

# MAPLE WOODS

Middleton



*Love where  
you live*

**Glenveagh**  
Home of the new.





## MAPLE WOODS

Glenveagh is pleased to introduce Maple Woods, a striking new collection of beautifully designed family homes in the picturesque town of Midleton.

Maple Woods perfectly combines modern, stylish living with a wide range of excellent amenities and the convenient transport links of South-East County Cork, in a welcoming, well-established community.

One of the best aspects of living in the Midleton community is the thought and attention that has been given to green spaces and attractive landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids through Midleton's many local parks, farmers' markets and sandy beaches.

What's more, a relatively short drive will bring you to the idyllic Blarney Castle where you can find the infamous Blarney Stone. Looking to go further afield? Midleton is located just under an hour from the fantastic Cork International Airport.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*

**LOVE**  
A PLACE OF YOUR OWN  
**LIVE**  
CONNECTED TO YOUR  
COMMUNITY



MAPLE WOODS

# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

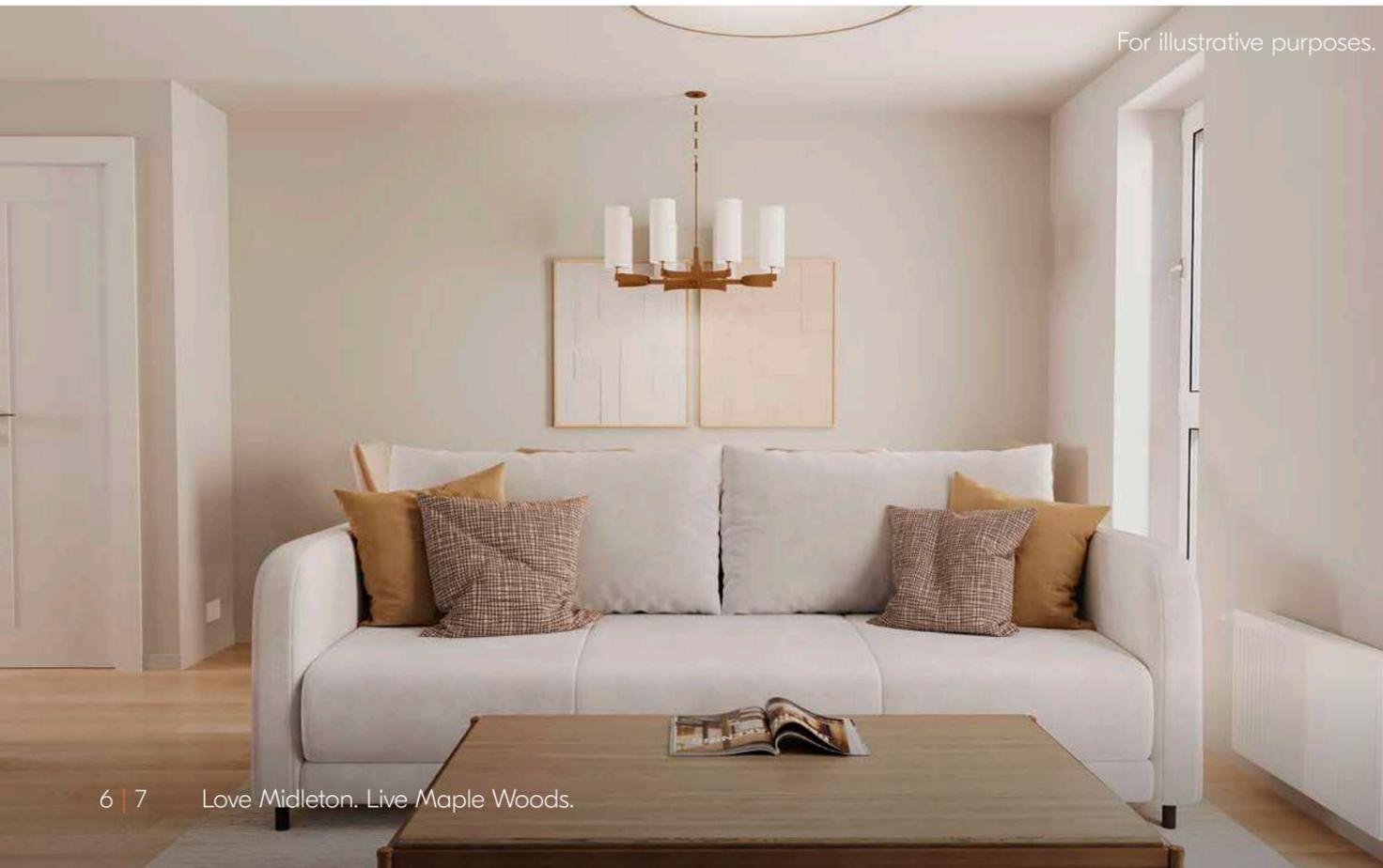
The interior of every Maple Woods home is built with you in mind. Whether you want space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

