



# MARMION WALK

CLANE, CO. KILDARE





COMMUNITY | CONVENIENCE | CONTEMPORARY LIVING



*Elegance, Beauty and Excellence in Marmion Walk*

## WELCOME

Marmion Walk is a quality housing development situated within a two-minute walk of Clane town centre. This charming riverside town offers a full range of amenities, making it an ideal place to enjoy modern living. The 2, 3 and 4-bed homes in the development are thoughtfully designed to suit individuals, couples and growing households alike.

Each 'A'-rated property is exceptional throughout, with stylish bathrooms, quality kitchens and spacious layouts on offer. Designed with care and consideration, Westin Homes deliver comfortable, contemporary homes for every new owner.







*Pride in your place*

# COMMUNITY

Clane is a wonderful riverside town which has a thriving community spirit. Whether you like life to move at a fast pace or you wish to meander like the Liffey, Clane has something for you.

It has all the essential amenities such as shops, banks, post office, hardware stores, pharmacies etc. Westin Homes provides the foundation for a happy life and Clane offers the rest, whatever that may look like to you.



## SOCIAL

Whether you like some live music and a few drinks or a friendly discussion about the last book club read, Clane has you covered. Dining out or in won't be a problem either, with eateries such as The Pot and Pantry for a lovely breakfast,

Barberstown Castle or The Westgrove Hotel for a superb lunch or dinner and a host of bars/restaurants or cafés to suit any appetite in between.

This is a friendly town with lots to offer.



## EDUCATION

School options in Clane are well regarded. There are Primary and Secondary schools in the local area that will give parents the peace of mind they need and children the education they deserve.

Maynooth University is a short distance away and with plenty of countrywide transport options, the sky is the limit for the next generation.



## SHOPPING

Clane offers a fantastic mix of local shops, supermarkets, and boutique stores, providing everything you need close to home. The town features well-known retailers such as SuperValu, Tesco, and Lidl for everyday essentials, along with charming independent boutiques, cafés, and homeware stores.

Just a short drive away, nearby Naas and Kildare Village offer even more shopping options, from high-street brands to luxury designer outlets. Whether you're looking for convenience or a unique shopping experience, Clane has something for everyone.



## LEISURE

There are beautiful riverside walks in the area, and the Garden of Remembrance offers a peaceful space for reflection beside the historic Abbey, now a vibrant community hub for all to enjoy. A playground in the village provides a great local amenity, with an additional playground planned within the Marmion Walk development.

Sports including GAA, rugby, soccer, golf, swimming, athletics and horse-riding are all available locally, alongside a wide range of clubs, a library, youth facilities and much more. It's a town with a genuine sense of community and a real love of life.





Convenient Commuting

# CONVENIENCE

Clane offers an uncomplicated commute to its residents. The M7 and M4 are both only a short drive away and Naas or Maynooth can be reached easily by car, giving a great choice on your doorstep. Dublin airport and Dublin City Centre are both accessible within forty minutes, and there are good reliable bus routes servicing Clane.

There is also a frequent rail service from Sallins or Maynooth, each of which provide a direct line to Dublin and across the country. Live a connected life in Marmion Walk.







# SITE PLAN



Phase 1

This site plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative and the final number and location may vary. Westin Homes 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 not may be regarded as a representation.

## 4 BEDROOM HOMES

<span style="color: blue;">●</span> House Type B	4 Bedroom Semi Detached	c. 138 sqm. / 1,485 sqft.
<span style="color: orange;">●</span> House Type D	4 Bedroom Semi Detached/Mid Terrace	c. 141 sqm. / 1,518 sqft.
<span style="color: pink;">●</span> House Type D1	4 Bedroom Semi Detached	c. 141 sqm. / 1,518 sqft.
<span style="color: grey;">●</span> House Type D2	4 Bedroom Semi Detached	c. 141 sqm. / 1,518 sqft.

## 3 BEDROOM HOMES

<span style="color: red;">●</span> House Type A	3 Bedroom Semi Detached	c. 112 sqm. / 1,205 sqft.
<span style="color: yellow;">●</span> House Type C	3 Bedroom Semi Detached/Terrace	c. 116 sqm. / 1,249 sqft.
<span style="color: lightgreen;">●</span> House Type C1	3 Bedroom Semi Detached/Terrace	c. 120 sqm. / 1,292 sqft.
<span style="color: teal;">●</span> House Type C2	3 Bedroom Terrace	c. 119 sqm. / 1,281 sqft.
<span style="color: purple;">●</span> House Type C3	3 Bedroom Terrace	c. 116 sqm. / 1,248 sqft.

## DUPLEX HOMES (BLOCK A & B)

<span style="color: darkblue;">●</span> Apartment A	Ground Floor 2 Bed (End of Terrace)	c. 78 sqm. / 840 sqft.
<span style="color: blue;">●</span> Apartment B	Ground Floor 1 Bed (Mid Terrace)	c. 59 sqm. / 635 sqft.
<span style="color: lightblue;">●</span> Duplex A	2 Bedroom (First & Second Floor)	c. 96 sqm. / 1,033 sqft.
<span style="color: lightblue;">●</span> Duplex B	2 Bedroom (First & Second Floor)	c. 94 sqm. / 1,012 sqft.

## DUPLEX HOMES (BLOCK C,D & E)

<span style="color: darkpurple;">●</span> Apartment C	Ground Floor 2 Bed (End of Terrace)	c. 83 sqm. / 890 sqft.
<span style="color: purple;">●</span> Apartment D	Ground Floor 2 Bed (Mid Terrace)	c. 83 sqm. / 890 sqft.
<span style="color: lightpurple;">●</span> Duplex C	3 Bedroom (First & Second Floor)	c. 113 sqm. / 1,212 sqft.

## DUPLEX HOMES (BLOCK F)

<span style="color: magenta;">●</span> Apartment E	Ground Floor 2 Bed (End of Terrace)	c. 81 sqm. / 875 sqft.
<span style="color: pink;">●</span> Apartment F	Ground Floor 2 Bed (Mid Terrace)	c. 81 sqm. / 875 sqft.
<span style="color: lightpink;">●</span> Duplex D	3 Bedroom (First & Second Floor)	c. 120 sqm. / 1,293 sqft.



*Innovative Builds*

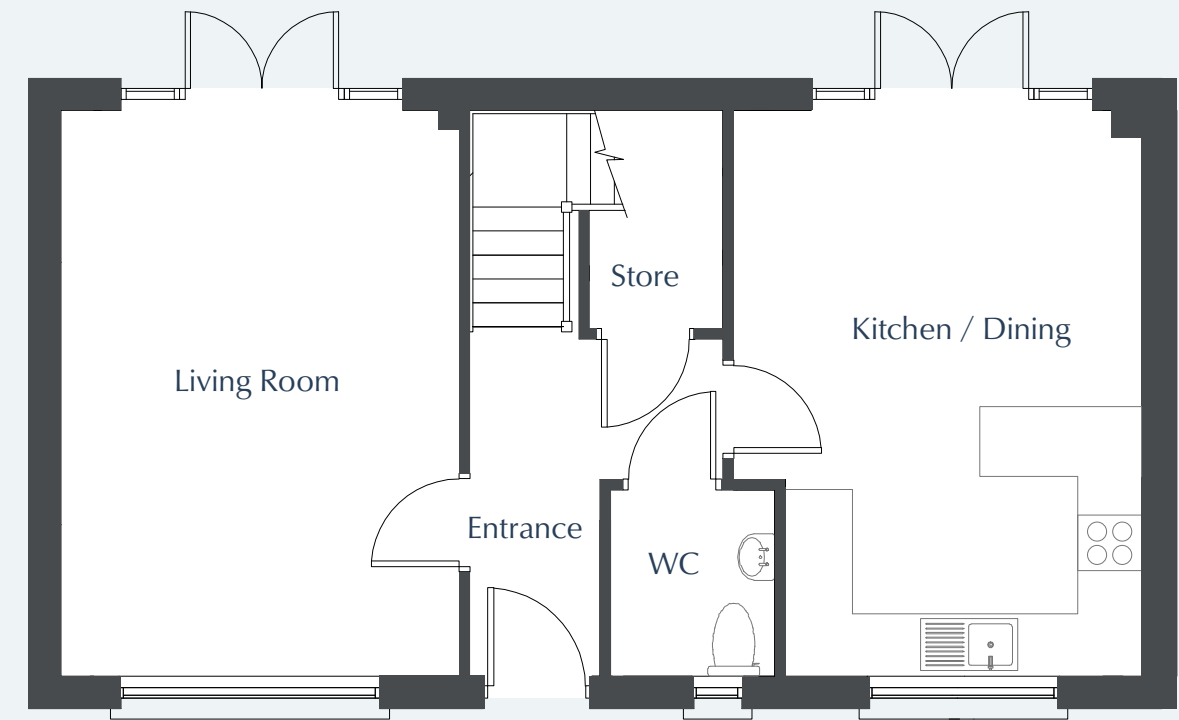
# CONTEMPORARY LIVING

At Westin Homes, we are committed to delivering the highest standards in homebuilding. Each home is constructed with precision and care, using premium materials and the latest building techniques to ensure durability, energy efficiency, and superior comfort. From expertly crafted interiors to high-performance insulation and modern heating systems, every detail is designed to enhance your living experience. With a focus on quality, sustainability, and long-lasting value,

