



CASTLE OAKS

BREAGAGH VALLEY

— PHASE FOUR —

ALL HOMES QUALIFY FOR
FIRST HOME SCHEME AND
HELP TO BUY SCHEME

OH ORMONDE
HOMES LTD

FIRST HOME SCHEME
SUPPORTING HOME OWNERSHIP



BER A2

This is your home



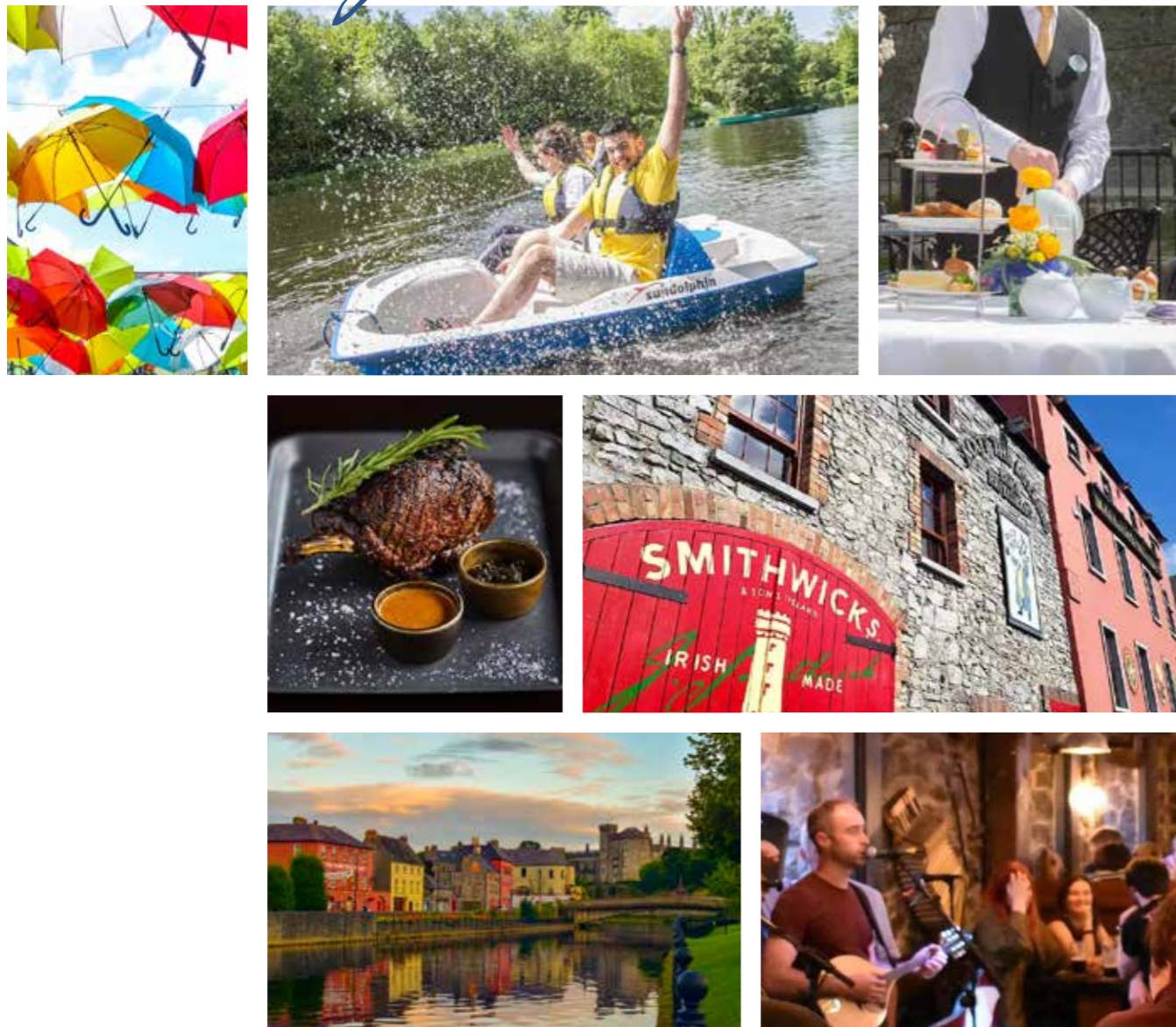
Welcome to Castle Oaks at Breagagh Valley, where Ormonde Homes are proud to introduce an all new concept in house design and living space to Kilkenny - your futureproof home of tomorrow, and your starter home for today.

Castle Oaks has changed the dynamic of house building in Kilkenny. This BER A-rated development of distinction is designed to meet the requirements of the fast growing and young population of Kilkenny. Located only 10 minutes' walk from the city, Castle Oaks at Breagagh Valley combines both luxury city living, with restful country life.

Kilkenny, the Medieval Capital of Ireland, is set on the banks of the River Nore. Kilkenny is a city steeped in history, world-renowned architecture, living character, sporting prowess, and local charm. The ancient city of Kilkenny was named after the 6th century monk, St. Canice, whose legacy and memory lives on in the beautifully restored St. Canice's Cathedral, built in the 13th century. It's near neighbour Kilkenny Castle was built by the Normans in the 12th century, and both are extremely popular with visitors from far and wide. These ancient structures, complemented by a vast array of historic limestone buildings with turrets, laneways, arches and spires form a backdrop to a growing city with a young population, a vibrant community spirit, and a great place to work, rest or play.

