

Millers Hill



METICULOUSLY
Crafted

Millers Hill comprises a new development of 79 A-Rated 3, 4 & 5 bedroom semi-detached and detached modern family homes.

This is a meticulously designed scheme of contemporary homes in a beautifully landscaped setting with an abundance of green space. There is a mix of 3 and 4 bedroom semi-detached homes alongside larger 4 and 5 bedroom detached dwellings bordering the golf course. The development is set within the confines of the village of Killenard, with all local amenities within a few minutes walk. The local primary school is next to the development and you're just a short stroll to the renowned Heritage Hotel and Golf Resort.

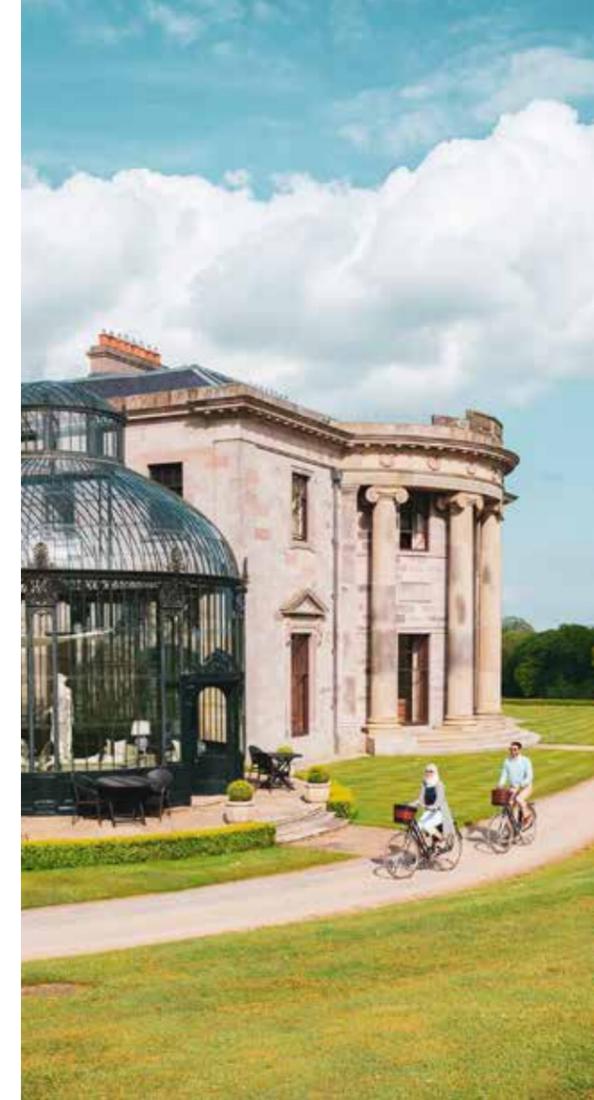


AMPLE GREEN
SPACE TO
Explore...



Killenard is a picturesque and vibrant village situated in Co. Laois, about 4km drive from Portarlinton. Killenard is just 10 minutes from Exit 14 on the M7 and is conveniently located for travel to Dublin, Limerick and Cork by motorway.

The M50 Red Cow Junction or Red Cow Luas Stop is about 40-minutes drive from the village, and Dublin city centre and airport are approximately 55-minutes. Just 4km from Millers Hill is one of Irish Rail's major junctions; Portarlinton Train Station offers routes to almost every corner of the country!



Millers Hill

Many locals also enjoy access to an excellent 5km walking track around the golf course.



◆ **Situated in an elevated position overlooking the pastoral lands of County Laois, the village of Killenard is a special kind of place.**

You may recognise it as the home of the exclusive Heritage Golf and Spa Resort, which is located in the very heart of the village. However, it is also a vibrant and thriving community ready to welcome you and your family.

Killenard village has a strong community spirit, united around the staples of rural life – a national school, local sports clubs and churches (RC and C of I). What is slightly unusual about Killenard is that a luxurious hotel and golf resort, the 4-star Heritage, is literally at the centre of village life. Local members make the most of the Seve Ballesteros-designed 18-hole golf course and the resort's facilities, including the gym, swimming pool, ESPA spa, bar and restaurants.



SOMETHING FOR
THE WHOLE
family





On your Doorstep...

