



BURGAGE CASTLE

BLESSINGTON, CO. WICKLOW

A Superb Development of
2, 3 & 4 Bed A Rated Homes



A DEVELOPMENT BY



www.andrewsconstruction.ie



BURGAGE CASTLE

2, 3 & 4 BEDROOM LUXURY HOMES CLOSE TO THE BLESSINGTON LAKES

Burgage Castle is a beautiful development of only 58 family homes in one of Ireland's most desired areas. It is rare to get a combination of all things country yet still have Dublin City Centre & its surrounding areas on your doorstep. The town of Blessington is thriving & offers super Cafés /Restaurants & Pubs. Situated at the foothills of The Wicklow Mountains, & on the banks of The Blessington Lakes. The village is also well serviced in terms of transport & has a Dublin Bus (65) which runs regularly throughout the day & links Blessington to Dublin City Centre. The surrounding area is an outdoor paradise offering an abundance of water sports and activities on the Blessington Lakes, Horse Racing at the nearby Naas, Punchestown and The Curragh, beautiful Lakeshore Golf Courses, hillwalking in the Wicklow Mountains, the Blessington Greenway walk leading to the stunning Russborough House and Gardens and The Avon with its outdoor pursuits and trails. There are Rugby, GAA, Soccer and Cycling Clubs all nearby. High speed broadband should also appeal to those working from home.

SCHOOLS

There is a wide selection of schools on your doorstep, with many primary options from Educate Together through to the Gealschoil at Kilmalum & St Marys Junior School & Blessington No.1 School. Secondary schools are well catered for with Blessington Community College in the village & buses to Naas, Dunlavin & Kilcullen, Rathcoole & Dublin which all have Secondary Education. Newbridge College & Terenure College are also an easy commute. Preschools include Cocoon, Sakura & Blath na hOige.

SHOPPING & RESTAURANTS

Shopping is well catered for with Dunnes Stores, SuperValu, Aldi and Centra all a short walk away. Larger shopping centres such as the Citywest, The Square, Dundrum, The Whitewater Shopping Centre, and Kildare Village luxury shopping outlet, are all very accessible. Bustling pubs and eateries are abundant, with coffee shops, cafes and a wide range of restaurants including Chinese, Indian, Thai, and Italian all in the village. The renowned Ballymore Inn with its many accolades is a short drive not to mention Avoca at Rathcoole.



TRANSPORT

Bus Routes:

Dublin Bus 65 (Blessington to Dublin City Centre via Tallaght)
183 (Naas to Arklow)
863 (Blessington to City Centre Direct)
132 (Connolly Station to Rosslare)

TRAINS & ROADWAYS

Luas Park & Ride (15km)
Sallins Train Station (16km)
N7 (13km)
M9 (24km)
M50 (22km)
N81 (0.1km)

SPORTS

Blessington GAA
Blessington AFC
Naas Rugby Club
Three Castles Rowing Club
Blessington Lakes Sailing Club
Reservoir Cogs Cycling Club

GOLF

Blessington Lakes Golf Course (7.5km)
Tulfarris Golf Course (8.5km)
Craddockstown Golf Club (10.7km)
Naas Golf Club (17.3km)
Palmerstown Golf Club (16km)
The K Club (23km)

RESTAURANTS/ BARS:

Hennessey's Bar & Lounge
West Wicklow House / San Patrizio
Avon Food Court (Overlooking the Lakes)
Hollywood Inn
Ballymore Inn

COFFEE SHOPS & CAFÉS

Brew 21
VDA Coffee
Crafternoon Tea
The Moody Rooster
The Hollywood Café
Russborough House & Gardens

GYMS:

High Definition Fitness
All In Fitness
Crossfit Tua
Fight Fit Dojo



SPECIAL FEATURES



Burgage Castle interior layout combines the best of modern design with the space required for modern day contemporary living. They have been carefully designed to provide family friendly kitchens, ample storage space and work from home living space with luxurious bedrooms and bathrooms, these are houses to enjoy not just for now but for years to come.

