

# Silverbrook

ARDEN ROAD TULLAMORE CO. OFFALY

EXQUISITE NEW HOMES *in a* LANDSCAPED SETTING



## ELEGANT FAMILY LIVING

An exceptional development of large 3 & 4 Bedroom Family Houses  
in an amenity rich landscaped setting

BER A2 A3

[www.silverbrook.ie](http://www.silverbrook.ie)





## WELCOME *to* SILVERBROOK

Family homes offering the best in modern design and construction  
with easy access to great local amenities and facilities

At Codd Property Holdings, we take pride in offering superior quality homes that will deliver the very best in contemporary family living both inside and out. Stunning design is by C + W O'Brien Architects while quality construction is by Carroll O' Keeffe so purchasers can rest assured that a house at Silverbrook represents the highest standards in both design and build from a highly experienced team. A selection of large new 3 & 4 bedroom detached and semi-detached houses is now being offered for sale off plans with completions scheduled in 2019.

Brick and render facades rise from cobblelocked front drives creating elegant streetscapes at Silverbrook where parklands when complete will incorporate; a playground, sports playing area and picnic piazza all linked by a network of pathways for residents enjoyment. Situated on Arden Road, Silverbrook enjoys easy access to all of the great amenities of Tullamore, including; shops, restaurants, salons, boutiques, hotels, cafes, bars, a choice of great local schools and of course a wide variety of clubs of all sorts as well as excellent civic amenities.

**CODD**  
PROPERTY HOLDINGS





# the BARROW

3 BEDROOM SEMI DETACHED HOUSE

INTERNAL AREA	1,304 sq.ft	121 Sq.m
PLUS ATTIC AREA	381 sq.ft	35 Sq.m
GARDEN WITH PATIO	Min 645 sq.ft	Min 60 Sq.m
KITCHEN / DINING / FAMILY LIVING ROOM	18'3" x 12'6" 13'4" x 12'6"	5.5m x 3.8m 4.0m x 3.8m
MASTER BEDROOM	11'6" x 15'4"	3.5m x 4.6m
BEDROOM 2	13'3" x 10'4"	4.0m x 3.1m
BEDROOM 3	9'5" x 9'0"	2.8m x 2.7m

No's. 3, 9, 15, 17, 19 & 22 (Plans shown here)  
Handed Version: No's. 2, 8, 14, 16, 18 & 21



