

A DEVELOPMENT BY



GLENMORE WOOD

3 & 4 BEDROOM LUXURY HOMES



www.glenmorewood.com



Belvedere House



GLENMORE WOOD

WELCOME

Andrews Construction is delighted to present the final phase of Mullingar's premier new development, Glenmore Wood. This new phase comprises of 20 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 Andrews Construction who enjoy a long and proud reputation in the delivery of quality family homes nationwide. The homes are designed and built to the highest standards, using concrete block construction and a variety of tried and tested energy saving and renewable energy technologies.

- Glenmore Wood is situated within easy commuting distance of Dublin, just 45 minutes from the M50.
- Mullingar is well served by frequent bus and rail services to Dublin and other major centres.

LEISURE

- Mullingar offers a wide variety of recreational and sporting activities, such as Mullingar Golf Club, Kilbeggan Racecourse, Mullingar Tennis Club, Mullingar Rugby Club, GAA Clubs, Athletics Club and Swimming Facilities.
- A haven for walking, cycling and boating.
- Mullingar Arts Centre offers a full programme of cultural events.

SHOPPING & RESTAURANTS

- Mullingar has an exciting array of shops and restaurants, hotels and pubs catering to the needs of a growing community.

SCHOOLS

- There are great schools close to Glenmore Wood including St. Finian's College, Loreto College, Coláiste Mhuire and Mullingar Community College.
- Mullingar also has a large selection of preschool and primary schools in Mullingar Town and surrounding areas.



Horse Racing, Kilbeggan



Mullingar Train Station



Loreto College, Mullingar



SPECIAL FEATURES



GENERAL FEATURES

- Spacious, energy efficient (BER A3) family homes
- Traditional concrete block (twin leaf) construction
- Homebond registered (10 year structural guarantee)

INTERIOR FEATURES

- Fully fitted kitchens with selection of colour choices
- Fully fitted wardrobes as per showhouse
- High quality sanitary ware throughout including shower doors as per Showhouse
- En-suite to master bedroom as per showhouse
- Heated towel rails in bathrooms
- Painted throughout
- Wall and floor tiling as per showhouse
- Wired for Intruder Alarm
- Wall mounted electric fire with contemporary flame effect
- Stairs to attic

EXTERIOR FEATURES

- Low maintenance exterior
- French doors to rear of houses
- External power point and tap
- Paved front driveway with double space parking
- Rear gardens levelled and seeded
- Extensive landscaping throughout site including hedging to front gardens

"A" RATING FEATURES

- Highly efficient gas boiler with photo voltaic electricity generating panels to roof
- Zoned heating with digital thermostats and local radiator thermostatic valves
- Low heat loss due to high levels of insulation to Floors (120mm), roofs (400mm) and walls (80mm cavity & 50mm cozi-board)
- Low maintenance highly efficient "Future Proof" windows and rear doors with "Ultratech" front door fitted with a five-point locking system
- Air infiltration (and loss) and thermal bridging minimised through best practice construction details and adherence to strict quality control procedures

