

CLUAIN GLASAN

Kilkenny

*Love where
you live*



Comhairle Chontae Chill Chainnigh
Kilkenny County Council

Glenveagh
Home of the new.





CLUAIN GLASAN

Glenveagh is pleased to introduce Cluain Glasan, a new development of spacious family homes in a central location adjacent to the picturesque city of Kilkenny. A new location for Glenveagh, Cluain Glasan gives individuals and families of all sizes the opportunity to enjoy a high-spec new home, finished to Glenveagh's exacting standards, within one of Ireland's most vibrant cities.

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CLUAIN GLASAN

LOVE
MODERN HOMES
LIVE
CLUAIN GLASAN



GET TO **WHERE YOU WANT** **WHEN YOU WANT**

Excellent transport links to anywhere you need to go

Cluain Glasan is located on Granges Road, close to the city centre and adjacent to St James's Park and the Kilkenny Greyhound Stadium. Transport links are regular and plentiful; Cluain Glasan is just a few kilometres from Kilkenny Train Station, which links the city with Dublin, Waterford and onwards to Cork, Galway and Limerick. Services to Dublin run between 4 and 7 times a day, making for flexible travel.

For motorists, Kilkenny is well-served by excellent major roads, including the N10 – which connects to the M9 motorways to Dublin – and the N77 – which connects to Portlaoise and the M7 motorway. Kilkenny's central location in Ireland's South-East region means that every part of Southern Ireland is easily and quickly accessed, ideal for those who like to travel around this beautiful part of the country.



CAR

Kilkenny City	5 mins
N76	5 mins
Nowlan Park	5 mins
Waterford City	40 mins
Wexford Town	1 hr 19 mins
Dublin City	1 hr 35 mins



TRAIN

Kilkenny Train Station	6 mins drive
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BUS

Nearby Bus routes	KK2 838
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CLUAIN GLASAN

LOVE BEING
CLOSE TO
THE ACTION
LIVE LIFE ON
YOUR OWN
TERMS

Cluain Glasan is located just west of the River Nore and extremely close to St Luke's General Hospital. Residents can enjoy being within a stone's throw from many local amenities in this well-established residential area. Cluain Glasan is also close to many of Kilkenny's most famous landmarks, including Kilkenny Castle and its stunning grounds, St. Canice's Cathedral and Round Tower, the Black Abbey and St Mary's Medieval Mile Museum.

Schools

- 1 St. Canice's Co-Ed National School
- 2 Loreto Secondary School
- 3 Kilkenny Model School
- 4 St Johns Junior National School
- 5 St Johns Senior National School
- 6 CBS Kilkenny
- 7 Mother of Fair Love Special School
- 8 Kilkenny CBS Primary School
- 9 St Kieran's College
- 10 Colaiste Pobail Osrai

Shopping

- 11 Kwik Mart Convenience Store
- 12 SPAR
- 13 SuperValu Kilkenny
- 14 Dunnes Stores
- 15 ALDI
- 16 Lidl
- 17 Market Cross Shopping Centre
- 18 Newpark Shopping Centre

Sport / Golf

- 19 O'Loughlin Gaels GAA Club
- 20 Nowlan Park
- 21 Kilkenny Golf Club
- 22 Freebooters AFC
- 23 James Stephen's GAA Club
- 24 The Watershed
- 25 Kilkenny Active Health & Fitness Club