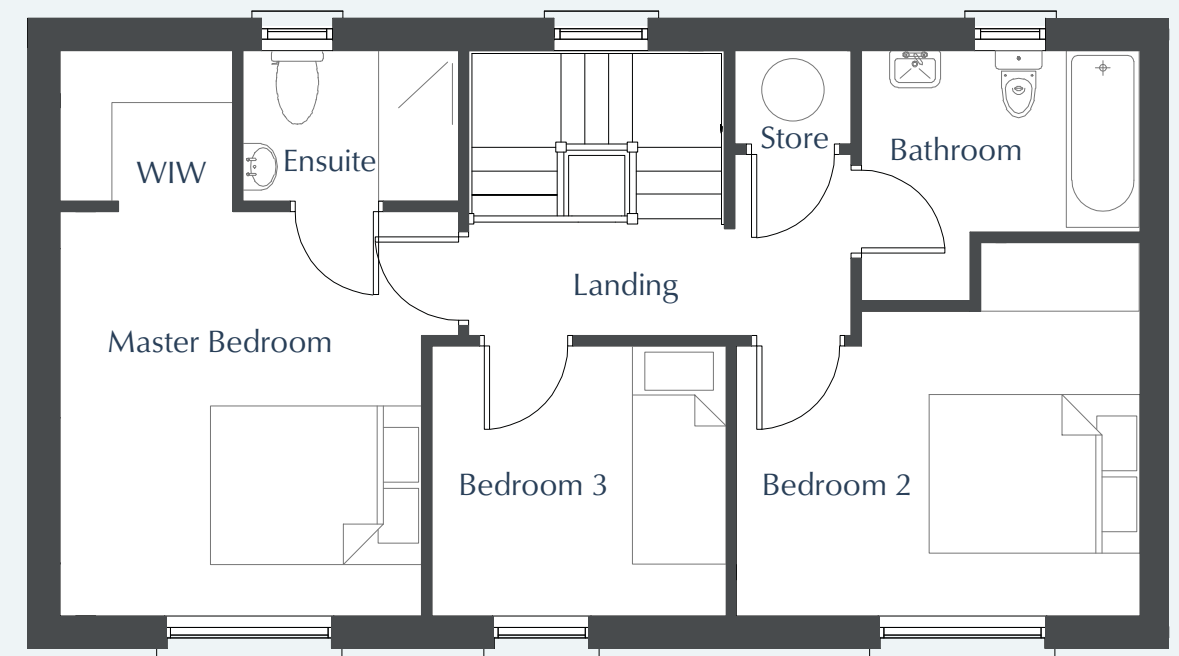
Westin Homes creates exceptional homes built to stand the test of time.

## HOUSE TYPE A

3 Bedroom Semi Detached | c. 112 sqm. / 1,205 sqft.



GROUND FLOOR



FIRST FLOOR

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

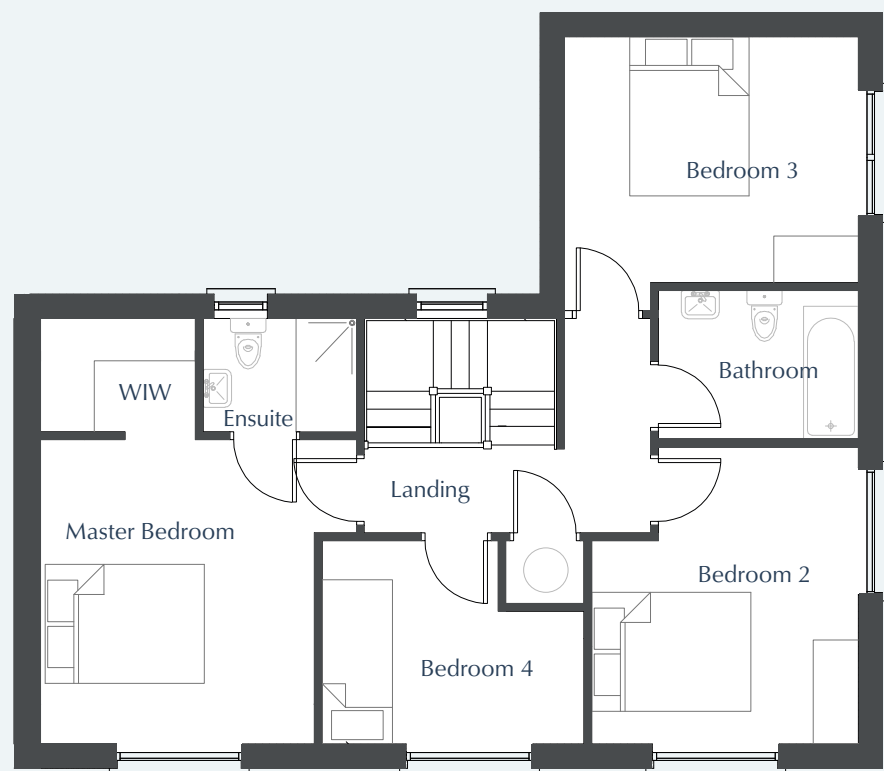


# HOUSE TYPE B

4 Bedroom Semi Detached | c. 138 sqm. / 1,485 sqft.



GROUND FLOOR



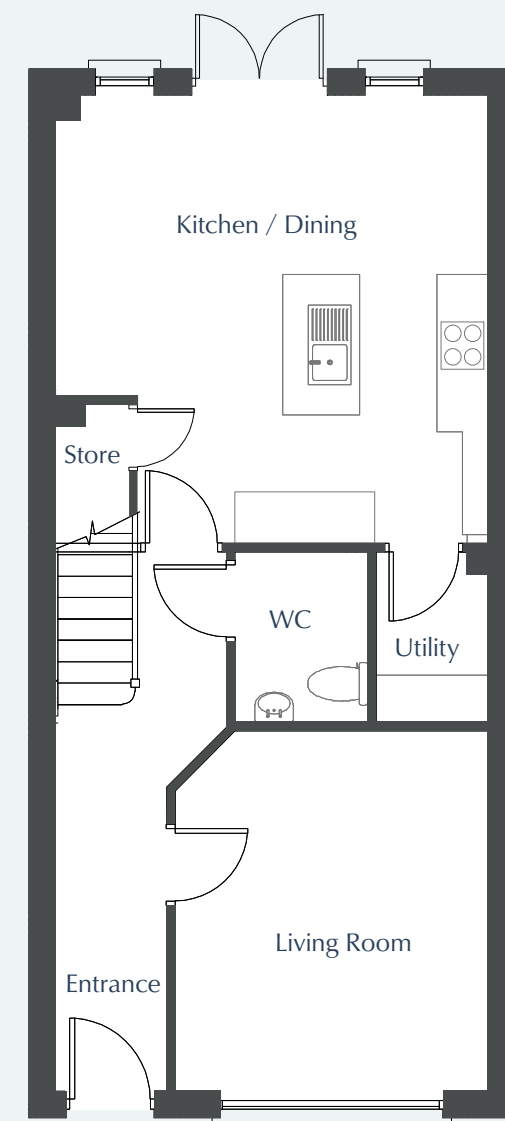
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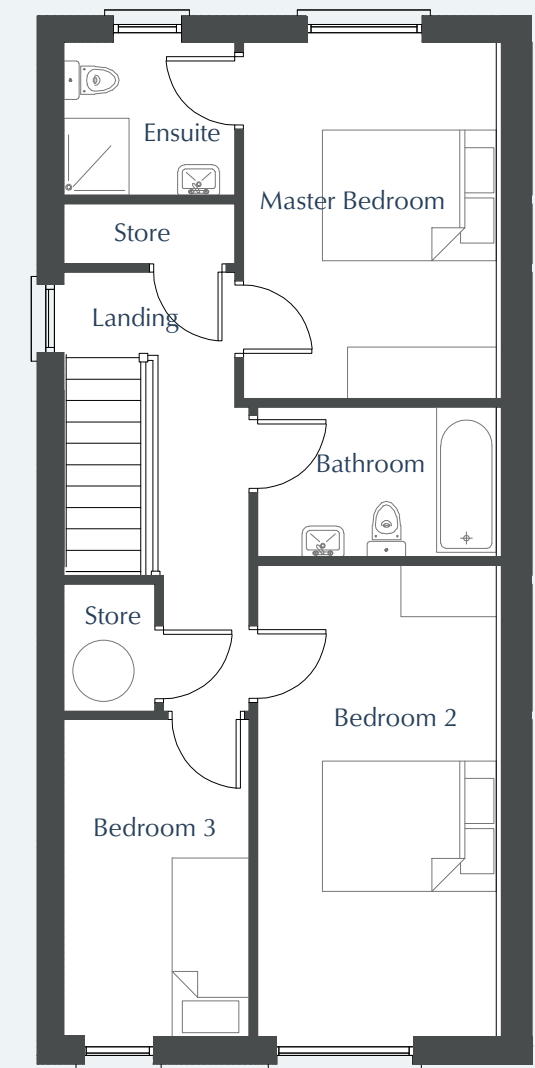


