

Love where you live

FARRANSHOCK PARK

Glenveagh
Home of the new.





FARRANSHOCK PARK

Glenveagh is pleased to introduce Farranshock Park, a striking new collection of beautifully designed family homes only a short stroll from the thriving town of Mullingar, Co. Westmeath.

Farranshock Park perfectly combines modern, stylish living in a location with a long-celebrated sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*



LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY



FARRANSHOCK PARK

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

Farranshock Park is located within walking distance of the centre of Mullingar, a town close to the heart of Ireland. Motorists can reach the M6 in under 17 minutes, Dublin in an hour and Galway in 90 minutes, give or take.

Alternatively, you can also avail of the fast and frequent Dublin-Longford Commuter or Dublin-Sligo InterCity rail services from Mullingar Station.



Midland Regional Hospital	1 minute
Mullingar Town Centre	3 minutes
N4 (Junction 6)	5 minutes
Mullingar Park Hotel	6 minutes
N52	7 minutes
M6	17 minutes
Dublin Airport	1 hour
Dublin City	1 hour
Galway City	1.5 hour



Mullingar Train Station	4 minute drive
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Nearby Bus Routes	Local Link (WR20 & WR16A) Bus Éireann 115 Expressway 22 & 23
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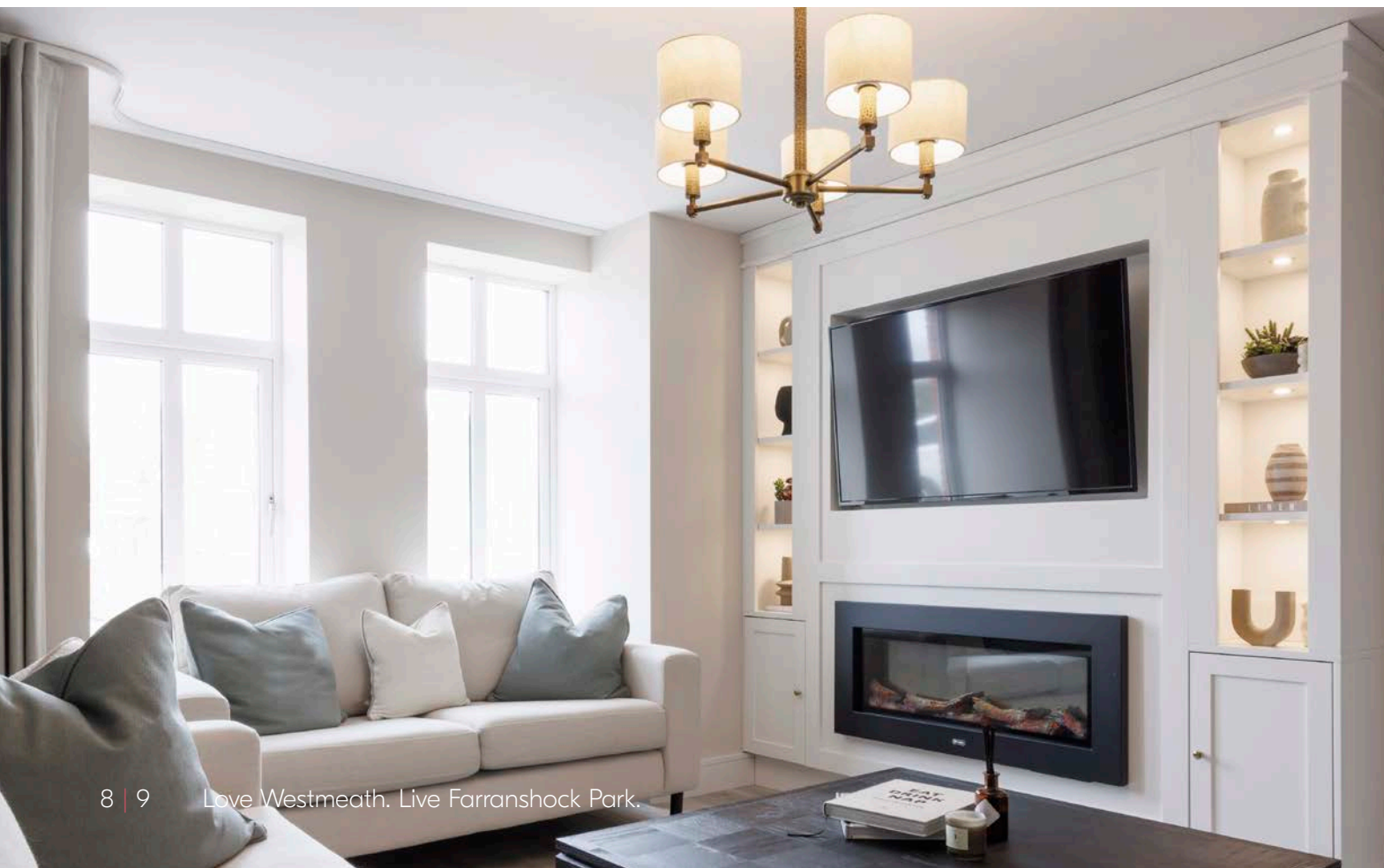
FARRANSHOCK PARK