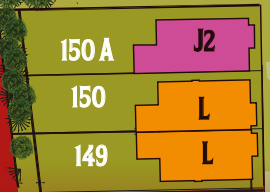
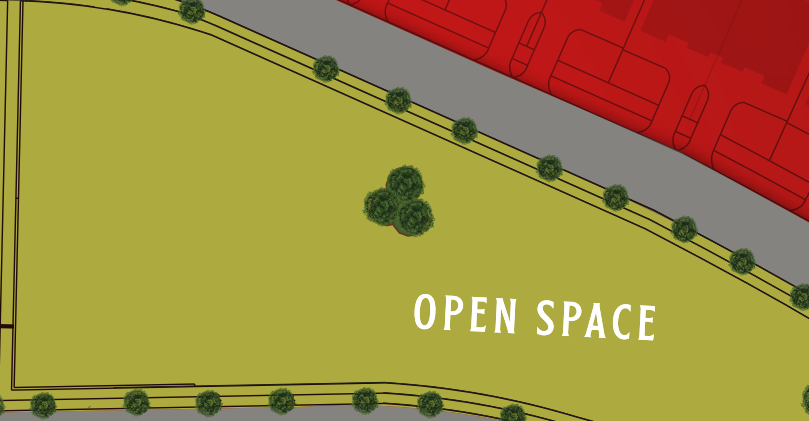
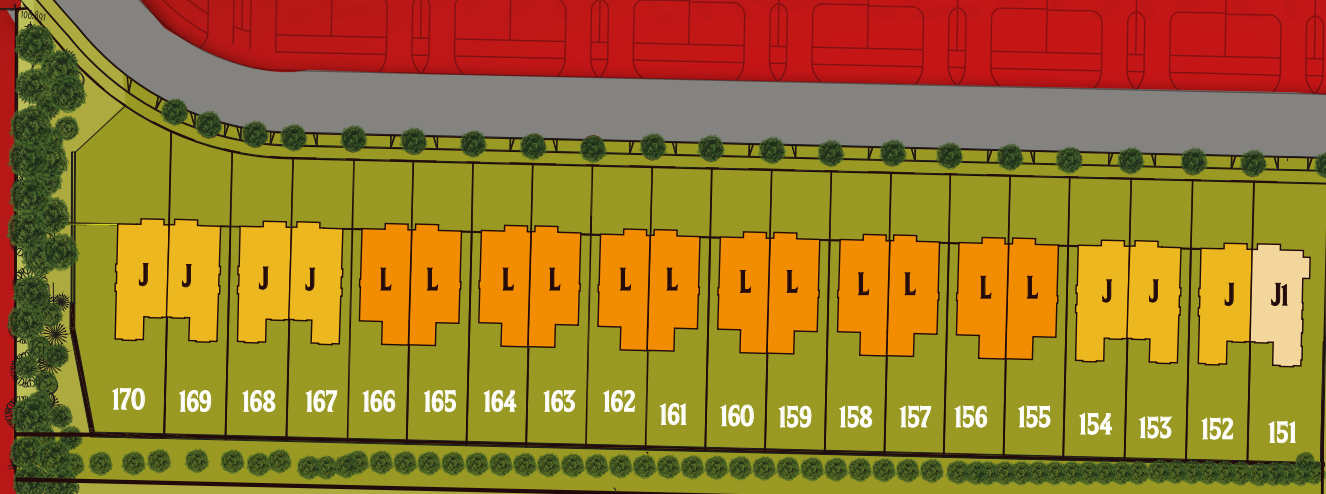




GLENMORE WOOD SITE PLAN



EXIT TO DUBLIN ROAD
& MULLINGAR TOWN CENTRE



-  HOUSE TYPE J - FOUR BEDROOM SEMI-DETACHED HOME
-  HOUSE TYPE J1 - FOUR BEDROOM SEMI-DETACHED HOME
-  HOUSE TYPE J2 - FOUR BEDROOM DETACHED HOME
-  HOUSE TYPE L - THREE BEDROOM SEMI-DETACHED HOME

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.

