



# KINGSCOURT

## Castlepollard

**Sherry  
FitzGerald**

Davitt & Davitt



**BIGWOOD  
PROPERTIES**



**BER A1**



## Contemporary Living in the Heart of Westmeath

Sherry FitzGerald Davitt & Davitt and Bigwood Properties are proud to present Kingscourt — an exclusive new development of beautifully designed A1-rated family homes in Castlepollard, Co. Westmeath.



These stylish and spacious homes have been thoughtfully designed to the highest standards, offering exceptional comfort, energy efficiency and quality craftsmanship throughout. Kingscourt combines modern living with a welcoming community setting, making it the ideal choice for families, first-time buyers and those seeking a contemporary home in a thriving town.



Eligible purchasers may also benefit from the First-Time Buyer Help to Buy Scheme.

These details do not form any part of any contract and are issued on the understanding that all negotiations are conducted through the agents.

Auctioneers Licence Number 001440 / Registered Number 365872

Davitt & Davitt trading as Sherry FitzGerald Davitt & Davitt under franchise from Sherry FitzGerald Countrywide Ltd.

## A Well Connected Town with Everything on Your Doorstep

Kingscourt is ideally situated in the charming and well-serviced town of Castlepollard, offering a wonderful balance of countryside living and modern convenience.

Local amenities include:

- Primary and Post Primary schools
- Tesco shopping centre
- Crèche facilities
- Hotel, cafés & restaurants
- Beauty salons
- Local independent shops
- Sports clubs and GAA facilities with gym
- Medical centre and pharmacies
- Credit Union and Post Office
- Fibre broadband connectivity

## Excellent Connectivity

Castlepollard enjoys excellent transport links and accessibility to surrounding towns and cities.

The town is serviced by the TFI Local Link 818 route connecting Mullingar and Castlepollard via Collinstown, with multiple daily return services operating throughout the week.

Kingscourt is surrounded by some of Westmeath's most scenic and historic attractions.

Tullynally Castle & Gardens  
Mullaghmeen Forest

## Fore Village

Just a short 7-minute drive away, the historic village of Fore features:

- 11th-century Benedictine Abbey
- Scenic walking trails

## Lough Lene, Collinstown

Less than 10 minutes away, the beautiful Blue Flag Lough Lene

## Coole Village

Located approximately 5.5km from Castlepollard, Coole offers an Extensive health centre with dental and physiotherapy services





Each Kingscourt home is finished to an outstanding standard with premium materials and bespoke design features throughout.

### Features

- A1 BER energy rating
- Registered with HomeBond
- Timber frame inner leaf with rendered block outer leaf
- Attractive stonework detailing
- Enclosed large rear gardens with concrete post and panel fencing
- Tarmac driveways
- Underfloor heating
- Double glazed windows and doors
- Solar PV panels
- Alarmed

### Kitchen & Living

- Fully bespoke fitted kitchens
- Customers choice of kitchen colours and handles
- Integrated kitchen appliances
- Quartz worktops and splashbacks with a range of finishes available
- Timber flooring in sitting room
- Carpets fitted to stairs, landing and bedrooms

### Bathrooms

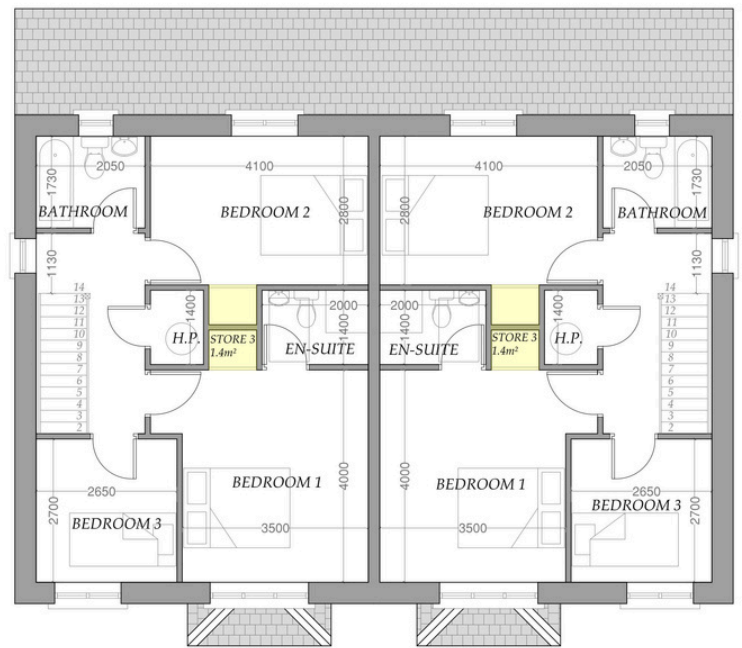
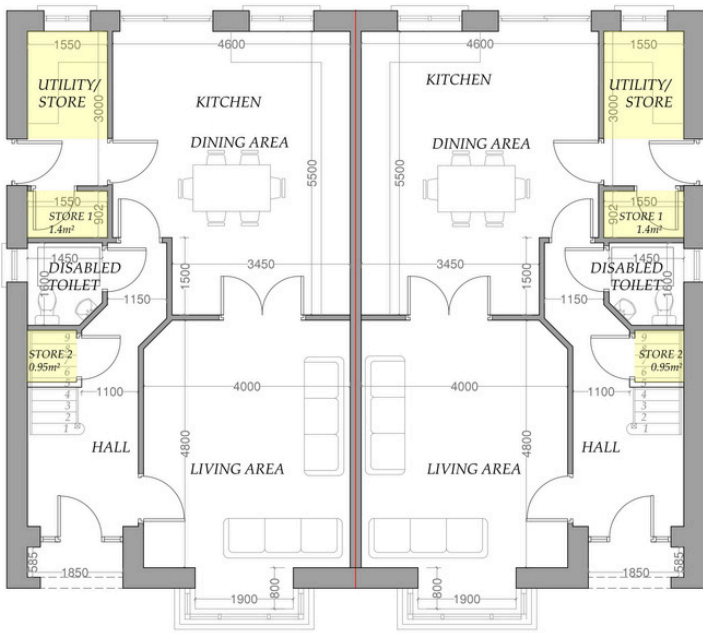
- Fully tiled bathrooms
- Contemporary sanitary ware
- Pressurised showers and taps

