

EXQUISITE NEW HOMES *in a* LANDSCAPED SETTING

Abbeyfields

ARDEN ROAD TULLAMORE CO. OFFALY

Abbeyfields Park No's. 12 -26



ELEGANT FAMILY LIVING

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



www.abbeyfields.ie



WELCOME *to* ABBEYFIELDS

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 Abbeyfields represents the highest standards in both design and build from a highly experienced team. A selection of large new 3 & 4 bedroom semi-detached houses are now being offered for sale at Abbeyfields Park No's 12 - 26.

Brick and render facades rise from cobblelocked front drives creating elegant streetscapes at Abbeyfields 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, Abbeyfields 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.



Abbeyfields

ARDEN ROAD TULLAMORE



OUTSTANDING INSIDE

Large spaces impeccably finished provide an exquisite stage for life at Abbeyfields



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

Full height wardrobes by Fitzgerald Kitchens have a contemporary design with assorted storage and hanging options as per showhomes.

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 Fitzgerald Kitchens with a number of modern design cues. Corian worktop with upstand in kitchen area.

ELECTRICAL

Generous light and power points, Cat 6 wiring & contemporary switches and sockets throughout.

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 exchanger; 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

Mechanical Ventilation installed in houses to achieve BER A2 rating.

BATHROOMS & EN-SUITES

Stylish bathrooms and en-suites are designed around contemporary clean lines and offer excellent quality throughout. All bathrooms have a painted/tiled finish. 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 painted rail.

PARKING

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

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 fronts of each house feature elegant landscaping. All gardens have wall mounted external double socket and external lighting.

SUPERIOR ENERGY EFFICIENCY

Abbeyfields 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.



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 Abbeyfields. A children's playground and basketball court will be constructed within the development.

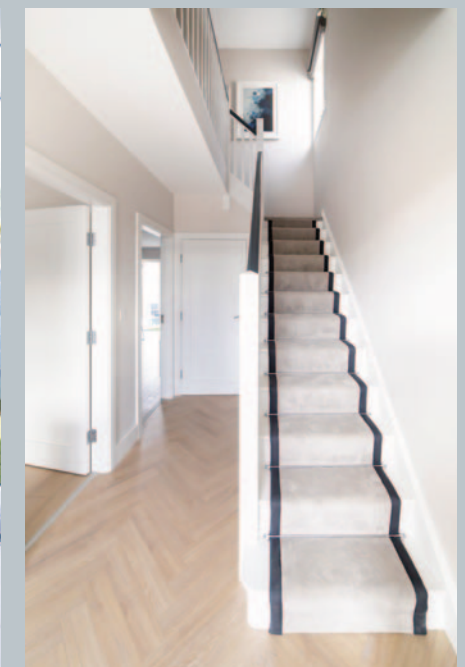
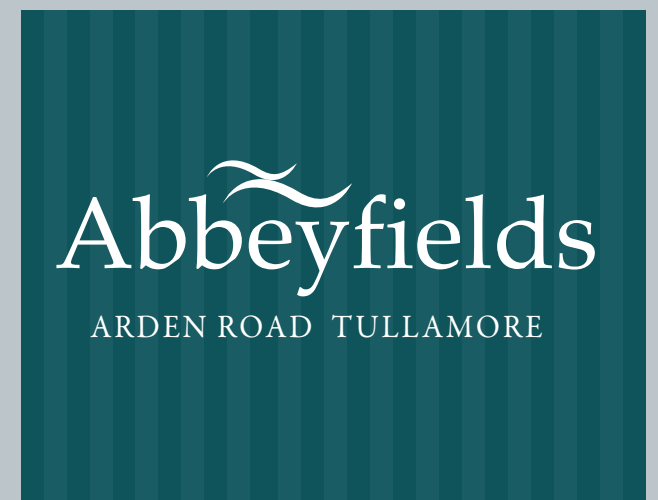
GUARANTEE

Abbeyfields houses are covered by a 10 Year Structural Guarantee.



