

# The Hawthorns

TULLAMORE

Glenveagh  
Home of the new.







The Hawthorns

Glenveagh Homes is pleased to introduce The Hawthorns, a beautiful new development of spacious 2, 3 & 4 bedroom family homes in a prime residential location near the thriving town of Tullamore, Co. Offaly



# Contemporary spaces

Located less than 10 minutes from the M6 motorway and a leisurely 15 minute stroll from Tullamore town, The Hawthorns is a great opportunity to purchase a spacious A-rated home beside one of the Midlands' most popular towns.



### Thoughtful design for family living

Homes at The Hawthorns are particularly spacious and ideal for families of all ages. A fluid layout is enhanced by bright and airy hallways, while big, high-spec windows make the most of the natural light.



Rooms are designed with modern life in mind. Large living areas and kitchens are ideal for family get togethers, while bedrooms offer the perfect sanctuary after a busy day.

# Designed with you in mind.



Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.





# Travel anywhere anytime.

Easy access to where you need to be

Transport links at The Hawthorns are truly excellent. Tullamore Train Station is a short seven-minute drive from your front door, and with a travel time of just 60 minutes to Dublin Heuston Station, commuting to Dublin couldn't be easier. The AirCoach offers a fast and frequent service to Dublin International Airport for those all-important family getaways.

And for motorists, the M6 interchange is just 12 kilometres away, linking Galway and Dublin, and offering access to many other main roads in the country.



The Bridge Shopping Centre	6 mins
Tullamore Golf Club	10mins
Lough Boora Discovery Park	25mins
N52	2 mins
Slieve Bloom Mountains	45 mins



Tullamore, Kilcruttin	7 mins drive 45 mins walk
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Nearby Bus routes	835   837 845   847
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# Where urban meets rural

Nowhere mixes urban and rural quite like The Hawthorns. Tullamore is one of the biggest towns in the Midlands with a host of great local amenities to match. Yet in your leisure time, you can enjoy some of the best scenery and walks in the area — try a challenging walk in the Slieve Bloom Mountains or discover the spooky history of Charleville Castle.



# A convenient location

**Schools**

- 1 Tullamore College
- 2 Sacred Heart Catholic School
- 3 Coláiste Choilm
- 4 Tullamore Educate Together N.S
- 5 Scoil Mhuire
- 6 Saint Joseph's National School
- 7 Scoil Eoin Phoil
- 8 Offaly School of Special Education
- 9 Charleville National School
- 10 Gaelscoil an Eiscir Riada

**Shopping**

- 11 The Bridge Shopping Centre
- 12 The Mall Shopping Centre

**Sport / Golf**

- 13 Tullamore Golf Club
- 14 Tullamore Tennis Club
- 15 Tullamore Rugby Club
- 16 Leah Victoria Park Football Park
- 17 Tullamore GAA Centre
- 18 Aura Tullamore Leisure Centre

**Train Station**

- 19 Tullamore, Kilcruttin

**Hospitals**

- 20 Midland Regional Hospital Tullamore

**Hotels**

- 21 Bridge House Hotel, Leisure Club & Spa
- 22 Tullamore Court Hotel
- 23 Central Hotel Tullamore

**Parks**

- 24 Tullamore Town Park
- 24 Charleville Forest





# Live, laugh & love with friends & family.



At night, the town really comes alive. Tullamore is packed with wonderful artisan coffee shops, restaurants and bars, many of which offering regular live entertainment. Enjoy the best of local cuisine at The Blue Apron or opt for fresh pasta and wine with a group of friends — there's something for every palate in Tullamore.

For a great day out, a quick 20 minute drive will take you to Lough Boora Discovery Park, a 2,000 hectare facility filled with walking and cycling trails, unique outdoor sculptures, a fairy trail, stunning scenery and countless species of birds and plants or the beautiful Grand Canal Way offers some stunning walkways as well as many water-based activities.



## A thriving town with something for everyone

Tullamore is a buzzing hive of activity every day of the week. The town centre itself offers a wide range of local and mainstream shops, while The Bridge Centre is the Midlands' premier shopping centre, housing both a six-screen cinema and over 30 stores.





