



# Tubberleigh

KILDANGAN, CO. KILDARE

[www.tubberleigh.ie](http://www.tubberleigh.ie)



## Introducing Tubberleigh

Belgrave proudly presents its latest residential offering in the heart of Kildangan, Co. Kildare. This exclusive development of 44 beautifully designed homes combines modern style with exceptional quality. Each home offers spacious living, high-end finishes, and contemporary comfort, tailored to meet the needs of today's homeowners.

Nestled in a peaceful setting, the development provides a perfect blend of rural charm and convenience, with easy access to nearby towns, excellent schools, and transport links. Limited in number and built to the highest standards, these homes offer a rare opportunity for families and professionals seeking a premium lifestyle in Co. Kildare.



# Discover Life in Kildangan

Kildangan, Co. Kildare, is a charming village that offers a relaxed lifestyle in a beautiful rural setting. Known for its sense of community and peaceful surroundings, Kildangan is the perfect escape from the hustle and bustle while still being well-connected. The village boasts a range of local amenities, including a primary school, local shops, and friendly pubs, with additional shopping and services just a short drive away in Kildare Town and Newbridge.

Nature lovers can explore the nearby Curragh Plains, while the Grand Canal offers scenic walking and cycling routes. With its tranquil atmosphere and convenient amenities, Kildangan is a place where you can truly enjoy the best of both worlds.





# A Perfectly Connected Location

Kildangan, Co. Kildare, blends country charm with excellent connectivity. This scenic village offers a peaceful retreat, just a short drive from Kildare and Newbridge. With strong transport links, Dublin City Centre is less than an hour away by car or train, making it ideal for commuters.

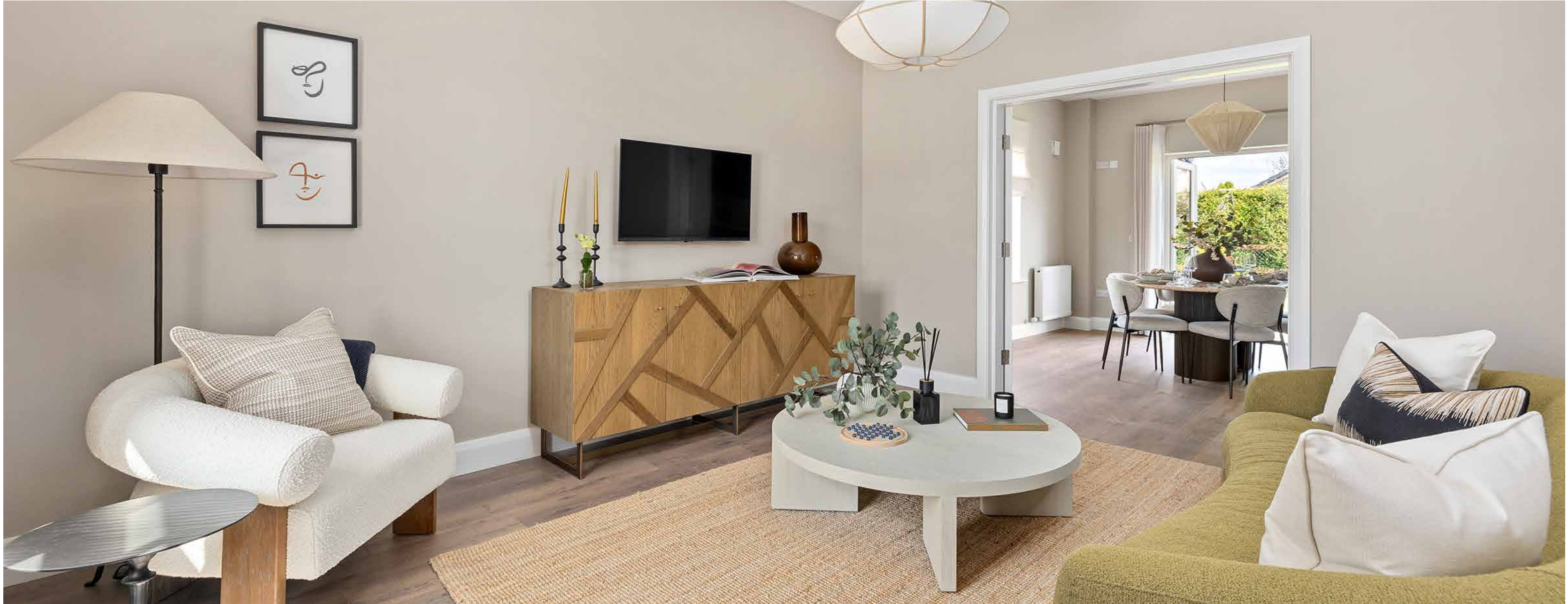
## By Car

	Tubberleigh	Drive Time	Distance
	Dublin City Centre	60 mins	64 km
	M50	40 mins	57 km
	Dublin Airport	53 mins	75 km
	Kildare Town	8 mins	8 km
	Monasterevin Train Station	6 mins	6 km

