

A photograph of a family of three—a mother, a father, and a young child—smiling and looking out from a balcony. The mother is holding the child, and the father is leaning on the balcony railing. The background shows a blurred view of a residential area with other buildings and greenery.

## Woodberry Manor

A place to **belong.**

 Monksland, Athlone



# Welcome to Woodberry Manor

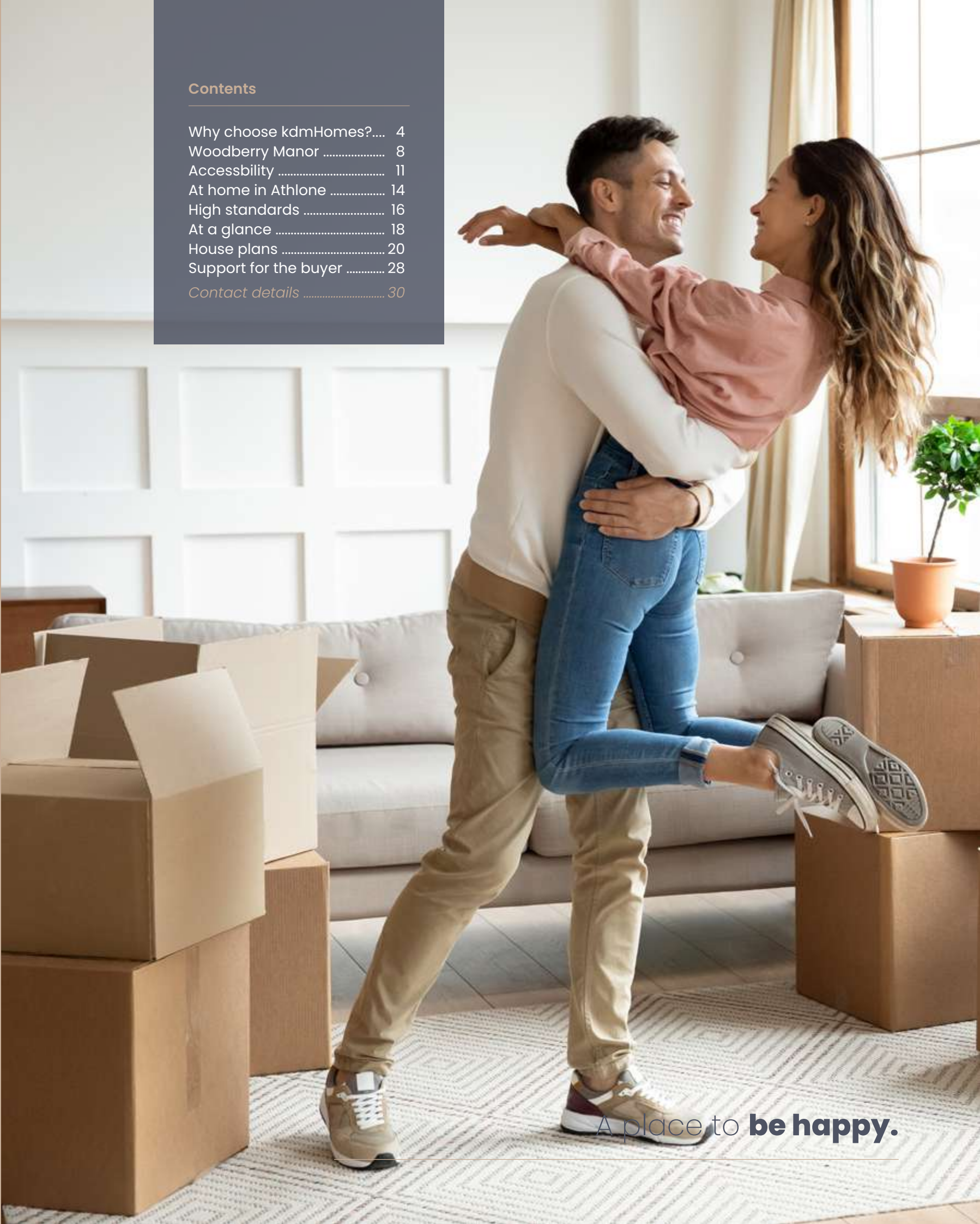
**Woodberry Manor is a sanctuary** where modern comfort meets family-friendly living, a place where your family will feel truly at home.

