



# MEADOW MILL

ATHY, CO. KILDARE

NEW 2, 3, and 4 BEDROOM  
A-RATED FAMILY HOMES



Riverside



The River Barrow



## Welcome to Meadow Mill

Quantum, together with Coonan New Homes are delighted to present a chance to live in one of South Kildare's most impressive new communities. Meadow Mill is an exciting housing development nestled within the welcoming town of Athy. This riverside town is a family favourite and has all amenities needed to enjoy life to the fullest.

Meadow Mill meets the needs of families of every size with spacious homes for the first-time buyer, growing or downsizer family. Quantum Homes know what people need, and work hard to provide sleek, stylish homes for every new owner.





## Commuting Made Easy

Meadow Mill, Athy, has everything you need including a great transport network in the area. Meadow Mill's proximity to the M7 and M9 are a big advantage, with travel times to Dublin Airport and Dublin City Centre in under one hour. There are regular bus routes to local towns throughout Kildare and into Dublin. Church Road train station also provides great rail services for commuters. It is on the Dublin to Waterford line and there is a regular daily service to Heuston Station Dublin, or Carlow, Kilkenny, and Waterford directly.

Athy is a well-connected town that gets people where they want to go, fast. The recent opening of the Athy distributor road is a fantastic addition to the town. The scheme includes a 3.4km road and 5.8km walking and cycling infrastructure diverting traffic from the Main Street.



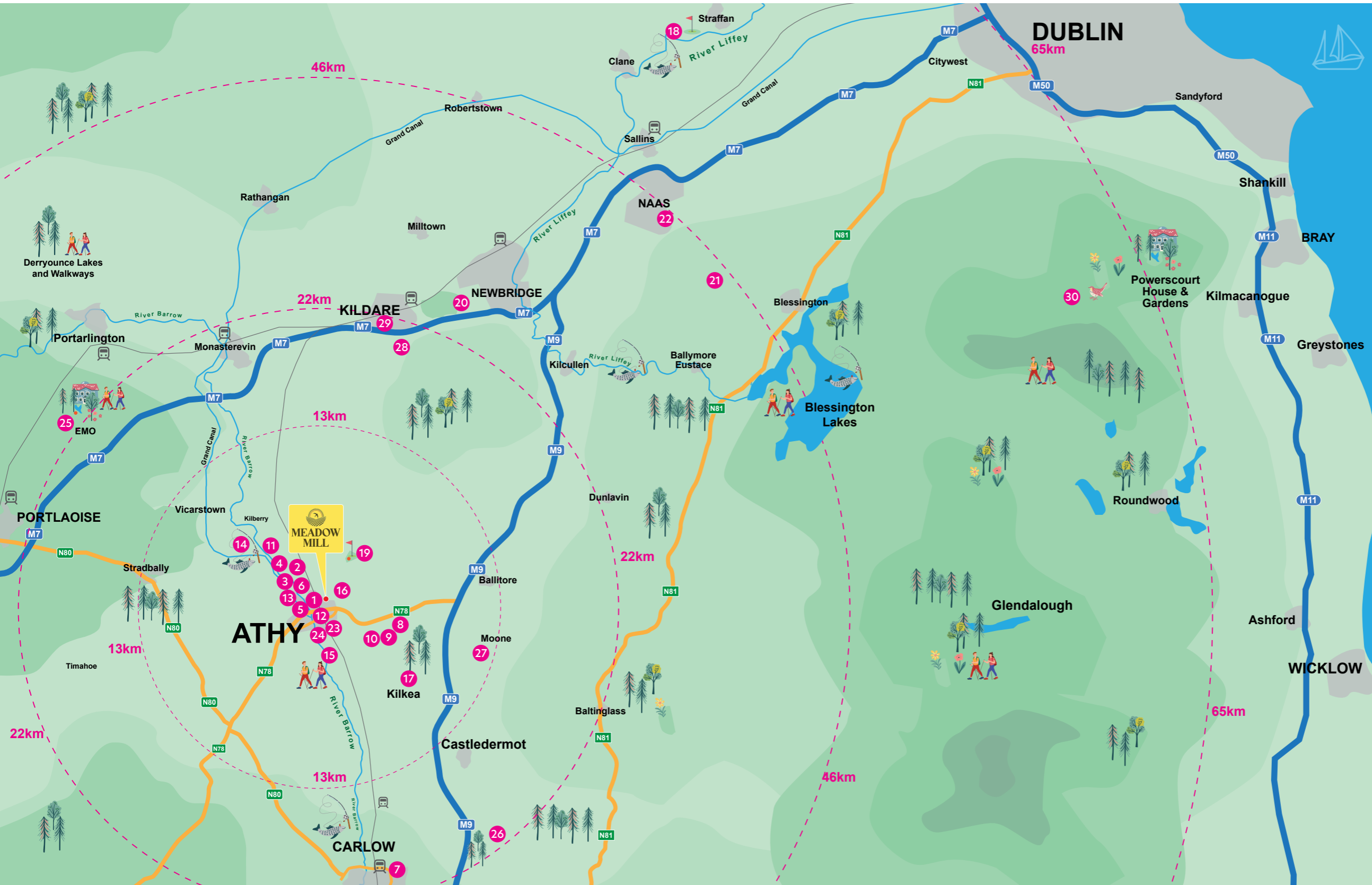


## *At Home in Athy*

Athy is a wonderful riverside town which has a fantastic, vibrant community spirit. There are primary and secondary schools for the children, and this is a highly active locality.

