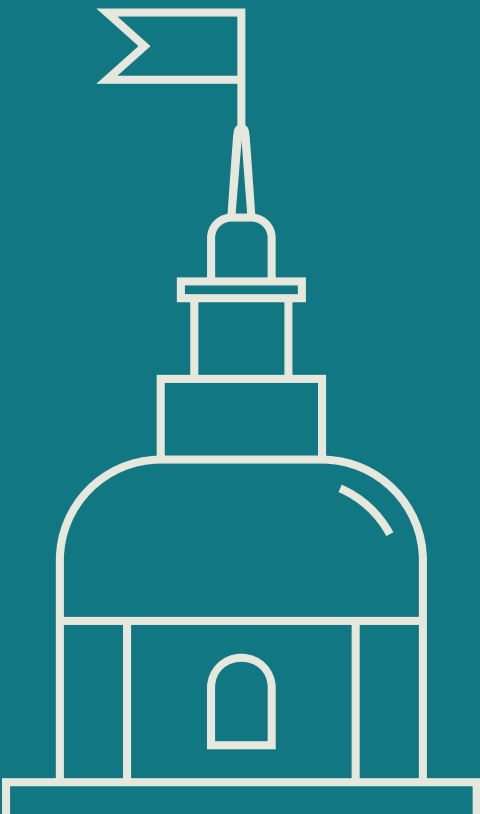




# PAIRC NA MANACH

NEWBRIDGE, CO. KILDARE



Welcome to  
**PAIRC NA MANACH**



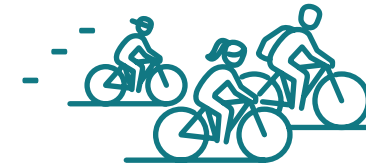
NEWBRIDGE, CO. KILDARE

# Montane is proud to present Pairc Na Manach

An exceptional new collection of 3 & 4 bedroom detached family homes in Newbridge, Co. Kildare. Experience the comfort of a generously sized, beautifully designed home in a prime location, surrounded by all the essential amenities a modern family could ask for.

# Tranquility Meets Town Life, Only In NEWBRIDGE

Newbridge seamlessly blends modern convenience with the warmth of a close-knit community. Residents can enjoy a wide variety of dining options and rich cultural experiences throughout the town. Educational needs are well met, with excellent schools including the renowned Newbridge College, Holy Family Secondary School, Newbridge Educate Together, Patrician Secondary School, and Scoil Mhuire Primary School. For those seeking recreation, there are ample sports facilities and picturesque walking trails along the River Liffey. In Newbridge, everything you need is close at hand — making it a truly ideal place to live.