As well as its historic importance, Kilkenny offers some of the finest schools, hotels, restaurants, sports clubs, shops, cafés, traditional pubs, and open green spaces anywhere in the southeast of Ireland.

make it your castle



Ormonde Home build houses you'll be proud to call home, because there's true loyalty as standard in every Ormonde home. After all, we're local builders supporting local businesses and have been based in Kilkenny for decades.

Kilkenny really does have everything, the pace of life is relaxed, the quality of life is better, and your time is all your own if you so wish. Meander through the Farmers Market on The Parade, drift in and out of the numerous cafés and bars Kilkenny offers, and let the hours slip by.

It's widely know that Kilkenny has a long tradition of excellence in a wide range of areas, and is internationally acclaimed as a centre of craft and design. Take the time to discover this jewel for yourself, you'll be pleasantly surprised.

Once you have lived in Kilkenny, it's hard to live anywhere else.

An Ideal Location - Kilkenny City



SHOPPING

- 1 High Street Shopping
- 2 MacDonagh Junction Shopping Centre
- 3 Kilkenny Design Centre

SCHOOLS

- 4 St. Canice's Primary School
- 5 CBS Primary School
- 6 St Kieran's College
- 7 Kilkenny College
- 8 CBS Secondary School
- 9 Loreto Secondary Girls' School
- 10 Presentation Secondary Girls' School
- 11 Gaelscoil Osrai

SPORTS

- 12 GAA and Rugby Clubs

LEISURE

- 13 Kilkenny Castle Park Run
- 14 Watershed Leisure Centre
- 15 Watergate Theatre
- 16 The Set Theatre

HOTELS

- 17 Springhill Hotel
- 18 The Hoban Hotel
- 19 Langtons Hotel
- 20 The Kilkenny Inn Hotel
- 21 The Pembroke Hotel
- 22 Zuni Hotel
- 23 The Hibernian Hotel

HOTELS

- 24 The Rivercourt Hotel
- 25 The Ormonde Hotel
- 26 The Club House Hotel

TRANSPORT

- 27 Kilkenny Train Station

IDA BUSINESS & TECHNOLOGY PARK

- 28 • Abbott
- State Street
- Taxback
- Tirlan
- AIB
- Bank of Ireland
- Danville Business Park

All locations approximate, for illustration purposes only.

