



LÚS MONKSLAND ATHLONE



❖ *Lús na Greine is a brand new development of only 20 spacious 3 & 4 bedroom A energy rated luxury family homes in their own private cul de sac.*

❖ **BER A2 A3**

❖ *Houses qualify for HTB tax rebate for first time buyers*

❖ *Register your interest today*

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PSL 001894



PSL 002149

Welcome to Lús na Greine, Monksland, Athlone.

This unique development endeavours to provide a scheme of high quality design and character whilst respecting the existing amenity of the surrounding properties.

Situated only 3 km from Athlone town centre on the western periphery in suburb of Monksland, Lús na Greine provides a gateway to Athlone town, Galway and Dublin with easy access to the M6 road network. Lús na Greine is well serviced by local bus route with a bus stop located within 500m.

MODERN DESIGN

These spacious 3 and 4 bedroom semi-detached homes are generous in size spanning two floors and measuring c. 110m² & 127m². The design incorporates well-proportioned rooms.

A-ENERGY RATED

These homes are 3&4 bedroom semi-detached 'A' rated energy efficient family homes. Offering significant savings in heating costs and designed to reflect modern living.

LOCATION

Located within the Monksland area, Lús na Greine benefits from easy access to an abundance of amenities including:

- Millmount and Grovelands Childcare
- Cloonakilla Primary School
- Athlone Springs Hotel & Leisure Centre
- Smiths Supervalu
- Cunninghams pharmacy
- Monksland Medical Centre
- Cafés, take-aways opticians, Dance Academy
- Bus route to Athlone town centre with hourly bus service
- Easy access to M6 Dublin – Galway road network



Source: googlemaps



Phase one now on release of just
10 'A-RATED' SEMI- DETACHED
FAMILY HOMES.



SPECIFICATIONS

- Traditional brick and block construction with Keltstone Façade.
- A rated energy efficient homes.
- Innovative A rated energy efficient air to water heat pumps.
- Heating Control to 3 Zones.
- Insulation: Walls: 350mm cavity with 110ml insulation
Floor: 120ml insulation
Roof: 300ml insulation
- Each house is covered by the new 10 year Homebond Structural Guarantee.

HELP TO BUY INCENTIVE *

- All homes quality for Help to Buy Scheme*
- Tax relief up to 10% of purchase price
- www.revenue.ie/en/property/help-to-buy-incentive

Kitchen / Utility

- PC allowance €3,000

Bathrooms and Ensuites

- High quality, modern white bathrooms with chrome fittings.
- Tiling PC allowance €1,000

Electrical

- Generous and well-designed electrical & lighting specification.
- All Homes are fitted for smoke/heat detectors.
- Wired for phone and broadband.
- Wired for an intruder alarm.
- Wired for Electric Vehicle charging point.

INTERNAL FINISHES

- All walls and ceilings are skimmed finished and painted throughout as standard.
- Elegant white internal doors with chrome handles, locks and hinges.
- All joinery work is undercoated in white.

EXTERNAL FINISHES

- High Quality Triple Glazed A Rated Windows.
- Modern sleek roof detailing, done in bullnose tile finish.
- Front door is an engineered secure by design 5 point locking system.
- External development is highly landscaped with paving and footpaths.

