

MARYBOROUGH VILLAGE

- Portlaoise 1557 -



A DEVELOPMENT BY:

Graham
Developments

HELPING YOU FEEL AT HOME SINCE 1972

MARYBOROUGH VILLAGE

The Community

Estd. 2006



- Welcome -

Welcome To Maryborough Village a collection of luxury 3 and 4 bedroom new homes in a prestigious neighbourhood brought to you by Graham Developments,; a name renowned for generations for creating high class developments right across the region.

Purchasers in Maryborough Village can relax in the knowledge that their new home is located in an already established and respected neighbourhood.

The entrance to Maryborough Village is framed by large granite curved walls and extensive planting. A gatehouse style dwelling overlooks the approach, which in turn characterises the magnificent appearance of the development.

The tree lined avenues, wide streets and cobble locked squares all combine to create a peaceful residential setting of immense character.

Each cul-de-sac is accessed from a main spine road which runs through the centre of the development thereby providing ease of access for both residents and visitors alike. A cycle lane is provided to promote greener travel.

With a choice of house styles from 3 bedroom terraced to 4 bedroom detached homes, all designed to complement each other and the ambiance of the entire neighbourhood you will find a home for all your needs in Maryborough Village.

Whilst the heritage style, layout and build create the feeling of a traditional quality neighbourhood, these amazing new homes are market leaders in energy efficiency and modern internal finishes.

With a choice of primary and secondary schools, town centre, motorway and the train station all within a couple of minutes from Maryborough Village, the location can't be beaten for convenience.

So come along today and visit one of our all new showhomes to see for yourself what it is truly like to live in a magnificently modern home in a truly prestigious location.

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The Location

Just 41 Minutes to Dublin City by Train

Maryborough Village enjoys a perfect setting close to the town centre and all its amenities yet away from the bustling traffic and noises of a busy town. Residents can relax in a quiet neighbourhood knowing everything is at hand.

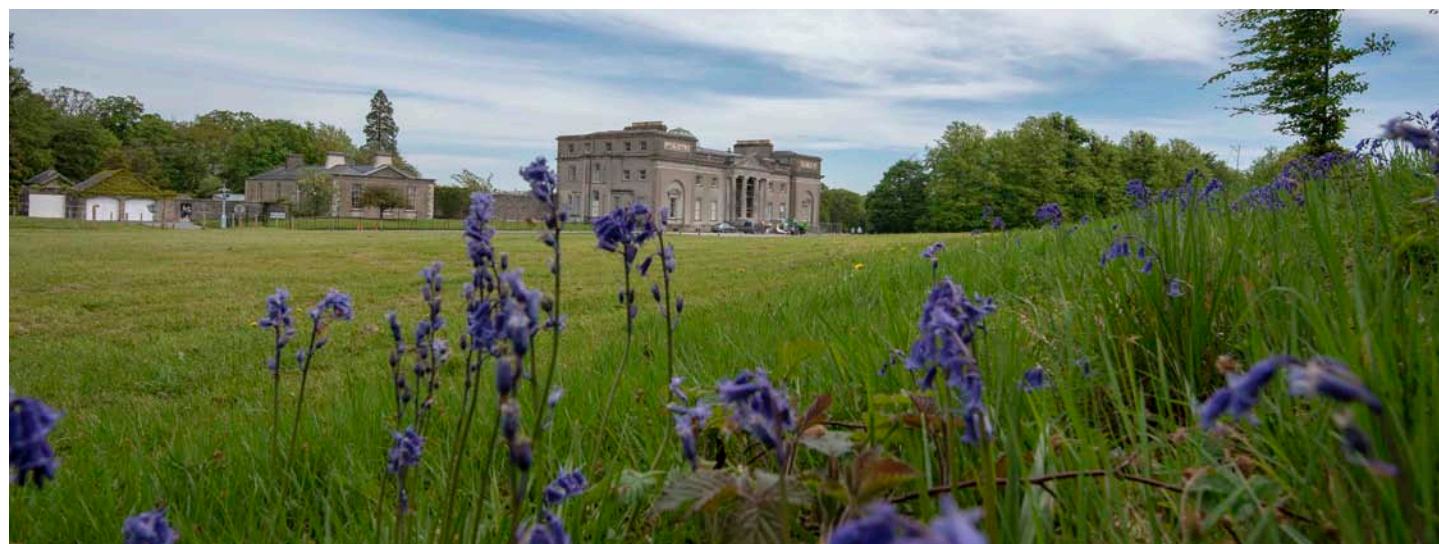
The Mountrath Road in Portlaoise has long been recognised as an upmarket and respected residential address. The character of the area remains as prestigious today as it did when our town first emerged.

