



DE VESCI HILL

Abbeyleix, County Laois





WELCOME

De Vesci Hill is a superb development of 4 bedroom detached homes in the popular town of Abbeyleix in County Laois.

Developed by Newshore Limited, who are renowned for their high standards of craftsmanship and finish, the homes at De Vesci Hill deliver the style, quality and value which you and your family deserve.



ABBEYLEIX

Built largely by John 2nd Viscount de Vesci in the 18th century, Abbeyleix is one of Ireland's finest heritage towns.

Full of character and charm, the town's Victorian architecture, strong sense of community and a thriving commercial centre, offer you and your family the best of all worlds.

Ideally placed for a comfortable and convenient lifestyle, Abbeyleix has a wealth of local amenities including supermarkets, many specialist local shops, bars and restaurants. The town also has several sports clubs in addition to the many picturesque woodland and riverside walks which can be enjoyed by the whole family.

There are several excellent schools in the area, with daily school bus services running from the Abbeyleix Square to Scoil Mhuire Primary School, Heywood Community Secondary School and others.

Links to the M7 and M8 motorways are excellent, with Kilkenny just a 30 minute commute to the south.





LOCATION

The map opposite shows you De Vesci Hill's position within Abbeyleix.

Abbeyleix Town Centre & Square	5 mins
Medical Centre	7 mins
Portlaoise town centre	20 mins
Nearest train station	20 mins
Kilkenny town centre	30 mins
Dublin	60 mins

Travelling from the centre of town, head south along the N77 for approximately 600m where the entrance to the development can be found on the left.

To help you select your new home, the site plan on the following page shows the layout of De Vesci Hill and the position of each property within the development.