# HOUSE TYPE C

3 Bedroom Semi-Detached/Terrace | c. 116 sqm. / 1,249 sqft.



GROUND FLOOR



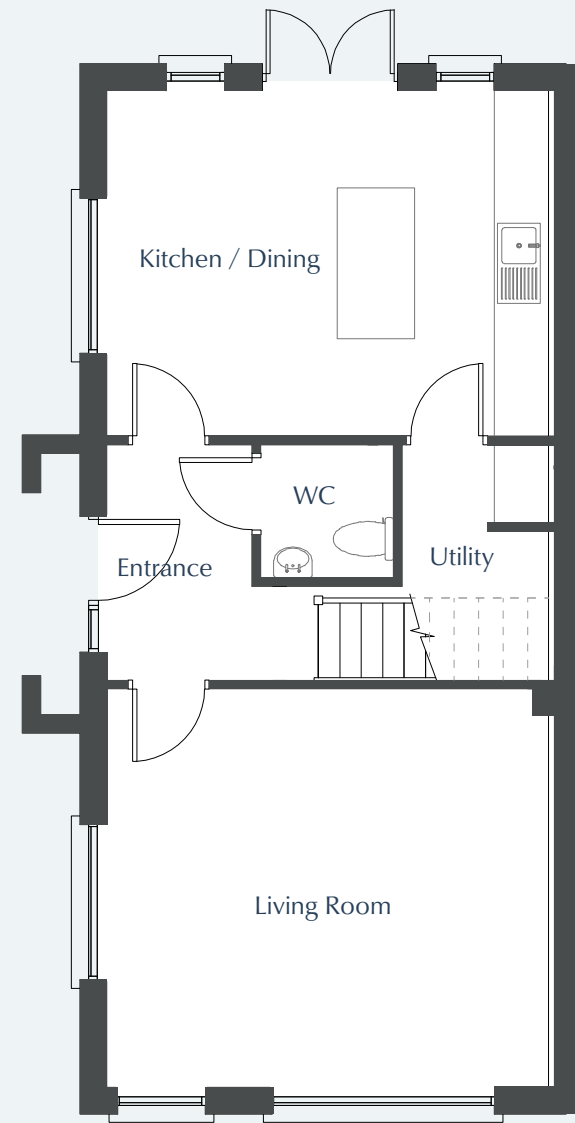
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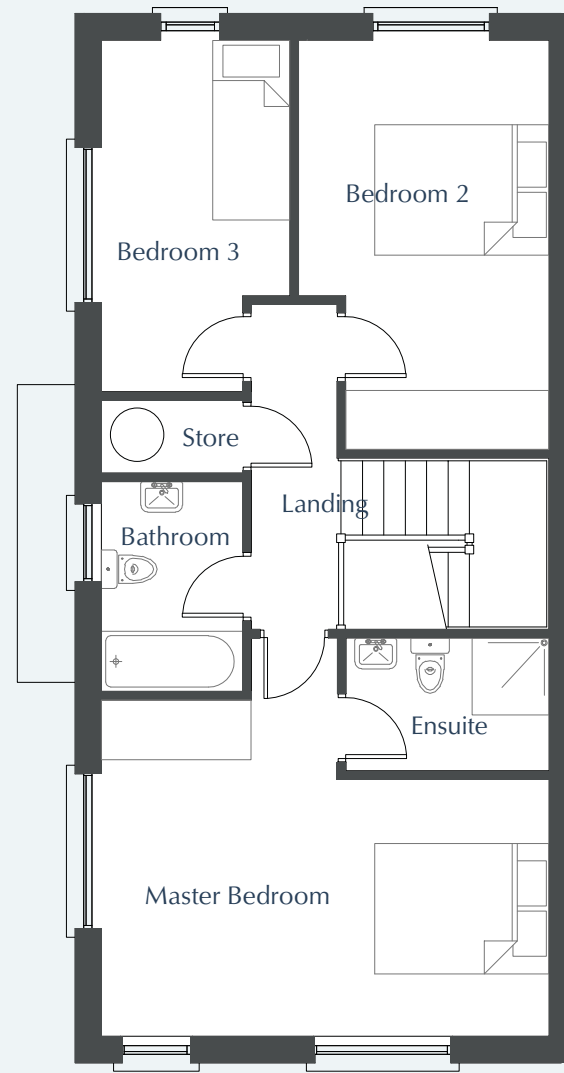


# HOUSE TYPE C1

3 Bedroom Semi-Detached/Terrace | c. 120 sqm. / 1,292 sqft.



GROUND FLOOR



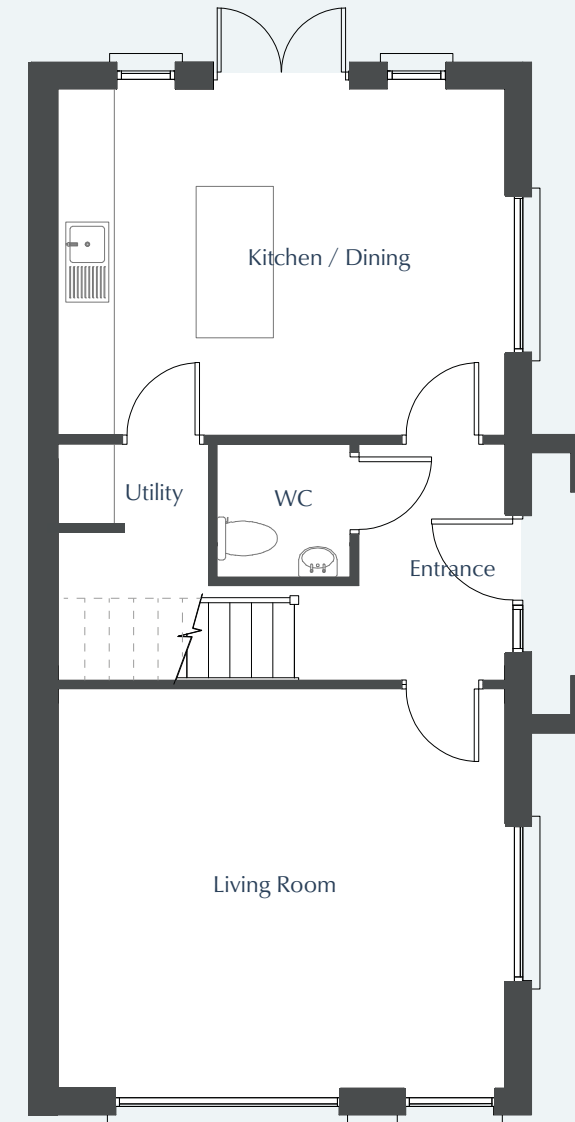
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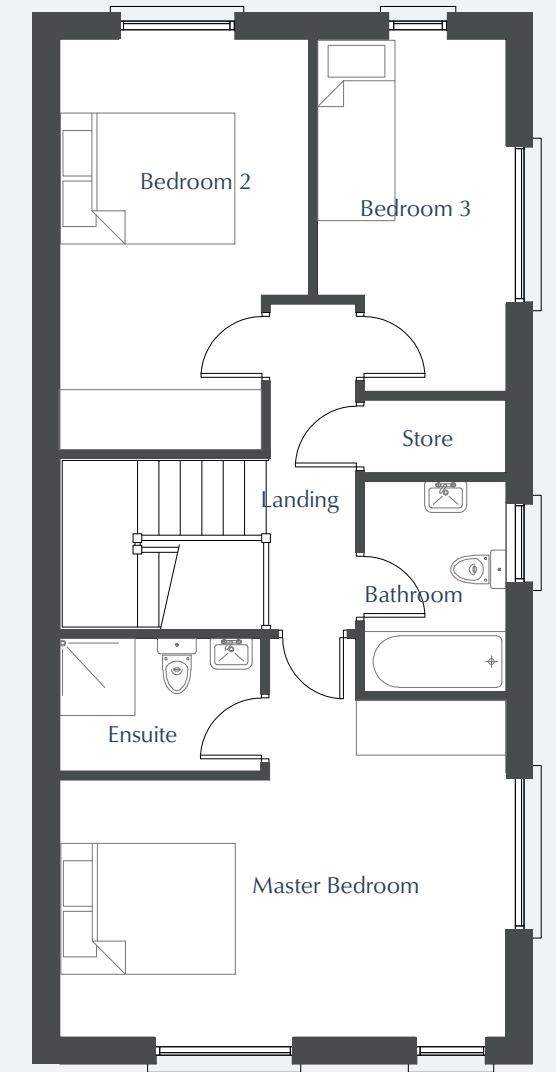