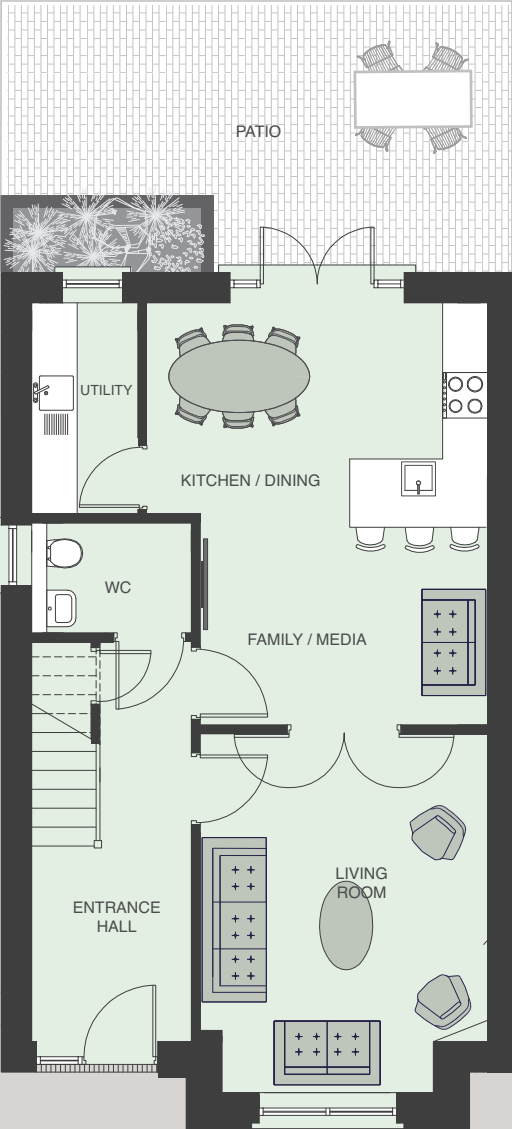


# the SLANEY

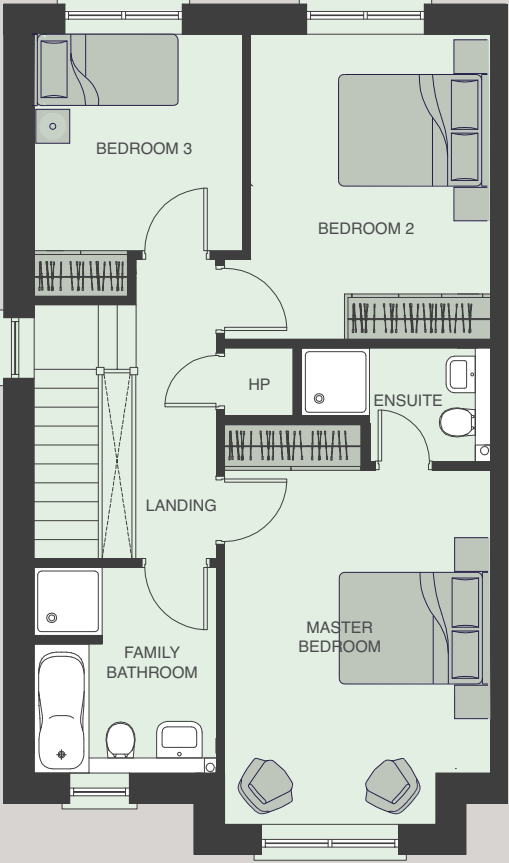
4 BEDROOM SEMI DETACHED HOUSE

INTERNAL AREA	1,532 sq.ft	142 Sq.m
PLUS ATTIC AREA	389 sq.ft	36 Sq.m
GARDEN WITH PATIO	Min 775 sq.ft	Min 72 Sq.m
KITCHEN / DINING / FAMILY LIVING ROOM	18'4" x 17'0" 15'1" x 14'8"	5.8m x 5.1m 4.8m x 4.4m
MASTER BEDROOM	14'2" x 11'7"	4.3m x 3.5m
BEDROOM 2	12'4" x 11'7"	3.7m x 3.5m
BEDROOM 3	12'4" x 10'0"	3.7m x 3.0m
BEDROOM 4	10'0" x 8'6"	3.0m x 2.5m

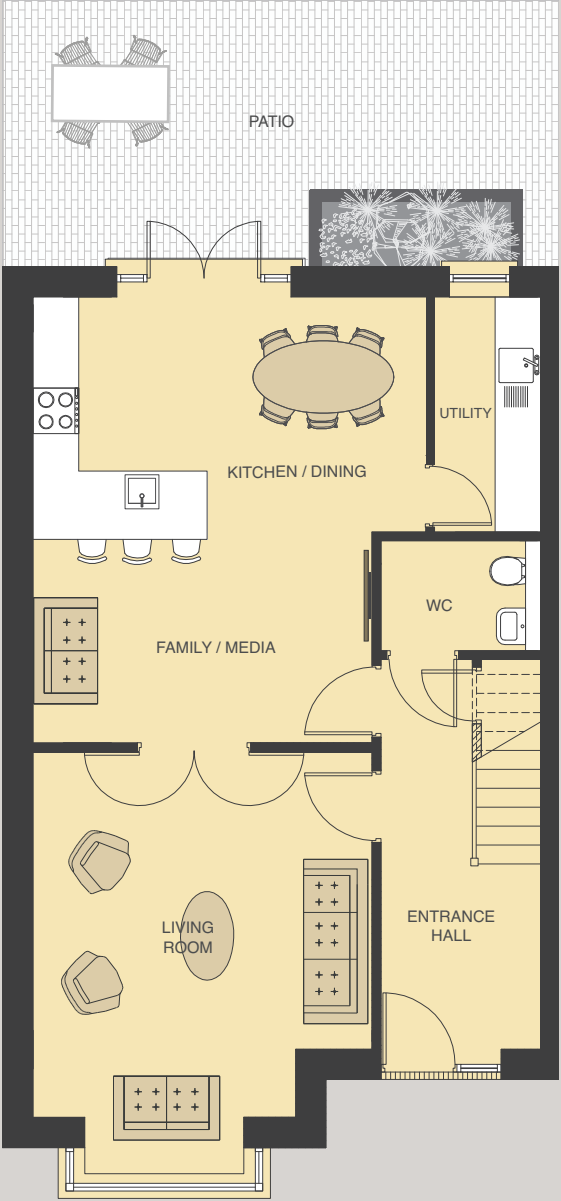
No's. 7 & 12 (Plans shown here)  
Handed Version: No's. 6 & 11