CASTLE OAKS BREAGAGH VALLEY

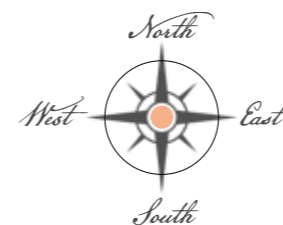
Site Plan

PHASE FOUR



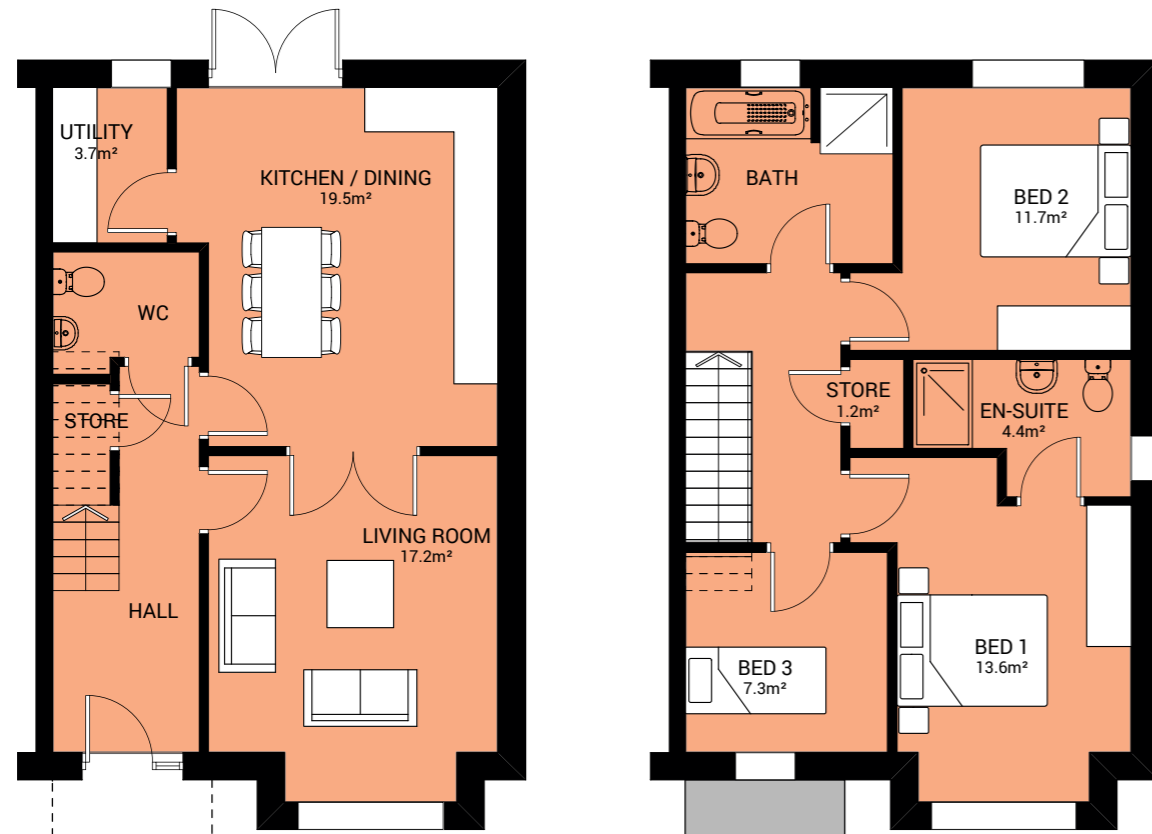
Phase 4 - House Options

- 'The Beech' (D) three-bed det/semi 1,335 sq ft
- 'The Cherry' (D) three-bed semi 1,247 sq ft
- 'The Chestnut' (C1) four-bed semi 1,536 sq ft
- 'The Holly' (C) four-bed semi 1,517 sq ft
- 'The Spruce 1' (B) three-bed semi (end) 1,169 sq ft
- 'The Oak' (E2) three-bed (mid) 1,136 sq ft
- 'The Spruce 2' (E) three-bed semi 1,169 sq ft
- 'The Linden' (E) three-bed semi bungalow 1,001 sq ft