Football, rugby, soccer, tennis, and golf, can all be found locally to keep the family busy. For those that like water sports; swimming, angling, and canoeing can also be enjoyed. If you would like to take a breather for a coffee or a spot of lunch, then you won't have to travel more

than a few feet. The award winning Clanard Court Hotel, a hugely popular wedding venue is just on the edge of town, stones throw from Meadow Mill. However, should you really like to slow things down, then a gentle stroll along the Barrow Blueway or through the beautiful Kilkea Castle Estate, followed by lunch or afternoon tea in one of the Castle's dining establishments, might be in order.



### EDUCATION AND TRANSPORT

- 1 Scoil Mhichíl Naofa
- 2 Scoil Phódraig Naofa
- 3 Athy Model School
- 4 Gaelscoil Átha Í
- 5 Ardscoil na Trínoide
- 6 Athy College
- 7 Institute of Technology, Carlow

### SPORTS AND ACTIVITIES

- 8 Athy Gaelic Football Club
- 9 Athy Rugby Club
- 10 Athy Tennis Club
- 11 Athy Rowing Club
- 12 Athy Wheelers Cycling Club
- 13 K Leisure
- 14 River Barrow Fishing
- 15 Barrow Way Walking Trail

### HOTELS, GOLF, AND TRANSPORT

- 16 Clanard Court Hotel
- 17 Kilkea Castle Hotel and Golf Club
- 18 The K Club Hotel and Golf Club
- 19 Athy Golf Club
- 20 The Curragh Racecourse
- 21 Punchestown Racecourse
- 22 Naas Racecourse
- 23 Athy Railway Station

### ATTRACTIONS AND SHOPPING

- 24 Shackleton Museum
- 25 Emo Court and Estate
- 26 Ducketts Grove
- 27 Moone High Cross Monument
- 28 Irish National Stud and Gardens
- 29 Kildare Village Shopping Outlet
- 30 Wicklow Mountains National Park

Map for illustrative purposes only
















# MEADOW MILL

## Site Plan

### House Types

-  **The Aster**  
Type G/G1 - 2 bedroom mid and end-terrace house. Approx. 90 sqm / 963 sqft
-  **The Foxglove**  
Type F - 3 bedroom semi-detached house. Approx. 100 sqm / 1076 sqft
-  **The Lily**  
Type D - 3 bedroom semi-detached house. Approx. 113 sqm / 1220 sqft
-  **The Dahlia**  
Type E1 - 3 bedroom semi detached house. Approx 114 sqm / 1227 sqft
-  **The Heather**  
Type E - 3 bedroom semi detached house. Approx 118 sqm / 1270 sqft
-  **The Ivy**  
Type B/C - 4 bedroom semi detached house. Approx 114 sqm / 1227 sqft
-  **The Hawthorn**  
Type B1 - 4 bedroom semi detached house. Approx 128 sqm / 1,373 sqft
-  **The Larkspur**  
Type A - 4 bedroom detached house. Approx 141 sqm / 1,517 sqft
-  **The Primrose**  
Type H1/H1 - 2 bedroom apartment. Approx 74 sqm / 796 sqft
-  **The Bluebell**  
Type H - 3 bedroom duplex. Approx 100 sqm / 1,076 sqft
-  **The Violet**  
Type I - 1 bedroom apartment. Approx 50 sqm / 536 sqft



# Specification



**BER A2**

## ENERGY EFFICIENCY

- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- TimberFrame structure offering superior thermal & acoustic performance and exceptional levels of air tightness
- Demand controlled ventilation installed in all houses ensuring continual good indoor air quality and saves energy
- High level of insulation incorporated in floors, walls and roof



## EXTERNAL FEATURES

- Maintenance free brick & acrylic rendered facades
- PVC Fascia, gutters and downpipes
- Double glazed argon filled windows; uPVC panelled front door with secure locking system; and uPVC French double doors, all by Munster Joinery



## INTERNAL FEATURES

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white
- Quality interior joinery to include painted internal doors, contemporary skirting and architraves finished in a complementary colour
- Brushed chrome ironmongery
- Timber staircase with painted finish and varnished timber handrail



- Fitted wardrobes in master and selected guest bedrooms
- Pull down attic ladder leading to attic space



## BROADBAND

- Up to 1 Gb Fibre Broadband to your door



## ELECTRICAL and HEATING

- Generous lighting and power points
- Smoke detectors
- TV connection in living and master bedroom
- Air to Water Heatpump – thermostatically controlled for maximum comfort
- Demand-controlled ventilation



## BATHROOMS and ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Carefully selected tiles on all bathroom floors and wet areas



## KITCHENS

- Superb handcrafted contemporary kitchens with soft-close doors
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood (subject to Contracts being signed and returned within 21 days)
- Utility room plumbed for washer and dryer



## GARDENS

- Concrete driveway with ample parking for two cars where applicable
- Seeded gardens
- Secure timber gate to side with postand panel fencing
- Provisions for the installation of a car charging point where applicable



## FIRST HOME SCHEME/ HELP TO BUY INCENTIVE

- Meadow Mill qualifies for the Government Help to Buy Incentive scheme
- A range of homes available within the First Home Scheme cap



