MEADOW MILL

ATHY, CO. KILDARE

NEW 2, 3, and 4 BEDROOM
A-RATED FAMILY HOMES

QUANTUM

BUILDING UNIQUE COMMUNITIES

BER A2

MEADOW MILL




The River Barrow









Welcome to Meadow Mill

Quantum, together with Coonan New Homes are delighted to present a chance to live in one of South Kildare's most impressive new communities. Meadow Mill is an exciting housing development nestled within the welcoming town of Athy. This riverside town is a family favourite and has all amenities needed to enjoy life to the fullest.

Meadow Mill meets the needs of families of every size with spacious homes for the first-time buyer, growing or downsizer family. Quantum Homes know what people need, and work hard to provide sleek, stylish homes for every new owner.

MEADOW MILL



Commuting Made Easy

Meadow Mill, Athy, has everything you need including a great transport network in the area. Meadow Mill's proximity to the M7 and M9 are a big advantage, with travel times to Dublin Airport and Dublin City Centre in under one hour. There are regular bus routes to local towns throughout Kildare and into Dublin. Church Road train station also provides great rail services for commuters. It is on the Dublin to Waterford line and there is a regular daily service to Heuston Station Dublin, or Carlow, Kilkenny, and Waterford directly.

Athy is a well-connected town that gets people where they want to go, fast. The recent opening of the Athy distributor road is a fantastic addition to the town. The scheme includes a 3.4km road and 5.8km walking and cycling infrastructure diverting traffic from the Main Street.











