



LEIGHTON MANOR

Luxury Living in the Heart of Tipperary

Leighton Manor
Two Mile Borris, Thurles,
Co. Tipperary

Brought to you by SMGK Developments Ltd
and PJ Broderick Auctioneers, Thurles.

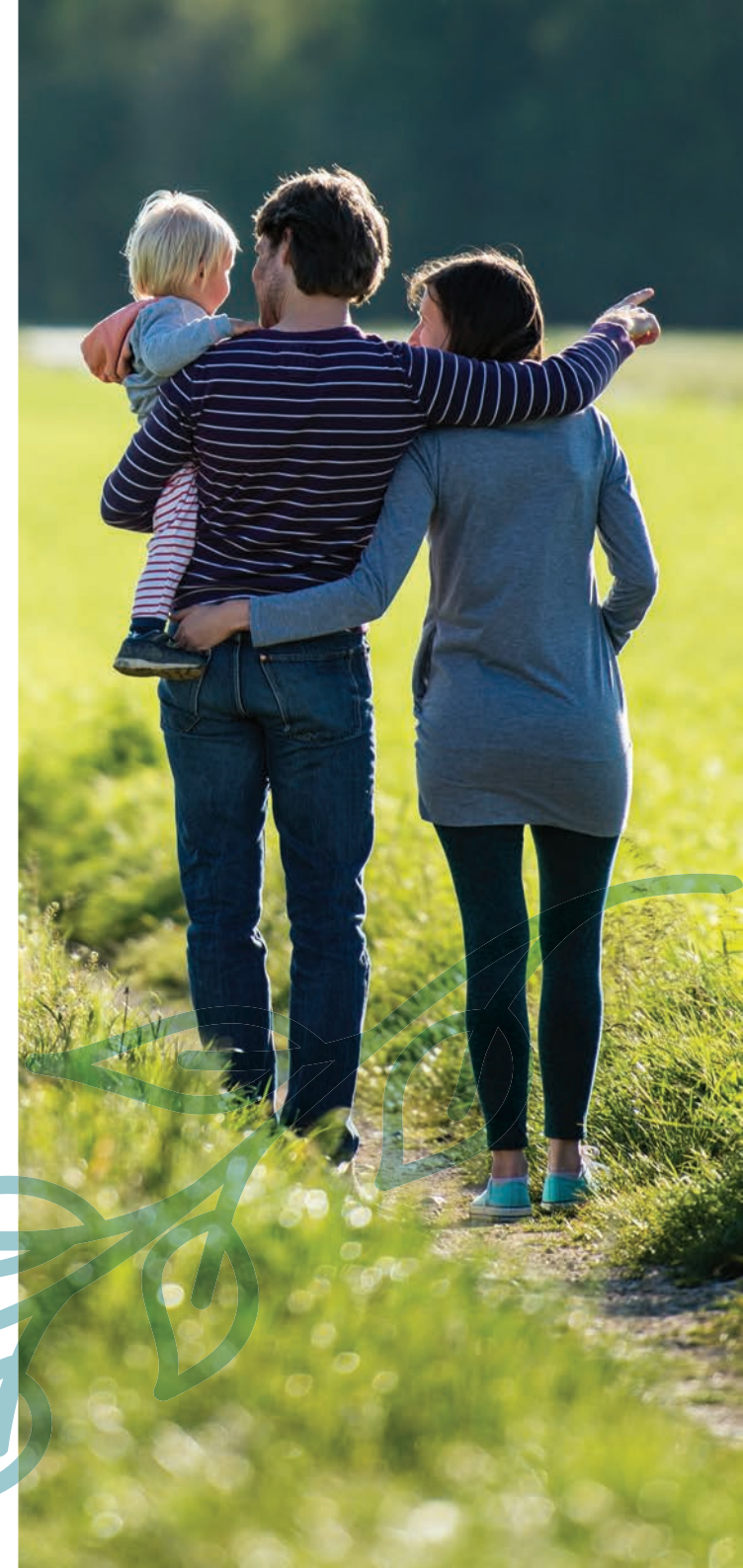
LEIGHTON MANOR

An Exemplary Home, for every stage of family life.

Every aspect of your quality of life has been carefully considered, with amenities close by, and excellent connections to larger urban centres.

