CORNAMADDY COURT

Athlone



Love where you live

Glenveagh

Home of the new.

Glenveagh is delighted to launch **Cornamaddy Court**, a collection of new and exciting contemporary homes in **Athlone, Co. Westmeath,** near to the town, moments from majestic Lough Ree and the River Shannon, and connected to almost everywhere.

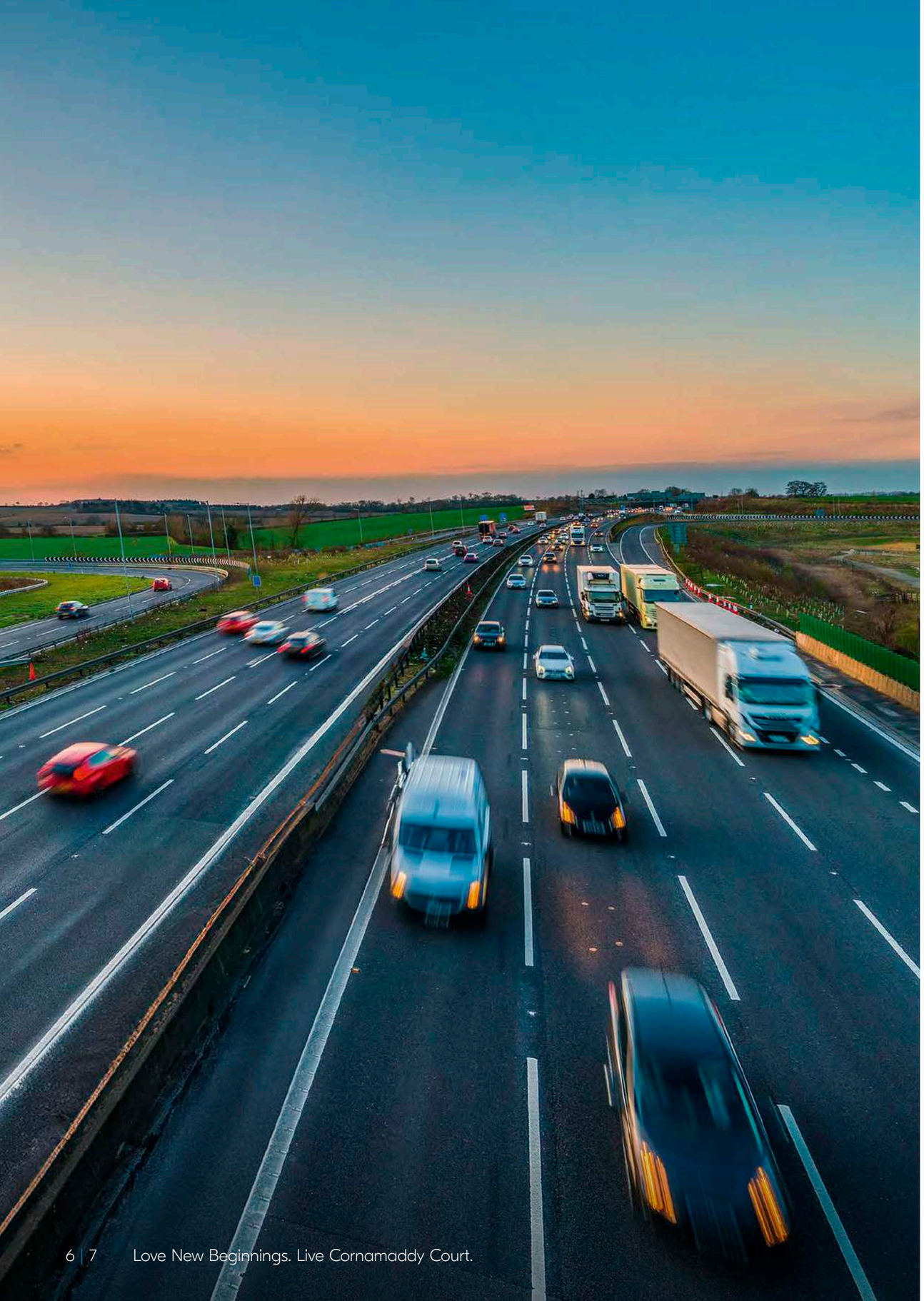
Cornamaddy Court brings together modern construction with timelessly stylish design to deliver a suite of outstanding one to four-bedroom homes for families and households of all sizes. Located on the edge of bustling Athlone, Cornamaddy Court offers the perfect blend of town living and countryside escape, yet with quick and easy access to local and national road and rail connections.

Superb contemporary design, an ideal location, and fast access to everything makes Cornamaddy Court an easy and exciting choice for your first home.

Love where you live

For illustrative purposes only.

LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO YOUR COMMUNITY



EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Cornamaddy Court sits right in the heart of Ireland, so it is perfectly positioned for fast and easy access by road, rail and bus to all parts of the country and all the major towns and cities. The N6/M6 Dublin-Galway motorway is just minutes away, while Athlone serves as a national rail hub that connects Dublin with Galway, Ballina and Westport. Athlone is also well-served with numerous national express and local bus routes.

