

Spire View

JOHNSTOWN BRIDGE, CO. KILDARE



Elegant 2, 3 and 4 Bedroom Homes



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Spire View Development is situated in Johnstownbridge in County Kildare, Ireland.

The site is located close to the M4 Motorway the main Dublin to Sligo Road. This Motorway connects to the N5 to Westport and the M6 to Galway. Johnstownbridge is adjacent to Junction N9 of the M4 Motorway, located 890 meters to the north of the subject site.

The junction is shared with Enfield and is 35.5 km (25minutes) from the M50 Dublin ring road. The M4 toll is located c. 8 km to the east of the village.

This new residential development comprising of 68 residential units and one commercial unit on lands.

Johnstownbridge

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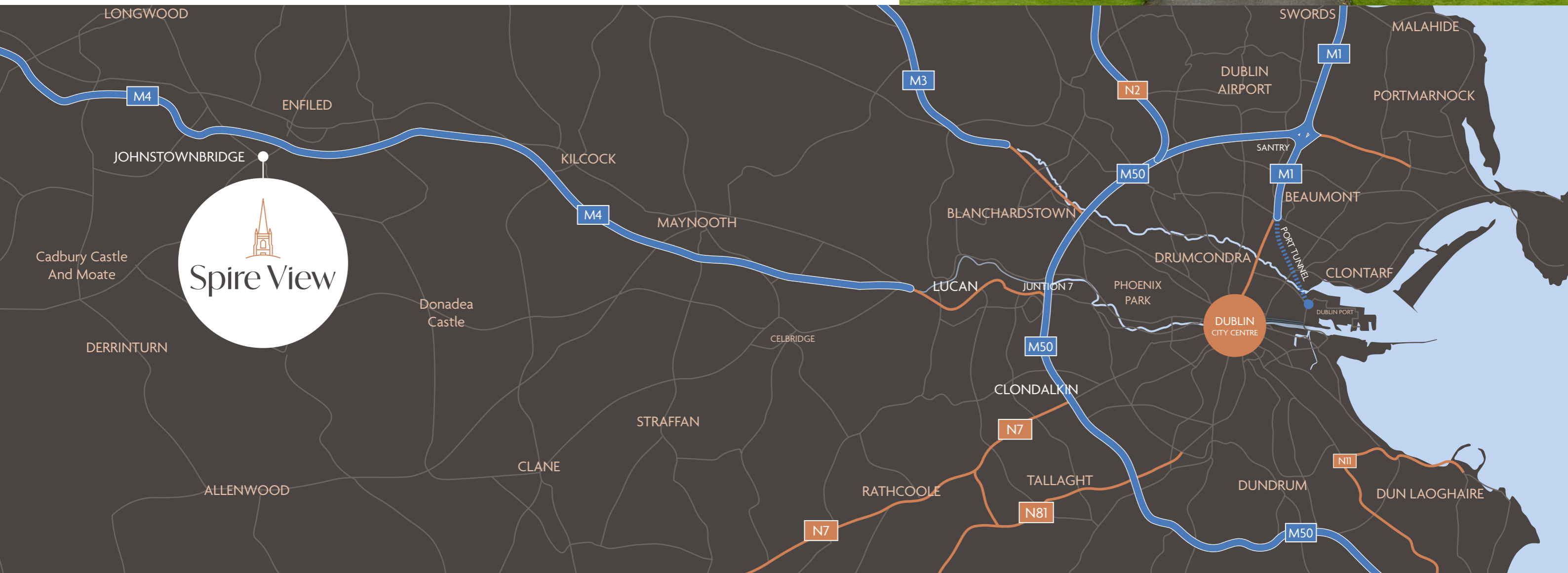
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Johnstown Bridge Main





Local amenities and lifestyle
around Enfield, Johnstownbridge,
Co. Kildare and Co. Meath

A thriving community for first-time buyers and
growing families

Your new home is set in one of Ireland's most connected and family-friendly areas, on the border of Meath and Kildare. Enfield and Johnstownbridge combine village charm with easy access to Dublin, strong transport links, excellent schools, healthcare, and a wealth of leisure and lifestyle amenities — making them ideal for first-time buyers, growing families, and even those looking to downsize.

A thriving community for first-time buyers and growing families



Transport & Connectivity

- **RAIL:** Enfield Railway Station on the Dublin–Sligo line offers direct commuter services to Dublin Connolly (~45–50 mins).
- **ROAD:** Johnstownbridge is beside the M4 motorway (J9) for swift access to Dublin, the M50, and the west.
- **BUS:** Regular regional bus services connect the area with nearby towns and Dublin.