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Farranshock Park home is built with you in mind. Whether 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 will 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 in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



FARRANSHOCK PARK

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it 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!

Thermal comfort

Efficiency and sustainability isn'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 perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

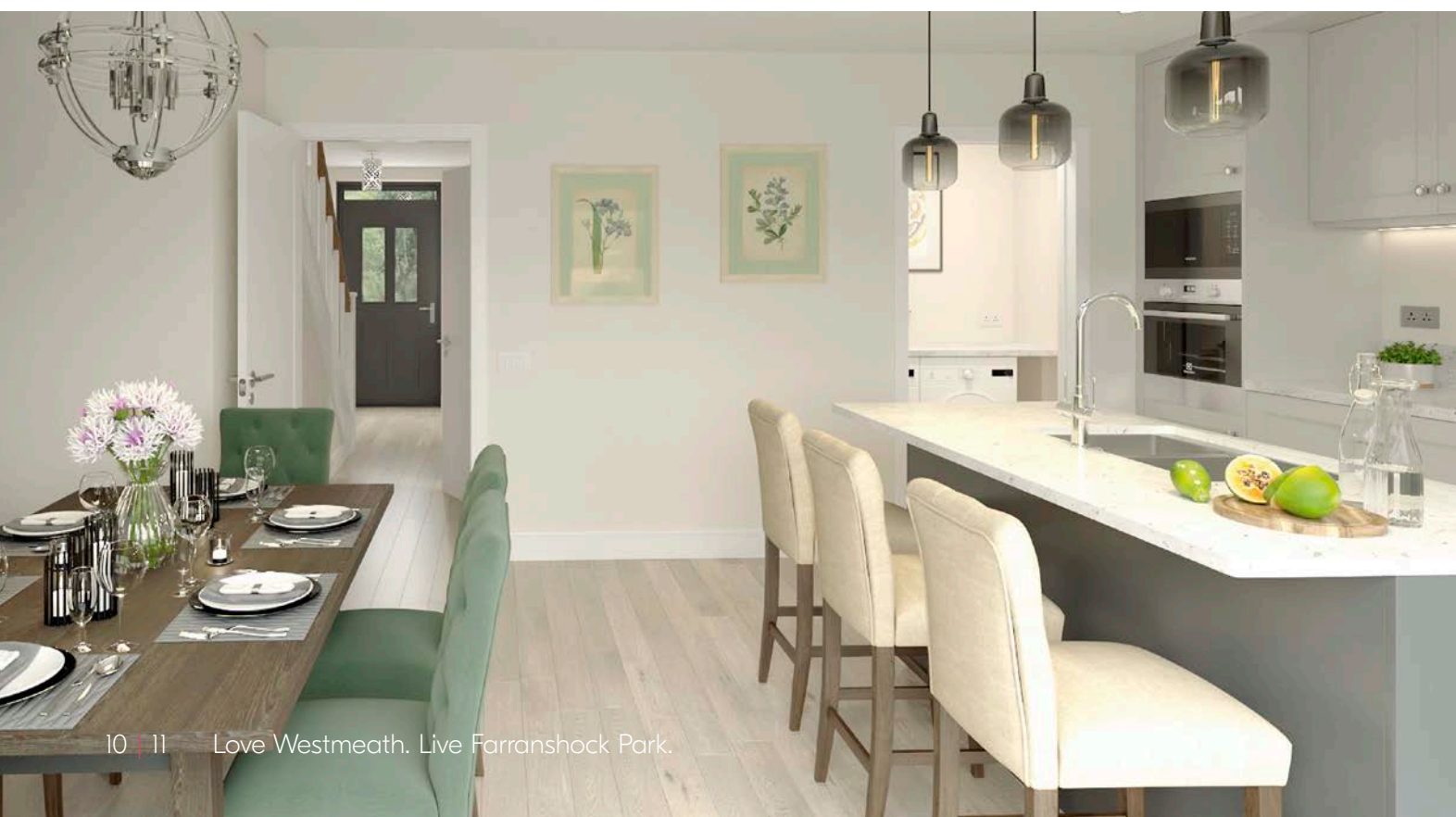
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for Electric Vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an Electric Vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your tv, kettle, toaster, or Electric Vehicle!