By Car

Hodson Bay Hotel & Watersports	12 km
Golden Island Shopping Centre	4 km
Athlone Town Centre	3 km

Nearby Bus Routes

Cornamaddy → Athlone Station	A2
Athlone → Galway Bus Station	Bus Eireann & Citylink
Athlone → Dublin Airport	Bus Eireann & Citylink

Nearby Train Routes

Athlone Train Station	4 km



BER A

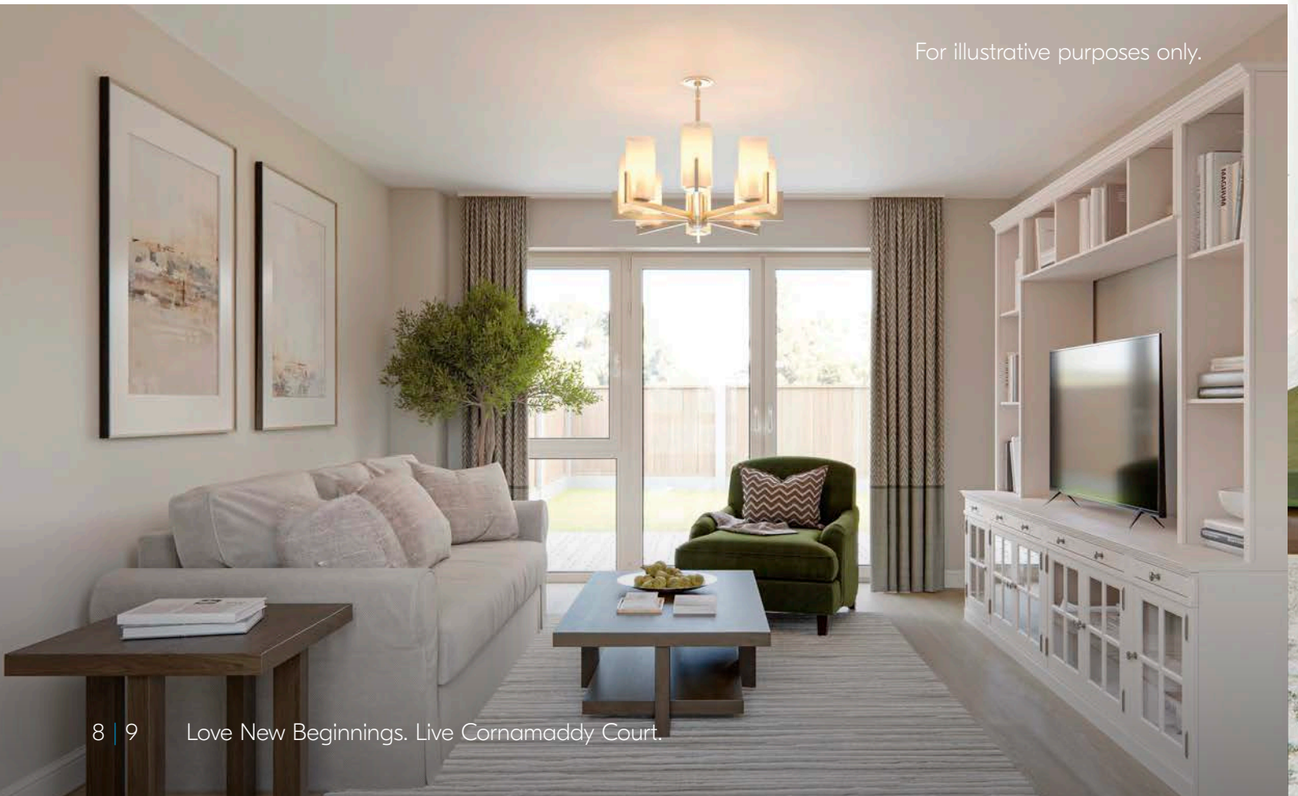
LOVE SPACE TO UNWIND

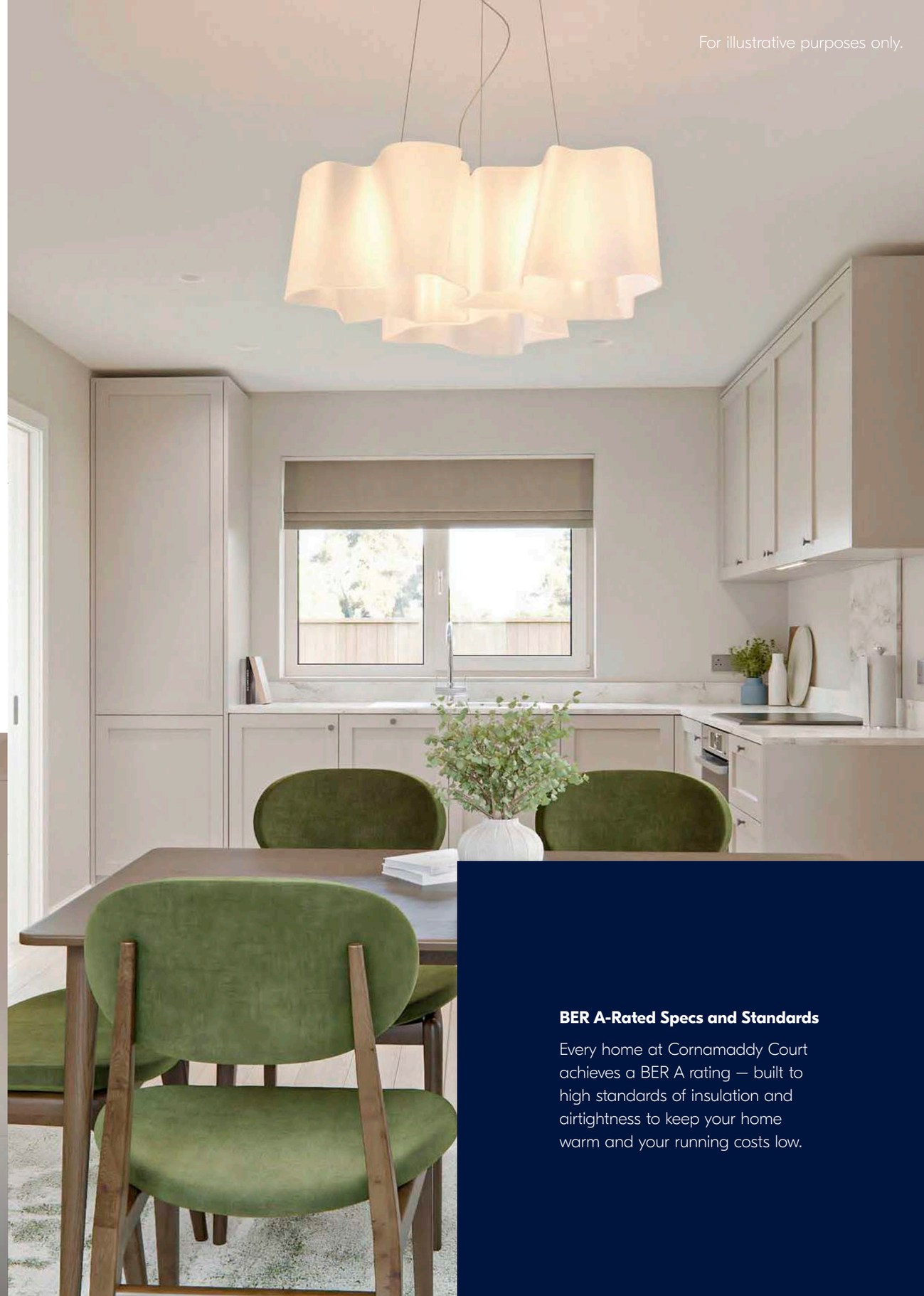
LIVE TO SHAPE THAT SPACE

The interior of every **Cornamaddy Court** home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you need.

The comfort you want, how you want it.

Space and light help you to bring the plans for your home to life. Our designers factor real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.





BER A-Rated Specs and Standards

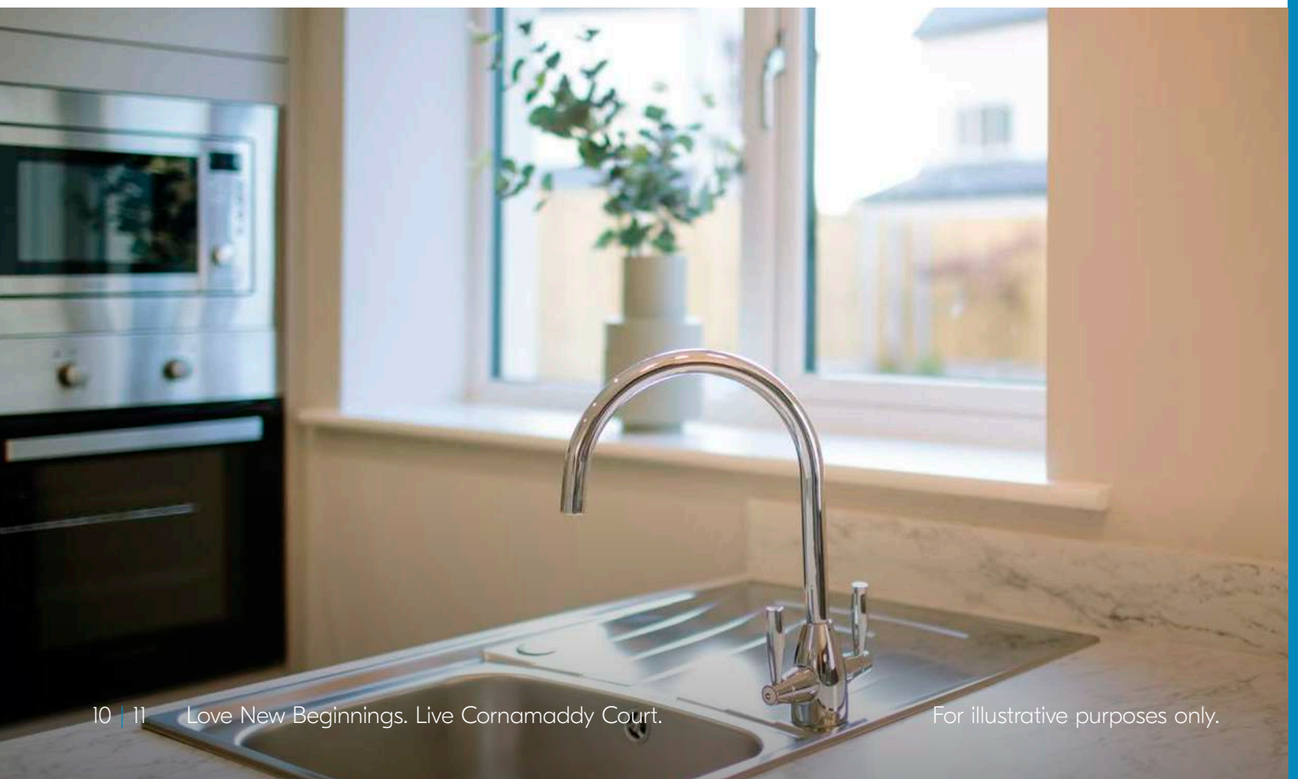
Every home at Cornamaddy Court achieves a BER A rating — built to high standards of insulation and airtightness to keep your home warm and your running costs low.

CORNAMADDY COURT

LOVE
A COSY, WARM HOME
LIVE
WITH TECHNOLOGY BUILT TO LAST

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.



For illustrative purposes only.





What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

Experience the Future of Home Comfort

Step into a smarter, cleaner, and more efficient way to live with our fully electric home heating system. Powered by solar energy and supported by advanced battery storage, this system delivers consistent comfort, lower energy bills, and true energy independence. Designed for sustainability and performance, it includes ceiling-mounted radiant/infrared heat panels in ground-floor living areas, an electric hot water system, PV solar panels, and a 5kWh battery with inverter, all working together to create a greener, more comfortable home.

Pre-wiring for electric vehicles

Glenveagh homes include a ducted cable route for an EV charge point where applicable, so installing a charger is straightforward when you're ready to make the switch.