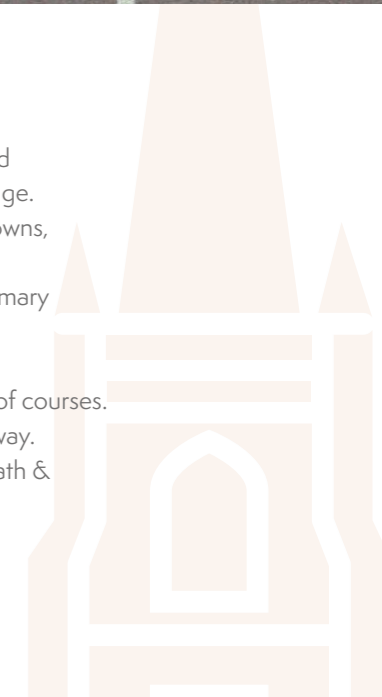
Dining, Pubs & Entertainment

- **LOCAL PUBS & RESTAURANTS:** Traditional pubs, family restaurants, and cafés in Enfield, Johnstownbridge, and nearby villages — ideal for relaxed evenings or Sunday lunches.
- **HOTELS & LEISURE:** With The Hamlet Court Hotel in the village, and The Johnstown Estate Hotel & Spa just minutes away, the area is superbly well served for fine dining, speciality cocktails, a health centre, gym, pool & spa.
- **ENTERTAINMENT VENUES:** Cinemas, theatres, and live music venues in nearby towns such as Maynooth, Mullingar, and Navan. Dublin's entertainment districts are under an hour away.



Education & Childcare

- **CHILDCARE:** Multiple creches, Montessori schools, and after-school providers in both Enfield and Johnstownbridge.
- **PRIMARY SCHOOLS:** Local national schools in both towns, with further options in surrounding villages.
- **SECONDARY SCHOOLS:** Short commutes to post-primary schools in Enfield, Kilcock, Maynooth, Trim, and Naas.
- **UNIVERSITIES & FURTHER EDUCATION:**
 - Maynooth University (15–20 mins) with a wide range of courses.
 - Easy access to Dublin universities via train and motorway.
 - Local training centres and community colleges in Meath & Kildare.



For Families & Seniors

- **PLAYGROUNDS & COMMUNITY SPACES:** Modern playgrounds, sports hall, and community centre and post office across Enfield and Johnstownbridge.
- **SENIOR CITIZEN AMENITIES:** Local bowls clubs, bridge clubs, and active retirement groups create a welcoming and social community.
- **DAY-TO-DAY CONVENIENCE:** Pharmacies, supermarkets, post offices, and medical services all close at hand.



Sports, Recreation & Outdoor Living

- **ROYAL CANAL GREENWAY:** Ireland's longest off-road walking and cycling trail runs through Enfield — perfect for family bike rides, jogging, or scenic strolls.
- **DONADEA FOREST PARK:** A stunning woodland park (20 mins drive) with lakeside walks, family-friendly trails, and picnic spots.
- **LOCAL SPORTS CLUBS:** Thriving GAA, soccer, rugby, and athletics clubs across both towns and close by.
- **GOLF:** Several golf courses within 20–30 minutes, including Carton House, Kilcock, and Rathcore.

Healthcare & Hospitals

- **LOCAL GP & PRIMARY CARE:** Enfield Health Centre and GP clinics provide day-to-day care.
- **ACUTE HOSPITALS:**
 - Naas General Hospital (main Kildare hospital) — 25 mins.
 - Midlands Regional Hospital Mullingar — 35 mins.
 - Connolly Hospital Blanchardstown (major Dublin hospital) — 35–40 mins.



Your new home...