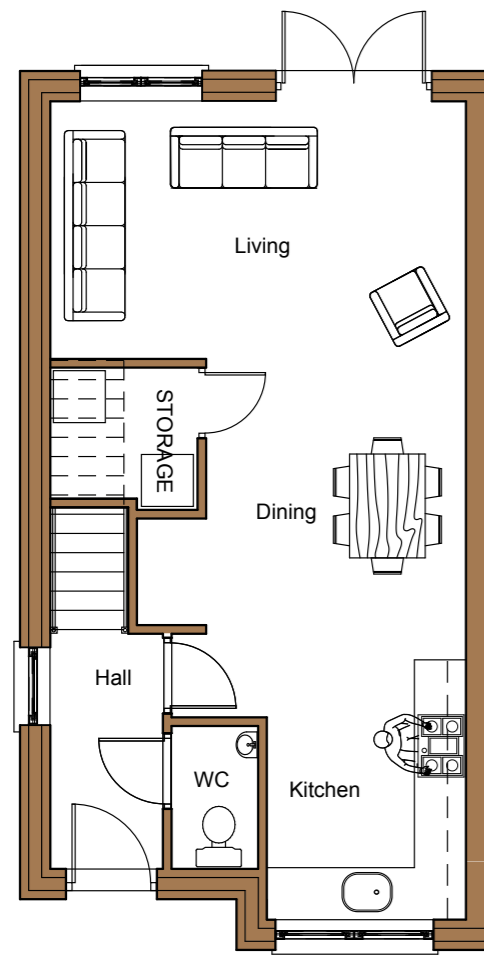
## GUARANTEE

- All homes come with a 10-year Homebond Warranty

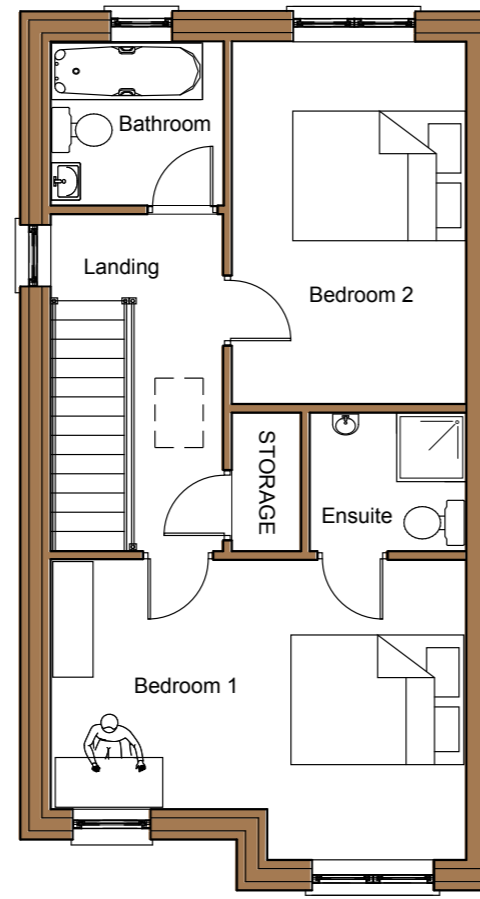


# The Aster

**Type G/G1** - 2 bedroom mid and end-terrace house  
 Approx. 90 sqm / 963 sqft



GROUND FLOOR

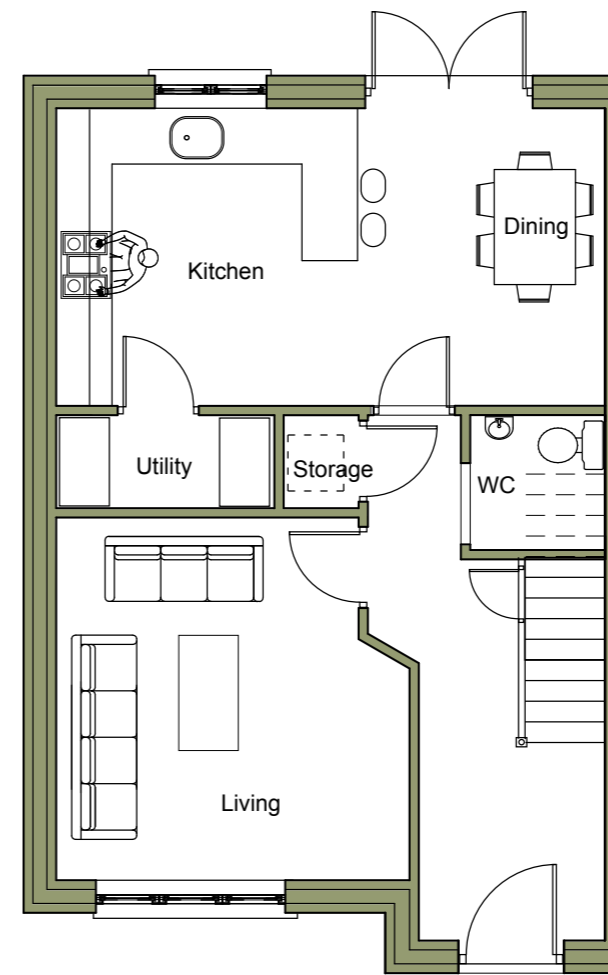


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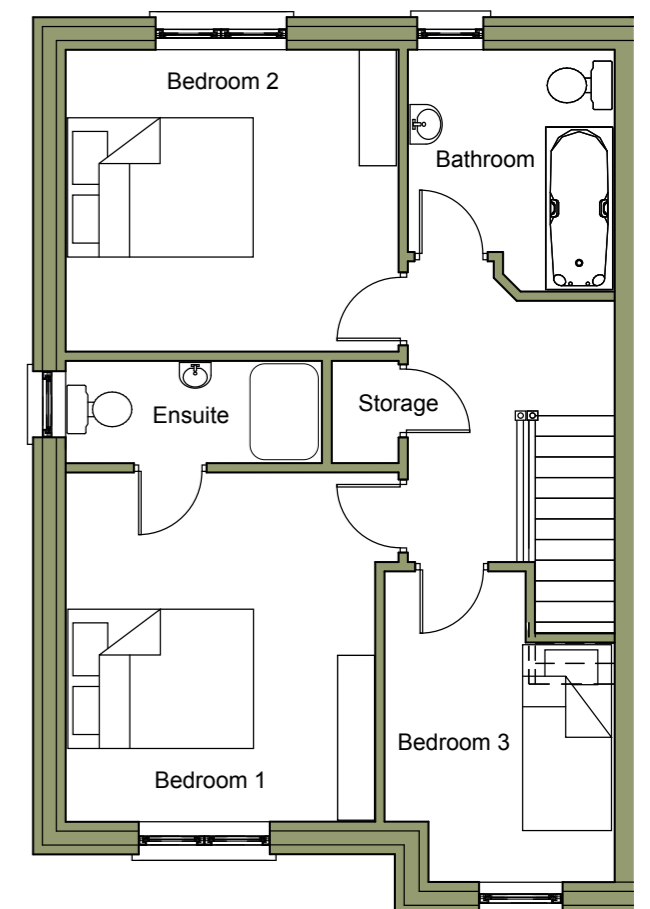
*Plans for illustrative purposes only*