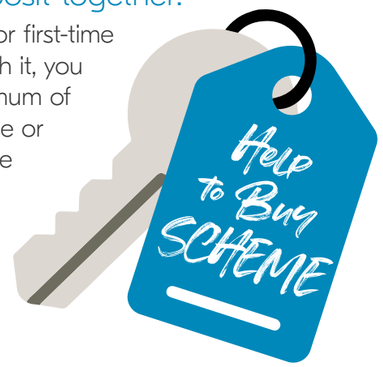
ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

HELP-to-BUY SCHEME

The Help-to-Buy SCHEME is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-to-Buy SCHEME is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-to-Buy SCHEME can make your new Glenveagh home more achievable, visit **glenveagh.ie** or **revenue.ie**



FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.



If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit **glenveagh.ie** or **firsthomescheme.ie**

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €63,000 and the Help-to-Buy Scheme and First Home Schemes, you could get a new Glenveagh home worth €360,000.



Property price	**€360,000**
Household income	**€63,000**
Mortgage approval	**€252,000**
Deposit	**€6,000**
Help-to-Buy	**€30,000**
First Home Scheme	**€72,000** (=20% equity share)
Mortgage Monthly Repayments	**€1,041** (based on 35 years and at 3.5% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.

LOVE ADVENTURE AT EVERY TURN

LIVE TO MAKE LASTING MEMORIES

Cornamaddy Court offers an abundance of exciting activities for people who enjoy the great outdoors, and the great indoors too.

The mighty and majestic River Shannon and Lough Ree are almost right at your front door in Cornamaddy Court. If water sports are your thing, then you'll be in your element with a wide choice of local boating and sailing marinas offering options for water-lovers of all stages and ages. You can stay dry and still enjoy the local waterscapes with countless river, lake and forest walks and trails to explore.

This place is alive with history and culture too. Less than 10 minutes' drive brings you past dramatic Moydrum Castle, while Athlone town centre hosts Athlone Castle & Visitor Centre and the countless stories it has to tell.





ALL INTERESTS, ALL COVERED, ALL NEARBY.

With easy access to Athlone town centre, **Cornamaddy Court** puts you within reach of a host of local amenities, from shopping to dining, cinema to theatre, and sports to the arts. There really is something here for everyone, of any age and any interest.

Athlone town centre is home to countless supermarkets, cafés, delis, hotels, and local and national retailers. Sean's Bar, on the banks of the Shannon, is both a local and a national treasure. Golden Island Shopping Centre to the south of the town centre, hosts national retailers like Tesco, Penneys, Lifestyle Sports, Boots and many more, alongside an IMC multi-screen cinema.

Even closer to home is SuperValu Mary's, just 3 minutes walk from Cornamaddy Court, and The Bounty bar, just 5 minutes away. You can also spoil yourself or celebrate family occasions at Glasson Lakehouse or Wineport Lodge, both a short distance away on the N55.



LOVE STRONG COMMUNITIES

LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.











WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.





A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

As befits a town of its size, Athlone offers lots of educational opportunities for children of all ages, making Cornamaddy Court a place for your family to learn and grow. Beyond the local Cornamaddy Community National School, there's a wide range of school types available, including Gaelscoileanna, pre-school, primary and secondary choices.

Here's a look at where your children could get the best in education:

- Cornamaddy Community National School
- Athlone Mixed National School
- Scoil na gCeithre Máistrí Primary School
- Marist College Boys School Secondary School
- Our Lady's Bower Secondary School
- Athlone Community College

For Third Level education, the Technological University of the Shannon: Midlands is based in Athlone itself, while quick connections to all the Dublin and Galway colleges and institutions are at hand.

When it comes to sport, Cornamaddy Court is right at the centre of it all. Watersports are an obvious choice in these parts, but GAA, golf and other sports are all well served too. Custume Pitch and Putt is right next door and considered a hidden gem, while Glasson Golf Club boasts a championship club in an exquisite setting. Three popular GAA clubs are within easy reach at Athlone, Garrycastle and Southern Gaels.

REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in **Cornamaddy Court** are generously sized with a high-level finish to give that luxury feel to your home.

For illustrative purposes only.


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BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom dependent on house type.
- Powered by solar energy and battery storage, featuring radiant heat panels, electric hot water system, PV solar panels, and a 5kWh battery for lower bills, energy independence, and year-round comfort.
- Provisions for the installation of a car charging point.

Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hard-wearing worktops, full hob backsplash & matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Modern fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness to retain heat.

Guarantee

- Each home at **Cornamaddy Court** home is covered by a 10-year structural guarantee.

Schools

1. Cornamaddy Community National School
2. Athlone Mixed National School
3. Scoil na gCeithre Máistrí Primary School
4. Marist College Boys School Secondary Schooll
5. Our Lady's Bower Secondary School
6. Athlone Community College

Shopping

1. SuperValu Mary's
2. Golden Island Shopping Centre
3. Dunnes Stores
4. Lidl, Dublin Road
5. Aldi, Golden Island

Sport

1. Athlone GAA Club
2. Garrycastle GAA Club
3. Southern Gaels GAA Club
4. Glasson Golf Club
5. Custume Pitch & Putt
6. Athlone Tennis Club
7. Athlone Town Football Stadium
8. Hodson Bay Watersports
9. AC Celtic Football Club
10. Athlone Skatepark