**The comfort you want, how you want it**

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes.



**A-Rated Specs and Standards**

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.

## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in.

## Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.



MAPLE WOODS

# LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Midleton offers a wealth of family-friendly activities from waterside walks and seasonal markets, to the finest of art galleries. Nearby, Cork Opera House, Fota Wildlife Park and Trabolgan Holiday Village are just three of the many fun-filled days out in store for the whole family.

MAPLE WOODS

# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build — from providing recreational areas, green spaces, playgrounds and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, pop-up Christmas Events, and supporting Ardmore Rovers. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





## WE'RE HERE **TO HELP** YOU SETTLE IN

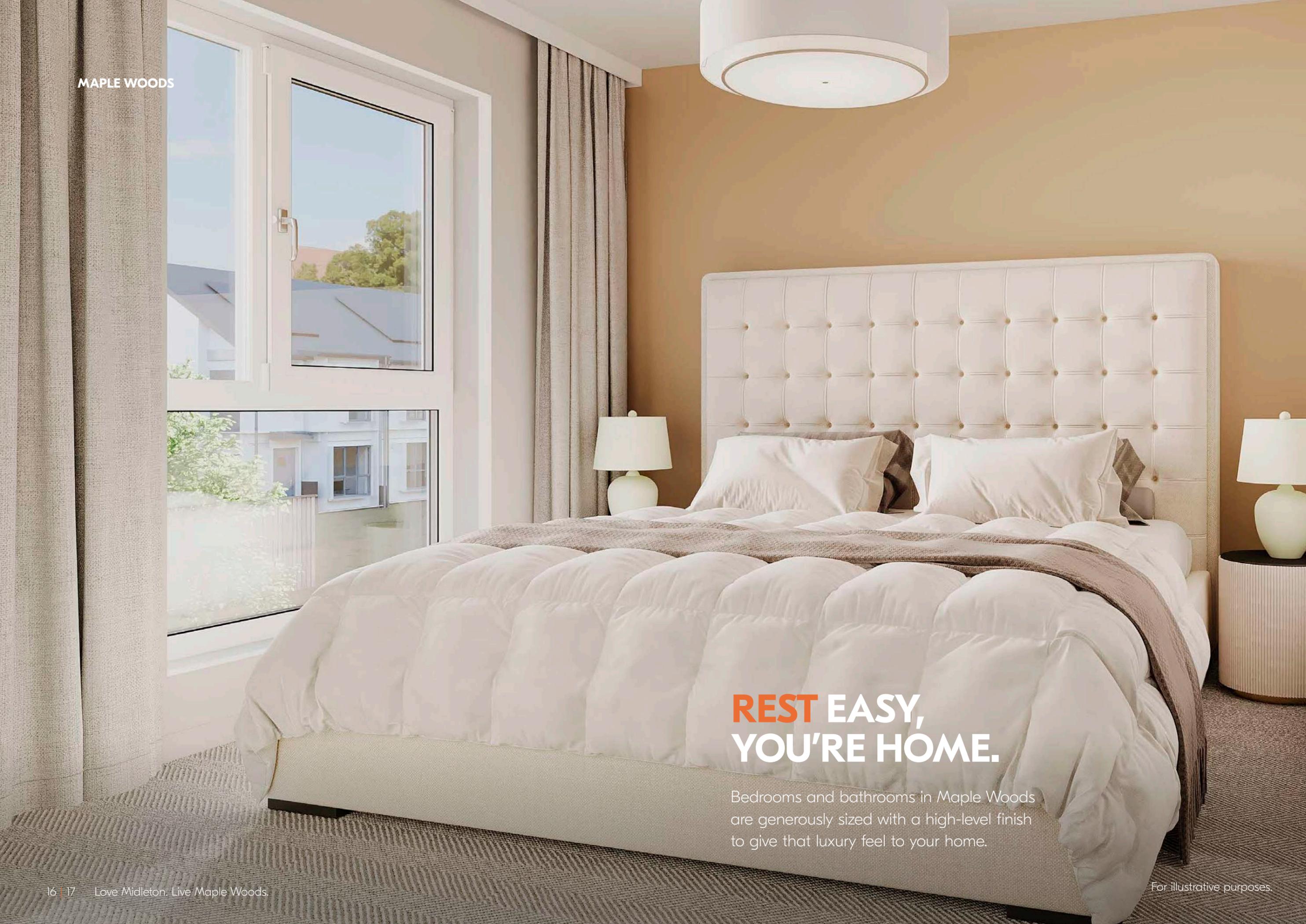
We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