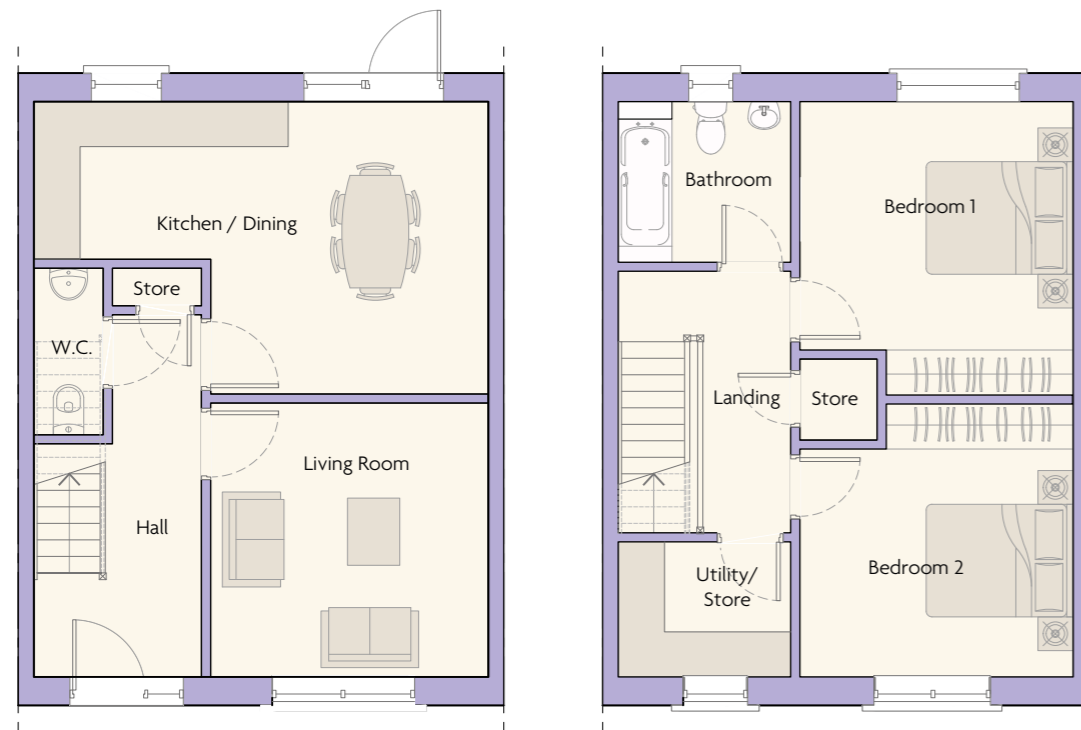
Site Plan



Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Ashcroft Developments reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