Within walking distance of Maryborough Village are new Primary and Secondary schools, recognised as some of the most modern schools in the region. For those who would prefer a country school, there is a bus service to the beautiful new primary school in Ballyfin and several secondary schools throughout the county.

The M7 motorway is just 2 minutes from Maryborough Village and Portlaoise Train Station is within walking distance, from where you can get to Dublin in a leisurely 41 minute commute.

Portlaoise's pretty town centre with its vast array of quality shops and services is also within walking distance. Here you will also find modern restaurants, a regional hospital, cinema, theatre, leisure centres and sports clubs alongside a vibrant working community backed by a huge selection of state and private employment and modern enterprise.

Portlaoise is strategically located in the centre of Ireland. An efficient road and rail network will see you in a huge portion of the country within an hour. Portlaoise is a progressive town which blends a modern commercial hub with an old cultural quarter. There is an abundance of outdoor amenities which combine to make this one of the finest areas in all of Ireland to establish your family in their new home.



MARYBOROUGH VILLAGE

The Dunluce

3 bed terraced 1,120 Sq. Ft. - 104 Sq M.



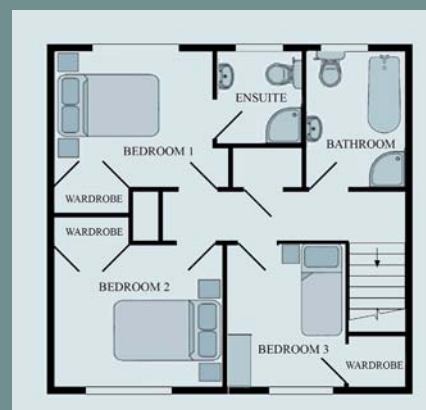
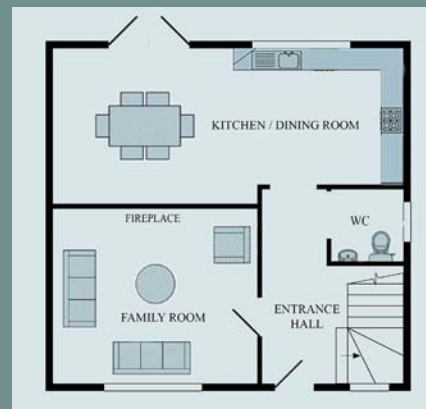
The Dunluce is a striking and spacious modern 3 bedroom home. With a magnificent entrance hall, this beautiful home immediately impresses. On the ground floor is a large Living room complete with a luxury Stanley inset stove.

The Kitchen/Dining room runs the full length of the house and bathes in natural light thanks to its large picture window and double patio doors. This room is complemented by a bespoke modern fitted kitchen with quartz worktop.

There is a large guest WC on the ground floor.

Upstairs there are 3 spacious bedrooms all with built in wardrobes. The master enjoys an ensuite.

The main bathroom is beautifully modern with a stand-alone bath and separate high pressure pumped shower in a glass enclosed luxury quadrant shower unit.



MARYBOROUGH VILLAGE

The Russborough

3 Bed Semi Detached 1,260 Sq. Ft. - 117 Sq. M.



Perhaps the prettiest three bedroom semi-detached house on the market in Portlaoise today, at 1,260 Sq. Ft. (117.05 Sq. M.). The Russborough is a massive 3 bedroom home with a magnificent array of quality features.