EXCELLENCE *in* CONSTRUCTION

The construction of Abbeyfields 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.





the SLANEY

4 BEDROOM SEMI-DETACHED HOUSE

INTERNAL AREA	1,496 sq.ft	139 Sq.m
KITCHEN / DINING / FAMILY LIVING ROOM	19'3" x 17'0" 15'7" x 14'7"	5.9m x 5.1m 4.8m x 4.5m
MASTER BEDROOM PLUS ENSUITE	11'9" x 11'7"	3.6m x 3.5m
BEDROOM 2	12'4" x 11'5"	3.7m x 3.5m
BEDROOM 3	12'4" x 10'2"	3.7m x 3.1m
BEDROOM 4	10'0" x 8'6"	3.0m x 2.6m

No's. 3, 5, 7 & 9 Abbeyfields Park (Plans shown here)

Handed Version:
No's 4, 6, 8 & 10 Abbeyfields Park



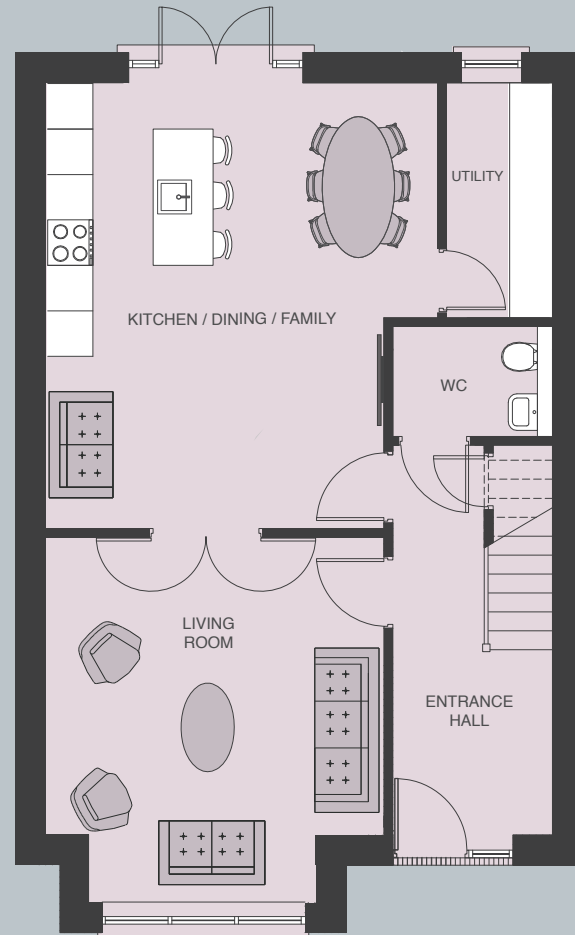


the SILVER

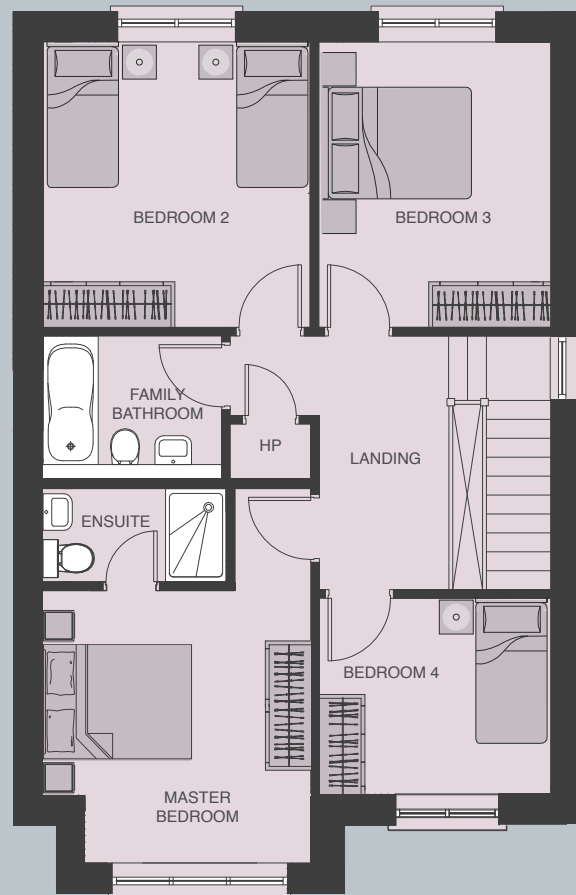
3 BEDROOM SEMI-DETACHED HOUSE

INTERNAL AREA	1,313 sq.ft	122 Sq.m
KITCHEN / DINING / FAMILY LIVING ROOM	18'3" x 14'7" 15'4" x 12'6"	5.5m x 4.5m 4.7m x 3.8m
MASTER BEDROOM PLUS ENSUITE	15'0" x 11'5"	4.6m x 3.5m
BEDROOM 2	11'1" x 10'4"	4.0m x 3.1m
BEDROOM 3	9'2" x 8'8"	2.8m x 2.7m