Athy Railway Station








White's Castle

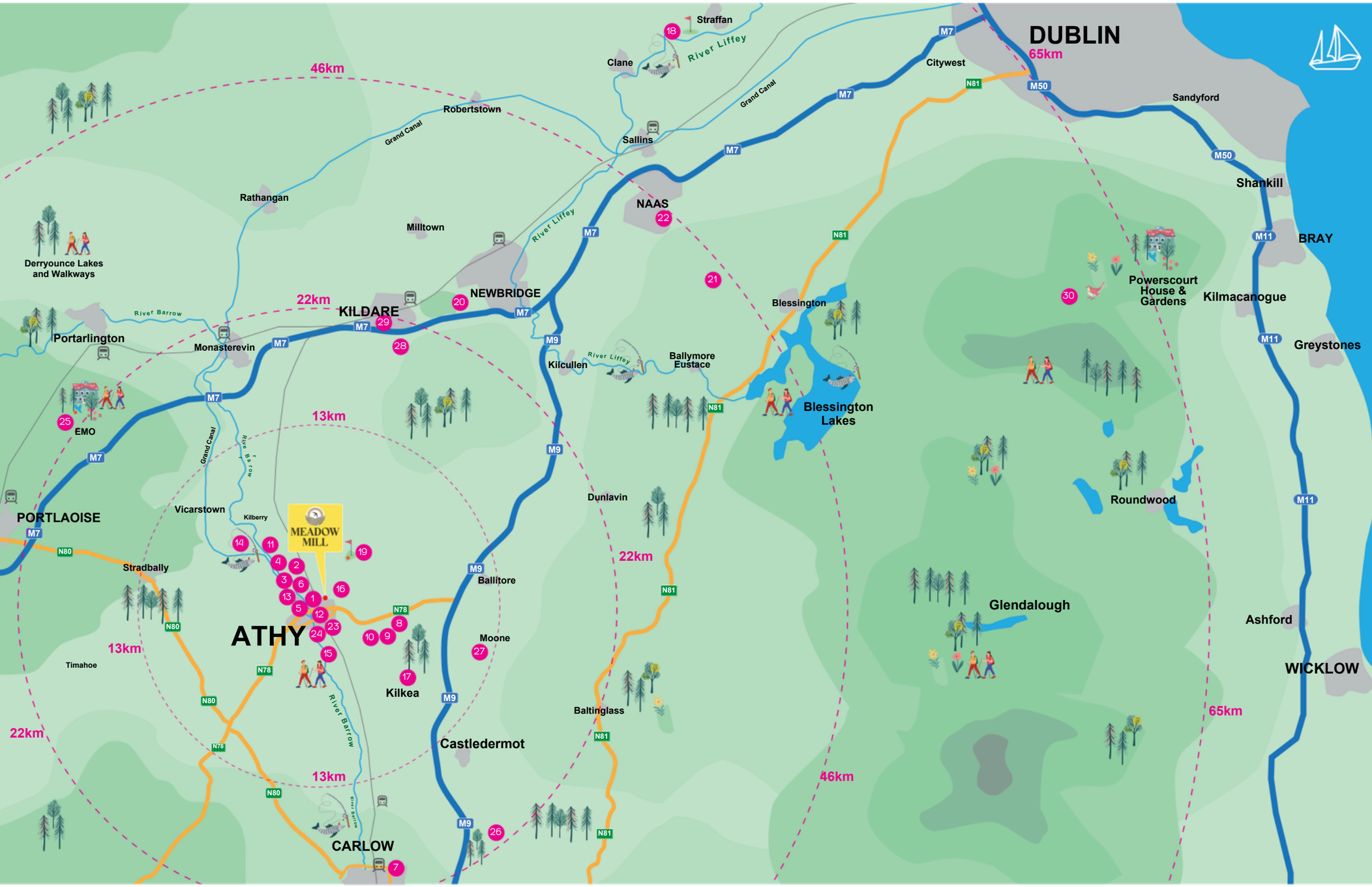
At Home in Athy

Athy is a wonderful riverside town which has a fantastic, vibrant community spirit. There are primary and secondary schools for the children, and this is a highly active locality.

Football, rugby, soccer, tennis, and golf, can all be found locally to keep the family busy. For those that like water sports; swimming, angling, and canoeing can also be enjoyed. If you would like to take a breather for a coffee or a spot of lunch, then you won't have to travel more than a few feet. The award winning Clanard Court Hotel, a hugely popular wedding venue is just on the edge of town, stones throw from Meadow Mill. However, should you really like to slow things down, then a gentle stroll along the Barrow Blueway or through the beautiful Kilkea Castle Estate, followed by lunch or afternoon tea in one of the Castle's dining establishments, might be in order.

MEADOW MILL

Location



EDUCATION AND TRANSPORT

1. Scoil Mhichíl Naofa
2. Scoil Phádraig Naofa
3. Athy Model School
4. Gaelscoil Átha Í
5. Ardscoil na Trínóide
6. Athy College
7. Institute of Technology, Carlow

SPORTS AND ACTIVITIES

8. Athy Gaelic Football Club
9. Athy Rugby Club
10. Athy Tennis Club
11. Athy Rowing Club
12. Athy Wheelers Cycling Club
13. K Leisure
14. River Barrow Fishing
15. Barrow Way Walking Trail

HOTELS, GOLF, AND TRANSPORT

16. Clanard Court Hotel
17. Kilkea Castle Hotel and Golf Club
18. The K Club Hotel and Golf Club
19. Athy Golf Club
20. The Curragh Racecourse
21. Punchestown Racecourse
22. Naas Racecourse
23. Athy Railway Station

ATTRACTIONS AND SHOPPING

24. Shackleton Museum
25. Emo Court and Estate
26. Ducketts Grove
27. Moone High Cross Monument
28. Irish National Stud and Gardens
29. Kildare Village Shopping Outlet
30. Wicklow Mountains National Park

Map for illustrative purposes only

MEADOW MILL

House Types

The Aster
Type G/G1 - 2 bedroom mid and end-terrace house. Approx. 90 sqm / 963 sqft

The Foxglove
Type F - 3 bedroom semi-detached house. Approx. 100 sqm / 1076 sqft

The Rosebay
Type J - 3 bedroom end-terrace houses. Approx 107 sqm / 1109 sqft

The Lily
Type D - 3 bedroom semi-detached house. Approx. 113 sqm / 1220 sqft

The Dahlia
Type E1 - 3 bedroom semi detached house. Approx 114 sqm / 1227 sqft

The Heather
Type E - 3 bedroom semi detached house. Approx 118 sqm / 1270 sqf

The Ivy
Type B/C - 4 bedroom semi detached house. Approx 114 sqm / 1227 sqft

The Hawthorn
Type B1 - 4 bedroom semi detached house. Approx 128 sqm / 1,373 sqft

The Larkspur
Type A - 4 bedroom detached house. Approx 141 sqm / 1,517 sqft

The Primrose
Type H1/I1 - 2 bedroom apartment. Approx 74 sqm / 796 sqft

The Bluebell
Type H - 3 bedroom duplex. Approx 100 sqm / 1,076 sqft

The Violet
Type I - 1 bedroom apartment. Approx 50 sqm / 536 sqft

Showhouses

Site Plan



QUANTUM
BUILDING UNIQUE COMMUNITIES

MEADOW MILL

Specification

BER A2

ENERGY EFFICIENCY
- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- TimberFrame structure offering superior thermal and acoustic performance and exceptional levels of air tightness
- Demand controlled ventilation installed in all houses ensuring continual good indoor air quality and saves energy
- Highlevel of insulation incorporated in floors, walls and roof

EXTERNAL FEATURES
- Maintenance free brick and acrylic rendered facades
- PVC Fascia, gutters and downpipes
- Double glazed argon filled windows; uPVC panelled front door with secure locking system; and uPVC French double doors, all by Munster Joinery