## Immerse yourself in family life.

As a place for families, you really can't get much better than The Hawthorns. Not only are these beautiful homes bright, spacious and cleverly designed for modern family life, but the location is also close to just about every amenity a growing family could need. There are numerous excellent primary and secondary schools within easy access, including Scoil Mhuire Primary School, Charleville National School and Tullamore Educate Together.



Sports lovers can choose from a wide variety of well-established clubs in the area, including tennis, soccer, GAA, rugby, athletics, swimming, fishing and boating. And for golfers, there's Tullamore Golf Club and Esker Hills Golf Club, home to 2019 Open winner Shane Lowry. Lloyd Town Park is a short stroll from The Hawthorns, and offers a fabulous children's playground, a bowling green and a skate park.



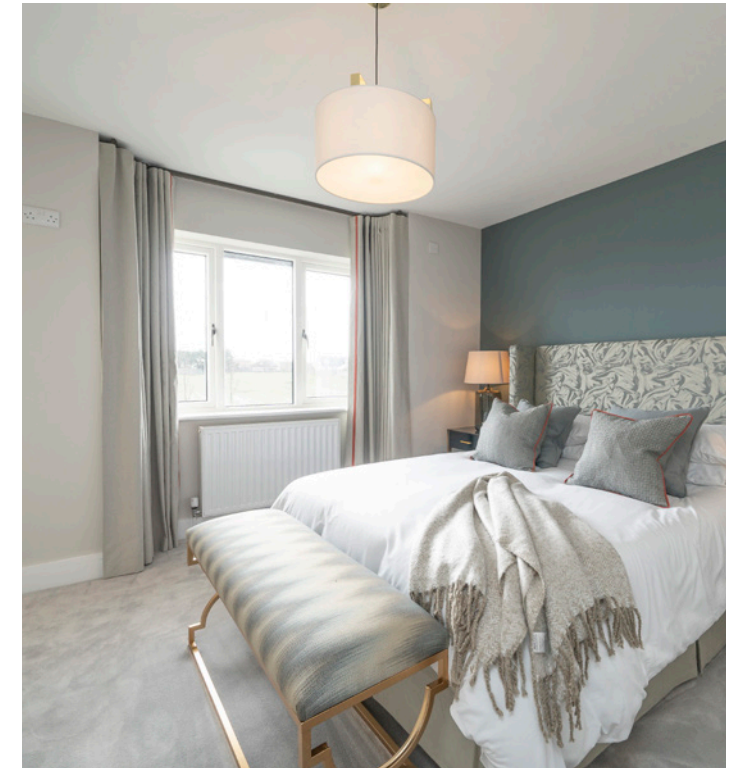
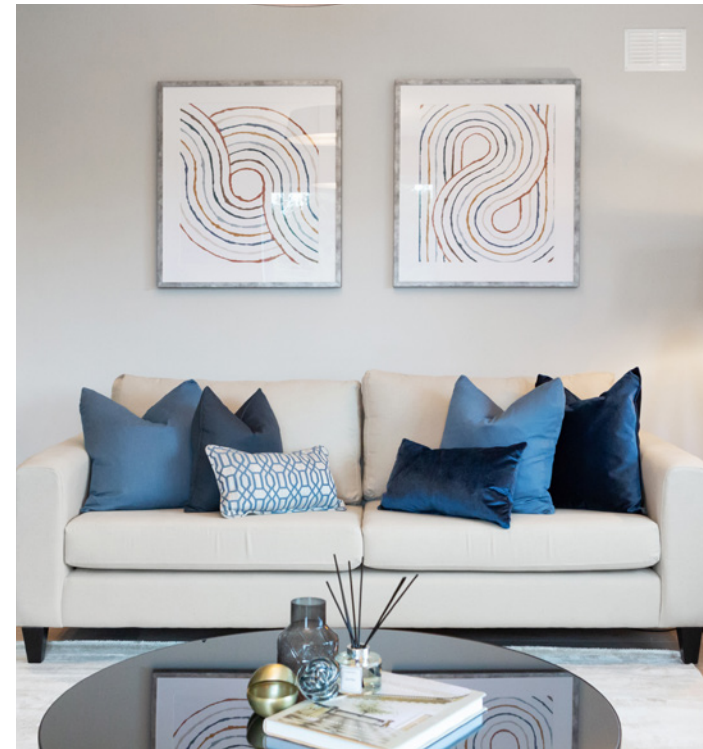