This exclusive development, located in Athlone, a thriving commercial town, features A-rated energy-efficient homes designed for contemporary living. Spacious interiors invite relaxation and connection, while thoughtfully planned outdoor spaces provide room to grow, play, and make lasting memories.

Located in Athlone, a thriving commercial hub and university town, Woodberry Manor places you within easy reach of top schools, retail centres, and leisure facilities. More than just a home, Woodberry Manor is a community built for well-being, togetherness, and a life well-lived.

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A place to **be happy.**



# Why choose kdmHomes?

Building homes for **generations**.

At kdmHomes, we take pride in delivering quality, energy efficient homes that combine modern style with everyday comfort. With a steadfast commitment to high standards, sustainable construction, and exceptional customer service, we ensure every home exceeds the expectations of today's homeowners.

We believe that a house is more than just bricks and mortar, it is the foundation for a lifetime of memories. Drawing on years of experience, our design journey is a continuous evolution of past learnings and embracing evolving technologies while understanding the needs of our buyers. We always look to the future, crafting homes that are not only built for modern living but are designed for generations to enjoy.



## **Innovative Design**

Contemporary architecture with functional, stylish layouts.



## **Energy Efficiency**

A-rated homes designed for sustainable, low-cost living.



## **High-Quality Craftsmanship**

Built with the finest materials and finishes.



## **Customer-Focused Approach**

We work with buyers at every step to deliver a home they love.



A place to **thrive**.





**Woodberry Manor  
in Monksland,  
Athlone** offers an  
outstanding blend of  
modern convenience,  
community living,  
and easy access to  
essential amenities.