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 support 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 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 new build 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



How the Help-to-Buy Scheme & First Home Scheme work together.

Emmet and Lisa, both first time buyers are eager to get the keys to a new Glenveagh home, listed at €350,000.

Emmet and Lisa's joint salary:	
€70,000	
Maximum mortgage available to them	€280,000
4 x their salary	
Their deposit	€35,000
€30,000 successful Help-to-Buy + €5,000 savings	
Shortfall	€35,000
Made up by the First Home scheme taking a 10% equity share in the property	
Emmet and Lisa's new Glenveagh home	€350,000

For more details on both schemes, visit glenveagh.ie

CLOSE TO NATURE, CLOSE TO HOME.

Farranshock Park offers you the opportunity for Sunday strolls or midweek picnics in the natural surroundings of the local countryside. For a little more opulence, explore the woodland and lakeshore walks of Belvedere House and Gardens Park in all its historic splendour, from its walled Victorian Garden to Ireland's largest folly, The Jealous Wall.





FARRANSHOCK PARK

ALL INTERESTS, ALL COVERED, **ALL NEARBY.**

Conveniently located close to Mullingar's Town Centre, Farranshock Park offers quick access to extensive amenities, from shopping and dining out to sports and social activities for all ages. So whether a cappuccino and a catch up at 2210 Patisserie or teeing off at Mullingar Golf Club is your thing, virtually everything you need is on your doorstep.



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 building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local teams like the future stars of the Mullingar Shamrocks juveniles, and providing recreational areas, green spaces, playgrounds and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days and pop-up Christmas Events, sponsoring Gaelic4Girls, supporting ALONE and the Jack & Jill Foundation. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools like Gaelscoil an Mhuilinn and Mullingar Educate Together National School.





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 each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability to our doorstep.

FARRANSHOCK PARK

A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Mullingar offers plenty by way of education, with schools available for children of all ages close to Farranshock Park. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices located throughout the town.

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

- Holy Family Primary School
- Mullingar Educate Together National School
- St. Finian's College Mullingar
- Coláiste Mhuire Mullingar
- Presentation Senior & Junior School
- Gaelscoil an Mhuillin
- Gaelscoil an Choillín

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Mullingar. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs, not to mention athletics, tennis, cricket, golf, even sailing clubs - for those who prefer to take to the water in their spare time.

Check out these top-class local clubs:

- Mullingar Shamrocks GAA Club
- Mullingar Harriers Athletics Club
- Mullingar Golf Club
- Mullingar Swimming Pool
- Club Active Gym
- Mullingar Tennis and Badminton Club
- Mullingar Cricket Club
- Mullingar Sailing Club

Of course, there's always a sociable walk or cycle along the canal if something altogether less formal is your thing.



REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Farranshock Park are sized with a high-level finish to give that luxury feel to your home.



FARRANSHOCK PARK

BUILT TO A STANDARD YOU CAN TRUST

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 Wevet 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.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.
- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

Bathroom & Ensuite

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

Windows & Doors

- uPVC double-glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

- Each Farranshock Park home is covered by a 10 year Homebond structural guarantee.



LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strive 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](https://www.glenveagh.ie)

Discover more Glenveagh developments



Baker Hall
Navan, Meath



Belin Woods
Newbridge, Kildare



Citywest Village
Citywest, Dublin



Cluain Glasan
Kilkenny City



Effernock
Trim, Meath



Gracefields
Athlone, Westmeath

Schools

- 1 Holy Family Primary School
- 2 Mullingar Educate Together N.S.
- 3 St. Finian's College Mullingar
- 4 Coláiste Mhuire Mullingar
- 5 Presentation Senior & Junior School
- 6 Gaelscoil an Mhuilinn
- 7 Gaelscoil an Choillín

