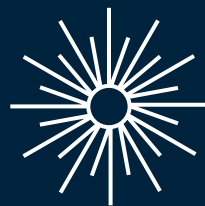


PHASE 2  
NOW ON SALE  
FROM OCTOBER 2017

PHASE 1  
SOLD OUT



MAYDENHAYES

MORNINGTON, CO. MEATH

TRADITIONAL STYLE 3,4 & 5 BEDROOM SEMI-DETACHED & DETACHED HOUSES







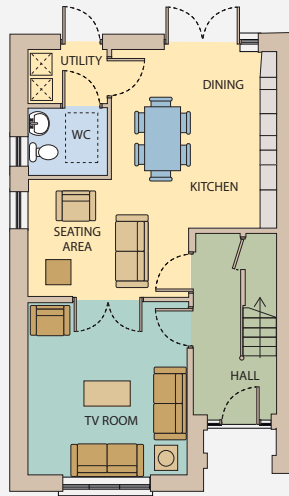


# SITE OVERVIEW

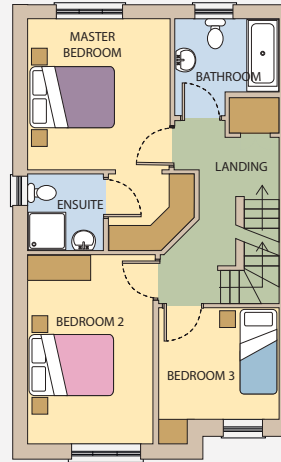


# THE KAVANAGH

3 BEDROOM SEMI-DETACHED - 1184 sq ft



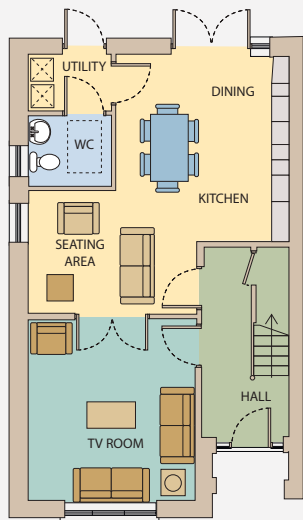
GROUND FLOOR



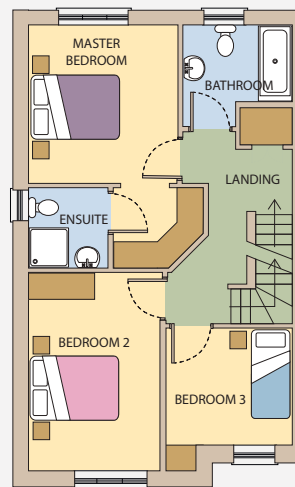
FIRST FLOOR

# THE HEANEY

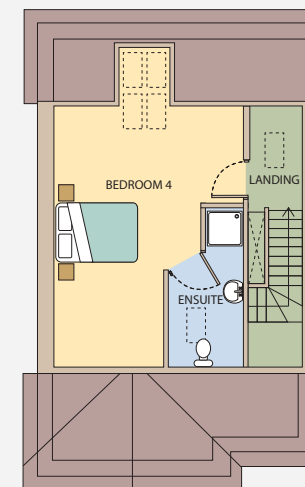
4 BEDROOM SEMI-DETACHED - 1544 sq ft



GROUND FLOOR



FIRST FLOOR



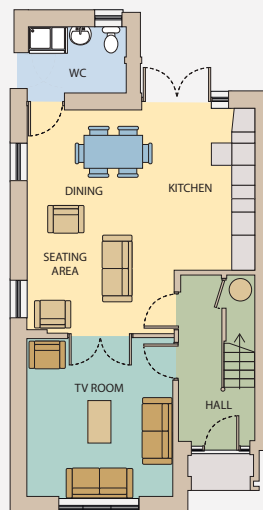
SECOND FLOOR

|||||coda  
INTERIORS BY NICKI CLOONAN

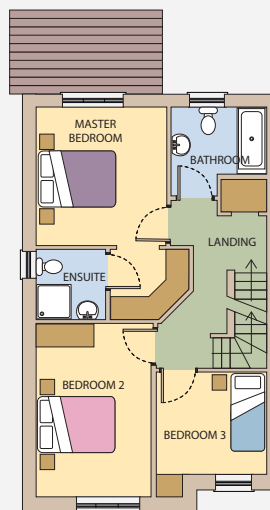