# HOUSE TYPE C2

3 Bedroom Terrace | c. 119 sqm. / 1,281 sqft.



GROUND FLOOR



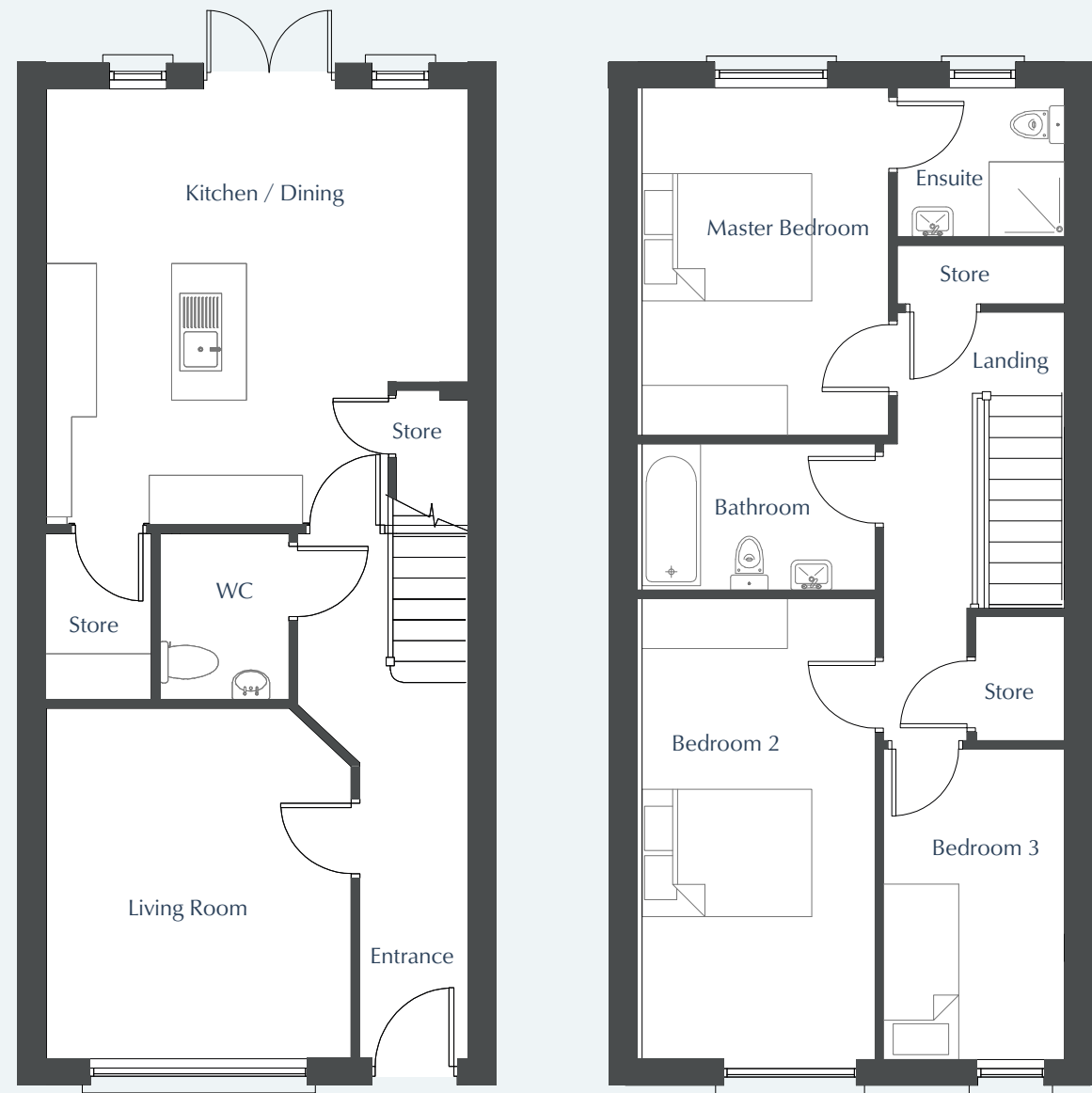
FIRST FLOOR

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# HOUSE TYPE C3

3 Bedroom Terrace | c. 116 sqm. / 1,248 sqft.



GROUND FLOOR

FIRST FLOOR

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# HOUSE TYPE D

4 Bedroom Semi Detached | c. 141 sqm. / 1,518 sqft.



GROUND FLOOR

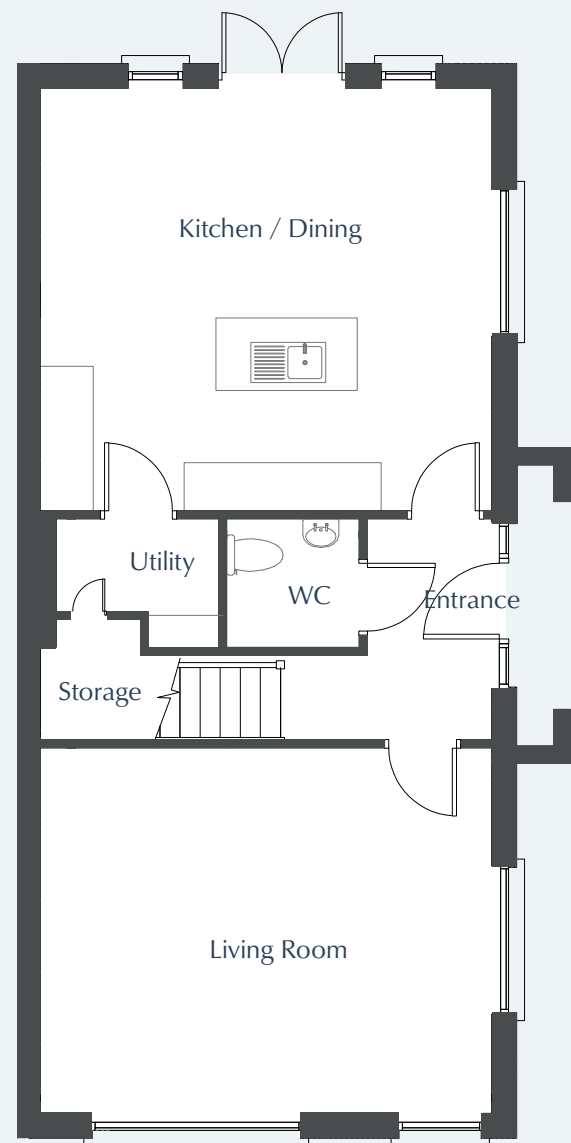
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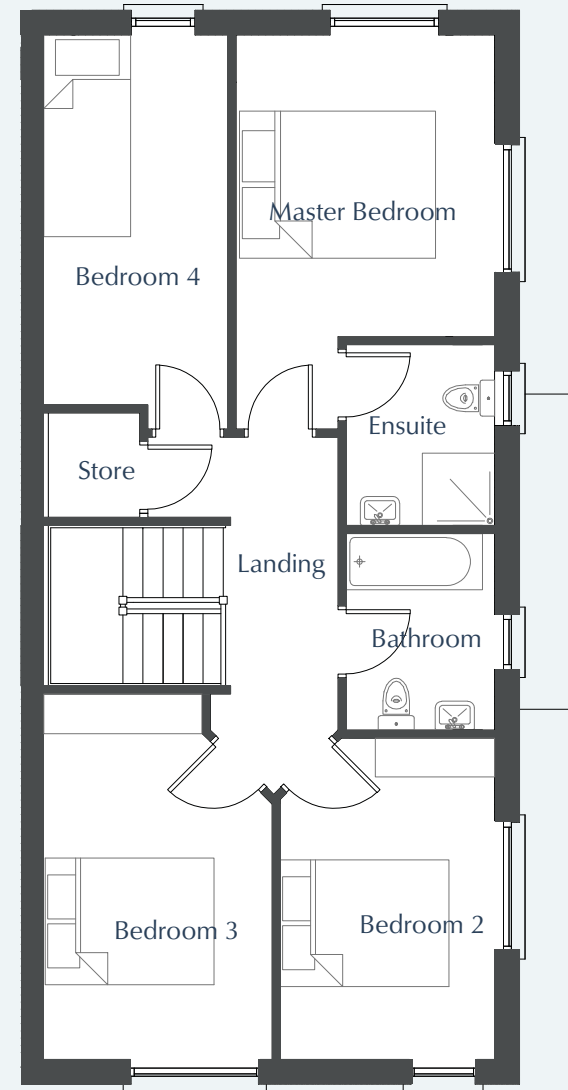