INTERNAL FEATURES
- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white
- Quality interior joinery to include painted internal doors, contemporary skirting and architraves finished in a complementary colour
- Brushed chrome ironmongery
- Timber staircase with painted finish
- Fitted wardrobes in master and selected guest bedrooms
- Pull down attic ladder leading to attic space

BROADBAND
- Up to 1 Gb Fibre Broadband to your door

ELECTRICAL and HEATING
- Generous lighting and power points
- Smoke detectors
- TV connection in living and master bedroom
- Air to Water Heatpump – thermostatically controlled for maximum comfort
- Demand-controlled ventilation

BATHROOMS and ENSUITE
- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Carefully selected tiles on all bathroom floors and wet areas

FIRST HOME SCHEME/ HELP TO BUY INCENTIVE
- Meadow Mill qualifies for the Government Help to Buy Incentive scheme
- All homes available within the First Home Scheme cap

KITCHENS
- Superb handcrafted contemporary kitchens with soft-close doors
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood (subject to Contracts being signed and returned within 21 days)
- Utility room plumbed for washer and dryer

GARDENS
- Concrete driveway with ample parking for two cars where applicable
- Seeded gardens
- Secure timber gate to side with post and panel fencing
- Provisions for the installation of a car charging point where applicable

HELP TO BUY APPROVED

FIRST HOME SCHEME Supporting Home Ownership

GUARANTEE
- All homes come with a 10-year Homebond Warranty

Please note: Details provided are solely for the purpose of illustrating the development. Visual representations, finishes, layouts, and/or scales may be approximate rather than reflecting the exact specifications of the actual unit. The Developer retains the right to make changes to the design and specifications in the overall interest of the development.











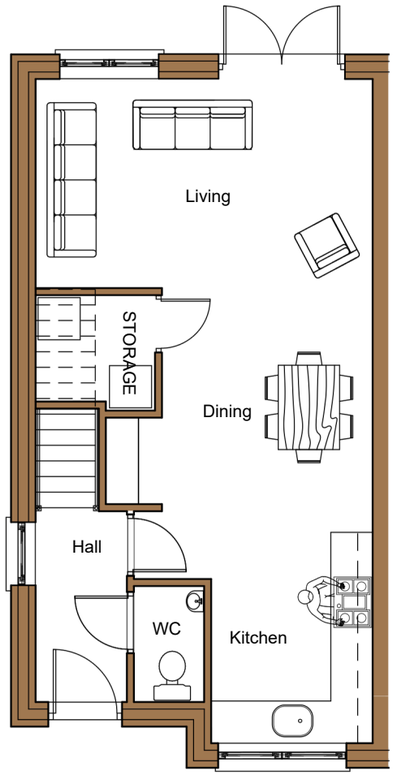
MEADOW MILL

Computer Generated Images for illustrative purposes only

MEADOW MILL

The Aster

Type G/G1 - 2 bedroom mid and end-terrace house
Approx. 90 sqm / 963 sqft



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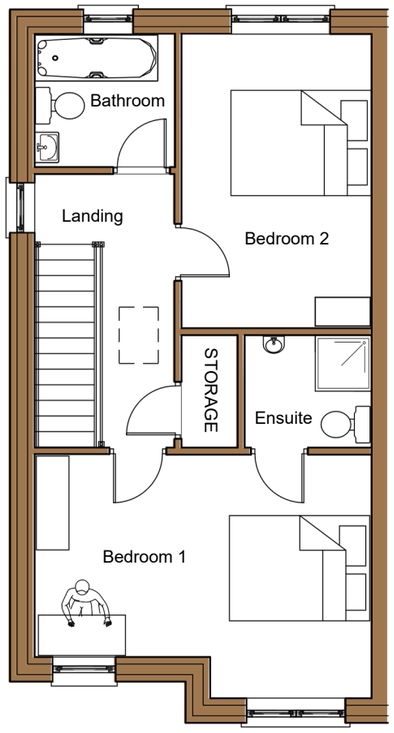