Sports Clubs

- 1 Mullingar Shamrocks GAA Club
- 2 Mullingar Harriers Athletics Club
- 3 Mullingar Swimming Pool
- 4 Club Active Gym
- 5 Mullingar Tennis and Badminton Club
- 6 Mullingar Cricket Club

Cafes and Restaurants

- 1 2210 Patisserie
- 2 Wholesome Kitchen
- 3 The Bridgehouse / Cullens
- 4 Church Restaurant
- 5 Danny Byrnes
- 6 Spiced Bean Café
- 7 Oscars

Supermarkets

- 1 Tesco Superstore
- 2 Aldi
- 3 Lidl
- 4 Dunnes Stores
- 5 Buckley's SuperValu

Places of Interest

- 1 Joe Dolan Statue
- 2 Mullingar Park
- 3 Royal Canal Greenway
- 4 Market House
- 5 Cathedral Christ the King

Transport

- 1 Train Station
- 2 Bus Éireann Route 115
- 3 Expressway route 22 & 23
- 4 TFI Local Link bus



HOUSE STYLES

Apartments

The Laurel
1 Bed Maisonette
55.4 sqm | 596 sqft

The Apple
1 Bed Maisonette
64.8 sqm | 698 sqft

The Cherry
2 Bed Maisonette
81.5 sqm | 877 sqft

2 Bed Homes

The Hazel
2 Bed Mid Terrace
79 sqm | 851 sqft

3 Bed Homes

The Holly
3 Bed Mid Terrace
94 sqm | 1012 sqft

The Birch
3 Bed End Terrace
97.6 sqm | 1051 sqft

The Poplar
3 Bed Semi Detached
111.6 sqm | 1201 sqft

The Beech
3 Bed End Terrace
115.8 sqm | 1246 sqft

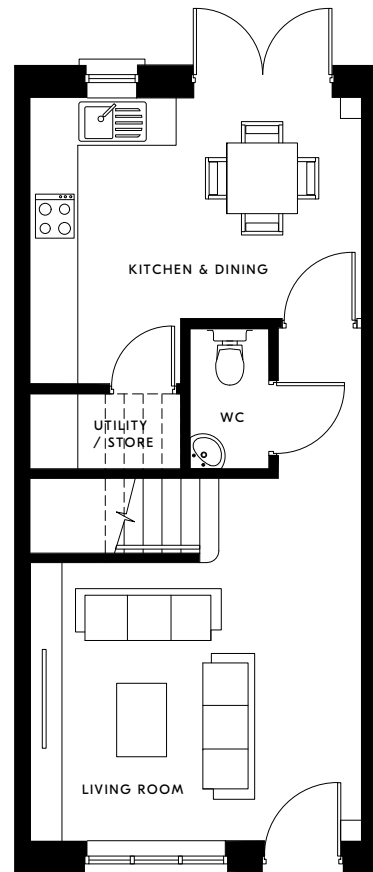
FARRANSHOCK PARK



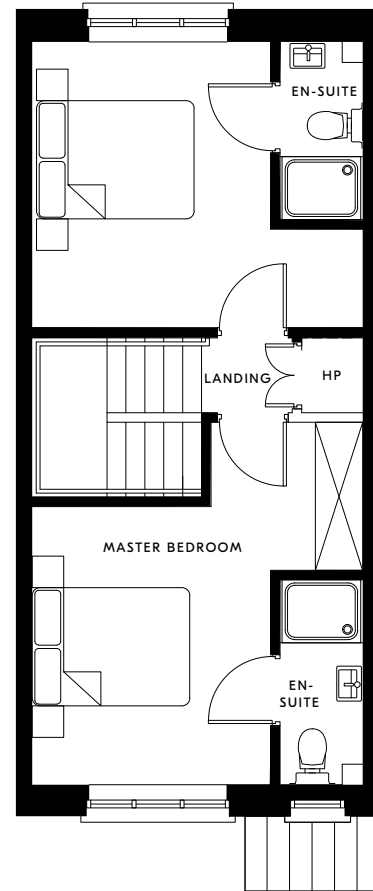
Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