- 

Primary School
Scoil Naomh Eoin primary school is next to Millers Hill and can be accessed via a footpath directly from the development
- 

Community Centre
A busy community centre with tennis, squash, dancing and after school activities
- 

Gala Supermarket
Your local convenience store
- 

Churches
A Catholic Church and Church of Ireland are both present in Killenard
- 

Kildare Village
A fantastic selection of high end stores, and only 17 minutes drive away
- 

Dublin City Centre
50 mins by car, traffic pending!
- 

Gym, Pool & Walking Track
The Heritage leisure centre has gym and pool. Plus there's a beautiful 5km walking track
- 

The Thatch Pub
Your local pub, also serving food and live music a few nights per week
- 

The Heritage
The Heritage features two lovely bars serving food and Blake's restaurant
- 

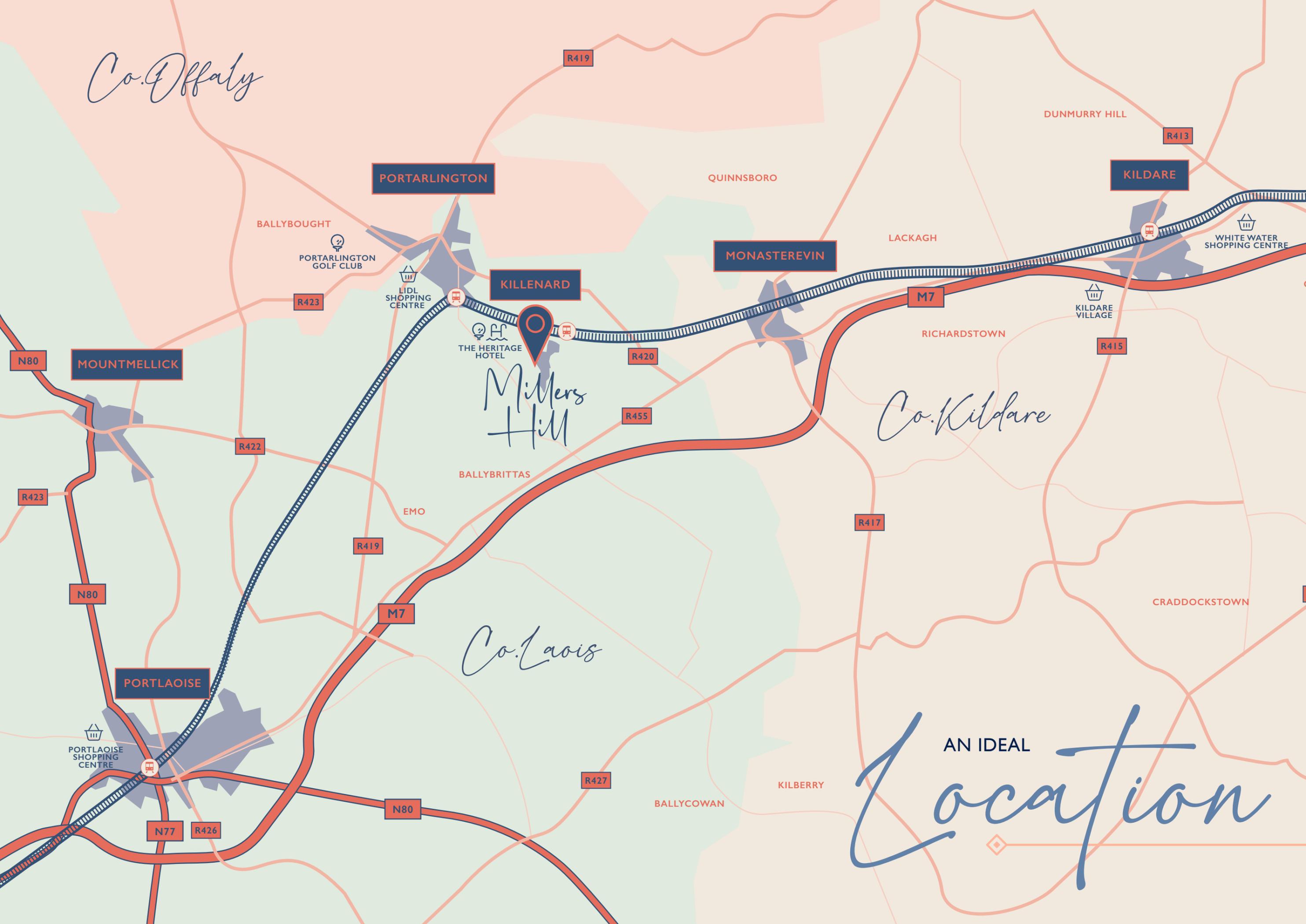
Heritage Golf Course
Enjoy 18 holes on the Seve Ballesteros designed championship golf course
- 