House Type E

2 Bedroom Mid Terrace
c. 90 sq.m / 967 sq.ft

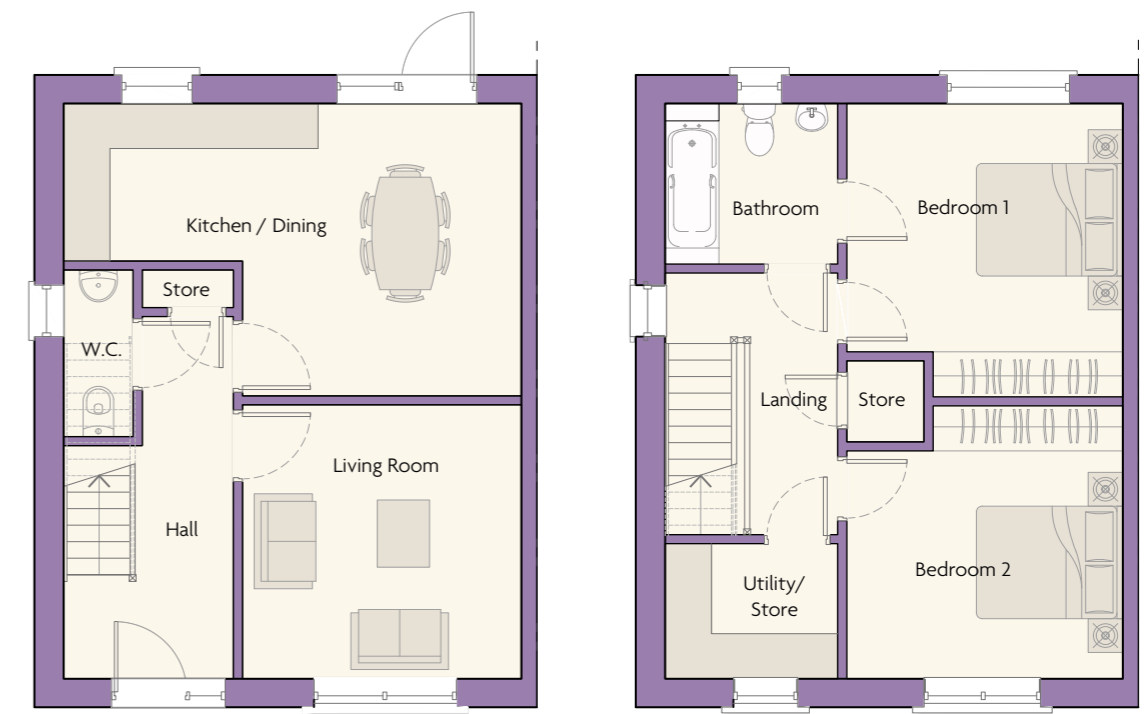


Ground Floor

First Floor

House Type E1

2 Bedroom End Terrace
c. 91 sq.m / 979 sq.ft



Ground Floor

First Floor

House Type A

4 Bedroom Semi Detached
c. 124.6 sq.m / 1,341 sq.ft



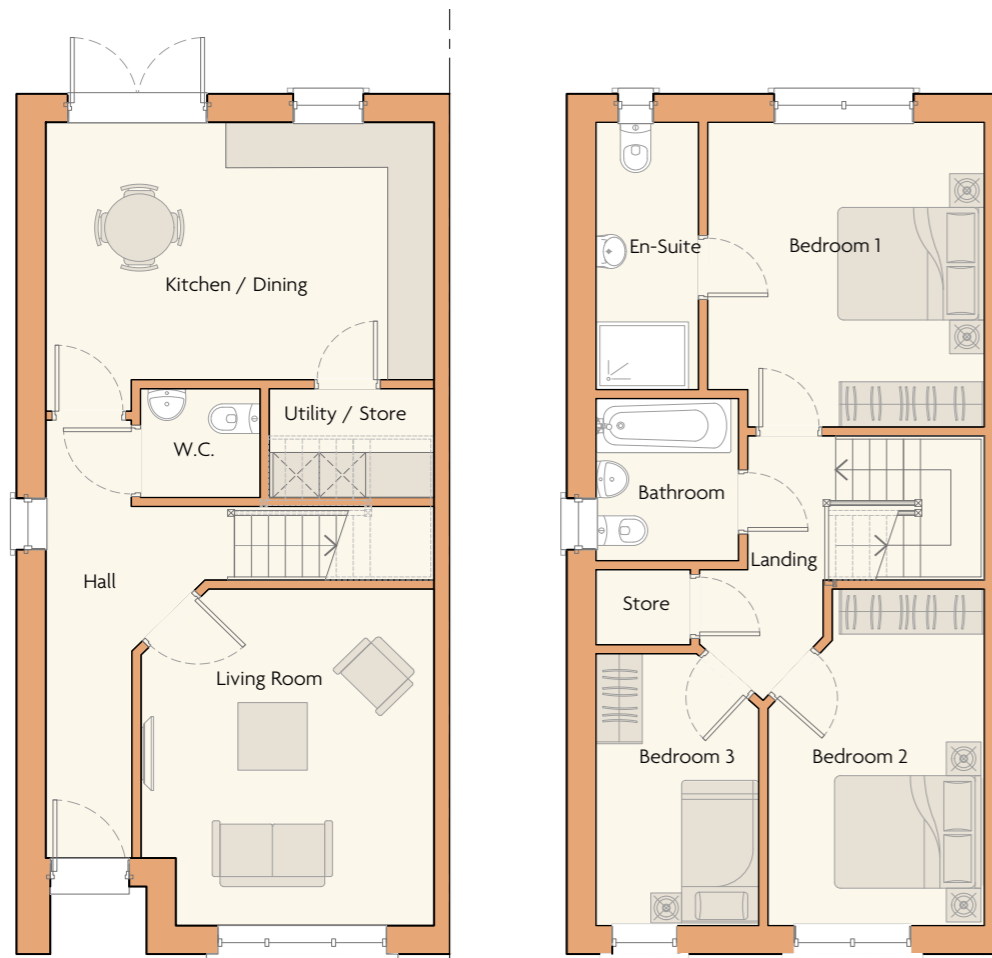
House Type B

3 Bedroom Mid Terrace
c. 108 sq.m / 1,160 sq.ft



House Type B1

3 Bedroom End Terrace
c. 106 sq.m / 1,144 sq.ft

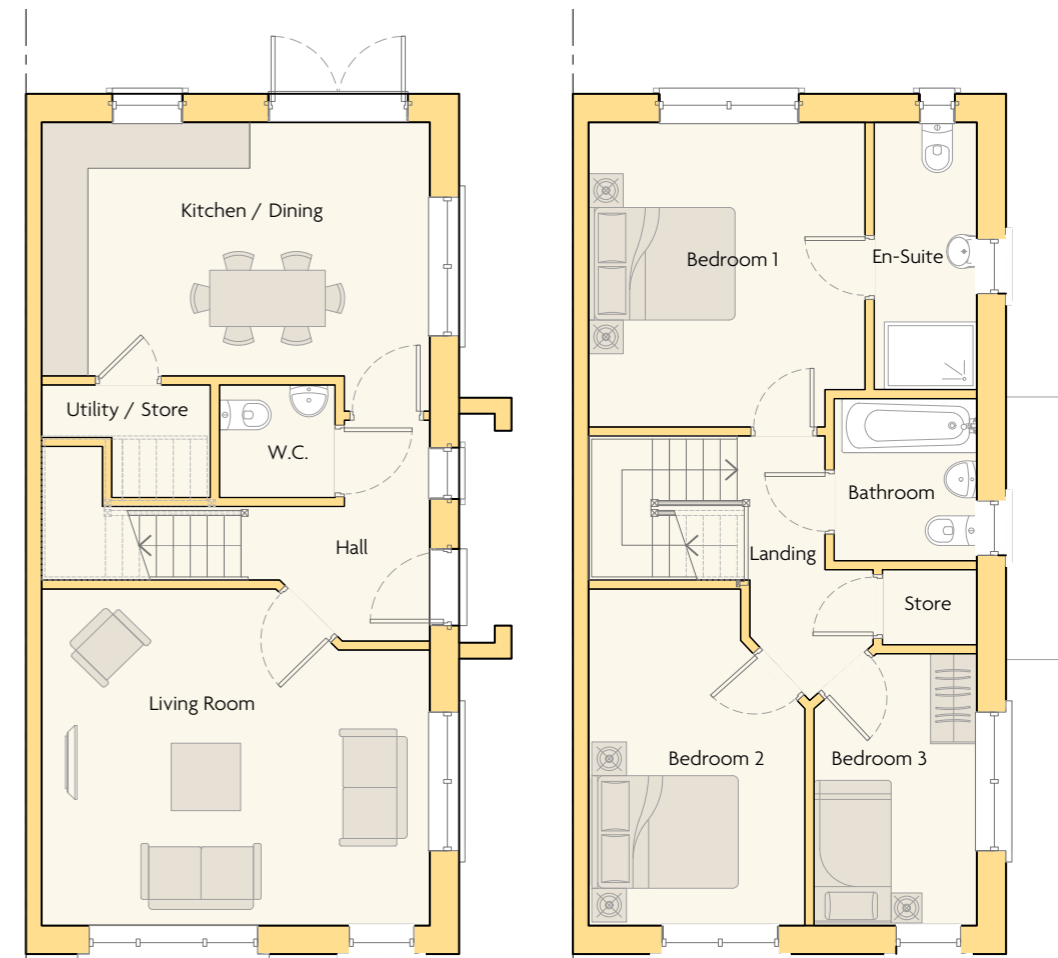


Ground Floor

First Floor

House Type B2

3 Bedroom End Terrace
c. 108 sq.m / 1,161 sq.ft

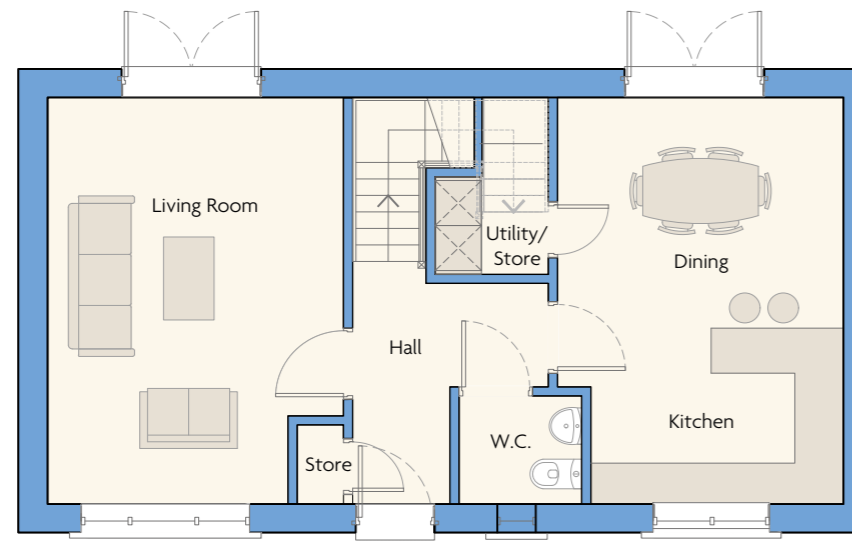


Ground Floor

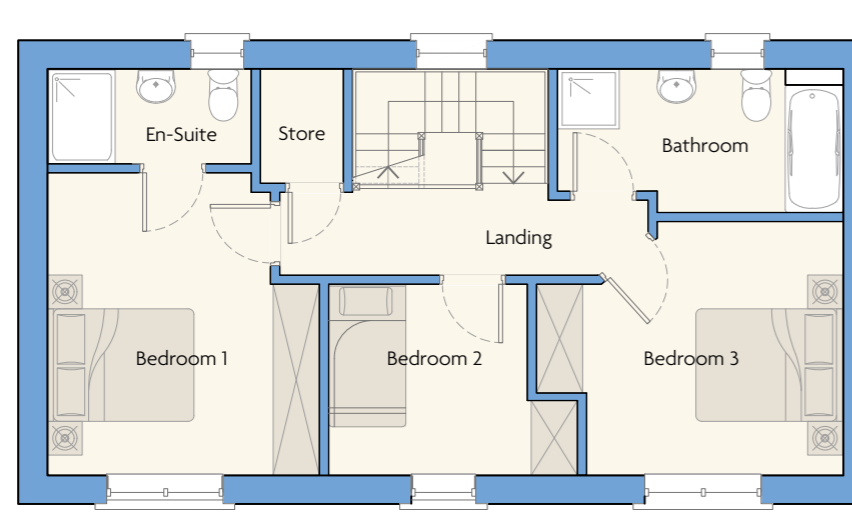
First Floor

House Type C

3 Bedroom Semi Detached
c. 112 sq.m / 1,203 sq.ft



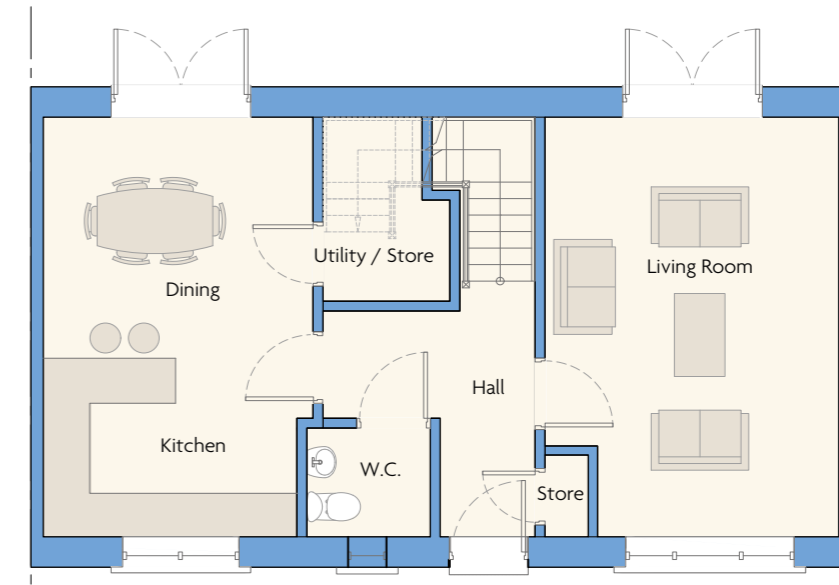
Ground Floor



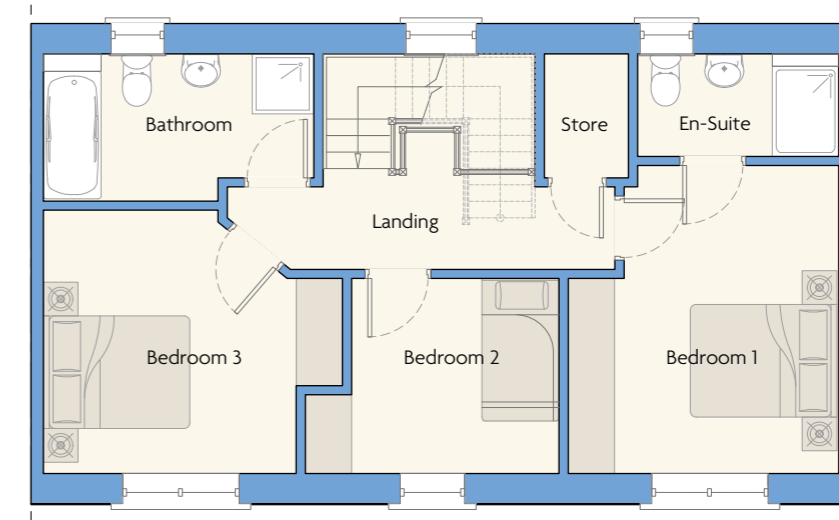
First Floor

House Type C1

3 Bedroom Mid Terrace
c. 115 sq.m / 1,243 sq.ft



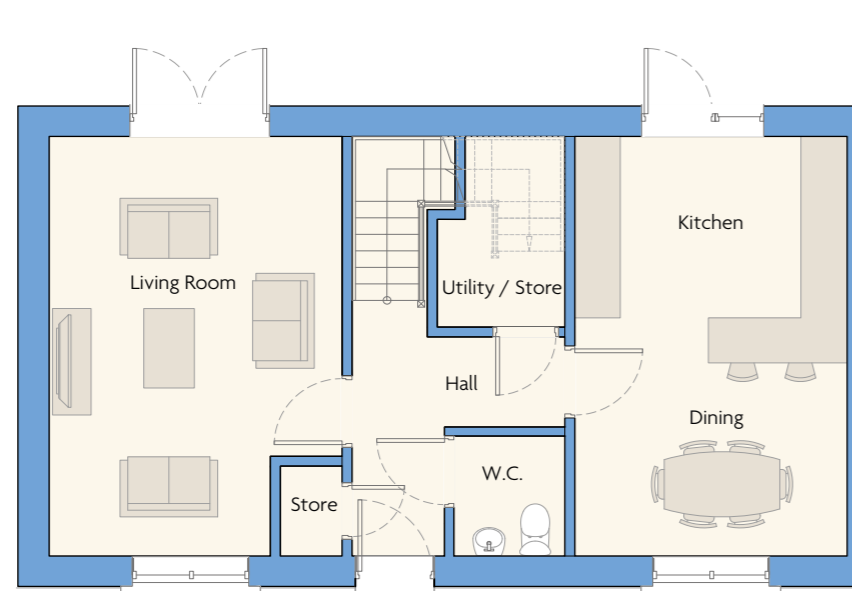
Ground Floor



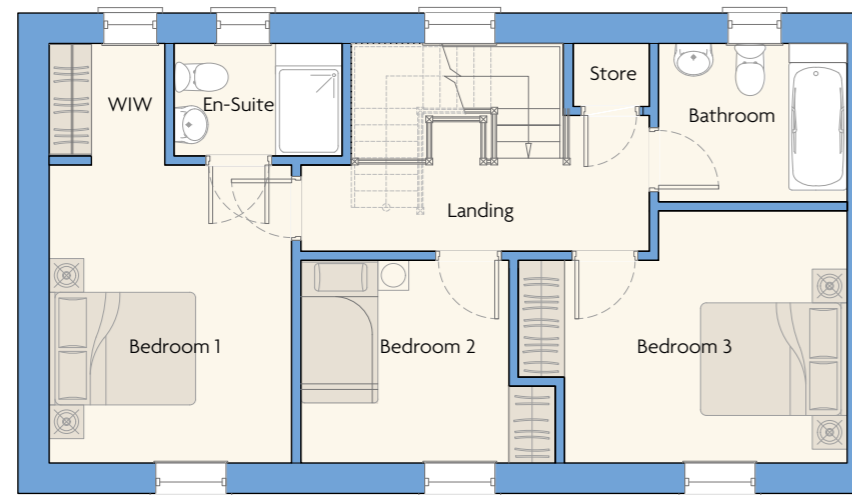
First Floor

House Type C2

3 Bedroom Semi Detached
c. 112 sq.m / 1,246 sq.ft



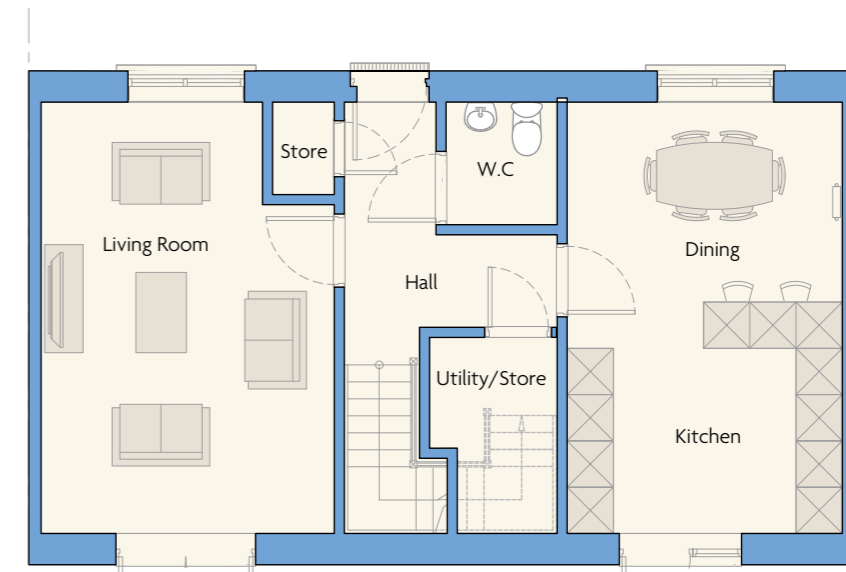
Ground Floor