# The Foxglove

**Type F** - 3 bedroom semi-detached house  
 Approx. 100 sqm / 1076 sqft



GROUND FLOOR



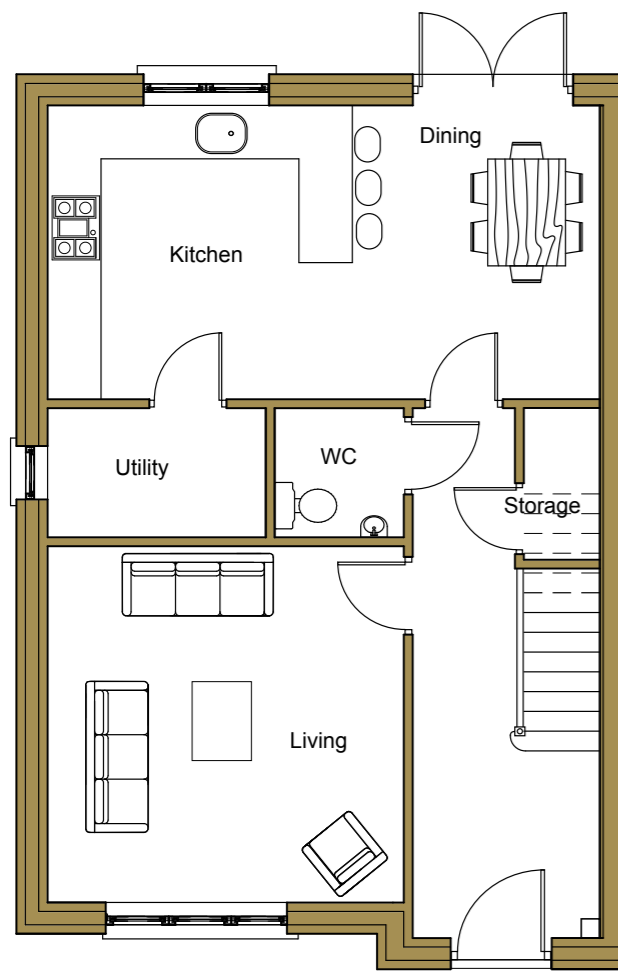
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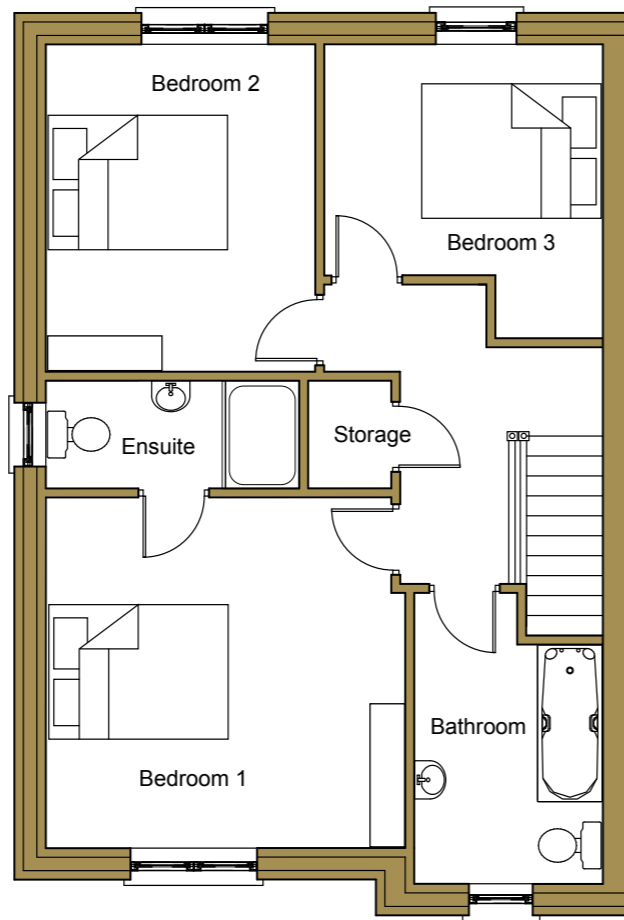