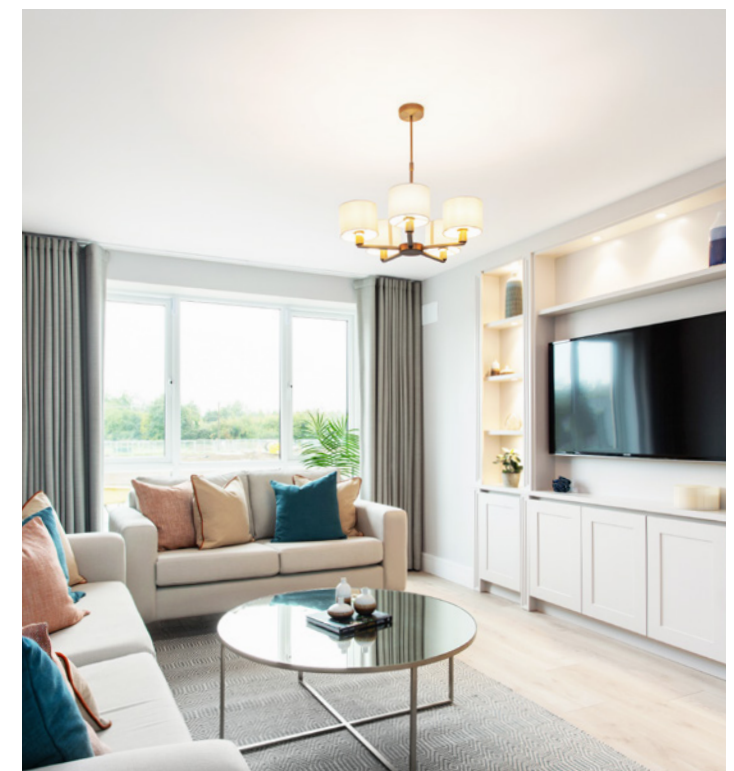
Modern life is easy in The Hawthorns' bright, spacious and airy homes, which are finished to the highest of standards. These comfortable homes are thoughtfully designed and feature flexible spaces that can be configured to suit your family's individual needs.



# Spacious interiors for modern living.



Rooms are large and comfortable, offering attractive spaces for all the family to enjoy. Open-plan living and dining spaces, along with a high-spec modern kitchen, are ideal for gatherings of all sizes, from simple family breakfasts to sophisticated dinner parties.



Images representative of typical Glenveagh homes





# Built to a standard you can trust.

## Key Specifications

### External Features

- Maintenance free, tasteful mix of brick, type- Lanyon Brick - Elmwood - Red Multiand with render exteriors.
- PVC fascia, gutters and downpipes.

### Gardens

- Seeded gardens with secure boundary to rear gardens.

### Internal Finishes

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull down attic ladder with insulated & airtight access hatch where applicable

### Electrical & Heating

- Generous lighting and power points and switches.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Samsung heating pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for Electric Vehicle charge point.

### Kitchens

- Superb contemporary kitchen by Gallaghers with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas.

### Windows & Doors

- uPVC double glazed A rated windows.
- French two-tone double doors to back garden.
- Composite front doors with secure locking system.

### Wardrobes

- Shaker-style fitted wardrobes supplied by Gallaghers 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 air tightness in order to retain heat.

### Guarantee

- Each Tullamore home is covered by a 10 year Homebond structural guarantee.

