

EXCEPTIONAL A RATED HOMES ADJACENT TO ALL AMENITIES.



HOLDBROOK

DUBLIN ROAD · PORTLAOISE



Estd 1940



HUME
AUCTIONEERS

LOCATION

Commanding perhaps the best location in Portlaoise, these exceptional new homes offer outstanding modern features immediate to all conveniences. Brought to the market by Thomas Kelly & Sons, a name renowned for quality building, Holdbrook offers purchasers the opportunity to enter the market safe in the knowledge that their new home is built to exacting standards with will last a lifetime.

Situated just off the M7 motorway, Holdbrook is perfectly located for those commuting to Kildare, Dublin and beyond. Home life couldn't be better served. Holdbrook is adjacent to Schools, Hospital, Shops and the town centre.



FEATURES

- Generous Kitchen, Tiling & Bedroom Furniture allowances included.
- Fully Painted Walls, Ceilings & Wood work.
- Heating by efficient Gas Fired Central Heating Condenser Boiler with zoning and Thermostat Controls with Time Clock.
- Energy Efficient Double Glazed PVC Windows.
- Generous Electrical Specification throughout.
- Each House is wired and ready for connection to Telephone, Broadband & Virgin Media cable.
- Front & Rear Gardens will be levelled and seeded.
- Common areas will be landscaped and designated play areas equipped and provided.
- A Property Management Company has been appointed to manage all Common Areas and each Home Owner will become a member of the Owner's Management Company.
- All homes come with HomeBond providing a 10 Year Structural Insurance for Major Structural Defects 5 Years Mechanical & Electrical Inherent Defects Insurance and 5 Years Latent Defects Cover.

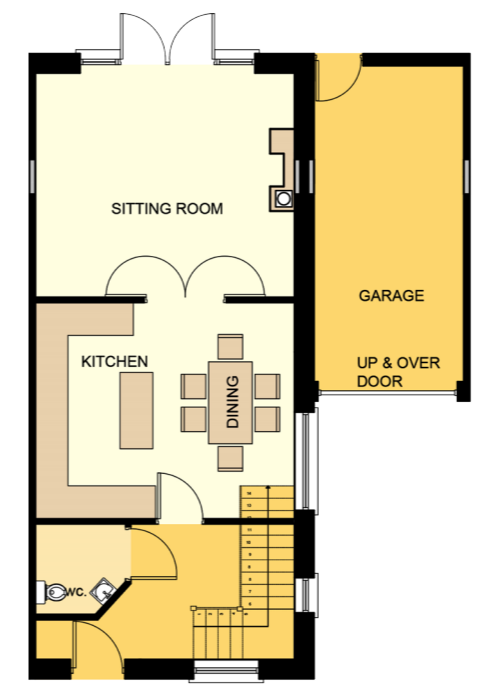
ENERGY EFFICIENCY

- BER Ratings - All Homes will have a BER rating of A3 or better.
- Airtightness - Airtight detailing and testing will achieve reductions in energy and heat loss through the Building Fabric.
- Insulation - High levels of Insulation will be provided in the Floor, Walls & Roof to ensure heat conservation.
- Photovoltaic Panels - PV Panels will be provided on the roof surface of each House to generate electricity from Solar Energy thereby reducing the energy use and costs for the property.

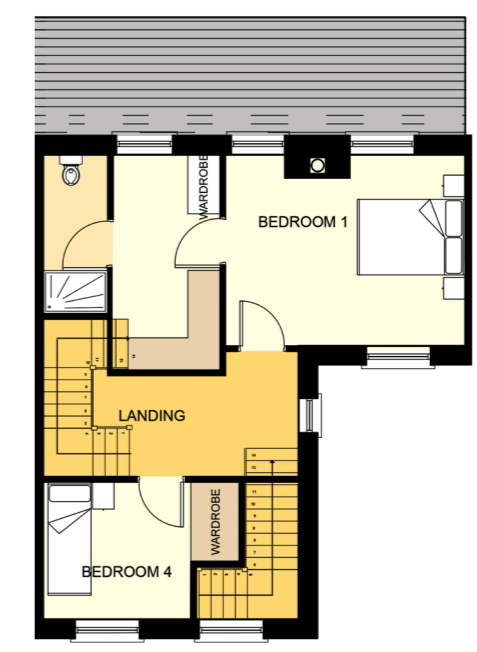




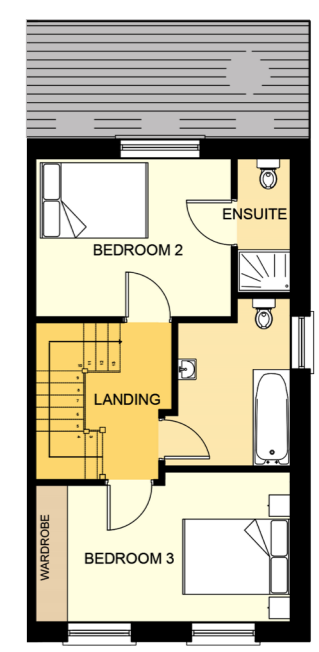
THE SHELBOURNE 4 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE HERBERT