THE HAZEL

2 Bed Mid Terrace
77.8 sqm | 837 sqft



Ground Floor

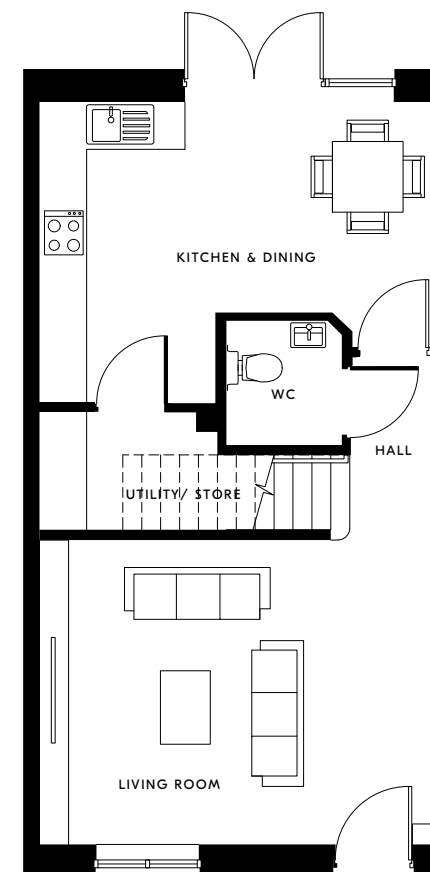


First Floor

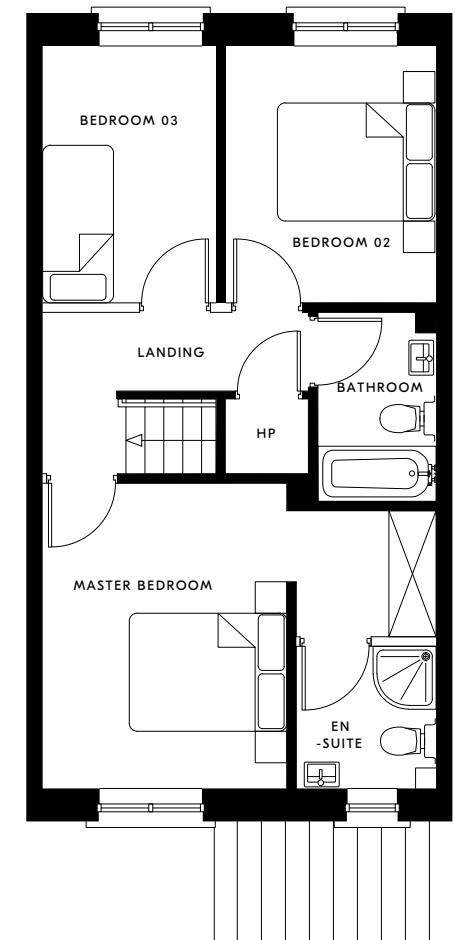
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THE HOLLY