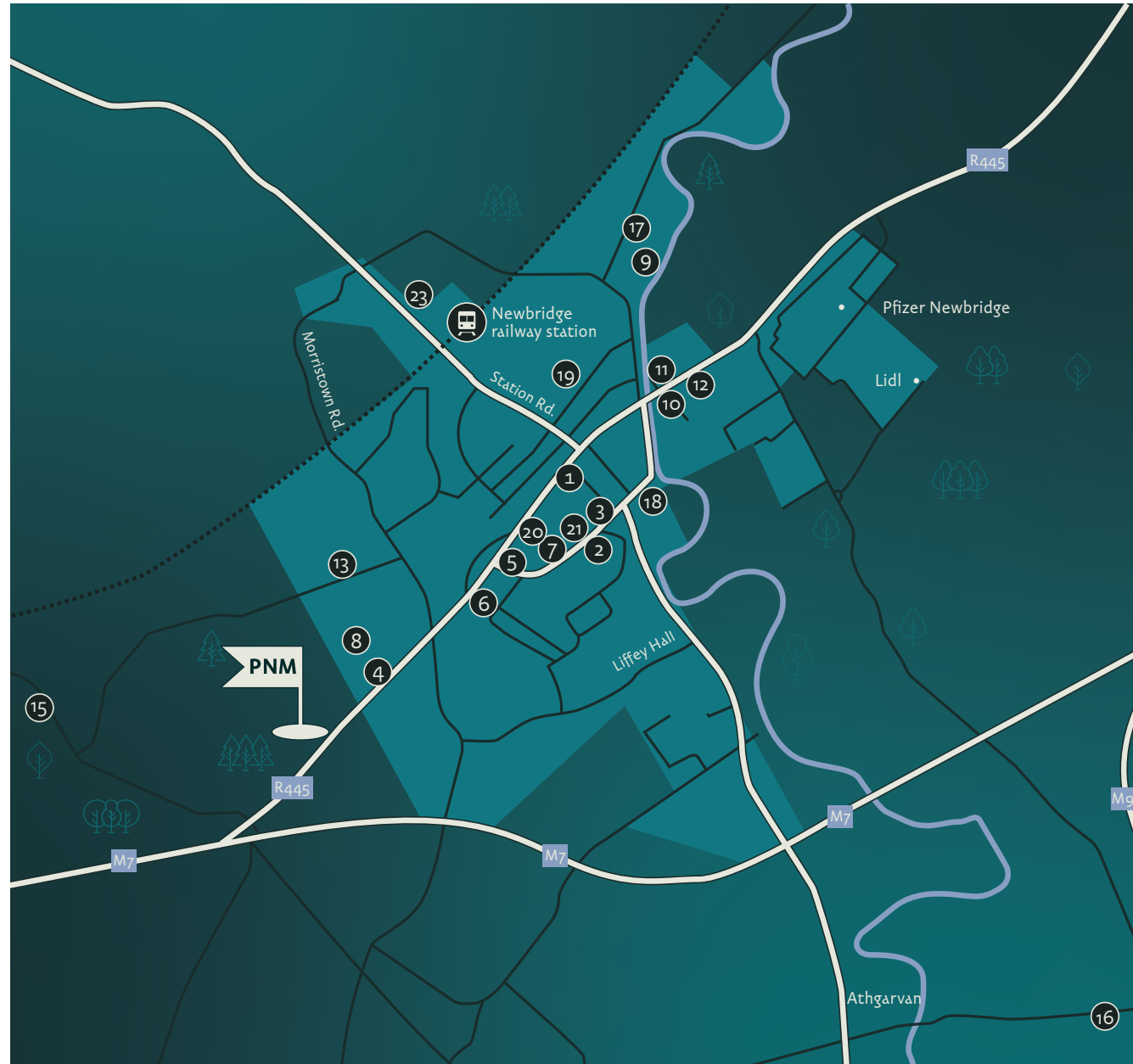


# Big Town Facilities, Small Town Charm.

Nestled in a peaceful setting yet just moments from the vibrant heart of Newbridge, Pairc Na Manach offers the perfect balance of calm and convenience. These elegant 2, 3 & 4 bedroom homes are designed for families who value space, style, and a strong sense of community — all within easy reach of schools, shops, cafés, and excellent transport links. It's where the ease of town living meets the serenity of home.

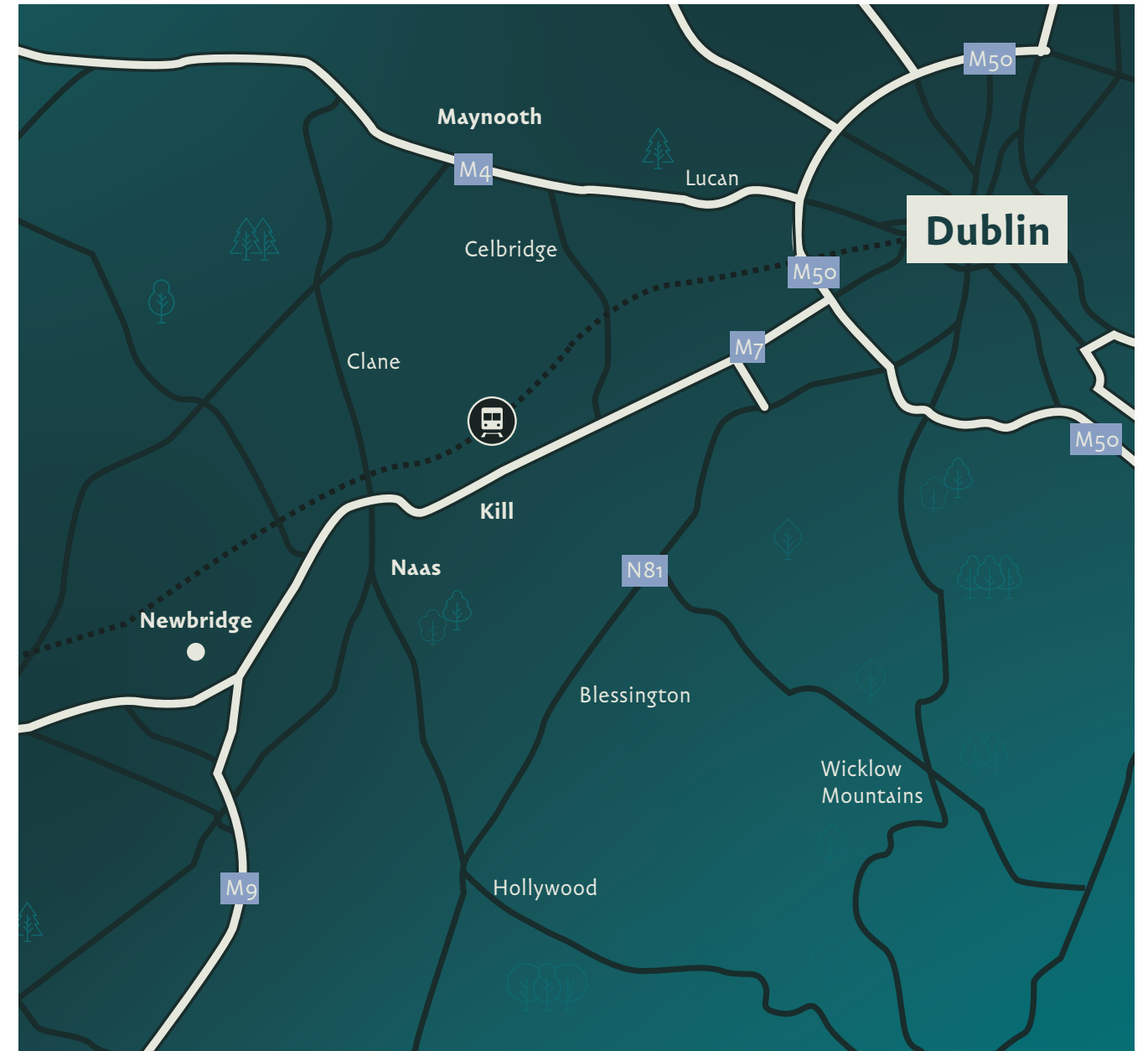
What sets Newbridge apart is its perfect pace — vibrant enough to stay exciting, yet relaxed enough to truly unwind. From riverside walks and local markets to cultural events and cozy cafés, there's a rhythm to life here that encourages balance. At Pairc Na Manach, you're not just buying a house — you're becoming part of something special.





