

# RATH RUA

Portlaoise



*Love where  
you live*

**Glenveagh**  
Home of the new.







## RATH RUA

Glenveagh is pleased to introduce Rath Rua, a striking new collection of beautifully designed family homes only a stone's throw from the vibrant town of Portlaoise, County Laois.

Rath Rua embodies modern, stylish living in the fresh surroundings of Portlaoise - a warm, welcoming and well-established area famed for its 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**







## RATH RUA

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

Rath Rua connects you to it all, conveniently located just a short drive from Dublin & Kildare, with the M7, N80 and N77 road links just minutes away. For commuters, regular buses and trains serve Dublin City Centre so you can enjoy a stress-free daily commute.



|                        |             |
|------------------------|-------------|
| The People's Park      | 7 mins      |
| O'Moore Park           | 8 mins      |
| Rock of Dunamase       | 9 mins      |
| Portlaoise Plaza       | 11 mins     |
| Slieve Bloom Mountains | 48 mins     |
| Dublin Airport         | 1 hr 2 min  |
| Dublin City            | 1 hr 10 min |



|  |     |
|--|-----|
| Nearby Bus Routes                                |     |
| Portlaoise → Tullamore Hospital via Portarlinton | 829 |
| Laois Shopping Centre → Dublin Airport           | 726 |
| Limerick → Dublin Airport via Portarlinton       | 735 |
| Tullamore Hospital → Kilminchy                   | 830 |
| Portlaoise Station → Cashel                      | 828 |



|                            |                             |
|----------------------------|-----------------------------|
| Nearby Train Routes        |                             |
| Portlaoise Train Station - | 36 mins walk / 7 mins drive |





RATH RUA

**LOVE ADVENTURE AT  
EVERY TURN**

**LIVE TO MAKE LASTING  
MEMORIES**

Rath Rua offers a wealth of family-friendly activities close by.

The Rock of Dunamase, an incredible example of an ancient Celtic fortification, is one of the many attractions on Rath Rua's doorstep, offering spectacular scenic views overlooking the valley of the O'Moores. Enjoy weekend sunset walks around the early Christian settlement site, taking in the tales of its fascinating historical past, before soaking up the picturesque scenes of the Portlaoise countryside.