3 Bed Mid Terrace
93.5 sqm | 1006 sqft



Ground Floor

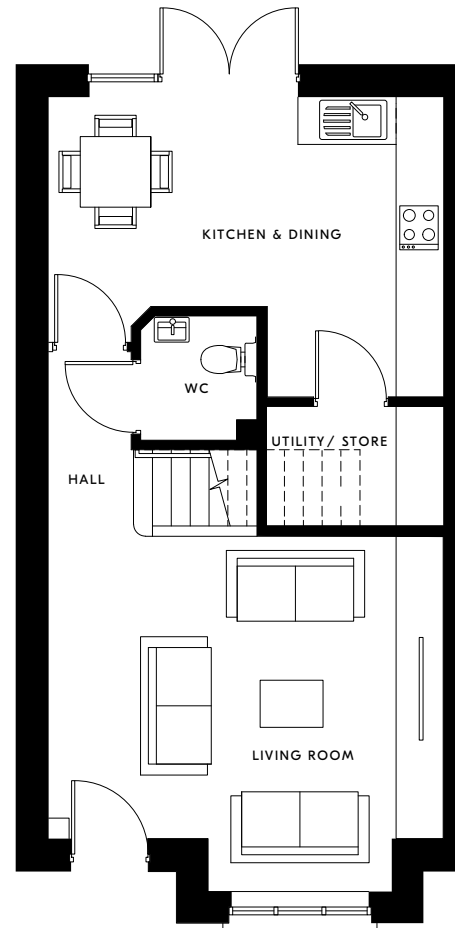


First Floor

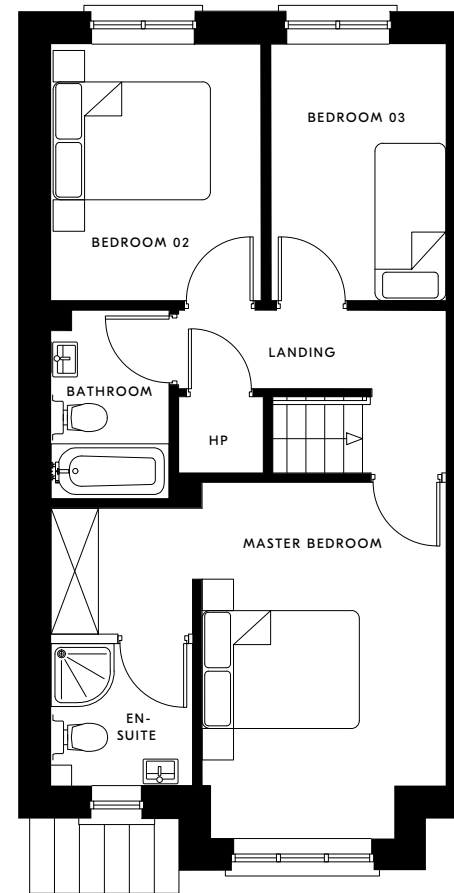
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THE BIRCH

3 Bed End Terrace
96 sqm | 1033 sqft



Ground Floor

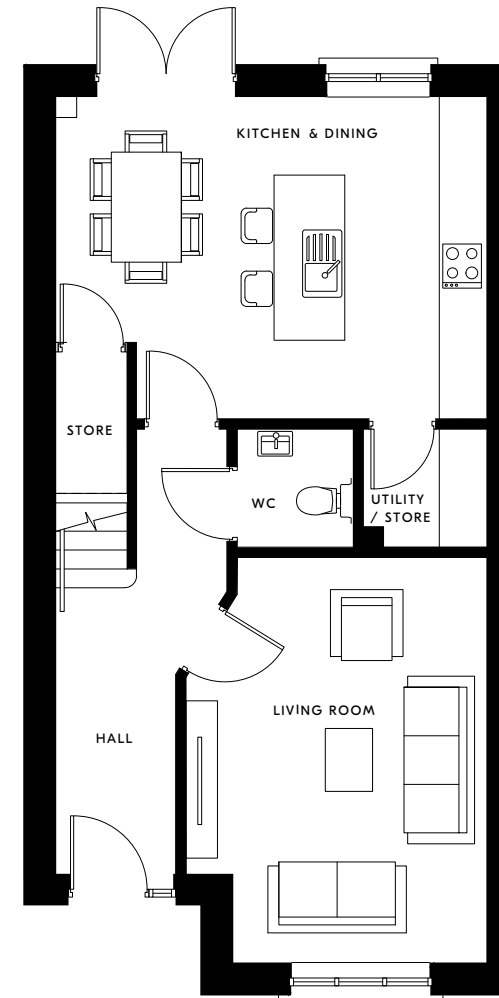


First Floor

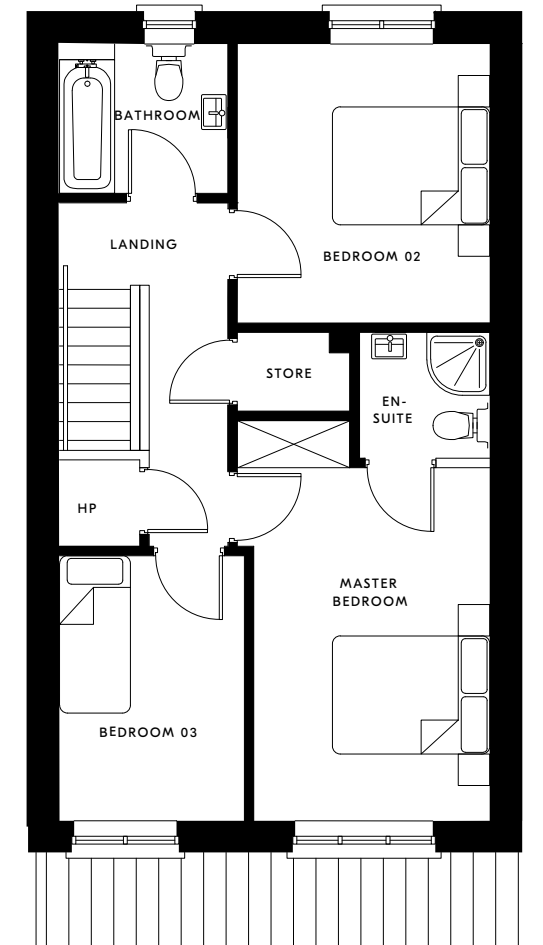
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THE POPLAR