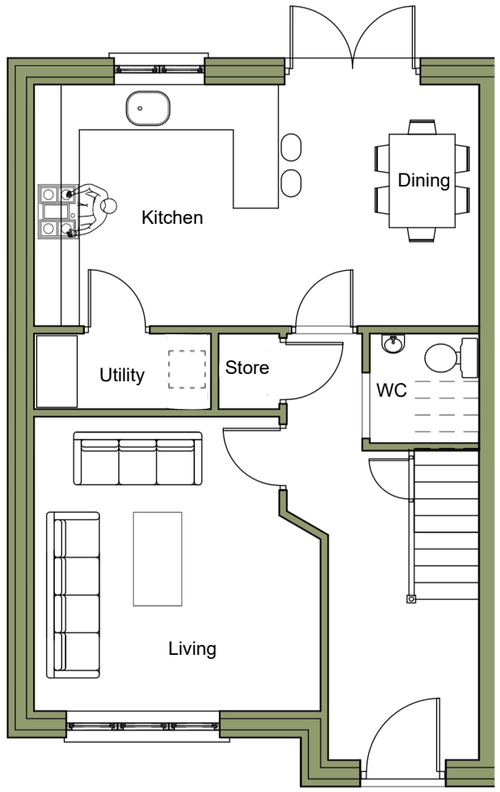
FIRST FLOOR

Plans for illustrative purposes only

MEADOW MILL

The Foxglove

Type F - 3 bedroom semi-detached house
Approx. 100 sqm / 1076 sqft



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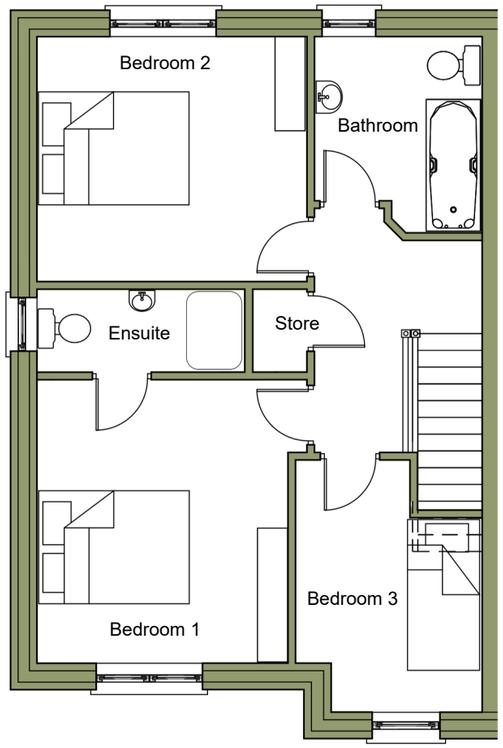

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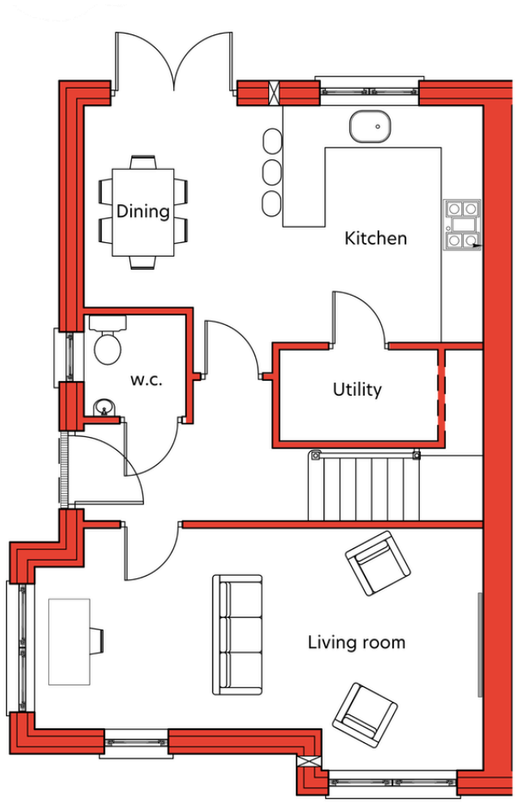
The Rosebay

Type J - 3 bedroom end-terrace house
Approx. 107 sqm / 1109 sqft



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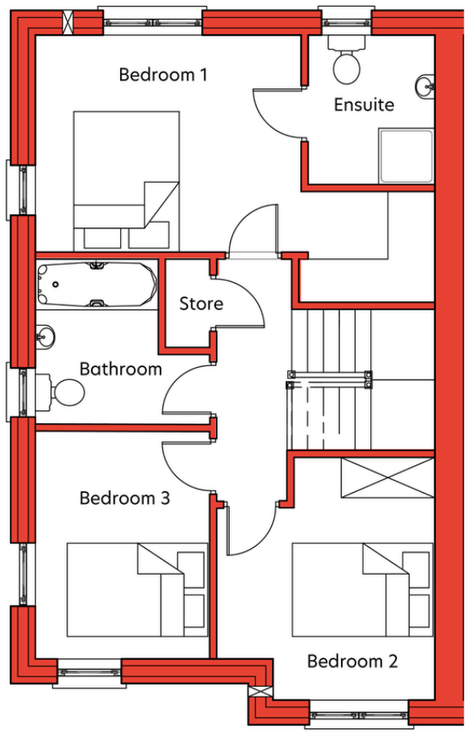