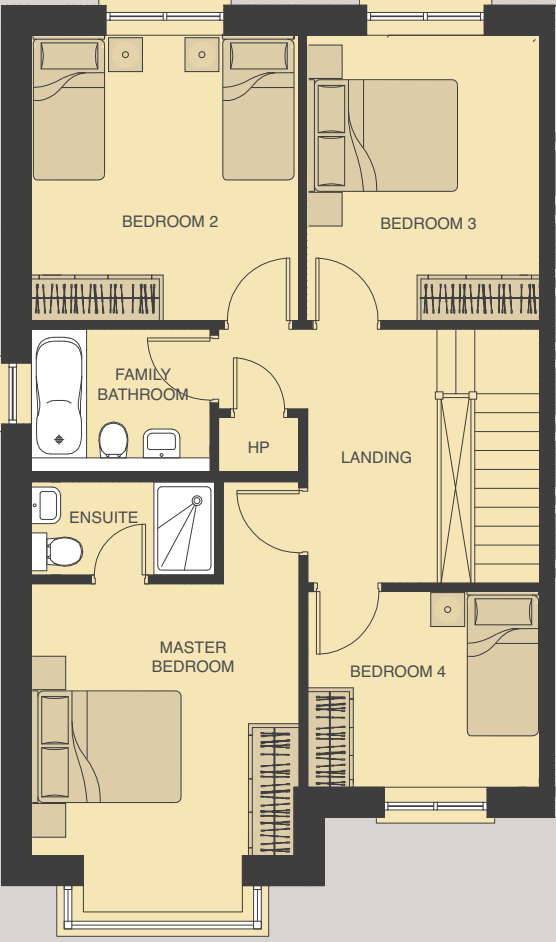
Ground Floor



First Floor



Ground Floor



First Floor

Note: Do not scale, these floorplans are for illustrative purposes and as built plans may vary.

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*the* **BROSNA**  
4 BEDROOM DETACHED HOUSE

INTERNAL AREA	1,532 sq.ft	142 Sq.m
PLUS ATTIC AREA*	389 sq.ft	36 Sq.m
GARDEN WITH PATIO		
KITCHEN / DINING / FAMILY LIVING ROOM	18'4" x 17'0" / 15'1" x 14'8"	5.8m x 5.1m / 4.8m x 4.4m
MASTER BEDROOM	14'2" x 11'7"	4.3m x 3.5m
BEDROOM 2	12'4" x 11'7"	3.7m x 3.5m
BEDROOM 3	12'4" x 10'0"	3.7m x 3.0m
BEDROOM 4	10'0" x 8'6"	3.0m x 2.5m