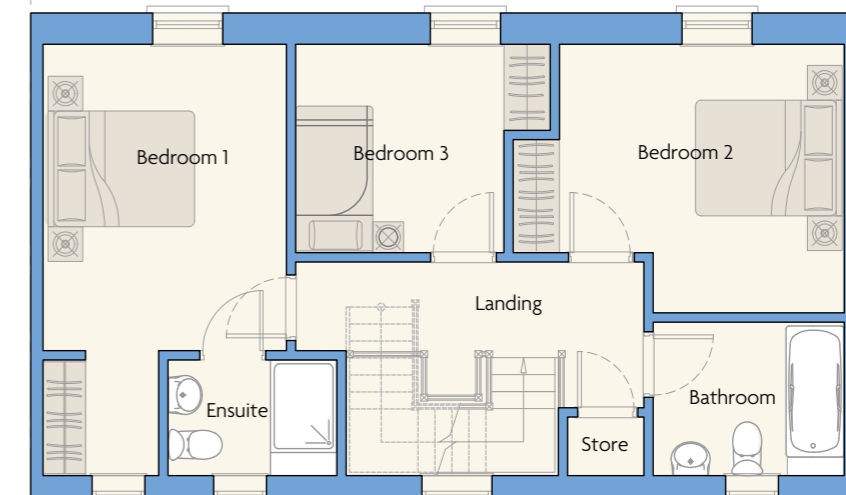
First Floor

House Type C3

3 Bedroom Semi Detached
c. 116 sq.m / 1,251 sq.ft



Ground Floor



First Floor

House Type D

4 Bedroom Semi Detached

c. 136 sq.m / 1,464 sq.ft



House Type D1

4 Bedroom Detached

c. 136 sq.m / 1,464 sq.ft



Specifications

INTERIOR

General

- Standard ceilings on ground floor and spacious living areas throughout
- Wall paint colours, bathroom tiling, sanitaryware and kitchen designs by Jackie Carton-award winning Interior Designer-cartoninteriors.ie
- Attic trusses providing storage use and to facilitate future upward extension of living space at a later date. (*applies to unit types A, B/B1/B2, E/E1 only)
- Attics are accessed by pull down ladder stairs and provided with a walk-on area, power point and light switch.
- Eloquent built-in wardrobes, by Fitzgerald Kitchens, allowing a combination of shelf units and hanging space.
- Sleek panel profiled solid core interior doors with satin chrome finish door handles.
- Stylish splayed top architrave and matching skirting boards on all floors
- Elegant staircase structure combining elegant white painted balustrades with lacquered walnut hardwood handrails.