THE SPRUCE 1

108 SQ.M (1,169 SQ.FT) THREE-BEDROOM SEMI DETACHED END-TERRACE

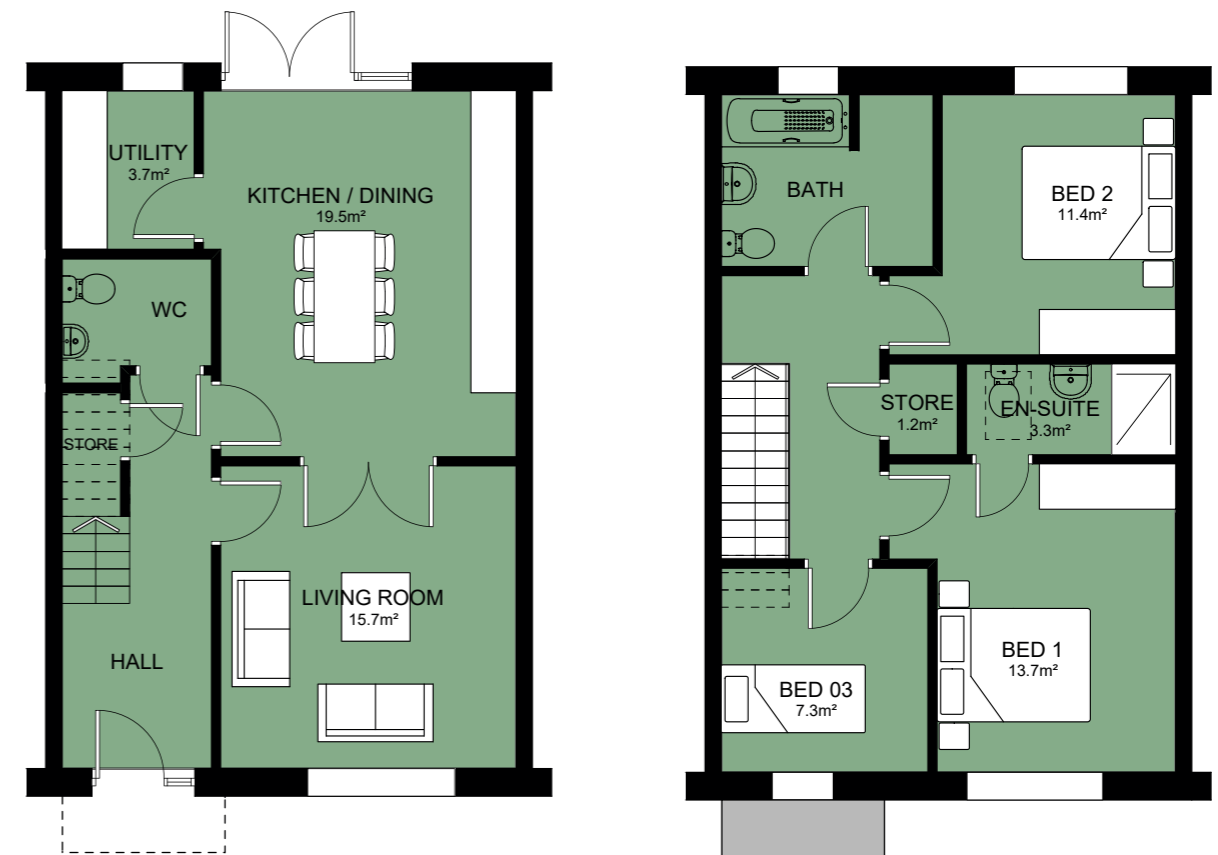


GROUND FLOOR

FIRST FLOOR

THE OAK

105.5 SQ.M (1,136 SQ.FT) THREE-BEDROOM MID-TERRACE

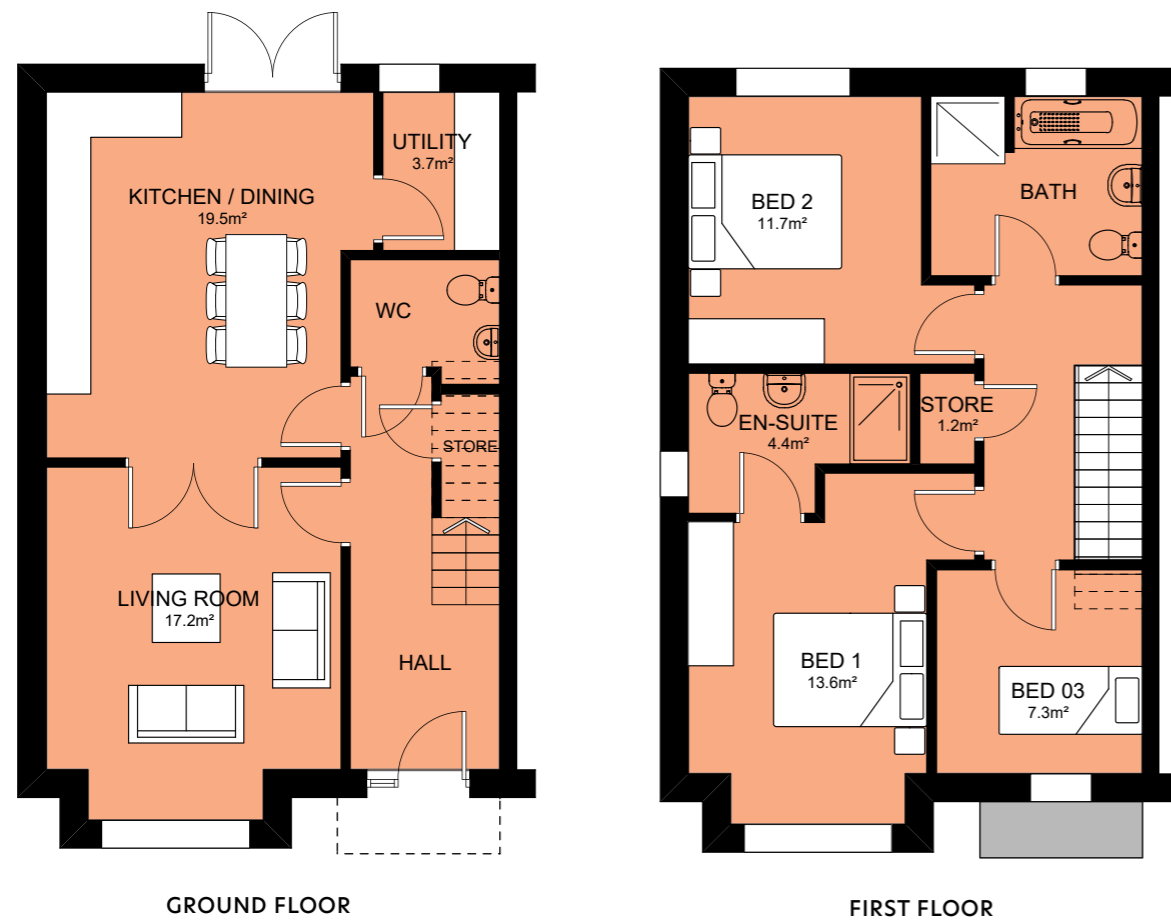