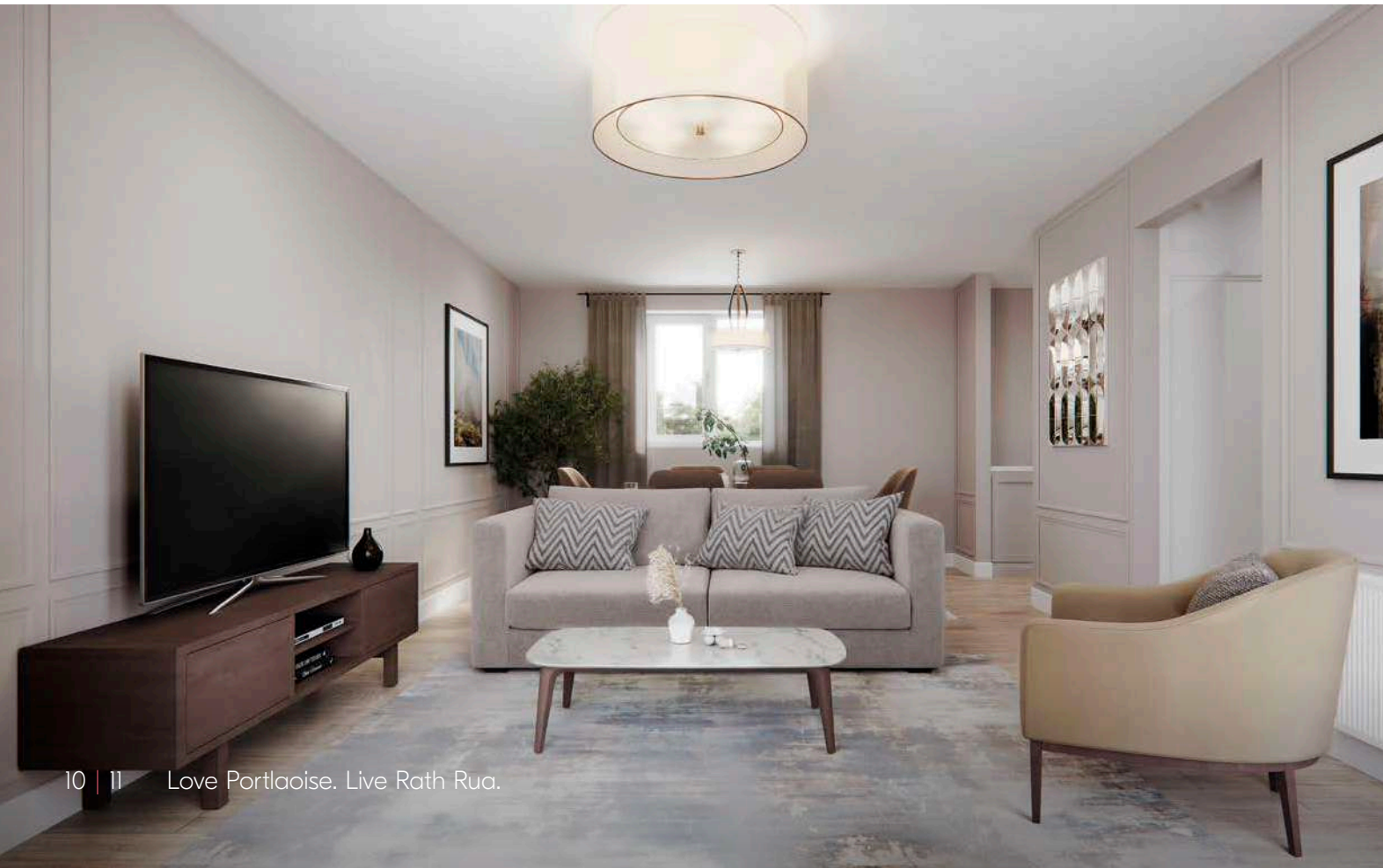
RATH RUA

# LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Rath Rua 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.

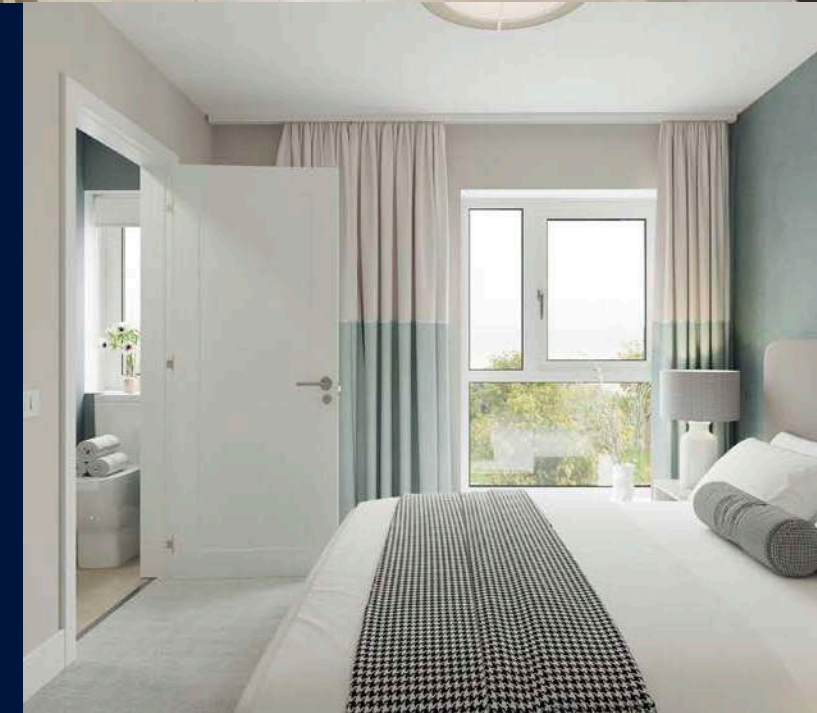
**The comfort you want, how you want it.**

Space and light help you to bring the plans for your home to life. Our designers factor 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.





