



MARKET CLOSE

DUNLAVIN, CO. WICKLOW

Modern Village Living with 2 and 3 Bedroom Family Homes
straddling the border of Wicklow and Kildare.

INTRODUCTION

BEAUTIFULLY DESIGNED 2 AND 3 BEDROOM HOMES

Amazon Developments are proud to present Market Close, a beautifully designed and well-presented 2 and 3 bedroom scheme of family homes in Dunlavin Village, nestled between the beautiful Plains of the Curragh and the exquisite Wicklow Mountains National Park.

Market Close is situated close to the towns of Naas, Kildare & Newbridge with their large array of shops, pubs, restaurants and boutiques, and within easy reach of the N81, M7 & M9 motorways, offering direct access to Dublin City.

Family Homes in this development range from two bedroom bungalows & two, three and four bedroomed terraced, semi-detached & detached properties.

Market Close offers high quality affordable family living in an enviable location.





Dunlavin Annual Arts Festival



Lough Tay, Powerscourt Estate



Market House & Library, Dunlavin

LOCATION 01

THE BEST OF BOTH WORLDS

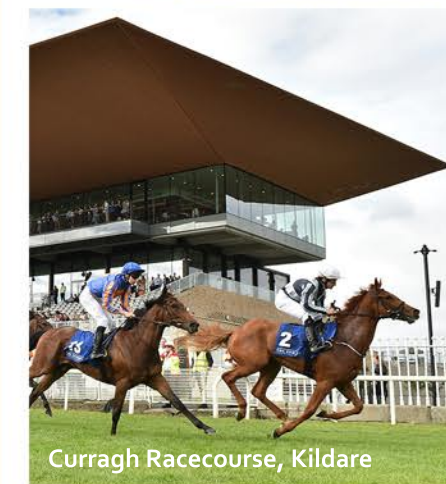
Welcome to Market Close, the perfect blend of village living, urban convenience and natural beauty. Situated in the peaceful village of Dunlavin, straddling the borders of Kildare and Wicklow, this location provides the best of both worlds. Experience the charm of rural living while having quick access to vibrant towns and bustling cities.

Wicklow offers a wide range of activities for nature lovers and cultural explorers alike. Highlights include the stunning Powerscourt Estate and Gardens, Glendalough's monastic ruins, and scenic spots like Lough Tay and Brittas Bay. Visitors can also explore historical sites like Wicklow Gaol or enjoy a treetop walk at Beyond the Trees Avondale. With numerous gardens, hiking trails, and local markets, Wicklow is a perfect destination for those seeking outdoor adventures and cultural experiences.

Kildare offers a variety of activities, from exploring the Irish National Stud and Gardens to enjoying the tranquility of the Japanese Gardens. History enthusiasts can visit St. Brigid's Cathedral and Round Tower, while outdoor lovers can explore Lullymore Heritage and Discovery Park or take barge trips on the Grand Canal. Kildare Village and Whitwater Shopping Centre in Newbridge are perfect for shopping, while adrenaline seekers can head to Ireland's premier motorsport venue Mondello Park for racing events.



Japanese Garden, Kildare Town



Curragh Racecourse, Kildare



Little Brew Cafe, Dunlavin



Rathsallagh House, Dunlavin



Blessington Lakes, Wicklow



The Fox in the Bunditch Bar, Dunlavin



LOCATION 02

GREATER ACCESS

From the heart of Dunlavin, you're never far from the pulse of Dublin's bustling energy. Though surrounded by stunning countryside, Dunlavin offers seamless access to the capital with excellent road and transport links. Whether for work or leisure, you can easily journey from the peace of home and explore a world of opportunities.

But it's not just Dublin at your doorstep. With connections to destinations such as Cork, Galway, and Belfast, Dunlavin truly places Ireland within your reach. Sallins and Naas train stations are just a short drive away, providing swift access to Heuston, Connolly, Pearse, and Grand Canal Dock in under 45 minutes. The Dublin Coach service also offers a quick route to the city centre and Dublin Airport, both reachable in less than an hour.

By car, you'll be at Dublin Airport in just 50 minutes and in the heart of the city within 55 minutes. Dunlavin ensures you stay connected to where life happens, without ever sacrificing the comfort of home.