No's. 4, 5, 10 & 20

BER **A2/A3**

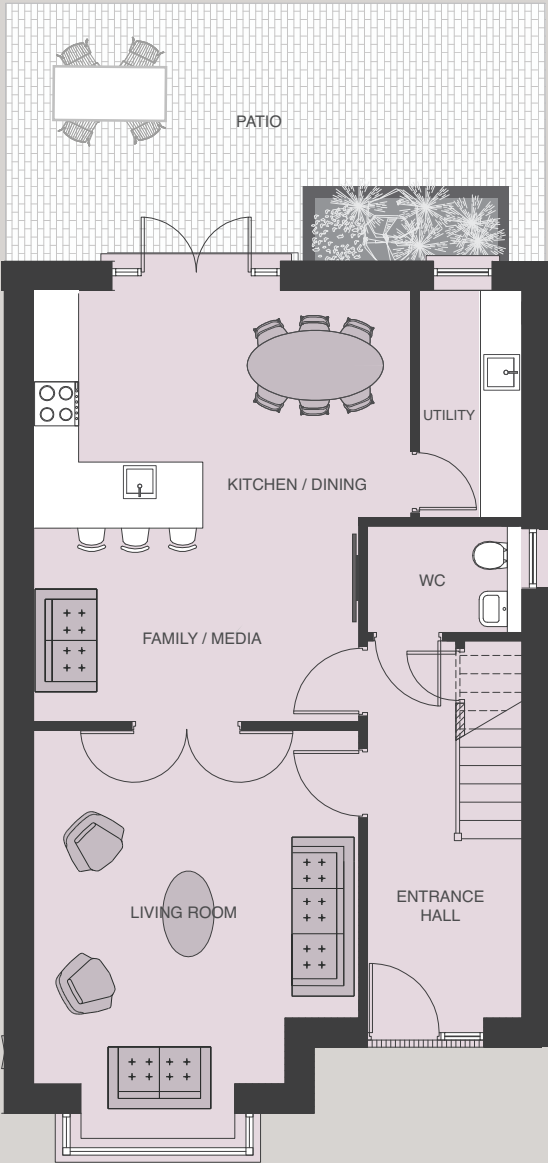


*the* **CLODIAGH**  
4 BEDROOM DETACHED HOUSE

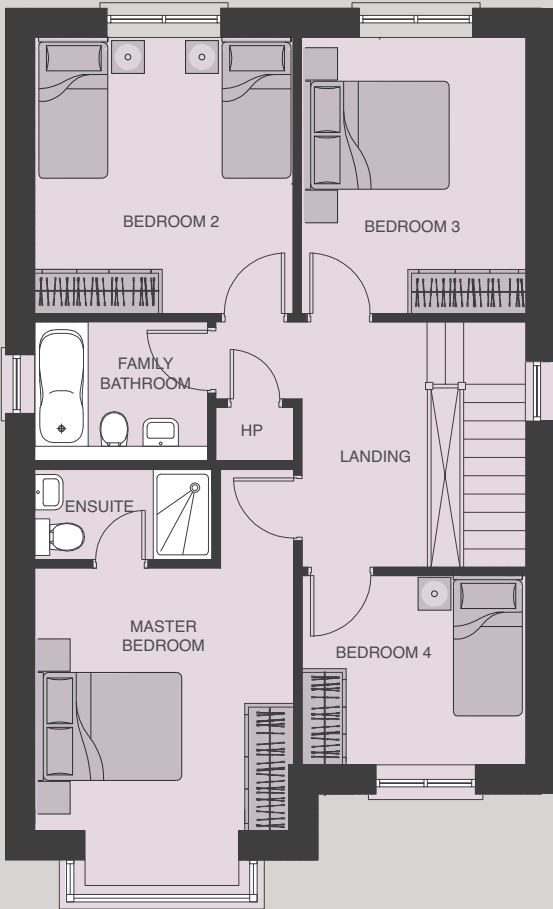
INTERNAL AREA	1,765 sq.ft	164 Sq.m
PLUS ATTIC AREA*	344 sq.ft	32 Sq.m
GARDEN WITH PATIO		
KITCHEN / DINING LIVING ROOM	27'1" x 15'10" / 20'4" x 13'1"	8.2m x 4.8m / 6.1m x 4.0m
MASTER BEDROOM	18'0" x 11'10"	4.5m x 3.6m
BEDROOM 2	13'1" x 12'8"	4.0m x 3.8m
BEDROOM 3	13'9" x 7'4"	4.1m x 2.2m
BEDROOM 4	12'9" x 7'4"	3.8m x 2.2m