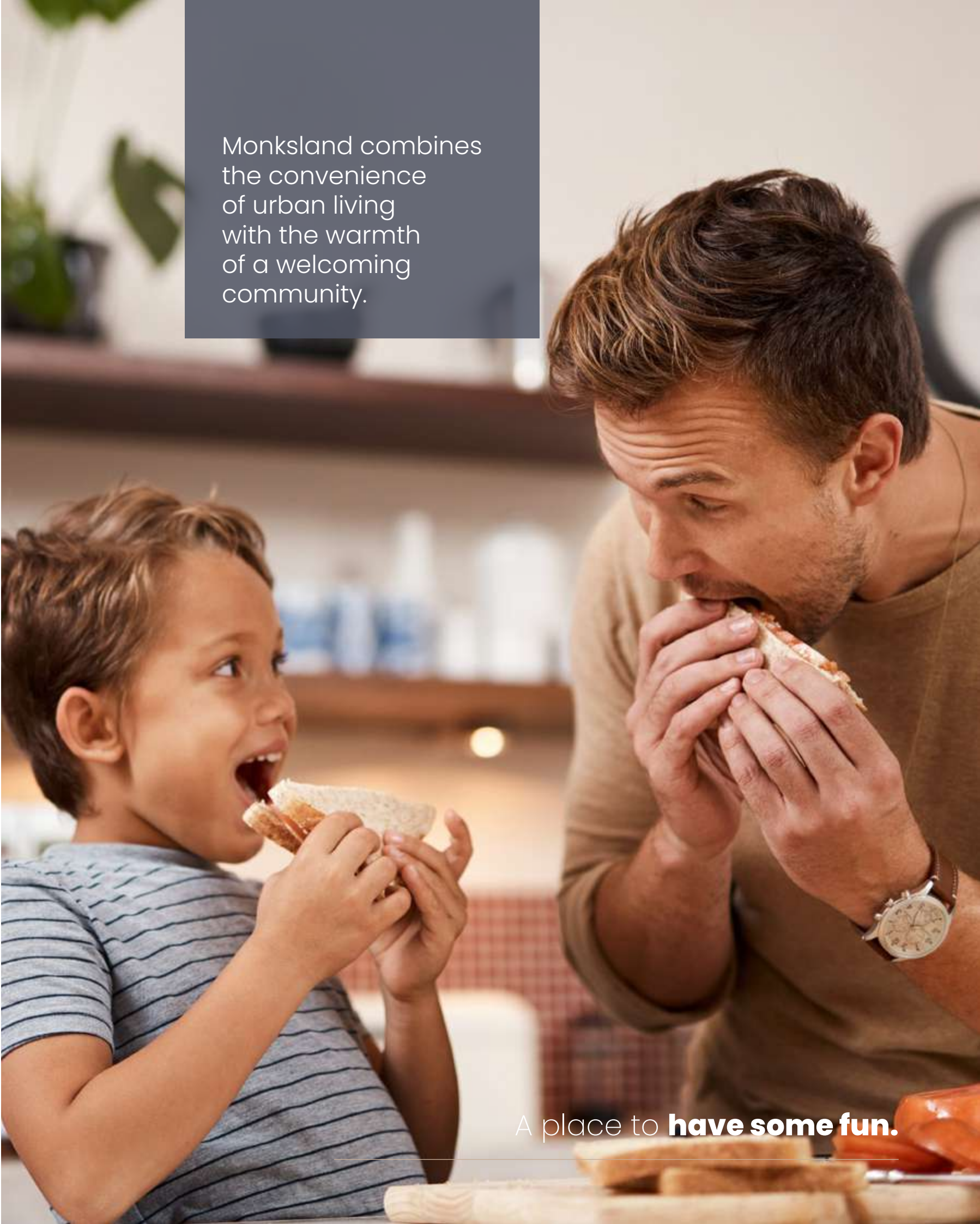
# Woodberry Manor, Monksland

The perfect place to **call home.**

Woodberry Manor in Monksland, Athlone offers an outstanding blend of modern convenience, community living, and easy access to essential amenities. Situated just minutes from the M6 motorway, commuting to Galway or Dublin is effortless, while Athlone itself continues to thrive as a key commercial hub in Ireland's heartland.

<b>Prime Location</b>  Easy access to the M6 for Galway & Dublin commutes	<b>Remote work/Strong employment hub</b>  Co-working hubs and major employers in pharma, tech, and industry	<b>Excellent Schools</b>  Primary, secondary & third-level education options
<b>Community</b>  Family-friendly atmosphere with local clubs and activities	<b>Retail</b>  SuperValu, pharmacies, retail parks & town centre	<b>Healthcare</b>  Close to Monksland Medical Centre & primary care services
<b>Outdoors</b>  Greenways, parks, and leisure facilities	<b>Recreation</b>  GAA, rugby, tennis, pitch & putt, running tracks, and golf courses	<b>Culture</b>  Theatres, festivals, dining, and entertainment options

Monksland combines the convenience of urban living with the warmth of a welcoming community.



A place to **have some fun.**






A place to **connect.**

## Accessibility

Distances from **Woodberry Manor**, Monksland.

Location	Distance (km)	Approx. Travel Time
<b>Motorway/Transport</b>		
M6 Motorway Access	2 km	3 min
Athlone Train Station	6.5 km	10 min
<b>Retail</b>		
Athlone Town Centre	6 km	10 min
Golden Island Shopping Centre	6 km	10 min
Athlone Springs Hotel & Leisure Centre	1 km	2 min
<b>Schools</b>		
Cloonakilla National School	2.5 km	3 min
Coláiste Chiaráin Secondary School	3 km	5 min
Monksland Medical Centre	2 km	3 min
Technological University of the Shannon (TUS)	7 km	12 min
<b>Sports</b>		
Athlone Regional Sports Centre	7 km	10 min
Buccaneers Rugby Club	6 km	10 min
Athlone Golf Club	12 km	15 min
<b>Outdoors</b>		
Cushla Greenway	3 km	5 min
Burgess Park	7 km	12 min
Old Rail Trail Greenway	5 km	8 min
<b>Pharma/Tech</b>		
Medtronic	4 km	7 min
Ericsson	5 km	8 min
Alexion Pharmaceuticals	3.5 km	6 min
Jazz Pharmaceuticals	3.5 km	6 min
<b>Cities</b>		
Dublin City Centre	125 km	80 min
Galway City Centre	86 km	60 min





**Athlone** offers the perfect blend of modern convenience, rich heritage, and scenic natural beauty, making it an ideal place to live, work, and thrive.



# At home in Athlone.

The perfect blend of **modern convenience**, rich heritage, and scenic natural beauty.