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DESTINATIONS, AMENITY & RECREATION

- 01. Naas Town
- 02. Kildare Town
- 03. Newbridge Town
- 04. Kilcullen
- 05. Sallins Train Station
- 06. Wicklow Mountains National Park
- 07. Curragh Plains
- 08. Punchestown Race Course
- 09. Curragh Race Course
- 10. Rathsalagh Golf Course
- 11. Royal Curragh Golf Course
- 12. Blessington Lakes
- 13. Sally Gap
- 14. Glendalough Monastic Village and Lakes
- 15. Lugnaquilla (Leinster's highest mountain)



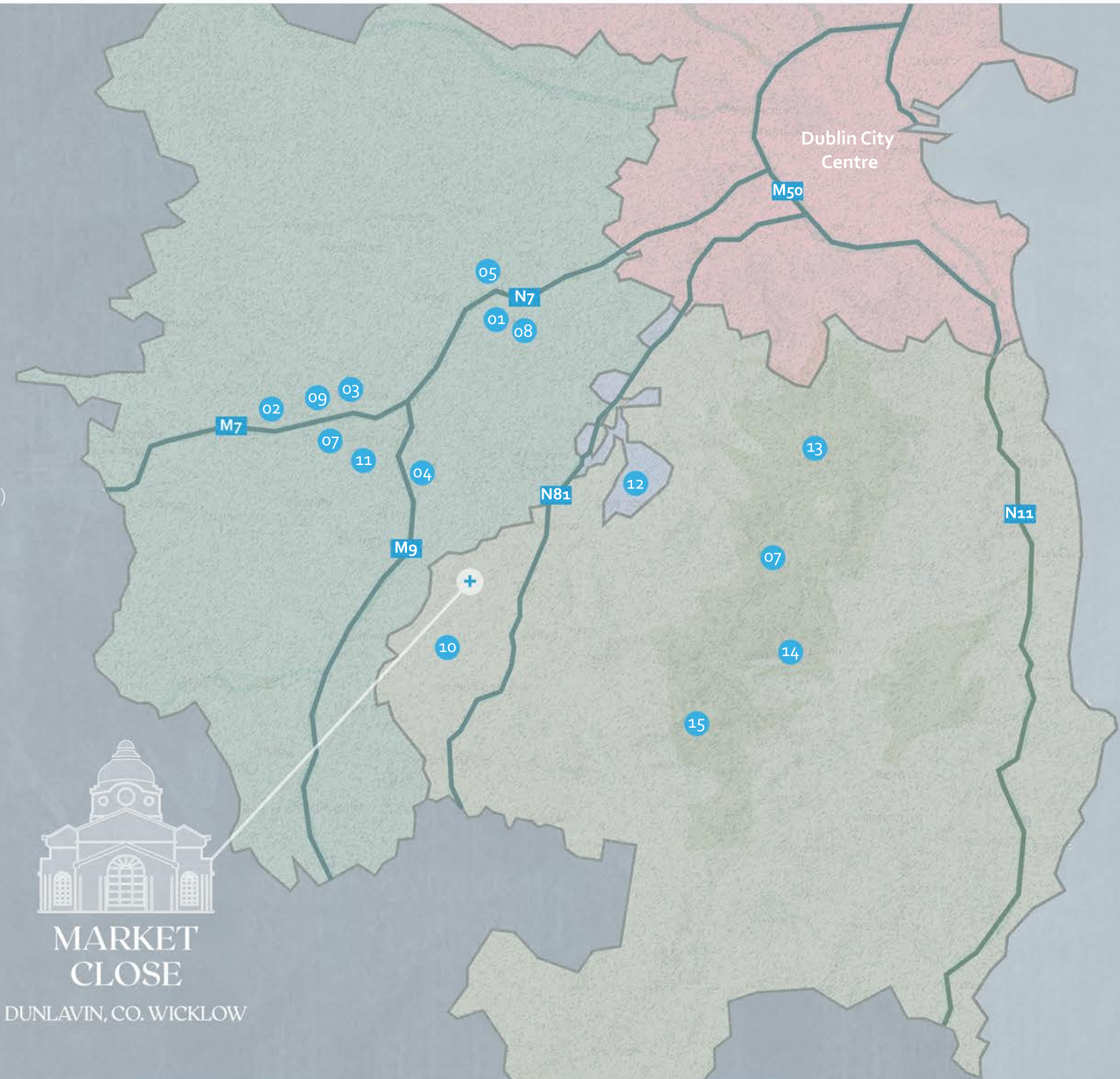
Sallins Train Station	26 mins
Citywest Park and Ride LUAS	36 mins
Dublin City	55 mins
Dublin Airport	53 mins
Kilkenny City	45 mins