# 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.

### 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.

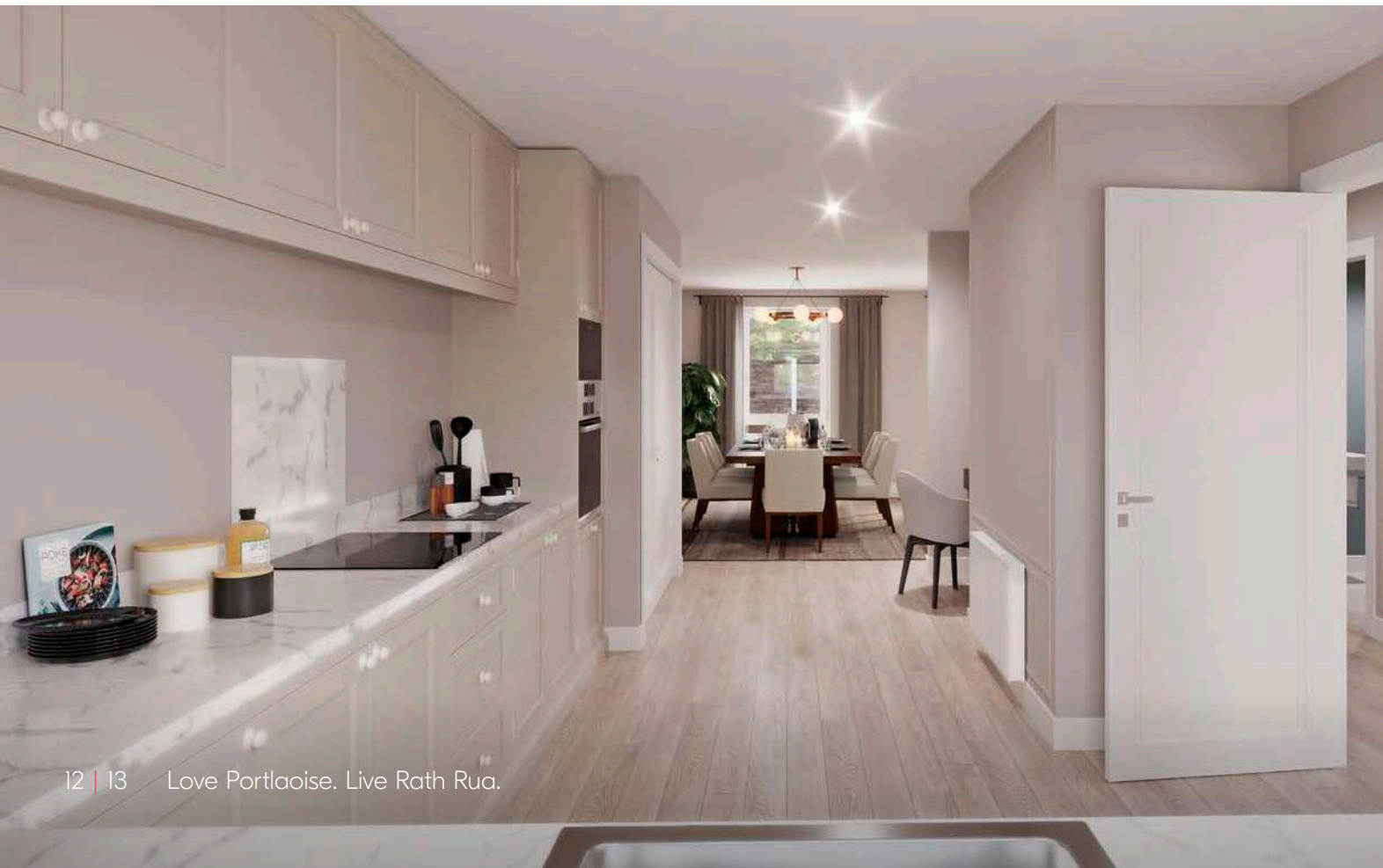
### How a heat pump works for your home

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.





# 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](http://glenveagh.ie) or [revenue.ie](http://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 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](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)

## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €65,625 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €375,000.



|                                    |  |
|------------------------------------|--|
| <b>Property price</b>              | <b>€375,000</b>  |
| <b>Household income</b>            | <b>€65,625</b>   |
| <b>Mortgage approval</b>           | <b>€262,500</b>  |
| <b>Deposit</b>                     | <b>€7,500</b>  |
| <b>Help-to-Buy</b>                 | <b>€30,000</b>   |
| <b>First Home Scheme</b>           | <b>€75,000</b><br>(=20% equity share)                        |
| <b>Mortgage Monthly Repayments</b> | <b>€1,162</b><br>(based on 35 years and at 4% 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](http://firsthomescheme.ie) for more.

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)



RATH RUA

# ALL INTERESTS ALL COVERED ALL **NEARBY**

Conveniently located in Portlaoise, Rath Rua offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages. Rath Rua is a stone's throw from Portlaoise Town Centre which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including Jeremiah Grant Bar & Eatery and Speciality Coffee nearby for you to choose from.

