



DERRYBEG AVENUE

Mountrath • County Laois

Beautifully designed 2, 3, and 4 bedroom family homes,
situated near the stunning Slieve Bloom Mountains.



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Derrybeg Avenue is a thoughtfully designed residential community nestled in the heart of Mountrath, Co. Laois — a place where the warmth of village life meets the peace of the countryside and the practicality of modern living.

Located just minutes from the awe-inspiring Slieve Bloom Mountains, Derrybeg Avenue offers the perfect blend of small-town charm and connectivity. With Portlaoise and the M7 motorway nearby, residents enjoy easy access to larger towns and cities while returning each day to a tranquil, welcoming environment. Whether you're raising a family, seeking a quieter lifestyle, or escaping into nature, Derrybeg Avenue is where you'll feel right at home.

Derrybeg Avenue offers high-quality affordable family living in an enviable location.



**A thoughtfully designed residential
community nestled in the heart of
Mountrath, Co. Laois**

The landscape around Mountrath invites both exploration and escape.



Surrounded by some of Ireland's most stunning and unspoiled landscapes

Living in Mountrath means being surrounded by some of Ireland's most stunning and unspoiled landscapes. Just minutes from your doorstep, you can explore ancient woodlands, crystal-clear rivers, and peaceful walking trails that stretch for miles through the Slieve Bloom Mountains.

One of the town's nearest natural retreats, Monicknew, offers a serene forest park ideal for family walks, picnics, and riverside adventures. A little further afield, Glenbarrow is famed for its dramatic waterfalls, beautiful looped walks, and elevated views of the surrounding countryside. For more serious hikers, the Slieve Bloom Way — a long-distance trail looping through Laois and Offaly — provides unforgettable hillwalking through one of Ireland's oldest mountain ranges.

Adventure lovers can head to the Baunreagh Mountain Bike Trail, a modern and well-maintained track that delivers thrills and scenic beauty for both novice and seasoned riders. It's one of the many ways the landscape around Mountrath invites both exploration and escape.



Where community, nature, and convenience blend seamlessly

Mountrath is a charming and historic market town that offers an enviable lifestyle - where community, nature, and convenience blend seamlessly. From its wide tree-lined streets and independent shops to its historic architecture and vibrant local culture, it is a place where schools and sports clubs are at the centre of town life.

There are excellent primary and secondary schools, including Mountrath Community School, while children of all ages can take part in local GAA, soccer, athletics, and golf. Everything you need is close by - supermarkets, pharmacies, cafés, post office, pubs, hairdressers, and a growing number of independent retailers.

On the first Saturday of every month, the Cottage Market transforms the town square into a lively showcase of homemade crafts, baked goods, fresh produce, and artisan gifts, creating a hub of activity that reflects the creativity of the town.

Mountrath also boasts a vibrant food scene, with traditional pubs, cafés, and restaurants offering everything from wholesome country meals to freshly brewed coffee and homemade treats.