MAPLE WOODS



**REST EASY,  
YOU'RE HOME.**

Bedrooms and bathrooms in Maple Woods are generously sized with a high-level finish to give that luxury feel to your home.



## MAPLE WOODS

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens where applicable

### Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and
- Architraves finished in an off-white satin paint.

### Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen, and master bedroom.\*
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic Kitchen Design
- All kitchens are fitted with durable hard wearing worktops, full hob backsplash & matching upstand

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed windows.
- French two-tone double doors to back

### Wardrobes

- Fitted modern wardrobes in the master bedroom.

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology
- resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness to retain heat.

### Guarantee

- Each Maple Woods home is covered by a 10 year structural guarantee.

# ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-To-Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



## FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.



If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a new build home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)

## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €69,125 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €395,000.



<b>Property price</b>	<b>€395,000</b>
<b>Household income</b>	<b>€69,125</b>
<b>Mortgage approval</b>	<b>€276,500</b>
<b>Deposit</b>	<b>€9,500</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€79,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,097</b> (based on 35 years and at 3.1% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)

## Schools

- 1 Midleton Educate Together N.S.
- 2 Midleton CBS Secondary School
- 3 Midleton CBS Primary School
- 4 St. Mary's High School
- 5 Midleton College
- 6 St. John The Baptist National School
- 7 St. Colman's Community College
- 8 Scoil Bhríde Midleton
- 9 Gaelscoil Mhainistir Na Corann

## Shopping

- 1 Tesco Superstore
- 2 ALDI
- 3 Hurley's Supervalu
- 4 Market Green Shopping Centre
- 5 Lidl