GROUND FLOOR

FIRST FLOOR

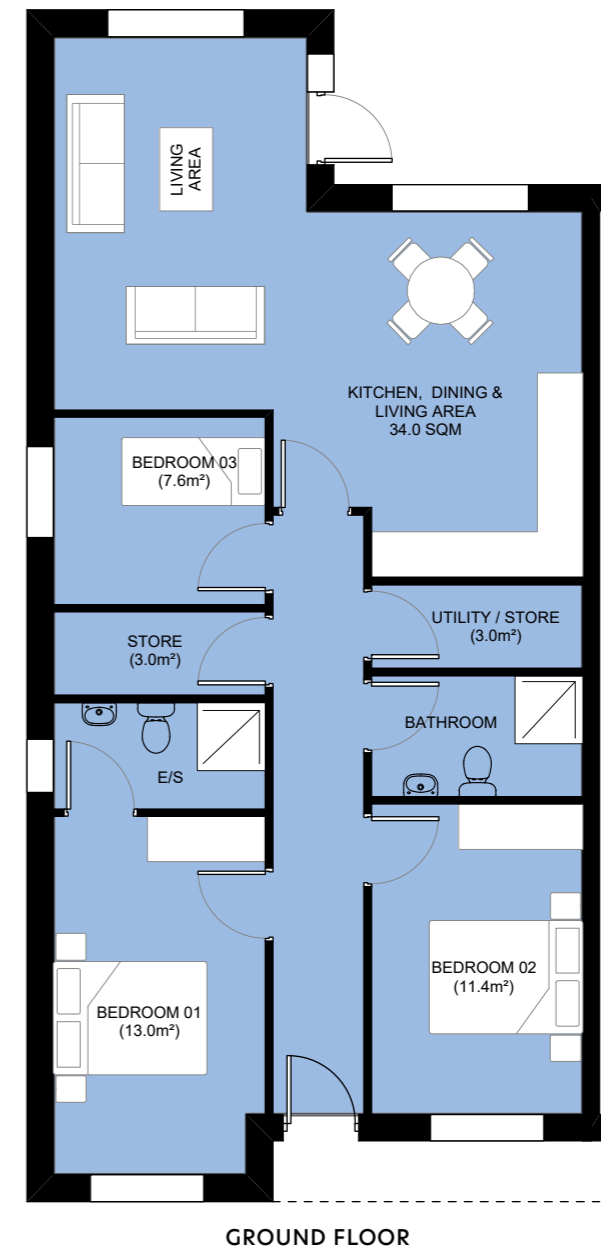
THE SPRUCE 2

108 SQ_M (1,169 SQ_FT) THREE-BEDROOM SEMI DETACHED



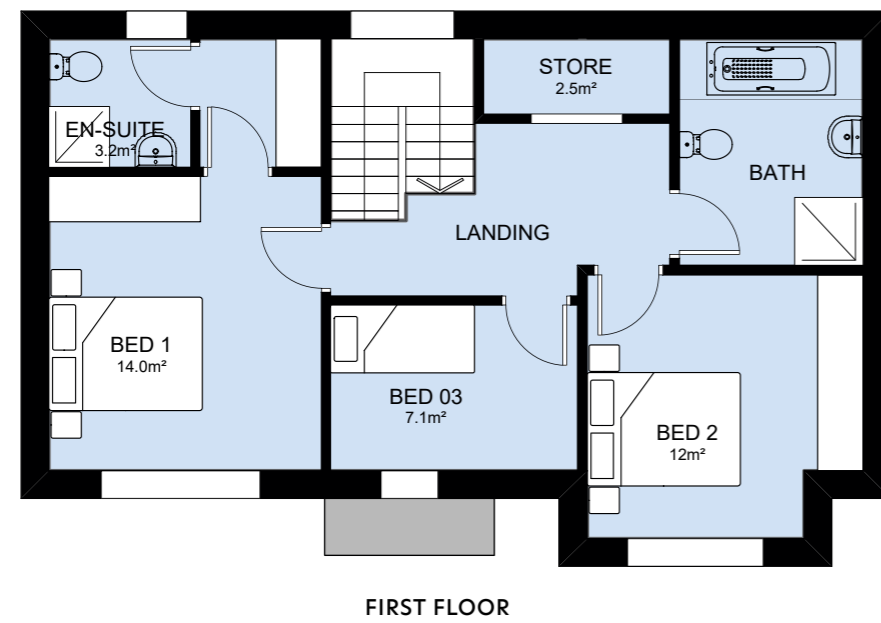
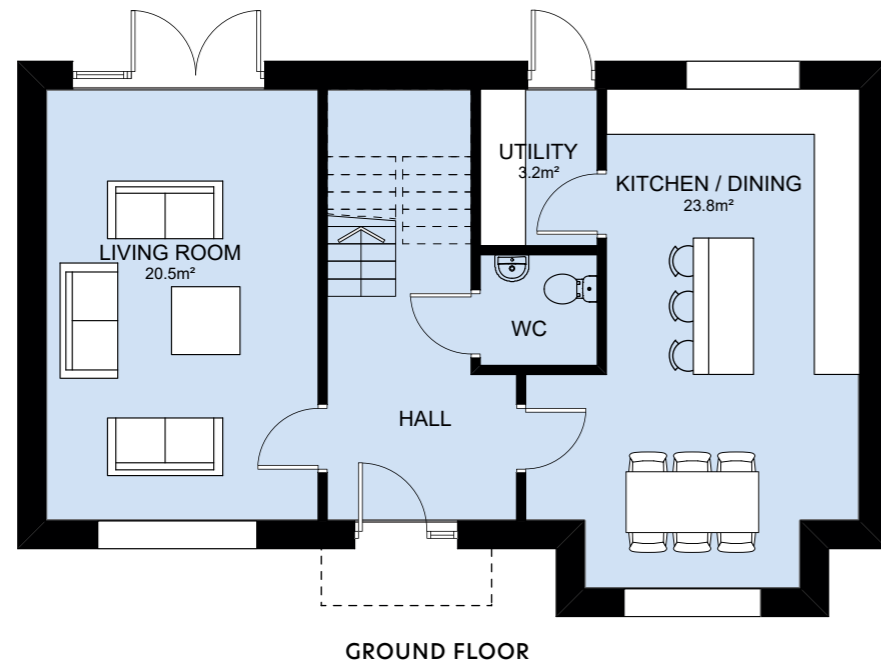
THE LINDEN