1. Whitewater Shopping Centre
2. Newbridge Silverware
3. Odeon Cinema
4. The Keadeen Hotel
5. Dunnes Stores
6. Tesco
7. Supervalu
8. The Bay Leaf Restaurant
9. Newbridge College
10. Holy Family Secondary School
11. Patrician Brothers Secondary School
12. St Conleth Infant School

13. Scoil Mhuire Primary School
14. Sarsfield GAA club
15. The Curragh Racecourse
16. Newbridge RFC
17. Newbridge Hockey Club
18. Ryston Sports & Social Club
19. Newbridge Athletic Club
20. Aldi
21. Lidl
22. Moorefield GAA
23. Newbridge Town AFC



## Where Life Happens Around You

Pairc Na Manach places you right at the centre of convenience. From everyday essentials to weekend leisure, everything is within easy reach — including schools, shops, cafés, sports clubs, and green open spaces. Life in Newbridge is vibrant yet easy-going, with Dublin just 30 minutes away by train for effortless access to the city. - and services running every 30 minutes for your convenience.

**Soft Spaces.  
Warm Vibes.**



# Specifications

## Structure

Houses are constructed using concrete block in a cavity wall construction with Xtra-Therm high performance full fill cavity insulation and a combination of low maintenance attractive brick and rendered block work. Re – Constituted Granite sills to the front of the houses with concrete sills at the back. Concrete footpaths also provided where required.

Roofs will be of traditional truss design with breathable membrane and concrete flat profile roof tiles. Valleys where applicable will be of pre-formed fiberglass with lead soakers and saddles. Facia, soffit and gutters will be of coloured PVC UV protected.

## Energy Rating/ Efficiency

All houses will be 'A2-A3' energy rated homes. Superior low energy/ low carbon emissions design. Houses have a low energy demand which greatly reduces the cost of heating and hot water production. 'A2-A3' rating/performance will be achieved via a combination of energy efficient windows and doors, high performance insulation to under ground floor slab, wall cavities and throughout the attic space, DCV system and high levels of airtight membrane and sealing systems.

## Insulation &Air Tightness

High levels of superior quality insulation carefully designed and detailed to deliver exceptionally high levels of thermal performance to reduce heat loss through floors, walls and roof trusses ensuring lower annual running costs.

The use of air-tightness membranes and related systems ensure that homes are draft free and that heat does not escape from the fabric of the building. This in turn reduces the length of time heating needs to run in any one period and when heating is off the house holds that heat within for longer.

## Windows

UPVC high-performance double glazed windows with low U-value for energy efficiency supplied by Munster Joinery.

## Heating and Hot Water

An A rated Joule/Samsung heat pump heating system supplied to each home. A three zone digital control system will allow for maximum flexibility and the control of the heating system will reduce costs.

## Ventilation System

Demand Controlled Ventilation systems (DCV) measures the air quality and adjusts the rate of air exchange minute by minute, room by room, based on the actual need. The benefits of the system are low running costs, no need for filter changes, quiet operation, continuous demand driven extract ventilation and no occupier interface required.

## Kitchens

Modern fashionable contemporary kitchens supplied and fitted by Fitzgerald Kitchens to include soft close doors and drawers and a contemporary countertop.

## Utility Room

The Utility Room, comes complete with fitted kitchen units and contemporary countertop.

## Bathrooms

Stylish bathrooms fitted with high quality sanitary ware including heated towel rails which are provided to all bathrooms. A generous amount of tiling is provided

## Electrical

Generous amounts of lighting and power points as standard. Cat 5 cabling wired back to a central point for media and communications. Each house is wired and ready for connection of TV, telephone and broadband. Smoke, heat and CO2 detectors fitted throughout. All houses are pre-wired for alarm.

## Internal Finishes

Internal walls and ceilings are plastered and painted throughout in white and finished with a matt paint. Contemporary skirting and architraves. Elegant style internal doors with combined chrome and brushed chrome lever door knobs and ironmongery.