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Local Transport & Locations



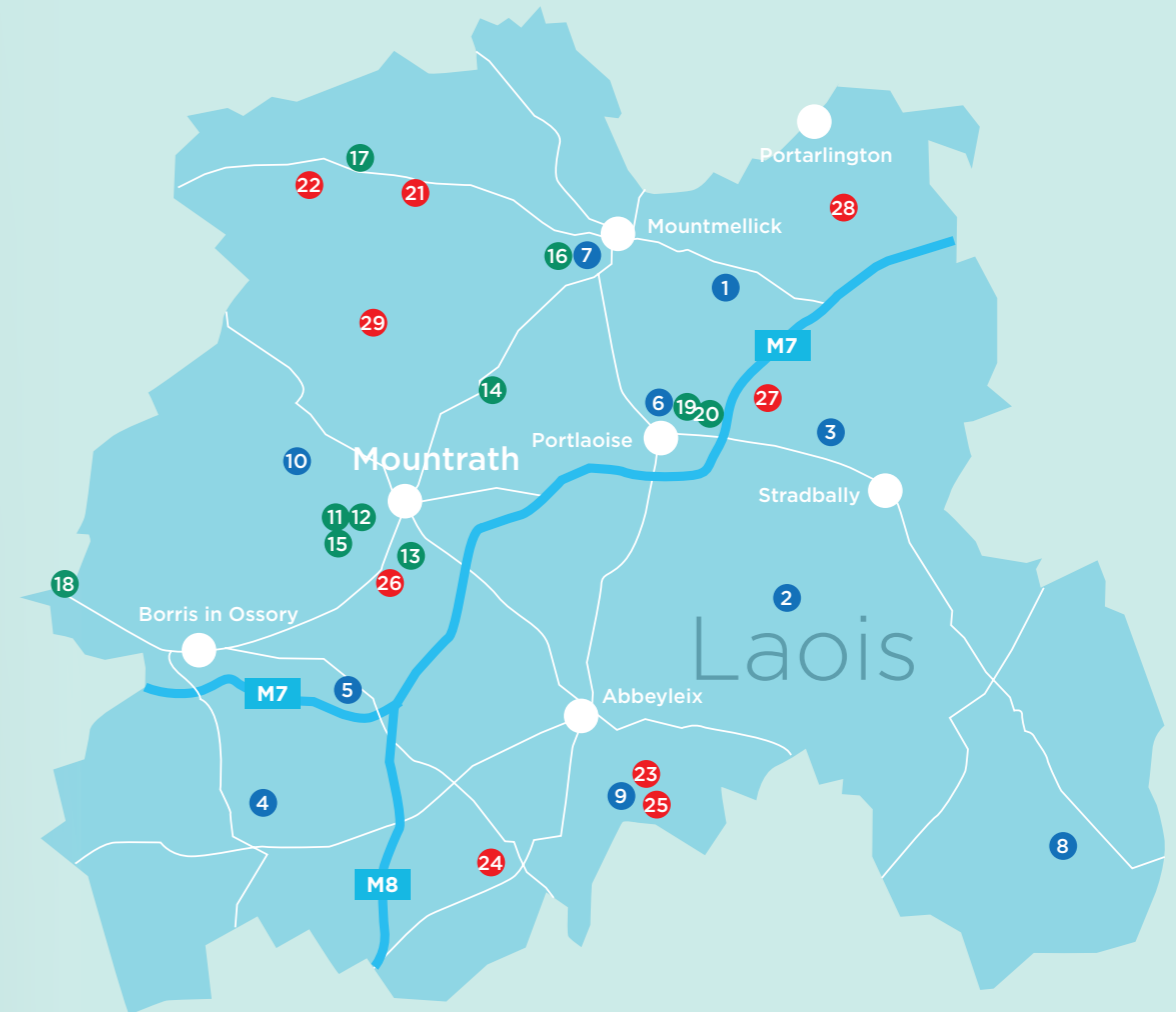
1. Portlaoise
2. Portarlinton
3. Mountmellick
4. Carlow Town
5. Kildare Village Retail Outlet
6. Whitewater Shopping Centre Newbridge
7. Slieve Bloom Mountain Nature Reserve
8. Rock of Dunamase
9. Ballybrophy Train Station
10. The Heritage Golf Course
11. The Heath Golf Course
12. Aghaboe Abbey
13. Baunreagh Mountain Bike Trail
14. Glenbarrow Waterfall
15. Abbeyleix Bog Walk, Collins Bog Loop & Killamuck Loop



Portlaoise Train Station	15 mins
Citywest Park & Ride LUAS	50 mins
Dublin City	67 mins
Dublin Airport	74 mins



Heuston Station	65 mins
Cork	1h 55 mins
Galway	2h 11 mins



SCHOOLS

11. St Fintan's Boys NS Mountrath
12. Scoil Bhríde Girls National School
13. Gaelscoil Thromaire Mountrath
14. Ballyfin National School, Ballyfin
15. Mountrath Community School
16. Mountmellick Community School
17. Clonaslee College
18. Cistercian College Roscrea
19. Portlaoise College
20. Scoil Chríost Rí Presentation, Portlaoise

County Amenities

CULTURAL

1. Emo Court & Parklands
2. Timahoe Round Tower
3. Rock of Dunamase
4. Donaghmore Workhouse Museum
5. Aghaboe Abbey
6. Old Fort, Portlaoise
7. Mountmellick Embroidery Museum
8. Killeshin Church
9. Heywood Gardens & Estate
10. Baunreagh Mountain Bike Trail

OUTDOORS

21. Glenbarrow Waterfall and Eco Loop
22. Brittas Lake
23. Ballinakill Gill Pond
24. Castle Durrow
25. Heywood Gardens & Estate
26. Mountrath Golf Course
27. The Heath Golf Club
28. The Heritage Golf Club
29. Slieve Bloom Way



The Homes at Derrybeg Avenue

Derrybeg Avenue offers a fine selection of high-quality family homes, comprising 2 and 3 bedroom semi-detached and terraced units together with 4 bedroom detached homes, set within a development that benefits from an abundance of public open space throughout.



House Specification

Derrybeg Avenue

Front Driveway

- Front driveways are paved with Castlestone or similar paving from Roadstone with ample parking provided for two cars.
- Soft planting to front driveway planter beds
- Parkland metal railings to front boundary of all houses.

Rear Gardens

- All rear gardens have a generous paved area which is completed in Roadstone Paving with lawns seeded throughout. Gardens are enclosed by a combination of post and panel fencing and brick/block walls which are capped.
- Some gardens have split levels with feature timber steps provided.

Windows and Doors

- High-performance double-glazed windows and doors fitted throughout with a U-Value of 1.2W/m²K.
- Each house benefits from a high-performance timber front door with multi-point locking system

External Finishes

- The houses are completed primarily in an acrylic render finish, providing a long-term, low maintenance solution
- Roofs are constructed using timber trusses with a concrete tile from Condron Concrete as a roof finish, a dry ridge system is used, again, ensuring minimal maintenance in the years to come.