No. 13 (Plans shown here)  
Handed Version: No. 1

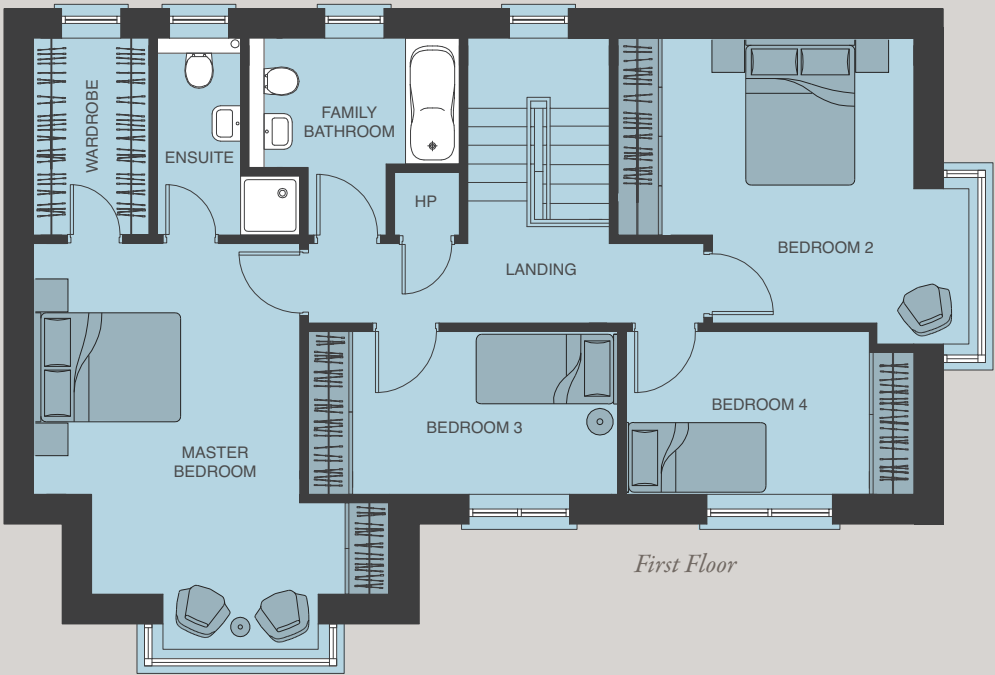
BER **A2/A3**



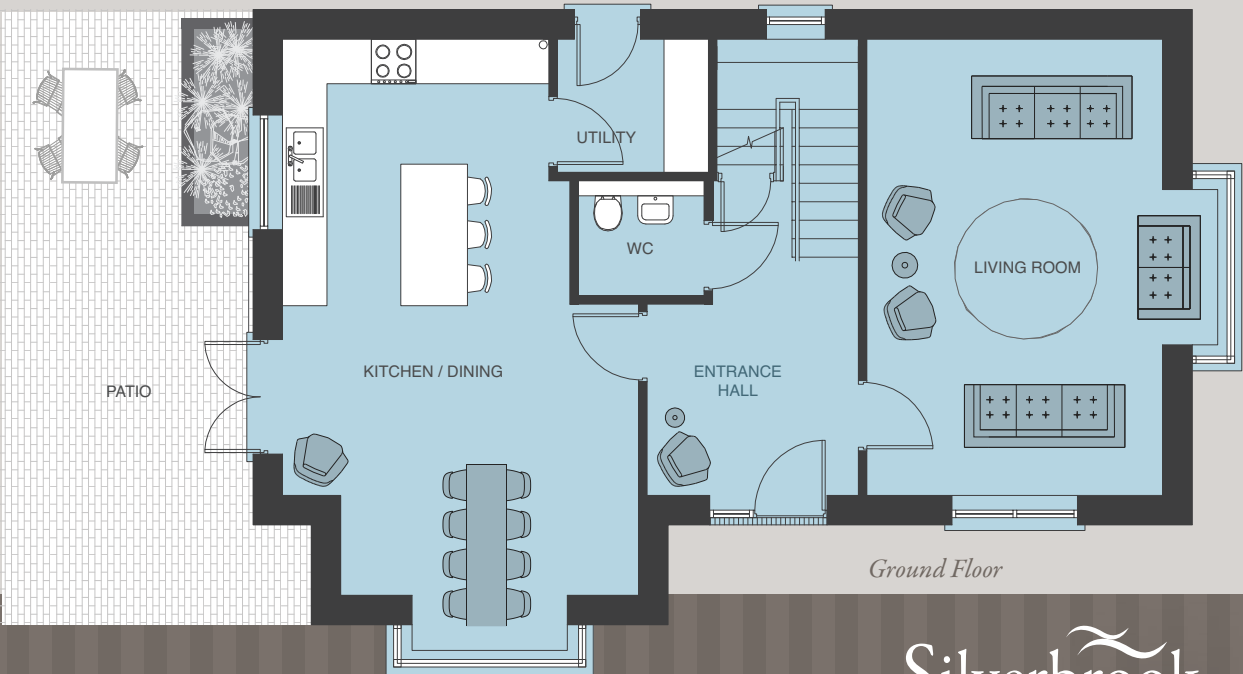
Ground Floor



First Floor



First Floor



Ground Floor

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# QUALITY *both* INSIDE & OUT

### STRUCTURE

Houses are constructed using a timber frame and self coloured rendered blockwork and brick with concrete roof tiles.

### CEILING HEIGHTS

Each home benefits from raised ceiling heights on the ground floor.

### FLOORING

High quality floor & wall tiling in bathrooms and en-suites.

### INTERNAL FINISHES

Walls and ceilings are painted throughout and finished in emulsion paint. All joinery is finished with satin oil paint.

### WARDROBES

Wardrobes by Riverside Furniture are provided in all bedrooms and have a contemporary design with assorted storage & hanging options.

### WINDOWS

High performance PVC windows and patio doors are fitted with sealed double glazing units throughout. Multi-point Locking System used on front door, patio door and windows.

### KITCHEN & UTILITY

Stylish and elegant kitchens and utility rooms by Riverside Furniture with a number of modern design cues. Laminate worktop profiles give the kitchens a strong yet finely detailed feel. Options can be given to home purchasers to upgrade kitchen.

### ELECTRICAL

Generous light and power points, Cat 6 wiring & contemporary switches and sockets throughout. Each house has numerous USB charging points.

### SERVICES EQUIPMENT

High efficiency split system heat pump serving heating and hot water requirements consists of internal and external unit. The internal unit will be located in the utility room and includes insulated cylinder; heat exchanged, hot water output and 2 zone heating. External unit shall be located in the rear of the house.

### HEATING SYSTEMS

The high efficiency split system Air to Water Heat Pump is serving heating & hot water. Controls are serving two zones; ground and first floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.

### VENTILATION

Fresh air requirements for the houses are provided by means of natural ventilation. Localised extract fans will serve individual toilets, utility and kitchen hob.

### BATHROOMS & EN-SUITES

Stylish bathrooms and en-suites are designed around contemporary clean lines and offer excellent quality throughout. All bathrooms have a painted finish and fitted mirrors. Family bathrooms are fitted to the same specification as en-suite bathrooms with a fitted bath.

### PRESSURISED WATER

The internal water supply is pressurised by booster pump located in the utility room. The cold water tank is located in the attic. The tank includes a drip tray and overflow pipe as a protection measure.