## A vibrant town

Situated in the heart of Ireland in a picturesque setting along the River Shannon where a lively cultural scene, and friendly community make it a place where you can feel truly at home.

## A nurturing environment

From the excitement of starting a family to the ease of retirement, Athlone offers a nurturing environment for all. With excellent schools, accessible healthcare, and a range of leisure activities.

## A wealth of amenities

Enjoy top-tier shopping centres, dining options and a vibrant arts and cultural scene—all complemented by expansive green spaces and recreational facilities.

## Employment opportunities

Recognised as a key business hub, Athlone is home to several business parks and major employers in sectors such as technology, pharmaceuticals, and public services.

## Unmatched accessibility

Athlone offers excellent connectivity via the M6 motorway, train services, and bus networks. Whether you're commuting to Dublin or Galway, Athlone serves as a convenient gateway.

## Exploring the river

Athlone's location on the River Shannon provides a scenic town setting, a stunning natural landscape, and access to water-based activities like kayaking, and fishing, enhancing outdoor living and relaxation.



For more details on all that Athlone offers, visit [athlone.ie](https://athlone.ie).

A place to **relish.**



# High standards

Built for a **lifetime of comfort and efficiency.**

At kdmHomes, we are committed to delivering high-quality, A-rated homes that blend modern style, energy efficiency, and lasting durability. Woodberry Manor is designed to meet the needs of contemporary living, with homes that offer superior construction, sustainability, and long-term savings for homeowners.

Your Woodberry Manor home has been built to the highest energy standards, ensuring lower running costs and a comfortable living environment all year round.

## House specifications

- **A-rated energy efficiency** – The highest standard in energy performance, reducing utility costs
- **Block-built construction** – High insulation levels to minimise heat loss through floors, walls, and roofs
- **Underfloor heating** on the ground floor with energy-efficient aluminium radiators throughout
- **Advanced airtightness** – Keeps warmth inside and eliminates draughts for greater comfort
- **Demand-Controlled Ventilation (DCV) System** – Ensures a constant flow of fresh air while maintaining energy efficiency
- **A-rated Air-to-Water Heat Pump** – Smart thermostatic and multi-zone controls for efficient heating and hot water
- **High-performance pipe insulation** – Reduced uncontrolled heat loss for maximum energy conservation

- **Enabled for Electric Vehicle (EV) charging** – Future-proofing for modern homeowners
- **Double-glazed, high-performance windows and doors** – Enhancing insulation, soundproofing, and security. Every detail at Woodberry Manor is carefully designed to create stylish, A-rated homes, that are functional and inviting

## Kitchen & utility

- Bespoke kitchens with superior-quality cabinetry and sleek quartz worktops as standard
- Fully fitted utility rooms included in 3 and 4 bedroom homes for added convenience

## Bathrooms & en-suites

- Contemporary bathrooms featuring premium sanitary ware and high-quality tiling in wet areas
- Master en-suite bathrooms with stylish, modern fittings
- Additional bathrooms in 3-bed and 4-bed homes for greater practicality

## Windows & doors

- High-performance, double-glazed uPVC windows in a modern black finish externally and white internally, maximising natural light
- Premium composite front doors

## Electrical & smart home features

- Cat 6 cabling throughout for seamless broadband connectivity
- Fibre-to-the-home broadband (FTTH) enabled
- Pre-wired for intruder alarm for added security
- Energy-efficient LED lighting throughout
- Tap and power to rear of house

## Attic space

- Light & power supply fitted in all attics.
- Convertible attics in 3-bedroom homes, offering additional storage with Velux roof windows for future expansion possibilities.

## Exterior & landscaping

- Block-paved driveways; durable and visually appealing
- Low maintenance monocouche render & brick façade; a timeless elegant finish.
- Seeded and landscaped gardens; to create an attractive outdoor space
- uPVC rainwater goods; maintenance-free and built to last
- Fully landscaped communal areas; thoughtfully designed outdoor spaces for the community

Woodberry Manor is designed to meet the needs of contemporary living, with homes that offer superior construction, sustainability and long-term savings for homeowners.





# At a glance

Offering you 1 Bed Apartments,  
3 and 4 Bedroom Homes.