Train station & Airport

- 26 Kilkenny Train station

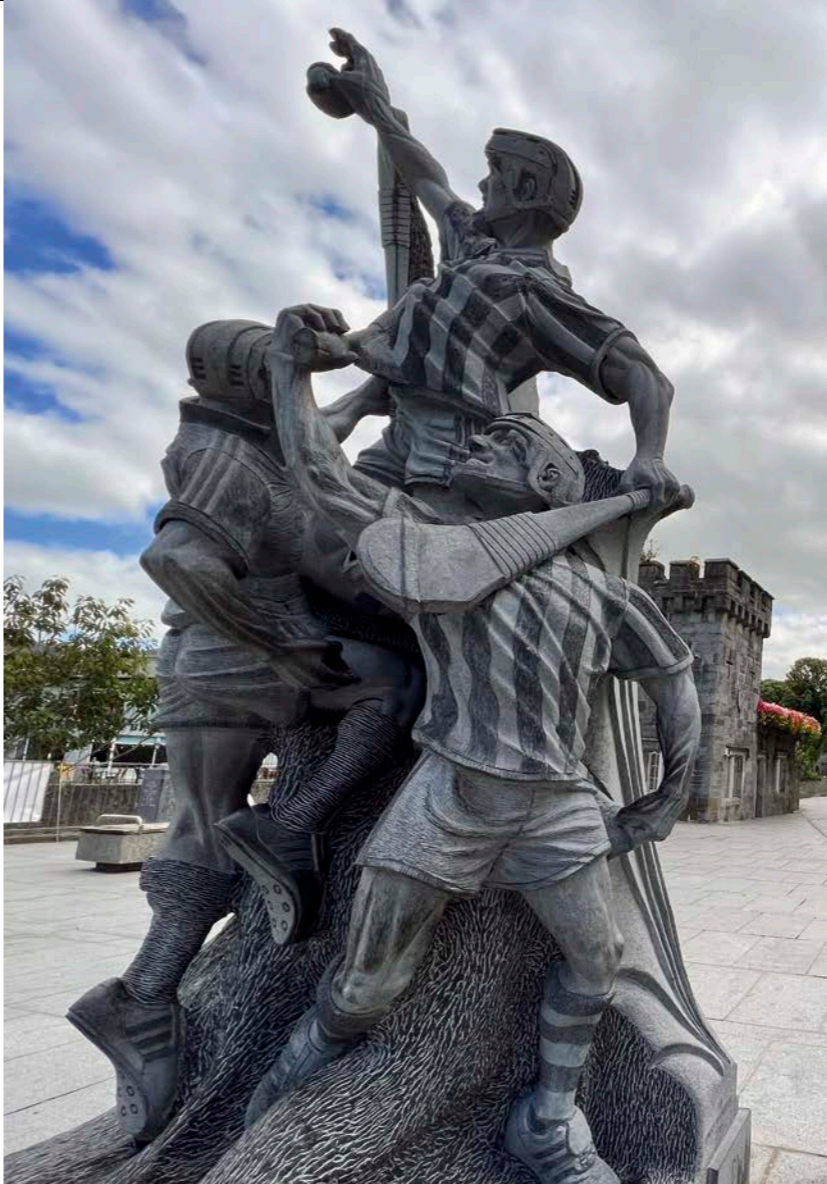
Recreation

- 27 Newpark Hotel Kilkenny
- 28 Butler House & Garden
- 29 Stathams by Pembroke
- 30 Rive Gauche
- 31 The Grapevine
- 32 Lemongrass
- 33 Campagne

Parks

- 34 River Nore Linear Park
- 35 Kilkenny Castle Rose Garden
- 36 Kilkenny Castle Park
- 37 River Nore Raised Wooden Walkway
- 38 Newpark Marsh Park





LOVE OUTDOOR FUN FOR EVERYONE LIVE IN A CLOSE AND FRIENDLY COMMUNITY

Kilkenny is full of wonderful leisure amenities for every member of the family – some of the sports clubs well established in the area include GAA, rugby, gymnastics, athletics, soccer and cycling. There’s even an ice hockey team for the really adventurous in the family! For golfers, Kilkenny Golf Club is an 18-hole championship parkland course close to the north of the city, while the world-famous Mount Juliet course, designed by Jack Nicklaus, is located in nearby Thomastown.

As one of the biggest communities in Ireland’s South-East, Kilkenny is home to just about every big retail name. Market Cross and MacDonagh Junction are the major shopping centres in the city, while Goods Department Store contains everything you could need under one roof. Alternatively, enjoy finding something unusual at one of the many weekly markets, including the famous Castleinch Sunday Market.