So, whether it's a riverside walk in The People's Park, a fun day out for the kids at Portlaoise Leisure Centre, or dropping over to Laois Shopping Centre for some retail therapy, virtually everything you need is on your doorstep.





RATH RUA

# 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 sports clubs such as Portlaoise Athletics Club, and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.







## 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 on our doorstep.



## RATH RUA

# A COMMUNITY READY FOR SCHOOL WORK AND PLAYTIME

Portlaoise and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Rath Rua. There is a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality

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

- Portlaoise Educate Together
- Gaelscoil Phortlaoise
- Holy Family Junior School
- Scoil Bhride National School
- Portlaoise College
- Scoil Eoin Phoil

Third Level education within the local area includes Portlaoise Institute, with commuter connections to all the Dublin choices.

As you'd expect, there are many different ways to enjoy the sporting and outdoor side of life in Portlaoise. In fact, you're spoiled for choice with the selection of athletic, rugby and GAA clubs close by. Rath Rua is also well located for golfing enthusiasts with great 18-hole golf courses in the vicinity.







## REST EASY, YOU'RE HOME

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





## RATH RUA

# 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 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.
- 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.

### Kitchen

- 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

- 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 Rath Rua home is covered by a 10 year structural guarantee.



### Schools

- 1 Portlaoise Educate Together
- 2 Gaelscoil Phortlaoise
- 3 Holy Family Junior School
- 4 Scoil Bhríde National School
- 5 Portlaoise College
- 6 Scoil Eoin Phoil
- 7 Little Stars Creche and Montessori School
- 8 Portlaoise Creche and Montessori

### Shopping

- 1 ALDI
- 2 LIDL
- 3 Tesco
- 4 Portlaoise Shopping Centre

### Sport

- 1 Portlaoise Rugby Club
- 2 Portlaoise Athletics Club
- 3 Portlaoise GAA Club
- 4 Portlaoise Panthers
- 5 Old Fort Celtic FC
- 6 Portlaoise AFC
- 7 Portlaoise Leisure Centre
- 8 Portlaoise Boxing Club
- 9 Portlaoise Golf Club
- 10 The Heath Golf Club

### Train Stations

- 1 Portlaoise Train Station

### Health

- 1 Midland Regional Hospital Portlaoise
- 2 OurGP Clinic
- 3 Boston Medical Centre

### Hotels

- 1 The Killeshin Hotel
- 2 Midlands Park Hotel
- 3 Maldron Hotel Portlaoise

### Parks

- 1 The People's Park
- 2 O'Moore Park

### Attractions

- 1 Rock of Dunamase
- 2 Slieve Bloom Mountains

### Cafés/Restaurants

- 1 Speciality Coffee
- 2 Jeremiah Grant Bar & Eatery
- 3 The Pantry Cafe & Walled Garden
- 4 Brew Cafe
- 5 The Bay Tree





# HOUSE STYLES

## 1 Bed Homes

- The Cherry**  
1 Bed Maisonette  
56.8- 69.3 sqm | 611- 746 sqft

## 2 Bed Homes

- The Hazel**  
2 Bed Mid Terrace  
73.4 sqm | 790 sqft

## 3 Bed Homes

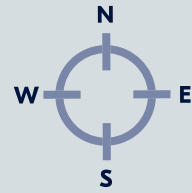
- The Poplar**  
3 Bed End Terrace  
92.6 sqm | 997 sqft
- The Pine**  
3 Bed Semi Detached  
100.7 sqm | 1084 sqft

- The Beech**  
3 Bed End Terrace  
102.3 sqm | 1101 sqft

## 4 Bed Homes

- The Oak**  
4 Bed Semi Detached  
152 sqm | 1636 sqft

# RATH RUA



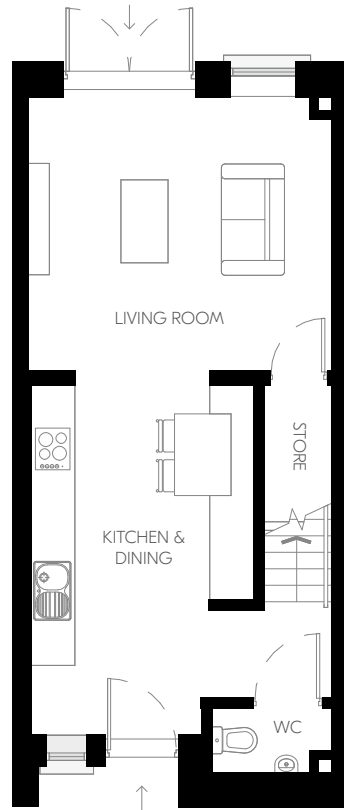
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*Love where you live*

