MAYDENHAYES
MORNINGTON, CO. MEATH

TRADITIONAL STYLE 3, 4 & 5 BEDROOM SEMI-DETACHED & DETACHED HOUSES

PHASE 2
NOW ON SALE
FROM OCTOBER 2017

PHASE 1
SOLD OUT
THE KAVANAGH
3 BEDROOM SEMI-DETACHED - 1184 sq ft

THE HEANEY
4 BEDROOM SEMI-DETACHED - 1544 sq ft
THE BECKETT

3 BEDROOM SEMI-DETACHED - 1242 sq ft

THE YEATS

4 BEDROOM SEMI-DETACHED - 1603 sq ft
**THE JOYCE + THE WILDE**

4 BEDROOM SEMI-DETACHED

4 BEDROOM DETACHED - 1383 sq ft

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**THE CLARKE + THE WILDE**

5 BEDROOM SEMI-DETACHED

5 BEDROOM DETACHED - 1743 sq ft

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**THE JOYCE + THE WILDE**

5 BEDROOM SEMI-DETACHED

5 BEDROOM DETACHED - (optional loft conversion)
**Interior Specification**

- Quality custom fitted kitchen as per showhome
- Spacious living areas
- High quality fitted wardrobes as per showhome
- Superior en-suite to master bedrooms and walk in wardrobe
- Plumbed utility rooms with provision made for additional storage
- Downstairs guest WC
- Wired for alarm, telephone and TV
- High standard of insulation ‘A’ rated
- Generous tiling as per showhome
- Generous storage throughout
- Higher than standard ceilings downstairs
- High quality wall tiling in bathroom, en-suite and guest wc as per showhouse
- High quality sanitary ware
- Pumped shower in bathrooms and en-suite
- Internal doors as per showhouse
- Generous electrical specification as per showhouse
- Dimplex A-Class Air Sourced Heat Pump providing domestic hot water and heating at lowest possible cost

**Exterior Specification**

- Traditional block built
- Maintenance low exterior
- Future proof UPVC windows and French doors
- UPVC facia soffit and guttering
- High quality cobblelock paving to front driveway with parking for 2 cars
- Concrete post and pressure treated timber fencing to rear gardens

In addition to buying your home from Mornington New Homes each home is covered by the 10 year Homebond structural guarantee scheme.
AN EASY COMMUTE
With easy access to the M1 commute times are minimal.

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
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<tbody>
<tr>
<td>Drogheda</td>
<td>10 mins</td>
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<tr>
<td>Dundalk</td>
<td>40 mins</td>
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<tr>
<td>Dublin</td>
<td>50 mins</td>
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<td>35 mins</td>
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<tr>
<td>Belfast</td>
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GREAT SPORTS & LEISURE
Golf clubs include Baltray & Bettystown, while Laytown & Bettystown beaches are a short drive away as are a range of parks and playgrounds.

LOCAL HOTSPOTS
Award winning Eastern Seaboard Bar and Grill
The Brown Hound (Irish Times best Cafe/Teashop in Ireland

LOCAL SCHOOLS
The Community Play School
Donacarney National School
Gael Scóil
Educate Together – Le Cheile
Drogheda Grammar

PROFESSIONAL TEAM
DEVELOPER
Mornington New Homes
01 4534606

ENGINEERS
OCSC
9 Prussia Street
Dublin 7

ARCHITECT
Fewer Harrington & Partners
Maritana Gate
Canada Street
Waterford

JOINT AGENTS
Knight Frank
01 634 2466
knightfrank.ie

PRSA LICENCE
NUMBER 001880

DEVELOPERS
MORNINGTON NEW HOMES
01 4534606

A RATED HOMES
HomeBond Technical
BER A3

Disclaimer – The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guidance purposes only, are not necessarily comprehensive and may be subject to change. Knight Frank or Sherry Property are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination, the purchaser is responsible for making their own enquiries.
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