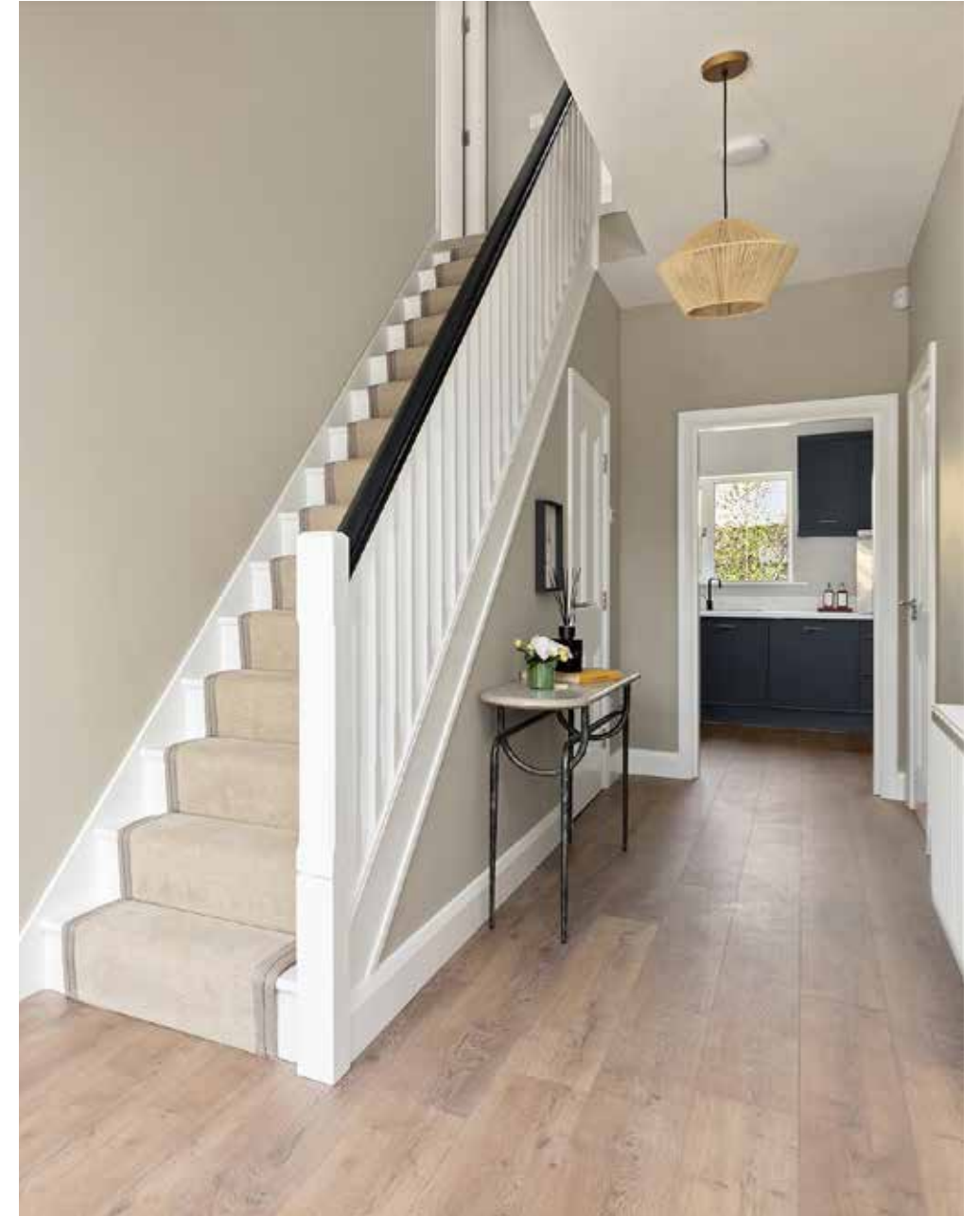
## Dublin by Train

50 mins















# Site Plan

<div></div>	House Type A1	4 Bedroom Semi-Detached Bungalow	c. 136.29sq.m. / 1,466 sq.ft.
<div></div>	House Type A2	4 Bedroom Detached Bungalow	c. 152.75sq.m. / 1,644 sq.ft.
<div></div>	House Type A3	4 Bedroom Detached Bungalow	c. 144.63sq.m. / 1,556 sq.ft.
<div></div>	House Type B1	3 Bedroom Semi-Detached	c. 145.35sq.m. / 1,564 sq.ft.
<div></div>	House Type C1	3 Bedroom Semi-Detached & End of Terrace	c. 119.90sq.m. / 1,290 sq.ft.
<div></div>	House Type C2	2 Bedroom Mid-Terrace	c. 93.60sq.m. / 1,007 sq.ft.