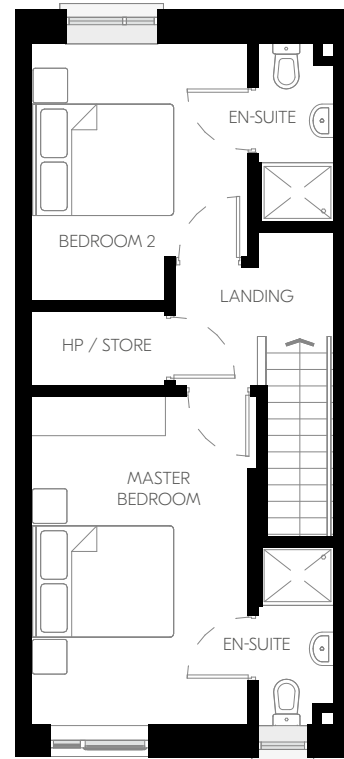


# THE HAZEL

2 Bed Mid Terrace  
73.4 sqm | 790 sqft



Ground Floor



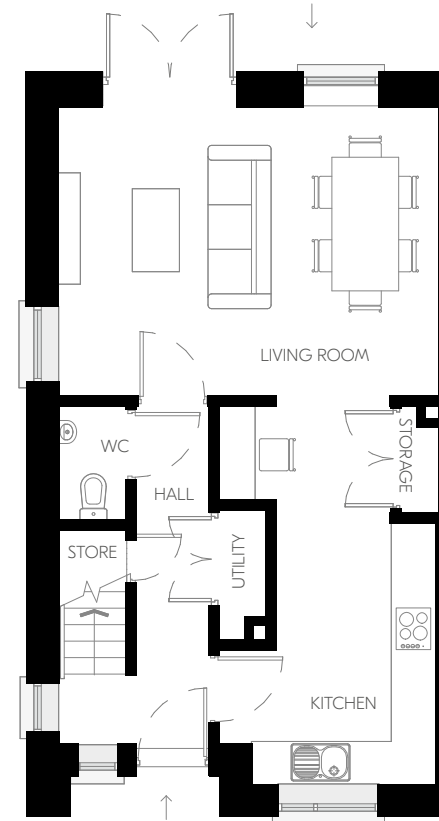
First Floor

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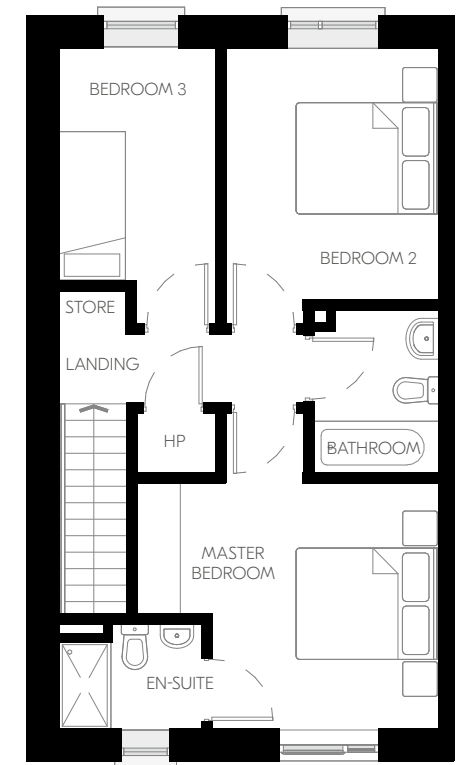
For illustrative purposes.