## Driveway & Gardens

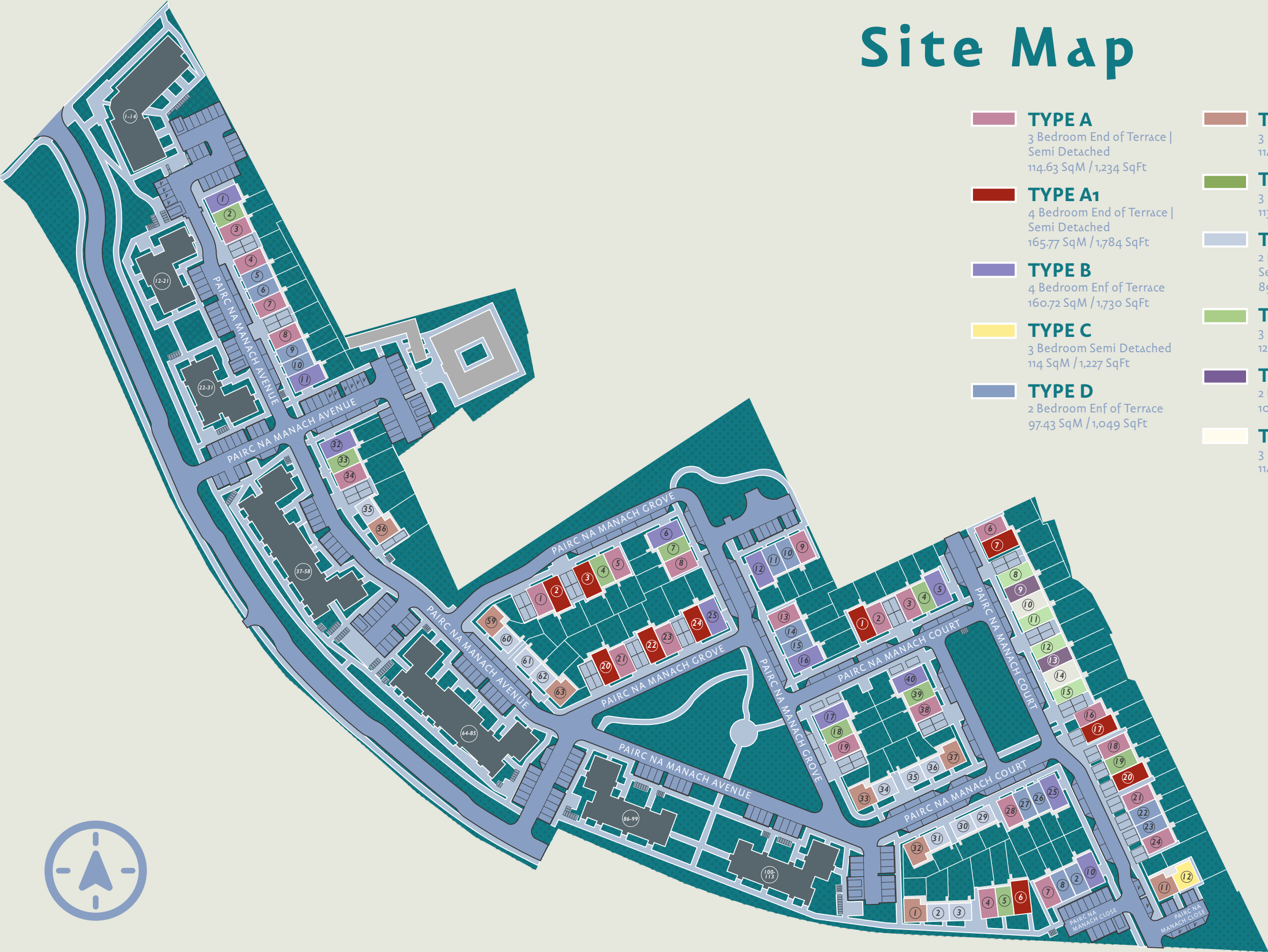
Fully levelled and seeded rear gardens with patio paving. Rendered and capped concrete block walls provided to the rear gardens. Side gates fitted where applicable.

## Building Guarantee

These quality homes are covered by the Homebond 10 Year Guarantee Scheme.



