Dargan Woods

Borris Road, Portlaoise

PRESTIGIOUS DEVELOPMENT OF
LUXURY FAMILY HOMES IN PORTLAOISE

Prices starting from €380,000

BER A2

Dargan Woods

Borris Road, Portlaoise

Peavoy Auctioneers and Kingston New Homes proudly present Dargan Woods, a community where luxury, comfort, and convenience harmonize to create an ideal living environment for you and your family. Nestled in one of Portlaoise's most prestigious neighbourhoods, Dargan Woods A Rated Homes combines modern design with timeless elegance, offering an exceptional opportunity for those seeking a refined lifestyle in an area known for its charm and accessibility.

Each home is thoughtfully designed to meet the needs of contemporary living, with spacious layouts, high-quality finishes, and all the amenities needed for a comfortable, stylish lifestyle. Whether you're raising a family or simply looking for a tranquil retreat, Dargan Woods is the place where your dreams can truly come to life.

Walking distance to train station

Text here re. which house/es?

Dargan Woods

Borris Road, Portlaoise

Within walking distance from Dargan Woods is the Hospital, Town Centre, Leisure Centres, and the Killeshin Hotel. Laois Shopping centre and the Kyle Centre are also just a stroll away.

The M7 motorway is just 6 minutes from Dargan Woods and will get you to Kildare Village in 20 minutes, Naas 40 and Dublin under an hour.

Dargan Woods' location boasts proximity to many schooling options within a walking distance along a newly surfaced road, footpath and cycle lane.

Also you can enjoy the benefit of having the new Portlaoise bus route stop at the entrance to the estate.

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Dargan Woods

Borris Road, Portlaoise

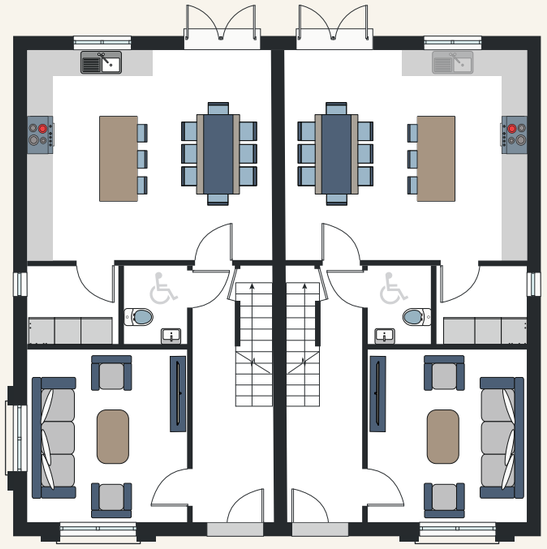
SITE PLAN /HOUSE TYPES

- A1/A - 4 Bed Semi-Detached 132 sq.m.
- A/A - 4 Bed Semi-Detached 132 sq.m.
- A2/A2 - 4 Bed Semi-Detached 132 sq.m.
- B - 4 Bed Detached 150 sq.m.
- C - 3 Bed Terrace 102 sq.m.
- C - 3 Bed Terrace 116 sq.m.

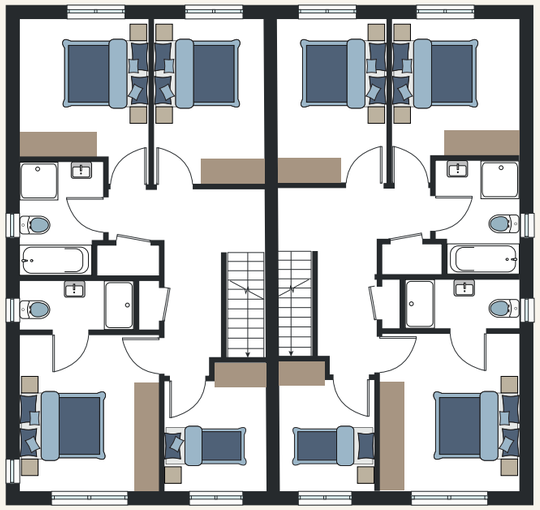
Disclaimer: This site plan has been produced for illustrative purposes only. The finished home may therefore vary from the information provided.

House Type A1/A

4 bedroom Semi-detached
132 sq.m.