<div></div>	House Type C3	3 Bedroom End of Terrace	c. 119.90sq.m. / 1,290 sq.ft.

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





# House Type A1

4 Bedroom Semi-Detached Bungalow  
c. 136.29 sq m / 1,466 sq ft

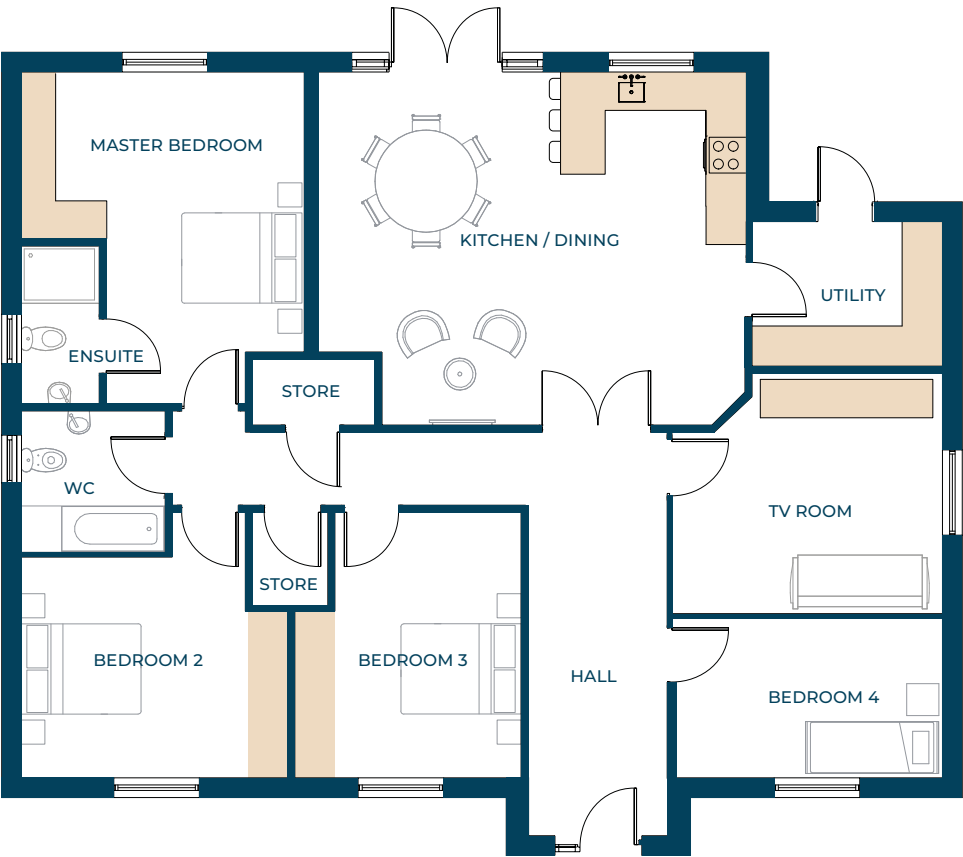


Ground Floor

**Please Note:** Floor plans are indicative only and subject to change. In line with our policy of continuous improvement, Belgrave reserves the right to alter the layout, building style, landscaping and specification at any time without notice. A mirrored version may apply depending on the location. Please speak to the Selling Agent for clarification.