### MEDIA & COMMUNICATIONS

Each house is wired and ready for connection of Telephone, Broadband as well as Satellite or Cable TV.

### STAIRS

Open spindle staircase with hardwood rail features a half landing, timber wall panelling and scroll detail forming an elegant centrepiece.

### PARKING

Each house has 2 car parking spaces and a cobblelock driveway.

### CAR CHARGING

Each house is wired for a car charging point.

### GARDENS

The gardens offer a wonderful extension of the living space at the property. Rear gardens are surrounded by fair faced blockwork and capping offering a secure environment. The rear garden is seeded and dividing boundaries between the front of each house feature elegant landscaping. Gardens have wall mounted external double socket and external lighting.

### SUPERIOR ENERGY EFFICIENCY

Silverbrook houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of comfort. High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living. All houses will achieve an A rating.

BER **A2/A3**

### SECURITY

Each home is wired for intruder alarm.

### SAFETY

Houses are fitted with interlinked smoke & heat detectors in accordance with IS 3217(2013).

### EXTERNAL AREAS

All communal open spaces will be fully landscaped and incorporate a number of feature areas including picnic piazza and a network of pathways to enhance residents enjoyment of the great outdoors at Silverbrook, while future phases at Silverbrook are set to include a children's playground, sports playing field and other feature areas.

### GUARANTEE

Silverbrook houses are covered by a 10 Year Structural Guarantee.



## *an* ENHANCED SETTING

The parklands at Silverbrook will benefit from an intensive program of both hard and soft landscaping and includes a planting schedule to deliver year round colour.

When complete Silverbrook will include a playground, sports playing field, a piazza and a network of jogging and cycling pathways for the enjoyment of Silverbrook residents.



- BARROW 3 BEDROOM SEMI DETACHED HOUSE 1,304 Sqft / 121 Sqm
- SLANEY 4 BEDROOM SEMI DETACHED HOUSE 1,532 sq.ft / 142 Sq.m
- BROSNA 4 BEDROOM DETACHED HOUSE 1,532 sq.ft / 142 Sq.m
- CLODIAGH 4 BEDROOM DETACHED HOUSE 1,765 sq.ft / 164 Sq.m

## EXCELLENCE *in* CONSTRUCTION

The construction of Silverbrook is by the award winning Carroll O' Keeffe & Co Ltd, who since 1988 have earned a reputation as one of the leading construction companies in the Midlands. The Company has vast experience in commercial, public sector and residential development and enjoys a reputation for delivering the highest standards in contemporary construction.





enjoy GREAT LOCAL AMENITIES  
just an HOUR from Dublin City

# Silverbrook

**Local Amenities:**

- Educate Together PRIMARY SCHOOL
- Local Centra
- Tennis Club
- Midlands Regional Hospital
- O'Connor Park GAA Grounds
- Axis Business Park
- Scoil Mhuire
- Bridge Centre Shopping Mall
- IMC Cinema
- Tullamore Dew Visitors Centre
- Bridge House Hotel
- Tullamore Court Hotel
- Town Park
- Coláiste Choilm SECONDARY SCHOOL
- Dunnes Stores
- Tullamore College
- Sacred Heart SECONDARY SCHOOL
- Charville NS
- Aura Fitness Centre
- Offaly Rowing Club
- Spollanstown Industrial Estate
- Rugby Club
- Tullamore Harriers
- Train Station