Ground Floor



First Floor

Disclaimer: These floor plans have been produced for illustrative purposes only.
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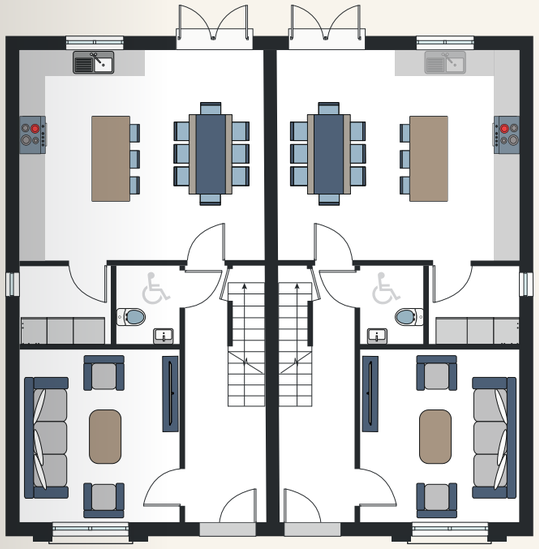
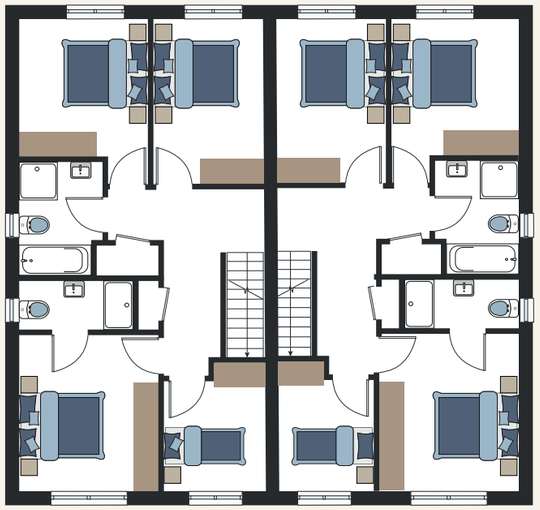
House Types A/A & A2/A2

4 bedroom Semi-detached
132 sq.m.



Ground Floor



First Floor

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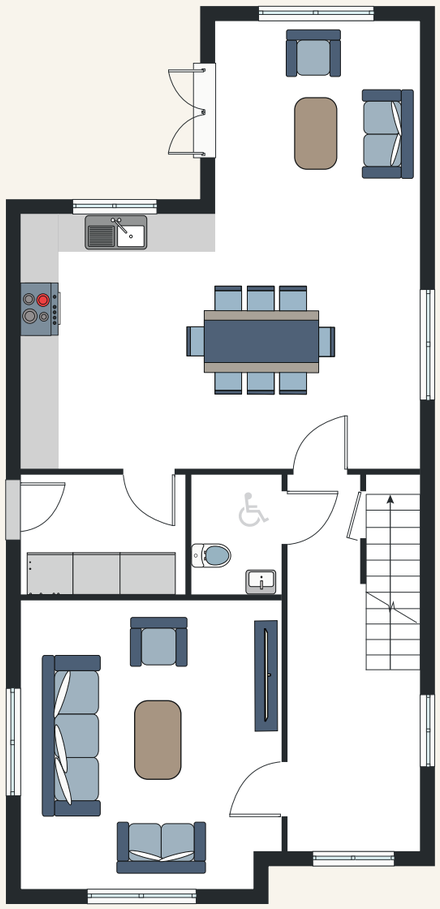
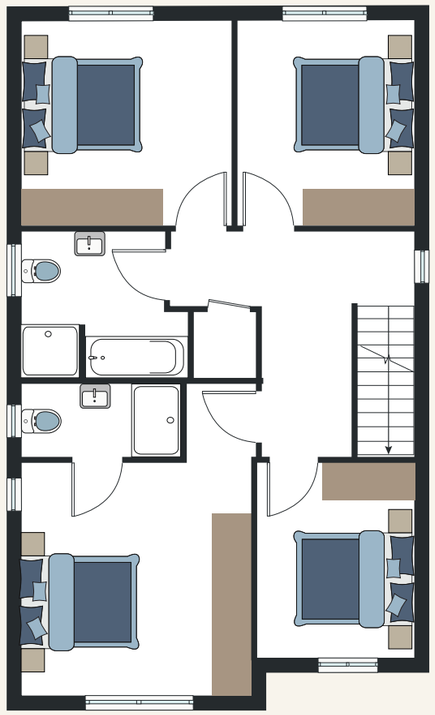
House Type B

4 bedroom Detached
150 sq.m.