White Water Shopping Centre
For even more great shopping and retail, White Water Shopping Centre is less than 30 minutes away
- 

Portlaoise Town Centre
18 mins by car



Co. Offaly



PORTARLINGTON

QUINNSBORO

KILDARE

BALLYBOUGHT

MONASTEREVIN

LACKAGH

PORTARLINGTON GOLF CLUB

KILLENARD

WHITE WATER SHOPPING CENTRE

R423

LIDL SHOPPING CENTRE

THE HERITAGE HOTEL

KILDARE VILLAGE

N80

MOUNTMELICK

R420

M7

R415

Millers Hill

RICHARDSTOWN

R423

R422

R455

R417

BALLYBRITTAS

EMO

R417

CRADDOCKSTOWN

R423

N80

R419

M7

Co. Laois

PORTLAOISE

PORTLAOISE SHOPPING CENTRE

R427

KILBERRY

AN IDEAL

Location

N77

R426

N80

BALLYCOWAN

DISCOVER
NEARBY

Portarlinton



Portarlinton is the nearby local town. The supermarkets are SuperValu, Aldi and Lidl, alongside the usual traditional high-street retailers, including butchers, chemists, convenience stores, hardware and specialist shops, and of course, pubs, restaurants, and takeaways.

Essential services include a GP and dental clinics, Bank of Ireland, garage/mechanic and hairdressers. There are several primary schools and Coláiste Íosagáin, a mixed secondary school of around 1,000 pupils. Read our education posts for more information. The Portarlinton Leisure Centre is a fantastic family amenity with a 25m swimming pool, swim team and swim classes, a gym, 5 aside pitches and a cafe. It's situated beside the beautiful Barrow River and next door is the Peoples Park with its walking / jogging track and playground.



Specification

Contemporary, Beautifully Finished Homes, Inside & Out

- "A" Rated House
- Highly efficient condensing gas boiler heating system with 3 Zoned thermostatic control
- Generous electrical specification, including TV, Telephone, switch sockets & front & back door outside lights
- Smoke detection & carbon monoxide detection systems as standard, wired for intruder alarms
- High quality wardrobes in all bedrooms
- High quality fitted kitchens, with extractor fan & stainless-steel splashback. Top of the range Lechner worktops with proprietary upstands
- Regency 4 panelled doors with brushed stainless-steel handles
- Top quality sanitary ware. Thermostatically controlled showers with shower door to ensuite only.
- Pump boosted water supply to all shower fittings
- High quality wall, floor and attic insulation
- Exceptional air tightness specification, to ensure highest levels of energy efficiency
- Extensive Wall tiling to wet areas in bathroom & ensuite
- Floor tiling to all bathrooms & ensuite
- All internal surfaces painted
- Attractive external elevations incorporating stone and rendered finish
- High energy efficiency, maintenance free uPVC Double Glazed Windows
- Maintenance free PVC fascia, soffit, gutters & downpipes
- Maintenance free Front Doors with high security 3-point locking system
- Paved front driveways with parking space for two cars
- Generous landscaping to gardens, including soiled & seeded front and rear gardens
- Attractive open spaces, well landscaped with many mature trees
- 10 Year Homebond Structural Guarantee