# THE BECKETT

3 BEDROOM SEMI-DETACHED - 1242 sq ft



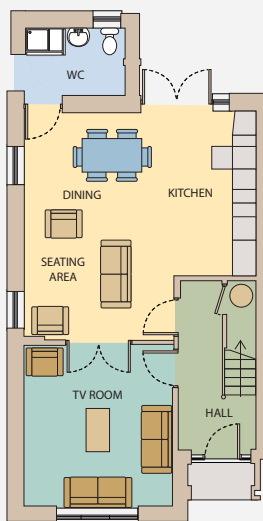
GROUND FLOOR



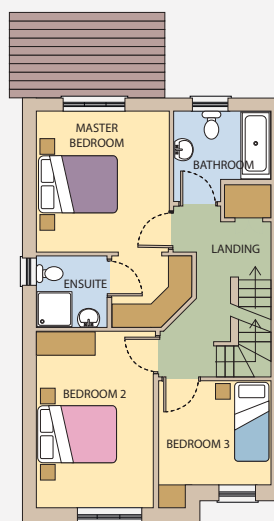
FIRST FLOOR

# THE YEATS

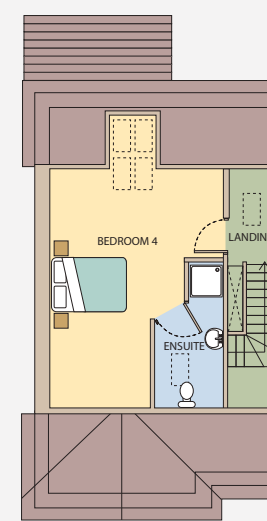
4 BEDROOM SEMI-DETACHED - 1603 sq ft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

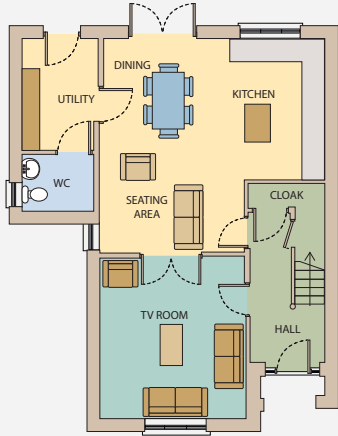




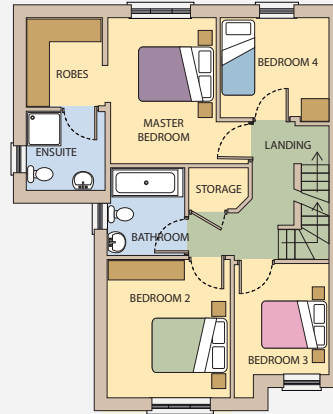
## THE JOYCE + THE WILDE

4 BEDROOM SEMI-DETACHED

4 BEDROOM DETACHED - 1383 sq ft



GROUND FLOOR

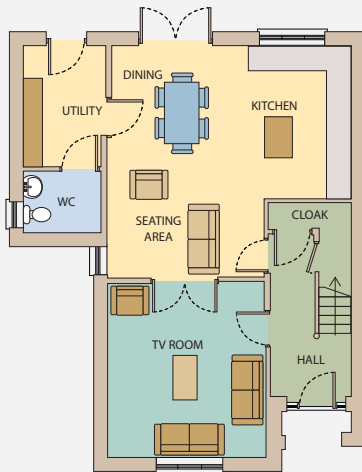


FIRST FLOOR

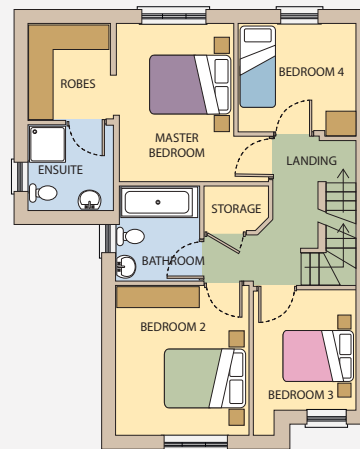
## THE CLARKE + THE WILDE

5 BEDROOM SEMI-DETACHED

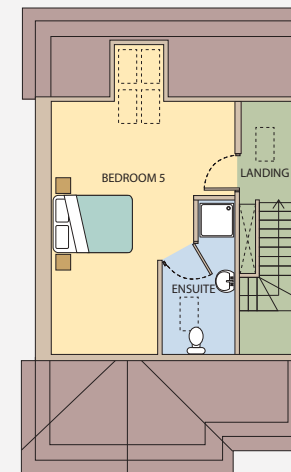
5 BEDROOM DETACHED - 1743 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR  
(OPTIONAL LOFT CONVERSION)