These stylish homes in the quaint Tipperary village of Two-Mile-Borris, have been designed with the modern family in mind. SMGK Developments Ltd are creating superior quality luxury family houses, each with an expanse of private

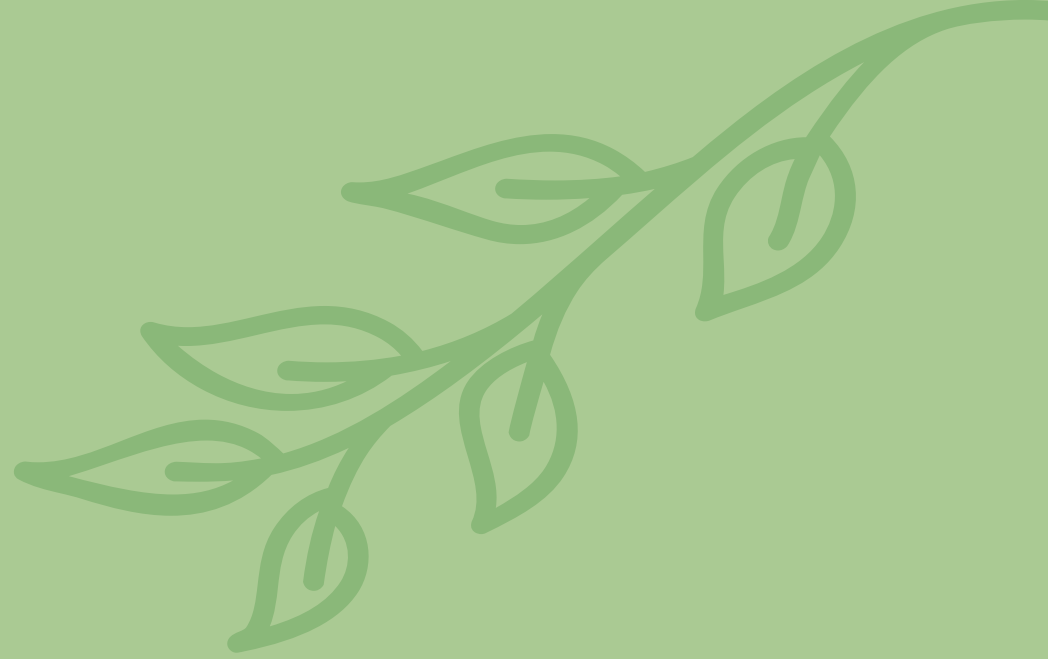
garden, set in richly landscaped grounds. Leighton Manor is being finished to superb standards by a team that are dedicated to creating an address worthy of this outstanding location.





LEIGHTON MANOR

A New Home in Leighton Manor presupposes a lifestyle of comfort and elegance, in a place conducive to relaxing, refreshing and recharging, surrounded by a wide selection of amenities.

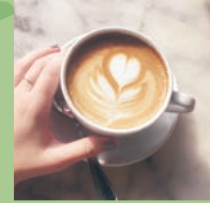


A diverse array of things to do, on your Doorstep.

Location is everything, and Two-Mile-Borris boasts close proximity to some of the best education, sport, tourism and recreational facilities in Tipperary and beyond.

Two Mile Borris is a wonderful family location. This vibrant and much sought after village in Co. Tipperary is ideally situated in close proximity to excellent schools, together with numerous leisure, social and sporting amenities at your door step.

Leighton Manor is an excellent option for buyers because of its central and high profile location, it's proximity to the M8 motorway, and just 4 miles from Thurles Railway Station with 36 trains daily - where you can reach Dublin in 1 hour and 10 minutes, Cork in 1 hour and Limerick in 50 minutes.





New Contemporary, Sustainable Living

Designed with efficiency and comfort in mind, these stunning homes incorporate passive house features together with controlled energy saving mechanisms.

These “A” rated family houses are perfectly designed both inside and out to offer an exemplary home for every stage of family life. SMGK Developments Ltd have incorporated a number of passive house features together with controlled energy saving mechanisms that greatly improve comfort and efficiency while helping

to significantly reduce running costs. Leighton Manor is the pinnacle of an uncompromising vision that delivers contemporary living which is informed by a deep rooted appreciation of traditional aesthetics, quality craftsmanship and contemporary technologies.



House Type A

Five Bedroom | Two-Storey Detached | 2,099 sq. ft.

- 4 Double Bedrooms
- 1 Single Bedroom
- 1 En Suite, Downstairs W/C
- Large Kitchen/Dining/Living area
- Separate Living Room
- Utility Room
- 1 Walk in Wardrobe
- Study Room



Ground Floor Plan



First Floor Plan



House Type B

Four Bedroom | Two-Storey Detached | 1,864 sq. ft.

- 3 Double Bedrooms
- 1 Single Bedroom
- 1 En Suite, Downstairs W/C
- Large Kitchen/Dining/Living area
- Separate Living Room
- Utility Room
- 1 Walk in Wardrobe
- Study Room



Ground Floor Plan

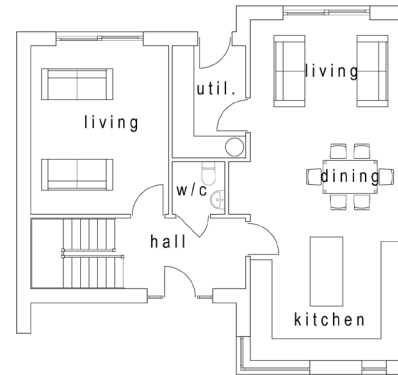


First Floor Plan

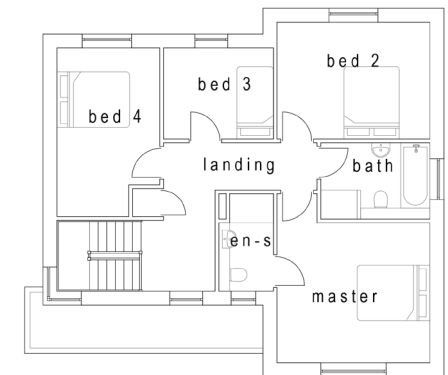
House Type C

Four Bedroom | Two-Storey Detached | 1,718 sq. ft.