83.3 SQ_M (1,004 SQ_FT) THREE-BEDROOM SEMI-DETACHED BUNGALOW



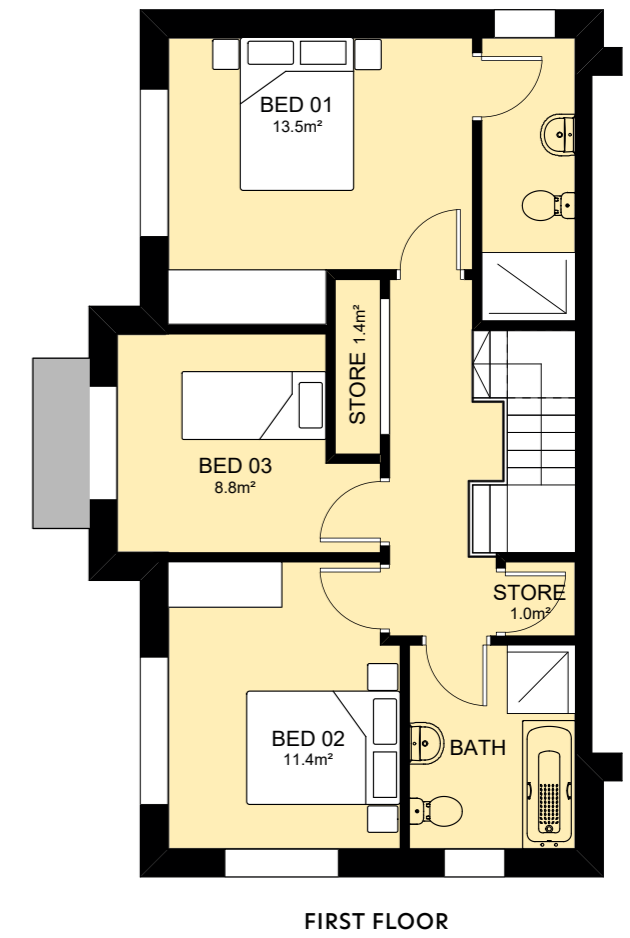
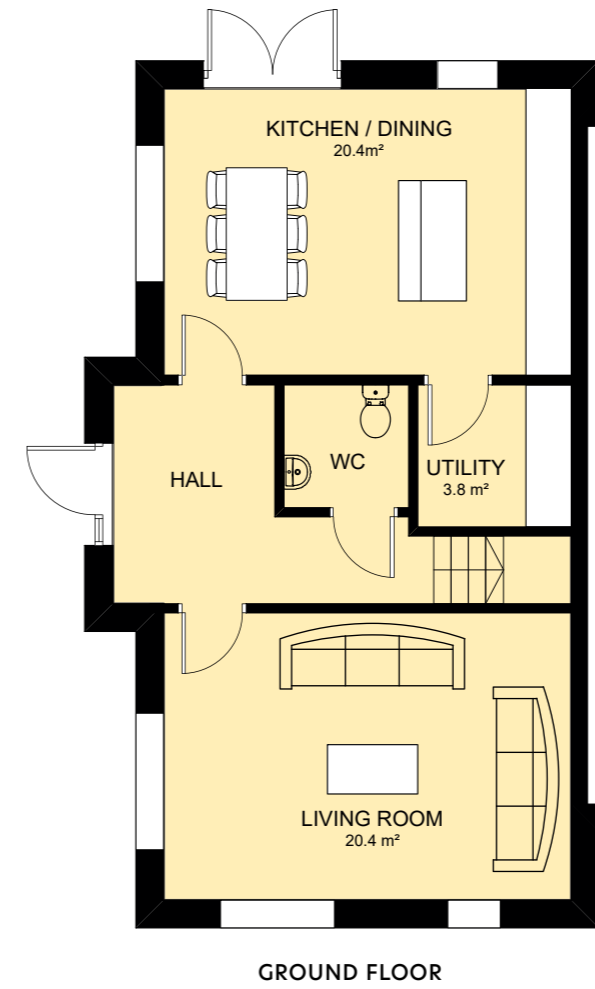
THE BEECH 🏠

