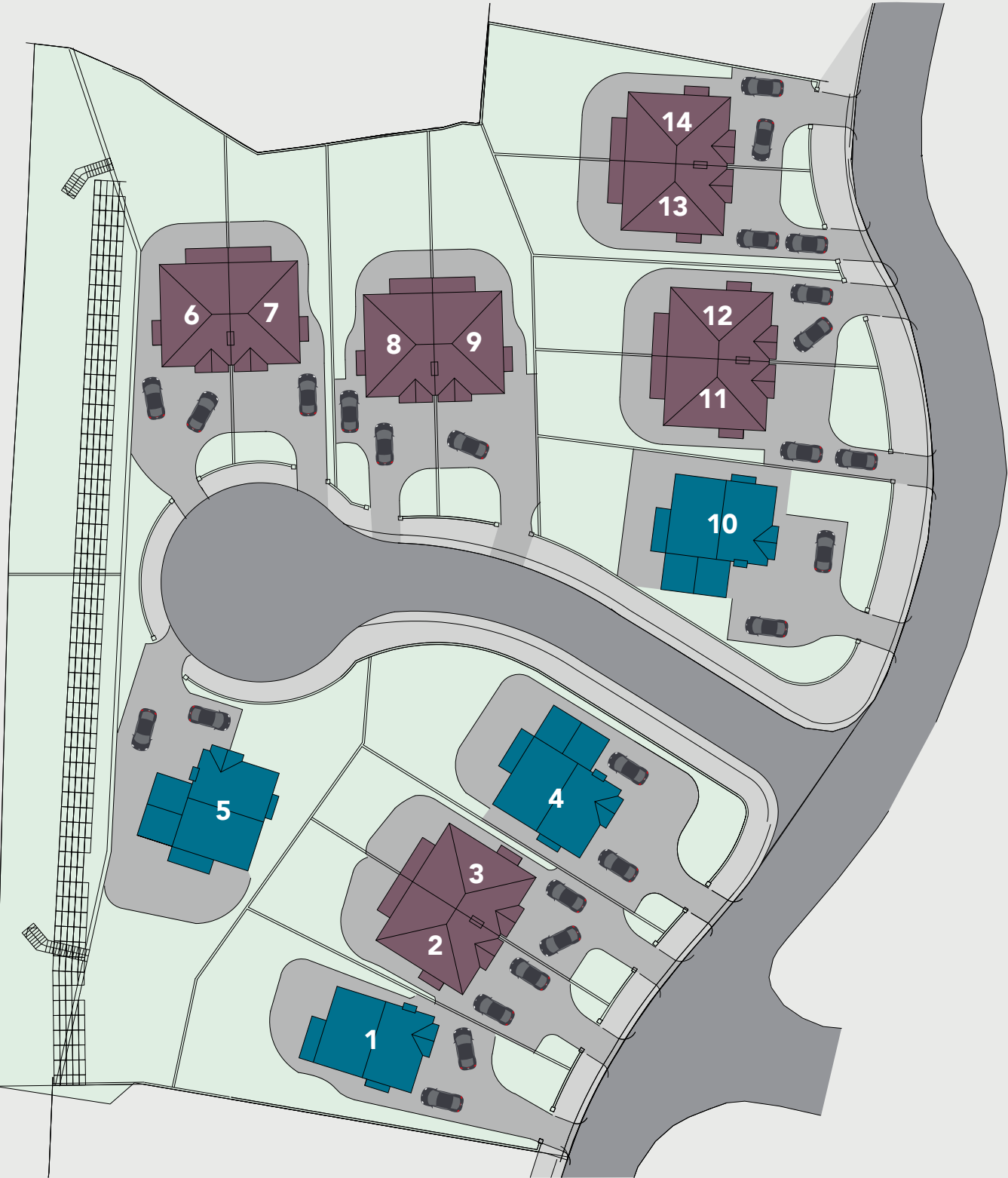


Site Plan

GLEANN
PETIT
GREEN

House Type 01
Detached

House Type 02
Semi-Detached



Location

A location map showing the development's proximity to local amenities. The map includes labels for St. Loman's Hospital, IMC Cinema, Lakepoint Retail & Business Park, Aldi, and Apple Green. It also shows the N52 and N4 roads, and the Mullingar Park Hotel. A green arrow points to the development site, labeled 'GLEANN PETIT GREEN'. A scale bar indicates 'Town Centre 1km'.

Selling Agent


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Builder

**HOLLYWOOD
DEVELOPMENTS**

Developer

CLOVELLY
DEVELOPMENTS LTD

General Note:
Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans on the brochure are not to scale and room sizes are approximate. The images used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impression are not included in the purchase price of the property.