# THE POPLAR

3 Bed End Terrace  
92.6 sqm | 997 sqft



Ground Floor



First Floor

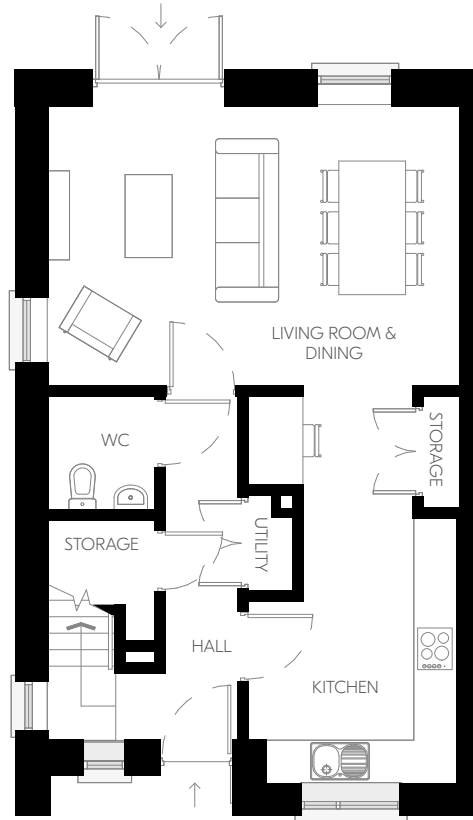
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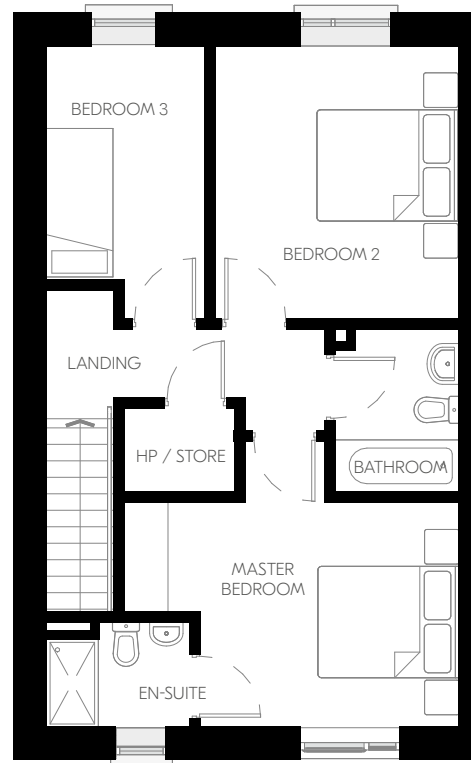


# THE PINE

3 Bed Semi Detached  
100.7 sqm | 1,084 sqft



Ground Floor



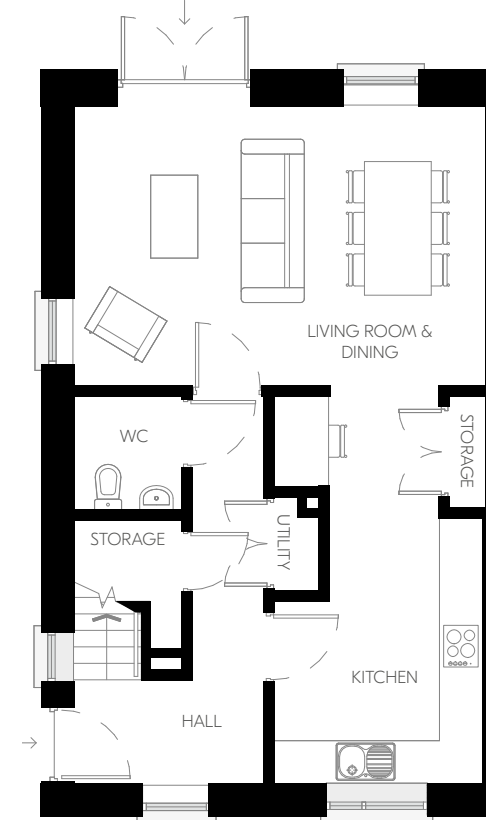
First Floor

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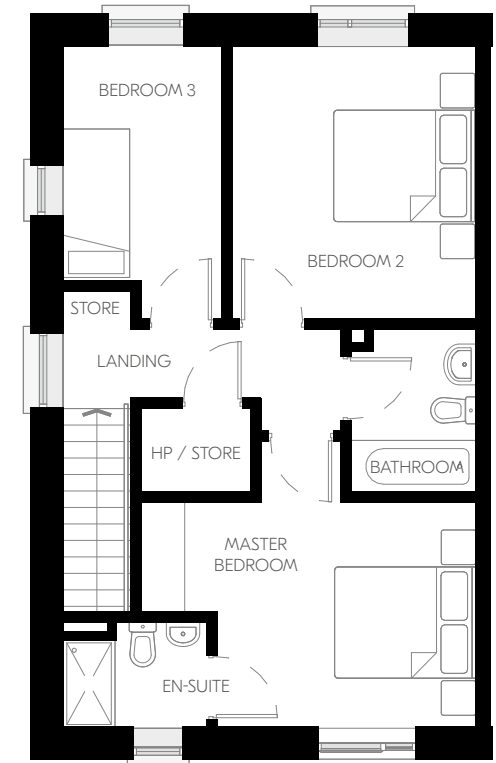
For illustrative purposes.

