



Athlumney Close

KENTSTOWN ROAD, NAVAN, CO. MEATH

3&4 BEDROOM LUXURY HOMES

A DEVELOPMENT BY





Athlumney Close

WELCOME



Andrews Construction is delighted to present Navans premier development. The development comprises of 39 large, spacious, energy efficient (A rated) family homes situated in a superbly landscaped setting in Navan, Co. Meath.

The homes are built by Andrews Construction who enjoy a long and proud reputation in the delivery of quality family homes nationwide. The homes are designed and built to the highest standards, using concrete block construction and a variety of tried and tested energy saving and renewable energy technologies.



- Athlumney Close is situated just 35 minutes from the M50 and 50 minutes from Dublin City Centre.
- The M3 motorway leading to Dublin, Cavan and all other major routes is minutes away.

SCHOOLS

- There are great schools on the doorstep of Athlumney Close including Colaiste na Mi Primary and Secondary School and Loreto Secondary School which are within walking distance of the development. Navan also has a selection of preschool and primary schools in Navan Town and surrounding areas.

SHOPPING & RESTAURANTS

Navan Town offers a wide choice of shops, bars and restaurants.

- Johnstown Shopping Centre located close to the development is anchored by Super Valu, which contains a range of outlets including Costa Coffee and Hickey's Pharmacy.
- Fifty 50 and Taylors Bar & Grill are also close by.

LEISURE

- Navan Town offers a host of great sporting facilities such as Navan Tennis and Rugby Club, Navan Racecourse, Royal Tara Golf Club, swimming facilities and The Solstice Arts Centre.





Athlumney Close

SPECIAL FEATURES

GENERAL FEATURES

- Spacious, energy efficient (BER A3) family homes
- Traditional concrete block (twin leaf) construction
- Homebond registered (10 year structural guarantee)

INTERIOR FEATURES

- Fully fitted kitchens with selection of colour choices
- Fully fitted wardrobes as per showhouse
- High quality sanitary ware throughout including shower doors as per Showhouse
- En-suite to master bedroom as per showhouse
- Heated towel rails in bathrooms
- Painted throughout
- Wall and floor tiling as per showhouse

- Wired for Intruder Alarm
- Wall mounted electric fire with contemporary flame effect
- Stairs to attic

EXTERIOR FEATURES

- Low maintenance exterior
- French doors to rear of houses
- External power point and tap
- Paved front driveway with double space parking
- Rear gardens levelled and seeded
- Extensive landscaping throughout site including hedging to front gardens

"A" RATING FEATURES

- Highly efficient gas boiler with photo voltaic electricity generating panels to roof
- Zoned heating with digital thermostats and local radiator thermostatic valves
- Low heat loss due to high levels of insulation to Floors (120mm), roofs (400mm) and walls (80mm cavity & 50mm cozi-board)
- Low maintenance highly efficient "Future Proof" windows and rear doors with "Ultratech" front door fitted with a five-point locking system
- Air infiltration (and loss) and thermal bridging minimised through best practice construction details and adherence to strict quality control procedures





Athlumney Close





Athlumney Close

SITE PLAN



- J 4 BEDROOM SEMI DETACHED
- J1 4 BEDROOM SEMI DETACHED
- K 4 BEDROOM DETACHED
- L 3 BEDROOM SEMI DETACHED
- L1 3 BEDROOM SEMI DETACHED
- M 4 BEDROOM DETACHED