# House Type A2

4 Bedroom Detached Bungalow  
c. 152.75 sq m / 1,644 sq ft



Ground Floor

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# House Type A3

4 Bedroom Detached Bungalow  
c. 144.63 sq m / 1,556 sq ft

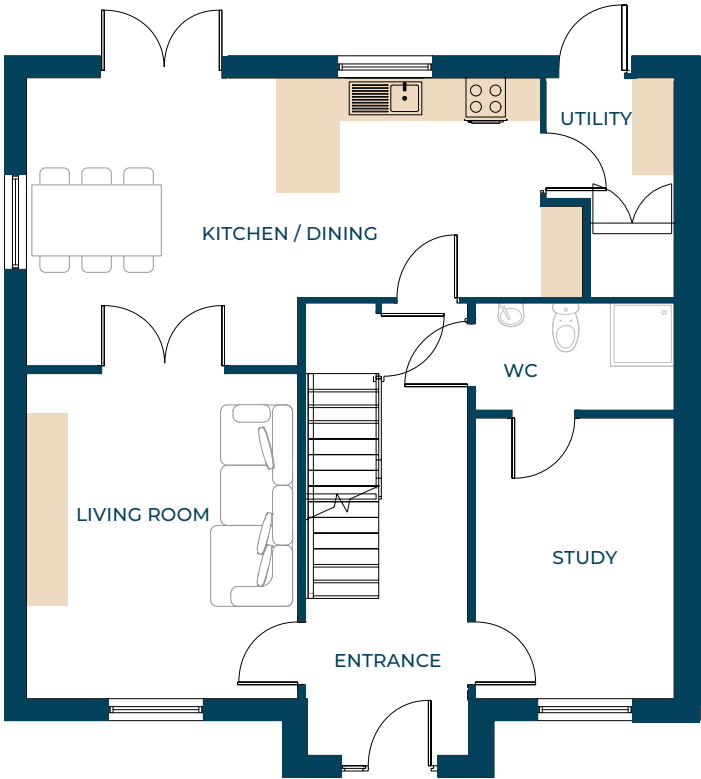


Ground Floor

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# House Type B1

3 Bedroom Semi-Detached  
c. 145.35 sq m / 1,564 sq ft



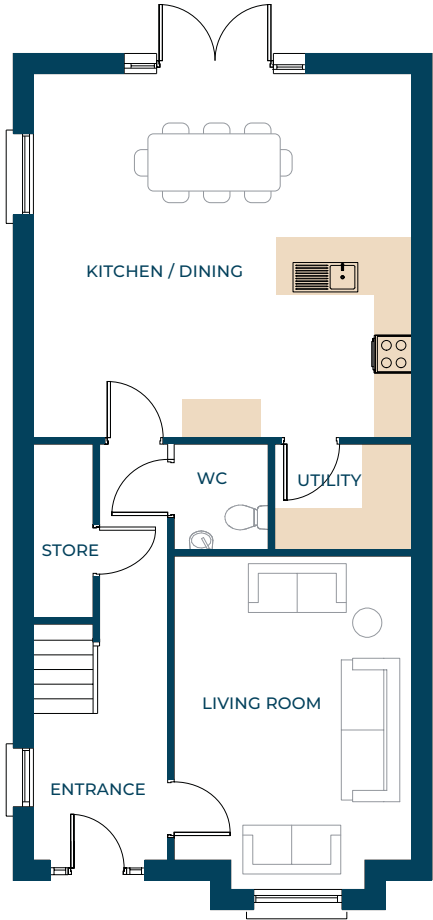
Ground Floor

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# House Type C1

3 Bedroom Semi-Detached and End of Terrace  
c. 119.90 sq m / 1,290 sq ft



Ground Floor

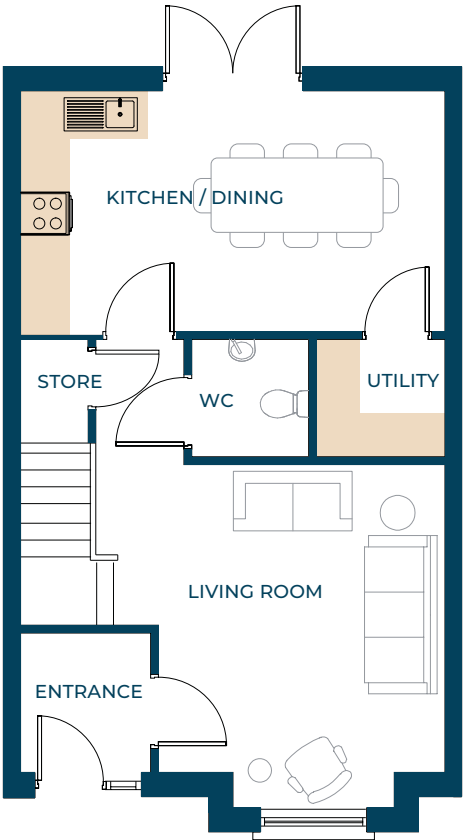


First Floor

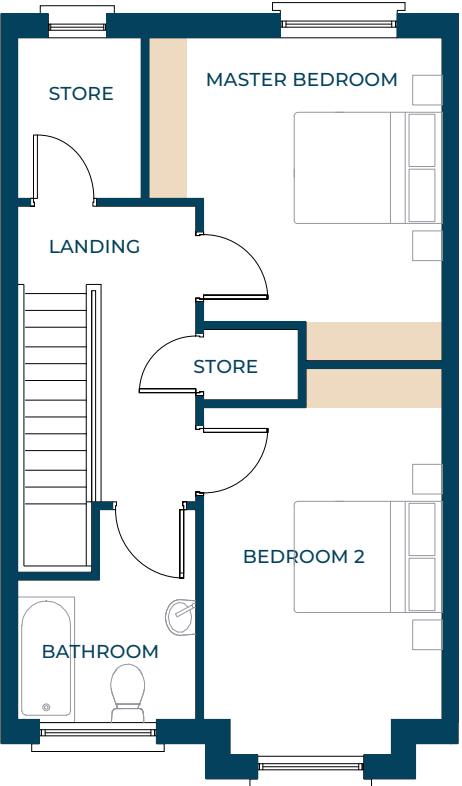
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# House Type C2

2 Bedroom Mid-Terrace  
c. 93.60 sq m / 1,007 sq ft



Ground Floor



First Floor

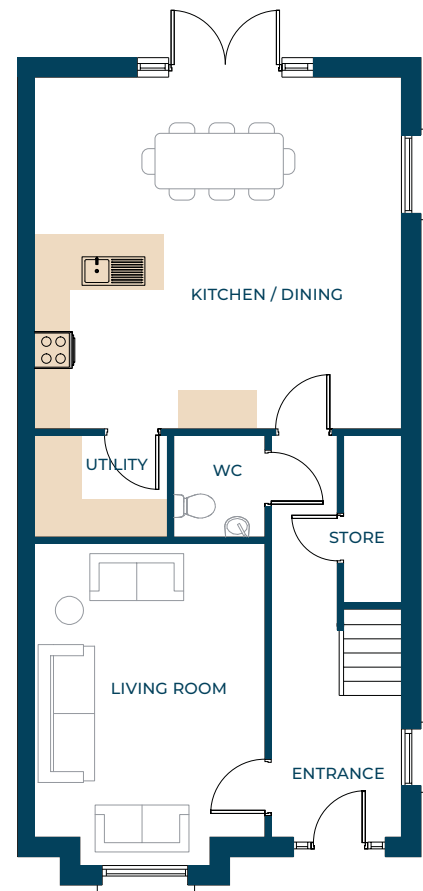
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# House Type C3

3 Bedroom End of Terrace

c. 119.90 sq m / 1,290 sq ft



Ground Floor



First Floor

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# Building Specifications

Tubberleigh reflects Belgrave's commitment to exceptional quality, ensuring that every home not only meets but exceeds modern living standards.



These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.

## CONSTRUCTION TYPE

- Concrete block construction with internal insulation.

## WINDOWS & DOORS

- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Hardwood front door with multi-point master locking system
- Large glazed patio doors to private rear gardens
- Window boards shall be moisture-resistant MDF
- Skirtings & architraves ex 75mm x 20mm MDF profiles.

## ENERGY EFFICIENCY

- 'A2/A3' BER rating energy efficient Houses