Carrick

1 Bed Home

1 bed 1 bath

Ground Floor

48 sqm | 516 sqft

Carrick

1 Bed Home

1 bed 1 bath

First Floor

54 sqm | 581 sqft

Clonroe

3 Bed Home

3 bed 3 bath

Side Entrance -Semi Detached

118 sqm | 1270 sqft

Clonroe

3 Bed Home

3 bed 3 bath

Side Entrance - End Terrace

118 sqm | 1270 sqft

Lisheen

4 Bed Home

4 bed 4 bath

Front Entrance

160 sqm | 1720 sqft





# Carrick

1 Bed  
Ground Floor  
48 sqm | 516 sqft



# Carrick

1 Bed  
First Floor  
54 sqm | 581 sqft





# Clonroe

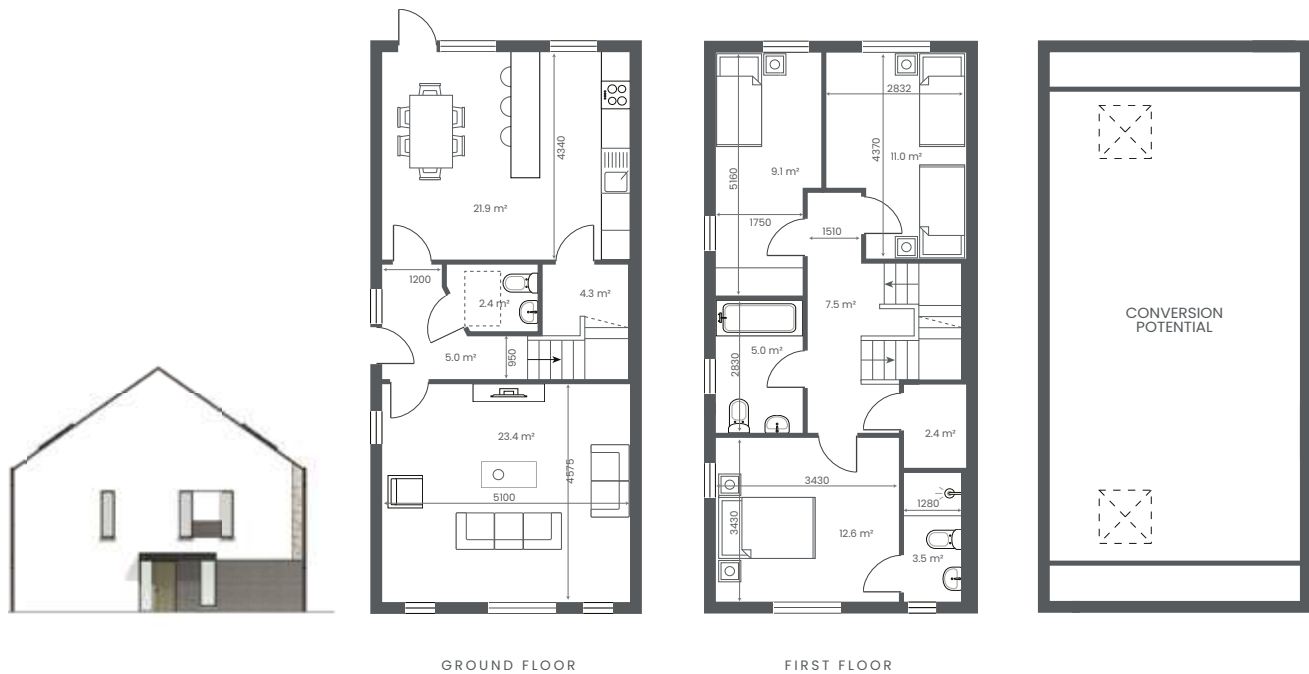
3 Bed  
Side Entrance - Semi Detached  
118 sqm | 1270 sqft

Our A-rated, energy-efficient homes are designed to lower utility bills and reduce environmental impact, ensuring that every family enjoys long-term savings while creating a legacy of care for generations to come.