GENERAL FEATURES

- Spacious energy efficient (BER A2) family homes
- Traditional concrete block (twin leaf) construction
- Homebond registered (10 Year Structural Guarantee)
- All site development works completed and fully landscaped
- No management fees

INTERIOR FEATURES

- Fully fitted kitchens
- Fully fitted wardrobes as per showhouse
- Painted throughout
- 9ft ceilings to ground floor
- Cat 5 wiring and Virgin Media hub provided
- Data sockets provided to various points throughout house
- High quality sanitary ware throughout including shower doors with en suite to master bedroom as per showhouse
- Wall and floor tiling as standard in bathrooms as per showhouse
- Fitted stairs to attic as standard

EXTERIOR FEATURES

- Low maintenance exterior
- French doors to rear of houses
- Paved rear patio area
- Paved front driveway with double space parking
- Rear gardens lawns sewn and seeded
- Extensive landscaping throughout site including hedging to front gardens

"A" RATING FEATURES

- Highly efficient and clean air to water heat pump primary heating system and water heating with smart cylinder
- Zoned heating with digital thermostats and local radiator thermostatic valves
- Low heat loss due to high levels of insulation to floors (160mm), roofs (300mm) 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





BURGAGE CASTLE

SITE PLAN



HOUSE TYPE A	HOUSE TYPE B	HOUSE TYPE C	HOUSE TYPE C2	HOUSE TYPE D1	HOUSE TYPE D3
4 Bed, Detached	3 Bed, Semi-Detached with Study	3 Bed, Semi-Detached	3 Bed, Semi-Detached	2 Bed, Semi-Detached	3 Bed, Detached
HOUSE TYPE A1	HOUSE TYPE B1	HOUSE TYPE C1	HOUSE TYPE D	HOUSE TYPE D2	HOUSE TYPE E
4 Bed, Semi-Detached	4 Bed, Semi-Detached	3 Bed, Townhouse	3 Bed, Semi-Detached	3 Bed, Semi-Detached	2 Bed, Apartment

Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.