## Sport

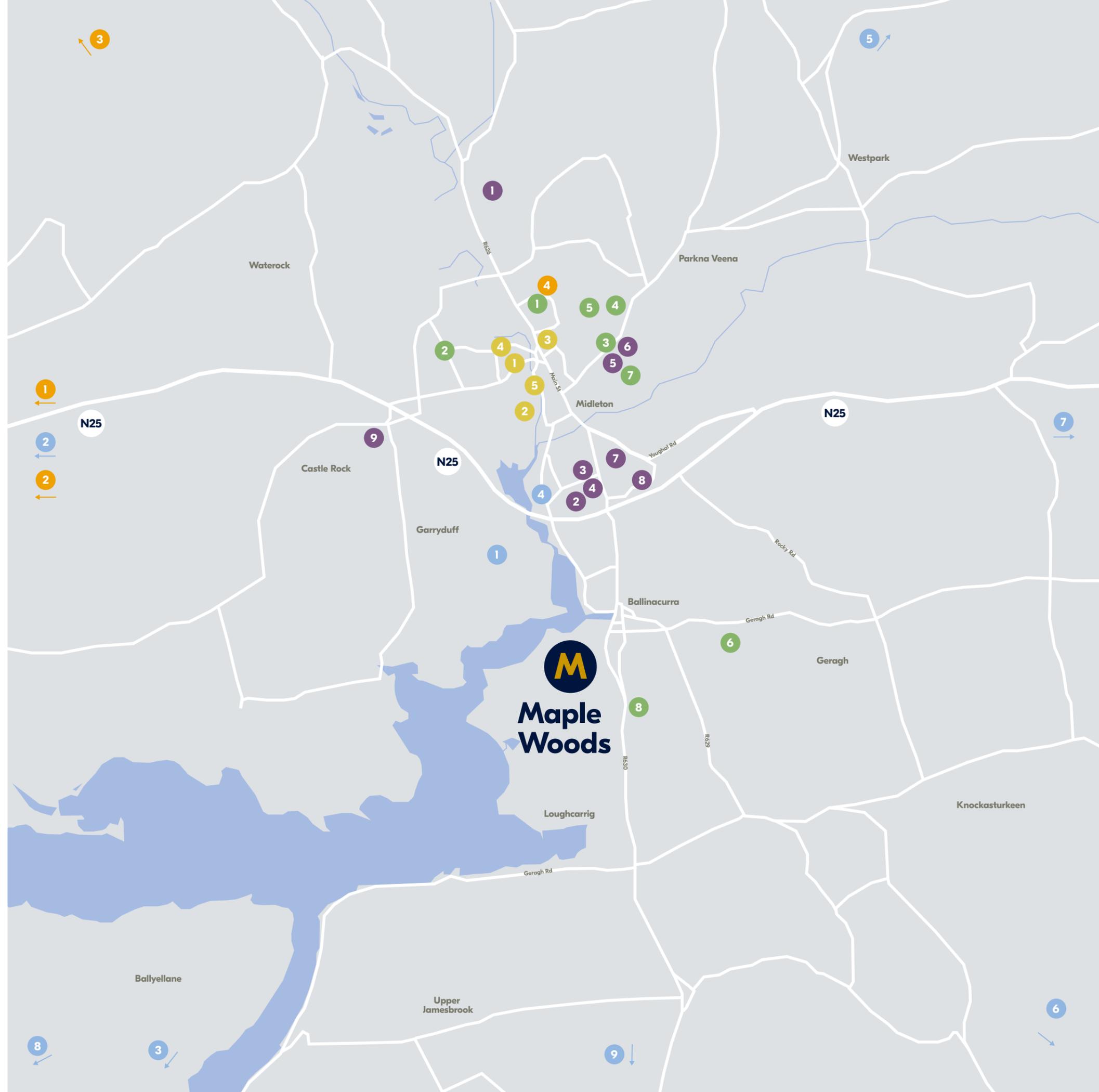
- 1 Midleton GAA Club
- 2 Midleton Football Club
- 3 Midleton Hockey Club
- 4 Midleton Rugby Football Club
- 5 Midleton Cricket Club
- 6 Ballinacurra GAA Club
- 7 East Cork United Basketball Club
- 8 Salto Gymnastics & Trampolining Club

## Transport

- 1 Cork City (30 min drive)
- 2 Cork Airport (30 min drive)
- 3 Shannon Airport (2 hr drive)
- 4 Midleton Station - into Cork City (40 mins)