124 SQ_M (1,335 SQ_FT) THREE-BEDROOM DETACHED/SEMI DETACHED



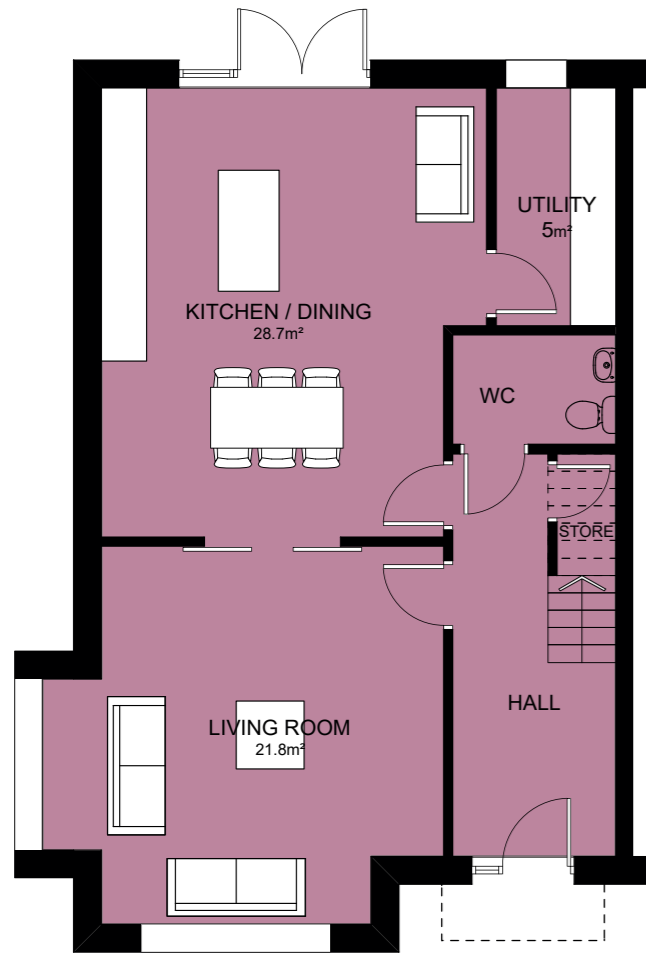
THE CHERRY 🏠

115.9 SQ_M (1,247 SQ_FT) THREE-BEDROOM SEMI DETACHED

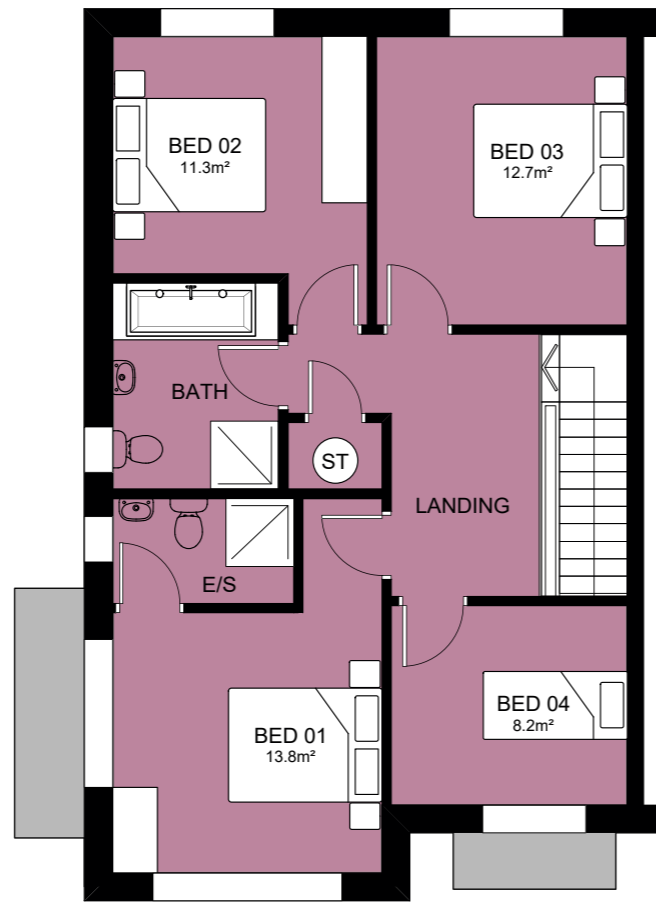


THE CHESTNUT

142.7 SQ.M (1,536 SQ.FT) FOUR-BEDROOM SEMI DETACHED



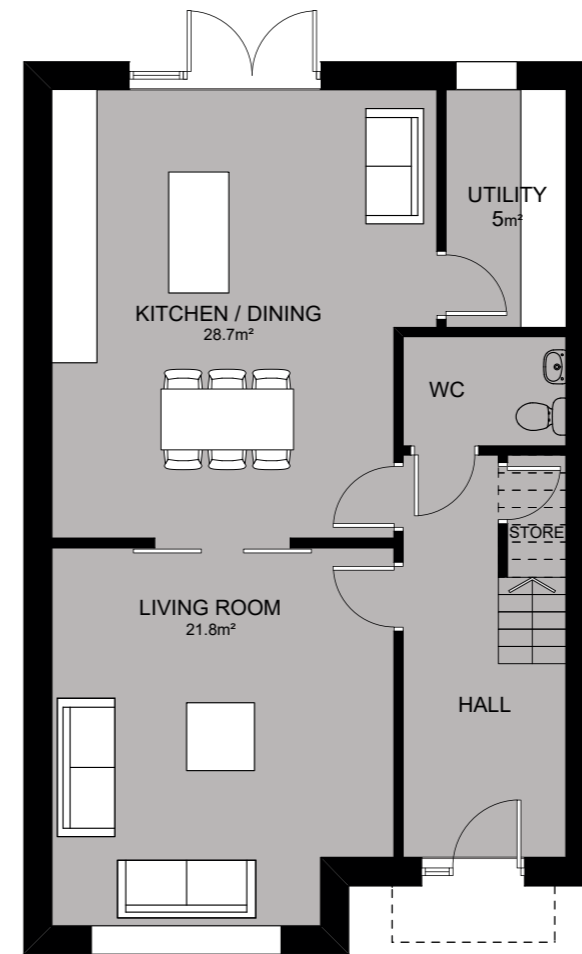
GROUND FLOOR



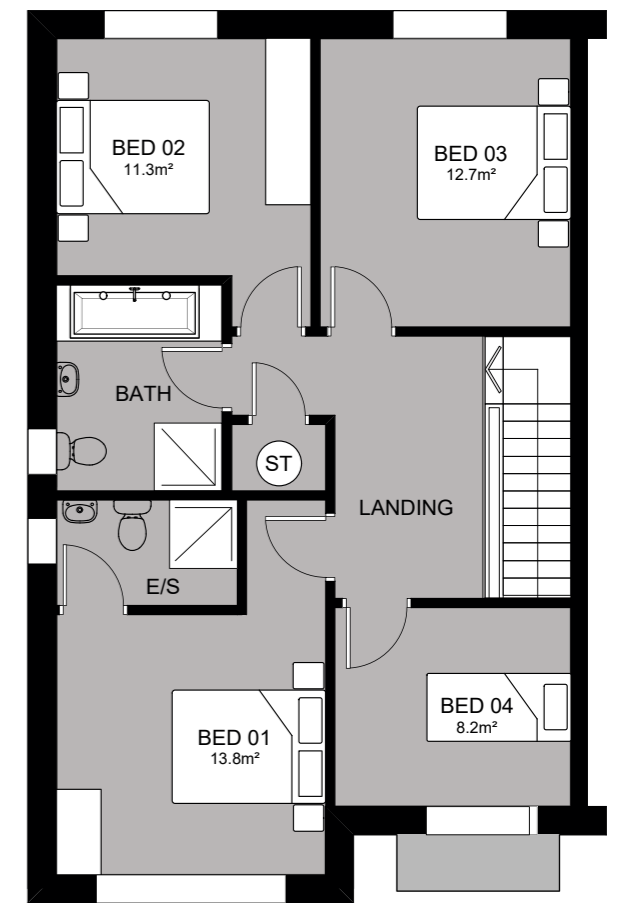
FIRST FLOOR

THE HOLLY

140.9 SQ.M (1,517 SQ.FT) FOUR-BEDROOM SEMI DETACHED



GROUND FLOOR



FIRST FLOOR



Unique Features and Key Specifications


ENERGY EFFICIENCY

- Each home is a "Nearly Zero Energy Building", resulting in lower energy costs
- High level of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to retain heat

INTERNAL FINISHES

- Walls painted throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in off-white satin
- Brushed satin-finish ironmongery
- High ceilings throughout

ELECTRICAL AND HEATING

- A-rated heat pump feeds thermostatically controlled heating zoned system to maximise your comfort
- Pressurised hot and cold water
- Generous lighting, power points and switches
- Smoke detectors and heat detectors fitted as standard (mains powered with battery backup)
- All homes are pre-wired for Electric Vehicle charge point 

MEDIA AND COMMUNICATIONS

- T.V. connection in living, and main bedroom
- Data points in living room, and main bedroom
- Wired for high speed broadband
- Main infrastructure installed to allow Eir and media connectivity

KITCHENS AND UTILITY ROOMS

- Superb contemporary kitchen with soft-close doors, and elegant stainless steel extractor fan
- Separate utility room with below countertop space provided for washer dryer

BATHROOM AND ENSUITE

- Stylish contemporary bathroom, ensuite and guest facilities with elegant sanitary ware, including taps, shower heads and bath fittings
- Shower enclosure complete with pressurised shower valve and chrome fitting
- Wall mounted heated towel rails in all three bathrooms