HOUSE TYPE A

4 Bedroom Detached

Total Floor Area: 144m² / 1,550ft²

HOUSE TYPE A1

4 Bedroom Semi Detached

Total Floor Area: 144m² / 1,550ft²



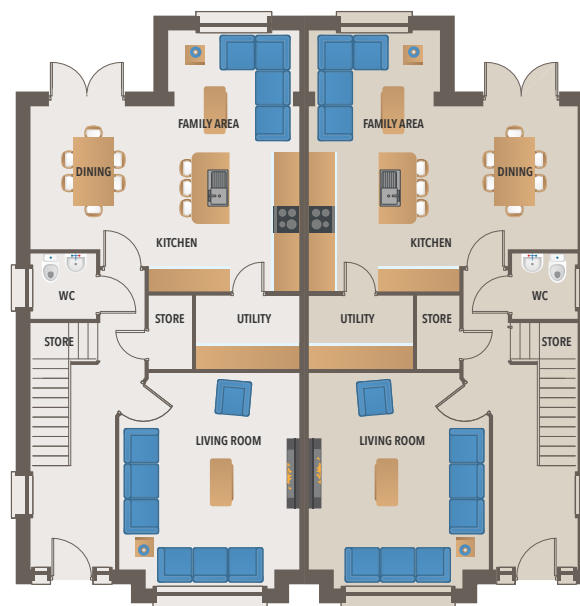
A



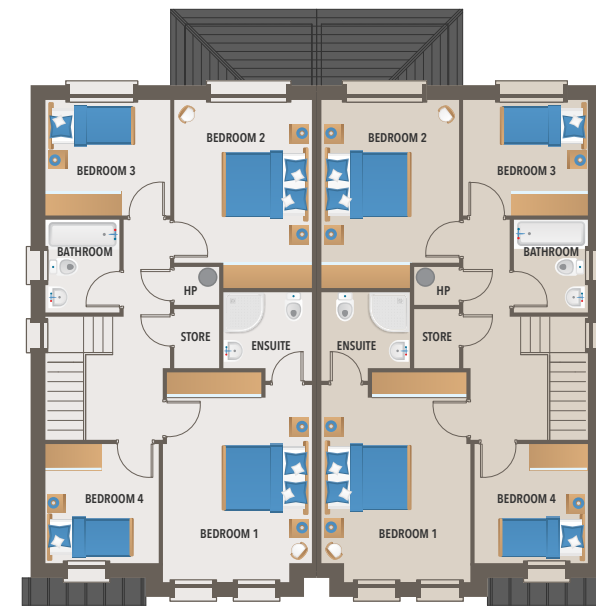
GROUND FLOOR

FIRST FLOOR

A1



GROUND FLOOR



FIRST FLOOR

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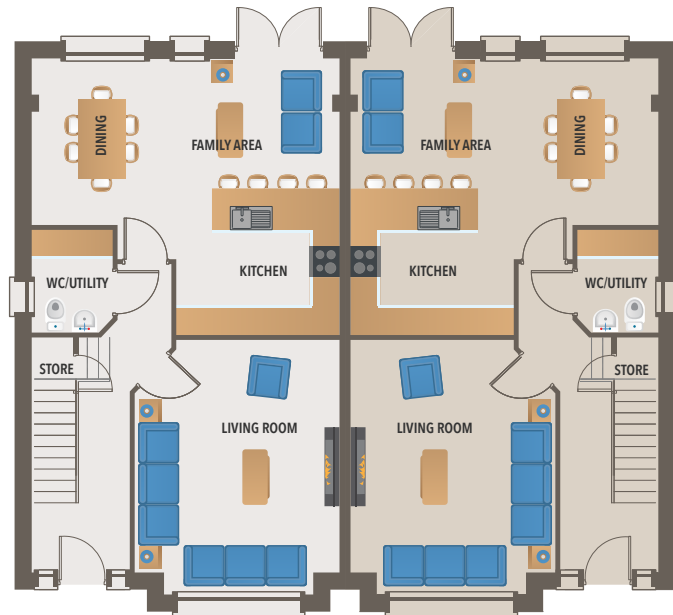
HOUSE TYPE B

3 Bedroom Semi Detached with Study

Total Floor Area: 125.4m² / 1,350ft²

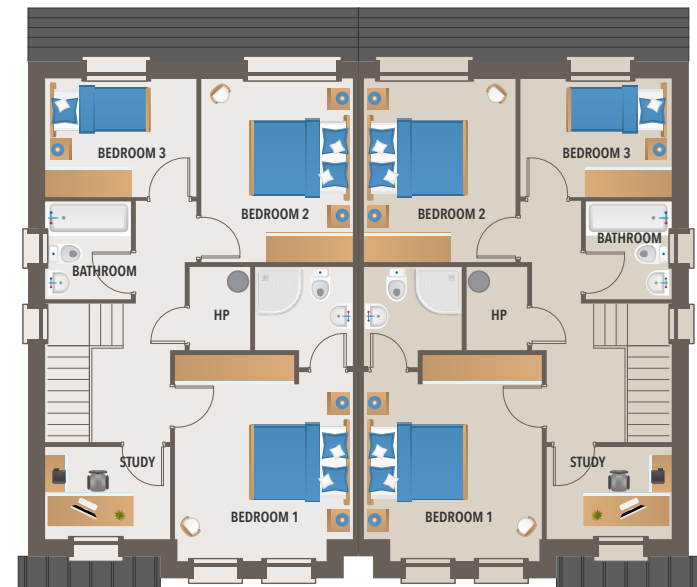


B



GROUND FLOOR

B



FIRST FLOOR

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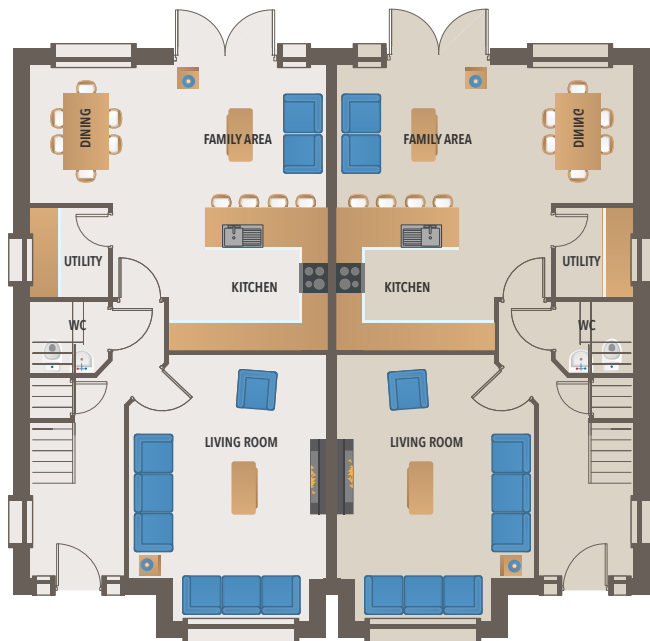
HOUSE TYPE B1