- 3 Double Bedrooms
- 1 Single Bedroom
- 1 En Suite, Downstairs W/C
- Large Kitchen/Dining/Living area
- Separate Living Room
- Utility Room



Ground Floor Plan



First Floor Plan





House Type D

Four Bedroom | Two-Storey Detached | 1,671 sq. ft.

- 3 Double Bedrooms
- 1 Single Bedroom
- 1 En Suite, Downstairs W/C
- Large Kitchen/Dining/Living area
- Separate Living Room
- Utility Room
- 1 Walk in Wardrobe
- Study Room



Ground Floor Plan



First Floor Plan

House Type E

Three Bedroom | Detached Bungalow

- 2 Double Bedrooms
- 1 Single Bedroom
- 1 En Suite
- Large Kitchen/Dining/Living area
- Utility Room

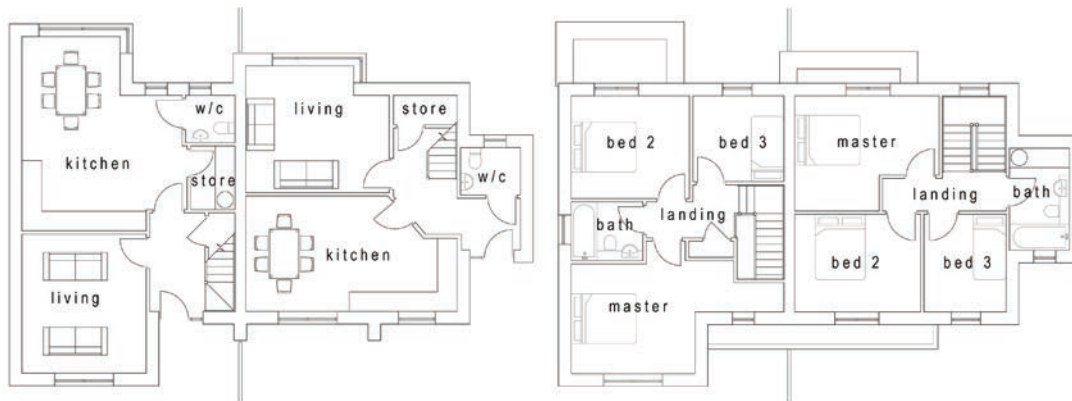




House Type F

Three Bedroom | Two-Storey Semi-Detached

- 2 Double Bedrooms
- 1 Single Bedroom
- 1 Bathroom, Downstairs W/C
- Kitchen/Dining Room
- Living Room
- Downstairs Store



Ground Floor Plan

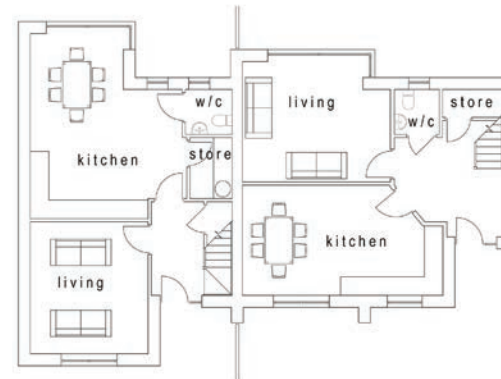
First Floor Plan



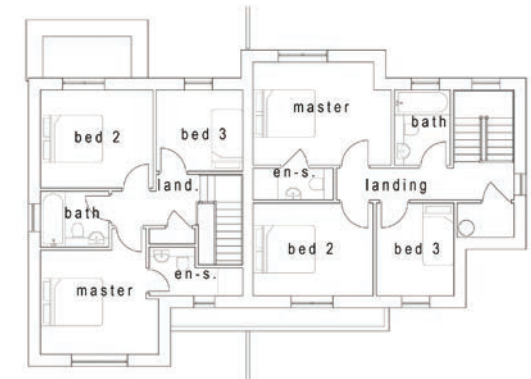
House Type G

Three Bedroom | Two-Storey Semi-Detached

- 2 Double Bedrooms
- 1 Single Bedroom
- 1 Bathroom, Downstairs W/C
- 1 En Suite
- Kitchen/Dining Room
- Living Room
- Downstairs Store



Ground Floor Plan



First Floor Plan



Leighton Manor Site Map





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Luxury living in the Heart of Tipperary



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