# Site Map

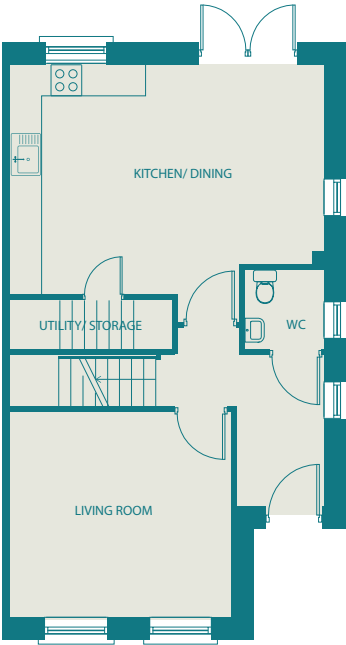


# Floor Plans

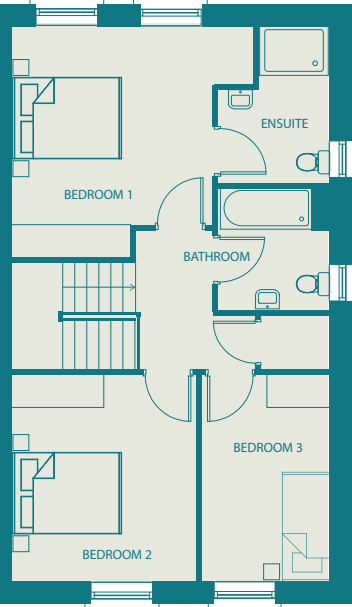


TYPE A

3 Bedroom End of Terrace | Semi Detached  
114.63 SqM / 1,234 SqFt



GROUND FLOOR

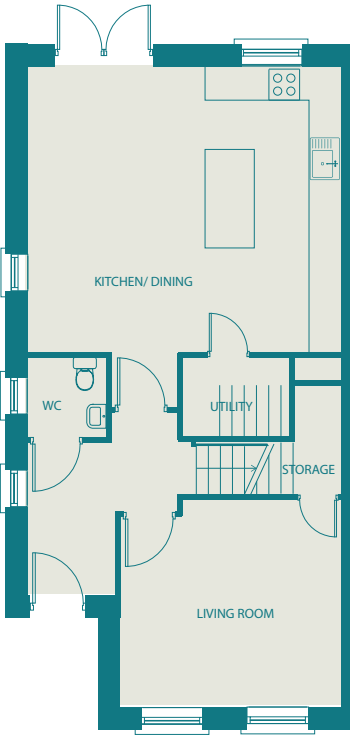


FIRST FLOOR

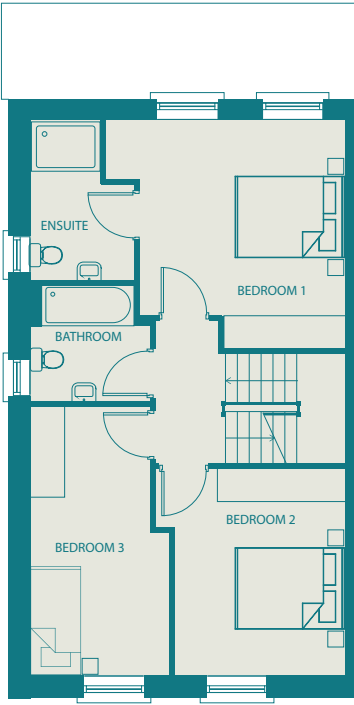


TYPE A1

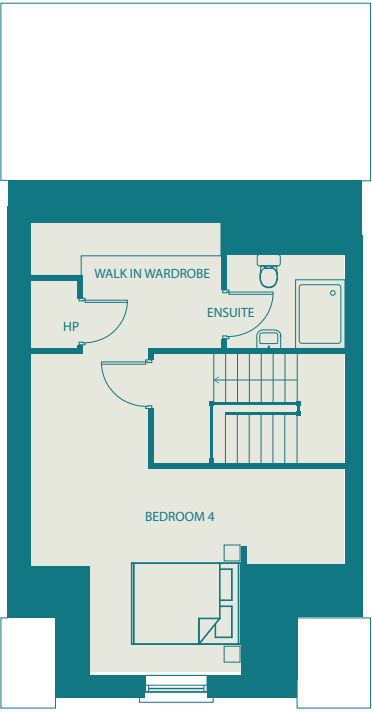
4 Bedroom End of Terrace | Semi Detached  
165.77 SqM / 1,784 SqFt