Sallins to Heuston Station	35 mins
Kent Station Cork	2h48mins
Ceannt Station Galway	2h55mins
Belfast	3h20mins



Park & Ride LUAS to Dublin	30 mins
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MARKET CLOSE
DUNLAVIN, CO. WICKLOW



An Lár, Dunlavin Village



Kildare Village Retail Outlet, Kildare Town

LOCATION 03

FIRST CLASS AMENITY,
ALL ON YOUR DOORSTEP

SCHOOLS

1. Scoil Nioclais Naofa, Dunlavin
2. Jonathan Swift National School
3. St Kevins Dunlavin
4. Steiner School
5. Gael Choláiste Chill Dara, Naas
6. Naas Cristian Brothers
7. St Marys College, Naas
8. Dominican College Newbridge
9. Cross & Passion College, Kilcullen

SOCIAL & DINING

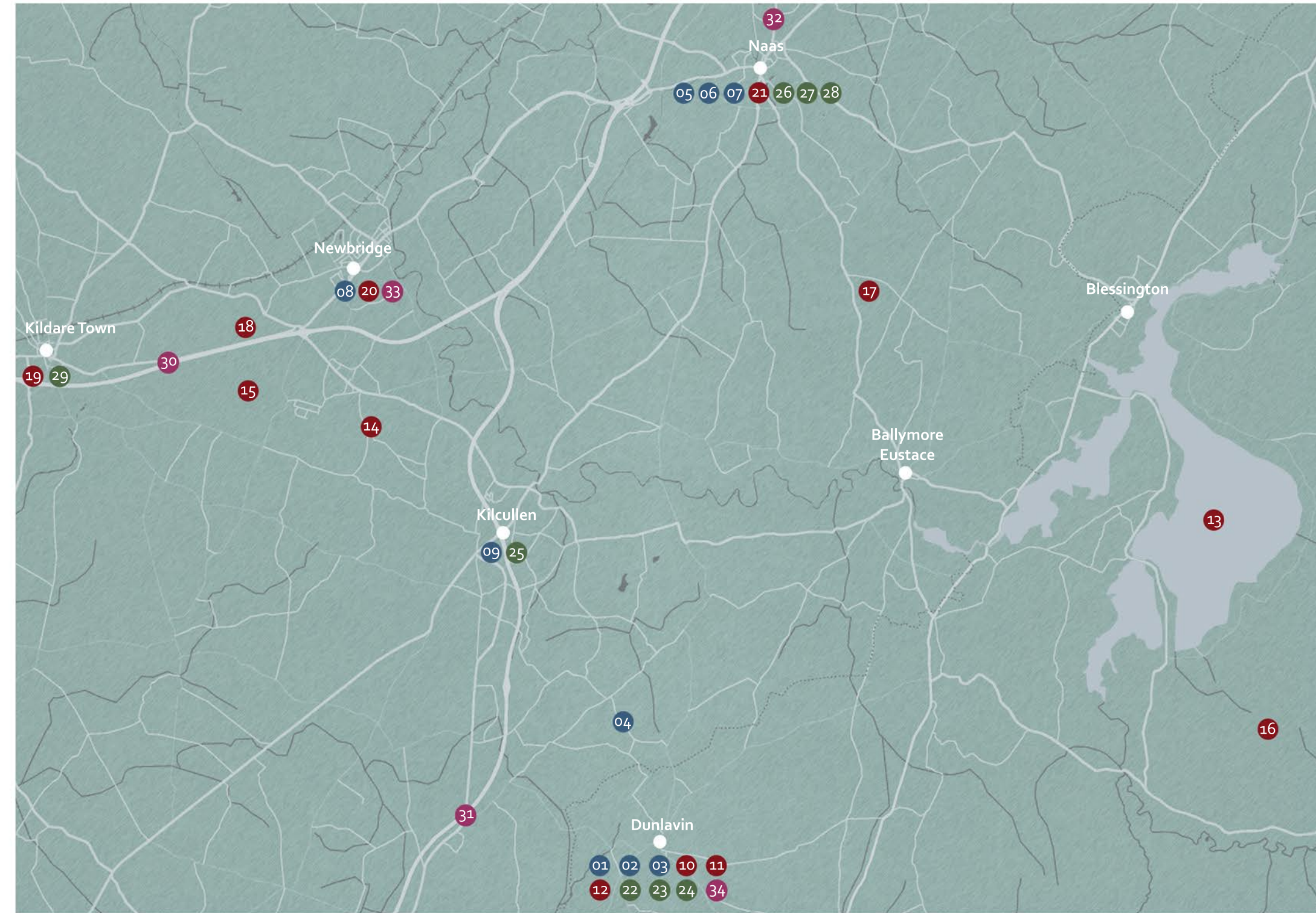
22. Café An Lár
23. Little Brew
24. Grangecon Kitchen
25. Fallons
26. Lawlors
27. Los Radas
28. Neighbourhood
29. Firecastle