HOUSE TYPE J

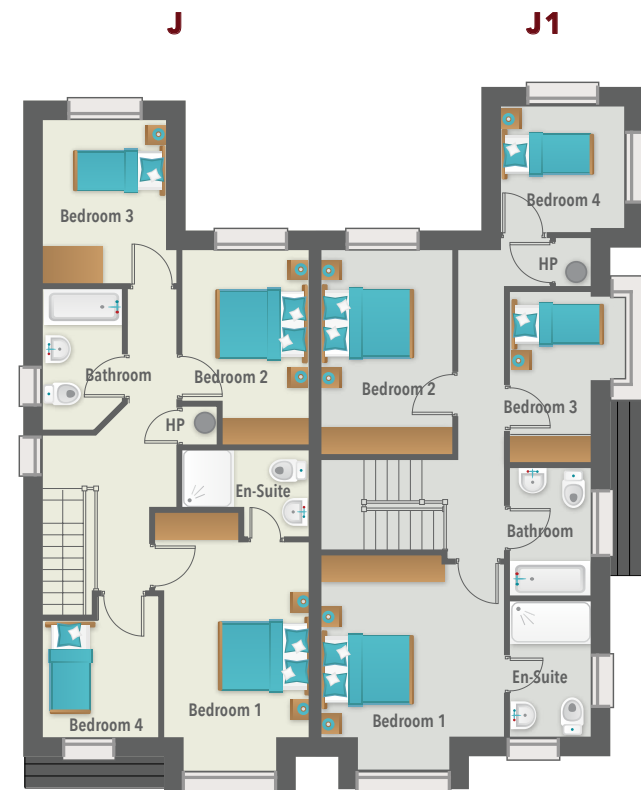
4 Bedroom Semi Detached
Total Floor Area: 128.4m² / 1,382ft²

HOUSE TYPE J1

4 Bedroom Semi Detached
Total Floor Area: 133.4m² / 1,435ft²



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE L

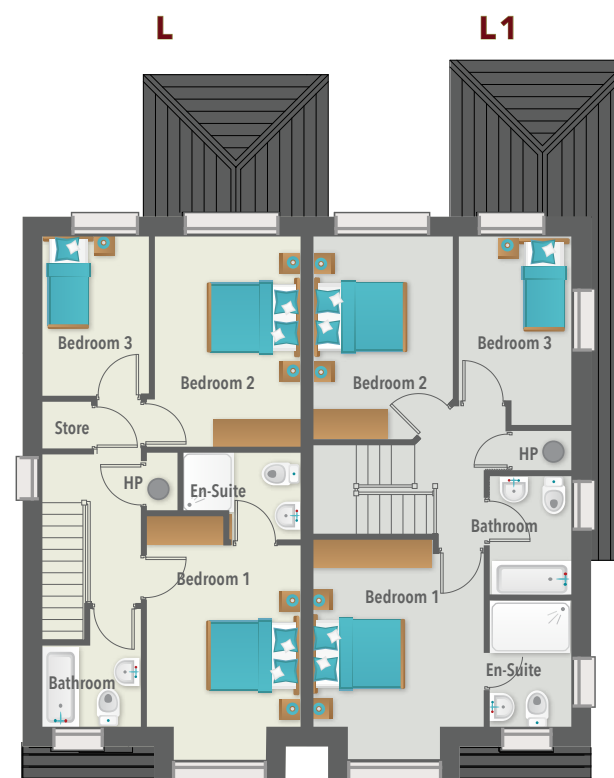
3 Bedroom Semi Detached
Total Floor Area: 117.2m² / 1,261ft²