3 Bed Semi Detached
111.6 sqm | 1201 sqft



Ground Floor

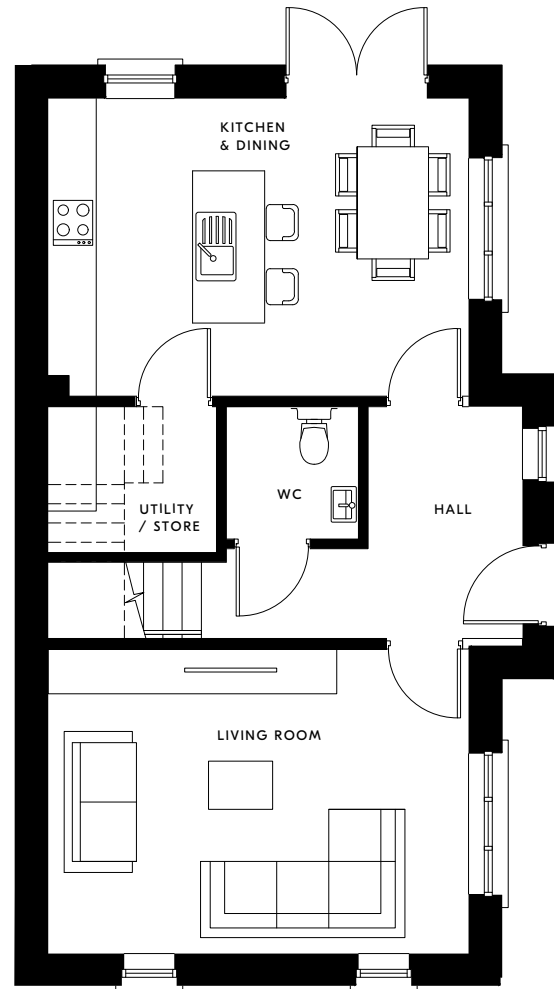


First Floor

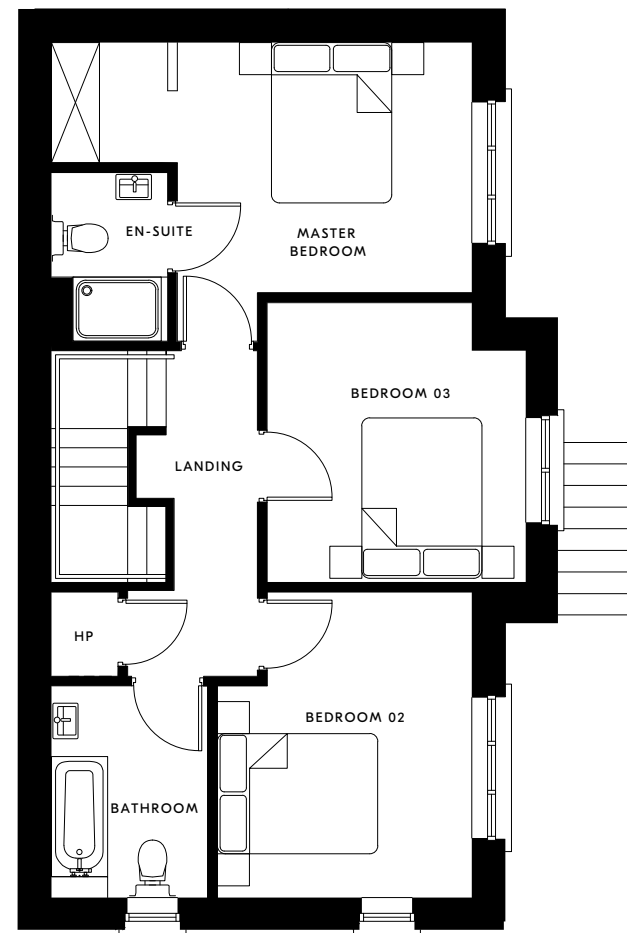
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THE BEECH

3 Bed End Terrace
116 sqm | 1249 sqft



Ground Floor



First Floor

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Selling agent



PSRA 002233

Developer: **Glenveagh Homes**

Architect: **John Fleming Architects**

Solicitor: **RDJ**

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Glenveagh

Home of the new.



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