

OAK VALE MEADOWS

STRADBALLY, CO. LAOIS

Sherry
FitzGerald
Hyland Keating



HIGH QUALITY



BEST PRODUCT



ACCESSIBLE



TRANQUIL LOCATION



GREAT DESIGN



AMENITIES



TRAINS



The train service from Portlaoise is a 10-minute drive and now over 25 trains a day to Dublin you can easily commute.

100 parking spaces have been added to the car park this year, and you are guaranteed a space.



MOTOR WAY

Located just off the M7 you can enjoy a seamless commute via Motorway to all the major cities and towns in Ireland.

DUBLIN 80KM

CORK 180KM

LIMERICK 125KM

PORTLAOISE 11KM

KILKENNY 50KM

CARLOW 25KM



ACCESSIBLE

There is a regular Townlink service in Stradbally. You can get to Carlow, Portlaoise directly and many routes along the way.



THE HOMES



THE ACORN

- Living room
- 3 Bedroom
- 3 Bathroom
- 1 Kitchen
- Terraced
- 1,222sq.ft (113.5 sq.m)

Price Form
€340,000



THE BARK

- Living room
- 3 Bedroom
- 3 Bathroom
- 1 Kitchen
- Semi Detached
- 1,119sq.ft (104 sq.m)

Price From
€340,000



THE EVERGREEN

- Living room
- 4 Bedroom
- 3 Bathroom
- 1 Kitchen
- Semi Detached
- 1,410sq.ft (131sq.m)

House Price
€390,000

EXTERNAL FEATURES

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

INTERNAL FINISHES

- Fully Painted
- Quality Joinery
- Fully fitted Kitchen with colour choices
- Tiled Bathrooms
- Generous Lighting & power point provision

THE ACORN

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A RATED HOME

3 BED TERRACED
1,222 SQ.FT



- Living room
- 3 Bedroom
- 3 Bathroom
- 1 Kitchen
- Terraced
- 1,222sq.ft (113.5 sq.M)



THE BARK

A RATED HOME

3 BED SEMI
1,119 SQ.FT



- Living room
- 3 Bedroom
- 3 Bathroom
- 1 Kitchen
- Semi Detached
- 1,119sq.ft (104 sq.m)



THE EVERGREEN

A RATED HOME

4 BED
1,410 SQ.FT



- Living room
- 4 Bedroom
- 3 Bathroom
- 1 Kitchen
- Semi Detached
- 1,410sq.ft (131sq.m)



SPACE FOR FAMILY LIVING

Large Spacious rooms if you wish to raise a family. Working from home is easily accommodated



A RATED HOMES

Heat pumps with Underfloor heating on the ground floor along with ICF construction will ensure economic home to heat.

COMFORT

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.



SITE PLAN



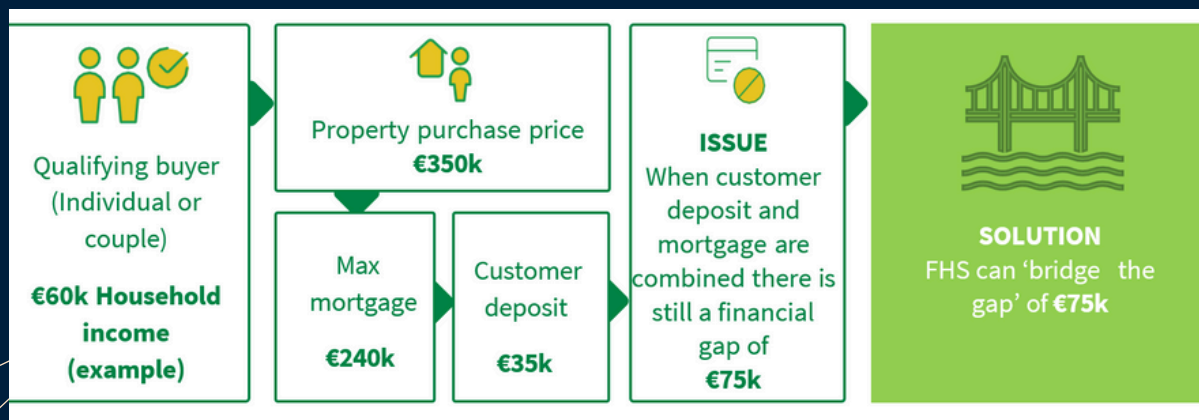
A & A1		3 bed end terrace 3 bed mid terrace	113.5m ² / 1222 sq. ft. 110.0m ² / 1184 sq. ft.
B		3 bed semi-detached	102.5m ² / 1103 sq. ft.
B & B1		3 bed semi-detached	102.5m ² / 1103 sq. ft.
		3 bed semi-detached gable entrance	105.0m ² / 1130 sq. ft.
C & C1		3 bed end terrace	95.0m ² / 1023 sq. ft.
		2 bed mid-terrace	78.0m ² / 840 sq. ft.
D & D1		3 bed end terrace	102.5m ² / 1103 sq. ft.
		2 bed mid terrace	85.0m ² / 915 sq. ft.
D & D1 & D2		3 bed end terrace	102.5m ² / 1103 sq. ft.
		2 bed mid-terrace	85.0m ² / 915 sq. ft.
		3 bed end terrace gable entrance	104.0m ² / 1119 sq. ft.
E		4 bed detached	131.0m ² / 1410 sq. ft.
E1		4 bed semi-detached	131.0m ² / 1410 sq. ft.

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Helping first-time buyers, self-builders (first time) and other eligible applicants to secure their first home anywhere in the Republic of Ireland.

The Government of Ireland (Department of Housing, Local Government and Heritage), in partnership with Participating Lenders, has introduced a Shared Equity Scheme to help you bridge the gap between your deposit and mortgage, and the price of your new home.



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

THE TOWN

There are a host of activities and events that happen in Stradbally throughout the year, most notably Electric Picnic.

There are 2 primary schools and buses to host of 2nd level schools.

Range of Sports with GAA club, equestrian, fishing all in the town.



MORE INFO

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions. PSRA Registration No. 001656