



DROIMNÍN

CHURCH AVENUE | STRADBALLY | CO. LAOIS

A LUXURY DEVELOPMENT OF 2 BEDROOM, SINGLE STORY HOMES

IT'S TIME TO START LIVING AGAIN

Set in the tranquil vales of Stradbally, Droimnín offers a standard of life rarely found in these fast times. The village of Stradbally offers all the conveniences of modern living but at a pace reminiscent of a more relaxed era. With a Post Office, Supermarket, Pharmacies and tea-shops, Stradbally offers all that one might desire for daily living. Just ten minutes away the bustling town of Portlaoise offers theatre, train stations, larger shops and leisure centres, while less than 15 minutes from Droimnín there is excellent golfing, fishing and walking.

Droimnín reflects those fine values found in Stradbally. Designed to compliment the natural beauty of the area and with just a small number of houses, the development remains calm and quiet at all times. Each home is hand finished and offers superb levels of comfort and style. With bright spacious kitchens and large bedrooms complete with built in wardrobes these modern homes represent the best in modern living





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LIVING IN STRADBALLY

Stradbally offers the perfect blend of convenience and tranquillity. A pretty main street surrounded by outstanding natural beauty, great local shops yet no hustle and bustle; plenty to do every day of the week with everything else one could require right on your doorstep; that's Stradbally. Residents of Droimnin can relax in the tranquility of this superbly appointed enclave of attractive homes. The renowned Droimnin nursing home is shortly due to add to its excellent services with an intimate coffee shop on the grounds. This will offer a superb addition to this wonderful address. All modern conveniences are available just a short stroll from Droimnin, with shops, restaurants, churches, doctors and all amenities right on your doorstep. Then just 10 minutes away in nearby Portlaoise, all of life's extras are available with a Regional Hospital, Cinema, Theatre, Leisure Centres, County Hall and large Supermarkets all there to serve your needs. Close to Stradbally are excellent recreational facilities with beautiful walks around the lake or along the canal in nearby Vicarstown, together with Golf, Fishing and Boating all within a few minutes.

In short Droimnín offers the perfect location to live your life at whatever pace you decide.







DROIMNÍN SITE MAP





AT DROIMNÍN YOUR HOME COMES WITH A RANGE OF EXTRA FEATURES AS STANDARD

- Seeded Gardens
- Tarmac Driveway
- Tiled Shower Room
- Heated Towel Rail
- Glass Shower Wet Room Panel
- Vanity Unit in Shower Room
- Separate W.C.
- Tiled & Timber Floors Throughout
- Hardwood Front Door
- Wired For Alarm
- Cloaks Press in Hall
- Energy Efficient Heating
- Feature Fireplace
- Patio Doors to Garden
- Smoke & Co2 Alarms
- Two W.C.'s.
- Feature Fitted Kitchen
- Tiled Splashback
- Insulated Attic
- Feature Wardrobe Walls in Bedrooms





DUNAMAISE
2 BEDROOM | 850 SQ. FT.





ROOM DIMENSIONS & DETAILS



Entrance Hall:

Tiled floor, built in cupboards.

Living Room: 6.48m x 3.56m

Timber floor, feature fireplace, patio door to garden.

Hall: 3.78m x 2.17m Tiled floor.

Kitchen/Dining Room: 5.13m x 3.49m.

Feature fitted kitchen, tiled floor, tiled splashback, dining area into a large bay window area.

Shower Room: 2.37m x 2.07m

Fully tiled, wetroom shower enclosure, w.c, vanity unit, heated towel rail.

W.C: 2.37m x 1.05m Separate w.c.

Bedroom 1: 4.30m x 3.26m

Timber floor, extensive wardrobe.

Bedroom 2: 3.93m x 3.60m

Timber floor, extensive wardrobe.