AS SEEN IN TV3's



## *Interior Specification*

Quality custom fitted kitchen as per showhome

Spacious living areas

High quality fitted wardrobes as per showhome

Superior en-suite to master bedrooms and walk in wardrobe

Plumbed utility rooms with provision made for additional storage

Downstairs guest WC

Wired for alarm, telephone and TV

High standard of insulation 'A' rated

Generous tiling as per showhome

Generous storage throughout

Higher than standard ceilings downstairs

High quality wall tiling in bathroom, en-suite and guest wc as per showhouse

High quality sanitary ware

Pumped shower in bathrooms and en-suite

Internal doors as per showhouse

Generous electrical specification as per showhouse

Dimplex A-Class Air Sourced Heat Pump providing domestic hot water and heating at lowest possible cost



## *Exterior Specification*

Traditional block built

Maintenance low exterior

Future proof UPVC windows and French doors

UPVC fascia soffit and guttering

High quality cobblelock paving to front driveway with parking for 2 cars

Concrete post and pressure treated timber fencing to rear gardens



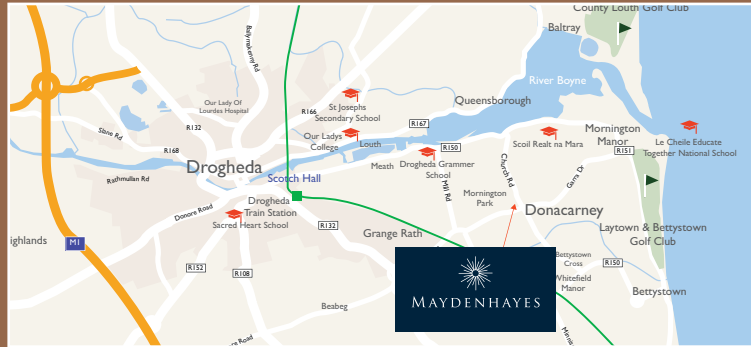
In addition to buying your home from Mornington New Homes each home is covered by the 10 year Homebond structural guarantee scheme.



## AN EASY COMMUTE

With easy access to the M1 commute times are minimal.

Drogheda	10 mins
Dundalk	40 mins
Dublin	50 mins
Shopping centre	10 mins
Dublin airport	35 mins
Belfast	1.5 hrs



## GREAT SPORTS & LEISURE

Golf clubs include Baltray & Bettystown, while Laytown & Bettystown beaches are a short drive away as are a range of parks and playgrounds.



## LOCAL HOTSPOTS

Award winning Eastern Seaboard Bar and Grill  
The Brown Hound (Irish Times best Café/Teashop in Ireland)

Boyne Valley Region  
Newgrange  
Mellifont Abbey

## LOCAL SCHOOLS

The Community Play School  
Donacarne National School  
Gael Scoil  
Educate Together – Le Cheile  
Drogheda Grammar



## PROFESSIONAL TEAM

**DEVELOPER**  
Mornington New Homes  
01 4534606

**ENGINEERS**  
OCSC  
9 Prussia Street  
Dublin 7

**ARCHITECT**  
Fewer Harrington & Partners  
Maritana Gate  
Canada Street  
Waterford

## JOINT AGENTS



01 634 2466  
**knightfrank.ie**

PRSA LICENCE  
NUMBER 001880



041 984 1149

PRSA LICENCE  
NUMBER 002358

## DEVELOPERS

**MORNINGTON  
NEW HOMES**  
01 4534606



A RATED HOMES

Disclaimer – The particulars contained in this document were prepared from preliminary plans and specifications and are intended only 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 representations of fact. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guidance purposes only, are not necessarily comprehensive and may be subject to change. Knight Frank or Tormey Lee Auctioneers 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 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 their own enquiries.



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MAYDENHAYES  
MORNINGTON, CO. MEATH

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