Ground Floor



First Floor

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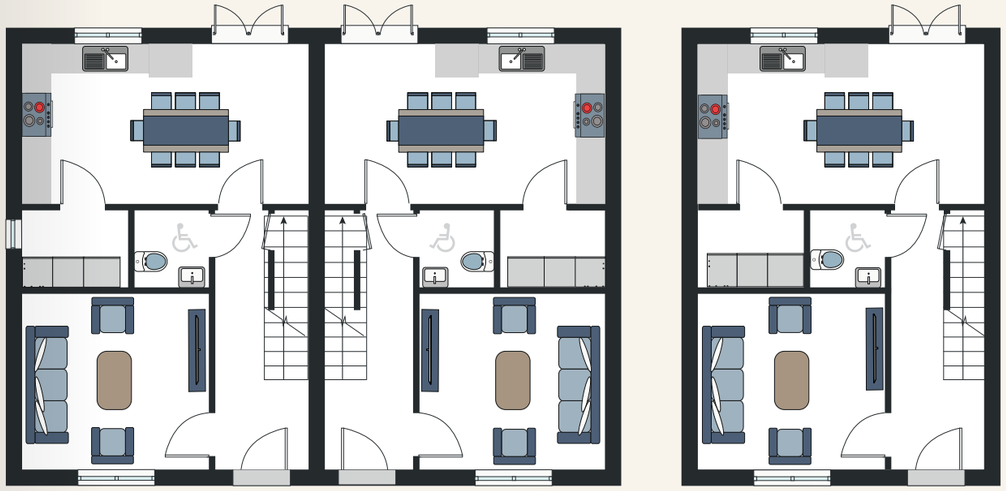
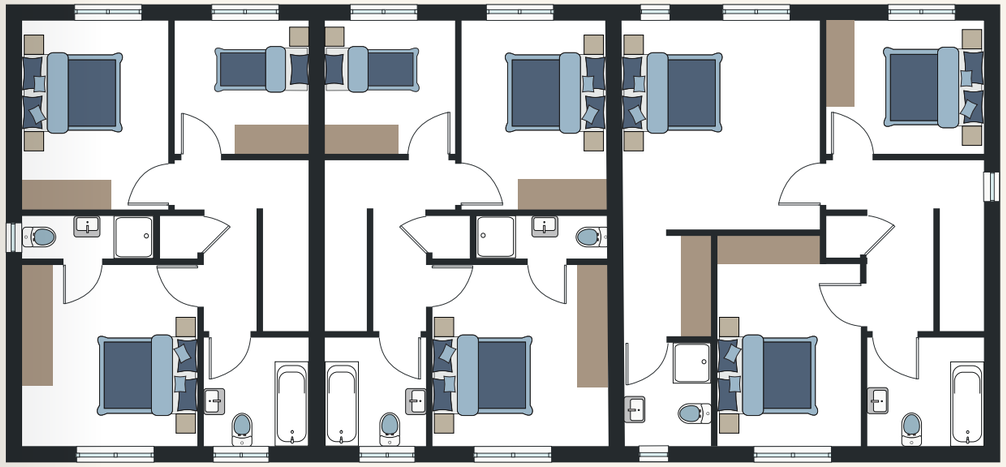
House Types C/C1

3 bedroom Terraced
102 sq.m. or 116 sq.m.



Ground Floor



First Floor

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FEATURES

Each home comes with an exclusive range of magnificent features:

- A Rated
- Air to Water Heatpump — thermostatically controlled for maximum comfort
- Underfloor heating
- Future proofed with external charging point provision
- High Spec High U Value Windows and Doors
- Block wall pointed and capped to rear garden
- Fence to sides Gardens in Lawn
- Hedge planting to front garden boundaries
- Fully Fitted Bathroom with separate shower area – Luxury tiling to floor, shower, and bath area
- Bespoke Designer Kitchens
- Large Utility Rooms with countertop included and over counter cupboards for extra storage
- Master Bedroom Ensuite – with luxury tiling to floor and shower area
- Wardrobe Wall in Master Bedroom
- Attic Ladders
- Massive Noise and Heat Insulation
- Qualifies For Help to Buy Scheme
- 10-year Structural Guarantee with Homebond
- Fibre Broadband to your Door
- Large Gardens
- 2 Parking Spaces
- Demand-controlled ventilation
- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.

RENT VS MORTGAGE REPAYMENT BREAKDOWN

Based on Purchase Price €430,000 at 90% Finance, Help to Buy of maximum €30,000 available for First Time Buyers, balance required by purchaser €13,000 plus stamp duty and legal fees.

Amount	Rate	Term (years)	Repayment (per month)	Type
€387,000	3.2% (APR 3.99%)	35	€1,533	Green Fixed Rate

Based on Purchase Price €380,000 at 90% Finance, Help to Buy maximum €30,000 available for First Time Buyers, Balance required for purchaser €8,000 plus stamp duty and legal fees.

Amount	Rate	Term (years)	Repayment (per month)	Type
€342,000	3.2% (APR 3.99%)	35	€1,354	Green Fixed Rate

Cheaper to buy than rent in Portlaoise:
Average price for 3 bedroom / 4 bedroom rental is €1,650 - €2,000 per month.

Dargan Woods

Borris Road, Portlaoise

SELLING AGENT

PEAVOY AUCTIONEERS

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www.peavoy.ie
PSRA Licence No. 003128

DEVELOPER

Kingston New Homes

HELP TO BUY

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