No. 13 Abbeyfields Park (Plans shown here)
Handed version: 25 Abbeyfields Park

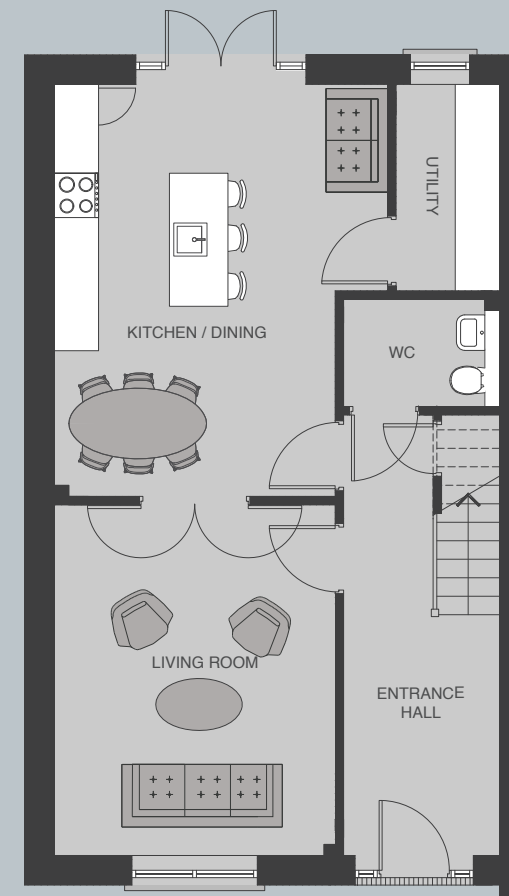


Ground Floor

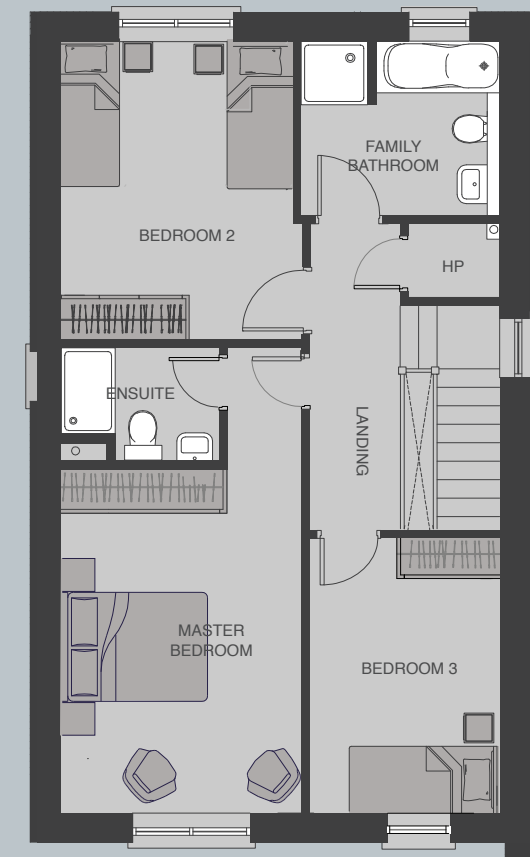


First Floor

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



Ground Floor



First Floor

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

the CAMCOR

3 BEDROOM SEMI DETACHED END HOUSE

INTERNAL AREA	1,455 sq.ft	135.2 Sq.m
KITCHEN / DINING LIVING ROOM	21'4" x 11'1" 20'4" x 14'8"	7.2m x 3.4m 6.1m x 3.8m
MASTER BEDROOM PLUS WALK-IN WARDROBE & ENSUITE	13'4" x 12'4"	3.9m x 3.8m
BEDROOM 2 BEDROOM 3	13'4" x 11'1" 15'4" x 9'2"	4.1m x 3.4m 4.7m x 2.8m