GLEANN
PETIT
GREEN

A beautiful collection of homes in a prime location

A photograph of a modern two-story house with a brick and grey facade. The house has large windows, a chimney, and a driveway. A silver car is parked in the driveway. The house is surrounded by greenery and a well-maintained lawn.A close-up photograph of a sunlit green field with dandelions. The image is soft and warm, with sunlight filtering through the grass and flowers, creating a bokeh effect in the background.



Garage shown may be optional
or not available on all plots
- please check with agent



Gleann Petit Green is the latest offering of family homes within the popular residential development of Gleann Petit, Mullingar.

This sought after address is perfectly located on the Old Dublin Road, meaning local amenities and town centre access are close by. The location is also ideally located for access to the N4 Motorway, which will appeal to those commuting to Dublin or further afield.

Homeowners at Gleann Petit Green can expect all the local amenities that Mullingar has to offer. Great schools and colleges, high street and retail park shopping, leisure centres and recreational areas. Offering a range of bars, cafes, restaurants and eateries – Mullingar has it all!

The 14 homes available within this select development are a collection of detached and semi-detached homes. These modern properties offer spacious 4-bedroom accommodation over two floors ensuring ample space for growing families. In addition to a modern bathroom on the first floor, both the detached and semi-detached properties offer ensuite facilities to the master bedroom. The detached properties even have ensuite facilities to a second bedroom.

The ground floor areas include a private sitting room as well as a spacious and carefully considered open plan kitchen, dining and living space. Perfect for hosting family and friends. The ground floor also has a useful utility room and that all important downstairs W.C.

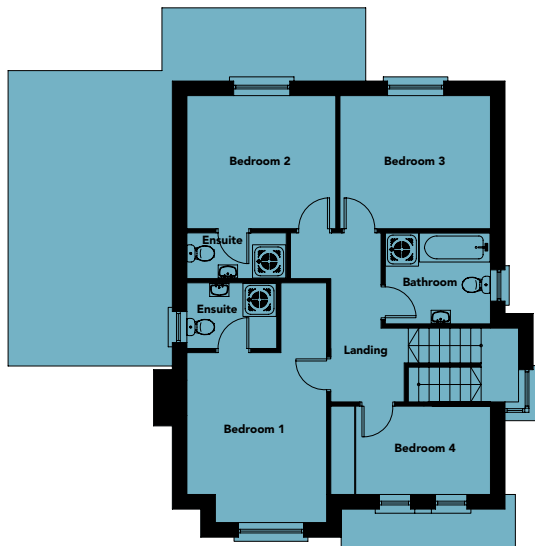
Each home has been designed with modern living in mind and will be built with quality to the fore, ensuring that your new home at Gleann Petit Green delivers on every level.

House Type 01 Detached

First Floor

Room Sizes

Master Bedroom	4.27m x 3.19m
Ensuite	1.85m x 1.70m
Dressing	1.06m x 0.96m
Bedroom 2	3.95m x 2.81m
Ensuite	2.39m x 1.10m
Bedroom 3	3.58m x 3.20m
Bedroom 4	2.38m x 3.20m
Bathroom	2.53m x 2.19m

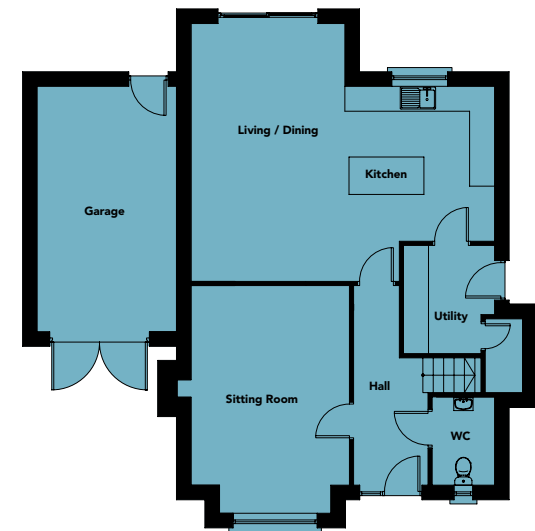


Ground Floor

Room Sizes

Living / Dining	6.50m x 2.40m
Sitting Room	5.18m x 3.64m
Kitchen	3.30m x 2.85m
Utility	3.03m x 1.55m
WC	2.13m x 1.40m

147sq.m (exc garage)
166.7sq.m (inc garage)



House Type 02 Semi-Detached

First Floor

Room Sizes

Master Bedroom	4.09m x 3.36m
Ensuite	2.16m x 1.58m
Dressing	1.68m x 1.10m
Bedroom 2	3.58m x 3.20m
Ensuite	2.39m x 1.10m
Bedroom 3	3.62m x 3.20m
Bedroom 4	3.84m x 2.14m
Bathroom	2.53m x 2.19m



Ground Floor

Room Sizes

Living / Dining	6.20m x 3.70m
Sitting Room	5.48m x 3.81m
Kitchen	3.73m x 3.60m
Utility	2.60m x 2.19m
WC	2.13m x 1.50m

131.7sq.m