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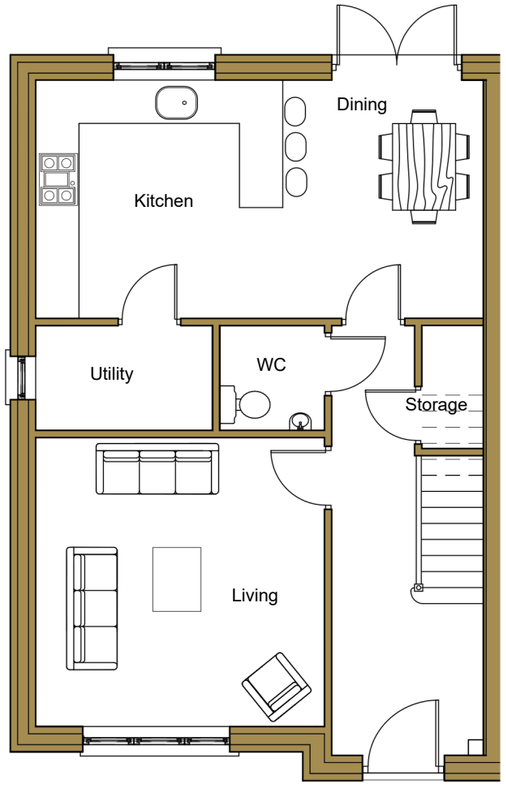
MEADOW MILL

The Lily

Type D - 3 bedroom semi-detached house
Approx. 113 sqm / 1220 sqft



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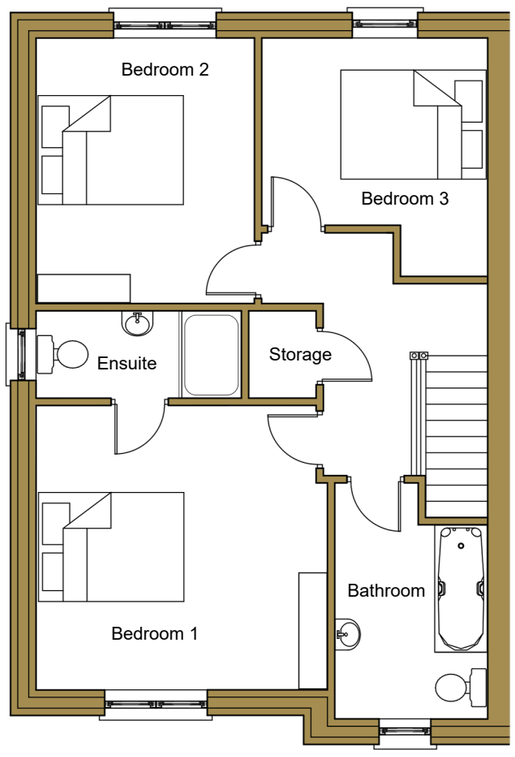

FIRST FLOOR

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MEADOW MILL

The Heather

Type E - 3 bedroom semi detached house
Approx 118 sqm / 1270 sqft



GROUND FLOOR

FIRST FLOOR

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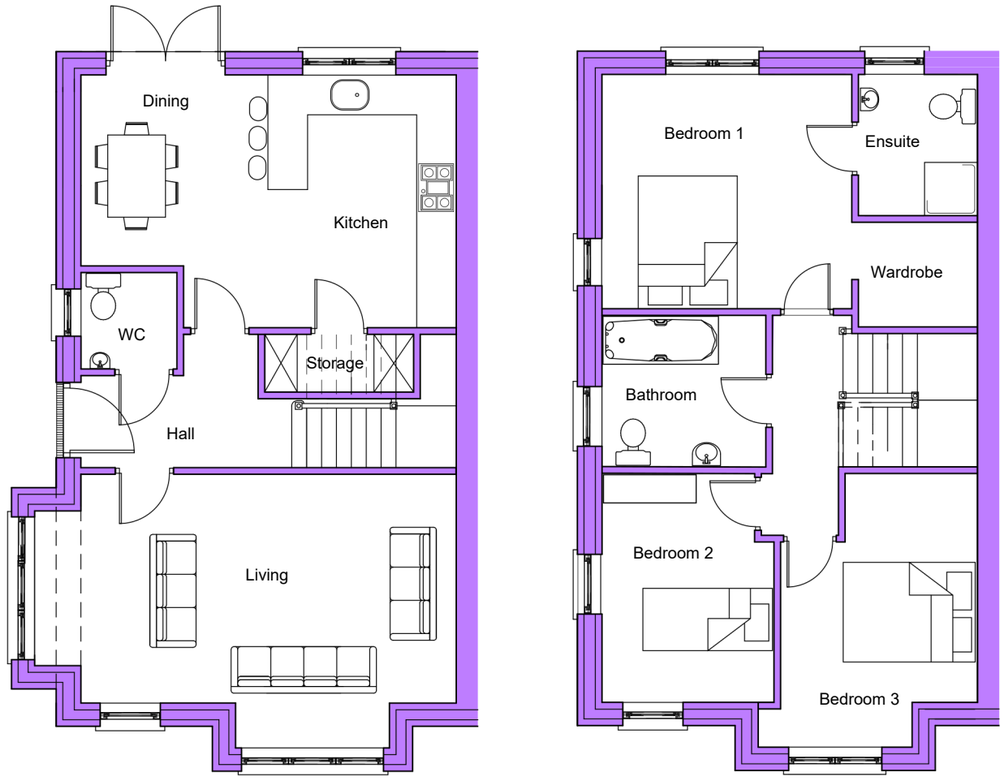
MEADOW MILL