4 Bedroom Semi Detached

Total Floor Area: 139.6m² / 1502.64ft²

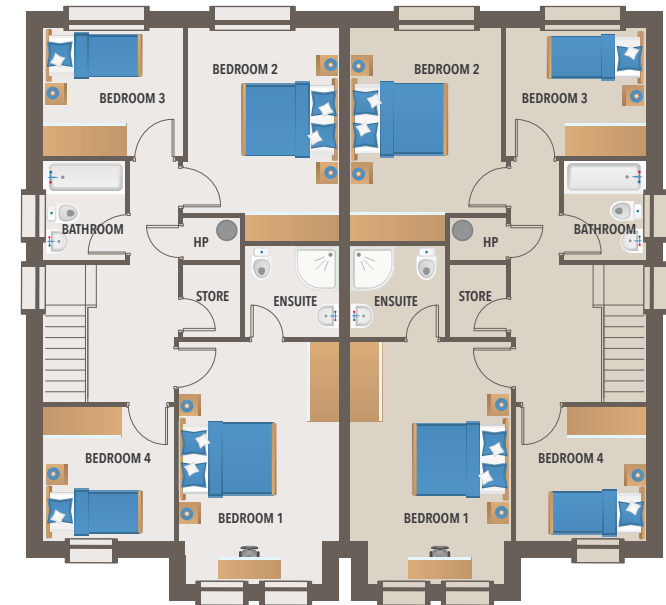


B1



GROUND FLOOR

B1



FIRST FLOOR

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HOUSE TYPE C

3 Bedroom Semi Detached

Total Floor Area: 118.4m² / 1,274ft²

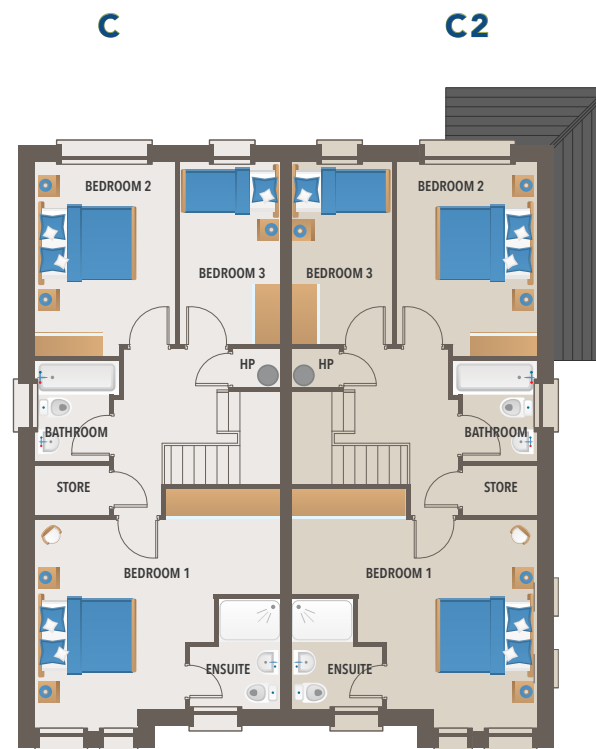
HOUSE TYPE C2

3 Bedroom Semi Detached

Total Floor Area: 126.5m² / 1,362ft²



GROUND FLOOR



FIRST FLOOR

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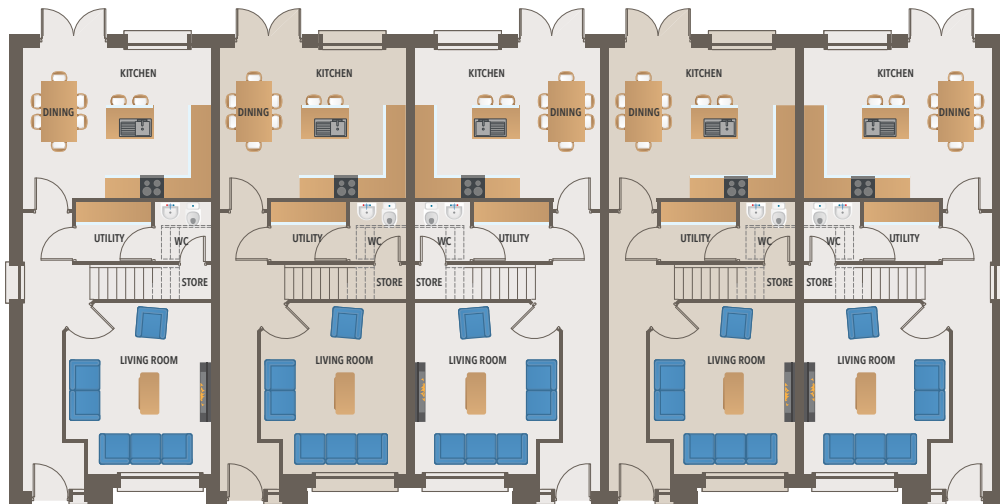
HOUSE TYPE C1