# THE BEECH

3 Bed End Terrace  
102.3 sqm | 1,101 sqft



Ground Floor



First Floor

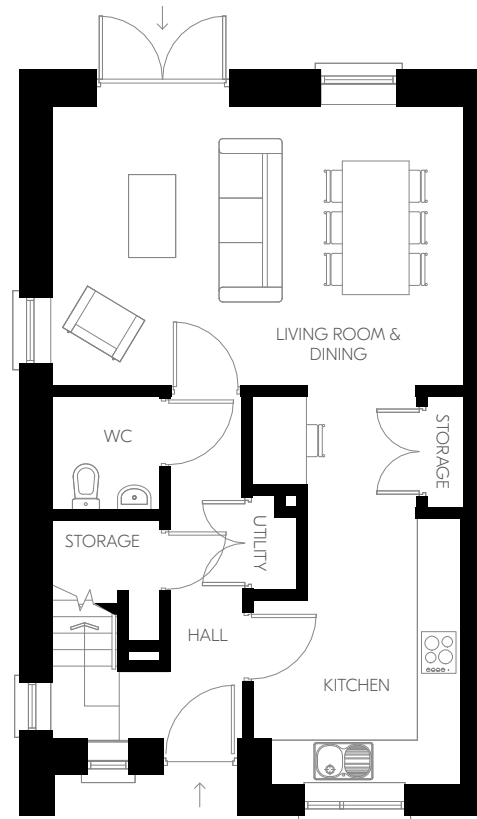
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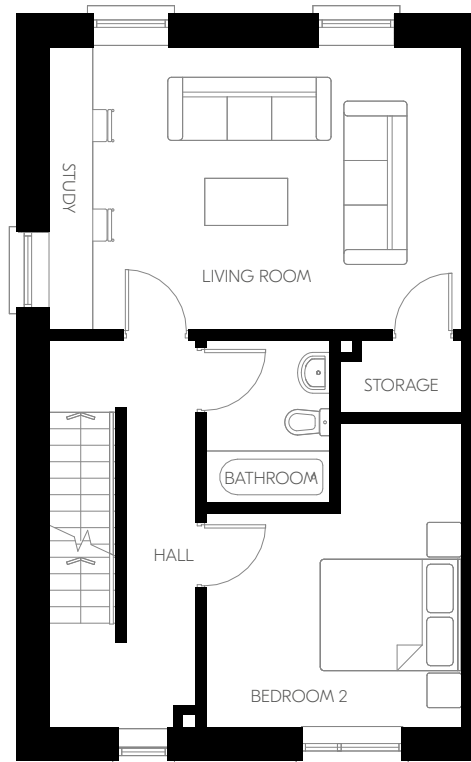


# THE OAK

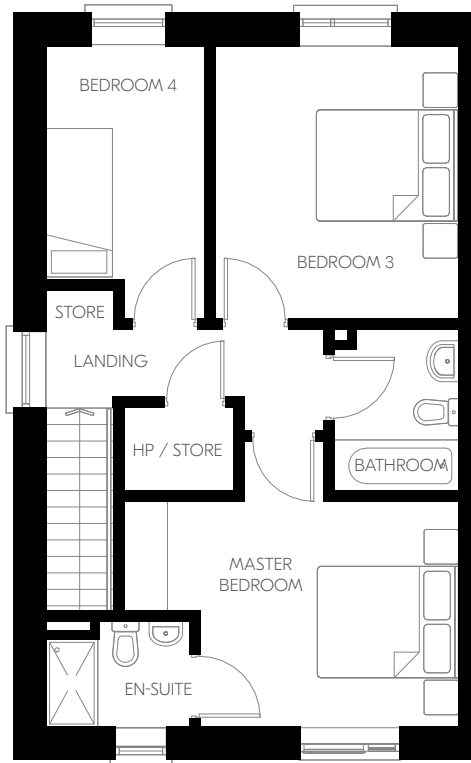
4 Bed Semi Detached  
152 sqm | 1,636 sqft