# HOUSE TYPE D1

4 Bedroom Semi Detached | c. 141 sqm. / 1,518 sqft.



GROUND FLOOR



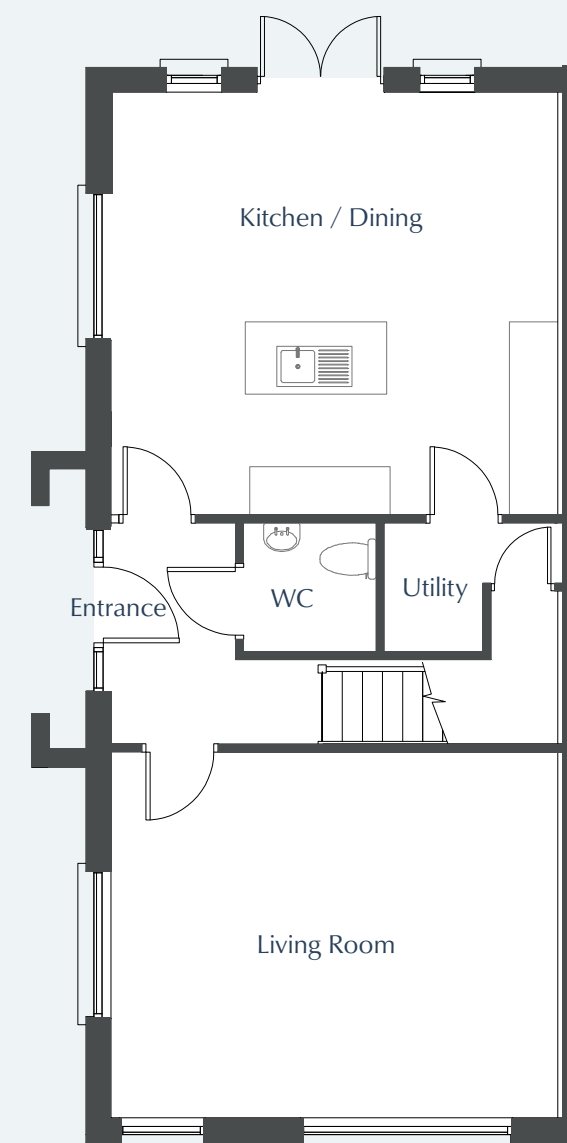
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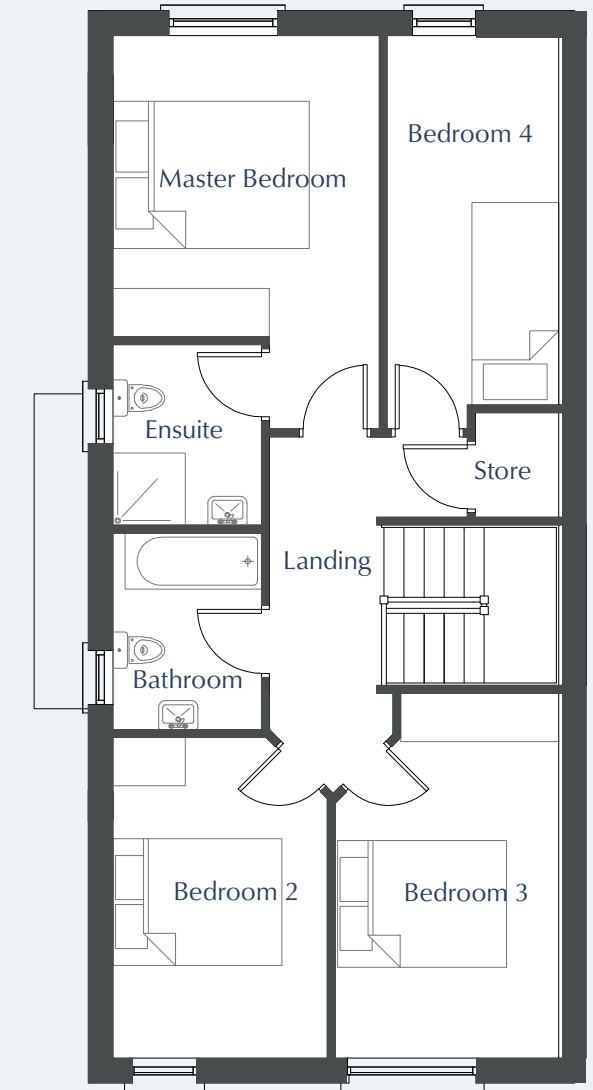


# HOUSE TYPE D2

4 Bedroom Semi Detached | c. 141 sqm. / 1,518 sqft.



GROUND FLOOR



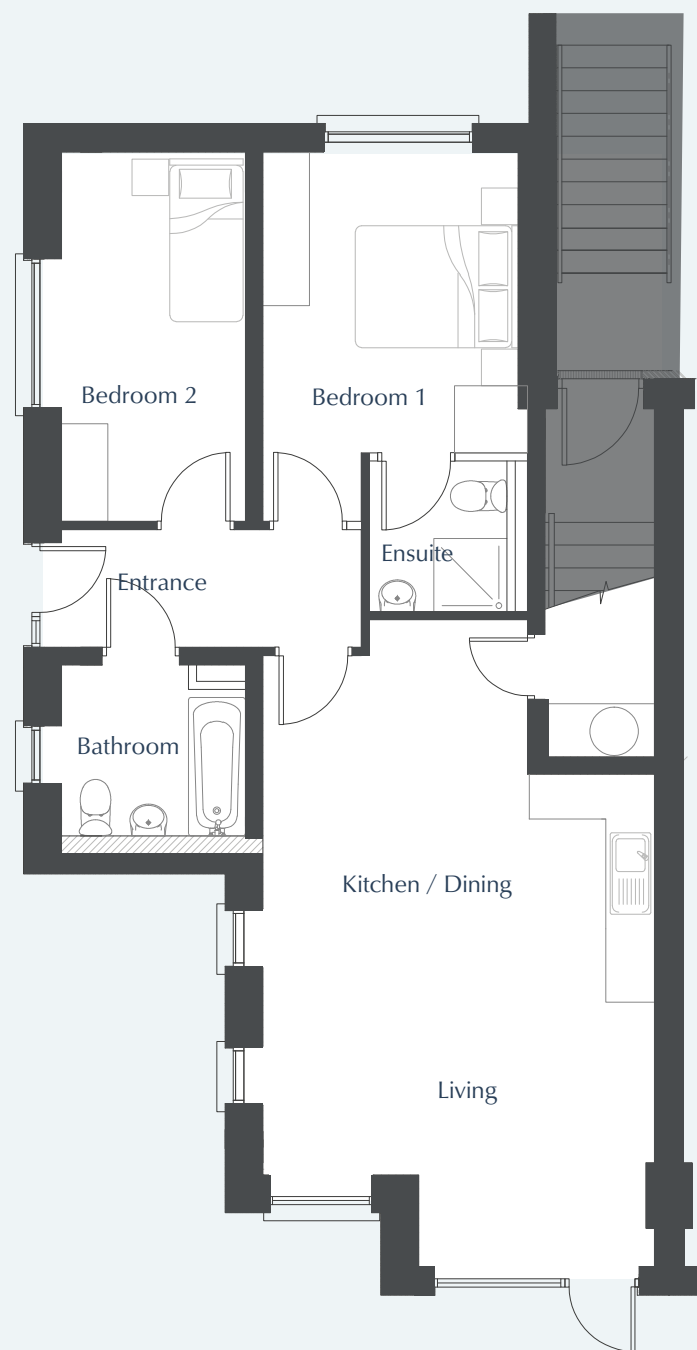
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# APARTMENT A