3 Bedroom Townhouse

Total Floor Area: 118.4m² / 1,274ft²

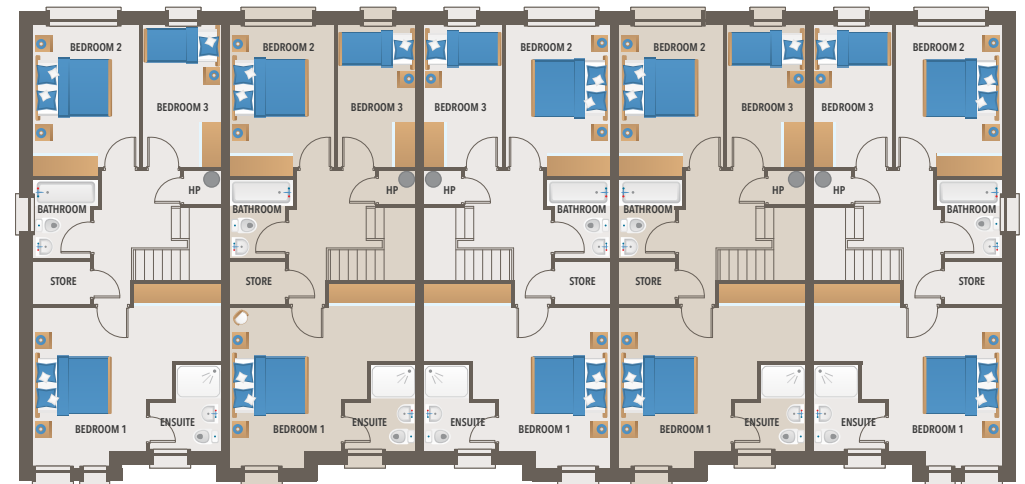


C1



GROUND FLOOR

C1



FIRST FLOOR

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HOUSE TYPE D

3 Bedroom Semi Detached

Total Floor Area: 106.2m² / 1,143ft²

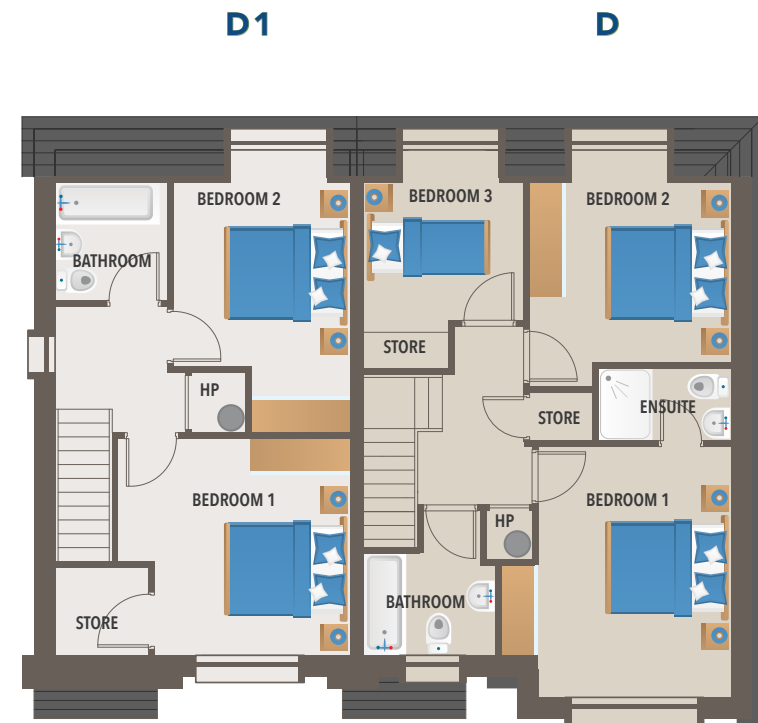
HOUSE TYPE D1

2 Bedroom Semi Detached

Total Floor Area: 81.2m² / 876ft²



GROUND FLOOR



FIRST FLOOR

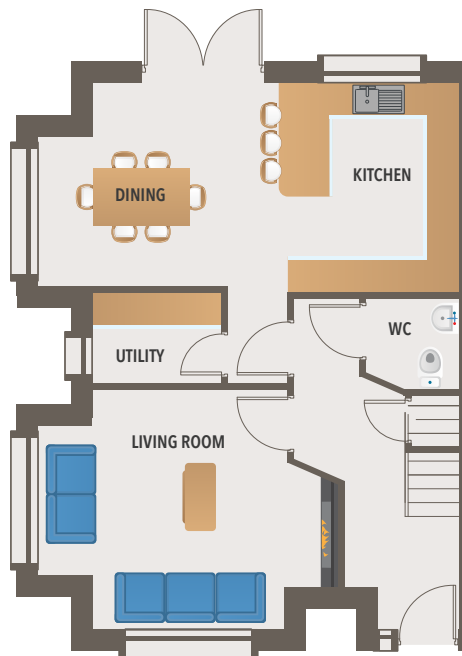
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HOUSE TYPE D2