SITE PLAN



4 BED DETACHED HOMES



SOLD



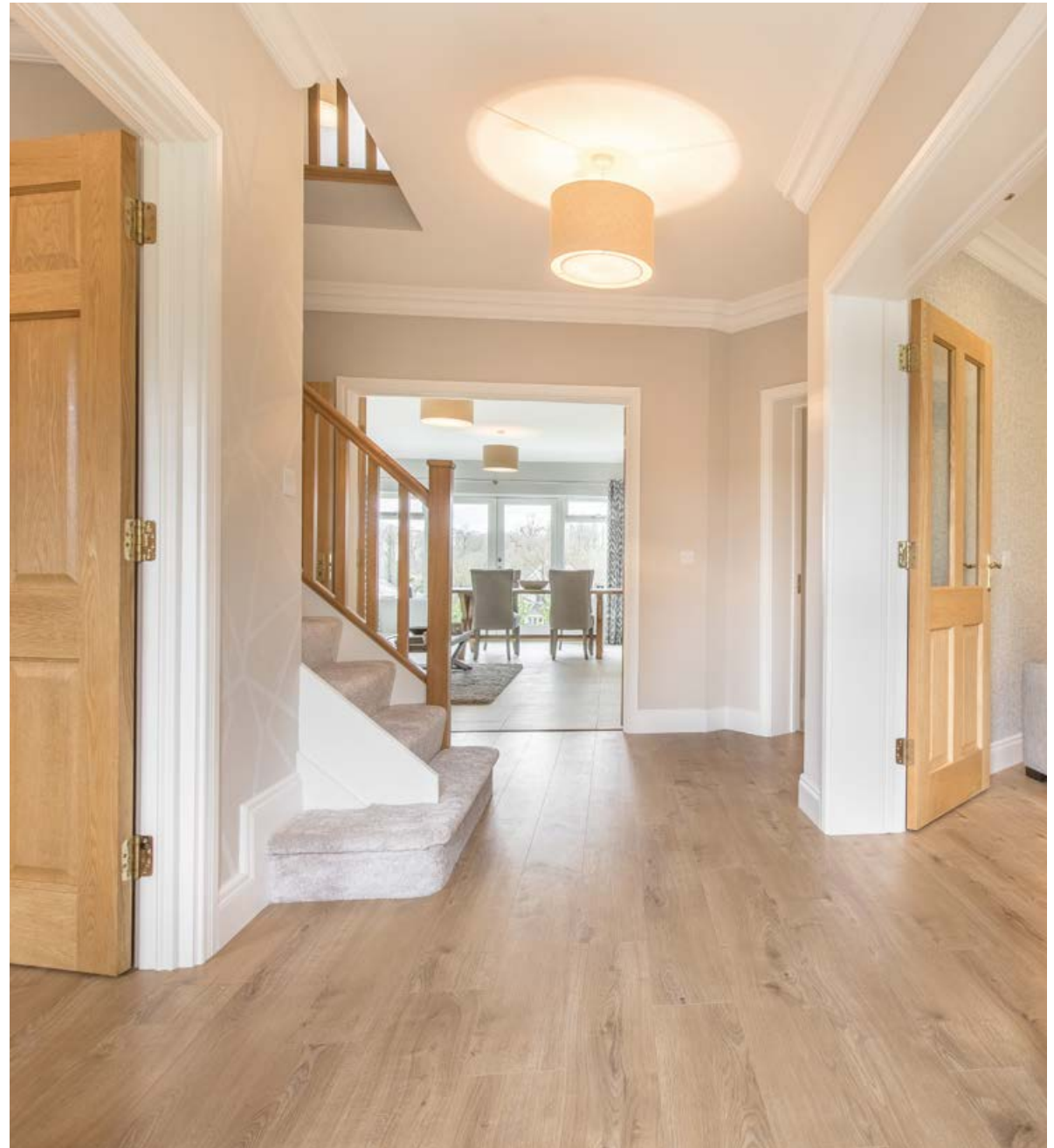
3 BED TERRACED HOMES
SOLD OUT

THE HOMES

Finished to the highest standards, every detail of these 2,140sq.ft. homes has been carefully considered and lovingly crafted by our expert team, and features quality kitchens with appliances and sumptuous bathrooms and en-suites.

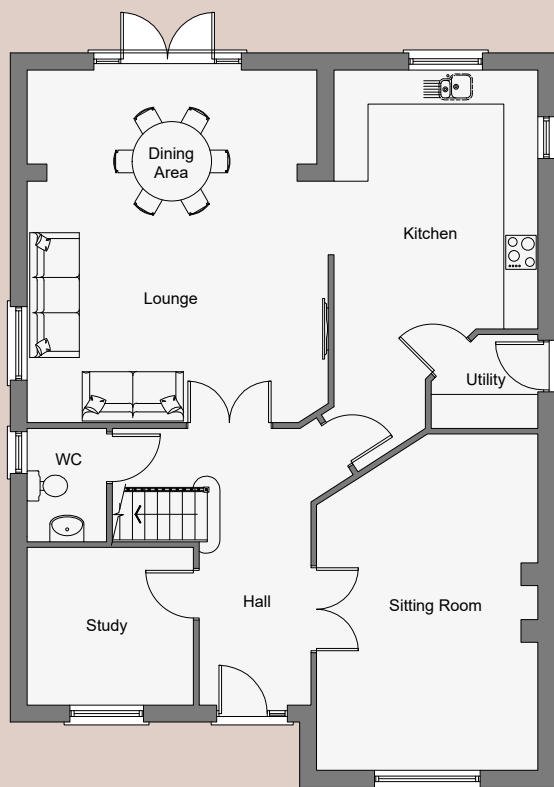
The ground floor features an open-plan lounge-dining-kitchen, with French Doors that open onto the rear garden. There is also a WC off the hall, separate utility room and a study, which could also be used as a children's playroom.

Upstairs there are two double bedrooms and a further single bedroom. Both the master and second bedrooms have their own en-suite shower room, and there's also a stylish family bathroom complete with corner bath and separate shower.