2 Bedroom End of Terrace (Ground Floor) | c. 78 sqm. / 840 sqft.



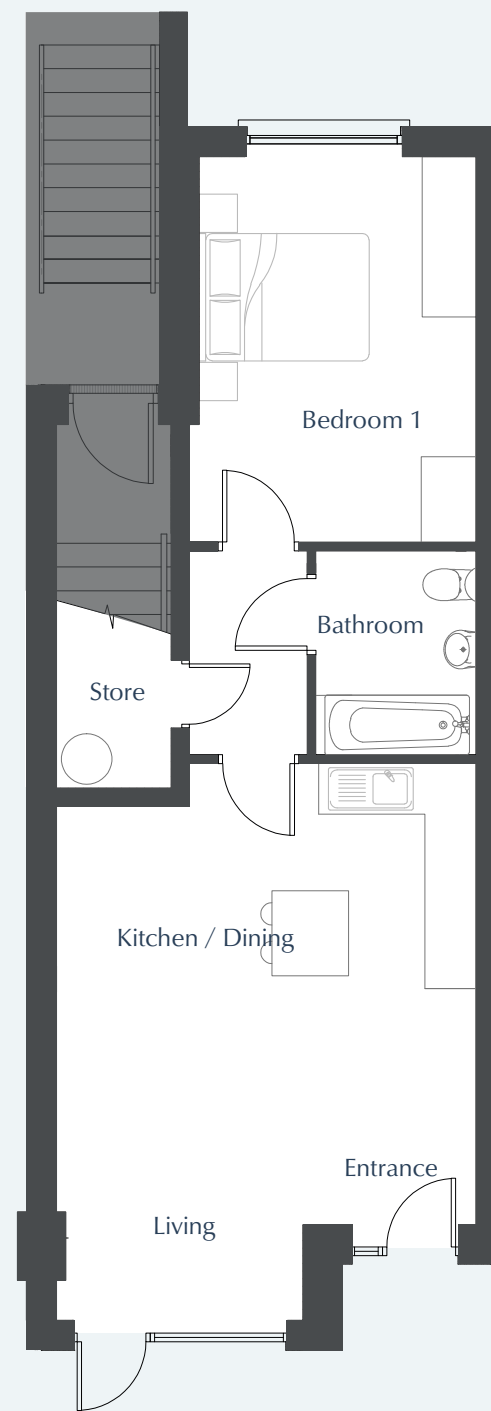
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# APARTMENT B

1 Bedroom Mid Terrace (Ground Floor) | c. 59 sqm. / 635 sqft.



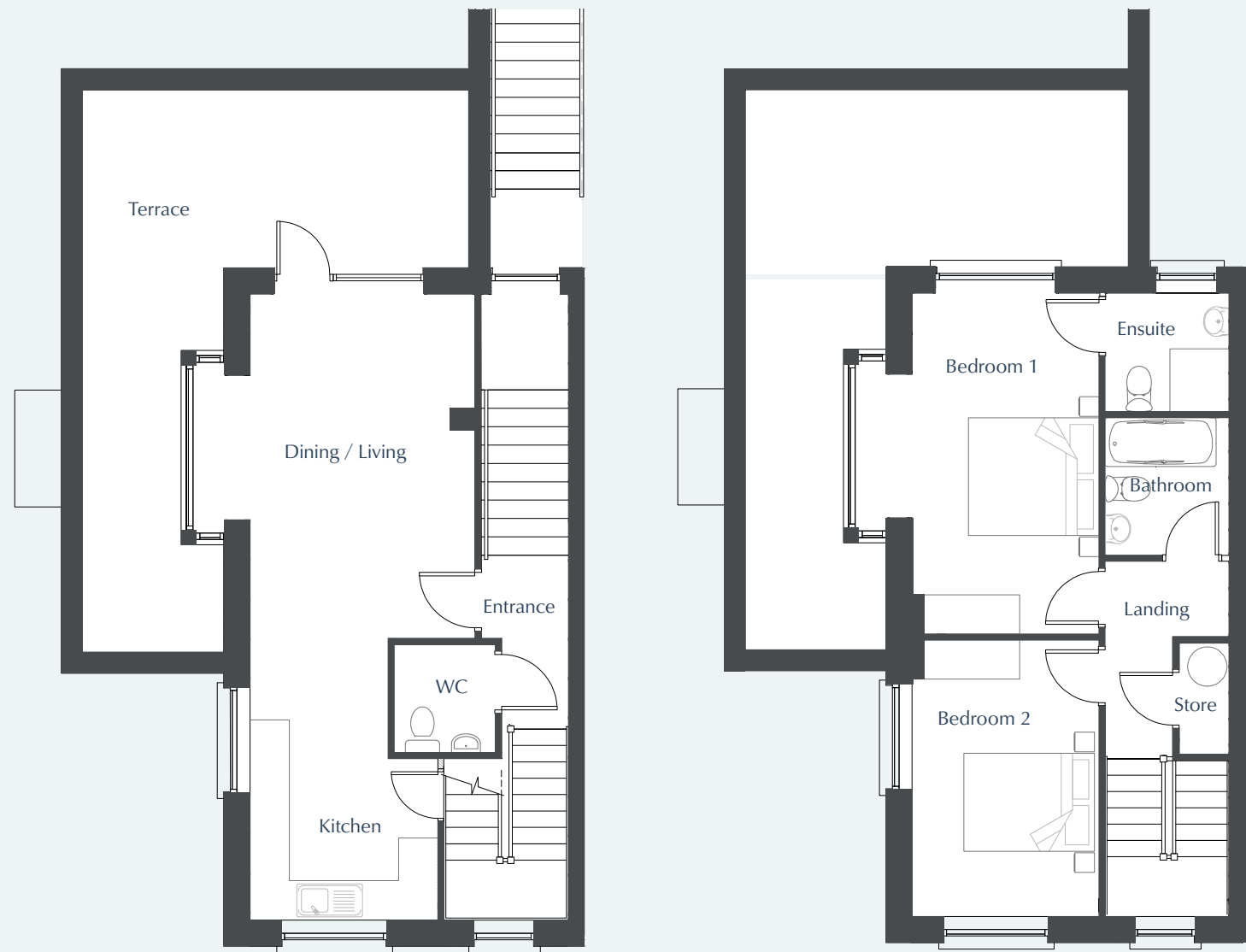
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# DUPLEX A

2 Bedroom End of Terrace (First & Second Floor) | c. 96 sqm. / 1,033 sqft.



GROUND FLOOR

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# DUPLEX B

2 Bedroom Mid Terrace (First & Second Floor) | c. 94 sqm. / 1,012 sqft.



GROUND FLOOR

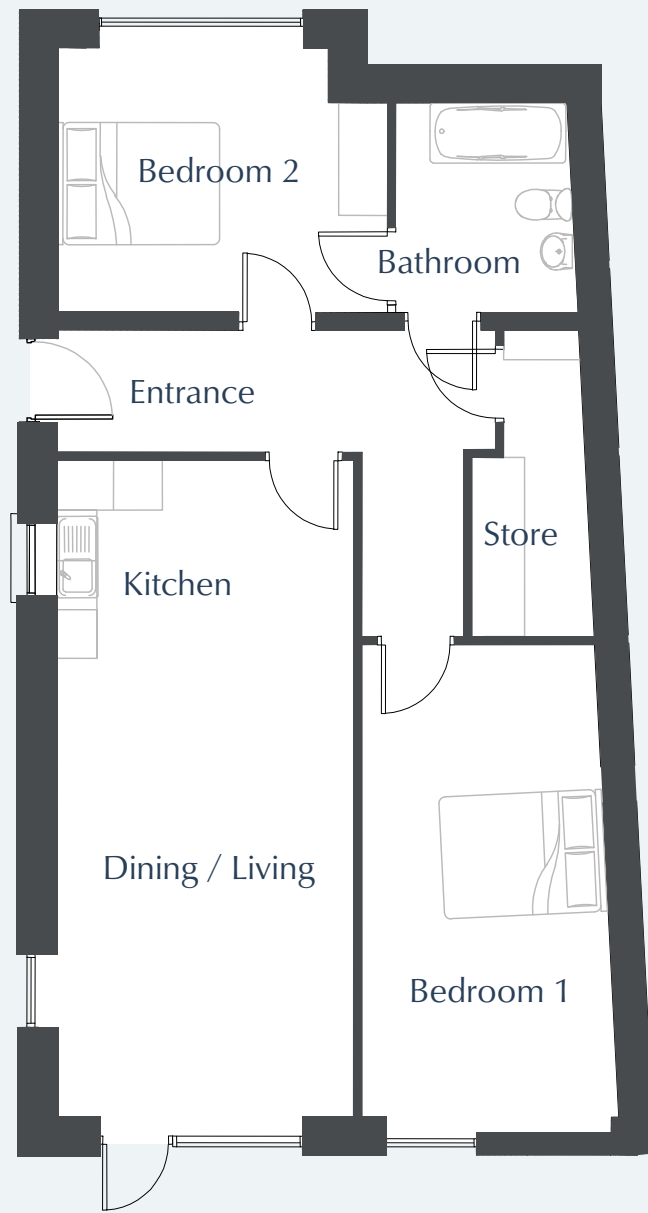
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# APARTMENT C