Bathrooms & En Suites

- Bathrooms are superbly finished with Sonas sanitary ware, taps and showers throughout along with high-quality shower doors.
- Luxury chrome effect towel rails in the main bathroom and all en suites.
- High quality porcelain tiles are used on the floors and wet walls with tile splashbacks also provided throughout.
- All showers are pressurised.

Electrical and Heating

- Energy efficient A-rated air source heat pump heating system is provided in all houses. The heating system is easily customised to the individual homeowners needs with multiple heating zones and programmer.
- The heating system provides on demand hot water 24 hours a day.
- The hot water cylinder provides energy efficient central heating and a large capacity of hot water storage.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets is provided throughout the house.
- Each house has been pre-wired for an alarm key pad at both the front door and master bedroom, a bell box has also been wired for installation.
- All houses are pre-wired for TV, telephone and broadband.
- Cabling has been provided for Sky/Free to air/Saorview.



Internal Doors

- Shaker style or similar internal painted doors with high quality brushed chrome handles.

Kitchens

- The kitchens are beautifully handcrafted and hand painted units, finished in a combination of colours from Farrow & Ball.
- The kitchens come complete with appliances including hob, oven, dishwasher and extractor.

Wardrobes

- Luxury bespoke wardrobes with oak veneer carcasses are provided in all bedrooms.

Internal Finishes

- All homes feature a contemporary timber stair.
- High density insulation is provided throughout each home to provide a warm, comfortable, A-rated energy efficient house.
- All homes come fully painted.

Structural Guarantee

- All homes come with a 10 year HomeBond structural guarantee



Derrybeg Avenue Phase 2 Site Layout



The Honeysuckle
4 Bedroom Detached House
127 sq.m

The Aspen
3 Bedroom Semi-detached House
108 sq.m

The Willow
3 Bedroom End Terrace House
103 sq.m

The Juniper
3 Bedroom Semi-detached House
120 sq.m

The Holly
3 Bedroom Mid & End Terrace House
110 sq.m

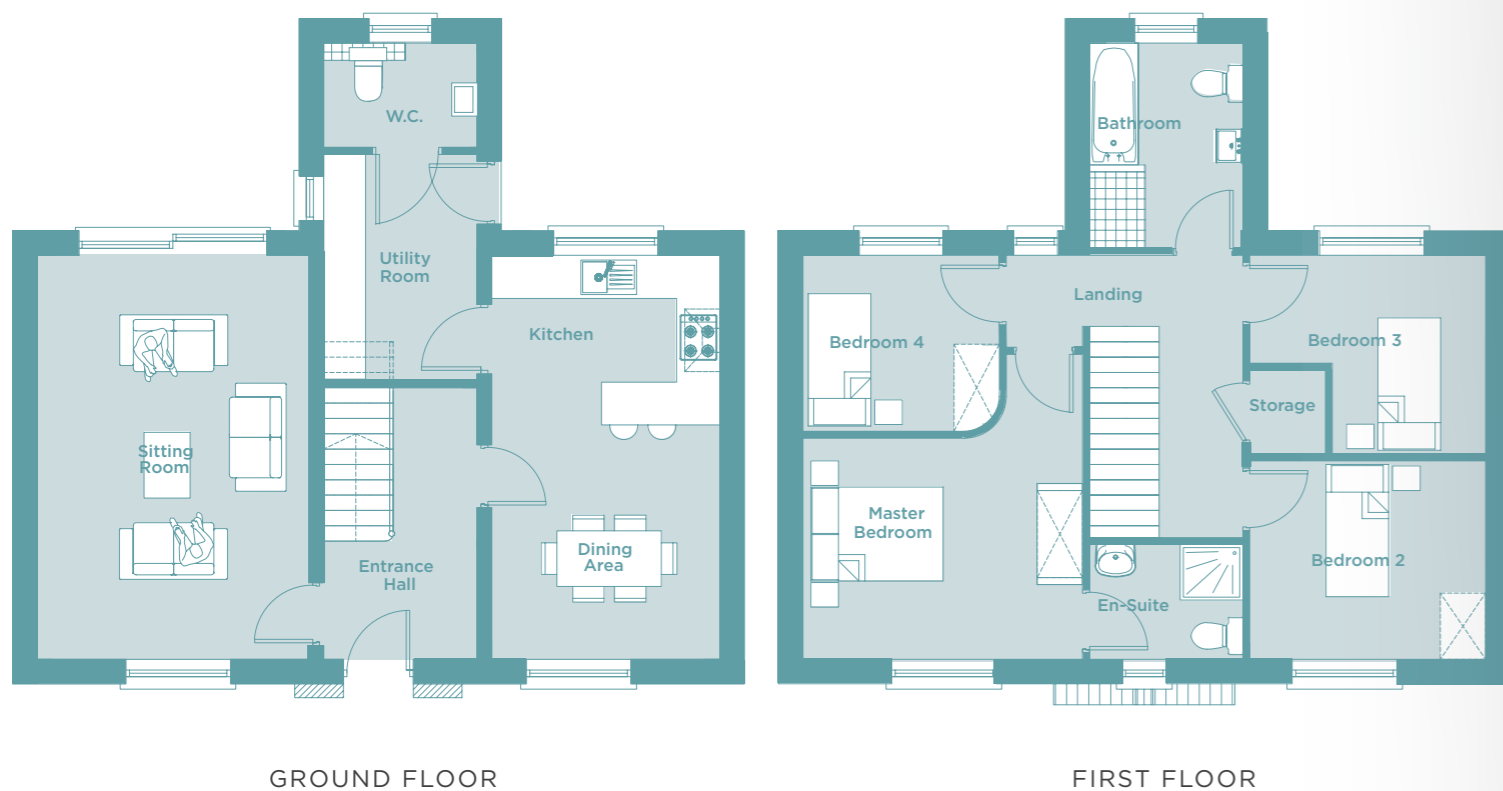
The Whitebeam
3 Bedroom Terrace and End Terrace House
120 sq.m