SPORTS & RECREATION

10. Dunlavin GAA Club
11. Dunlavin AFC
12. Rathsallagh Golf Club
13. Blessington Lakes
14. Royal Curragh Golf Course
15. Curragh Plains
16. Wicklow Mountains
17. Punchestown Race Course
18. Curragh Race Course
19. Kildare Village Designer Outlet
20. Whitewater Shopping Centre
21. Naas Shopping Centre

TRANSPORT LINKS

30. M7 Dublin Limerick
31. M9 Dublin Waterford
32. Sallins Train Station
33. Newbridge Train Station
34. Route 892 Enhanced Bus Service





HOUSE SPECIFICATION 04

HIGH QUALITY FINISH ACROSS ALL HOMES

Front Driveway

- Front driveways are paved with Castlestone or similar paving from Roadstone with ample parking provided for two cars.
- Soft planting to front driveway planter beds
- Parkland metal railings to front boundary of all houses.

Rear Gardens

- All rear gardens have a generous paved area which is completed in Roadstone Paving with lawns seeded throughout. Gardens are enclosed by a combination of post and panel fencing and brick/block walls which are capped.
- Some gardens have split levels with feature timber steps provided.

Windows and Doors

- High-performance double-glazed windows and doors fitted throughout with a U - Value of 1.2W/m²K.
- Each house benefits from a high-performance timber front door with multipoint locking system.

External Finishes

- The houses are completed primarily in an acrylic render finish providing a long-term, low maintenance solution
- Roofs are constructed using timber trusses with a concrete tile from Condron Concrete as a roof finish, a dry ridge system is used, again ensuring minimal maintenance in the years to come.

Bathrooms

- Bathrooms are superbly finished with Sonas sanitary ware, taps throughout.
- Luxury chrome effect towel rails in the bathroom.
- High quality porcelain tiles are used on the floors and wet walls with tiles splash backs also provided throughout.

Electrical and Heating

- Energy efficient A-rated air source heat pump heating system is provided in all houses. The heating system is easily customised to the individual home owners needs with multiple heating zones and programmer.
- The heating system provides on demand hot water 24 hours a day.
- The hot water cylinder provides energy efficient central heating and a large capacity of hot water storage.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets is provided throughout the house.
- Each house has been pre wired for an alarm key pad at both the front door and master bedroom, a bell box has also been wired for.
- All houses are pre-wired for TV, telephone and broadband.
- Cabling has been provided for Sky/Free to air/ Saorview.

Internal Doors

- Shaker style or similar internal painted doors with high quality brushed chrome handles.

Kitchens

- The kitchens are beautifully handcrafted and hand painted units by Shane Corrigan Woodcraft, finished in a combination of colours from Farrow & Ball.
- The kitchens come complete with appliances including hob, oven, dishwasher and extractor.

Internal Finishes

- All homes feature a contemporary timber stair.
- High density insulation is provided throughout each home to provide a warm, comfortable, A-rated energy efficient house.
- All homes come fully painted.

Structural Guarantee

- All homes come with a Homebond structural guarantee.