The Dahlia

Type E1 - 3 bedroom semi detached house
Approx 114 sqm / 1227 sqft



GROUND FLOOR

FIRST FLOOR

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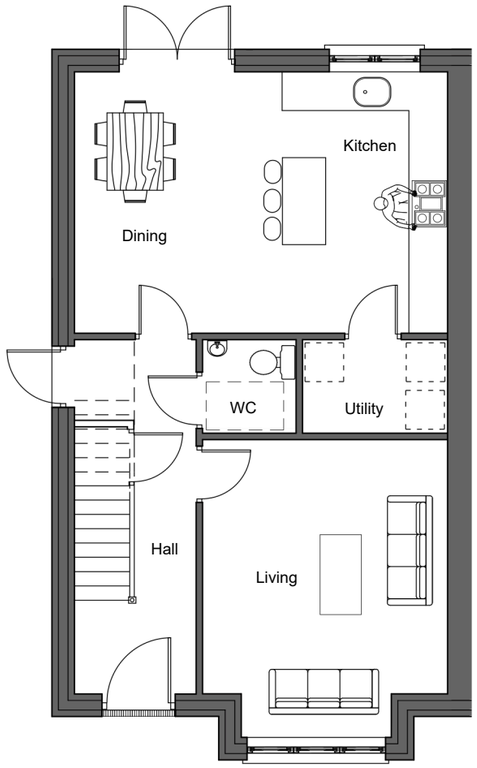
MEADOW MILL

The Ivy

Type B/C - 4 bedroom semi detached house
Approx 114 sqm / 1227 sqft



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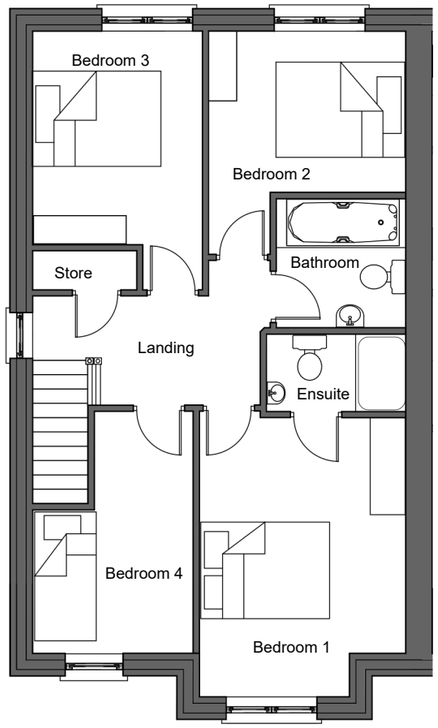

FIRST FLOOR

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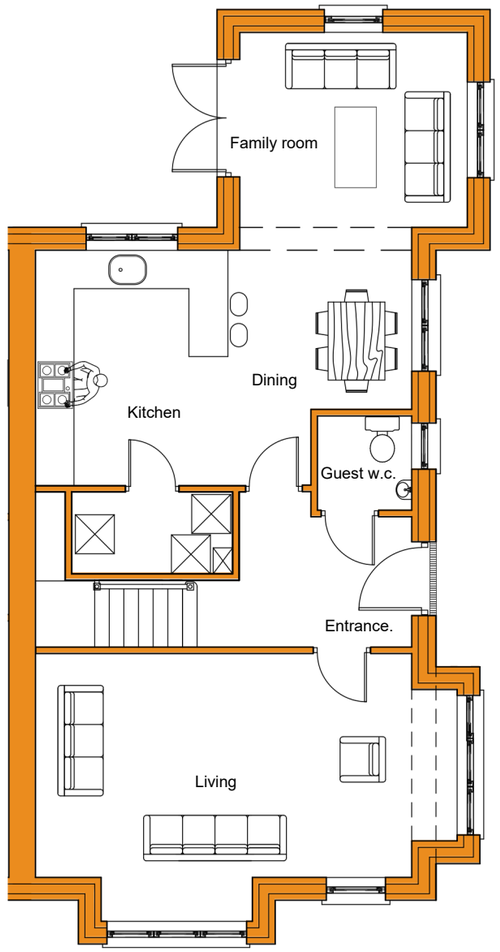
MEADOW MILL