BER A2 A3







# House styles

## Duplex & Apartments

### The Hazel

2 Bed Apartments | 3 Bed Duplex  
80 - 117 sqm | 864 - 1255 sqft

## 2 Bed Homes

### The Willow

2 Bed Semi Detached | Mid & End Terrace  
90 sqm | 968 sqft

## 3 Bed Homes

### The Holly

3 Bed Semi Detached Bungalow  
95 sqm | 1022 sqft

### The Alder

3 Bed Semi Detached | Mid & End Terrace  
105 sqm | 1130 sqft

### The Beech

3 Bed Semi Detached  
111 sqm | 1194 sqft

### The Birch

3 Bed Detached  
109.7 sqm | 1180 sqft

### The Poplar

3 Bed Semi Detached  
114 sqm | 1227 sqft

### The Pine

3 Bed Detached  
120 sqm | 1292 sqft

## 4 Bed Homes

### The Elm

4 Bed Semi Detached Dormer Bungalow  
148.5 sqm | 1598 sqft

### The Oak

4 Bed Detached  
149 sqm | 1604 sqft

# The Hawthorns

Show Houses (SH)  
No 1 The Park & No 26 The Way

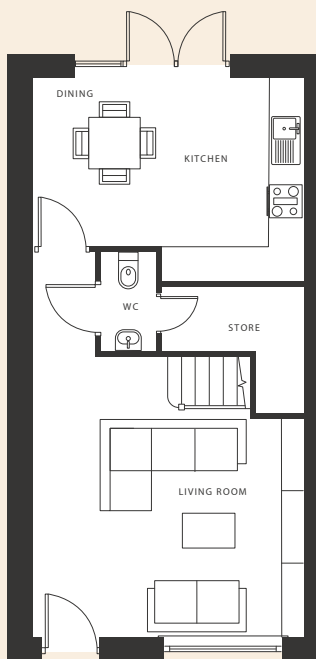


Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