### Energy Efficiency

- Air source heat pump system
- 1.74KW solar PV panels
- Mechanical ventilation system



# THREE BED SEMI DETACHED

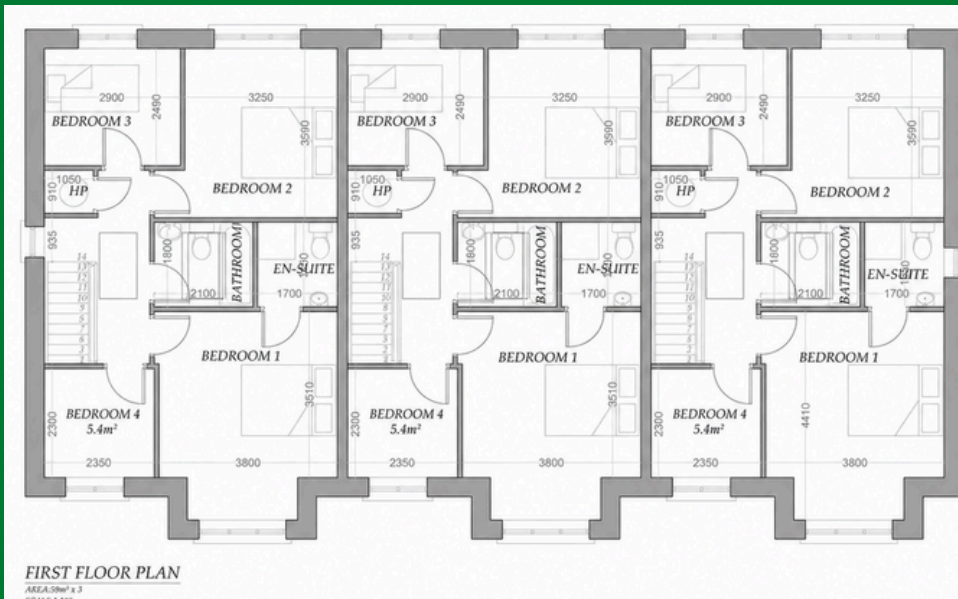
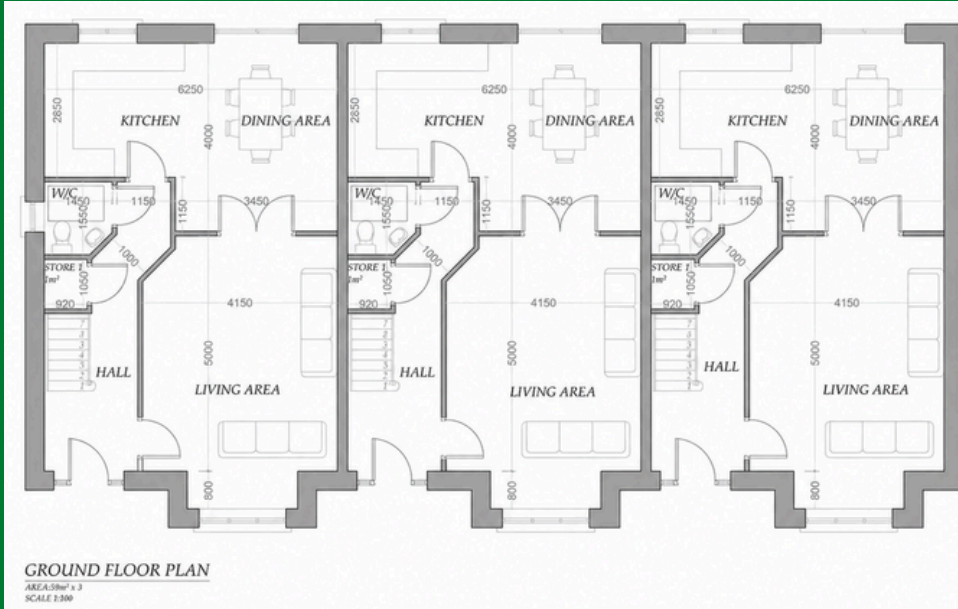


3 BED SEMI DETACHED  
PRICES FROM  
€415,000



The three bed semi detached houses have an approximate internal floor area of 1,270 sq.ft. / 118sq.m.

# FOUR BED TERRACED HOUSE



4 BED TERRACED  
**SOLD  
OUT**



The four bed terraced houses have an approximate internal floor area of 1,270 sq.ft. / 118 sq.m.



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