WARDROBES

- Contemporary fitted wardrobes in all double bedrooms


EXTERNAL FEATURES

- Mix of high quality brick and render exteriors
- PVC fascia, gutters, and downpipes
- Ultra Tech front doors with secure locking system
- French double doors to rear garden
- High performance 'future proof' uPVC A-rated windows

GARDENS

- Driveways finished in tarmac paving
- Seeded gardens with secure post-and-panel fencing to rear gardens

GUARANTEE

- All homes are covered by a 10-year Homebond Structural Guarantee 



And A Great Deal More

- First Time Buyers can claim 10% off cost to a max of €30,000.00*
* Terms and conditions apply
- Low running cost BER A-rated homes
- Situated only 10 minutes from Kilkenny city centre
- A high-quality build by Ormonde Homes of Kilkenny
- Wide choice of home types on offer
- Built with future low-maintenance in mind

CASTLE OAKS

BREAGAGH VALLEY

PHASE FOUR

VIEWING

Strictly by appointment either at Property Partners Buggy offices, or on site.

VISIT OUR WEBSITE

BreagaghValley.com

HOW TO PROCEED

To begin the process of purchasing your new home having made your selection in consultation with Property Partners Buggy, you'll need to provide a booking deposit of €5,000.00 made payable to Property Partners Buggy to reserve your choice of home. This booking deposit is fully refundable prior to signing of contract should you decide not to proceed. Please note, you will need to present your I.D. along with your booking deposit.

SOLICITOR

Poe Kiely Hogan Lanigan Solicitors,
21 Patrick Street,
Kilkenny.

Tel: 056 772 1063

Email: admin@pkhl.ie

FURTHER DETAILS

**PROPERTY
PARTNERS**

BUGGY

056 7796161

Property Partners Buggy,
4 Watergate,
Parliament Street,
Co. Kilkenny,
R95 H6CF

Tel: 056 779 6161

Email: buggy@propertypartners.ie

BER A2

BUILT BY

ORMONDE
HOMES LTD

FIRST HOME SCHEME
SUPPORTING HOME OWNERSHIP



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