**Transport Links:**

- M4
- M6
- N52
- ARDEN ROAD
- GRAND CANAL
- BRIDGE STREET
- CHURCH STREET

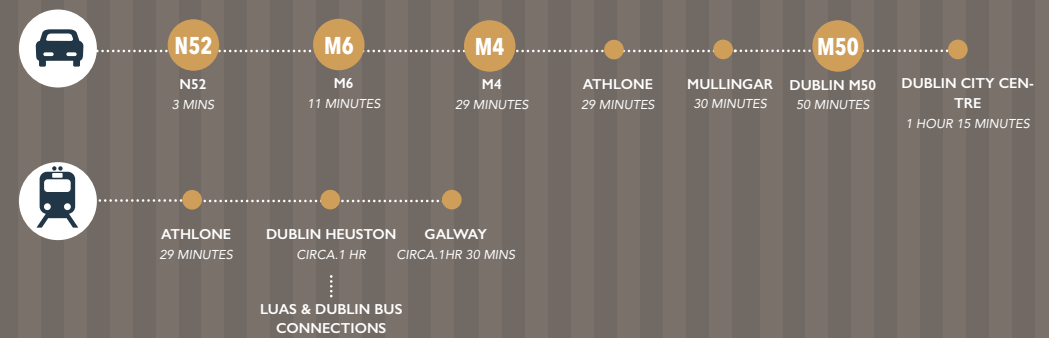
**Local Businesses and Landmarks:**

- Kelly's Bar
- Flynn's Bakery
- The Academy of Music
- Stovepipe Bar
- Galvin
- The Tullamore
- Bar
- HAIR BY DES
- Tullamore Retail Centre

## Transport Links

Tullamore's Ring Road (the N52) is a 3 minute drive and links to the M6 and on to the M4 with travel times of c. 50 minutes to Dublin's M50.

Tullamore Train Station provides a regular direct train service to Dublin and Galway as well as onward access to the national rail network. Dublin is approximately 1 hour travel time with links to the City LUAS services at Heuston Station.



NOTE: SAMPLE TRAVEL TIMES GIVEN ARE ESTIMATES ONLY AND WILL VARY IN PRACTICE

## a PERFECT SETTING for family life

Silverbrook, Arden Road, Tullamore benefits from a peaceful residential location where an amenity rich setting is being created to incorporate a children's playground, sport playing area, a picnic piazza and a number of other feature areas dispersed throughout the extensive landscaped parklands and linked by a network of pathways. There is a local creche and shops near by and a choice of local schools in the neighbourhood.

All the great amenities of Tullamore are within easy reach, there are excellent restaurants, cafes, bars, hotels, shops, salons, boutiques and a host of great civic amenities in the vibrant town centre. From Tullamore Stage School to the Offaly Rowing Club and the Tennis Club on Arden Road there are a host of local clubs and societies including; G.A.A., golf, rugby, soccer, cycling, rowing, athletics, tennis, music, drama and more.

**Silverbrook**  
ARDEN ROAD TULLAMORE



## Professional Team

### Developer

CODD Property Holdings

### Project Managers

MJ Turley & Associates

### Architects

C + W O'Brien

### Construction Contractor

Carroll O' Keeffe

### Landscape Architects

Cunnane Stratton Reynolds

### Structural & Civil Engineers

Barrett Mahony

### Mechanical & Electrical Engineers

JAK Consulting

### Assigned Certifier

C + W O'Brien

### Design Consultants

Archimedium

### Solicitors

Clarke Jeffers & Co

### Sales Agent



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PSRA No 001359

#### Conditions to be noted:

A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.

Special Conditions: The particulars contained in this document were prepared from preliminary plans and specifications and are intended 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 representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. The Agent(s) 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, building regulations or other 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 his own enquiries.



## DEDICATED *to* FAMILY

CODD Property Holdings is a family business dedicated to providing the highest standards of family living. Our multi-disciplined team are committed to creating elegant energy efficient homes of real and lasting quality where everything is considered, from the best use of space to the smallest detail. It's all about delivering the optimal living experience for your family, both inside and out. High quality specification and refined spaces inside, and outside the team is creating parklands, children's play area, piazzas, feature areas and a high level of both hard and soft landscaping through parks and streetscapes to deliver an enhanced family friendly environment at Silverbrook.

**CODD**  
PROPERTY HOLDINGS

For information please email agents: [info@sflewishamill.ie](mailto:info@sflewishamill.ie)

**CARROLL**  **KEEFFE**

 **Irish Construction  
Excellence Awards 2018  
Winner**



**BER A2 A3**