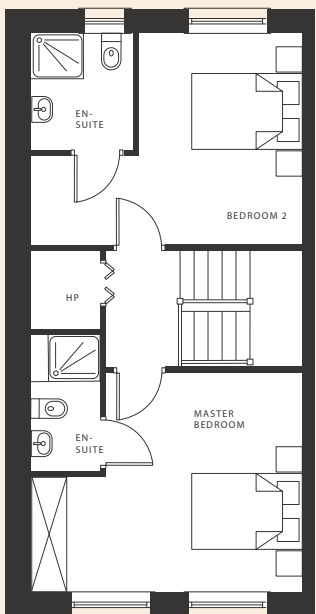


# The Willow

2 Bed Semi Detached | End & Mid Terrace  
90 sqm | 968 sqft



Ground Floor

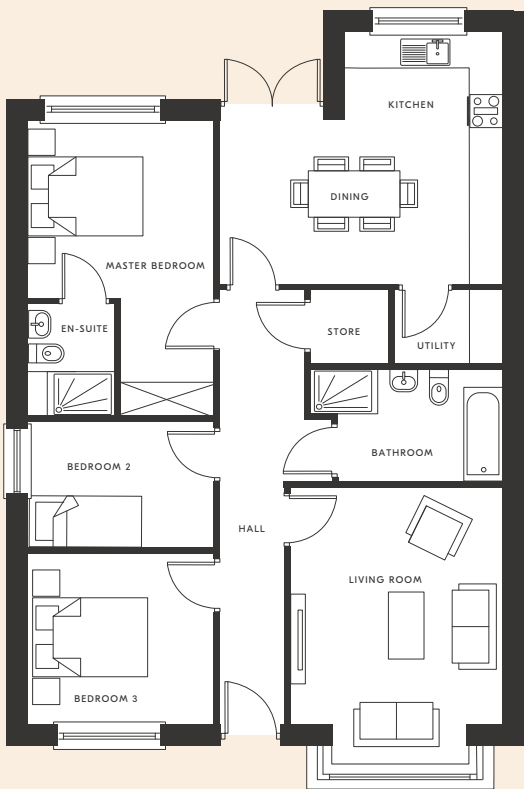


First Floor

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# The Holly

3 Bed Semi Detached Bungalow  
95 sqm | 1022 sqft



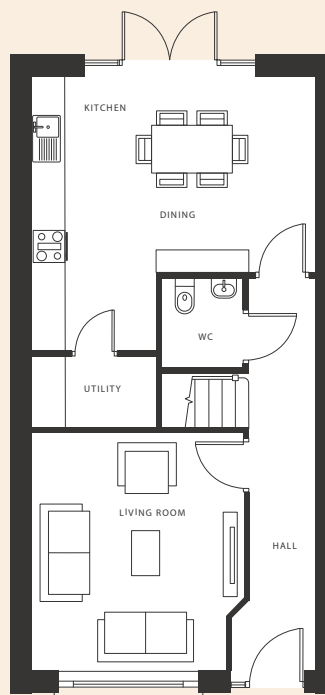
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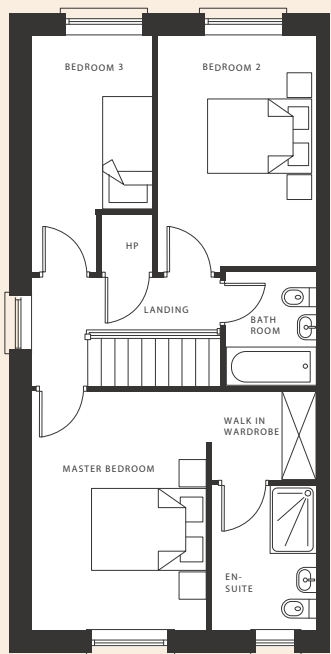


# The Alder

3 Bed Semi Detached | End & Mid Terrace  
105 sqm | 1130 sqft



Ground Floor

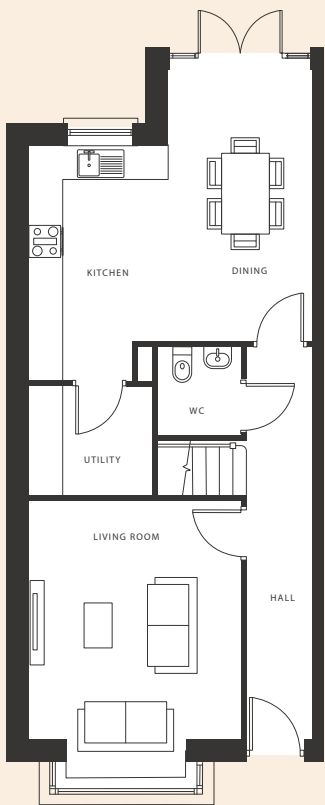


First Floor

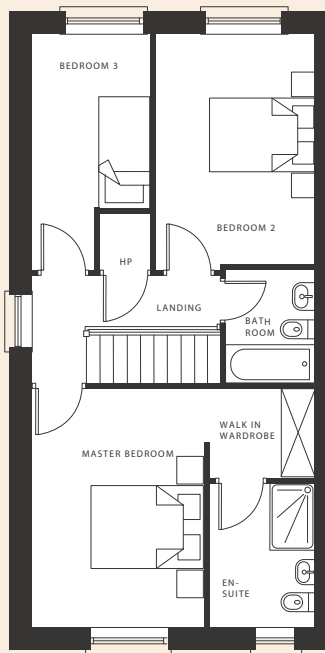
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# The Beech

3 Bed Semi Detached  
111 sqm | 1194 sqft



Ground Floor



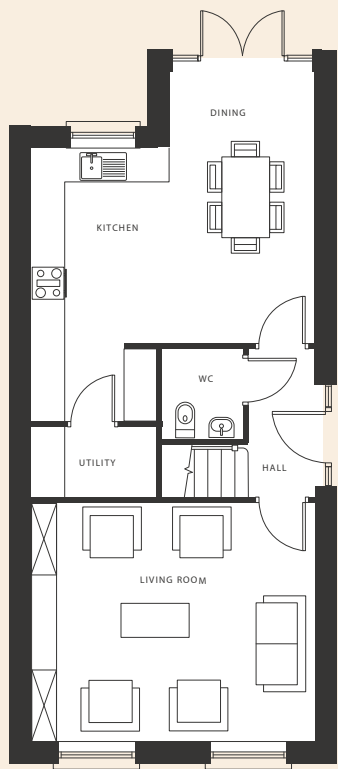
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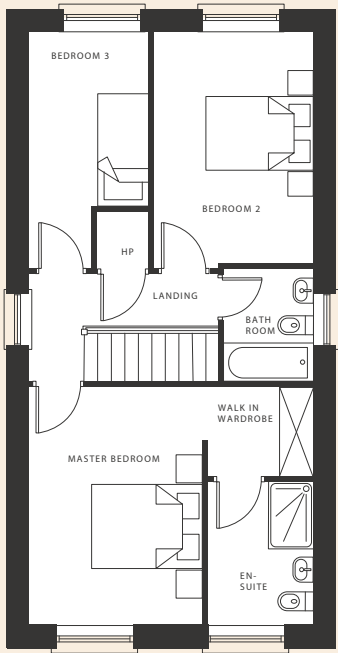


