


A PRESTIGIOUS DEVELOPMENT OF 3 & 4 BEDROOM ENERGY EFFICIENT HOMES



MOUNT STEWART

PORTLAOISE



A DEVELOPMENT BY
HOLLYBROOK



THINKING AHEAD



AN PRESTIGIOUS DEVELOPMENT OF 3 & 4 BED FAMILY HOMES

MOUNT STEWART PORTLAOISE

Hollybrook Homes - One of London's finest development companies have chosen Mount Stewart as their newest flagship development for Portlaoise.

Mount Stewart is situated within walking distance of the vibrant town centre of Portlaoise. These prestigious architecturally designed family homes boast a raft of modern features as standard. Using the latest in build technology they insure they are environmentally friendly and a joy to live in. The design ensures massive storage and space for modern day family life. The location is second to none. On your doorstep is a choice of schools, shops, parks, amenities and activities.

The immediate community offers an unrivalled array of outstanding facilities - shopping, speciality stores, restaurants, theatre, cinema, health and fitness, swimming and sports clubs. While in the area are the beautiful Emo Court and grounds, mountain walks, beautiful countryside to be explored- all within minutes drive.

Access is also ideal with direct links to Dublin on the M7 and by train in as little as 41 minutes - an excellent choice for a relaxed daily commute.



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HOLLYBROOK



THE BEST LOCATION FOR CENTURIES



In 1170 The High Kings Of Leinster chose the Stradbally Road
in Portlaoise for their family home and centre of power.

Almost 1000 years later, nothing has changed.
This location is still the best for your family home.



MOUNT STEWART

PORTLAOISE



QUALITY IS AT THE HEART OF EVERYTHING WE DO

The best neighbourhood ... the best schools ...
the best specification ... the best location ... the best design



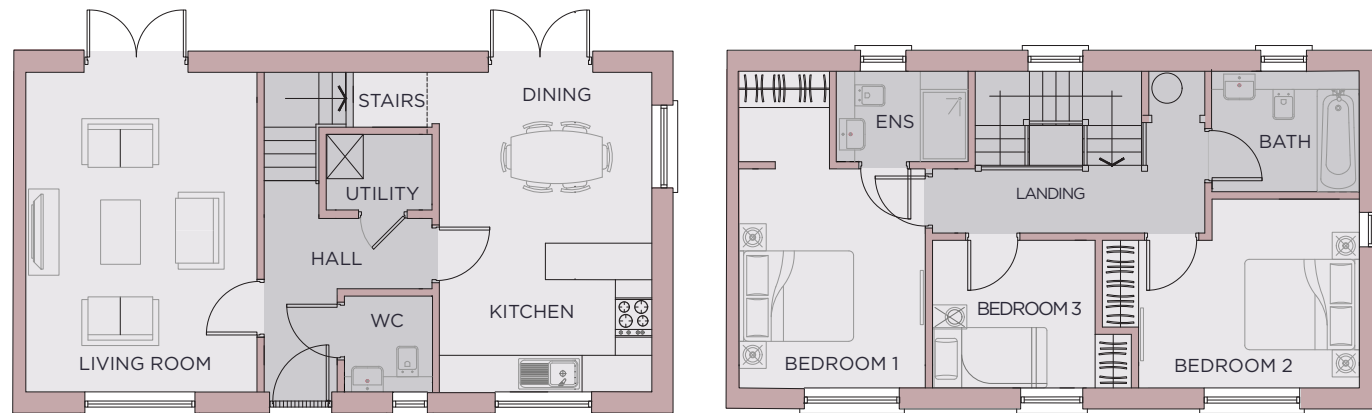
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BER A3



THE KELLS

3 Bedroom Semi - Detached Home
Floor Area 108.2 Sq. M., 1164 Sq. Ft.
House Type C



The beautiful design and impressive proportions are immediately evident on entering this exceptional 3 bedroom home thanks to the large kitchen/ dining room and the generous lounge. Boasting a master bedroom ensuite with a walk-in wardrobe, two further spacious bedrooms plus a large full bathroom on the first floor. With two patio doors leading to the garden the outdoor space is superbly enjoyed.

BER A3



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THE AVOCA

3 Bedroom Semi - Detached Home
Floor Area 107 Sq. M., 1151.7 Sq. Ft.
Type B



The Avoca is designed to provide optimum living space. This beautiful 3 bedroomed home is stylishly designed which offers spacious master bedroom with en suite, exceptionally large kitchen/ dining room and luxurious sitting room to the front. The entrance with feature windows allows for a bright and light interior. Patio doors out onto a private garden completes this family home.