GROUND FLOOR

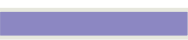


FIRST FLOOR



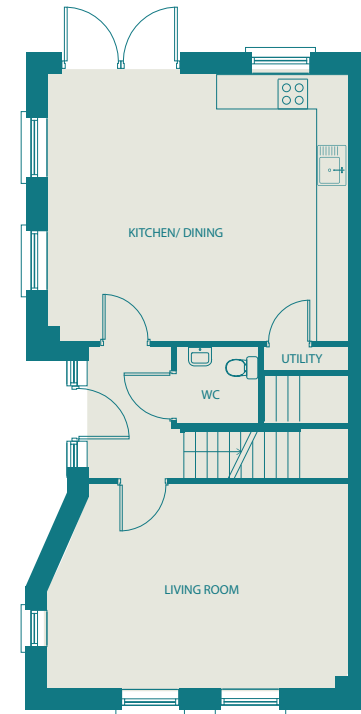
SECOND FLOOR

# Floor Plans

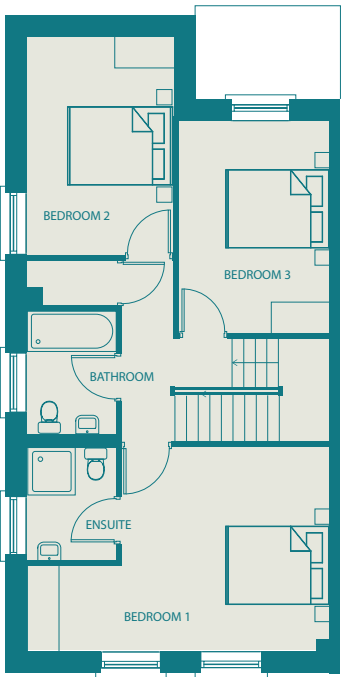


TYPE B

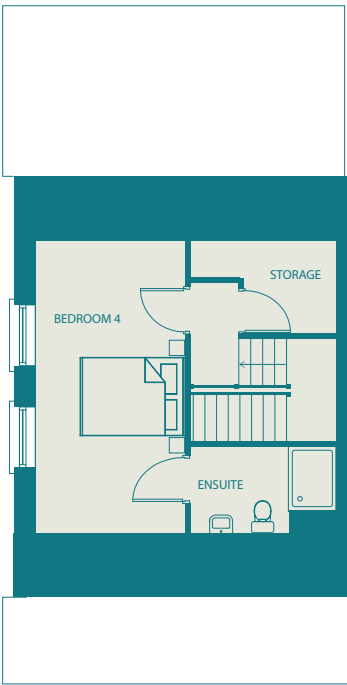
4 Bedroom Enf of Terrace  
160,72 SqM / 1,730 SqFt