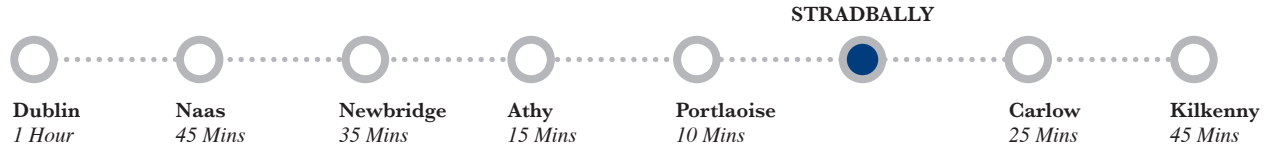
THE PERFECT LOCATION FOR YOUR NEW HOME



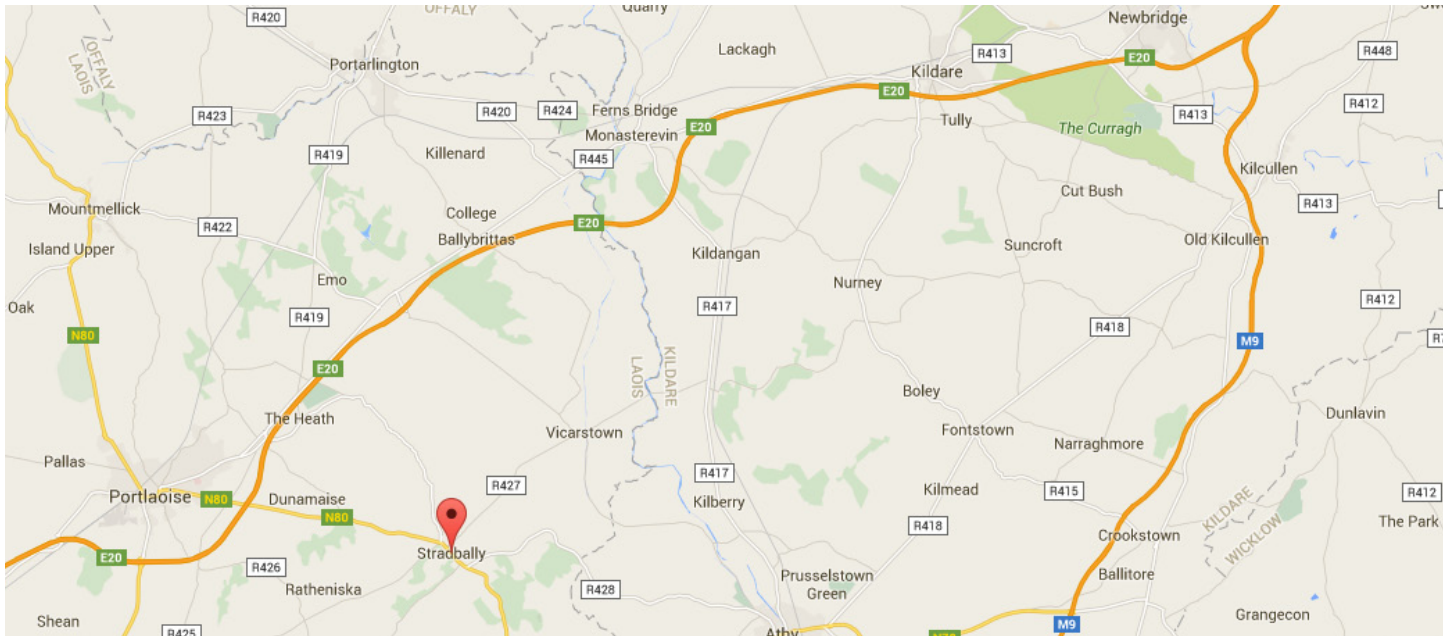
THE MOST BEAUTIFUL SCENERY, RIGHT ON YOUR DOORSTEP



CENTRAL LOCATION



Although surrounded by countryside and seeming far from the maddening crowd the village of Stradbally is well connected to local towns and transport links. Located on the Rosslare to West of Ireland Road, Stradbally could not be better suited. Portlaoise is just 7 miles away, Athy 10 and Carlow 15, whilst the M7 can be accessed within 5 minutes giving motorway connection to everywhere from Belfast to Cork.





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