The Elder
3 Bedroom Semi-detached House
103 sq.m

The Rowan
2 Bedroom Semi-detached House
88 sq.m

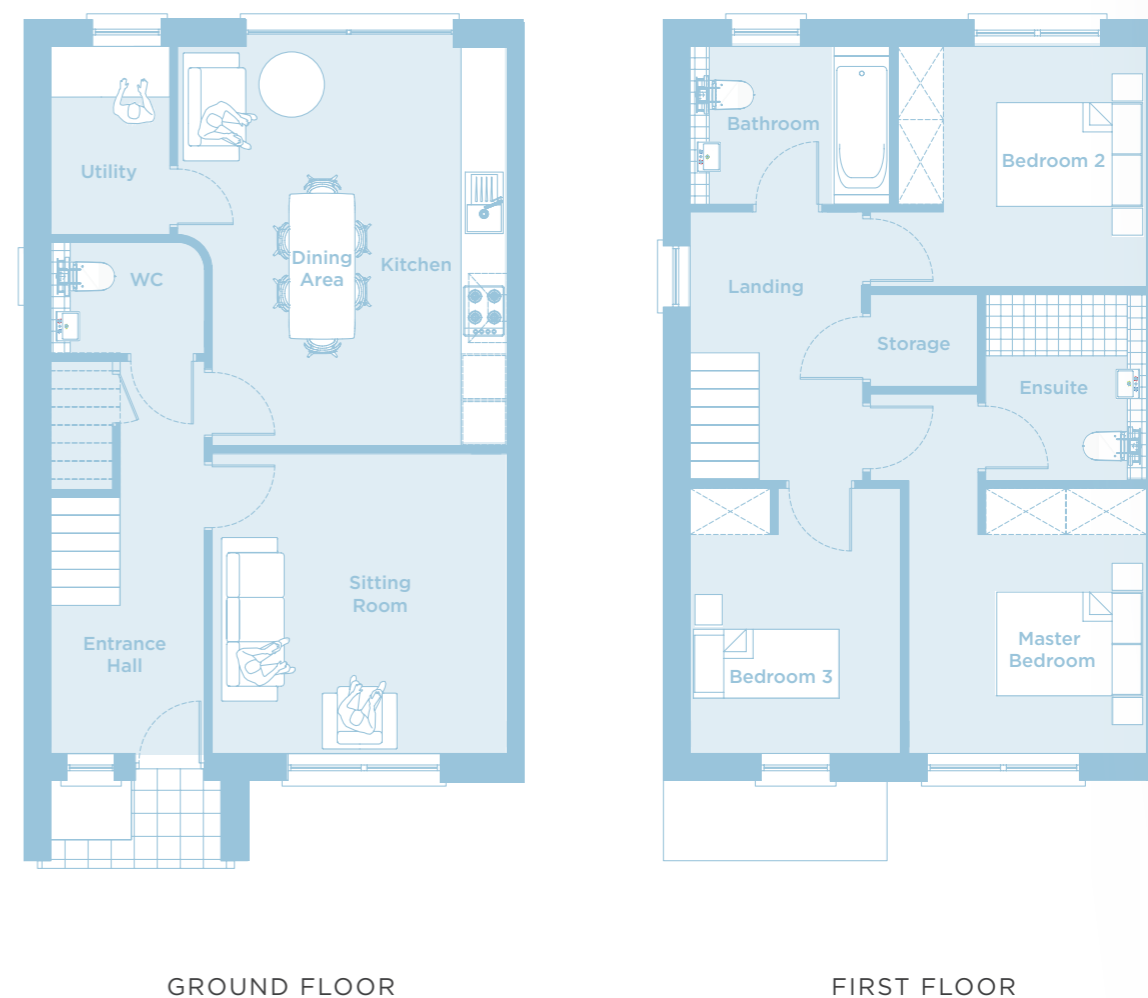
The Honeysuckle

4 Bedroom Detached House
127 sq.m



The Aspen

3 Bedroom Semi-detached House
108 sq.m

