

A Superb Development of 3 & 4
A-rated family homes

BER A3



**GLENMORE
WOOD**

www.glenmorewood.ie

Dublin Road, Mullingar, Co. Westmeath



GLENMORE WOOD

Andrews Construction is delighted to present the final phase of Mullingar's premier new development, Glenmore Wood. This new phase comprises of 23 large, spacious, energy efficient (A rated) family homes situated in a superbly landscaped setting off the Dublin Road in Mullingar.

The homes are built by well established, local developer Andrews Construction, who enjoys a long and proud reputation in the delivery of quality family homes nationwide. The Glenmore Wood homes are meticulously designed and built to the highest standards, using concrete block construction and a variety of tried and tested energy saving and renewable energy technologies.

At Glenmore Wood you can have it all. Situated within easy commuting distance of the thriving City of Dublin and the centres of tech innovation and international commerce on its western periphery, you can enjoy everything that living close to a city affords whilst being completely immersed amongst the natural beauty of the Lakeland County. A haven for walking, cycling, boating and horse riding to name just a few.

Glenmore Wood provides an unparalleled combination of connectivity, amenity and open green spaces. Glenmore Wood is your gateway to Dublin and beyond. It is 45 minute commute from Liffey Valley (M50 junction 6) and just 30 mins from the Maynooth Park & Ride facility. Catch the train or bus from Mullingar to Dublin; the thriving town is well served by an efficient and frequent bus and rail service with 9 return train services per day to Dublin Connolly.

Glenmore Wood, Mullingar, welcomes you to your lakeland home.





On Your Doorstep

Mullingar is a progressive town, offering a veritable menu of recreational and sporting activities in addition to an impressive range of schools at both primary and secondary level in and around the town.

Close to Glenmore Wood you'll find an exciting array of shops and restaurants, hotels and pubs catering to the needs of this growing community.

For those who embrace an outdoor lifestyle or seek a more balanced way of life, Mullingar is perhaps Ireland's best located town nestling amidst the splendour of four sparkling lakes interwoven with a lattice of hills and valleys, rivers, streams and the serpentine Royal Canal.

Mullingar is a welcoming, obliging community that is progressive and outward looking. It is a great place to work, to do business, to be educated and to enjoy the lakeland life.

The town can boast first class infrastructure including fibre broadband, excellent rail and road networks with the M4 motorway linking to Dublin, a distance of 79kms (49miles).

The rail network has new rolling stock all with comfortable seating, free WiFi, on-board catering in addition to low cost parking, making a daily train commute toward Dublin relaxing and hassle-free.



Horse Racing, Kilbeggan



GLENMORE WOOD

SPECIAL FEATURES

BER A3

GENERAL FEATURES

- Large, Energy Efficient (BER A3) Family Homes
- Traditional Concrete Block Construction.
- Homebond Registered (Structural guarantee).
- All Site Development Works complete and fully landscaped.

INTERIOR FEATURES

- Fully fitted kitchen as per showhouse
- Fully fitted wardrobes to all bedrooms
- High quality sanitary ware throughout with en suite bathroom to Master Bedroom
- Tongue and groove flooring upstairs
- Painted throughout to choice of colours
- Fitted coving to livingroom and hallway.
- Fit-out package available on request (tiles, carpets, wooden floors).

A RATING FEATURES

- Photo voltaic panels fitted to roof, each panel generating up to 250watts of power (5 panels on Type E and 4 on type F).
- Increased levels of insulation to floors (100mm), roof spaces (600mm) and walls (80mm cavity & 50mm cosi-board).
- Triple glazed, future-proof windows and doors throughout
- High efficiency gas boilers
- Secondary heat source provided by inset wood burning stove
- Air infiltration (and loss) and thermal bridging minimised through best practice construction details and adherence to strict quality control procedures.
- Each home individually tested for air-tightness.

EXTERIOR FEATURES

- Low maintenance exterior façade
- Triple glazed, future-proof windows and Ultratech front door
- French doors to rear
- Cobblelock driveway
- Front and rear gardens sewn and seeded
- Extensive landscaping throughout site



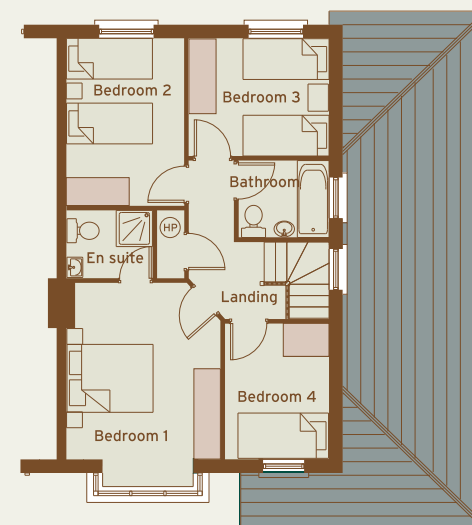


SITE PLAN

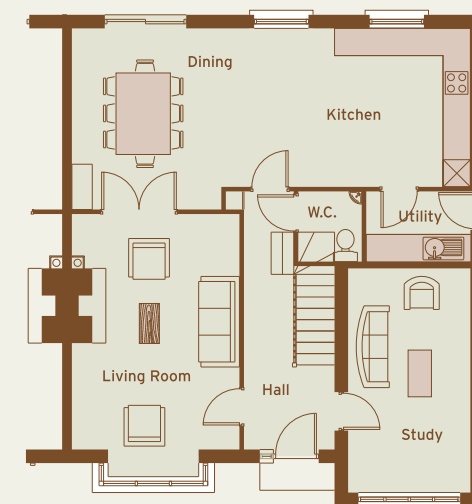




House Type E - Four Bedroom Semi-detached home



FIRST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA

140.51m²

BER A3

GROUND FLOOR

KITCHEN	5.40m x 3.50m
DINING	3.30m x 4.00m
LIVING	3.70m x 5.20m
STUDY	2.70m x 4.95m