Health

1. St Vincent's Care Centre
2. Clonbrusk Medical Centre
3. Newtown Medical Centre

Hotels

1. Wineport Lodge
2. Glasson House
3. Radisson Blu
4. The Prince of Wales
5. Sheraton Athlone

Parks

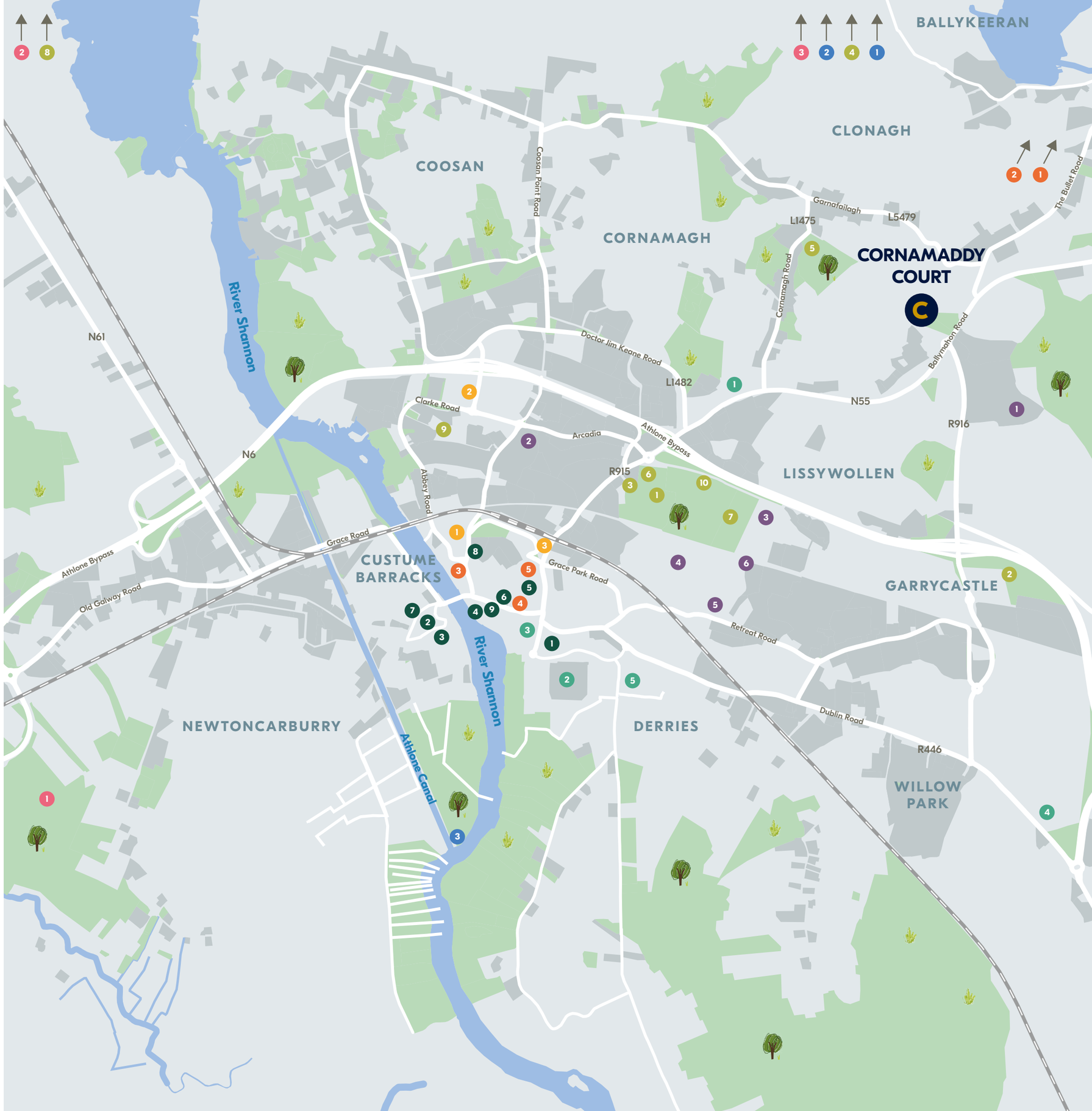
1. Lough Ree Park, Coosan Point
2. Port Lick Millennium Forest
3. Shannon Banks Nature Trail

Attractions

1. Glendeer Pet Farm
2. Hodson Bay Watersports Centre
3. Lough Ree East Caravan and Camping Park

Cafés/Restaurants

1. Poppy Fields Cafe
2. Loaves and Fishes
3. Bastion Kitchen
4. Beans & Leaves
5. Harvest Homemade
6. The Fatted Calf
7. 1810 Steakhouse
8. Il Colosseo
9. Hatters Lane Bistro