GROUND FLOOR



FIRST FLOOR



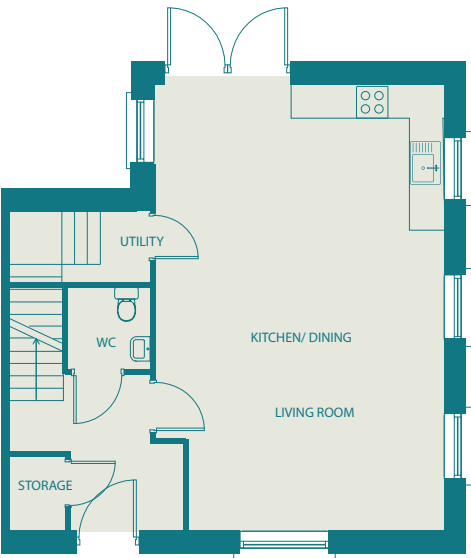
SECOND FLOOR

# Floor Plans

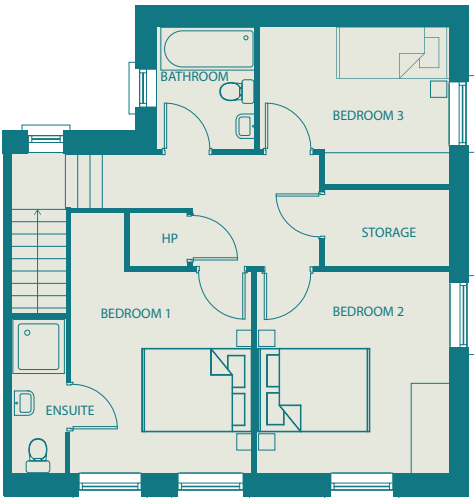


TYPE C

3 Bedroom Semi Detached  
114 SqM / 1,227 SqFt

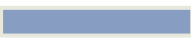


GROUND FLOOR



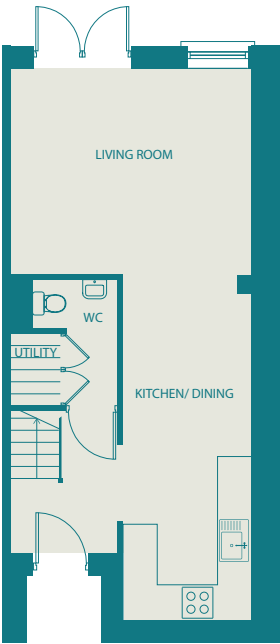
FIRST FLOOR

# Floor Plans

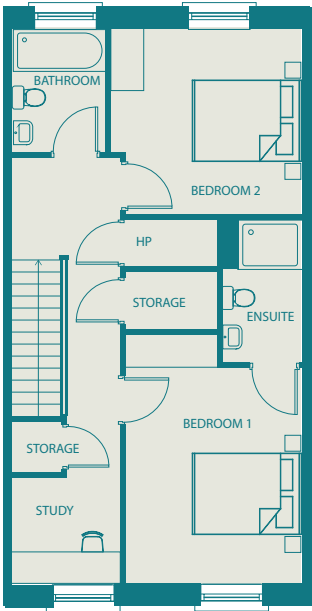


TYPE D

2 Bedroom Enf of Terrace  
97.43 SqM / 1,049 SqFt



GROUND FLOOR



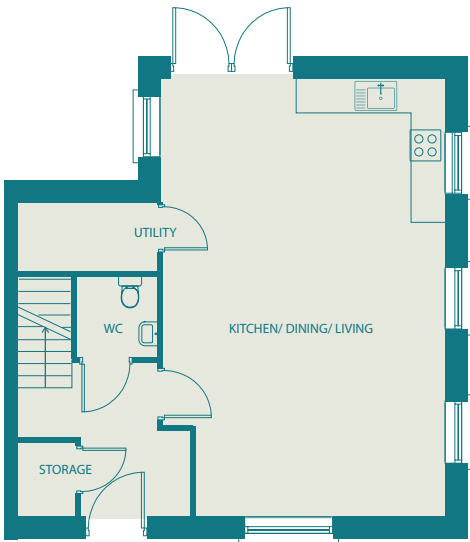
FIRST FLOOR

# Floor Plans

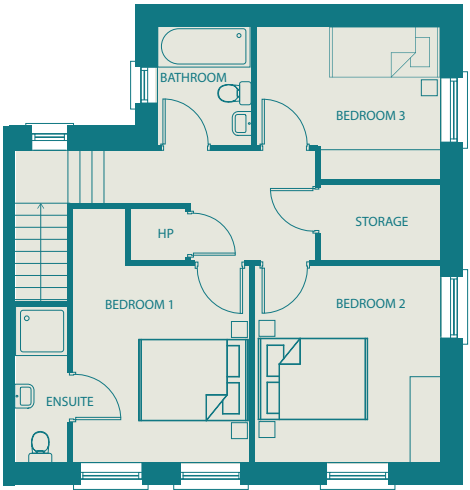


TYPE E

3 Bedroom End of Terrace  
114 SqM / 1,227 SqFt



GROUND FLOOR



FIRST FLOOR

# Floor Plans

**TYPE F** 3 Bedroom Mid Terrace  
113.04 SqM / 1,217 SqFt



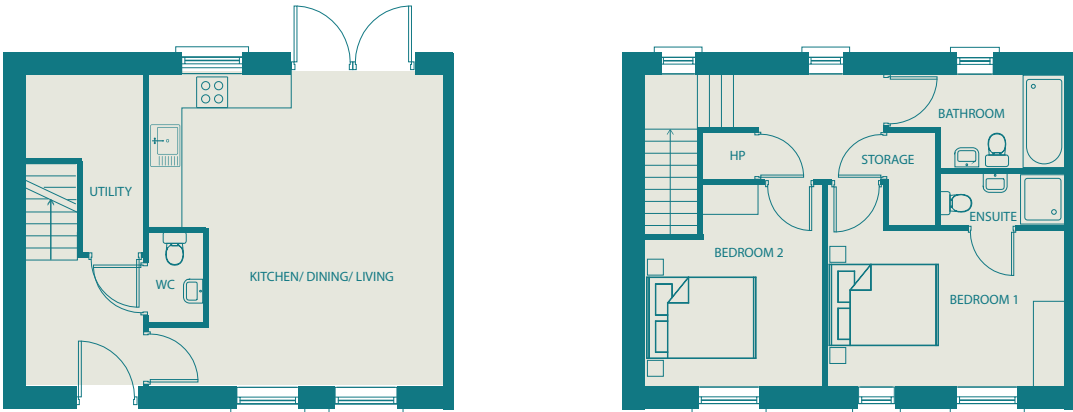
GROUND FLOOR

FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.

# Floor Plans

**TYPE G** 2 Bedroom Mid Terrace | Semi Detached  
89.22 SqM / 960 SqFt



GROUND FLOOR

FIRST FLOOR

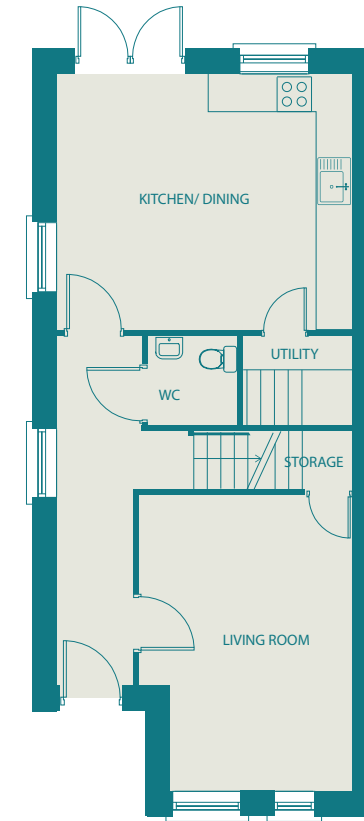
Plans are for illustrative purposes only. Layouts may vary.

# Floor Plans

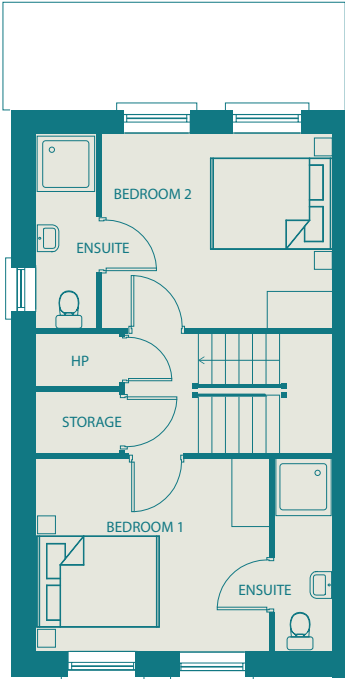


TYPE H

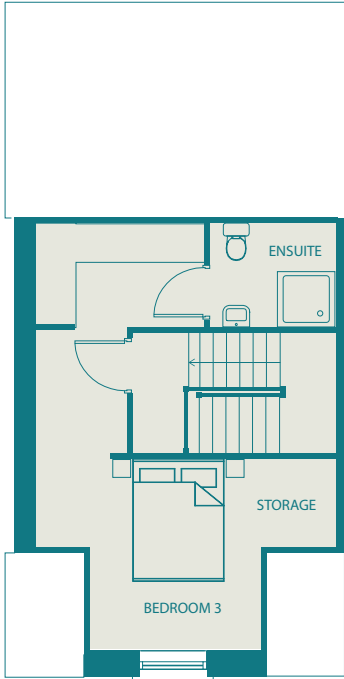
3 Bedroom End of Terrace  
126.81 SqM / 1,365 SqFt