No. 12 Abbeyfields Park (Plans shown here)
Handed Version: No. 26 Abbeyfields Park

BER A2



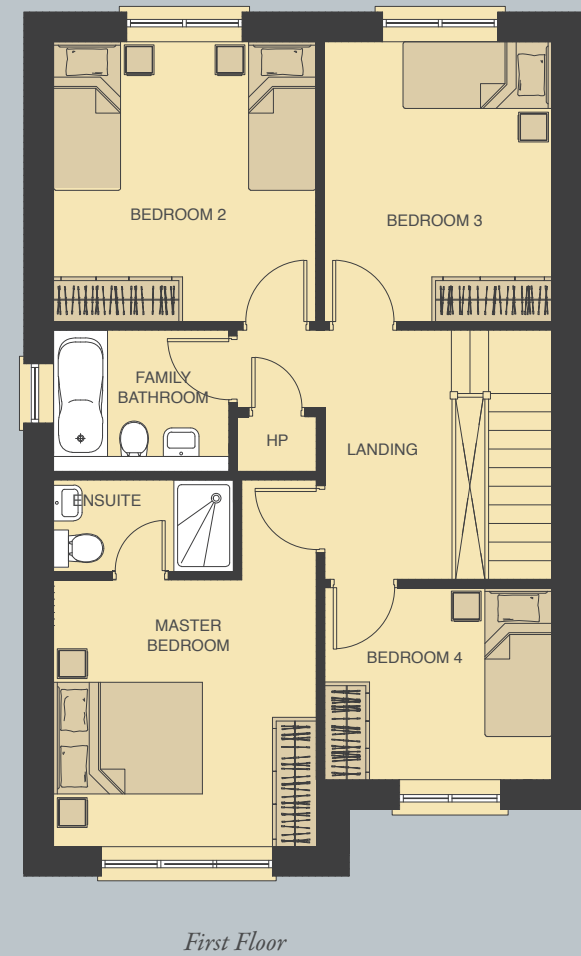