# Clonroe

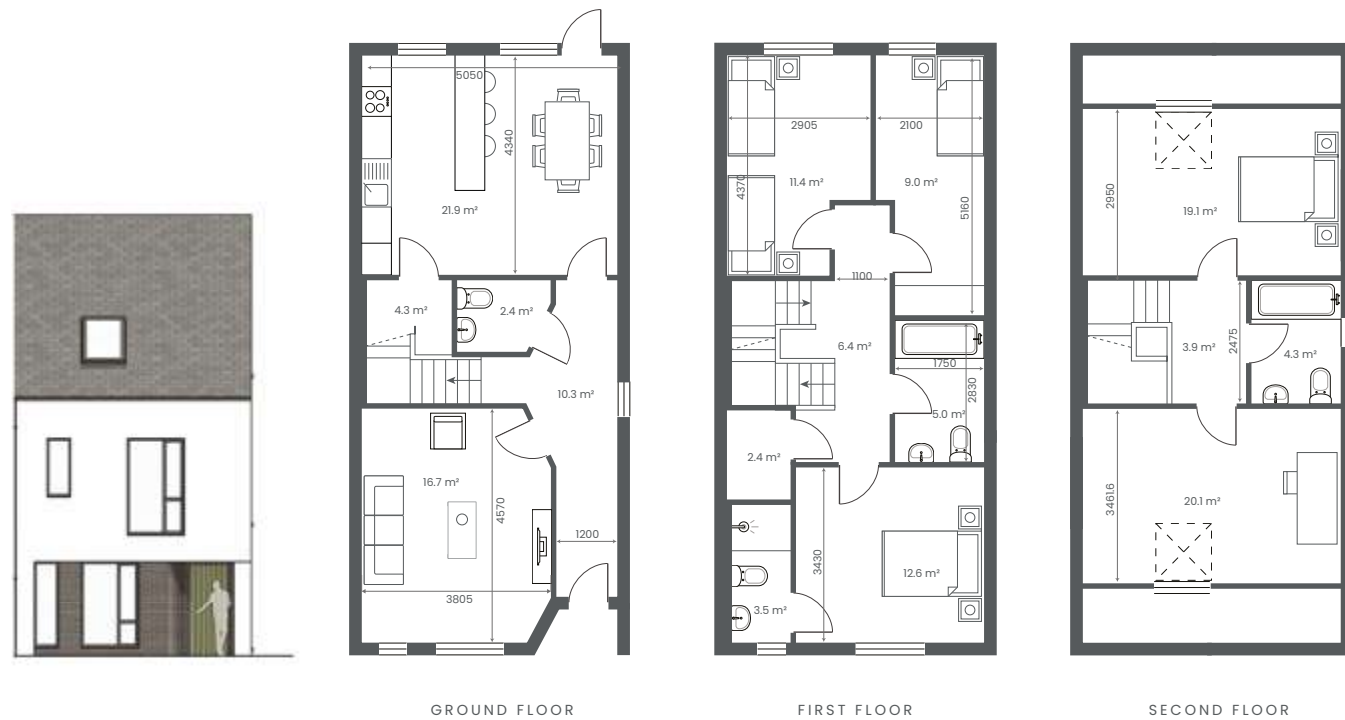
3 Bed  
Side Entrance - End Terrace  
118 sqm | 1270 sqft





# Lisheen

4 Bed  
Front Entrance  
160 sqm | 1720 sqft













# Support for the buyer

## Government supports for Woodberry Manor homebuyers

Homebuyers at Woodberry Manor, Athlone, may benefit from several government support schemes designed to ease the purchase of a new home:

**Help to Buy (HTB) Scheme:** This provides a tax rebate of up to €30,000 (or 10% of the property value, whichever is lower) to assist with your deposit. It applies to new builds or self-builds and is available to those who have paid income tax in Ireland over the past four years.

**First Home Scheme (FHS):** A shared equity scheme that helps first-time buyers bridge the gap between their mortgage and the purchase price. The government takes an equity share (up to 30%, or 20% when combined with HTB) with no rent or repayments required while you live in the home.

**Government Backed Mortgage:** A government-backed mortgage option available to those with incomes below €50,000 (outside Dublin, Cork, and Galway) that can finance up to 90% of the property's value at a fixed interest rate, ensuring affordable, stable repayments.