# The Lily

**Type D** - 3 bedroom semi-detached house  
 Approx. 113 sqm / 1220 sqft



GROUND FLOOR

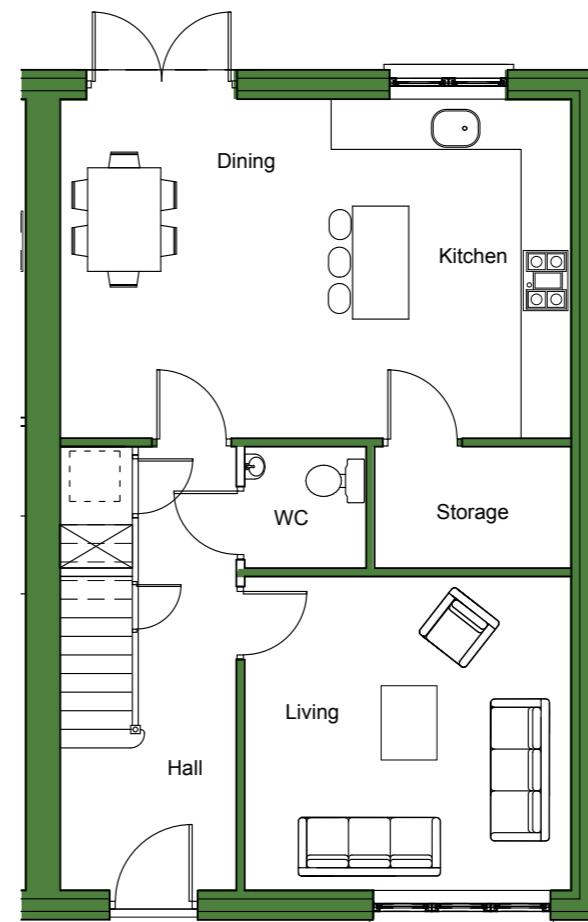


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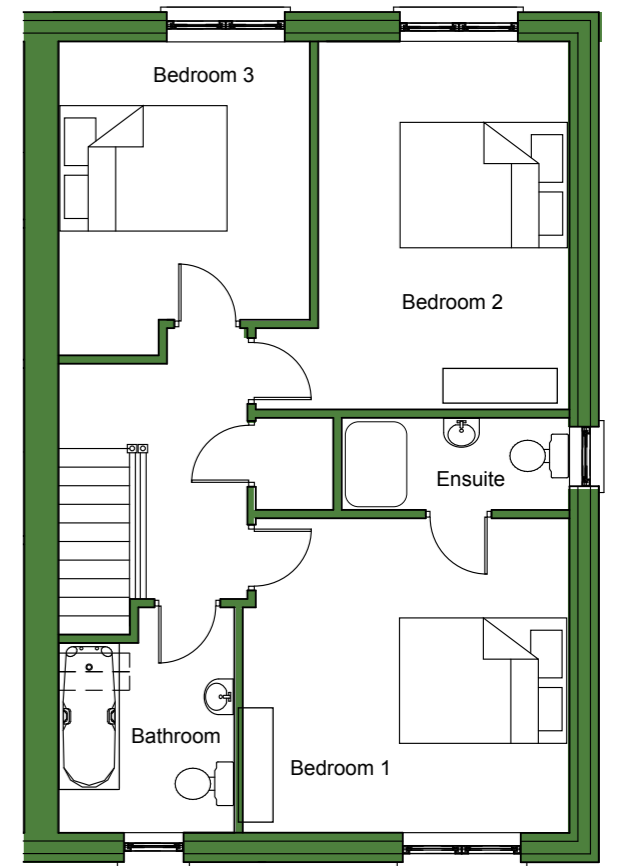
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# The Heather