HOUSE TYPE J

4 Bedroom Semi Detached
Total Floor Area: 132m²/1421ft²

HOUSE TYPE J1

4 Bedroom Semi Detached
Total Floor Area: 133.2m²/1,434ft²



J1

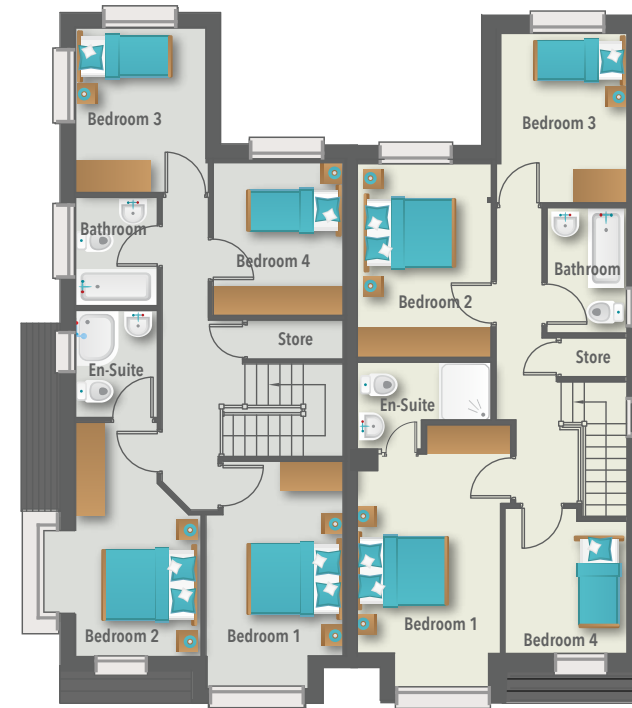
J



GROUND FLOOR

J1

J



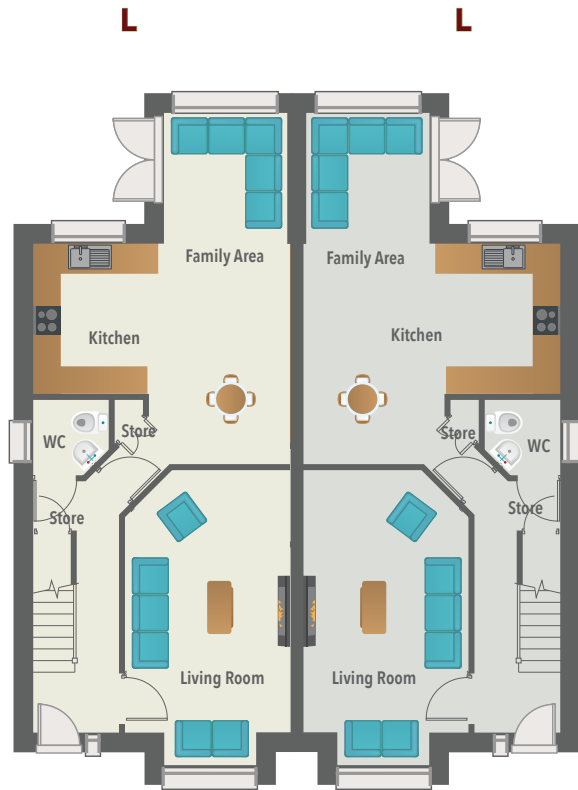
FIRST FLOOR

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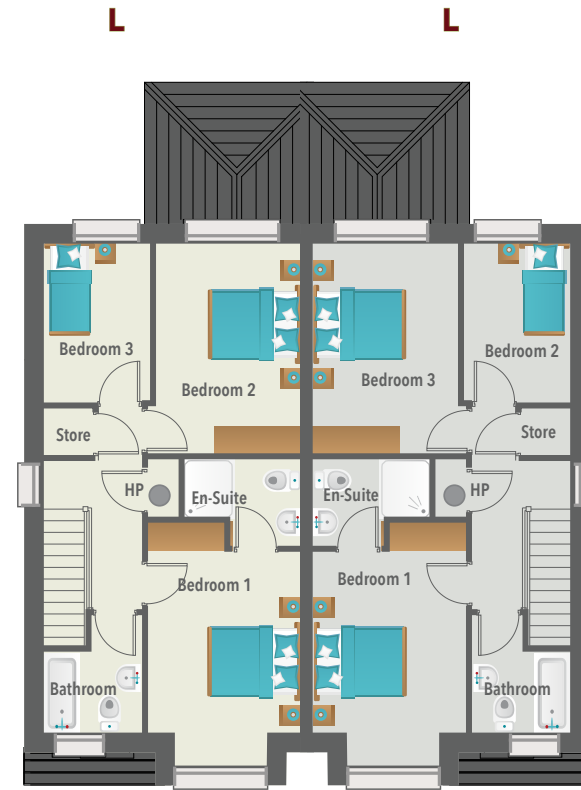


HOUSE TYPE L

3 Bedroom Semi Detached
 Total Floor Area: 120.5m² / 1,297ft²



GROUND FLOOR



FIRST FLOOR

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A PROUD REPUTATION BUILT ON QUALITY

Andrews Construction Ltd. has been building quality family homes since 1972.

We enjoy a proud reputation for high standards in design & construction across all of our developments.

We have adopted a policy of total commitment to quality, with all of our developments of family homes designed and built for modern living, and to meeting the requirements of the discerning home buyer.

We combine the use of innovative materials and building technologies with traditional craft skills to produce future proof, energy efficient homes that are cost effective to run and maintain.

Our Management team understands the significant investment that you are taking, whether you are a first time buyer or you are trading on. We aim to make the experience of buying an Andrews built home as easy as possible – We have been doing this for over 47 years.

Our long and proud track record has seen us complete numerous high quality developments of family homes in Ireland, including;

- Athlumney Wood, Navan.
- Athlumney Castle, Navan.
- Lackanash, Trim.
- Delacey Court, Trim.
- Delacey Crescent, Trim.
- Petitswood Manor, Mullingar.
- Glenmore Wood, Mullingar.
- Old Connell Weir, Newbridge.
- Barretstown Meadows, Newbridge.
- Stamanaran, Blackrock.
- Diswellstown Manor, Castleknock.
- Scholarstown Wood, Rathfarnam.

Our Quality Management System is certified to ISO 9001 (Quality), ISO 14001 (Environmental) and OHSAS 18001 (Health & Safety)



GLENMORE WOOD

JOINT SELLING AGENTS



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DEVELOPER



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SOLICITORS

J.A. Shaw & Co. Solicitors,

ARCHITECTS

McGrane & Partners Architects

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