HOUSE NUMBERING
SITE LAYOUT PLAN

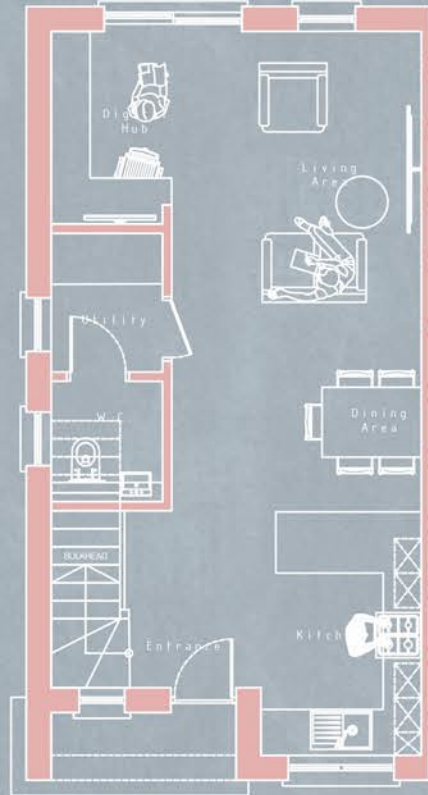


HOUSE TYPES

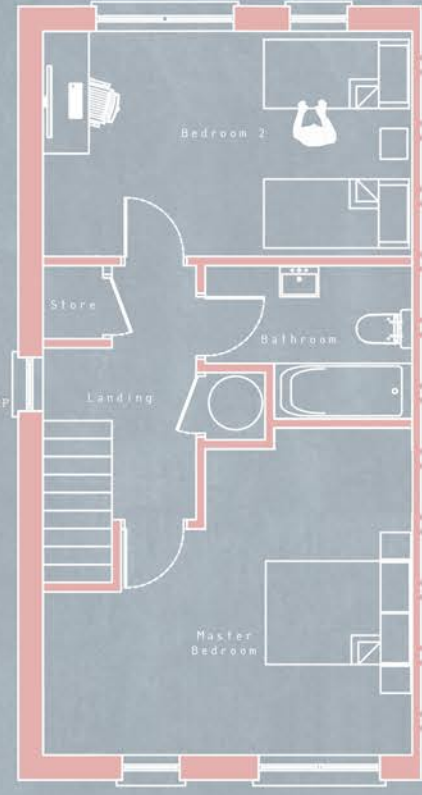
	HOUSE TYPE	AREA	NUMBER	TYPE
00	2 BED BUNGALOW	75m ²	8 No.	THE IMAAL
00	2 BED SEMI-DETACHED	88m ²	10 No.	THE BOHERBOY
00	2 BED TERRACED	88m ²	2 No.	THE POULAPHOUCA
00	3 BED SEMI-DETACHED	129m ²	30 No.	THE TOURNANT
00	3 BED TERRACED	129m ²	6 No.	THE FORRISTEEN
00	3 BED DETACHED	129m ²	6 No.	THE BALLYHOOK
00	3 BED DETACHED	132m ²	6 No.	THE RATHSALLAGH
00	4 BED SEMI-DETACHED	136m ²	14 No.	THE LACKEN
00	4 BED DETACHED	136m ²	4 No.	THE KINGSLAND
00	3 BED TERRACED	129m ²	2 No.	THE TOBER