GROUND FLOOR



FIRST FLOOR

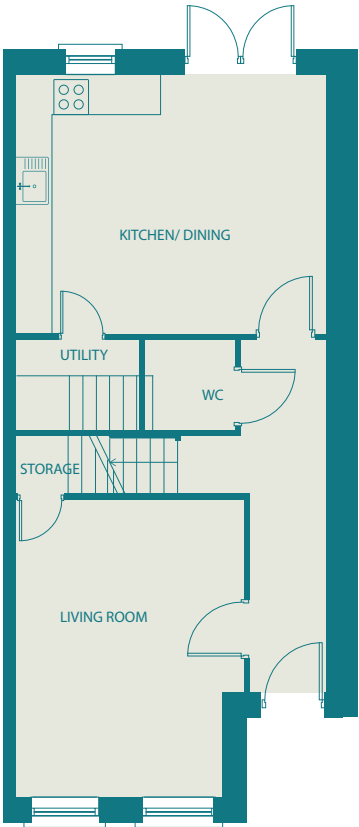


SECOND FLOOR

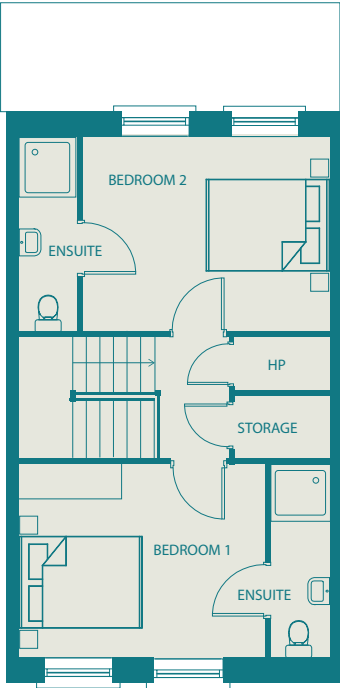


TYPE J

2 Bedroom Mid Terrace  
100.85 SqM / 1,086 SqFt



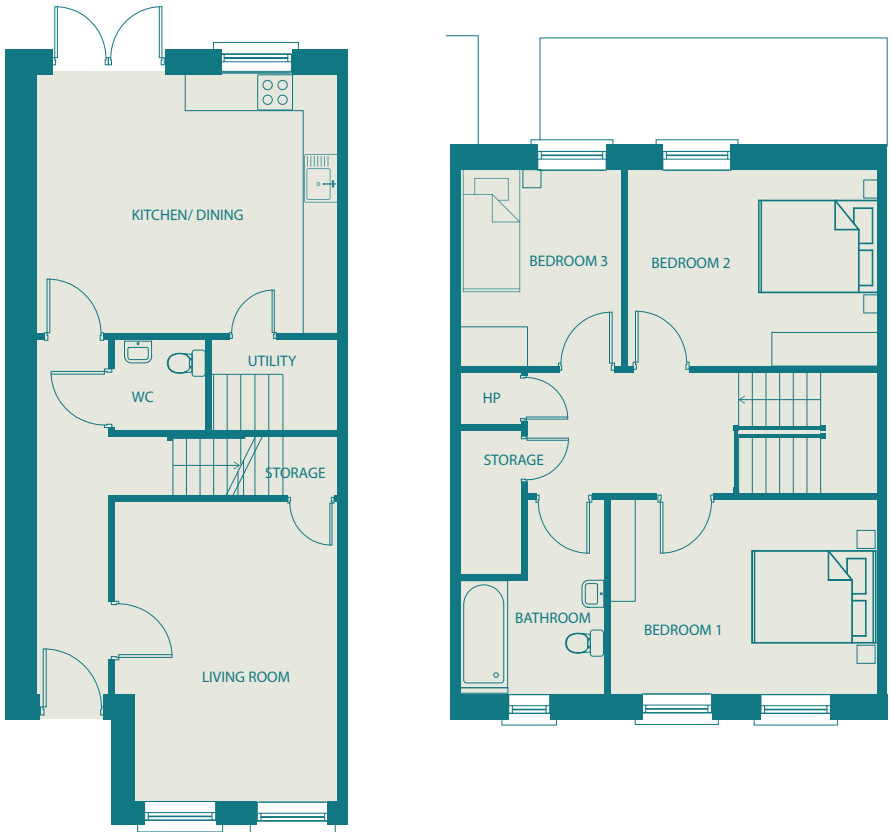
GROUND FLOOR



FIRST FLOOR

# Floor Plans

**TYPE K** 3 Bedroom Mid Terrace  
114.50 SqM / 1,232 SqFt



GROUND FLOOR

FIRST FLOOR



## Professional Team

### DEVELOPER

  
**MONTANE**  
montanedevelopments.com

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### SOLICITOR

  
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These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.

design: byroncreative

Plans are for illustrative purposes only. Layouts may vary.