## Places of Interest

- 1 Ballyannan Woods — Midleton Forrest
- 2 Fota Island Resort + Wildlife Park
- 3 Marlogue Woods Forest and Recreational Area
- 4 Bailick Park
- 5 Leahy's Open Farm
- 6 Ballymaloe House Hotel
- 7 Castlemartyr Resort and Golf Club
- 8 Titanic Experience Cobh
- 9 Inch Beach + White Bay Beach



# HOUSE STYLES

## 1 Bed Homes

- The Cherry**  
1 Bed Maisonette  
62.7-64.8 sqm | 675- 698 sqft

## 2 Bed Homes

- The Hazel**  
2 Bed Mid Terrace  
74 sqm | 797 sqft

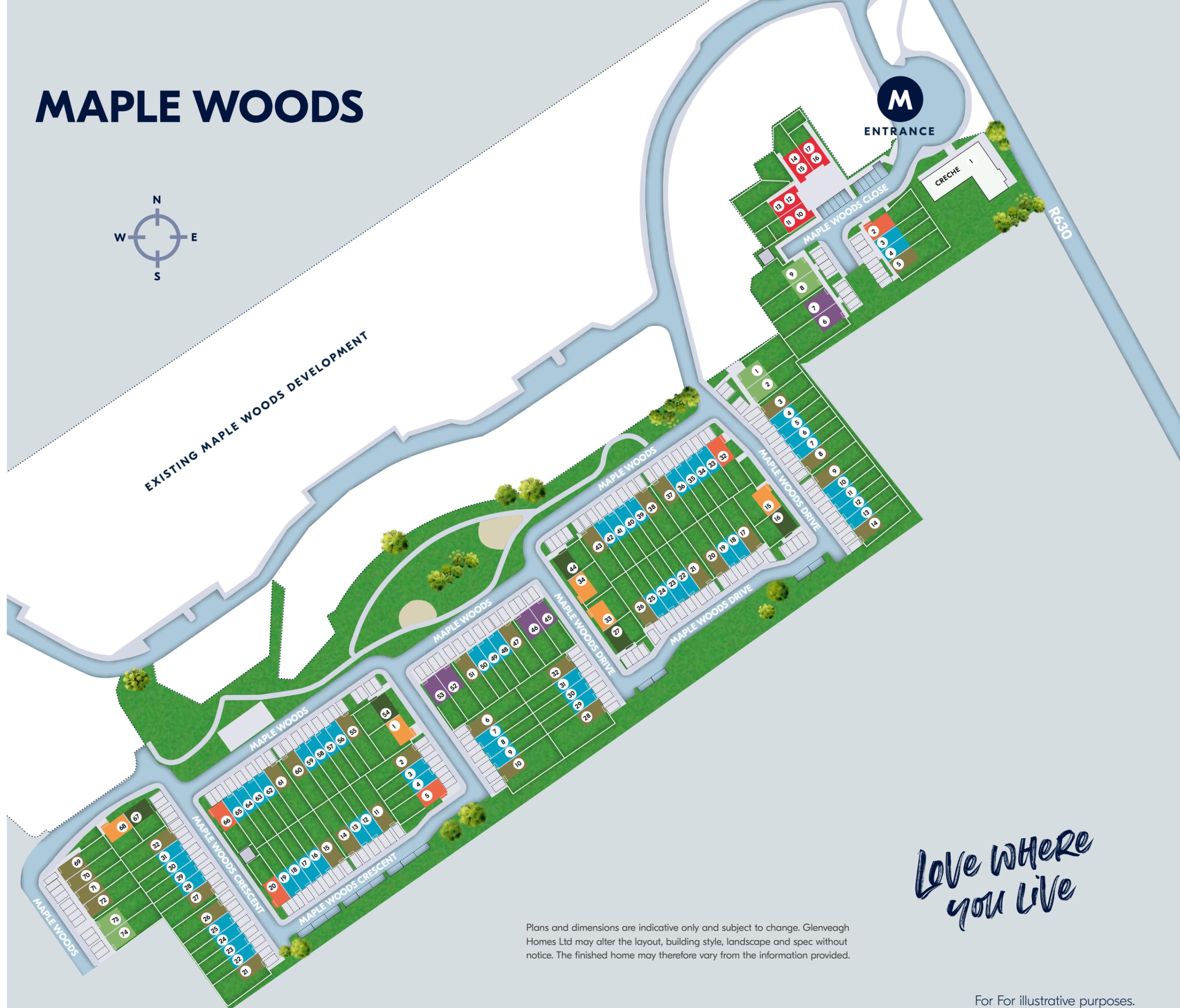
## 3 Bed Homes

- The Poplar**  
3 Bed Mid & End Terrace  
91.5-91.9 sqm | 985-989 sqft
- The Pine**  
3 Bed Semi Detached  
100.7 sqm | 1,083 sqft
- The Beech**  
3 Bed End Terrace  
102.5 sqm | 1,103 sqft
- The Birch**  
