



ESKER

CORNAMADDY
ATHLONE

www.eskerathlone.ie





Esker is an exciting new development of 2, 3 and 4 bed homes

Located in the heart of Ireland Esker, Drumaconn, Cornamaddy, Athlone, Co. Westmeath. Athlone is the largest town in the Midlands and a gateway to the Hidden Heartlands Region. An area immensely popular with growing families, Esker offers an exciting mix of comfortable living, modern convenience and excellent connectivity. Situated 5 minutes' drive from Athlone town center, Esker enjoys a character all of its own thanks to its scenic surroundings.

Life by the water's edge

Situated to the northeast of Athlone, Esker enjoys a character all of its own due to its location on the edge of a vibrant town. Despite being in the centre of Ireland, residents can enjoy a wonderful waterside lifestyle, thanks to the development's location close to the River Shannon and the beautiful Lough Ree. Try a cruise down the Shannon or dare the kids to take on the Baysports Inflatable Waterpark at Hodson Bay. This is the ideal location for water lovers of all ages.



CGI's are for illustrative purposes



Step into history



Athlone is one of Ireland's most fascinating towns, thanks to it's rich history and heritage.

Close to the famous 6th Century Monastery of Clonmacnoise, the town is synonymous with early Irish history, in fact, Brian Bóru travelled through the streets of Athlone on a number of occasions, most notably when he challenged for the High Kingship in 1002. Learn more about the town's rich history with a visit to Athlone Castle or take a Viking Cruise on the river Shannon to Clonmacnoise Monastery and Heritage site during the summer months.





Full of great amenities



Thanks to its strategic position at the centre of Ireland, Athlone is a natural choice for many big employers, including Ericsson, Medtronic Pharmaceutical, Novo Nordisk, Alkermes. Government departments, The Department of Education and the Revenue Commissioners to name but a few.

Athlone Towncentre is the biggest retail destination in the midlands, and features major names such as Dunnes Stores, Penneys, M&S, Zara, H & M, Next, T.K, Max, Eason's, JD Sports and Sports Direct. Alternatively, enjoy fine dining in local top class restaurants.

For sports lovers, this is the ideal location. Boating, kayaking and fishing are available on the River Shannon and Lough Ree. The local area is also rich in long-established and welcoming sports clubs including Soccer, GAA, Rugby and Golf, or visit Athlone Regional Sports Centre, which contains a family-friendly swimming pool, a large gym and a spacious Fitness Park.

TUS/Athlone Athletics Club also offer excellent facilities to include both indoor and outdoor running tracks.

As a well established community within walking distance of a major town, Esker residents have a fine choice of schools for all the family within a short distance. Primary school options include Cornamaddy Community National School, Athlone Mixed National School and Scoil na gCeithre Maistri. Athlone also offers a good selection of Secondary Schools, including Athlone Community College, Marist College and Our Lady's Bower. For third-level students and lifelong learning, there's TUS Athlone, which offers 200+ industry-focused courses from Higher Certificate to PhD Level and beyond.



Schools

1. Cornamaddy Community National School
2. Coosan National School
3. Saint Mary's National School
4. Marist College
5. Athlone Community College
6. Athlone Institute of Technology
7. Our Lady's Bower Secondary School
8. Athlone Mixed National School
9. Scoil na gCeithre Maistri
10. Saint Peter's National School
11. Saint Paul's National School
12. Coláiste Chiaráin

Shopping

13. Athlone Town Centre
14. Golden Island Shopping Centre

Sport

15. Athlone GAA Club
16. Athlone Tennis Club
17. Southern Gaels GAA Club
18. Willow Park FC
19. St. Francis FC
20. Buccaneers Rugby Club
21. Athlone Golf Club
22. Glasson Golf Club

Transport options to every corner of Ireland

Esker is located close to the main N55 and N6 roads, offering a quick and direct route across the country, between Galway and Dublin. Athlone is also a major stop on Ireland's rail links; passengers can travel directly to a number of cities and towns, including Dublin, Galway, Westport and Limerick.

As Ireland's most central town, many Bus Éireann routes travel through Athlone, linking both local and national destinations – perfect for commuters, shoppers and students. There's even a direct route through to Dublin International Airport, through the Citylink 763 service.