CLUAIN GLASAN

Kilkenny is known for being one of Ireland's biggest centres for culture. Some of the major festivals to take place during the year include Kilkenny Cat Laughs, the Kilkenny Arts Festival and the Kilkenny Roots Festival. But even during a rare break in the busy events calendar, the city is literally buzzing with activity; enjoy live music in one of the many venues in the city centre, or sample one of the vibrant new restaurants — it's all just a short walk away from your new home.



GREAT SCHOOLS JUST A STROLL AWAY

As part of an established community, Cluain Glasan is close to many excellent schools, including St Canice's Co-Ed National School and Loreto Secondary School, both located just minutes from the development. Kilkenny is home to many other options, however, including Gaelscoil Osraí, the second largest Irish-only primary school in Ireland, and Kilkenny College, one of the oldest schools in the country with a past-pupil list that includes Jonathan Swift.



LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

Glenveagh are proud to support the Local Authority Affordable Purchase Scheme in partnership with Kilkenny County Council.

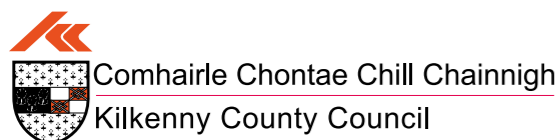
The Local Authority Affordable Purchase Scheme helps buyers purchase a newly built home at a reduced price. The scheme is aimed at households or individuals who need to bridge the gap between their deposit, their approved maximum mortgage and the market value of the property they would like to purchase.

If you qualify and avail of the equity, the local authority may be able to provide up to 22% of the market value of your new 3-Bed home in this scheme, in return for the same percentage of equity share in the property. This means that if you buy the home at a 20% discount, for example, the local authority will own a 20% stake in your property.

Please note First Time Buyers are eligible to claim Help to Buy on Local Authority Affordable Purchase Schemes. A qualifying loan must be taken out on the qualifying residence, with a qualifying lender. As of the 11th of October 2023, the combined value of your mortgage and your affordable dwelling contribution can now be used to calculate your loan-to-value ratio in a Help To Buy application. The loan-to-value ratio must be a minimum of 70% of the full market value.

The Council may not seek realisation of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time by means of one or a series of payments to the Council. The minimum amount of redemption payment is €10,000.

To find out about the Local Authority Affordable Purchase Scheme and how you can make your new Glenveagh home more achievable, please visit <https://kilkennycoco.ie/cluain-glasan/>



Here's how the Local Authority Affordable Purchase Scheme can get you the keys to your new Glenveagh home.

Let's use a new Glenveagh Home listed on the market for €365,000 as an example.

For a couple with a joint income of €70,000 & Mortgage Approval in Principle (AIP) of €280,000, their purchasing capacity will be calculated as €311,111. This will be their purchase price.

This purchase price is equal to the amount of their mortgage AIP, plus a 10% deposit of €31,111, as required for First Time Buyers.

The Local Authority will then make up the difference between this purchase price & the market value of the property.

The Local authority will contribute €53,889 in return for a 14.74% equity share in the property.

For more information on the scheme, please visit <https://kilkennycoco.ie/cluain-glasan/>



Bright kitchens feature french doors that open the dining area onto the garden.

CLUAIN GLASAN



FLEXIBLE DESIGN TO FIT YOUR FAMILY

Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home. Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.

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BUILT TO A STANDARD YOU CAN TRUST.

External Features

- Maintenance free exteriors. Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchens

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology 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 in order to retain heat.

Guarantee

- Each Cluain Glasan home is covered by a 10 year structural guarantee.

Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in Glenveagh Homes Ltd sourcing alternative finishes. The finished home may therefore vary from the information provided above.