4 BEDROOM HOME



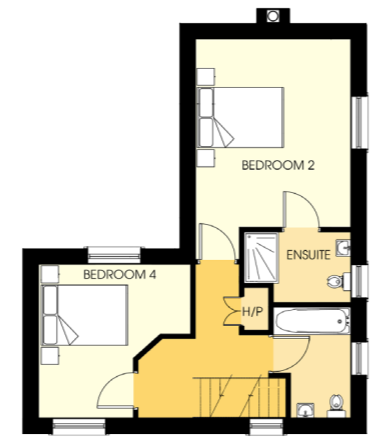
THE SHREWSBURY

4 BEDROOM HOME



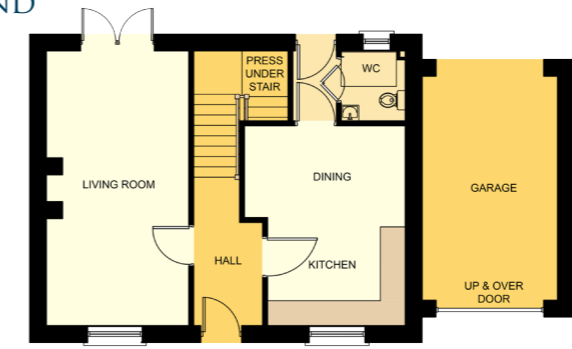
GROUND FLOOR

FIRST FLOOR

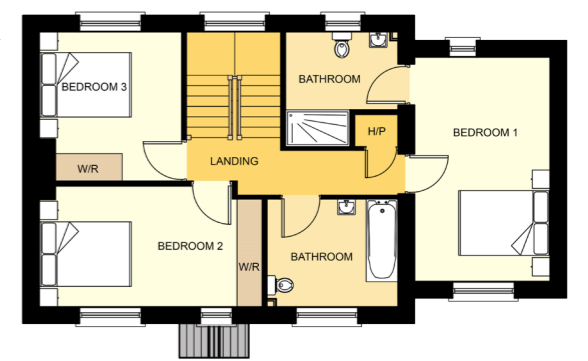


SECOND FLOOR

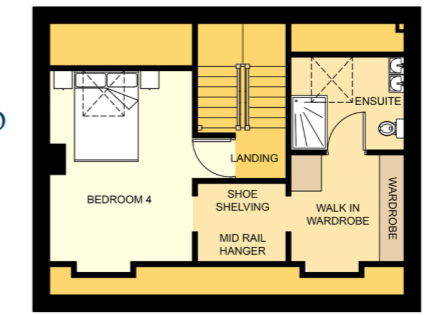
GROUND FLOOR



FIRST FLOOR

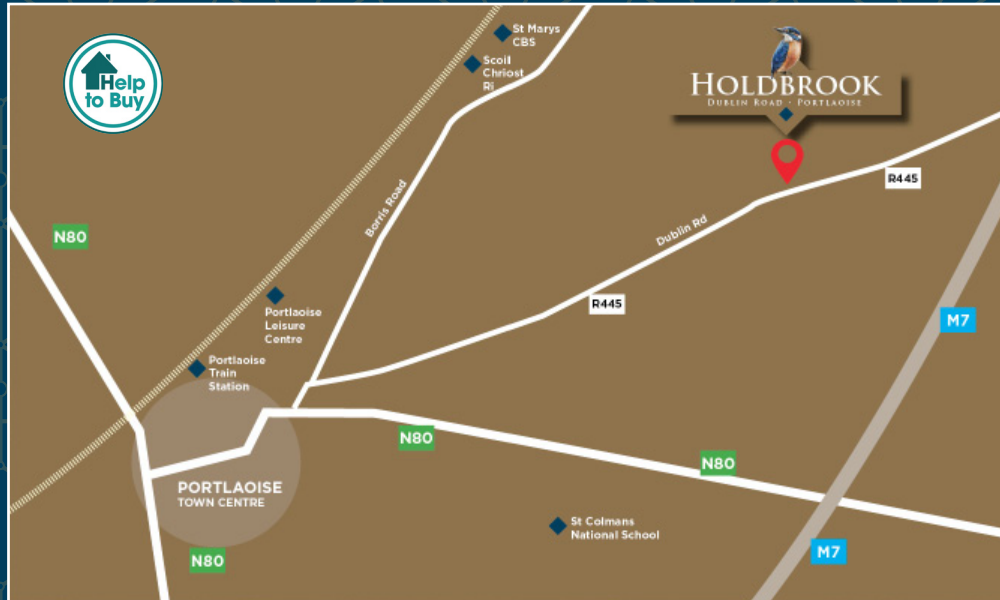


SECOND FLOOR



EXCEPTIONAL A RATED HOMES ADJACENT TO ALL AMENITIES.

LOCATION



HOLDBROOK

DUBLIN ROAD · PORTLAOISE

Estd  1940

HUME

AUCTIONEERS

Sales:
057 868 1111

Register Your Interest:
www.hume.ie

No. 1 Coote Street,
Portlaoise, Co. Laois

License No. 002446

A development by:



Westfield, Castletown,
Portlaoise, Co. Laois
Phone: (057) 873 2931