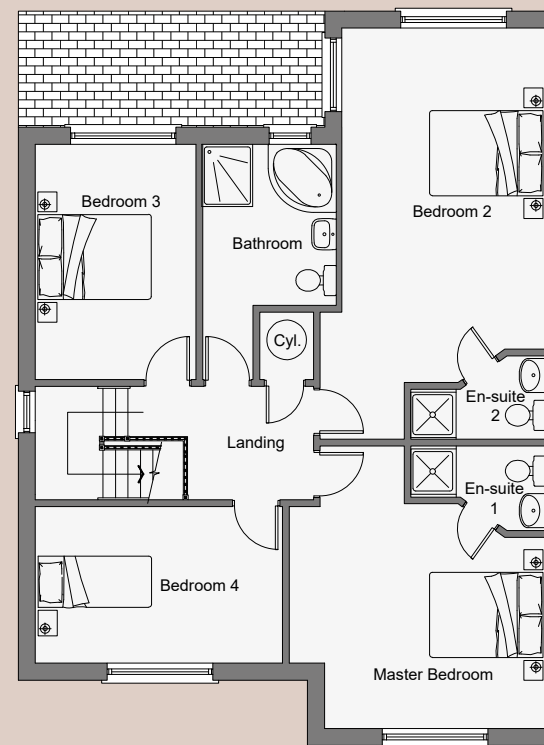






GROUND FLOOR

Kitchen	3.59m x 6.98m	11'9" x 22'10"	max
Lounge/Dining	5.30m x 6.22m	17'4" x 20'5"	
Sitting Room	3.90m x 5.93m	12'9" x 19'5"	
Study	2.93m x 2.78m	9'7" x 9'1"	
Utility	1.88m x 1.65m	6'2" x 5'5"	



FIRST FLOOR

Master Bedroom	4.52m x 4.98m	14'10" x 16'4"	max
En-Suite	2.37m x 1.49m	7'9" x 4'10"	max
Bedroom 2	7.29m x 3.97m	23'11" x 13'0"	max
En-Suite 2	2.37m x 1.47m	7'9" x 4'10"	max
Bedroom 3	2.83m x 4.15m	9'3" x 13'7"	
Bathroom 4	4.36m x 2.76m	14'3" x 9'0"	
Family Bathroom	2.35m x 4.15m	7'8" x 13'7"	max

SPECIFICATION

Great care has been taken to ensure that the build quality and interior finish of your new home meets the highest standards. The following specification outlines the internal and external features of homes at De Vesci Hill.

✓ KITCHEN

Featuring bespoke Shaker-style units by Hanlon Woodcraft, the kitchen also includes the following range of appliances: free-standing fridge/freezer, ceramic hob, extractor fan, integrated dishwasher, integrated microwave, oven, washing machine and tumble dryer. Stainless steel Franke 'Argos' sink with chrome lever tap. Quartz stone worktops are also available as an optional extra.

✓ BATHROOM

Stylish bathroom featuring white porcelain suite comprising traditional WC and pedestal wash basin with wall-mounted, mirrored cabinet above. Bath and separate shower with low-profile shower tray and shower screen. Ceramic floor and wall tiling to wet areas.

✓ EN-SUITES

Traditional pedestal wash basin with mirror above. Traditional WC & shower with low-profile shower tray and shower screen. Ceramic floor and wall tiling to shower area.

✓ WARDROBES

Elegant wood veneer fitted wardrobes are included in both the Master bedroom and bedroom 2.





SPECIFICATION

☑ WINDOWS & EXTERNAL DOORS

Thermally-efficient, double-glazed hardwood timber windows and doors with contemporary black painted external finish.

☑ HEATING

Central heating and hot water is provided by an oil-fired condensing system boiler (housed externally) with a hot water cylinder tank.

☑ ELECTRICAL

We include plenty of double and single sockets throughout. There are telephone sockets in the sitting room, master bedroom and one in the study. TV points are also included in the sitting room, lounge and master bedroom.

☑ LIGHTING

Recessed LED downlighters are fitted in hallways, the sitting room, kitchen, dining area, en-suites and family bathroom. Pendant fittings are also provided in the kitchen, bathroom, WC, sitting room, dining area, hallways and all bedrooms so that you may install fittings of your own choice.

☑ INTERNAL FINISHES

High quality Oak veneered internal doors fitted with Mandelli brass handles. Walls and ceilings are covered in emulsion with skirtings finished in white satinwood.

☑ ENERGY RATING

All homes are minimum rated B3.





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