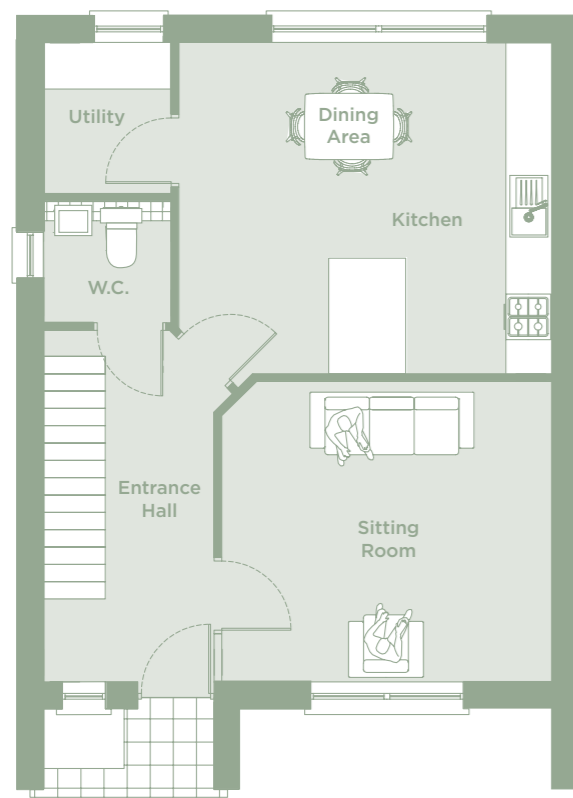


The Holly

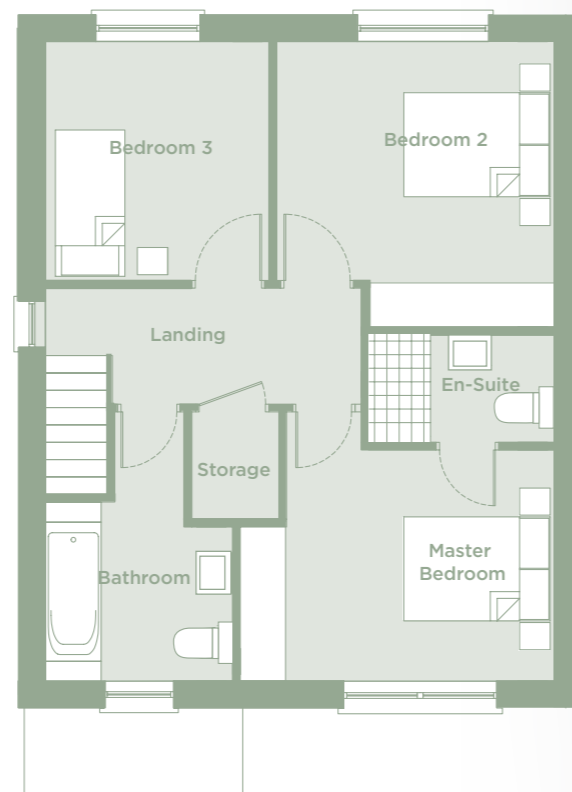
3 Bedroom Mid & End Terrace House
110 sq.m

The Whitebeam

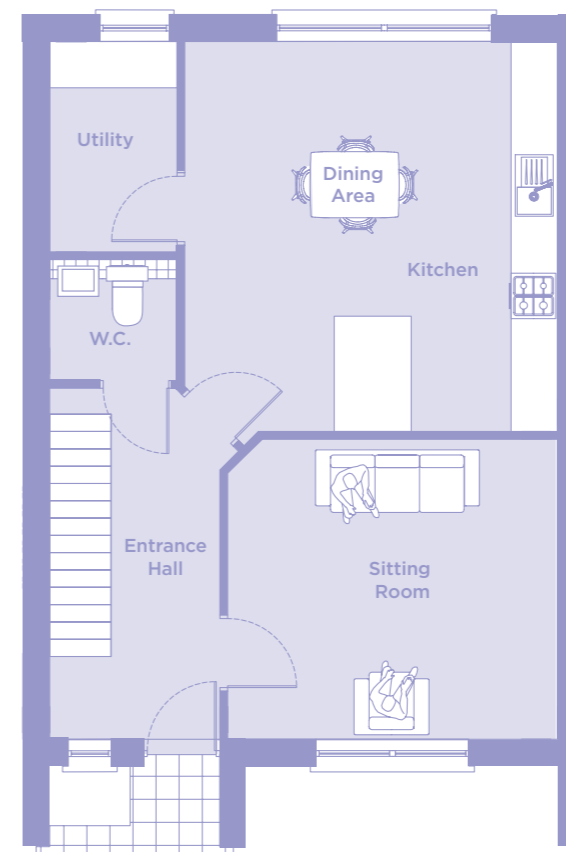
3 Bedroom Mid & End Terrace House
120 sq.m