2 Bedroom End of Terrace (Ground Floor) | c. 83 sqm. / 890 sqft.



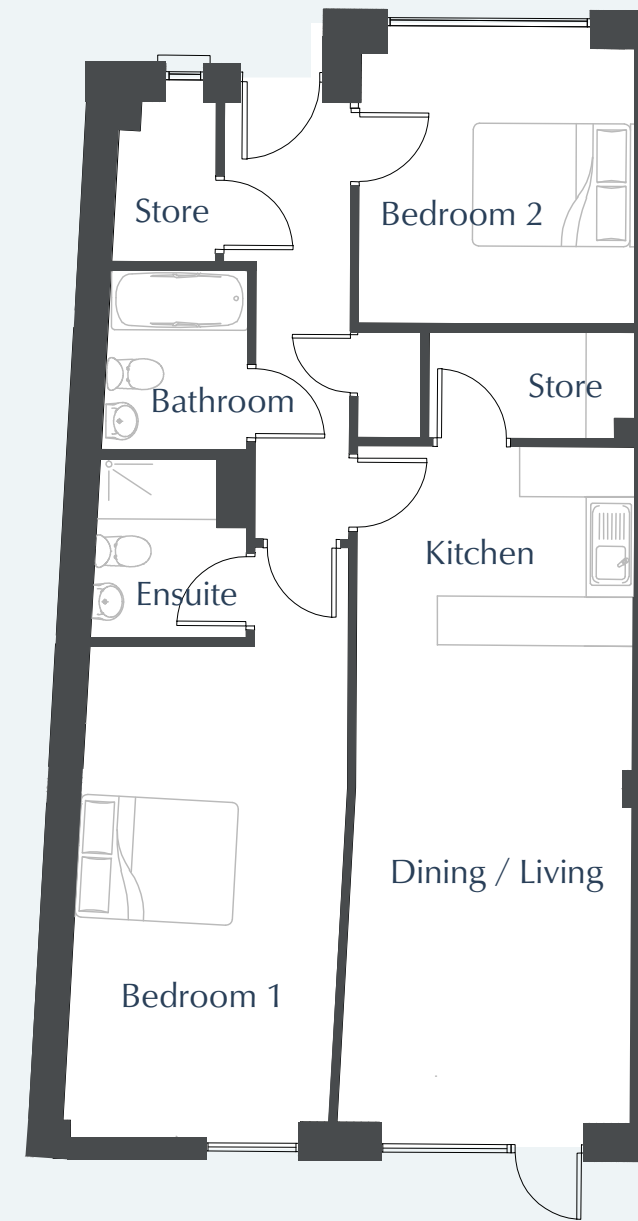
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# APARTMENT D

2 Bedroom Mid Terrace (Ground Floor) | c. 83 sqm. / 890 sqft.



GROUND FLOOR

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# DUPLEX C

3 Bedroom Mid Terrace (First & Second Floor) | c. 113sqm. / 1,212 sqft.



GROUND FLOOR

FIRST FLOOR

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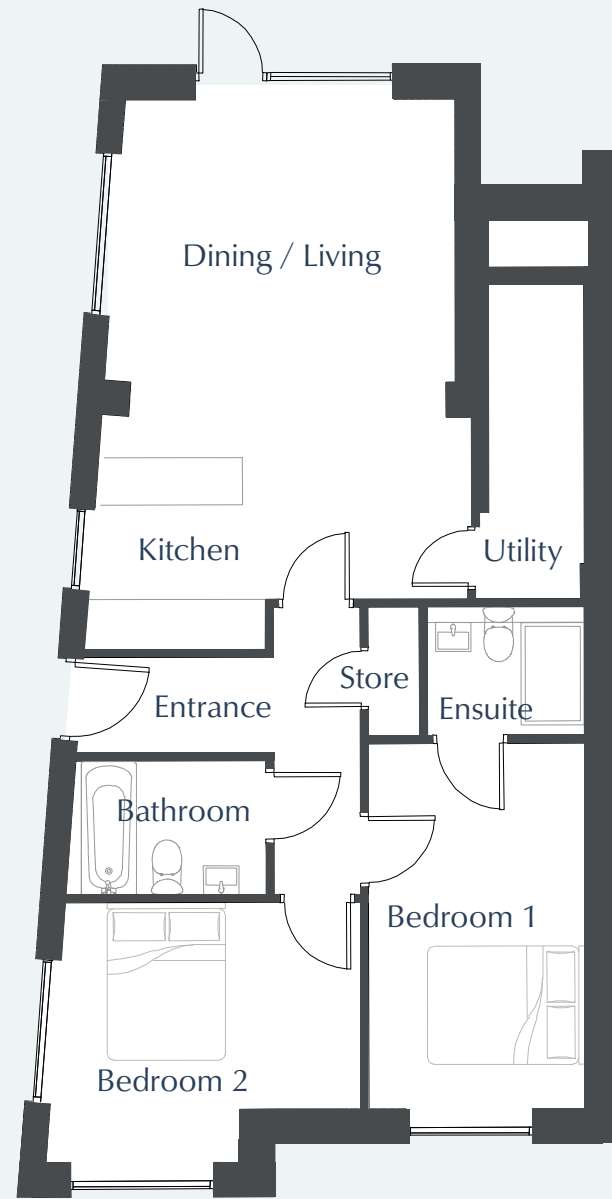
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# APARTMENT E

2 Bedroom End of Terrace (Ground Floor) | c. 81 sqm. / 875 sqft.



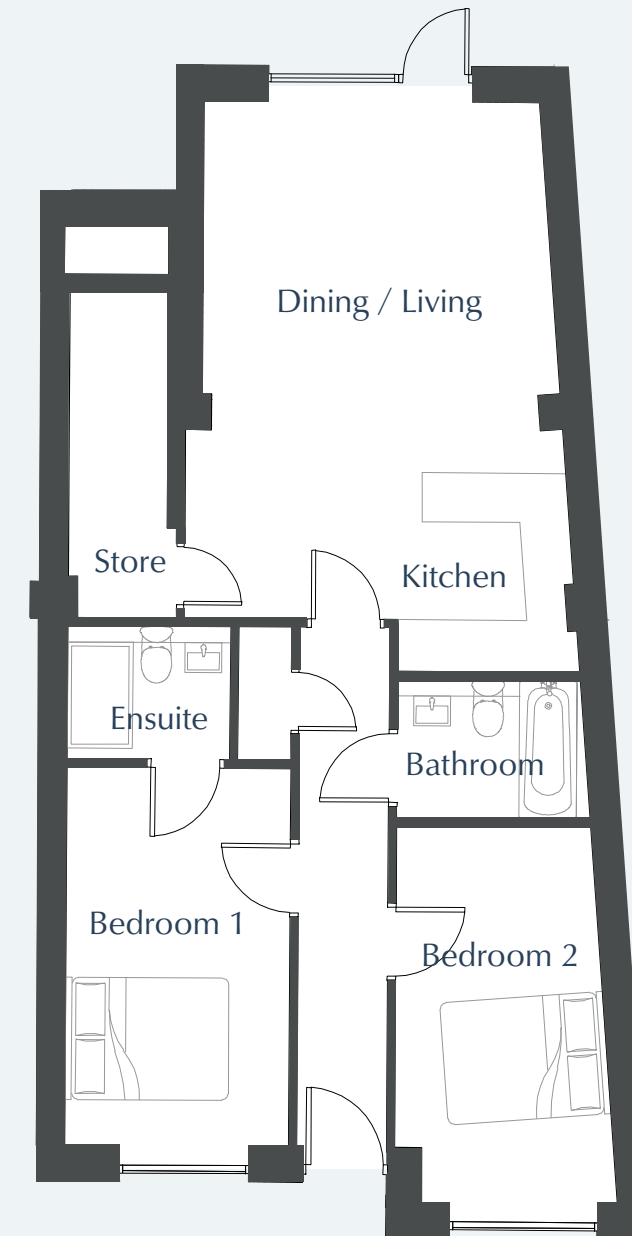
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# APARTMENT F