Site Plan

- THE DARGAN
- THE DAWSON
- THE OWNY
- THE DEMSEY
- THE SKEFFINGTON
- THE CHIEFTAIN
- THE KEEGAN
- THE MALLOY



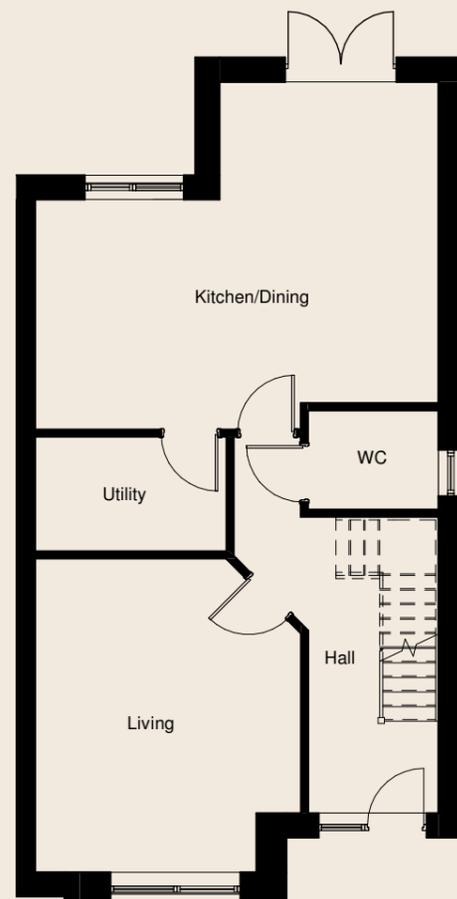
Plans are for illustrative purposes, layouts may vary.

THE Dawson

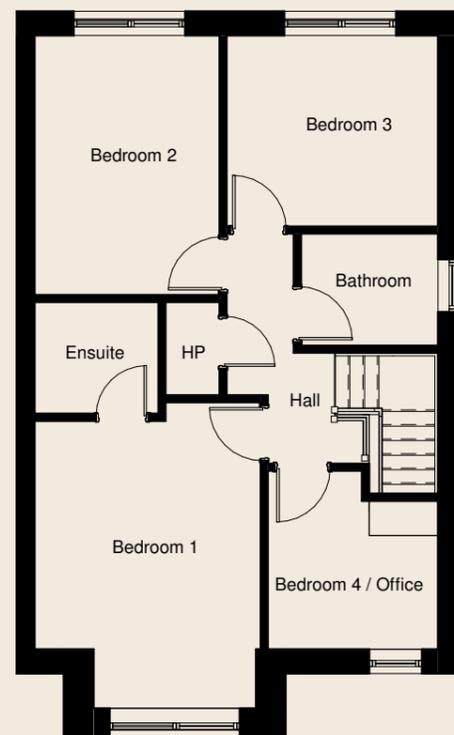
1,513 sqft / 140 sqm 4 Bedrooms 3 Bathrooms Semi-D

THE Dempsey

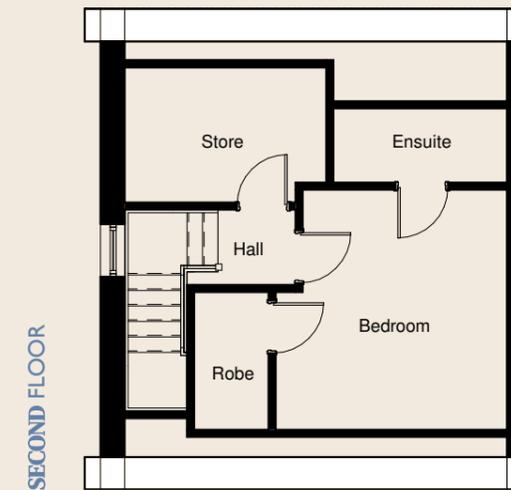
1754 sqf / 163 sqm 4 Bedrooms 4 Bathrooms Semi-D