**Type E** - 3 bedroom semi detached house  
 Approx 118 sqm / 1270 sqft



GROUND FLOOR

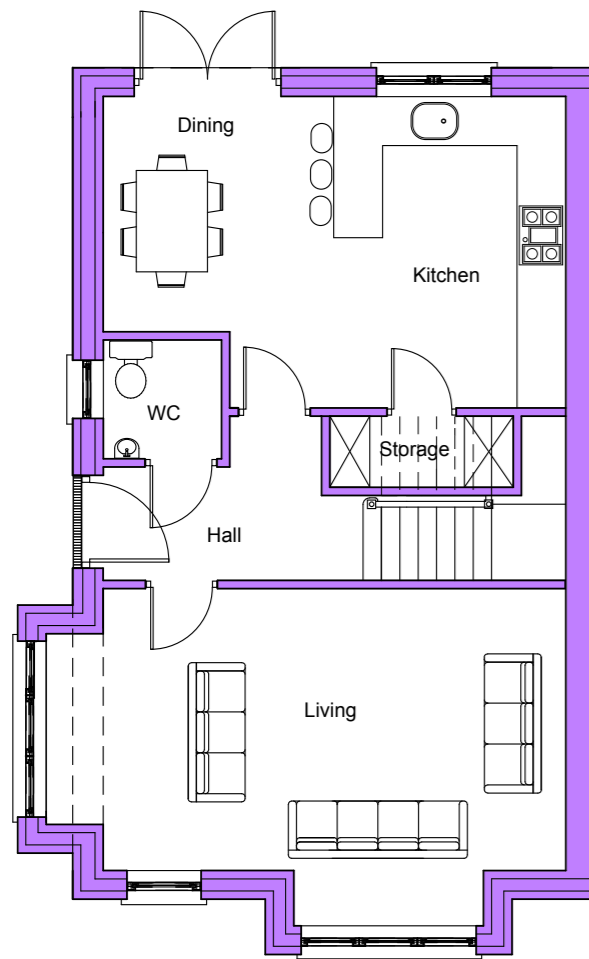


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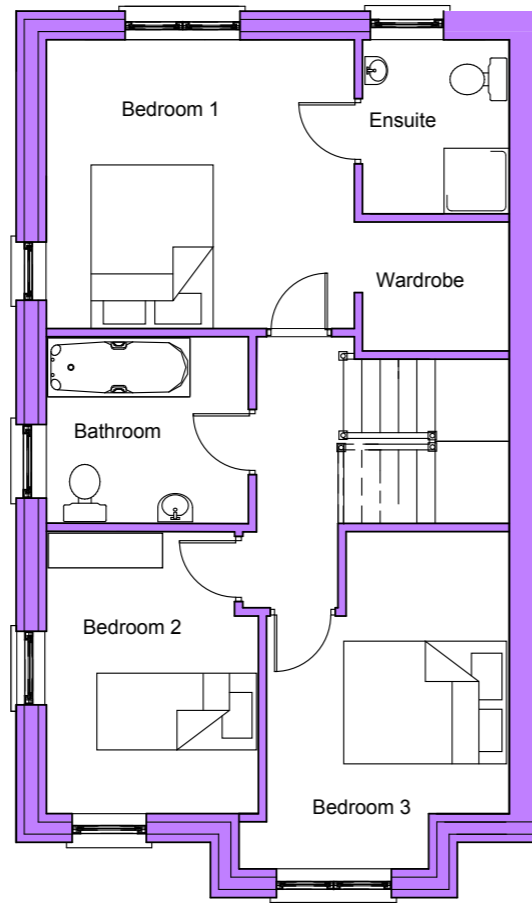
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# The Dahlia

Type E1 - 3 bedroom semi detached house  
 Approx 114 sqm / 1227 sqft



GROUND FLOOR

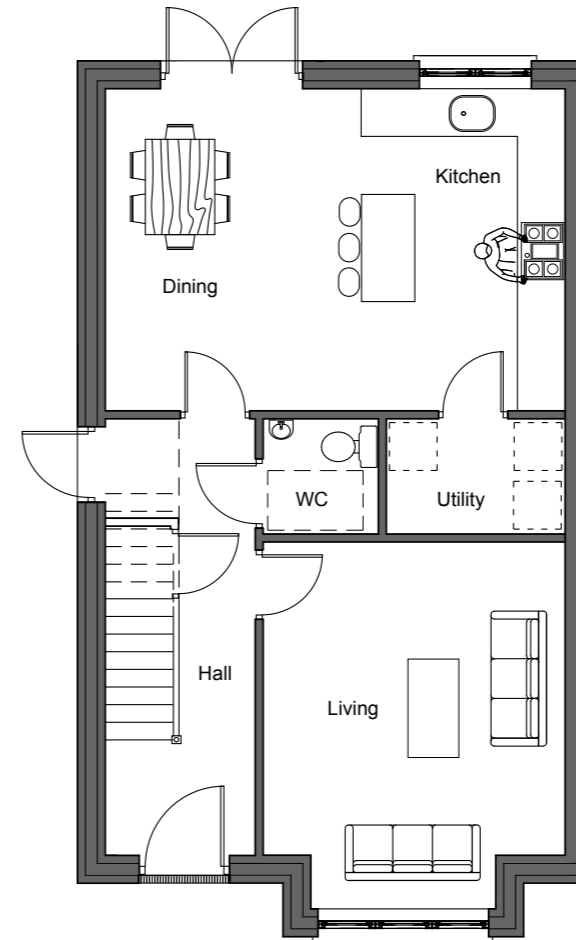


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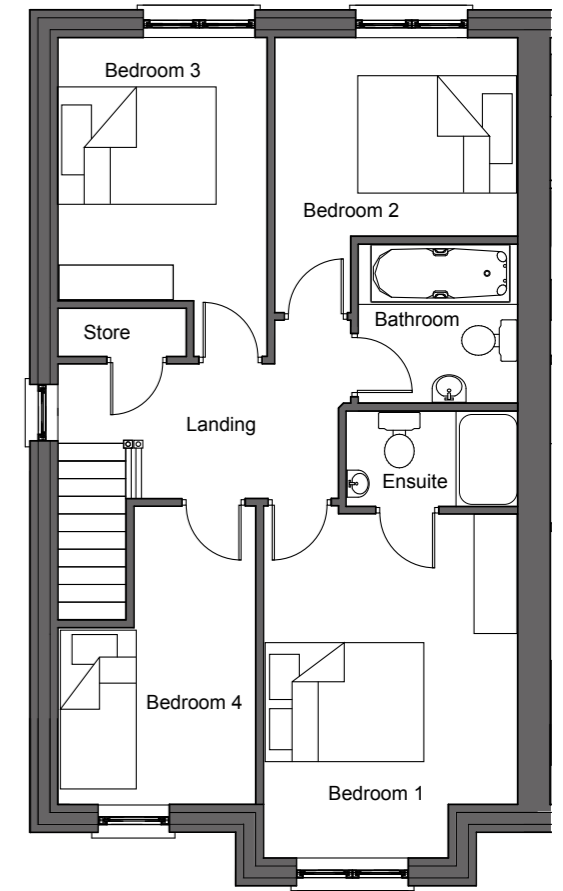
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# The Ivy