HOUSE STYLES

Apartments

- **The Laurel**
1 Bed Maisonette
56.2 - 60.4 sqm | 605 - 650 sqft

2 Bed Homes

- **The Hazel**
2 Bed Semi Detached | Mid & End Terrace
73.3 sqm | 789 sqft

- **The Willow**
2 Bed Semi Detached
85 sqm | 915 sqft

3 Bed Homes

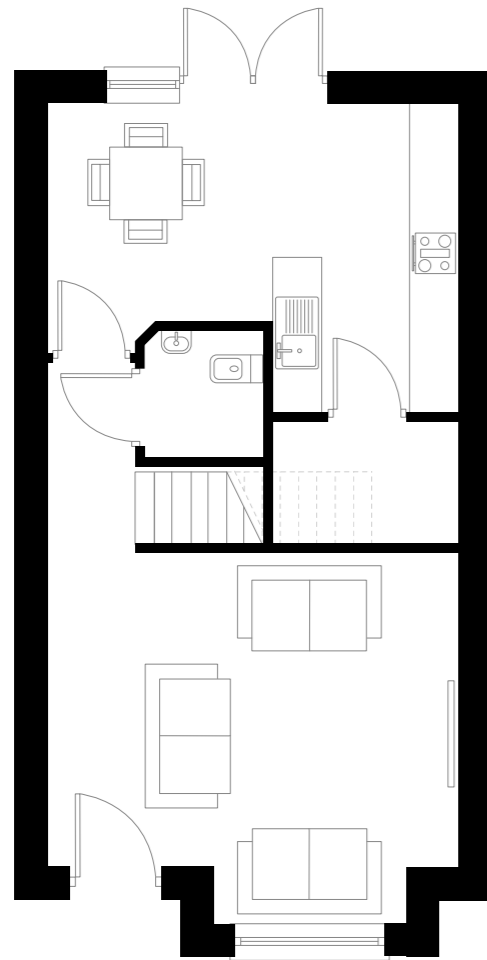
- **The Alder**
3 Bed Semi Detached | Mid & End Terrace
95.9 - 96.4 sqm | 1032 - 1038 sqft
- **The Poplar**
3 Bed Semi Detached | Detached
110.4 - 110.9 sqm | 1188 - 1194 sqft
- **The Beech**
3 Bed Semi Detached | Detached | End Terrace
117.4 sqm | 1264 sqft
- **The Cedar**
3 Bed Semi Detached | Detached
117.7 - 118.3 sqm | 1267 - 1273 sqft

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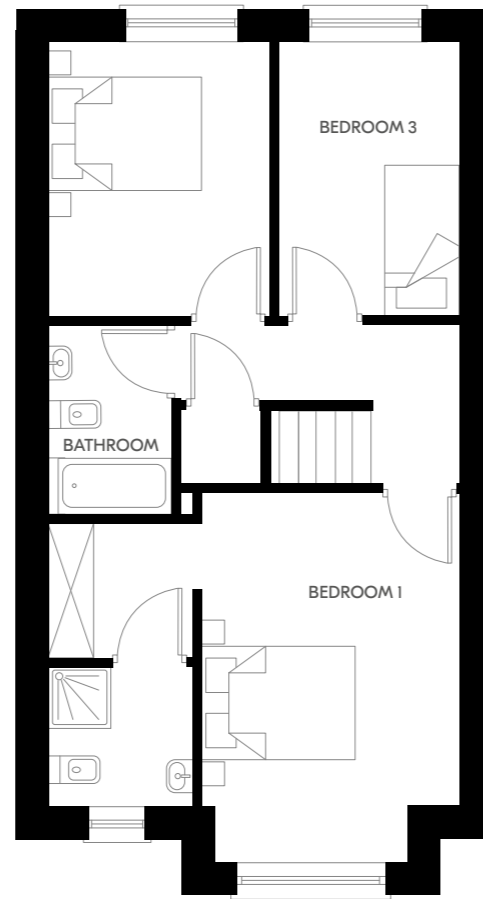


THE ALDER

3 Bed Semi Detached | Mid & End Terrace
 95.9 - 96.4 sqm | 1032 - 1038 sqft



Ground Floor



First Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

For illustrative purposes.



Selling agent

Knight Frank
 01 634 2466
 PSRA Licence: 001880

Fran Grincell
 PROPERTIES

Professional team

Developer, **Glenveagh Homes**
 Architect, **Michael Fitzpatrick Architects**

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