3 Bed Semi Detached  
104 sqm | 1,120 sqft
- The Larch**  
3 Bed Semi Detached  
104 sqm | 1,120 sqft

## 4 Bed Homes

- The Oak**  
4 Bed Semi Detached  
148.9 sqm | 1,603 sqft

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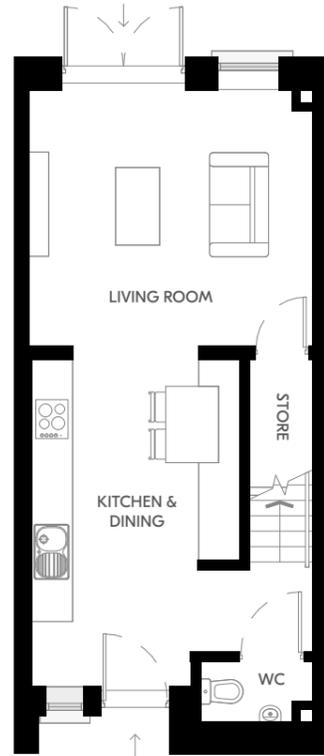


*Love where you live*

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# THE HAZEL

2 Bed Mid Terrace  
74 sqm | 797 sqft



Ground Floor



First Floor

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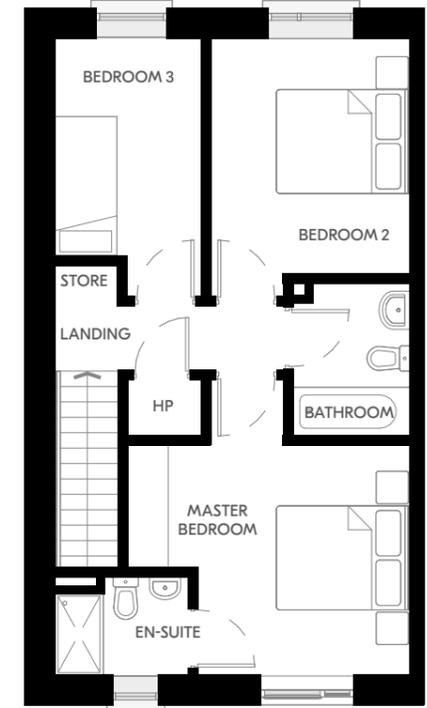
For illustrative purposes.

# THE POPLAR

3 Bed Mid & End Terrace  
91.5-91.9 sqm | 985-989 sqft



Ground Floor



First Floor

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For illustrative purposes.