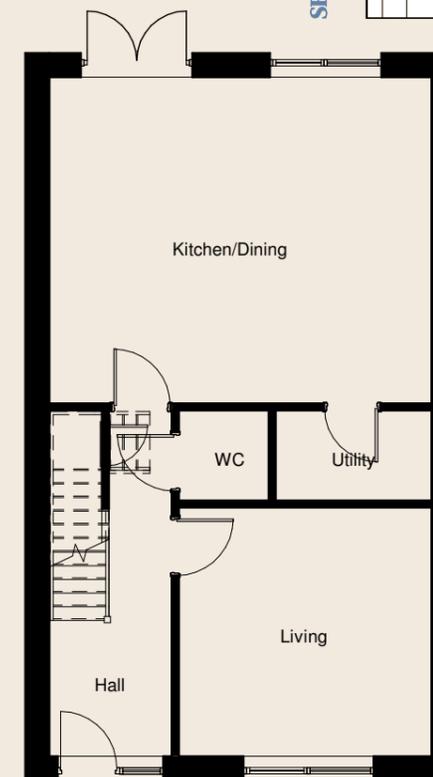
GROUND FLOOR



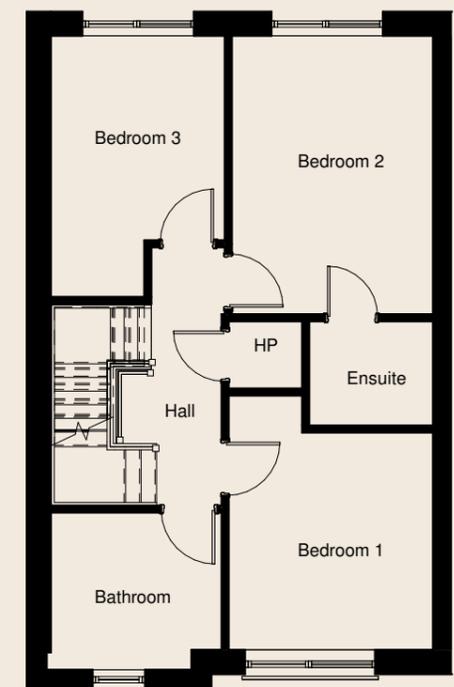
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

THE Dwyer

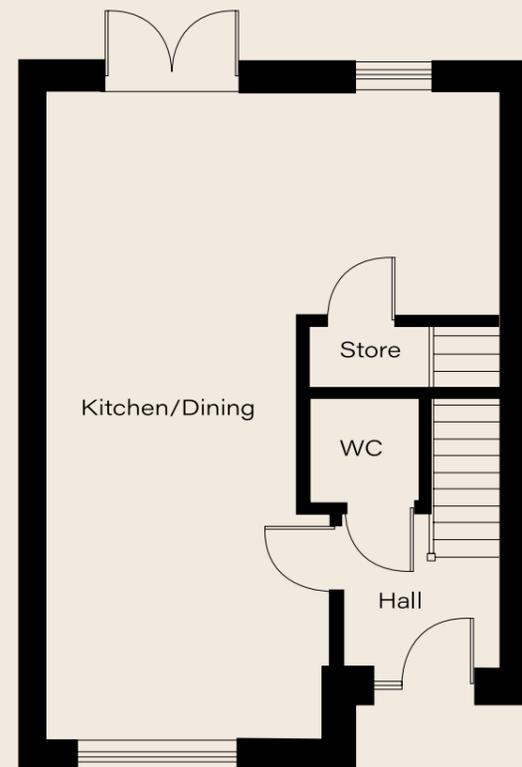
1,209 sqf / 112 sqm 3 Bedrooms 2 Bathrooms Bungalow