The Hawthorn

Type B1 - 4 bedroom semi detached house
Approx 128 sqm / 1,373 sqft



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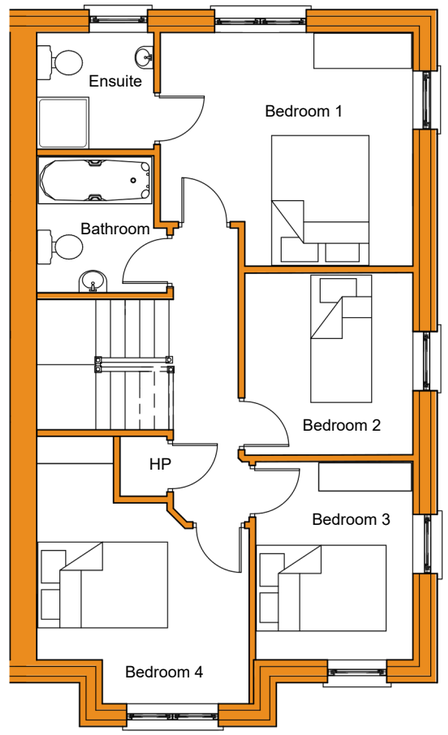

FIRST FLOOR

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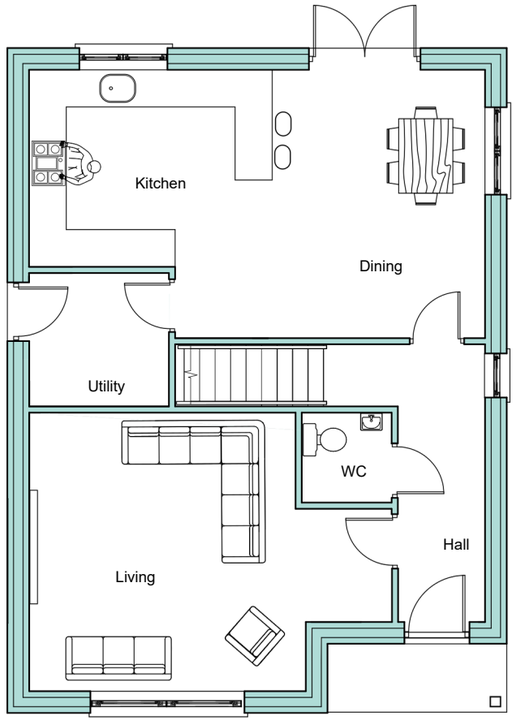
MEADOW MILL

The Larkspur

Type A - 4 bedroom detached house
Approx 141 sqm / 1,517 sqft



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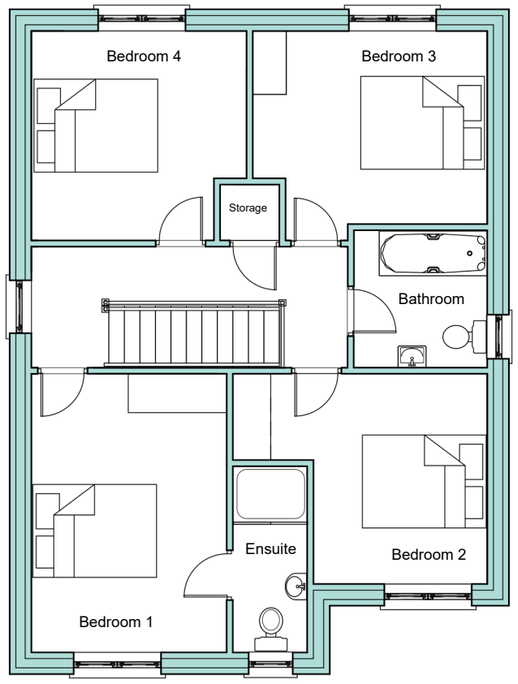

FIRST FLOOR

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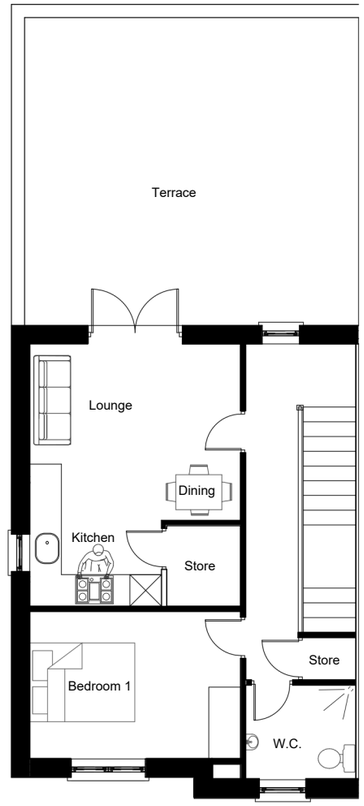
MEADOW MILL

