



JOHNSTOWN DEMESNE

ENFIELD, CO. MEATH

www.johnstowndemesne.ie

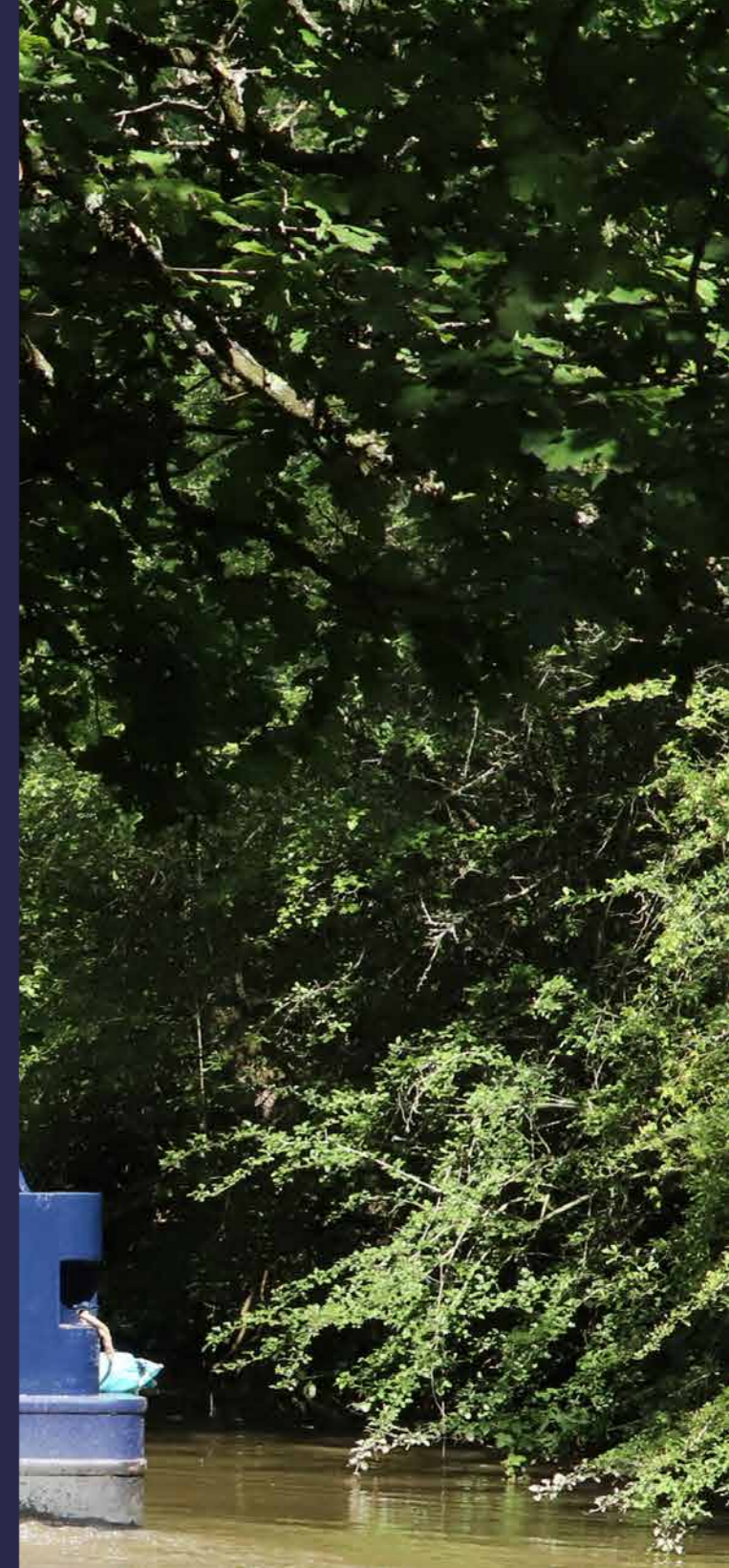
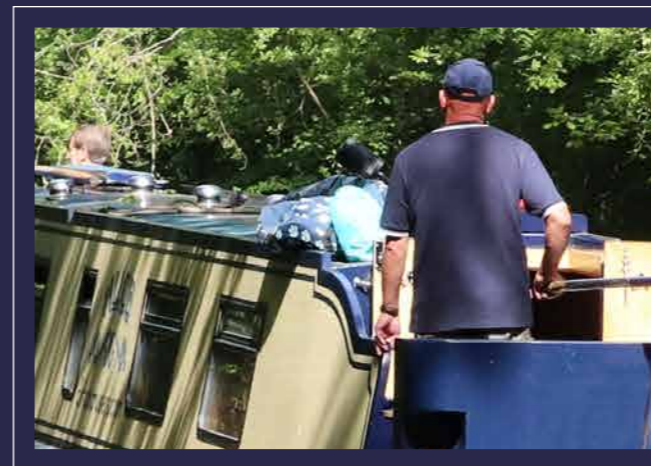


