



# LÚS MONKSLAND ATHLONE



❖ *Lús Avenue 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**

❖ *Prices from €290,000*

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

❖ *First phase of 5 houses now on release*

❖ *Register your interest today*

Tina Gallagher / Yvonne Harney  
DNG Begley  
090 6491531 / 086 8579121 / 086 1839313  
[tina@dngbegley.ie](mailto:tina@dngbegley.ie)  
[yvonne@dngbegley.ie](mailto:yvonne@dngbegley.ie)

Andy Coghill / Treasa Coghill  
Destinations Athlone  
090 6490407 / 087 9679956 / 086 0665899  
[andy@destinations-athlone.ie](mailto:andy@destinations-athlone.ie)

# Welcome to Lús Avenue, 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 Avenue provides a gateway to Athlone town, Galway and Dublin with easy access to the M6 road network. Lús Avenue 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. 110m<sup>2</sup> & 127m<sup>2</sup>. 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 Avenue 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 qualify for Help to Buy Scheme\*
- Tax relief up to 10% of purchase price
- [www.revenue.ie/en/property/help-to-buy-incentive](http://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

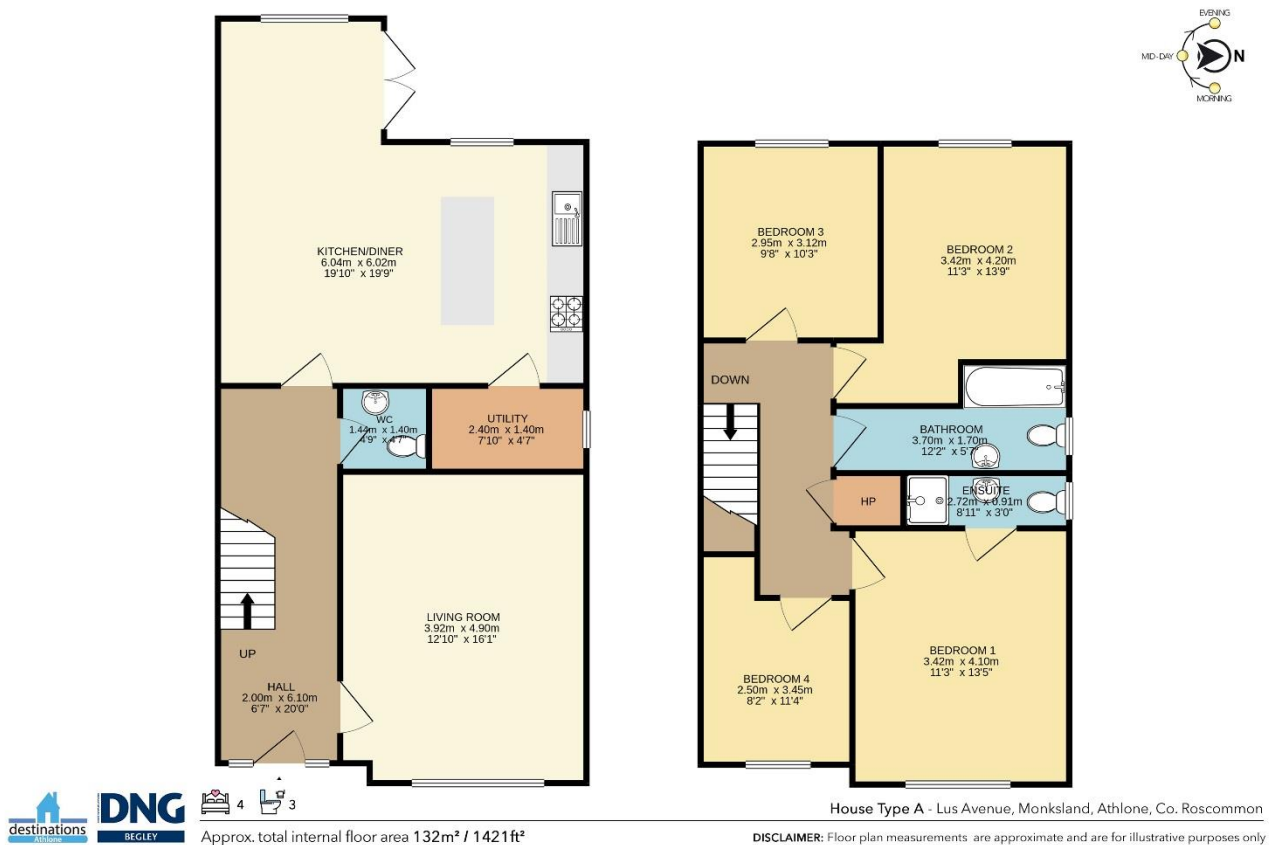






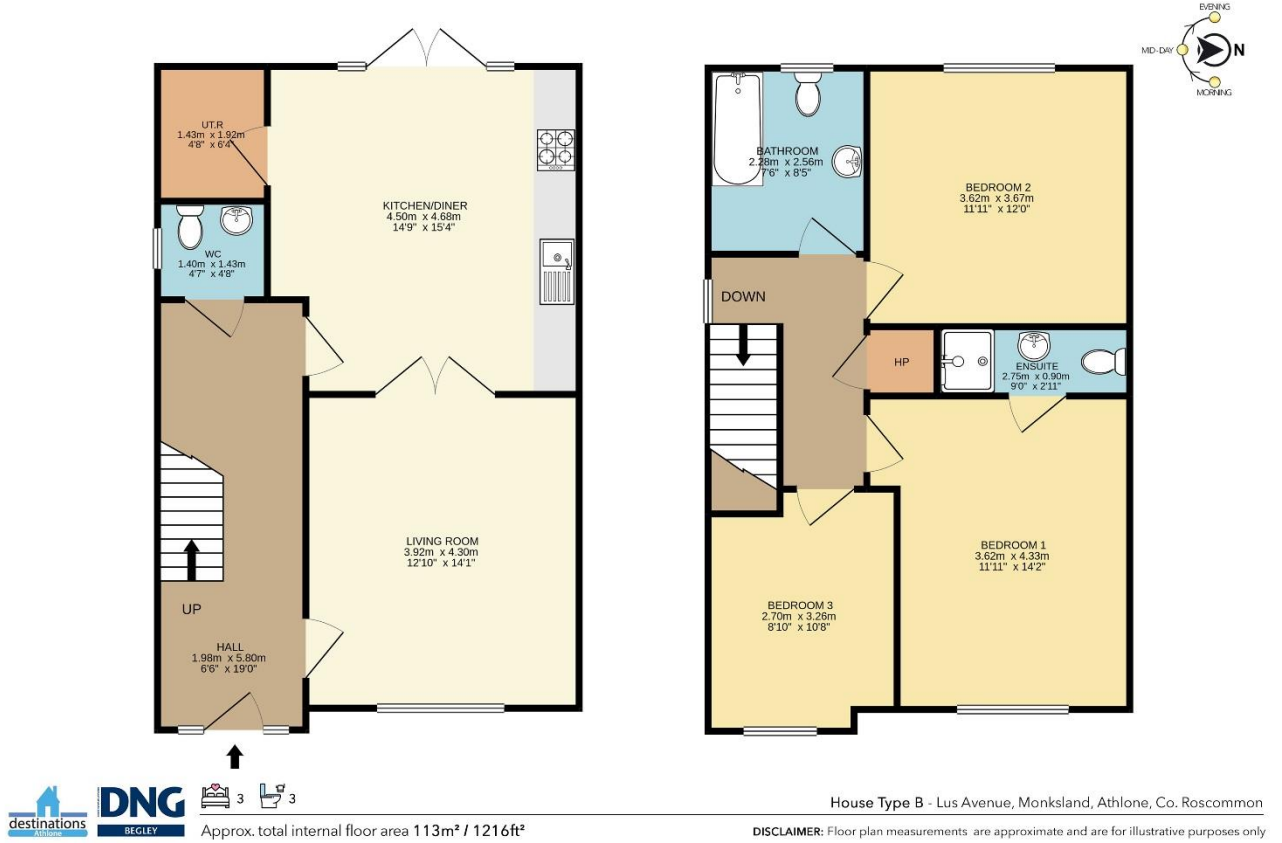
## FLOOR PLANS

4 bedroom semi-detached 132m<sup>2</sup>



## FLOOR PLANS


3 Bedroom semi-detached 113m<sup>2</sup>




location of view on map



## LÚS AVENUE

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



## LÚS AVENUE, MONKSLAND, ATHLONE

### VIEWING

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

Tina Gallagher / Yvonne Harney  
DNG Begley  
PSL 001894

090 6491531 / 086 8579121 / 086 1839313

[tina@dngbegley.ie](mailto:tina@dngbegley.ie)

[yvonne@dngbegley.ie](mailto:yvonne@dngbegley.ie)



Andy Coghill / Treasa Coghill  
Destinations Athlone  
PSL 002149

090 6490407 / 087 9679956 / 086 0665899

[andy@destinations-athlone.ie](mailto:andy@destinations-athlone.ie)



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

Messrs. DNG Begley & Destinations Athlone for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Begley & Destinations Athlone has any authority to make or give representation or warranty whatever in relation to this development.





**DNG**  
BEGLEY  
090 649 1531

**NEW  
HOMES**  
BER A2 A3

**FOR SALE**  
  
**destinations**  
Athlone  
090 649 0407