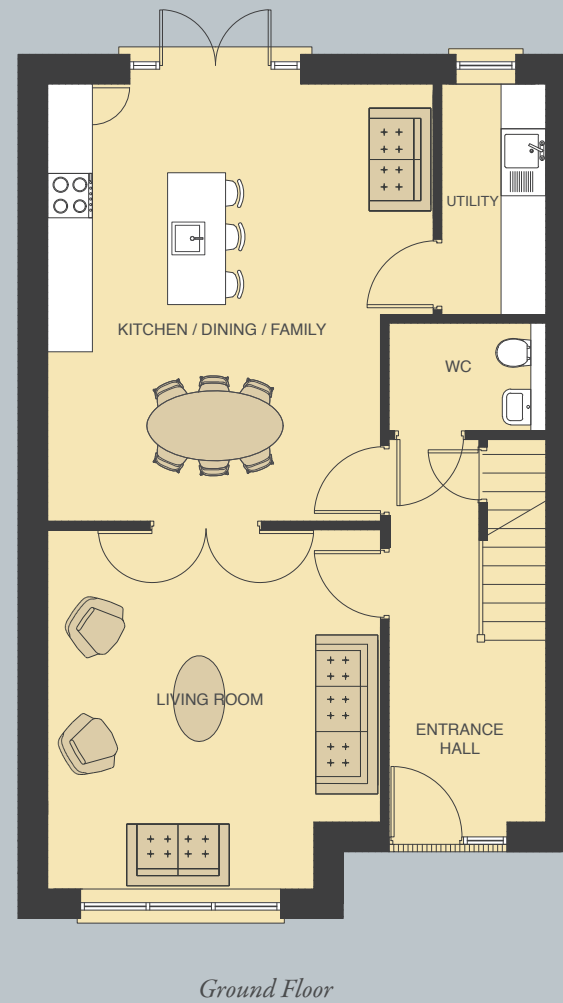
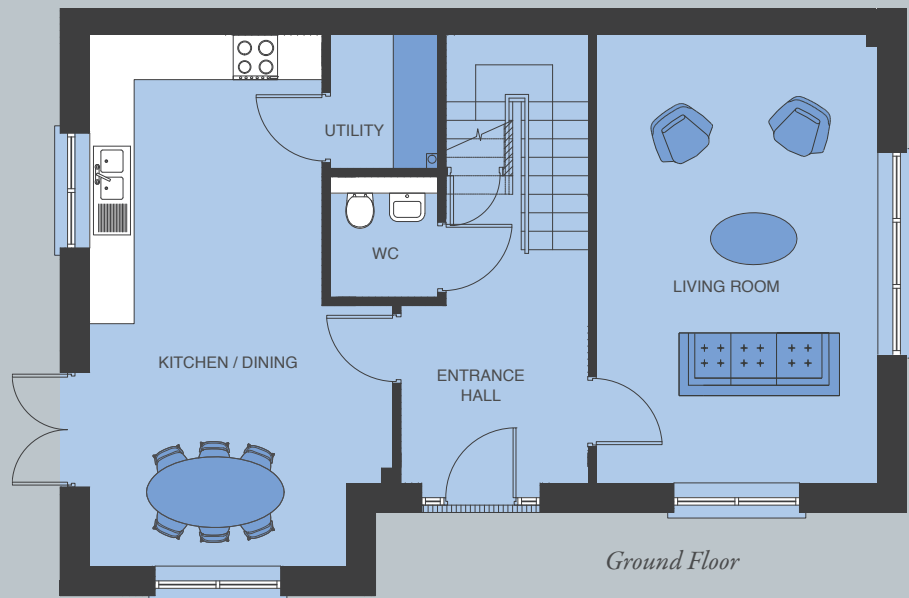
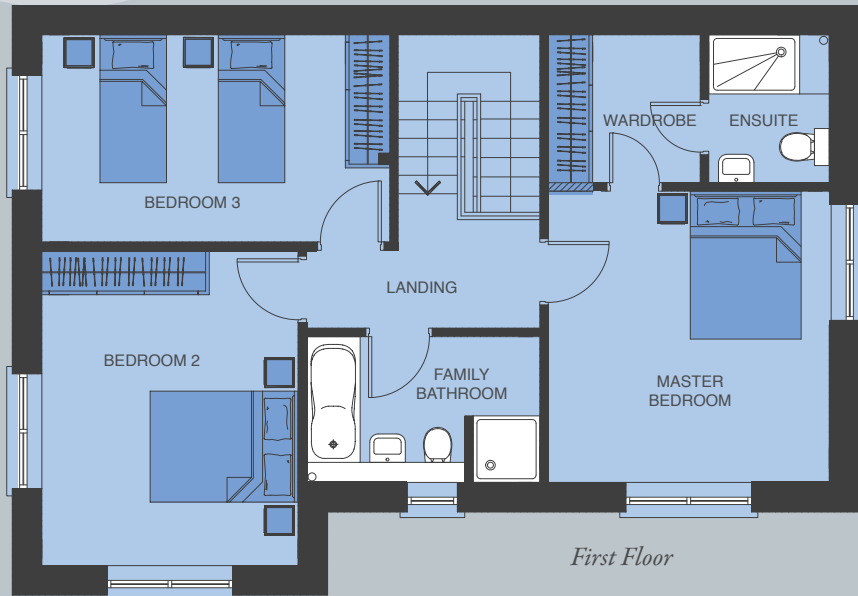
the BROSNA