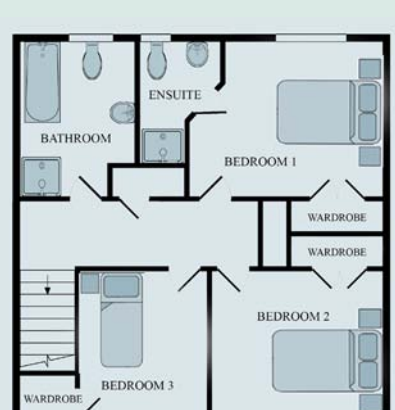
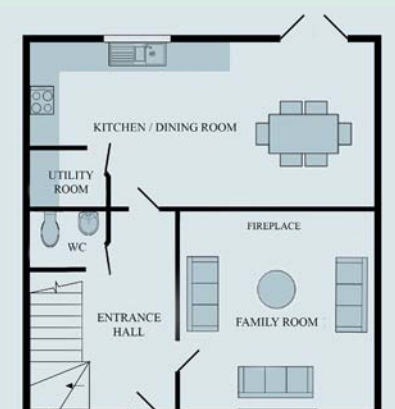
From the moment you enter this beautiful home, the fine qualities and attention to detail are immediately impressive. The spacious sitting room comes with a feature Stanley wood burning inset stove.

The extremely large Kitchen Dining Room runs the full width of the house. With a large patio door and picture windows, this room is bright and spacious. The Russborough comes with a quality bespoke fitted kitchen and a fully plumbed utility room. The roomy guest WC concludes the ground floor accommodation and is fitted with luxury ceramic ware.

Upstairs there are three large bedrooms, two doubles and a massive single bedroom. The master bedroom comes with a fine fully fitted ensuite. All our bedrooms come with large built-in wardrobes.

The family bathroom is fully fitted and appointed with a separate bath and shower unit.

The Russborough enjoys a spacious front garden with a private driveway and a large rear garden ideal for a growing family.



MARYBOROUGH VILLAGE

The Kilshannig

4 Bedroom Bungalow 1,360 Sq. Ft. - 126.34 Sq. M.

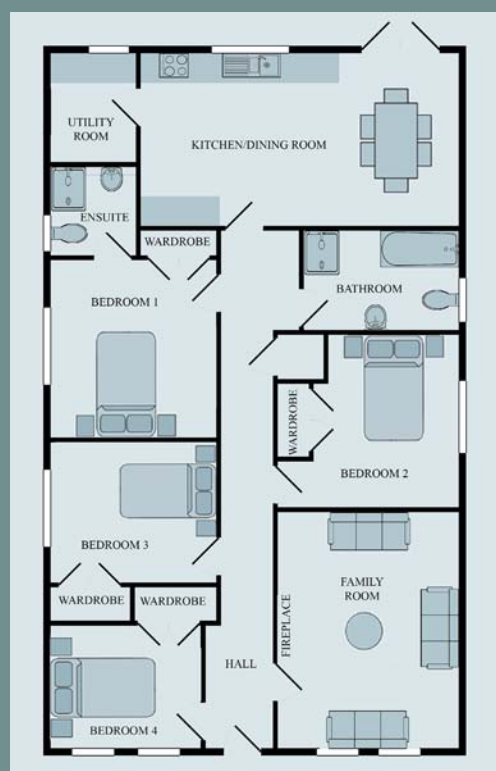


The Kilshannig is a really pretty and spacious 4 bedroom home. Enjoying some of the largest sites in the development, this bungalow is ideal for a family with a need for space. The Kilshannig is designed to suit the changing life patterns from starting a family to retiring.

The Kitchen dining room runs to the rear of the property opening out on to the large rear garden. The bespoke modern fitted kitchen is plumbed and wired for appliances and is superbly complimented by a magnificent double patio door which floods the room with light. The Sittingroom is massive and comes with a feature Stanley solid fuel insert stove fire.

The four bedrooms are all very spacious with built in wardrobes in each. The master bedroom comes with a fine fully fitted ensuite with tiled floors and modern fittings.

The master bathroom is appointed with its own standalone shower with glass door and chrome fittings along with a full size modern bath. Among the many other fine features in this home are: Ireland's fastest broadband and luxury wood doors throughout. This energy efficient home comes with zoned digital heating controls, Air To Water hot water system, Solar Panels and Gas central heating.