Kitchen

- Bespoke custom designed painted kitchen units by Fitzgerald Kitchens, incorporating generous storage cabinets, and stylish solid composite worktops as standard.
- Integrated Ducting in Kitchen Cabinetry
- LED counter lights in Kitchen units
- Utility Room worktop units, with power points, plumbed for washing machine.

Bathrooms

- Quality sanitaryware by Sonas and coordinated large format floor and wall tiling, Ava range by Project Tile
- Heated towel rails in all bathrooms and ground floor toilets

Energy Efficiency

- NZEB - A2 BER energy rating, combining high levels of roof, wall and floor insulation in a fully tested airtight design.
- Samsung Mono Air source heat pump system with 2 zone 24/7 programmable heating controls by Heatmiser, allowing independent management of the living areas, sleeping areas and hot water.
- Heat distribution by convection panel radiators by Warmhaus
- Low energy Aereco demand control ventilation system, quietly and efficiently extracting moist air from wet rooms, based on the humidity levels in those rooms. Fresh air is introduced to habitable rooms via wall mounted humidity sensitive air inlets by Aereco, which balances and ensures air quality.
- Pressurised hot and cold-water systems.

Electrical

- Generous Lighting and power point distribution to brush chrome sockets and light switches in kitchen, Hallway & Living area including wiring for high-speed broadband. Site infrastructure provided and ready for connection by utilities provider.
- Recessed LED downlights in entrance hallway
- Surface mounted ceiling LED light fittings in bathrooms and downstairs toilet

Security and Safety

- Type LD2 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation.
- Safety restrictors on upper floor windows.
- Secure by Design accreditation to front entrance door.

EXTERIOR

- Classic contemporary style front elevation with high quality clay brick and monocouche rendered finish and reconstituted stone windowsills & surrounds to front elevation.
- High performance uPVC double glazed windows, with factory paint finish, low E glass and argon filled sealed glass units. The glazing system comes with satin anodised ironmongery and large sliding doors to rear patio areas.
- Heavy duty Ultra Tech engineered timber front door with glazed inset panels
- Maintenance free UPVC fascia and gutter systems
- Concrete side paths and patio area with external Wall mounted up/down lights and power point.
- Front driveways paved and landscaped. Meter cabinet/bin store walls, where required, are finished in monocouche render and reconstituted stone copings to match front elevation.
- External water tap in rear garden
- Wiring for electric vehicle home charger point on external wall of house. SEAI grant available for installation at charge unit.
- Extensive front and rear garden areas partially levelled and seeded.

WARRANTY

- Warranty cover under Homebond 10 year structural and latent defects insurance scheme

ESTATE MANAGEMENT

- It is anticipated that the estate roads and footpaths will be taken in charge by the local authority although an owners management company and a managing agent will be appointed to manage the common garden. This will involve an annual maintenance charge for upkeep of this area.





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www.spireview.ie

Developer



Agent



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www.edcarey.ie

PRSA License 001731

Funded By



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