THE BOHERBOY
 2BED SEMI-DETACHED
 88M² / 948SQ FT

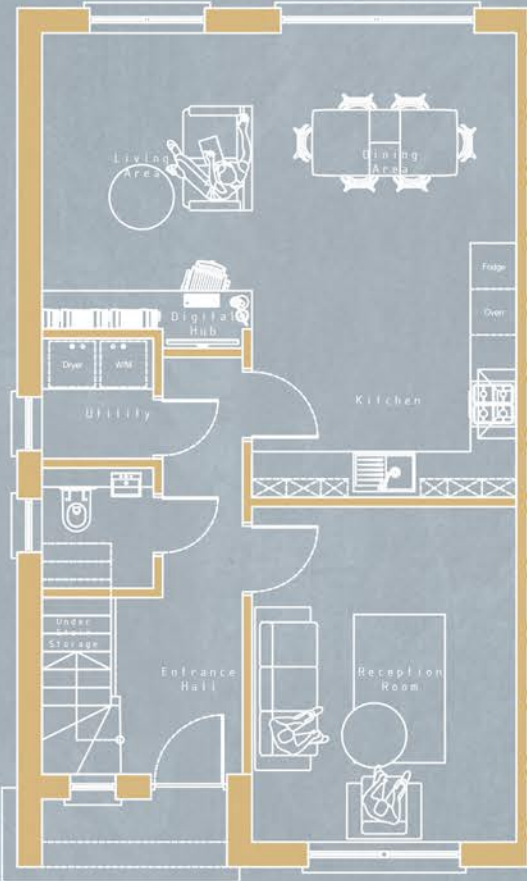


GROUND FLOOR PLAN

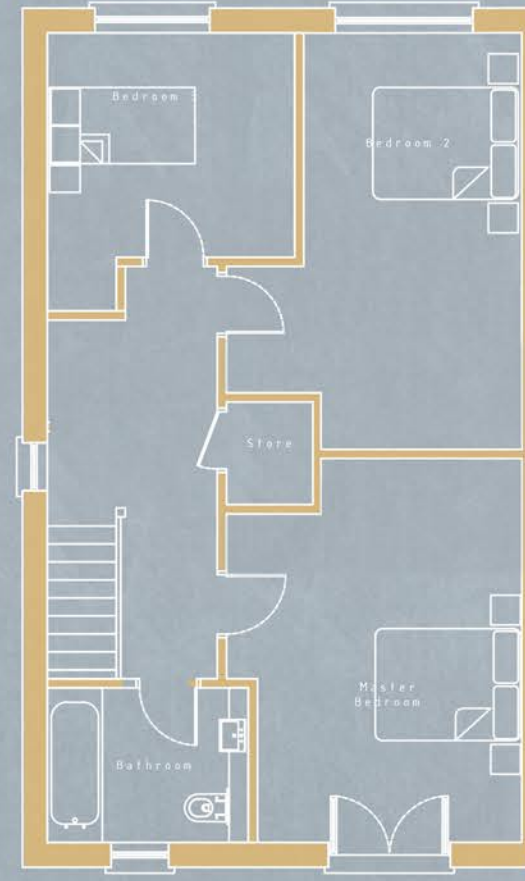


FIRST FLOOR PLAN

THE FORRISTEEN
 3BED END OF TERRACED
 129M² / 1388SQ FT

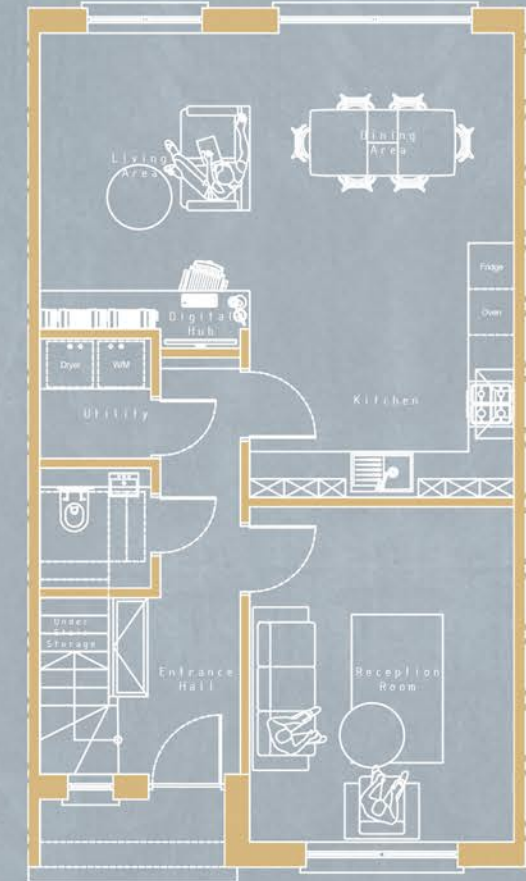


GROUND FLOOR PLAN

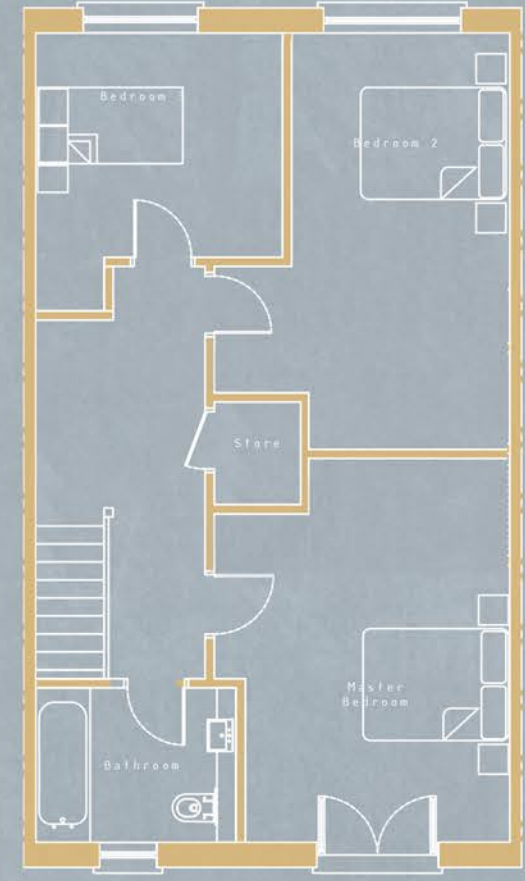


FIRST FLOOR PLAN

THE FORRISTEEN
 3BED TERRACED
 129M² / 1388SQ FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plans and dimensions are indicative only and subject to change. Amazon Developments may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided. For illustrative purposes only.



A DEVELOPMENT BY



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DESIGN TEAM



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