# The Birch

3 Bed Detached  
109.7 sqm | 1180 sqft



Ground Floor

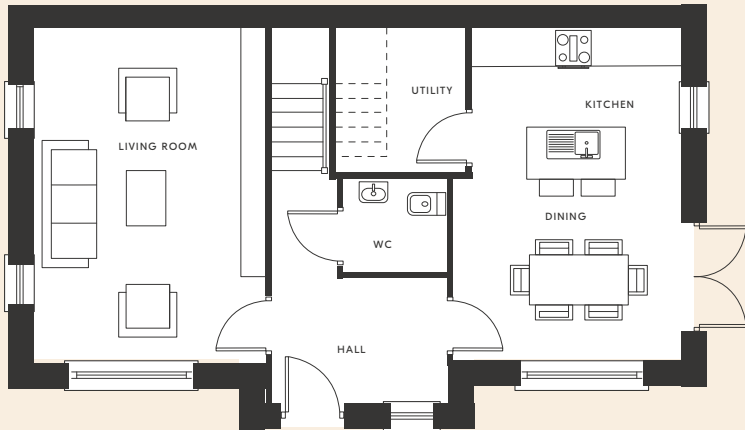


First Floor

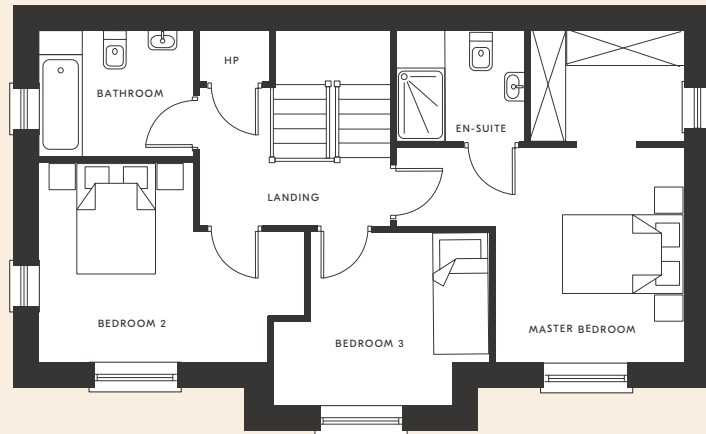
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# The Pine

3 Bed Detached  
120 sqm | 1292 sqft



Ground Floor



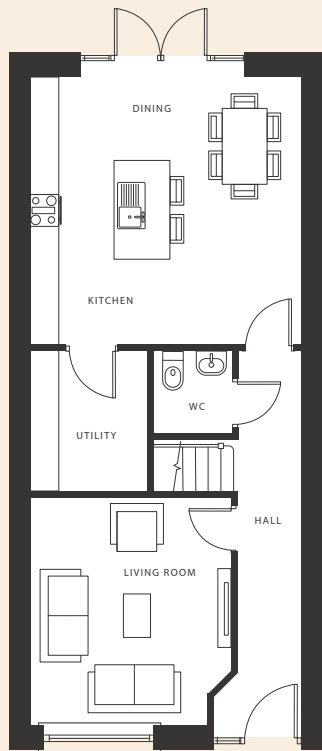
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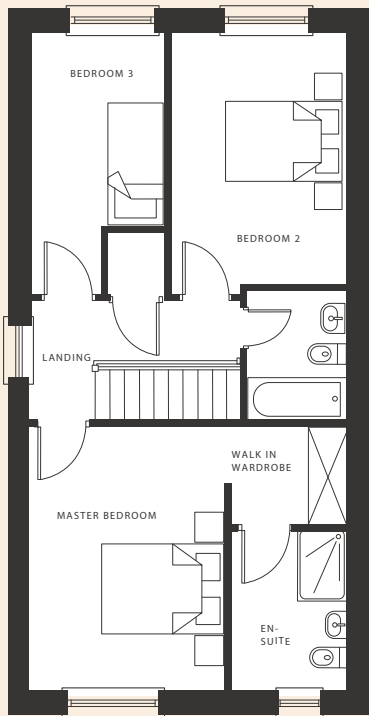