MARYBOROUGH VILLAGE

The Glenveagh

4 Bed Detached Home, 1,600 Sq. Ft. - 148.64Sq. M.



The Glenveagh is our signature 4 bedroom detached home in Maryborough Village. At almost 1,600 Sq, Ft, (148.64 Sq. M.) this exceptionally large 4 bedroom home is an ideal family residence.

From the moment you enter this beautiful home, the fine qualities and attention to detail are immediately impressive. The large entrance hall with bespoke staircase and large under stairs storage announces a home of distinction.

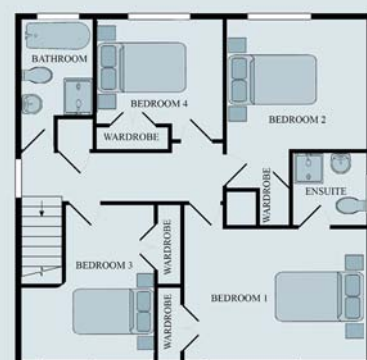
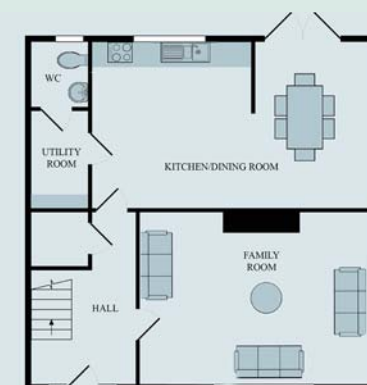
The breathtaking Sittingroom complete with a feature Stanley fire is a superb room for entertaining and a perfect family space.

The Kitchen Dining Room is superbly appointed with a large array of bespoke cabinets and enjoys a light filled aspect thanks to its double patio door to the rear.

Off the Kitchen is a spacious fully fitted utility room and a large downstairs WC.

The Glenveagh comes with four spacious bedrooms, the master bedroom has a fine fully fitted ensuite. All four bedrooms are complete with large built-in wardrobes.


The family bathroom is fully fitted with a separate bath and shower unit. Once again everything is finished with the highest quality fittings.




Schedule of House Types




 The CASTLEMARTIN 2
18 no. SEMI DETACHED SINGLE STOREY BUNGALOWS

 The DUNSANY 3
62 no. 2 STOREY SEMI-DETACHED DWELLING - TYPE 3

 The DUNLUCE 3
129 no. 2 STOREY TERRACE TOWNHOUSES - TYPE 1

 The DUNLUCE 3D
11 no. 2 STOREY TERRACE TOWNHOUSES
(with corner units) - TYPE 2

 The EMO 4/ The RUSSBOROUGH 3
144 no. 2 STOREY SEMI-DETACHED DWELLING - TYPE 1

 The KILLSHANNIG 4
26 no. DETACHED SINGLE STOREY BUNGALOWS

 The BUNRATTY 4/The GLENVEAGH 4
32 no. DETACHED 2 STOREY DWELLING - TYPE 3 (Option 1)