BER A3



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THE CASHEL

3 Bedroom Detached Home
Floor Area 119 Sq. M., 1289. Sq. Ft.
Type G



This Cashel is designed with generous fitted kitchen, well finished sitting room and four generously proportioned bedrooms, one en suite. A 3 bedroomed house which boasts a spacious lounge diner and a larger utility with excellent features for a busy family. The use of large windows provides plenty of natural light throughout. To the front is a cobble lock private driveway with a private garden to the rear.



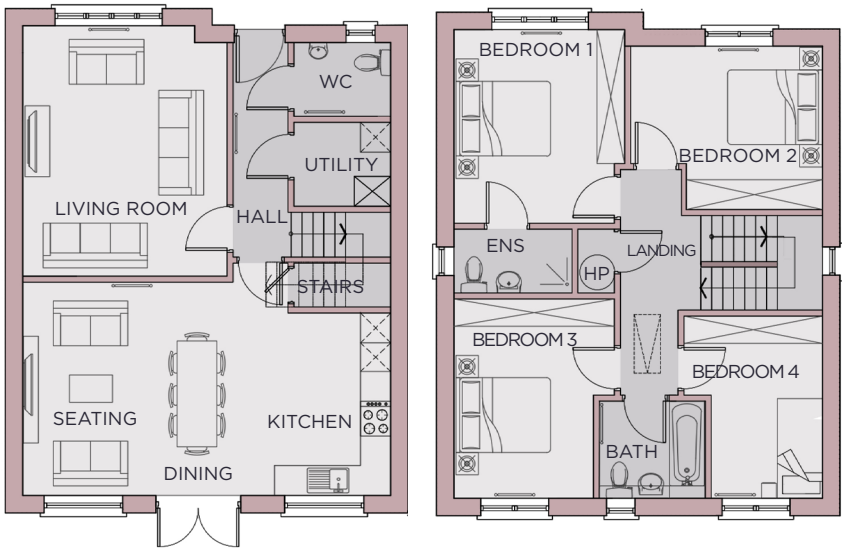
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THE ARDAGH

4 Bedroom Detached Home
Floor Area 134.6 Sq. M., 1448 Sq. Ft.
House Type F



Our signature house type in Mount Stewart, this outstanding family residence is designed for modern family life. With a spacious kitchen diner lounge and a massive front living room, space is in abundance. Each of the 4 large bedrooms offers perfect space for all family members. With a ground floor W/c, large ensuite and full family bathroom this magnificent home makes for perfect family living.



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MOUNT STEWART

SITE PLAN



GREEN LIVING IS AT THE HEART OF OUR PLANS

Giving nature a helping hand

Over An Acre Of Natural Habitat

Our eco-friendly habitat provides food and shelter to create nectar-rich perfect habitats for beneficial wildlife, part of our commitment to protect the natural world



HOUSE TYPE KEY

- Type **A** The Shelbourne 4 Bedroom Semi-Detached
- Type **B** The Avoca 3 Bedroom Semi-Detached
- Type **C** The Kells 3 Bedroom Semi- Detached
- Type **D** The Shannon 3 Bedroom Semi-Detached
- Type **F** The Ardagh 4 Bedroom Detached
- Type **G** The Cashel 3 Bedroom Semi-Detached

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ON YOUR DOORSTEP

Mount Stewart is all about the family friendly location. On your doorstep is a wealth of established amenities in this matured community. You are only minutes from Costa Coffee, Gym, The Kyle Centre, Laois Shopping Centre, Town Park and within 2 minutes walk to 5 Primary Schools and now the location for Portlaoise's proposed newest secondary school. Truly a great family environment.





IN YOUR NEIGHBOURHOOD

Mount Stewart is minutes from the bustling town of Portlaoise. A well developed town with all major retails and amenities in the arts, culture, healthcare, work opportunities, speciality stores and all you need to enjoy the convenience of a large city but set in a welcoming community. The addition of new and updated rail and road infrastructure make accessing all of Ireland from the town effortless.