# The Poplar

3 Bed Semi Detached  
114 sqm | 1227 sqft



Ground Floor

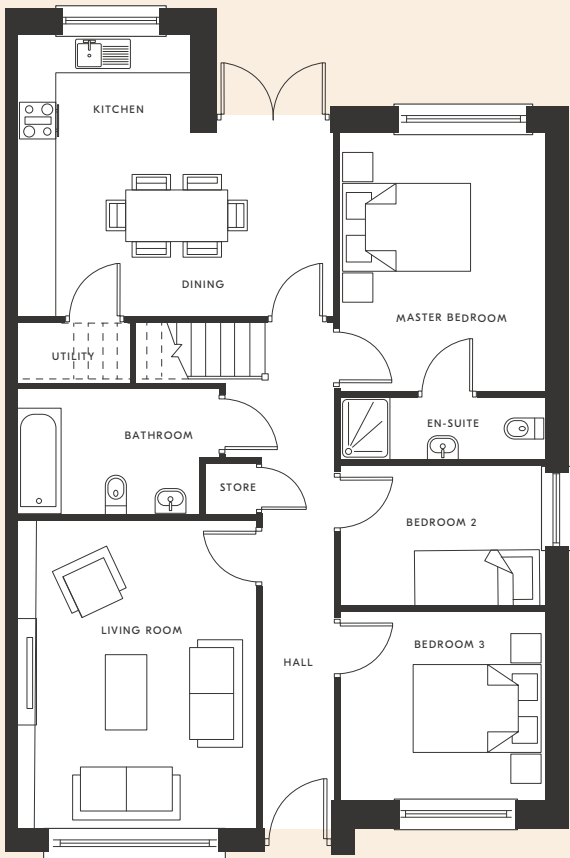


First Floor

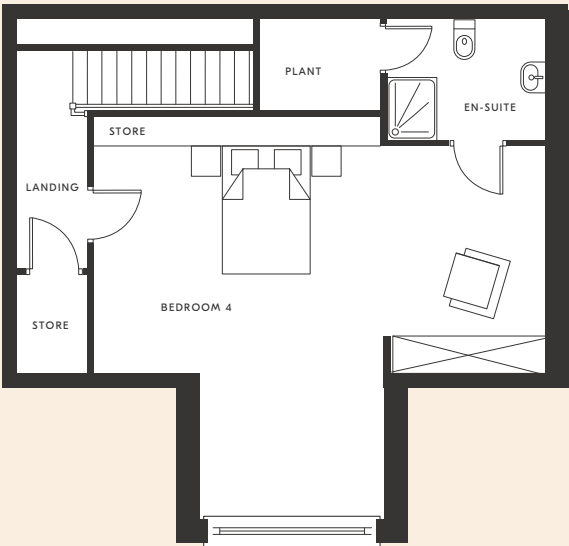
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# The Elm

4 Bed Semi Detached Dormer Bungalow  
148.5 sqm | 1598 sqft



Ground Floor



First Floor

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# The Oak

4 Bed Detached  
149 sqm | 1604 sqft



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# Home of the new.

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.



**Silver Banks**  
Stamullen, Co. Meath



**Semple Woods**  
Donabate, Co. Dublin



**Cnoc Dubh**  
Ballyboughal, Co. Dublin



**Taylor Hill**  
Balbriggan, Co. Dublin



**Barnhall Meadows**  
Leixlip

## Other developments

- Holsteiner Park, Clonee
- Cluain Adain, Navan
- Ruxton Oaks, Navan
- Knightsgate, Rush, Co. Dublin
- Bellingsmore, Kilmartin
- Oldbridge Manor, Drogheda South
- Cois Glaisin, Navan, Co. Meath
- Ledwill Park, Kilcock
- Proby Place, Blackrock
- Marina Village, Greystones
- Blackrock Villas, Cork
- Mount Woods, Cork

Discover our full range of developments at:  
[glenveagh.ie](https://www.glenveagh.ie)





**Selling Agent**



**Professional team**

Developer, **Glenveagh Homes**  
Architect, **Doran Cray**  
Solicitor, **Kane Tuohy**

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