M6
3 mins
Lough Ree
4 mins
Athlone Centre
8 mins
Galway City
1 hr 4 mins
Dublin Airport
1hr 19 mins



Athlone Train Station
5 mins drive
30 mins walk



Citylink 763
8 Daily Services

Special Features and Specifications

Images representative of the finished home and may vary .

External Features

- High quality brick and render façades.
- UPVC high-performance double glazed.
- Windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large-glazed screen with patio doors to private rear gardens.
- Side passage gate (where applicable).
- Paved patio area to rear garden with external wall light.
- Paved front driveways to accommodate parking.
- EV charging point (in curtilage) (where applicable).
- Generously sized seeded gardens with solid maintenance free dividing fence.
- Outdoor Tap to rear.
- External double power socket at rear.

Interior Finishes

- Extra height ceilings at ground floor.
- High quality painted doors.
- Contemporary architrave and skirting, primed and painted.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with handrail to stairs.
- Pull-down attic ladder fitted to all houses.
- Shaker style fitted wardrobes to master bedroom.



Bathrooms and Ensuites

- High quality sanitary ware.
- High quality tiling on floors and wet areas in bathroom and ensuite.
- Contemporary shower complete with pressurised water supply.
- Heated towel rail in all upstairs bathrooms and ensembles.

Kitchens

- Superb contemporary designed kitchens
- Stainless steel sink, draining board and mixing tap.
- Separate utility room (where applicable) or storeroom with below countertop space, plumbed for washing machine and dryer.
- High quality tiling to kitchen and utility area floors and wet areas.

Media and communications

- Wired for high-speed broadband.
- Datapoints in hallway, living room, kitchen and smallest bedroom.
- TV connection point to living room, kitchen, and Master bedroom.

Security and Safety

- Fire Alarm.
- Smoke detectors fitted throughout (mains powered with battery backup).
- Hard wire for future intruder alarm system.
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

Electrical

- Generous provision of lighting and power points.
- Recessed LED downlighters in kitchen.
- Standard sockets and light switches in kitchen worktop area.
- External weatherproof power point to rear garden.
- Future proofing for electric car parking point (on curtilage car spaces only).
- Future proofing for electrical and data connection to facilitate home office.

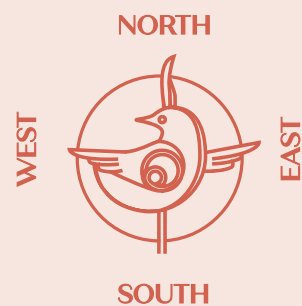


Heating

- Homes are served by an air-to-water heat pump and zone controlled panel radiators.
- Thermostatically controlled radiators.
- Pressurised hot and cold water.

Energy Efficiency A2 BER energy rating

- High insulated airtight design.
- Natural ventilation system.
- High level of roof, wall and floor insulation.
- Heat pump with dual zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.



Discover a range of well-designed 2, 3 & 4 Bedroom homes to find the perfect fit for your needs, with flexible layouts and modern features to suit every lifestyle