4 BEDROOM DETACHED HOUSE

INTERNAL AREA	1,496 sq.ft	139 Sq.m
KITCHEN / DINING / FAMILY LIVING ROOM	19'0" x 17'0" 15'7" x 11'8"	5.8m x 5.1m 4.8m x 3.6m
MASTER BEDROOM PLUS ENSUITE	11'8" x 11'8"	3.6m x 3.6m
BEDROOM 2 BEDROOM 3 BEDROOM 4	12'6" x 11'2" 12'4" x 10'5" 10'0" x 8'6"	3.8m x 3.4m 3.8m x 3.2m 3.0m x 2.6m

No. 16 Abbeyfields Park

BER A2



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an ELEGANT SETTING


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

When complete Abbeyfields together with Silverbrook will include superb parkland and amenities including; playground, sports playing field, a piazza and a network of jogging and cycling pathways for the enjoyment of residents.



 **BROSNA**
4 BEDROOM DETACHED HOUSE
circa. 1,496 Sq.ft / 139 Sq.m




 **SLANEY**
4 BEDROOM SEMI DETACHED HOUSE
circa. 1,496 Sq.ft / 139 Sq.m



 **CAMCOR**
3 BEDROOM END HOUSE
circa. 1,455 Sq.ft / 135.2 Sq.m



 **SILVER**
3 BEDROOM SEMI DETACHED HOUSE
circa. 1,313 Sq.ft / 122 Sq.m

enjoy GREAT LOCAL AMENITIES
just an HOUR from Dublin City



Abbeyfields

ARDEN ROAD

ARDEN ROAD

GRAND CANAL

BRIDGE STREET

CHURCH STREET

Offaly Rowing Club

Aura Fitness Centre

HAIR BY DES
PHONE: (057) 93 29507

Tullamore Retail Centre

GALVIN

STOVEPIPE BAR

THE ACADEMY OF MUSIC
www.theacademyofmusic.ie
Ph: 086 067 8250

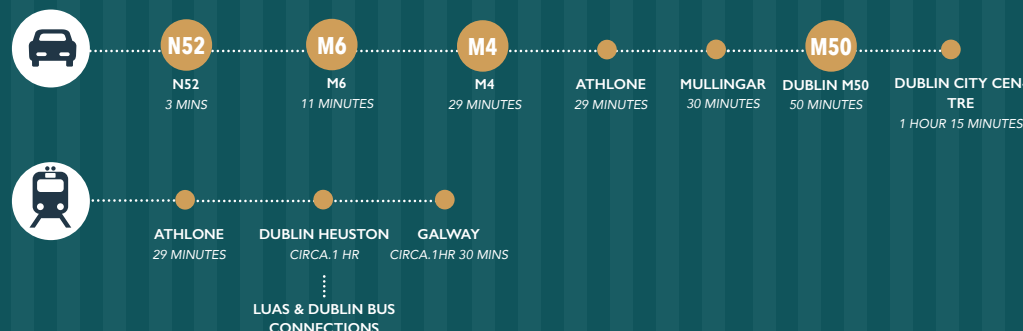
FLYNN'S
Bakery Sandwich Bar

KELLY'S
Bar

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

Abbeyfields, Arden Road, Tullamore benefits from a peaceful residential location where an amenity rich setting is being created to incorporate a children's playground, sports playing area, a picnic piazza and a number of other feature areas dispersed throughout the extensive landscaped parklands all 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.

Abbeyfields

ARDEN ROAD TULLAMORE

Professional Team

Developer

CODD Property Holdings

Project Managers

MJ Turley & Associates

Architects

C + W O'Brien

Construction Contractor

Carroll O' Keeffe & Co Ltd

Landscape Architects

Cunnane Stratton Reynolds

Structural & Civil Engineers

Barrett Mahony

Mechanical & Electrical Engineers

JAK Consulting

Assigned Certifier

C + W O'Brien

Design Consultants

Archimedium

Interior Design

House & Garden Furnishings

Solicitors

Clarke Jeffers & Co

Sales Agent

**Sherry
FitzGerald**
Lewis Hamill

057 9320862

info@sflewishamill.ie

PSRA No 001359



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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.

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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 very 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, while outside parklands, children's play area, piazzas, feature areas and a high level of both hard and soft landscaping through parks and streetscapes are being created to deliver an enhanced family friendly environment at Abbeyfields.

CODD
PROPERTY HOLDINGS

expert
Electrical



TULLAMORE

EXCLUSIVE DISCOUNT

available when you mention Abbeyfields in store!



EXPERT TULLAMORE ARE DELIGHTED TO BE THE
EXCLUSIVE SUPPLIERS OF ELECTRICAL ITEMS FOR YOUR HOME.

Cloncollig Retail Park, Portarlington Road, Tullamore, Co. Offaly. Tel: 057 932 8170