LEGAL

- 10% deposit required, balance on closing

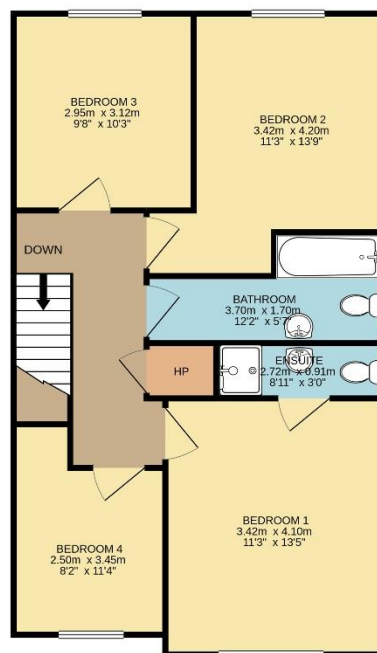
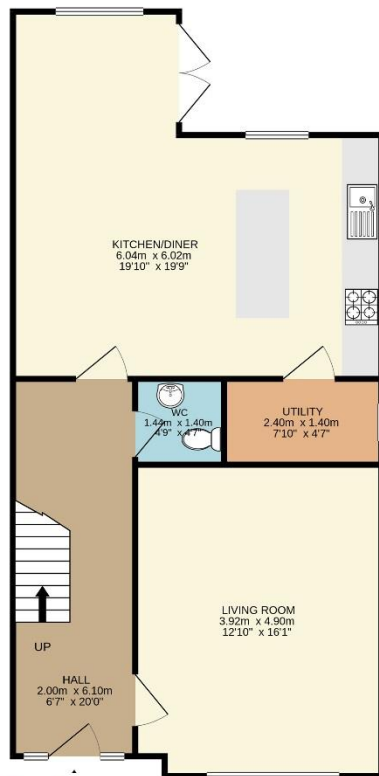


* terms & conditions apply



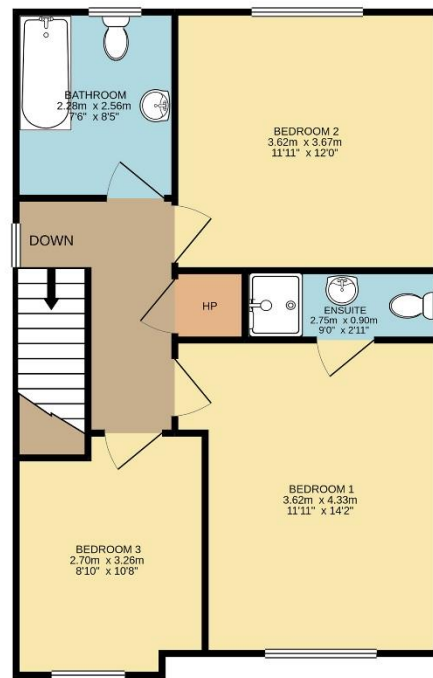
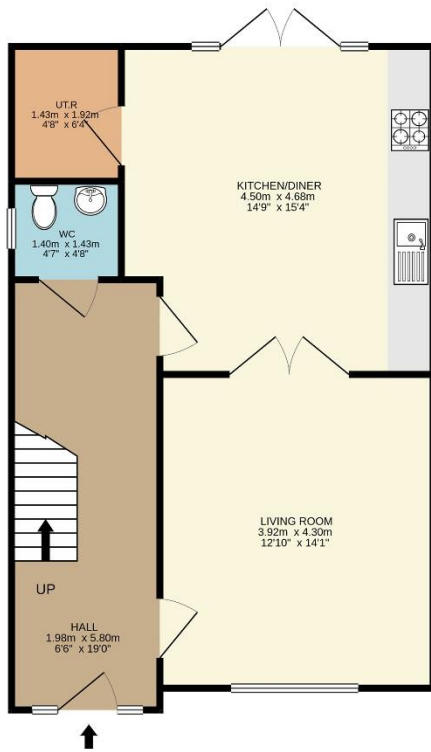
FLOOR PLANS

4 bedroom semi-detached 132m²



FLOOR PLANS

3 Bedroom semi-detached 113m²



Approx. total internal floor area 113m² / 1216ft²

House Type B - Lus Avenue, Monksland, Athlone, Co. Roscommon

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only



location of view on map



Lus na Greine

House Type A: 3 bedroom semi-detached

House Type B: 4 bedroom Semi-detached



LÚS MONKSLAND ATHLONE



local A1, A2 bus route within 250m.



M6 - 2 minutes



Athlone 10 mins

Galway 45minutes

Dublin 90 minutes



Lus na Greine, Monksland, Athlone

VIEWING

Strictly by prior appointment with selling agents DNG Begley and Destinations Athlone.

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Developer: Pat & Robert Donoghue

Engineer: Matt Fahy & Associates, Consulting Engineers, Unit 1A Terryland Retail Park, Galway 091 533844

Solicitor: Dermot Duncan & Company Solicitors 10 Upper Abbeygate Street, Galway 091 567 696

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**NEW
HOMES**
BER A2 A3

FOR SALE

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Athlone
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