# THE PINE

3 Bed Semi Detached  
100.7 sqm | 1,083 sqft



Ground Floor



First Floor

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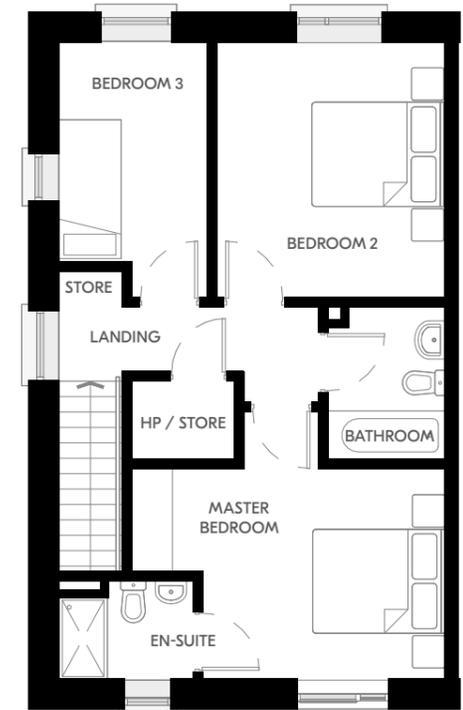
For illustrative purposes.

# THE BEECH

3 Bed End Terrace  
102.5 sqm | 1,103 sqft



Ground Floor



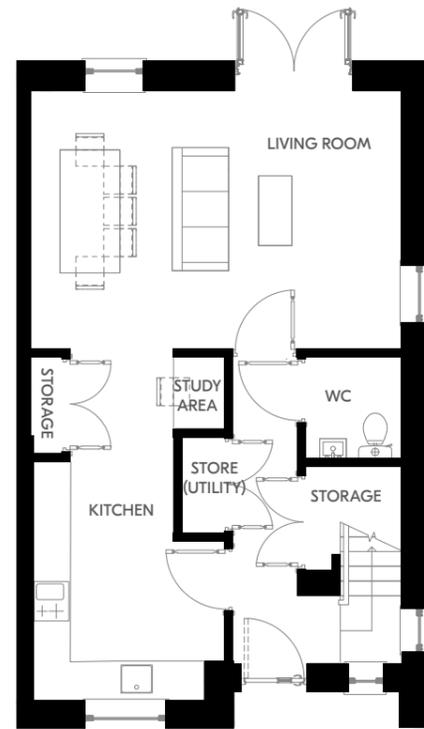
First Floor

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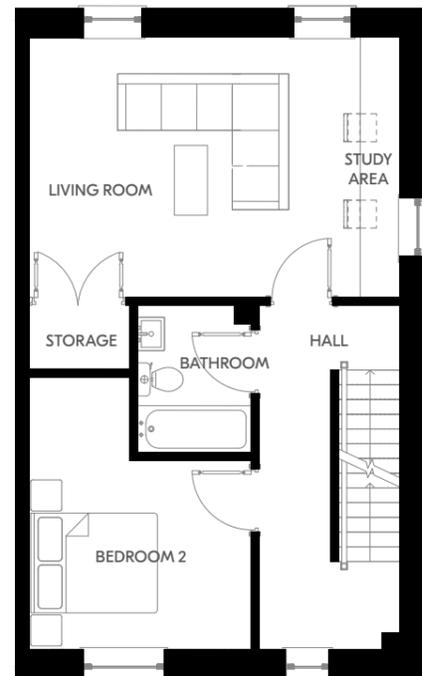
For illustrative purposes.

# THE OAK

4 Bed Semi Detached  
148.9 sqm | 1,603 sqft



Ground Floor



First Floor



Second Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](http://glenveagh.ie)

## DISCOVER MORE GLENVEAGH COMMUNITIES:



**Baker Hall**  
Co. Meath, Navan



**Balmoston**  
Donabate, Dublin



**Hereford Park**  
Leixlip, Kildare



**Greville Park**  
Mullingar



**Kilmartin Grove**  
Kilmartin, Dublin



**Rath Rua**  
Portlaoise, Laois

For illustrative purposes.



Selling agent



**021 463 1755**

PSRA Licence: 001757

Developer: **Glenveagh Homes**

Architect: **Deady Gahan**

Solicitor: **Mason Hayes and Curran**

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# Glenveagh

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full range of  
communities at:

**[glenveagh.ie](https://www.glenveagh.ie)**