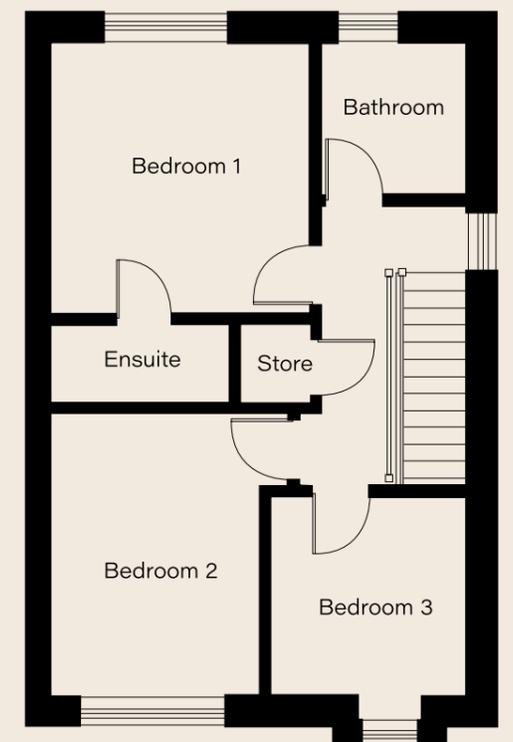
GROUND FLOOR

THE Keegan

1,116 sqf / 104 sqm 3 Bedrooms 3 Bathrooms End of Terrace



GROUND FLOOR



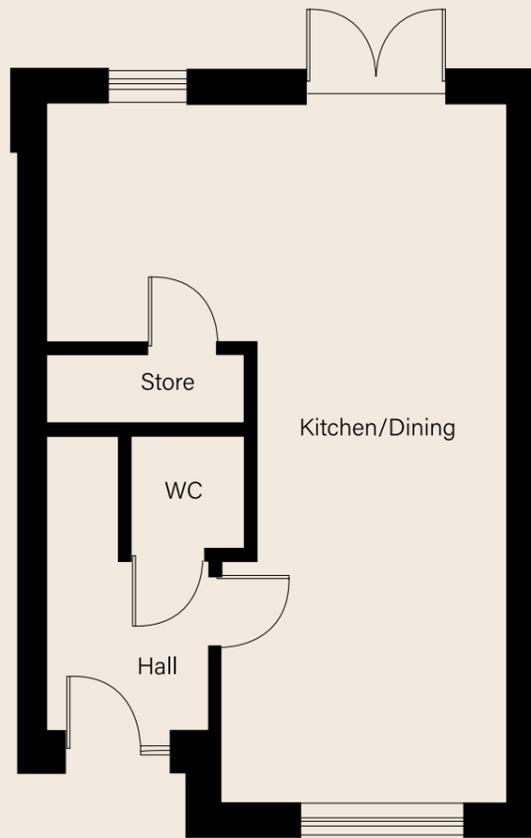
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THE Malloy

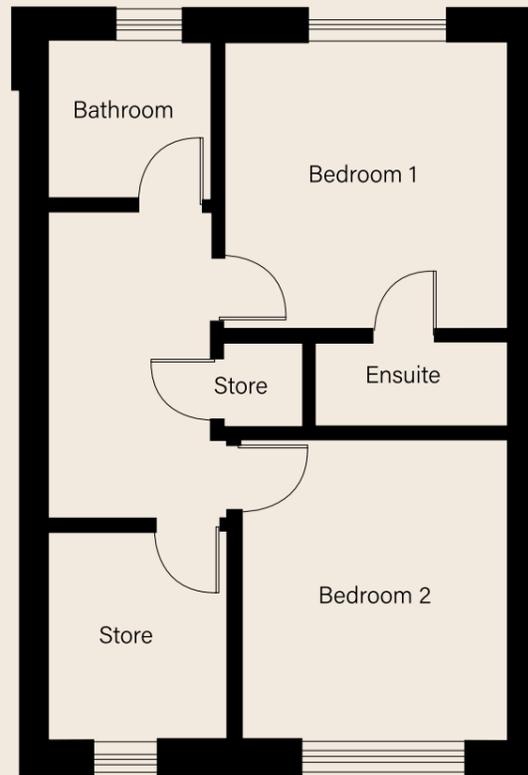
1,076 sqf / 100 sqm 2 Bedrooms 3 Bathrooms Mid Terrace

THE Dargan

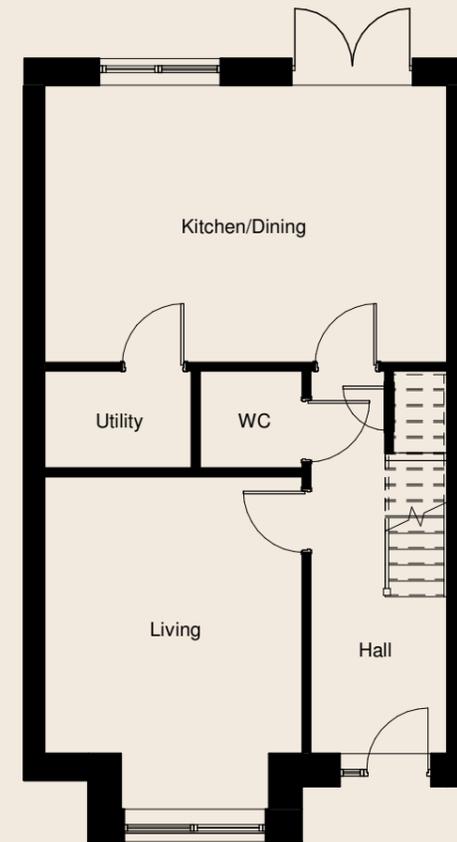
1303 sqf / 121 sqm 3 Bedrooms 3 Bathrooms Semi-D