FIRST FLOOR

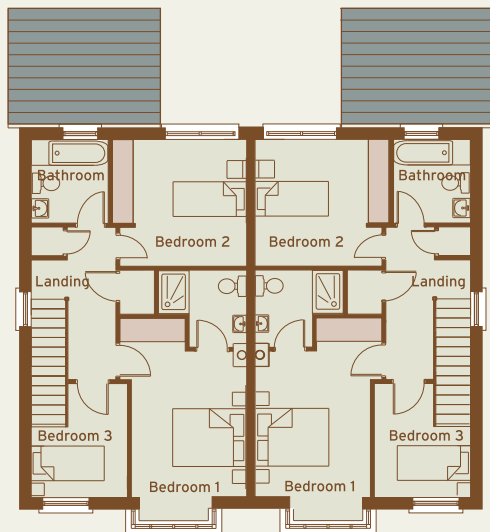
BEDROOM 1	3.40m x 3.90m
BEDROOM 2	2.60m x 3.70m
BEDROOM 3	3.70m x 5.20m
BEDROOM 4	2.70m x 4.95m

Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.

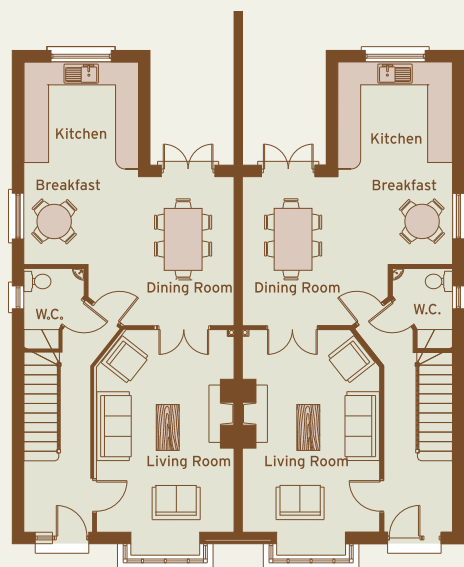


THE MAPLE

House Type F - Three Bedroom Semi-detached home



FIRST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA

113.46m²

BER A3

GROUND FLOOR

KITCHEN	3.00m x 5.30m
DINING	2.50m x 3.90m
LIVING	3.60m x 5.30m

FIRST FLOOR

BEDROOM 1	2.89m x 3.80m
BEDROOM 2	3.40m x 3.90m
BEDROOM 3	2.50m x 2.70m

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THE OAK



House Type K - Four Bedroom Detached home

TOTAL FLOOR AREA
113.46m²

BER A3

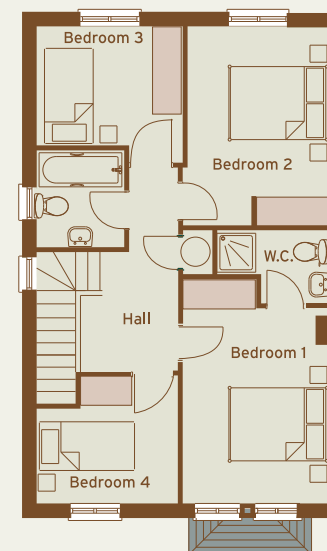
GROUND FLOOR

KITCHEN 5.40m x 3.50m
DINING 3.30m x 4.00m
LIVING 3.70m x 5.20m
STUDY 2.70m x 4.95m

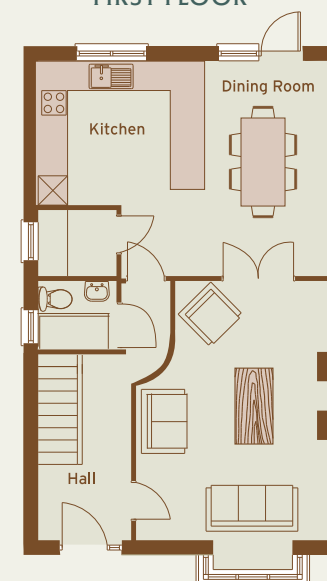
FIRST FLOOR

BEDROOM 1 3.40m x 3.90m
BEDROOM 2 2.60m x 3.70m
BEDROOM 3 3.70m x 5.20m
BEDROOM 4 2.70m x 4.95m

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FIRST FLOOR



GROUND FLOOR



For over 40 years, Andrews Construction has enjoyed a long and proud reputation in the delivery of quality family homes nationwide. The utilisation of cutting edge technology integrated with traditional craft skills, lead by a highly motivated and dynamic management team has brought the company to the forefront of construction in the residential, commercial, educational and industrial sectors.

Andrews Construction has adopted a policy of total commitment to meeting the requirements of the discerning client. Our Management team and work force command the resources and expertise to undertake projects of all types and sizes in both the Public and Private sectors, while maintaining a proud reputation for high quality work and completion on schedule.



www.andrewsconstruction.ie



A DEVELOPMENT BY



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