Site Plan



The Gailey

2 Bedroom Mid Terrace
78 sqm



The Hodson

3 Bedroom Semi Detached
116 sqm



The Shannon

3 Bedroom Mid & End Terrace
96 sqm



The Ree

4 Bedroom Semi Detached
147 sqm



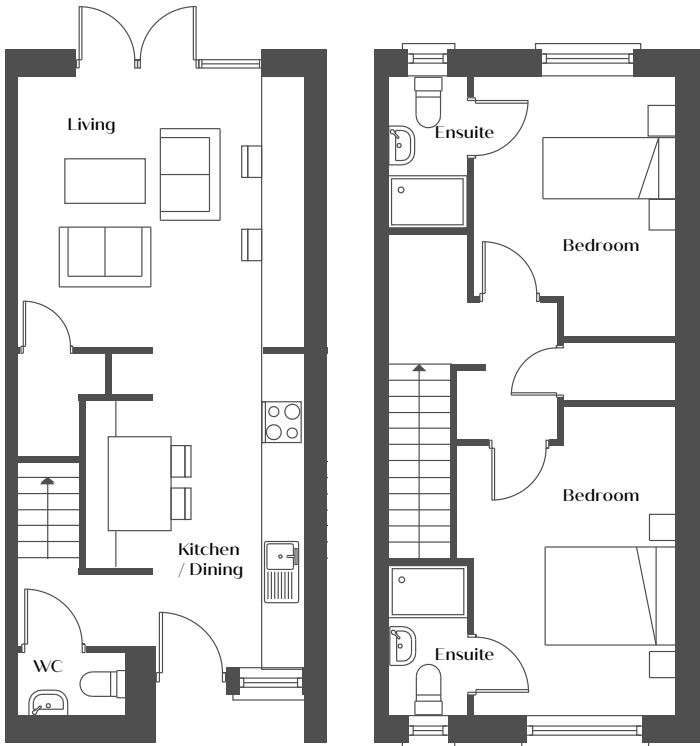
Existing
Cornamaddy
Development

Plans are for illustrative purposes



The Gailey (House Type E)

2 Bedroom Mid Terrace
78 sqm



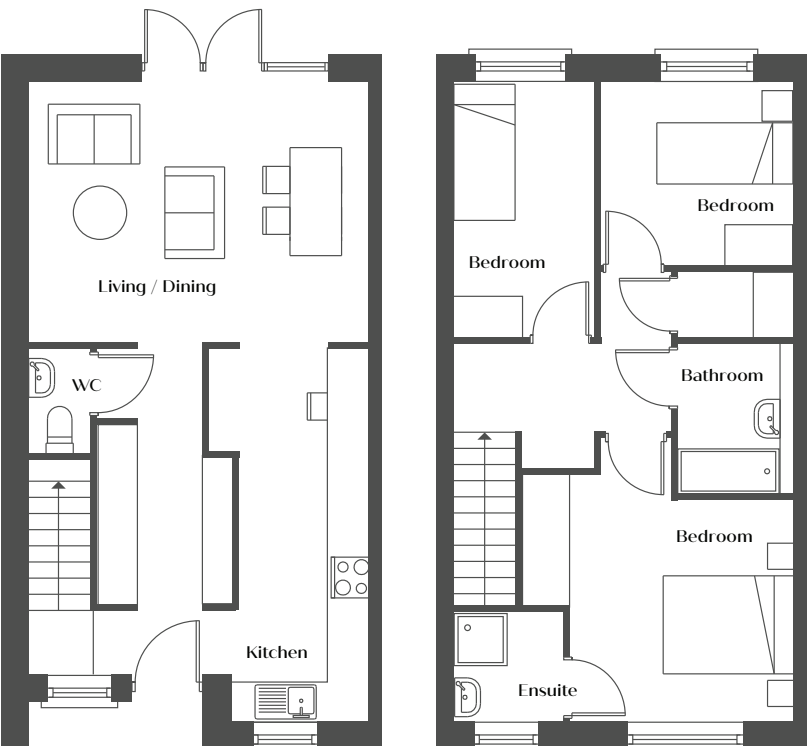
GROUND FLOOR FIRST FLOOR

Plans are for illustrative purposes



The Shannon (House Type D)

3 Bedroom Mid & End Terrace
96 sqm



GROUND FLOOR FIRST FLOOR

Plans are for illustrative purposes



The Hodson (House Type F)

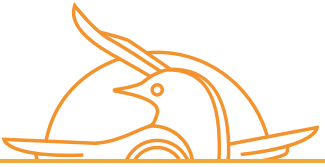
3 Bedroom Semi Detached
116 sqm



GROUND FLOOR

FIRST FLOOR

Plans are for illustrative purposes



The Ree (House Type E)

4 Bedroom Semi Detached
147 sqm



GROUND FLOOR

FIRST FLOOR

OPTIONAL SECOND FLOOR

Plans are for illustrative purposes

Mainham Contracting

Experience & Innovation in Every Home

A family company with a long tradition in high-quality homebuilding, Mainham Contracting is proud to bring to the market some of Ireland's most exciting housing developments. The company is headed by Fintan Doran, who has been at the forefront of the industry for 35 years and has carefully built up a strong team of experienced and talented professionals, all committed to creating stylish, comfortable, innovative homes that answer the needs of today's modern family. Esker is the latest opportunity to experience the quality of a Mainham home, following on from successful and highly sought after developments in Kildare, Laois, Wicklow, Kilkenny and South Dublin.



Developer

MAINHAM
CONTRACTING LTD

FIRST HOME SCHEME
Supporting Home Ownership



BER A2

Agent

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