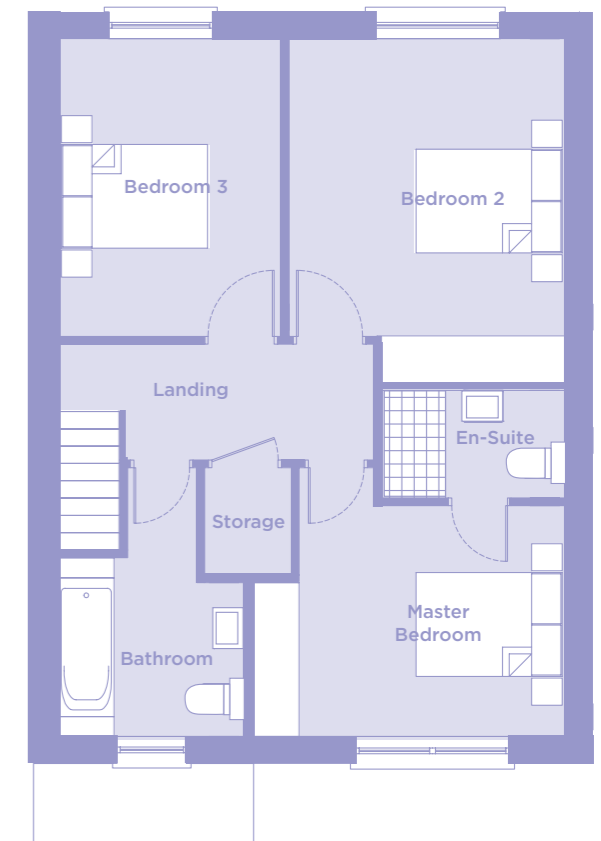
GROUND FLOOR



FIRST FLOOR



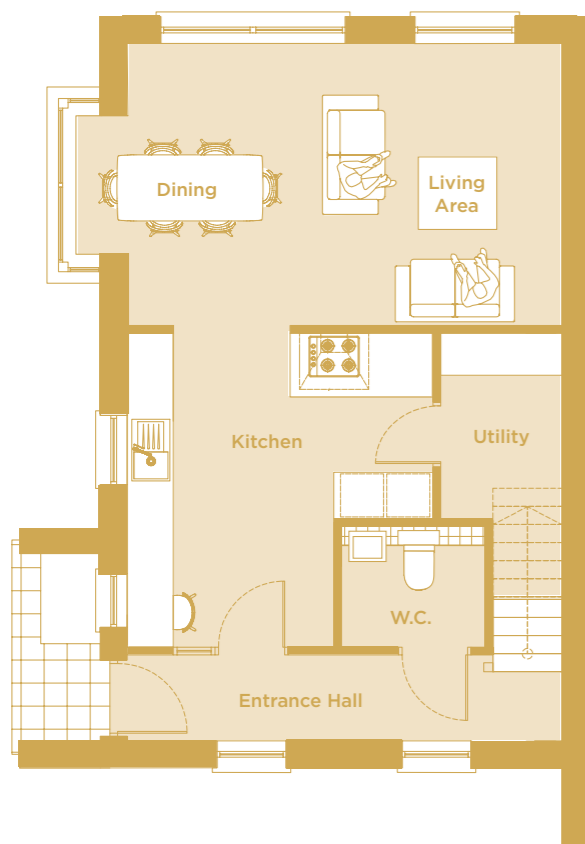
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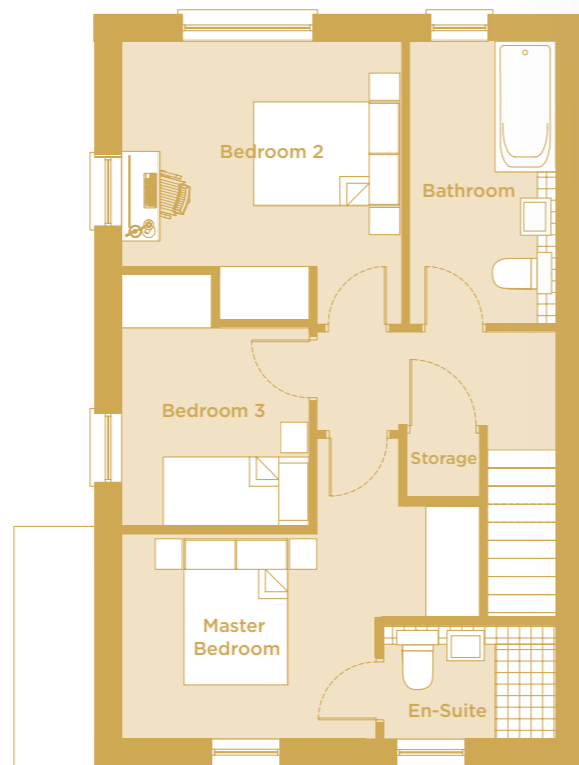
FIRST FLOOR