JOHNSTOWN DEMESNE

ENFIELD, CO. MEATH

THE PERFECT SETTING FOR HOME

Welcome to Johnstown Demesne, Enfield, a high quality residential development by Westin Homes. The development presents a wonderful opportunity to own a contemporary, energy efficient home that has been meticulously designed, making it the perfect place to call home. Johnstown Demesne comprises 2, 3 and 4 bedroom spacious 'A' rated homes and is conveniently located in the well-established town of Enfield, Co. Meath.





Village Life

CONVENIENCE ON YOUR DOORSTEP

If you fancy a slice of village life that has everything you need within easy reach then living in Johnstown Demesne is for you. Whether you would like to try a spot of brunch in Streetside Café or afternoon tea in the stunning Johnstown Estate, they are both on your doorstep alongside a host of other places to eat and drink. Shops, banks, doctors, schools, sporting grounds, hair, beauty salons and many more services all mere minutes away.








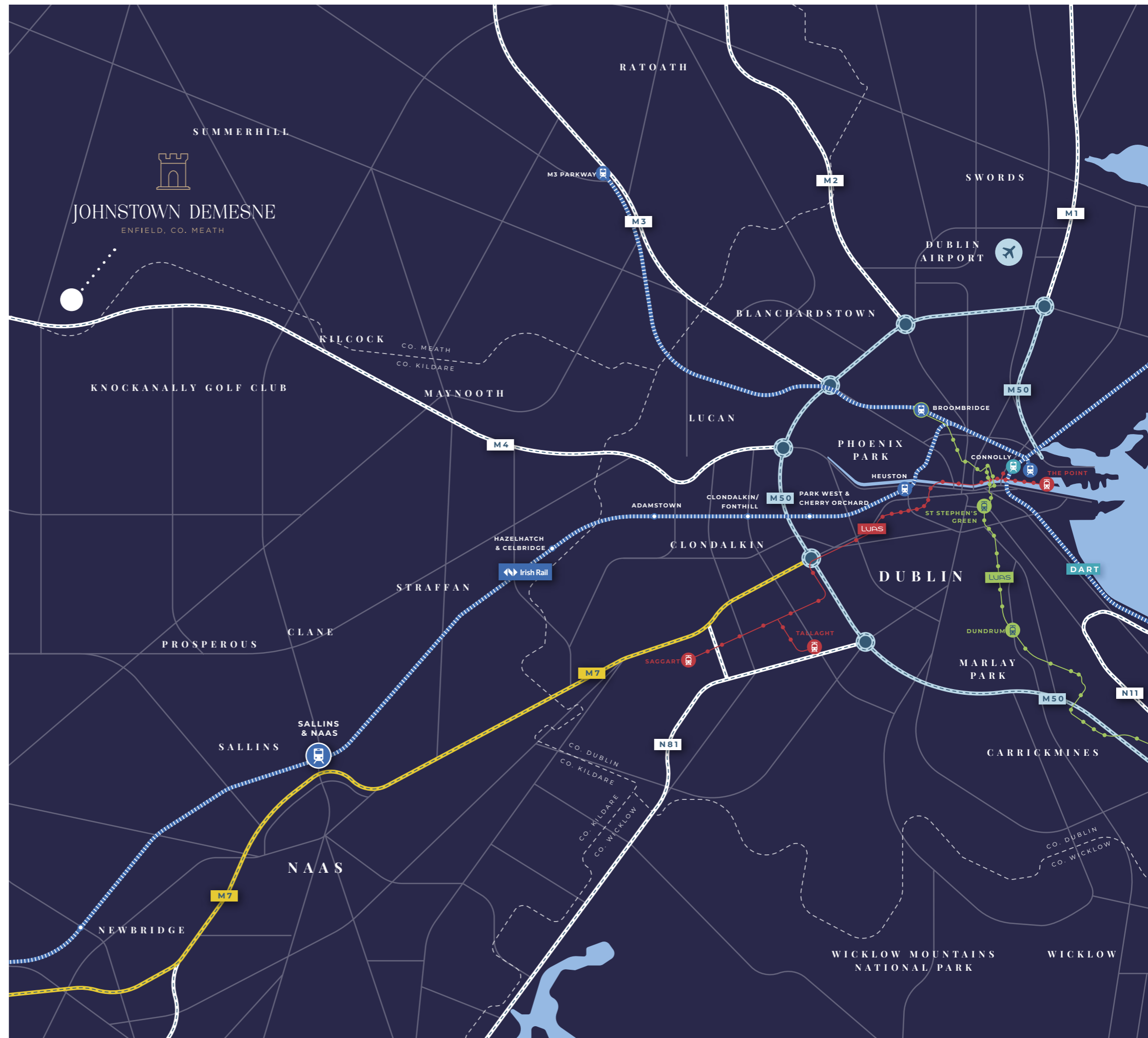
Easy Commuting

GET WHERE YOU WANT TO GO

With its superb location just off the M4 onward journeys by road from Enfield to Dublin City centre and surrounding areas, Dublin Airport and the M50 makes it extremely convenient. In addition, there are great bus and rail services running frequently too. If you simply want a stroll, you are also in luck as the Royal Canal provides a wonderful amenity offering stunning views while you walk.

BY CAR

	Johnstown Demesne	Drive Time	Distance