3 Bedroom Semi Detached
Total Floor Area: 110.4m² / 1,188ft²

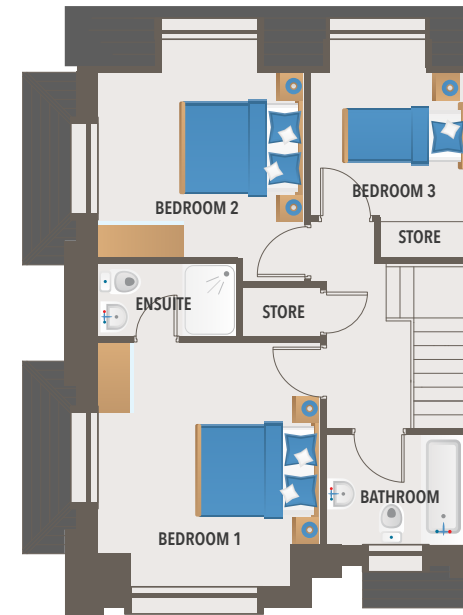


D2



GROUND FLOOR

D2



FIRST FLOOR

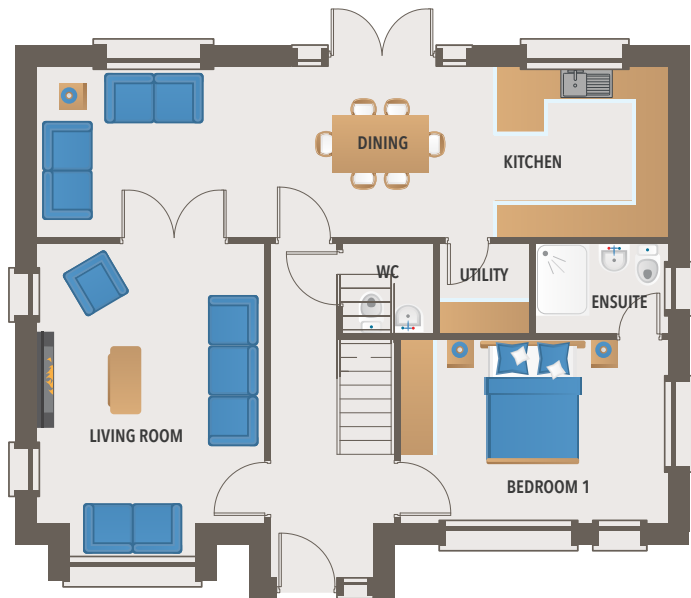
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HOUSE TYPE D3

3 Bedroom Detached

Total Floor Area: 137.3m² / 1,478ft²

D3



GROUND FLOOR

D3



FIRST FLOOR

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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 50 years.