Type B/C - 4 bedroom semi detached house  
 Approx 114 sqm / 1227 sqft



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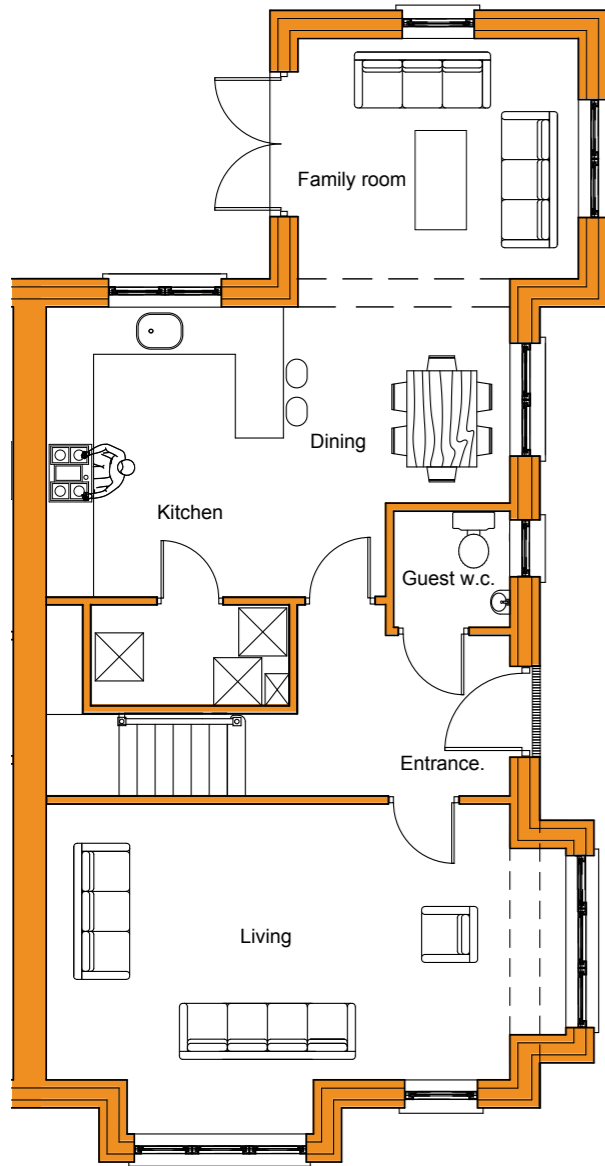


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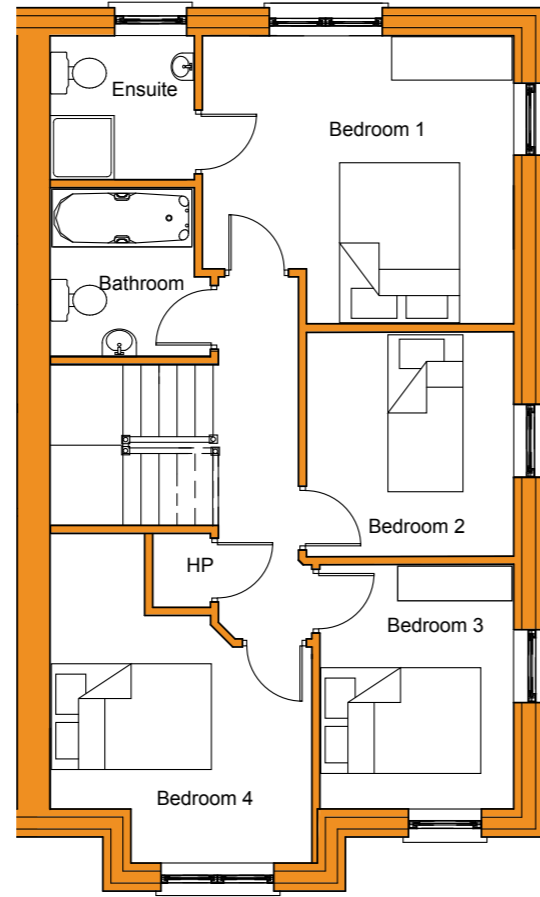
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# The Hawthorn