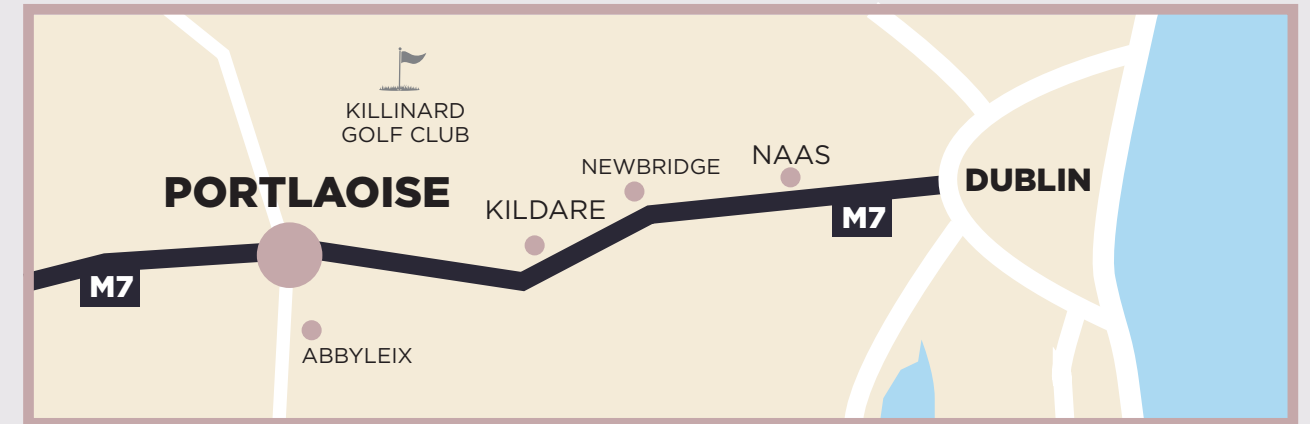
A REGION RICH IN AMENITIES

World-class sports, leisure, and entertainment all close-by.



DUBLIN WITHIN THE HOUR

Dublin is just 41 Minutes away by train and 48 minutes by car ...



The M50 motorway offers a direct drive into the heart of Dublin city in 48 minutes. By rail it takes just 41 minutes to Hueston Station. Kildare is 21 minutes. Naas 35 minutes. By the M50 is just 48 minutes. You will also have access to all other major regional centres making this an ideal business and residential hub.





INTERIORS

Boasting a host of built in features making these homes - “move in ready”



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CARING FOR THE ENVIRONMENT

Looking out for future generations

At Hollybrook homes we put caring for the environment at the top of our agenda. Whether it's our one acre "Beneficial-Wildlife Habitat" or our standard-defining low emission levels you can breathe freely in the knowledge that your new home is built with future generations in mind.

Each home in Mount Stewart enjoys astonishing floor, attic and wall insulation.

Our windows, walls, roofs and doors offer market leading thermal efficiency.

But perhaps the jewel in the crown of our energy efficiency crusade is our Hitachi air-to-water heat pump. With astoundingly low running costs these next generation heating systems are all about saving; saving you money in heating bills and saving our planet for future generations.

All this combines to award our new homes with an A3 energy rating. Based on standardised occupancy as per the SEAI guidelines you can provide your new home with heating, lighting, ventilation and hot water for as little as €2 per day.



SPECIFICATIONS

BUILDING WARRANTY

- HomeBond 10 year structural warranty

KITCHENS

Individually designed and installed to include:

- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances:
- Dishwasher, Fridge/Freezer, Multi function oven, Ceramic Hob & Extractor hood.
- Stone effect worktop and upstand
- White sockets above worktops with USB socket
- Stainless steel sink and mixer tap

UTILITY ROOM (Where applicable)

- To match kitchen units and worktops
- Space with services for washing machine/ tumble dryer

BATHROOM/EN-SUITE

- Polished chrome brassware
- Tiled Floors and selected walls
- Polished chrome heated towel rail
- Stainless steel two pin power outlet "Shaver socket"

INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Two panel doors with satin finish & Ironmongery
- Moulded skirting and architrave
- Timber floor laid to kitchen and utility room

HEATING & VENTILATION SYSTEMS

- Pressurised hot & cold water supplies to bathroom and en-suites
- Air sourced heat pump system to radiators
- Continuous mechanical extract ventilation system with humidity control

ELECTRICAL FITTINGS

- Pendant light fittings throughout
- External power socket to rear garden
- TV points (for Virgin Media) to livingroom, kitchen and selected bedrooms
- High speed Fibre broadband
- Data cabling to selective rooms
- Mains powered smoke detectors to hallways, sitting room, bedrooms and heat detector to kitchen

EXTERIOR

- Private rear garden
- Garden tap
- Glazed patio doors
- High performance UPVC double glazed windows
- Hardwood front entrance door with multi point locking

COMPLETION & HANDOVER

- Comprehensive handover will be included with the sale of each house.



HOLLYBROOK

Hollybrook Homes - One of London's finest development companies

TRACK RECORD

Hollybrook is a private family owned development and construction company, focusing on high quality, bespoke residential and commercial developments.

The business was founded in 1987 and has grown to become a well established developer in the UK and, more recently, Ireland. We have considerable experience, not just in new-build projects, but also in the restoration and refurbishment sector, having successfully completed many diverse and challenging projects.

Hollybrook builds all its own developments and has a 30 year track record of constructing high quality major residential and mixed-use schemes.

The company is passionate about construction and build quality and have been awarded many NHBC Awards over the past 15 years.

We have also won the **NHBC Seal of Excellence** on our last five developments. Less than 1 in 1000 developments achieve this award.



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www.mountstewart.ie



HUME

AUCTIONEERS

Sales:
057 868 1111

Register Your Interest:
www.hume.ie

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Portlaoise, Co. Laois

License No. 002446

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