HOUSE TYPE L1

3 Bedroom Semi Detached
Total Floor Area: 119.2m² / 1,283ft²



GROUND FLOOR



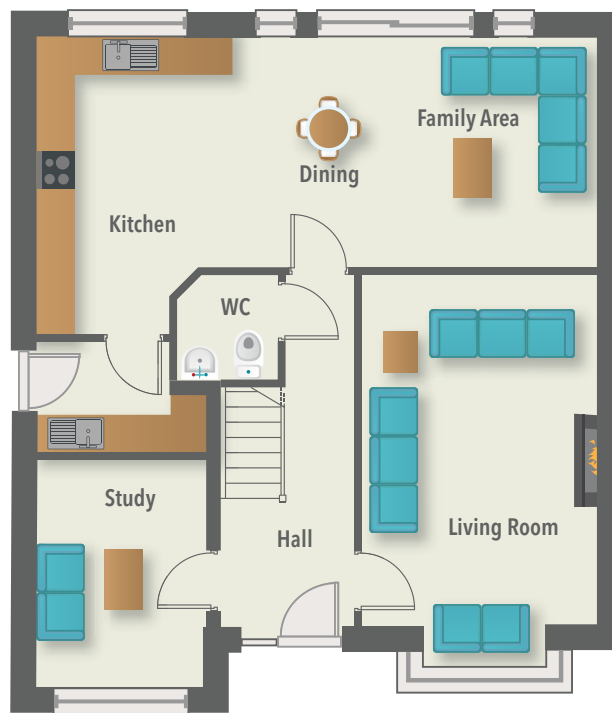
FIRST FLOOR

HOUSE TYPE M

4 Bedroom Detached Home

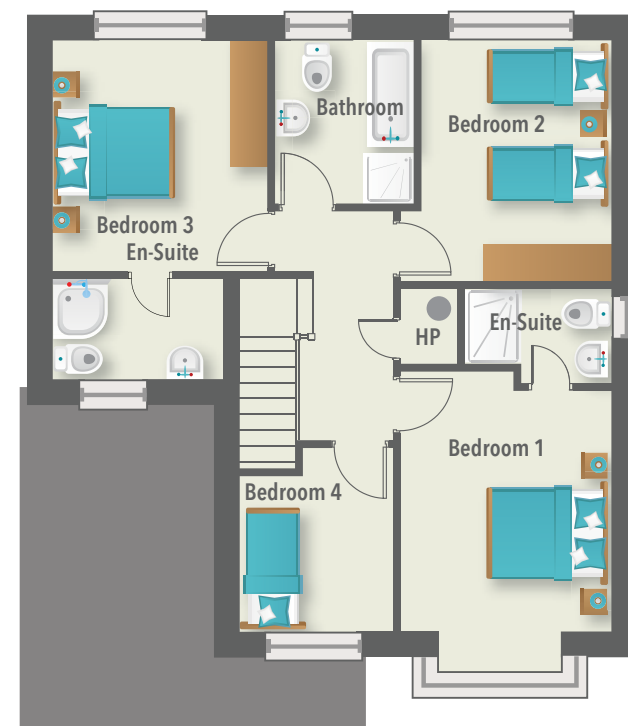
Total Floor Area: 156 m² / 1679 ft²

M



GROUND FLOOR

M



FIRST FLOOR



Athlumney Close

A PROUD REPUTATION BUILT ON QUALITY

Andrews Construction Ltd. has been building quality family homes since 1972.

We enjoy a proud reputation for high standards in design & construction across all of our developments.

We have adopted a policy of total commitment to quality, with all of our developments of family homes designed and built for modern living, and to meeting the requirements of the discerning home buyer.

We combine the use of innovative materials and building technologies with traditional craft skills to produce future proof, energy efficient homes that are cost effective to run and maintain.

Our Management team understands the significant investment that you are taking, whether you are a first time buyer or you are trading on. We aim to make the experience of buying an Andrews built home as easy as possible – We have been doing this for over 47 years.

Our long and proud track record has seen us complete numerous high quality developments of family homes in Ireland, including;

- Athlumney Wood, Navan.
- Athlumney Castle, Navan.
- Lackanash, Trim.
- Delacey Court, Trim.
- Delacey Crescent, Trim.
- Petitswood Manor, Mullingar.
- Glenmore Wood, Mullingar.
- Old Connell Weir, Newbridge.
- Barretstown Meadows, Newbridge.
- Stamanaran, Blackrock.
- Diswellstown Manor, Castleknock.
- Scholarstown Wood, Rathfarnham.