 The GATE LODGE
1 no. DETACHED SINGLE STOREY DWELLING
WITH ACCOMMODATION IN THE ROOF SPACE

 The LISMORE 4
3 no. DETACHED 2 STOREY DWELLING - TYPE 1

 The LISSEDELL 4
3 no. DETACHED 2 STOREY DWELLING - TYPE 2

 The LISSADELL 6
6 no. DETACHED 2 STOREY DWELLING - TYPE 3

 The LISSADELL 6 (with sunroom)
1 no. DETACHED 2 STOREY DWELLING - TYPE 3a

 The SCHOOLHOUSE
1 no. CRÈCHE

 BARONSCOURT
1 no. SERVICE CENTER

435 Dwellings + 1 Service Center
and 1 Crèche in total.

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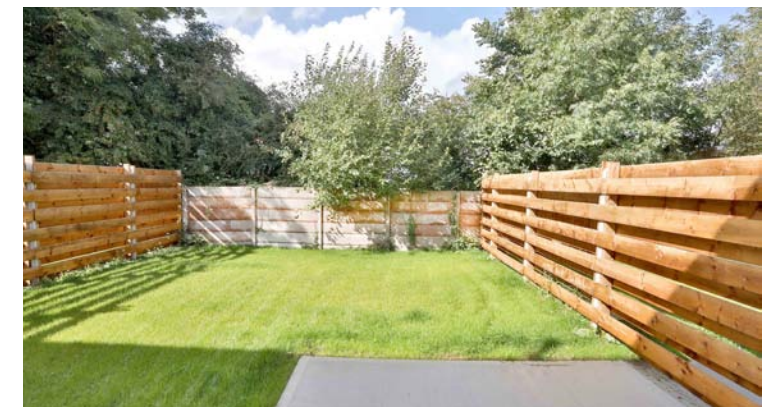
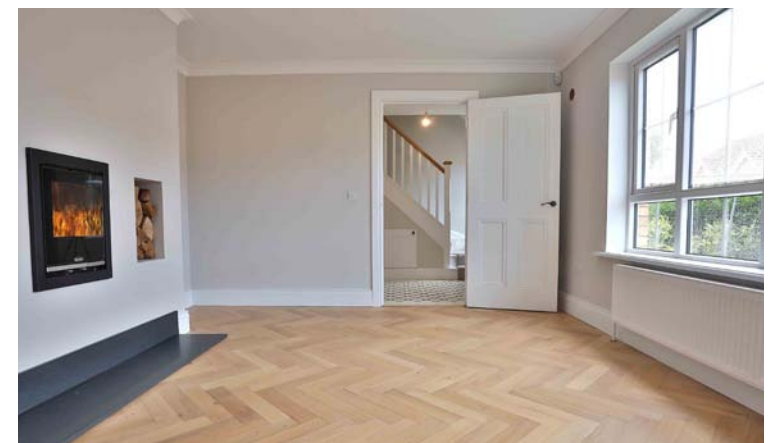
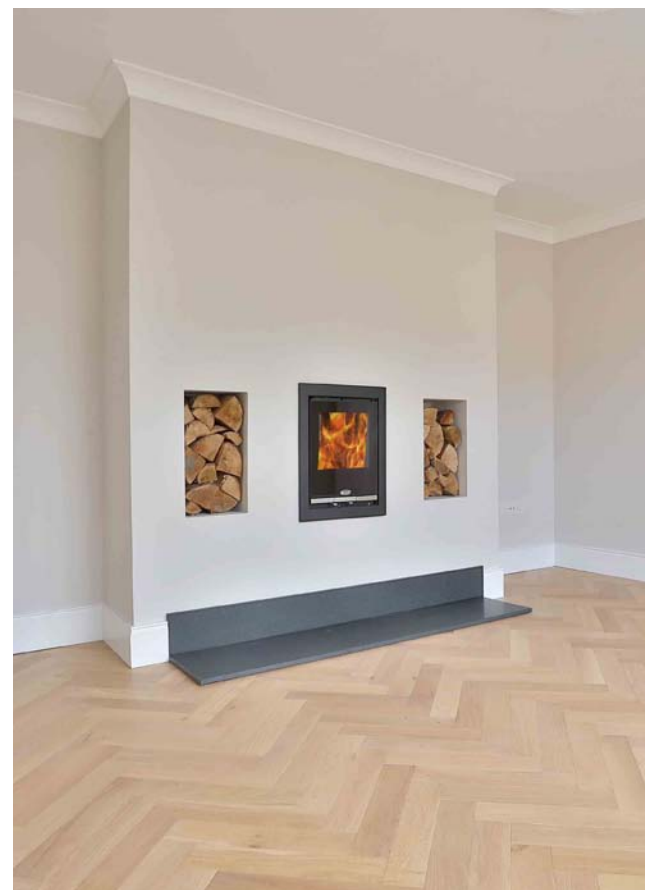
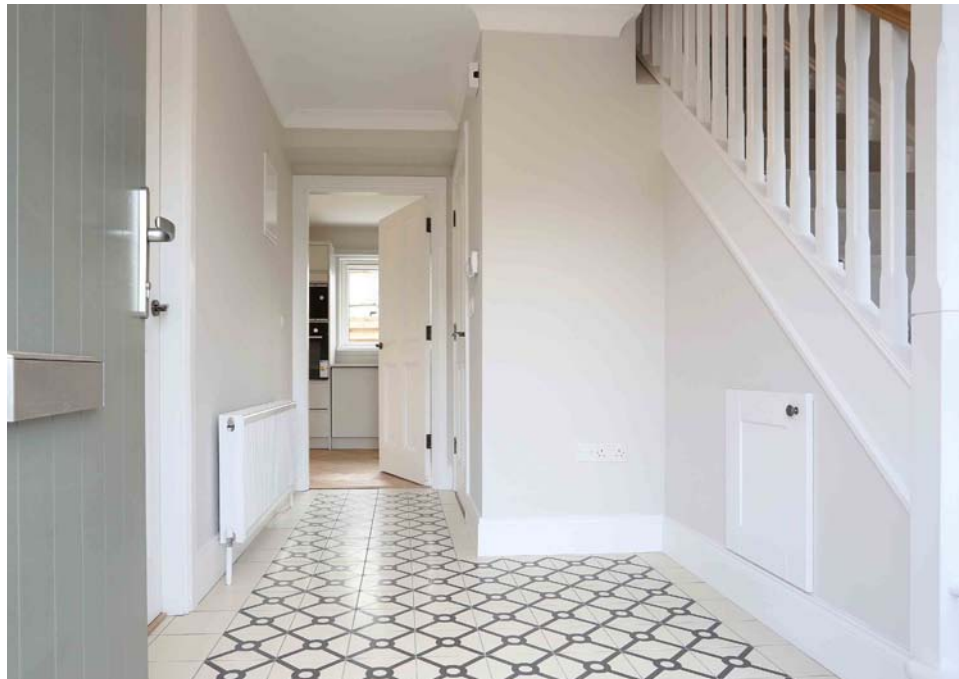
The Gallery