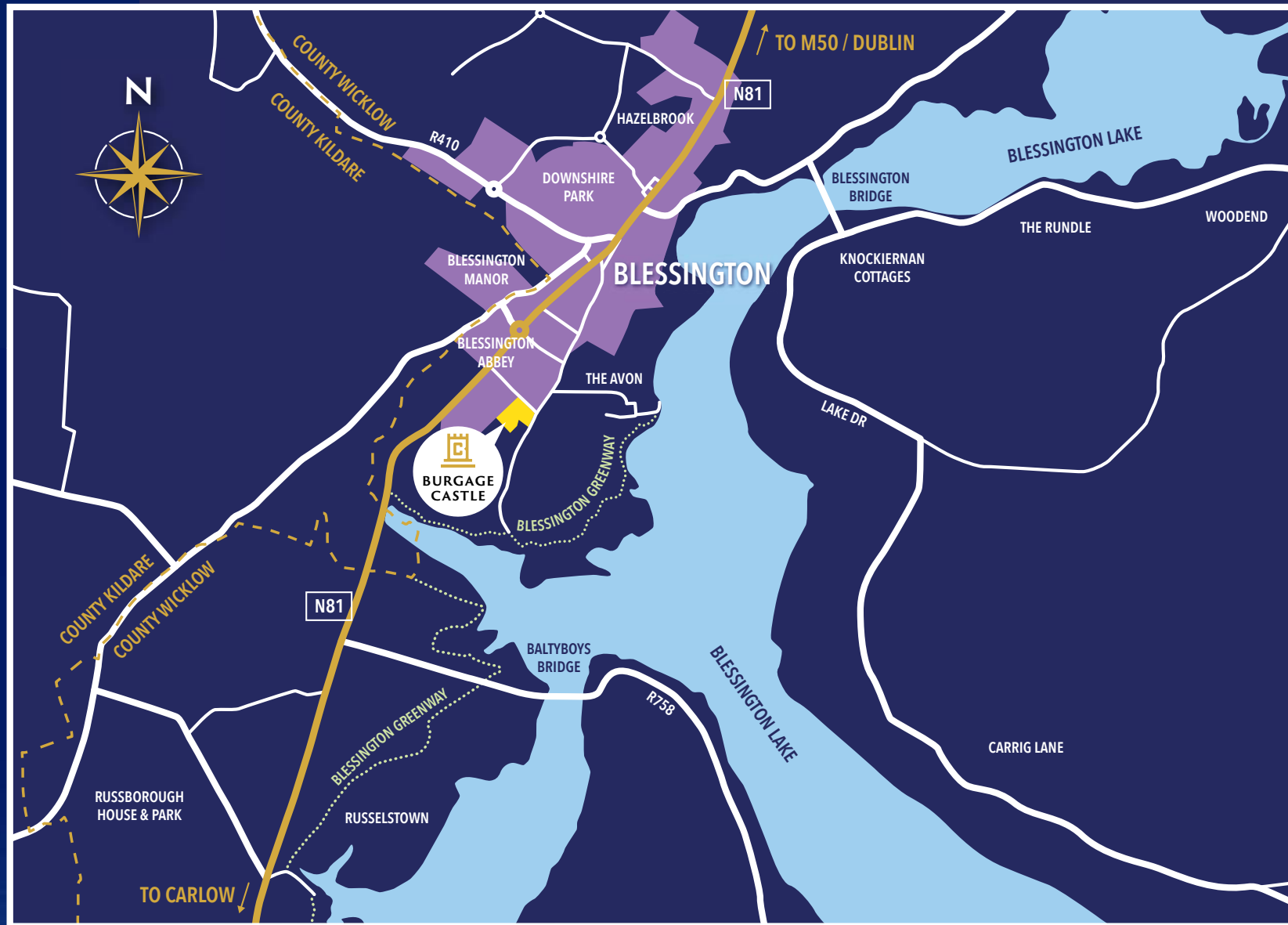
Our long and proud track record has seen us complete numerous high quality developments of family homes in Ireland, including;

- Athlumney Wood, Navan.
- Athlumney Castle, Navan.
- Athlumney Close, Navan.
- Castlewellan Park, Celbridge.
- 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, Castleknoch.
- Scholarstown Wood, Rathfarnham.
- Roselawn, Foxrock.
- Station Rd, Portmarnock

Our Quality Management System is certified to ISO 9001:2015 (Quality), ISO 14001:2015 (Environmental) and ISO 45001:2018 (Health & Safety).



LOCATION





BURGAGE CASTLE

SELLING AGENTS



(01) 490 3201

enquiries@jpmdoyle.ie

SOLICITORS

J.A. Shaw & Co. Solicitors

ARCHITECTS

McGrane & Partners Architects

DEVELOPER



www.andrewsconstruction.ie

www.burgagecastle.com

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