	Dublin City Centre	45 mins	55 km
	M50	25 mins	34 km
	Dublin Airport	40 mins	48 km
	Liffey Valley SC.	25 mins	32 km
	Enfield Train Station	2 mins	1km





Building Specifications

Superior Low Energy Design:

- A2 BER rating energy efficient homes.
- Low energy, low carbon homes.
- 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 radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Demand Control Ventilation throughout the house.

Building Guarantee:

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

Kitchen & Wardrobe:

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

Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware.
- WC, bathroom and en-suite wet areas tiled.

Internal Finishes:

- Internal walls plastered and painted as per showhouse.
- Smoke, heat and CO2 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 point



BER A2

There are various property types available in Johnstown Demesne and all are designed with quality and comfort in mind. Constructed to an extremely high standard, each property comes with a fantastic, fitted kitchen alongside fully fitted wardrobes and boasts beautiful bathroom suites complete with stylish tiling.



SITE PLAN

HOUSE KEY

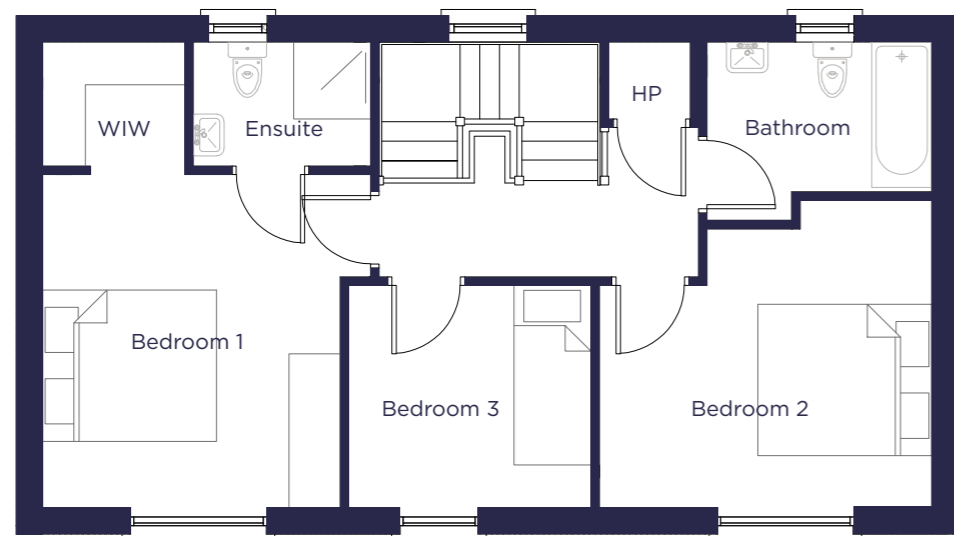
●	House Type A	3 Bedroom	Approx 114m ² / 1,225ft ²
●	House Type B	4 Bedroom	Approx 141m ² / 1,516ft ²
●	House Type C	3 Bedroom	Approx 120m ² / 1,292ft ²
●	House Type D	4 Bedroom	Approx 144m ² / 1,544ft ²
●	House Type D1	4 Bedroom	Approx 144m ² / 1,544ft ²