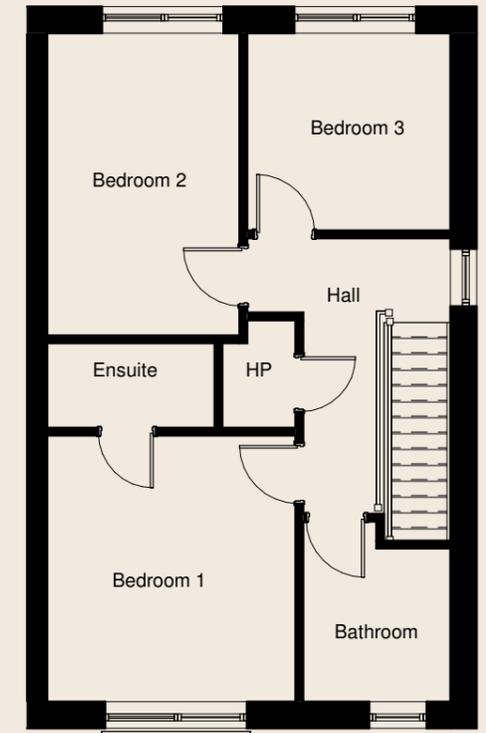
GROUND FLOOR



FIRST FLOOR



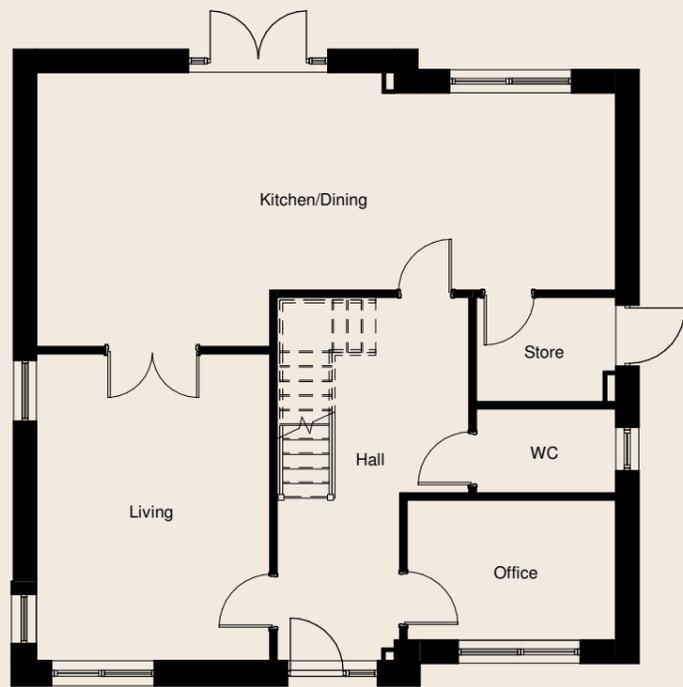
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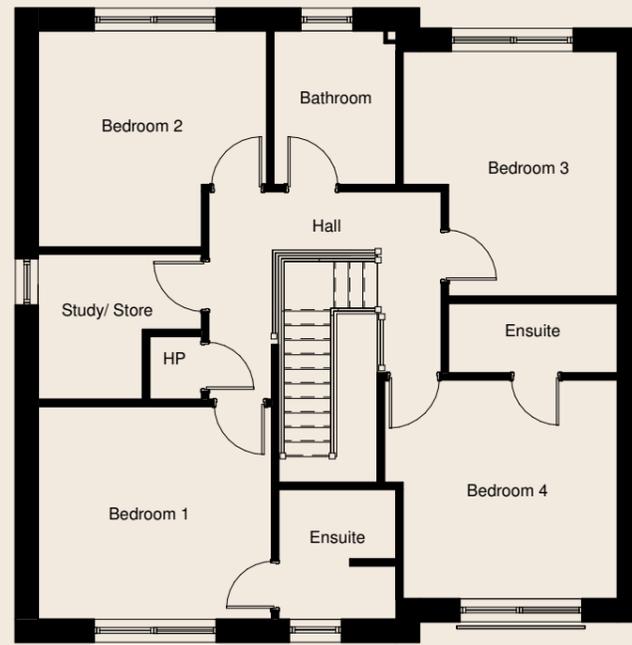
FIRST FLOOR

THE Chieftain

2,087 sqf / 194 sqm 4 Bedrooms 4 Bathrooms Detached



GROUND FLOOR



FIRST FLOOR



Professional Team

THE AGENT



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THE DEVELOPER



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