2 Bedroom Mid Terrace (Ground Floor) | c. 81 sqm. / 875 sqft.



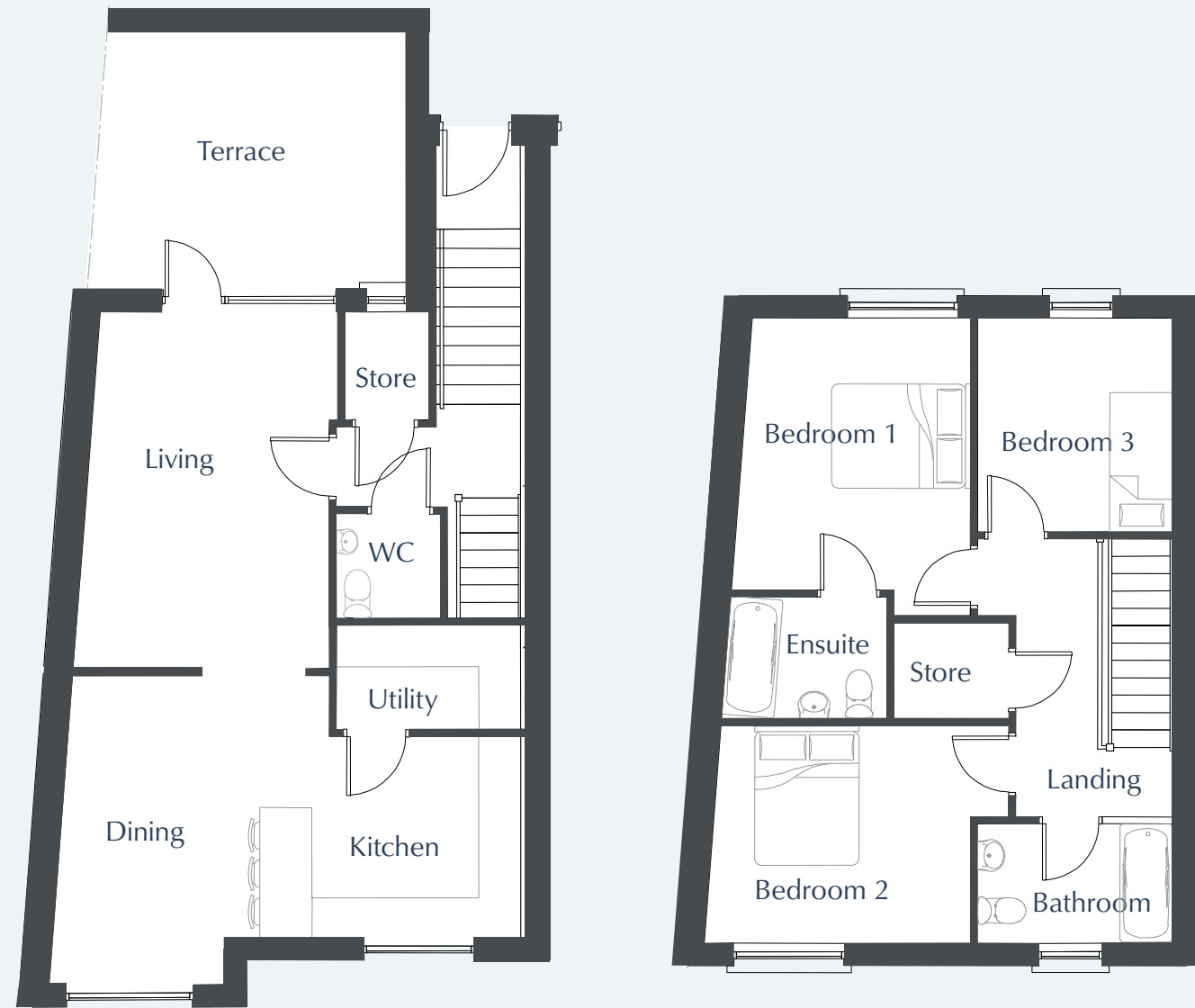
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# DUPLEX D

3 Bedroom Mid Terrace (First & Second Floor) | c. 120sqm. / 1,293 sqft.



GROUND FLOOR

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# DUPLEX D

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# BUILDING SPECIFICATIONS

## Building Guarantee:

- These Quality Houses and Apartments are covered by the HomeBond 10 Year Guarantee Scheme.

## Kitchen & Wardrobe:

- Elegant high-quality fitted kitchen units and wardrobes from Cawleys Furniture as per showhouse.

## Bathrooms & En-suites:

- Stylish bathroom with attractive range of high-quality sanitary ware and fittings.
- Bathroom and ensuite wall tiling to wet areas.

## Internal Finishes:

- Internal walls plastered and painted
- Smoke, heat and CO2 detectors fitted as standard.
- Wireless intruder alarm and Wired for cable television throughout.
- CAT 6 cable wiring for data and telephone points for high-speed broadband connection.
- Standard light fittings and attractive power points.

## External Finishes

- Low maintenance, attractive brick finish.
- Coloured Plastered finish

## Superior Low Energy Design

- All homes are A rated energy efficient Houses and Apartments/Duplexes.
- Low energy, low carbon Houses and Apartments.
- 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.
- Demand Control Ventilation system throughout.

## Future Proofing

- Block built and cut out roof trusses to allow for future conversion in the attic of the houses.





WESTIN HOMES

## IN GOOD HANDS WITH WESTIN HOMES

FIND OUT MORE AT [WWW.WESTINHOMES.IE](http://WWW.WESTINHOMES.IE)

For over a decade now, Westin Homes have been building excellence, one home at a time. This family-owned company is committed to using skilled craftsmanship and quality materials to give people homes they deserve and love.

They construct energy efficient properties for living in comfort and style. Westin Homes build homes for life.



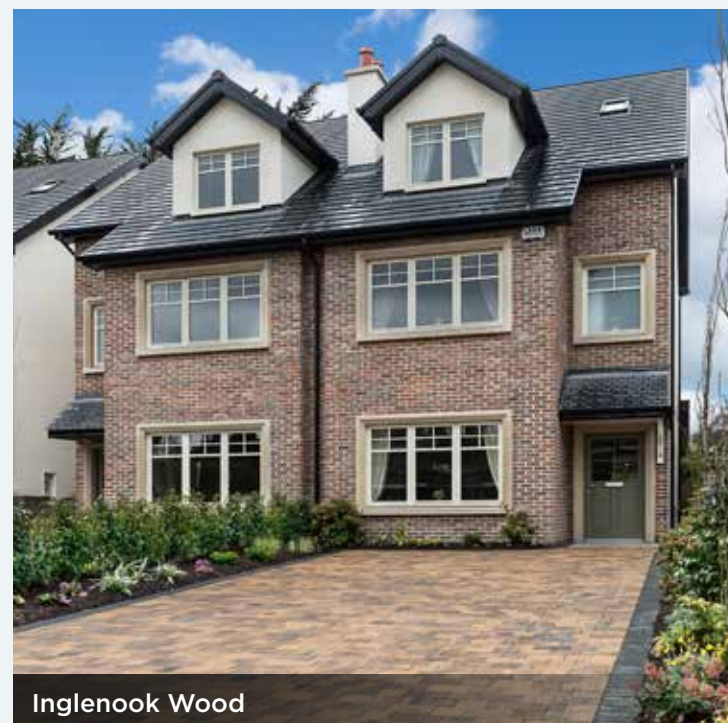
Oldtown Walk



Coach Road



Dargle Demense



Inglenook Wood





# MARMION WALK

CLANE, CO. KILDARE

## ALL ENQUIRIES TO



Property House,  
Main St. Maynooth,  
Co. Kildare.

Tel: +353 1 6286128  
E: info@coonan.com  
www.coonan.com

PRSA No.: 003764

## DEVELOPER



WESTIN HOMES

[www.westinhomes.ie](http://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.



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