HOUSE STYLES

1 Bed Homes

- The Cherry
  1 Bed Maisonette
  57 - 63 sqm | 619 - 679 sqft

2 Bed Homes

- The Hazel
  2 Bed Mid Terrace
  74 sqm | 793 sqft

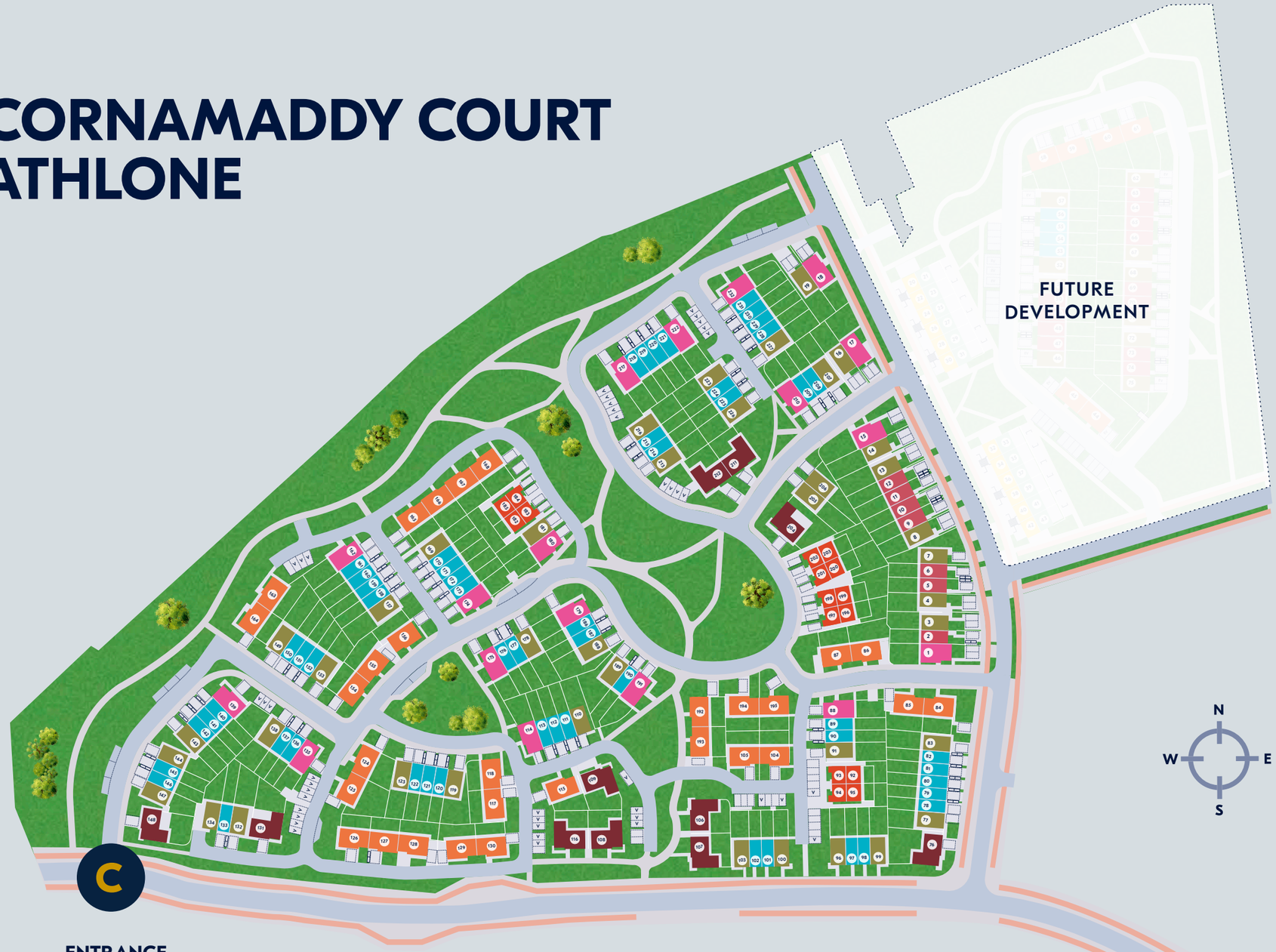
3 Bed Homes

- The Poplar
  3 Bed End Terrace | Semi Detached
  92-96 sqm | 994-1,032 sqft
- The Holly
  3 Bed Mid Terrace
  95 sqm | 1,026 sqft
- The Beech
  3 Bed Semi Detached & Detached I
  Mid & End Terrace
  120 sqm | 1,288-1,293 sqft
- The Hornbeam
  3 Bed End Terrace & Semi Detached
  120 sqm | 1,287 sqft

4 Bed Homes

- The Ash
  4 bed Semi Detached & Detached
  147 sqm | 1,583 sqft

CORNAMADDY COURT ATHLONE



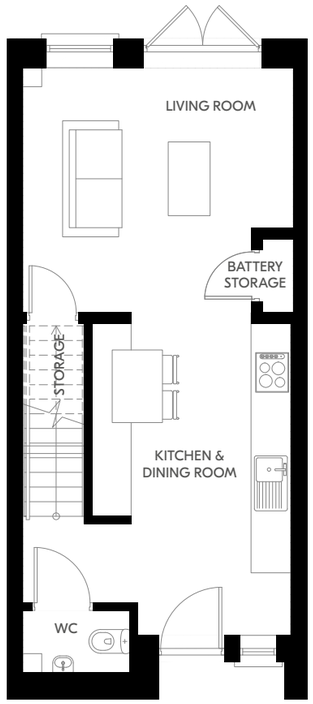
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Love where you live

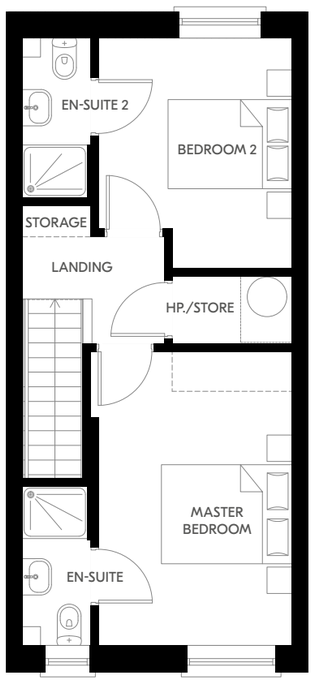
For Illustrative Purposes

THE HAZEL

2 Bed Mid Terrace
74 sqm | 793 sqft



Ground Floor



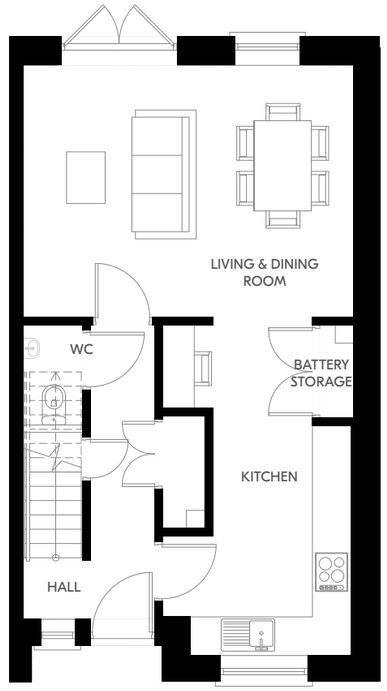
First Floor

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For illustrative purposes.