Ground Floor



First Floor



Second Floor



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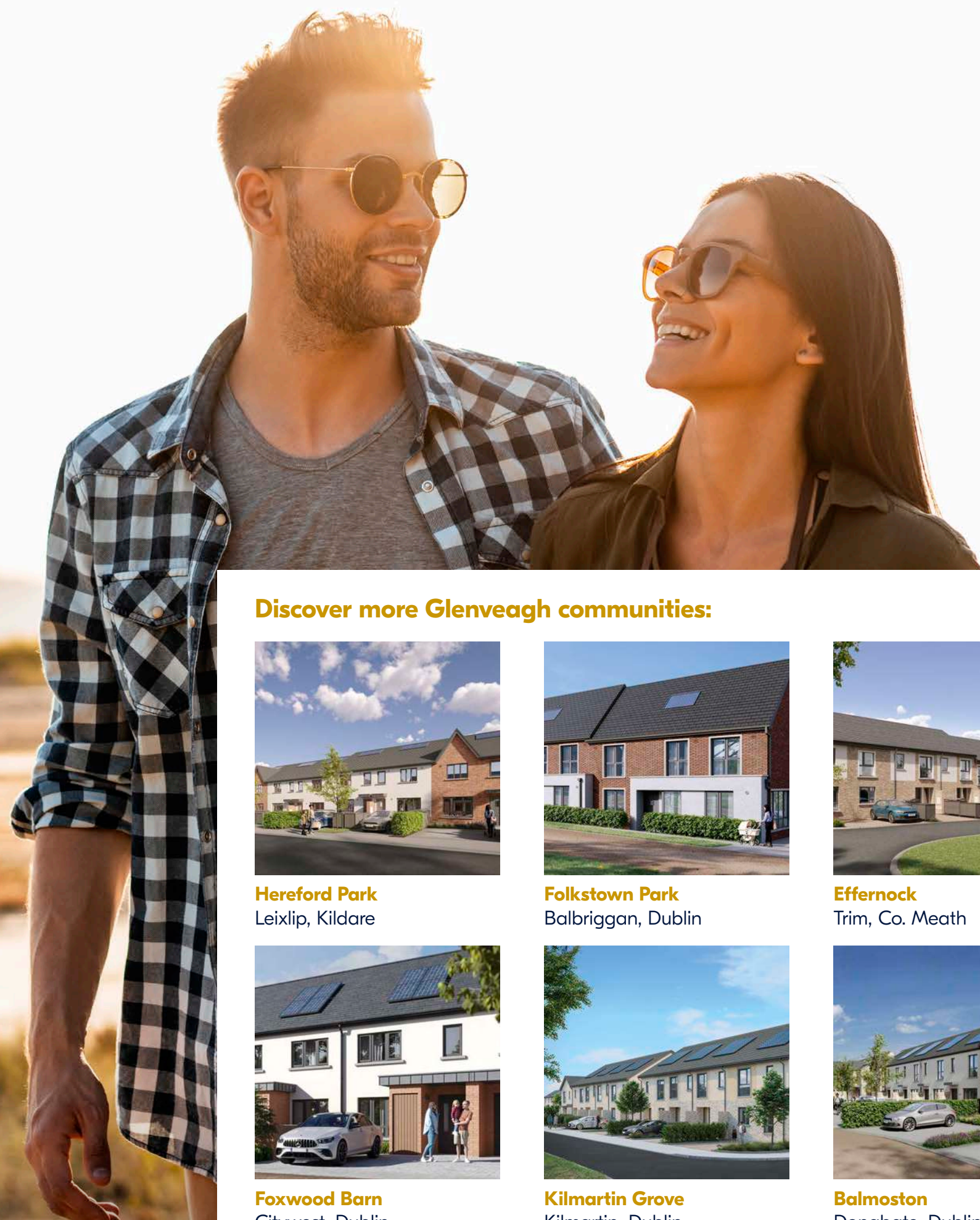
For illustrative purposes.



# 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. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)



## Discover more Glenveagh communities:



**Hereford Park**  
Leixlip, Kildare



**Folkstown Park**  
Balbriggan, Dublin



**Effernock**  
Trim, Co. Meath



**Foxwood Barn**  
Citywest, Dublin



**Kilmartin Grove**  
Kilmartin, Dublin



**Balmoston**  
Donabate, Dublin





Selling agent



**045 433 550**

PSRA Licence: 001536

Developer: **Jordan Auctioneers**

Architect: **AKM Architects**

Solicitor: **Mason Hayes & Curran**

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of communities at:  
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