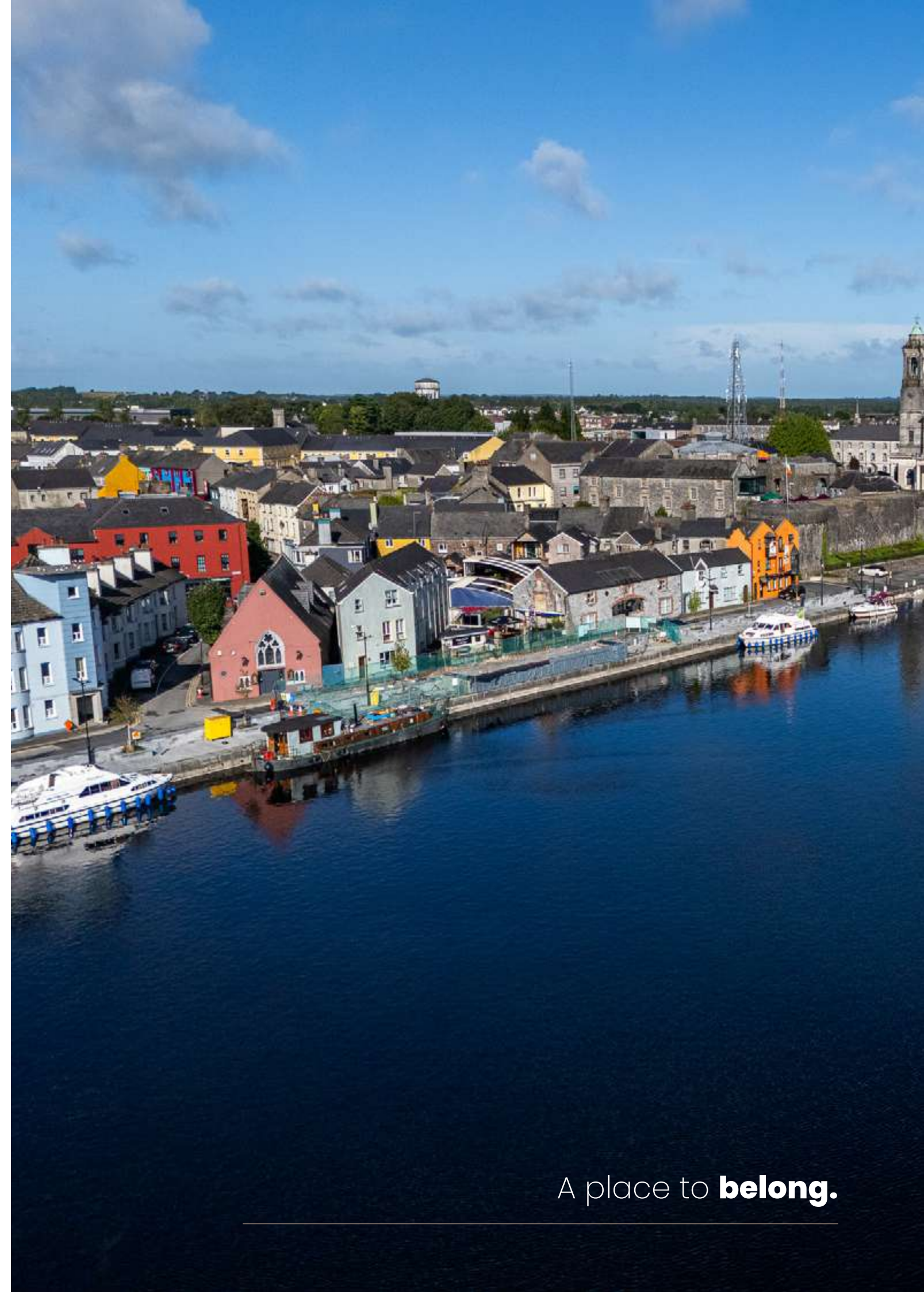
Each of these supports is designed to make homeownership more accessible for families purchasing a new build in Athlone.

### First-Time Buyers?



- Help to Buy Scheme – Up to €30,000 tax rebate for first-time buyers
- First Home Scheme – Government-backed equity support
- 

See [www.kdm.ie/support-schemes/](http://www.kdm.ie/support-schemes/)



A place to **belong.**



Click on the link below and a member of our team will be in touch.

Register your interest here

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