The Willow

3 Bedroom End Terrace House
103 sq.m



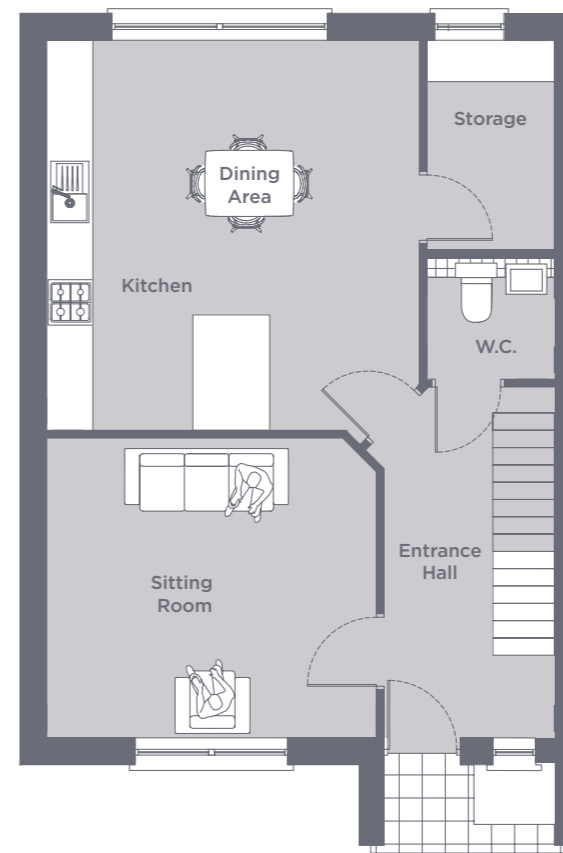
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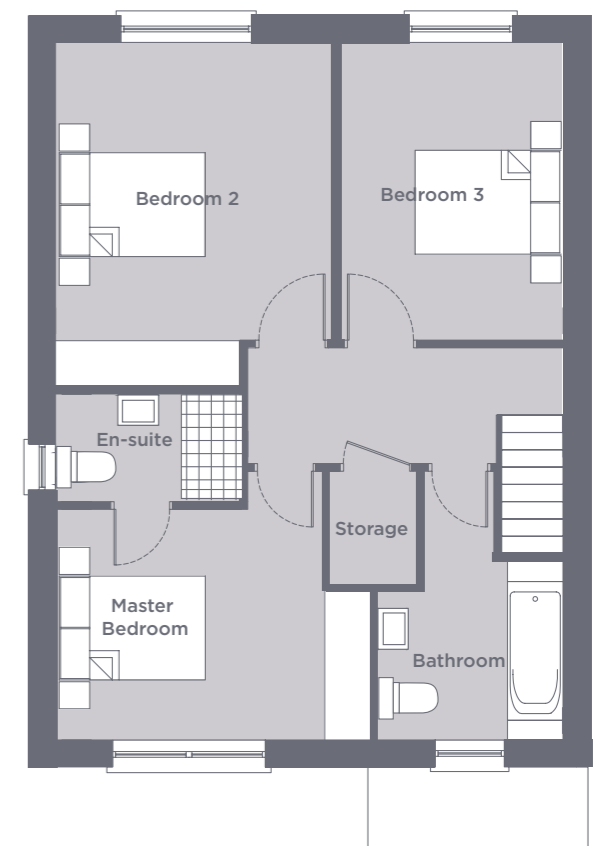
FIRST FLOOR