Our Quality Management System is certified to ISO 9001 (Quality), ISO 14001 (Environmental) and OHSAS 18001 (Health & Safety)



www.andrewsconstruction.ie





Athlumney Close

SELLING AGENT

REA

T&J GAVIGAN

License No. 001249

www.reatjgavigan.ie

046 9023232

DEVELOPER

ANDREWS
CONSTRUCTION LIMITED

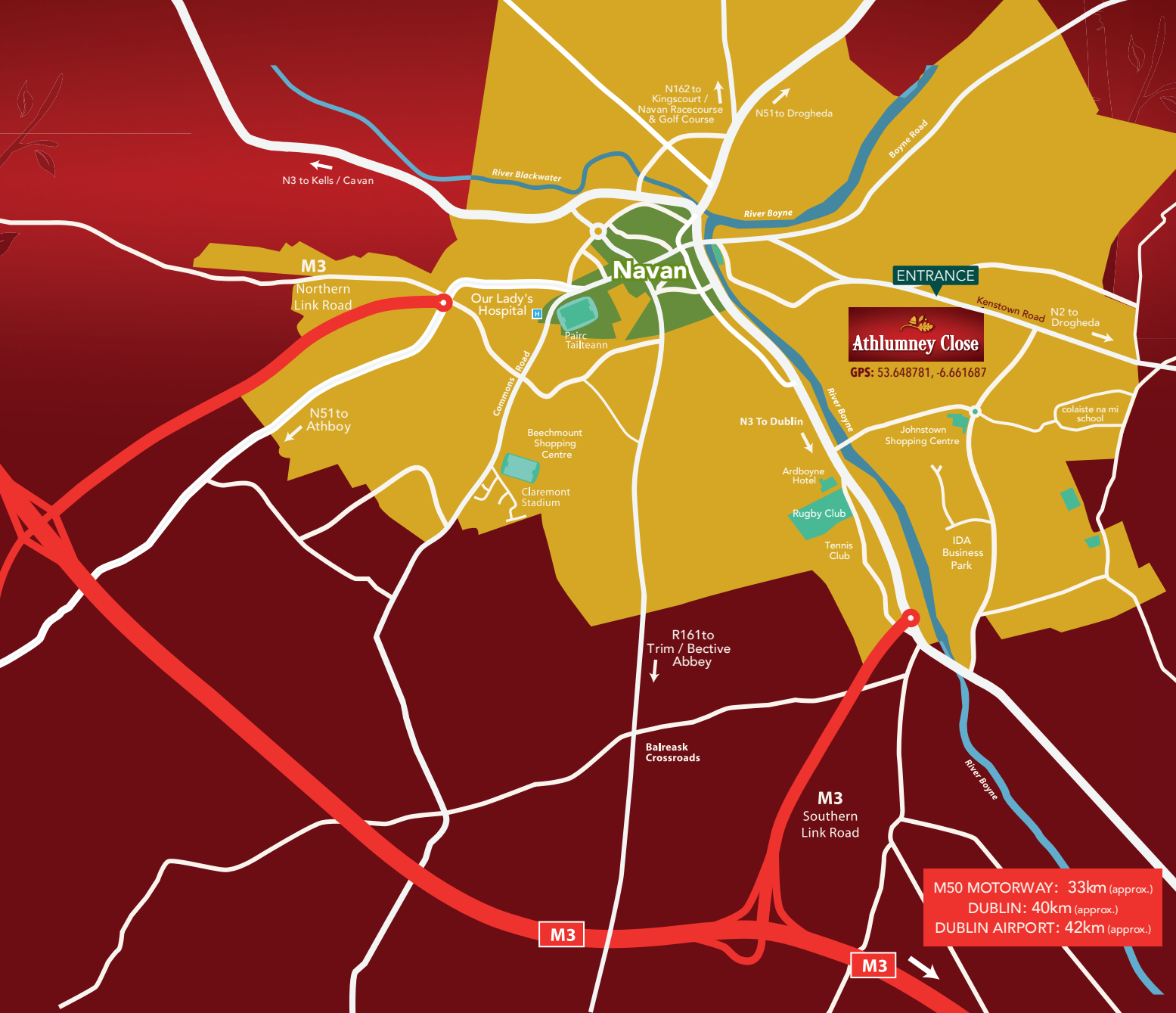
www.andrewsconstruction.ie

SOLICITORS

J.A. Shaw & Co. Solicitors,

ARCHITECTS

McGrane & Partners Architects



DISCLAIMER: These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors and REA T & J Gavigan (and associated companies) shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in REA T & J Gavigan has the authority to make or give representations of warranty in relation to this property.