- Low energy, low carbon Houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with multi-zone controls.
- Thermostatically controlled radiators throughout.

## INTERNAL FINISHES

- Internal walls plastered and painted
- Smoke and heat detectors fitted as standard.
- Wired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high-speed broadband connection.
- Standard light fittings and attractive power points.
- Walls and floors tiled as per showhouse.

## EXTERNAL FINISHES

- High quality brick and render finish.
- Side passage gate (Where applicable)
- Paved front driveways to accommodate parking
- Seeded gardens with dividing fences

## KITCHEN & WARDROBES

- Elegant high-quality fitted kitchens and wardrobes as per showhouse

## BATHROOMS & EN-SUITES

- Stylish bathroom with attractive range of high-quality sanitary ware and fittings.
- High quality tiling to floors and wet areas in bathroom and en-suite.







# About Belgrave

Belgrave is a leading new homes developer dedicated to creating beautifully designed, high-quality homes that enhance communities and elevate modern living.

Belgrave blends innovative architecture with sustainable building practices, ensuring each home meets the needs of contemporary lifestyles. Every Belgrave development is thoughtfully planned to foster a sense of belonging and community, incorporating green spaces, convenient amenities, and adaptable living spaces.

Whether you're a first-time buyer, growing family, or seeking a lifestyle upgrade, Belgrave homes are crafted to provide comfort, style, and longevity, making them a place you'll be proud to call home.







[www.tubberleigh.ie](http://www.tubberleigh.ie)

ALL ENQUIRIES



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