Quality At Every Turn

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The Gallery

Quality At Every Turn



MARYBOROUGH VILLAGE

A Rated Efficiency

A Rated Energy Efficient Homes



“A remarkably efficient hybrid heating and hot water system designed specifically for an Irish climate, providing an intelligent cost-saving way to heat your home and water.”

Your new home at Maryborough Village enjoys our intelligent heating and hot water system designed specifically for the Irish climate.

With layers and layers of thermal insulation throughout the walls, floors and roof space our homes are already incredibly cosy and need very little heating.

Our system starts with a tried and trusted market leading Natural Gas central heating system. This is complimented by a futuristic “air to water” hot water system so efficient you will barely notice the cost.

Our solar panels rely on daylight as opposed to heat from the sun and are perfect for the Irish climate.

Nothing adds to the comfort of a home like a natural fire. Each home in Maryborough Village comes with a atmosphere evoking designer Stanley inset stove ideal for those winter evenings in front of the TV.

With zoned areas and touch button digital controls you can program your system to add just the right amount of heat where and when you need it throughout you’re A Rated home.



MARYBOROUGH VILLAGE

The Features

Attention To Build Detail

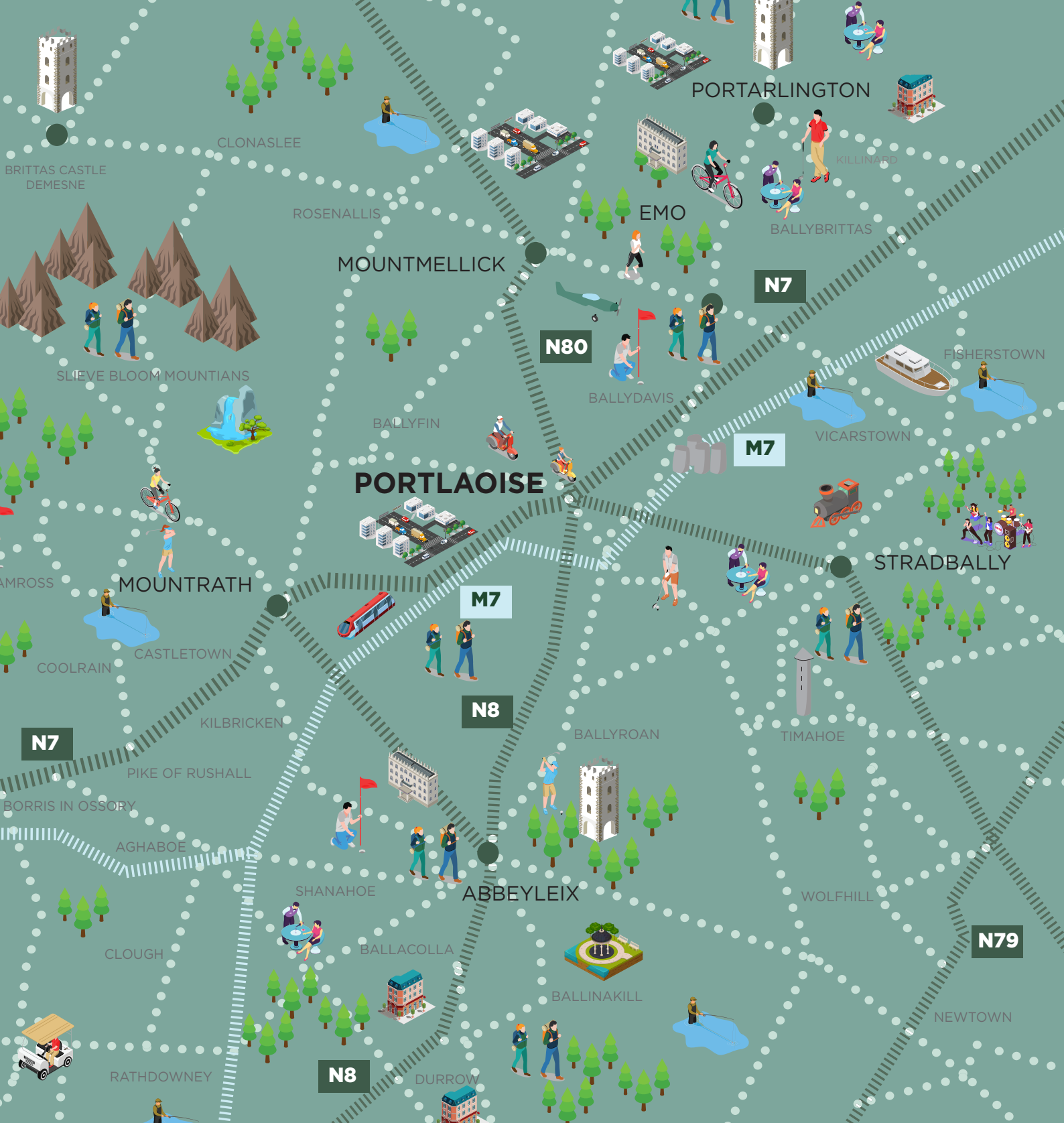
- Four Panel White Heritage Doors Throughout
- Arc Black Nickel Handles & Hinges with push button privacy latch
- Built-in Wardrobes in All Bedrooms
- Bespoke timber stairs with Oak Handrails and Newel Caps
- Bespoke Modern Matt Painted Handleless Style Fitted Kitchen
- White Pearl Teltos Quartz Countertop with Upstands
- Deva Vision Sink Mixer
- Stanley Solis Inset Stove in Living Room
- Black honed granite hearth with upstand
- Coving and Centrepieces in Hall and Living Room
- Walls finished internally to clients selected choice
- Clarence Contemporary Freestanding Bath in main Bathroom
- Deva Vision Mono Freestanding Bath Shower Mixer to Bath in main Bathroom
- Deva Chrome pressurised shower with fixed head and handset in main Bathroom and Ensuite
- Floor and shower area fully tiled in main bathroom and Ensuite
- Generous Electrical Spec
- Multiple television points
- Gas fired radiator system (Natural Gas)
- 3 Channel timeclock
- Thermostat fitted zoned heating
- Photovoltaic Panels on Roof
- Air To Water Hot Water System
- Fitted smoke detectors throughout
- Fitted carbon monoxide detector in Kitchen and Living Room
- Fully fitted security alarm system
- Fully shelved Hotpress
- White uPVC double-glazed windows
- Ultratech front door with four point locking system
- Outside lantern fitted at front door and French doors
- Outside garden tap
- Rear and side garden boundary will consist of timber fence



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