The Juniper

3 Bedroom Semi-detached House
120 sq.m



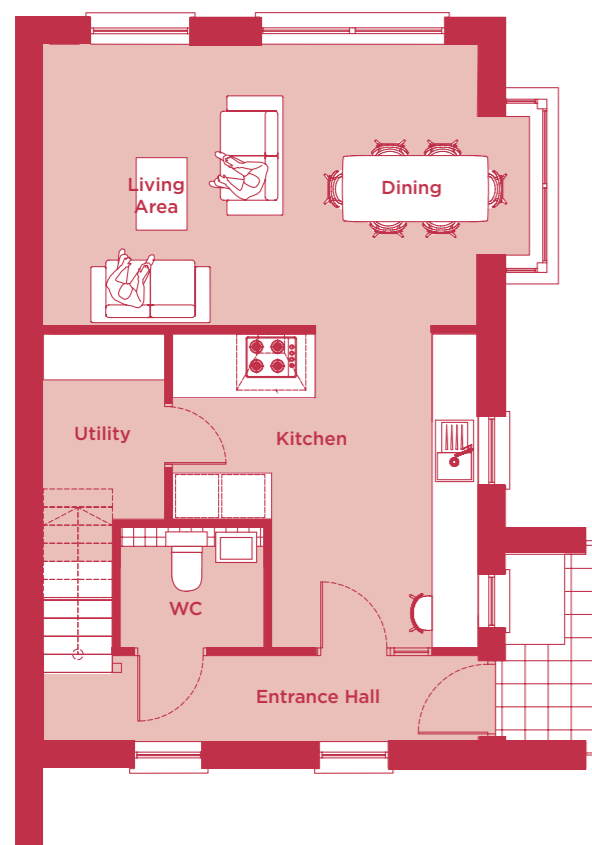
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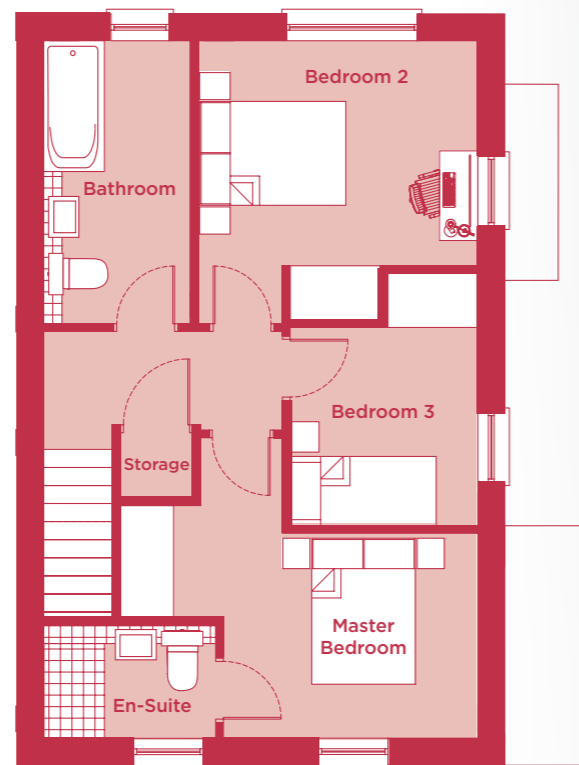
FIRST FLOOR

The Elder

3 Bedroom Semi-detached House
103 sq.m



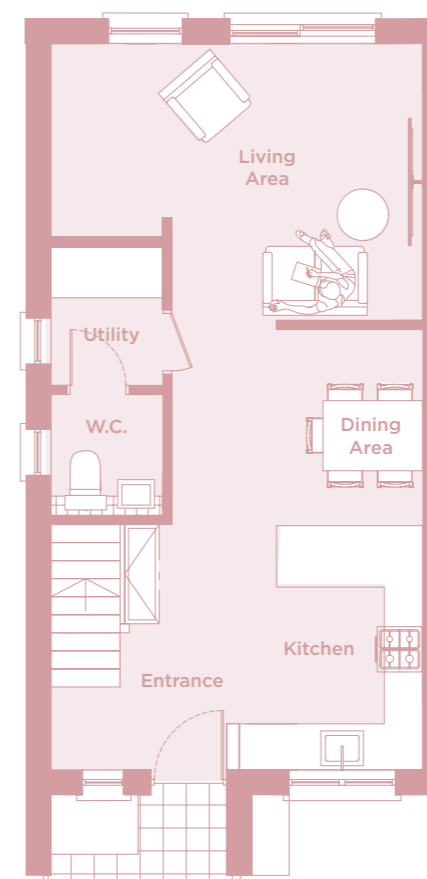
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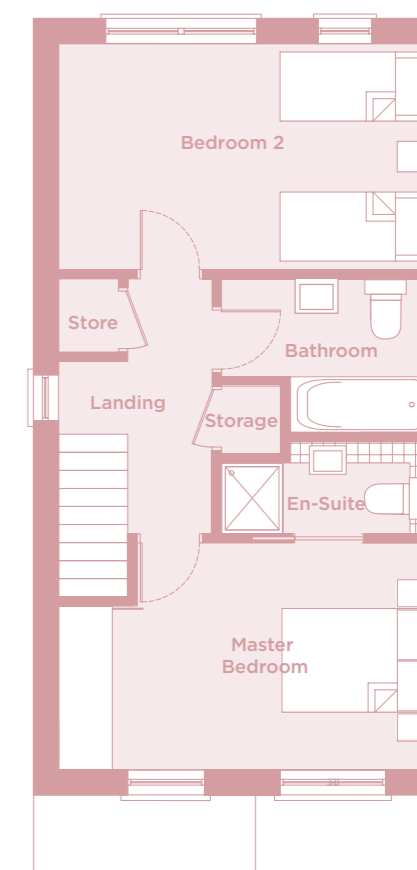
FIRST FLOOR

The Rowan

2 Bedroom Semi-detached House
88 sq.m



GROUND FLOOR



FIRST FLOOR





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