THE POPLAR

3 Bed End Terrace | Semi Detached
92 - 96 sqm | 994 - 1,032 sqft



Ground Floor



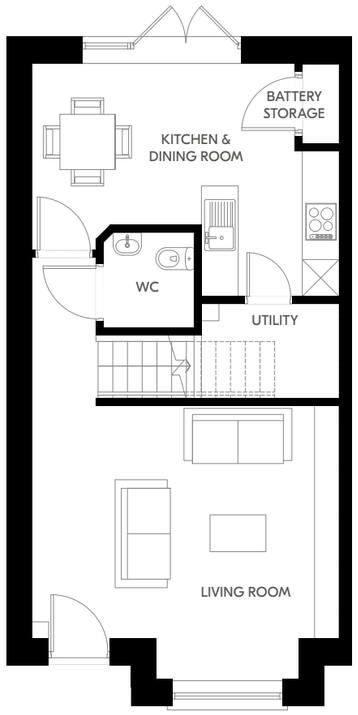
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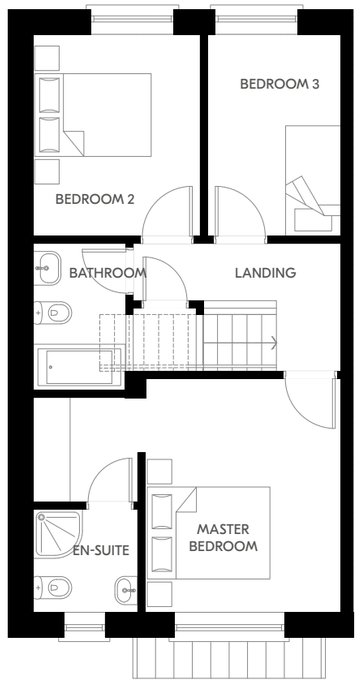
For illustrative purposes.

THE HOLLY

3 Bed Mid Terrace
95 sqm | 1,026 sqft



Ground Floor



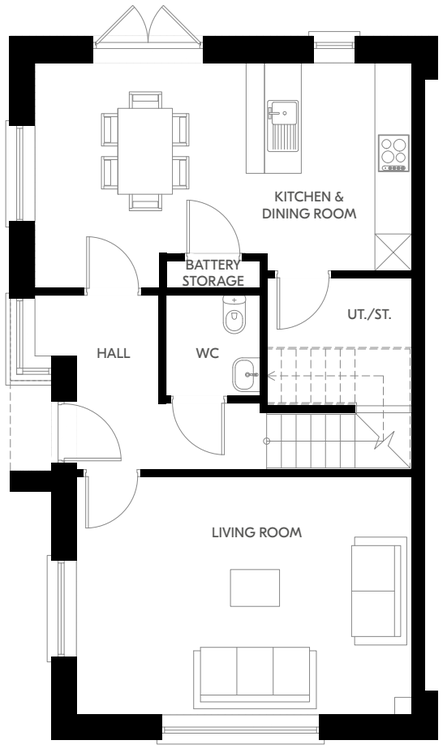
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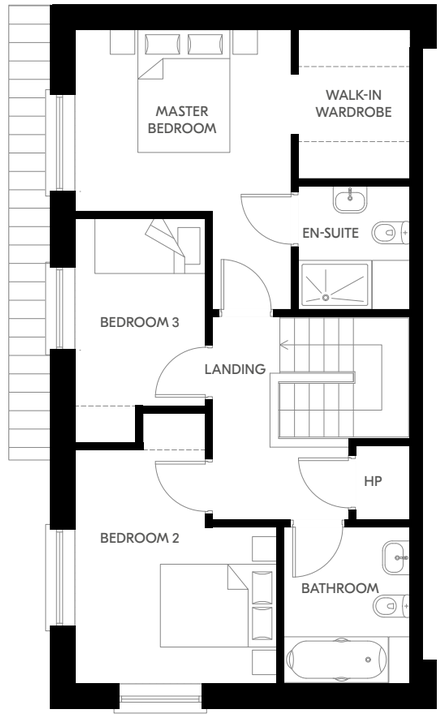
For illustrative purposes.

THE HORNBEAM

3 Bed End Terrace & Semi Detached
120 sqm | 1,287 sqft



Ground Floor



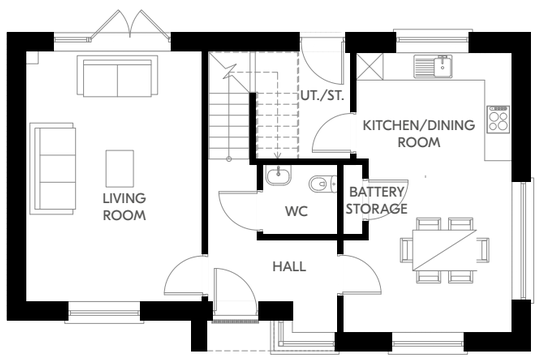
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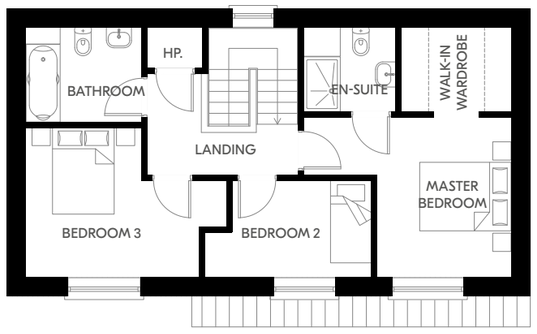
For illustrative purposes.