**Type B1** - 4 bedroom semi detached house  
Approx 128 sqm / 1,373 sqft



GROUND FLOOR

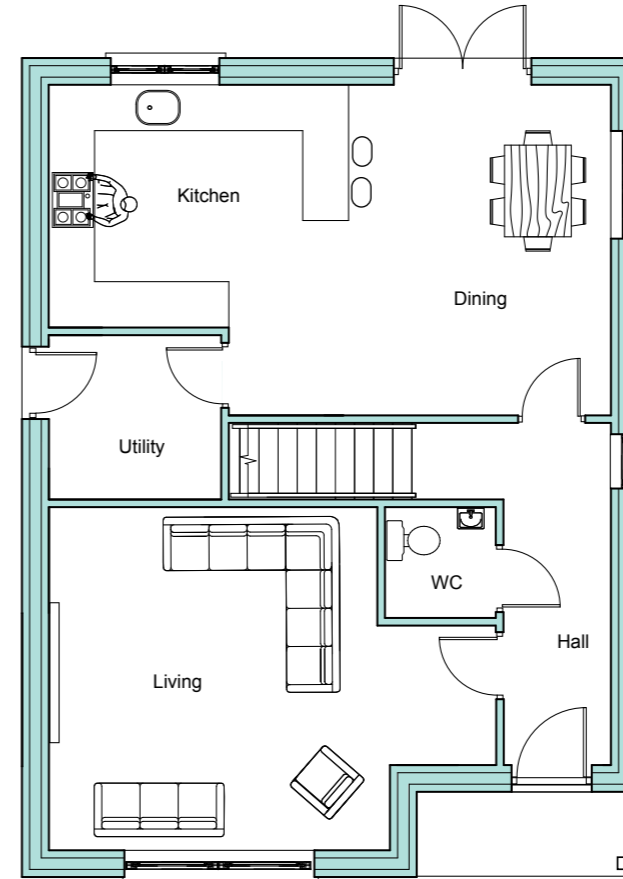


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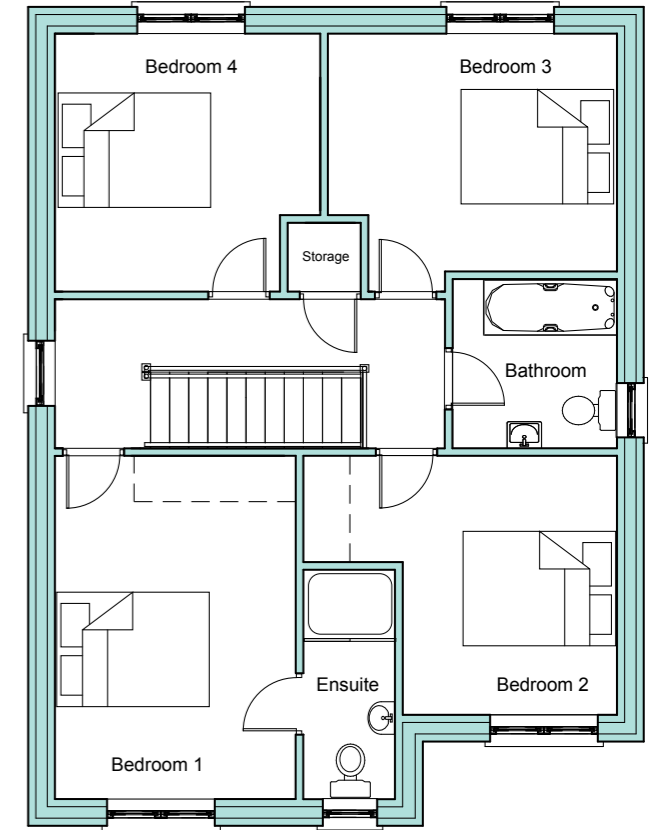
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# The Larkspur

**Type A** - 4 bedroom detached house  
Approx 141 sqm / 1,517 sqft



GROUND FLOOR

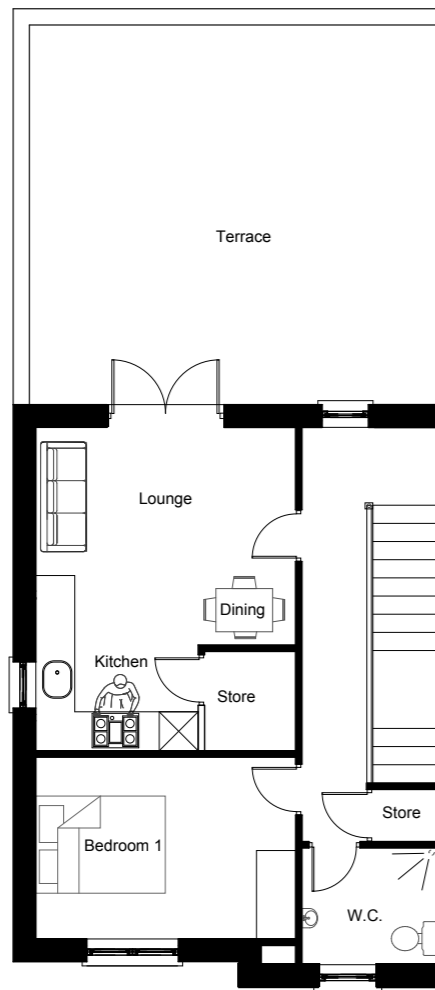


FIRST FLOOR

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# The Violet

**Type I** - 1 bedroom apartment  
 Approx 50 sqm / 536 sqft

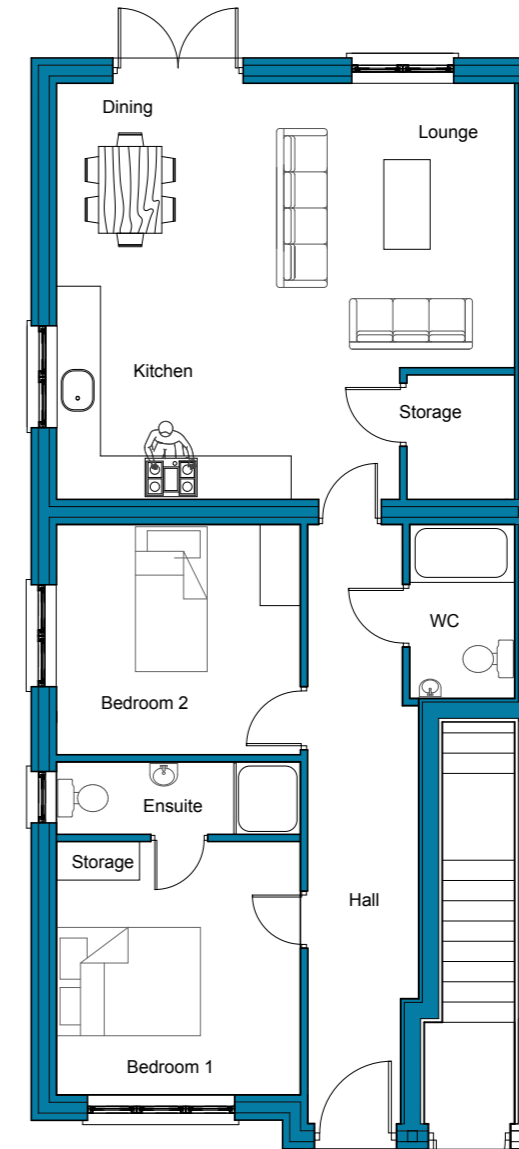


FIRST FLOOR

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# The Primrose

**Type H1/I1** - 2 bedroom apartment  
 Approx 74 sqm / 796 sqft



GROUND FLOOR

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# The Bluebell

**Type H** - 3 bedroom duplex  
 Approx 100 sqm / 1,076 sqft



*Plans for illustrative purposes only*





# MEADOW MILL

ATHY, CO. KILDARE

## PROFESSIONAL TEAM

Developer

**Quantum Group**  
Unit 2 Enterprise Centre,  
Kilcock  
[QuantumGroup.ie](http://QuantumGroup.ie)

Architect

**Bannon Architecture**  
Stoneyford,  
Kilkenny

Solicitors

**HOS Partners LLP**  
46 Fitzwilliam Square West,  
Dublin 2

Selling Agent



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[MyMeadowMill.com](http://MyMeadowMill.com)



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