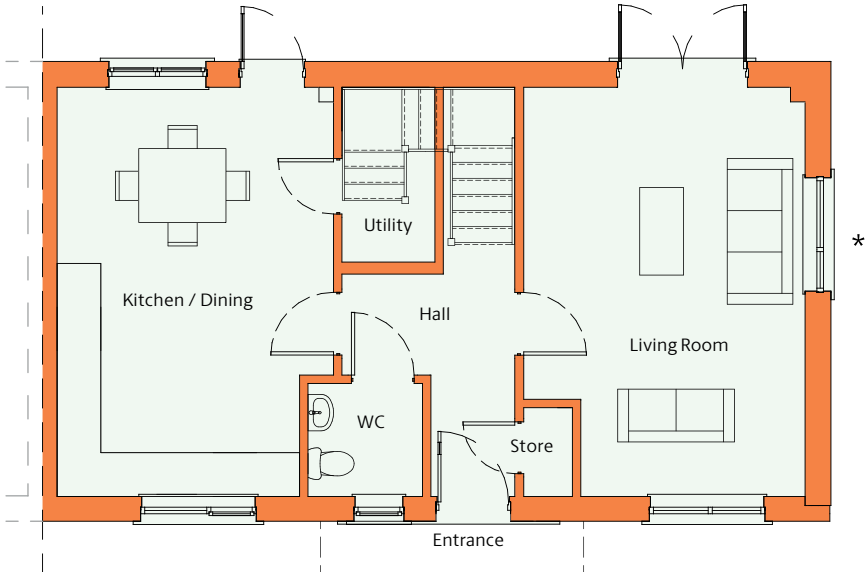
3 Bedroom

C3

Semi Detached
c 115.1 sq m / 1,238 sq ft



First Floor



Ground Floor

*Windows in semi-detached

Please note: A mirror version of this house type layout may feature in Nyne Park, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions 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.





Features and Specifications

EXTERNAL FEATURES

- High quality brick and render facades
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi-point locking system
- Large glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with dividing fence

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

SECURITY & SAFETY

- Fire alarm detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

MEDIA & COMMUNICATIONS

- Main high speed broadband infrastructure installed to accommodate Siro and Virgin Media connections

ELECTRICAL

- Generous provision of lighting and power points
- Future proofing for electric car charging point to on- and off-curtilage car parking spaces



BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Energy efficient heat pump provided utilising panel radiators
- Time and temperature zone control provided
- Pressurised hot and cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens
- Stainless steel sink and mixing tap
- Separate utility/storeroom with countertop provided along with space for washing machine and dryer

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Pull-down attic ladder fitted to all houses

WARDROBES & STORAGE

- Shaker style fitted wardrobes in all double bedrooms

WARRANTY COVER UNDER HOMEBOND

- 10 year structural insurance and 5 year defects and equipment insurance.



CAIRN

Built For Good



Hooke &
MacDonald

TEL: 01 631 8402

PSRA Number: 001651



TEL: 056 770 2000

PSRA Number: 003414

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