THE BEECH

3 Bed Semi Detached & Detached I Mid & End Terrace
120 sqm | 1,288 - 1,293 sqft



Ground Floor



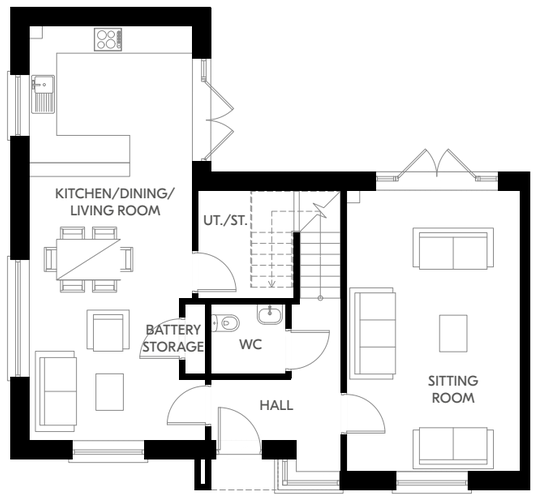
First Floor

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THE ASH

4 bed Semi Detached & Detached
147 sqm | 1,583 sqft



Ground Floor



First Floor

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Love where you live

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LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

If you'd like to discover your new home in a Glenveagh development, visit **glenveagh.ie**

DISCOVER OUR FULL RANGE OF COMMUNITIES AT GLENVEAGH.IE



Belcamp
Balgriffin



Folkstown Park
Balbriggan, Dublin



Balmoston
Donabate, Dublin



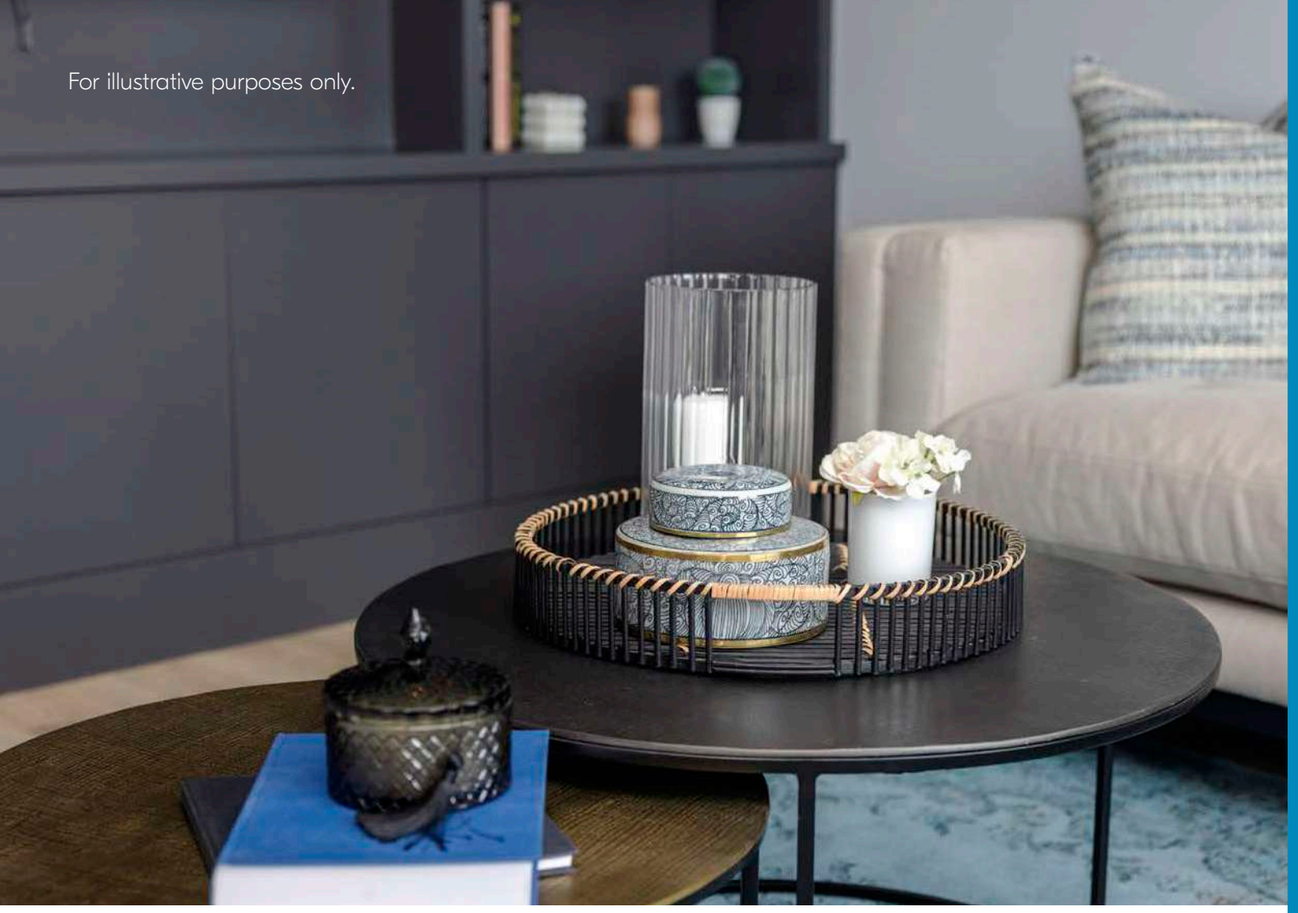
Miller's Glen
Swords



The Furrows
Ratoath, Co Meath



Blackrock Villas
Blackrock, Co. Cork



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Selling agent

DNG NEW HOMES

www.DNG.ie

01 491 2600

PSRA Licence: 004017

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **Sheehan & Company LLP Solicitors**

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BER A

Glenveagh

Home of the new.

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