The site plan is not to scale and for identification purposes only

HOUSE TYPE A

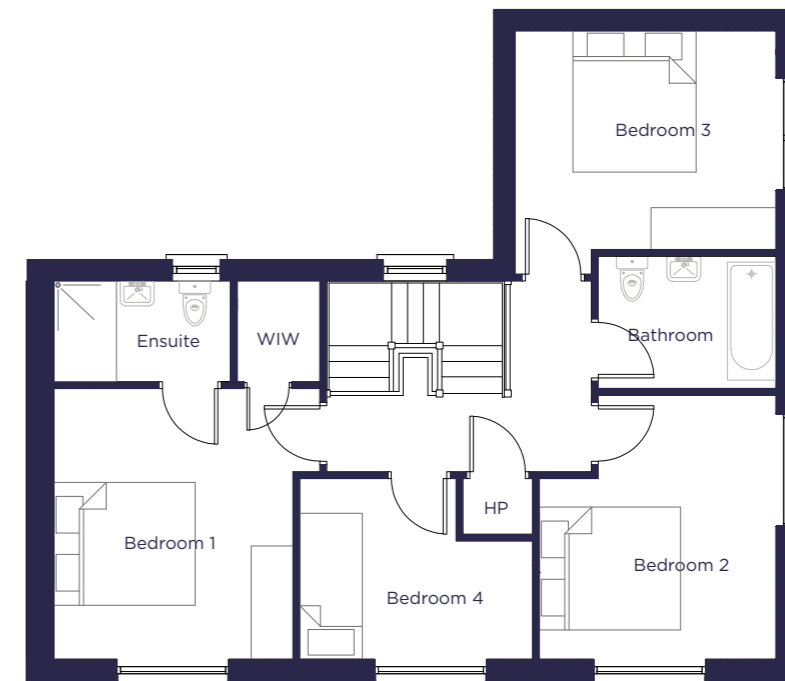
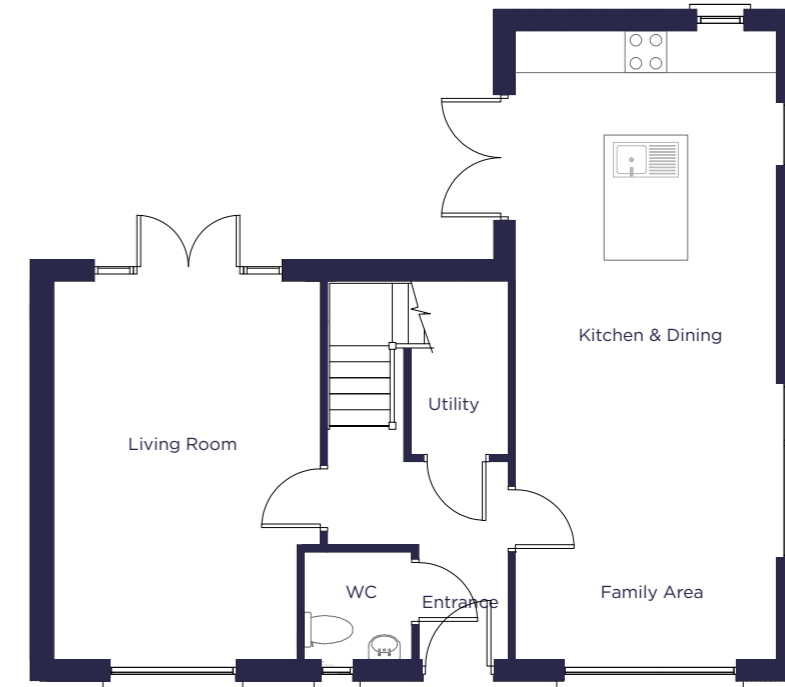
3 Bedroom Semi Detached | Approx 114m² (1,225ft²)



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice

HOUSE TYPE B

3 Bedroom Semi Detached | Approx 141m² (1,516ft²)



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice

HOUSE TYPE C

3 Bedroom Terrace | Approx 120m² (1,292ft²)

HOUSE TYPE C (HANDED)

3 Bedroom Terrace



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice

Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice

HOUSE TYPE D

4 Bedroom Semi Detached | Approx 144m² (1,544ft²)



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice

HOUSE TYPE D1

4 Bedroom Semi Detached | Approx 144m² (1,544ft²)



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice



JOHNSTOWN DEMESNE

ENFIELD, CO. MEATH

Professional Team

ALL ENQUIRIES TO



PRSA No.: 003764

Property House,
Main St., Naas,
Co. Kildare.
Tel: +353 45 832020
E: naas@coonan.com
www.coonan.com

SOLICITOR



Amoss Solicitors
Warrington House,
Mount St Crescent,
Grand Canal Dock,
Dublin 2

www.amoss.ie

DEVELOPER



www.westinhomes.ie

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.