The Violet

Type I - 1 bedroom apartment
Approx 50 sqm / 536 sqft



FIRST FLOOR

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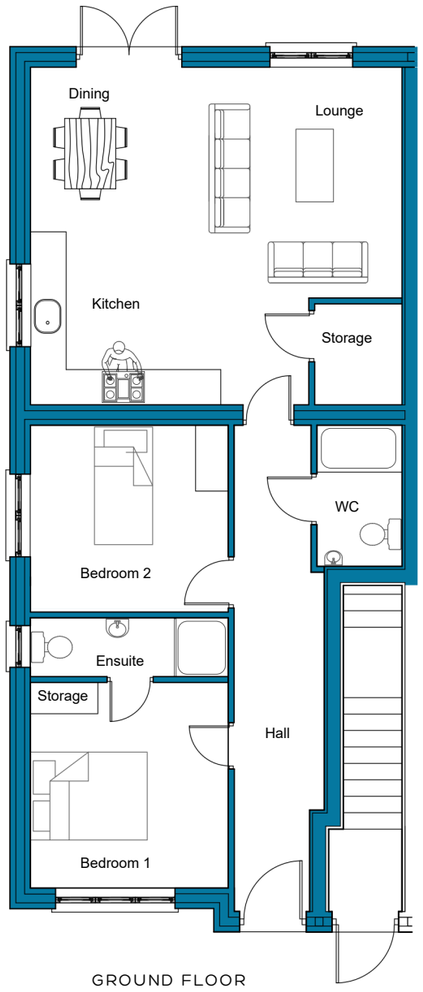
The Primrose

Type H1/I1 -2 bedroom apartment
Approx 74 sqm / 796 sqft



GROUND FLOOR

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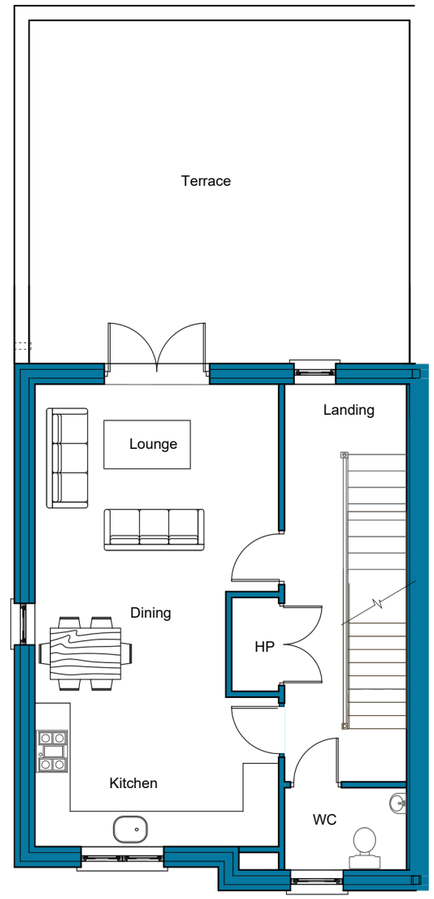
The Bluebell

Type H - 3 bedroom duplex
Approx 100 sqm / 1,076 sqft



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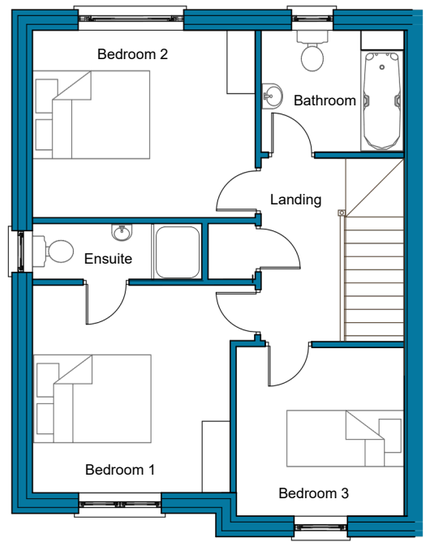

SECOND FLOOR

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MEADOW MILL
QUANTUM

MEADOW MILL

ATHY, CO. KILDARE

PROFESSIONAL TEAM

Developer	**Quantum Group** Unit 2 Enterprise Centre, Kilcock **QuantumGroup.ie**
Architect	**Bannon Architecture** Stoneyford, Kilkenny
Solicitors	**HOS Partners LLP** 46 Fitzwilliam Square West, Dublin 2
Selling Agent	**Coonan New Homes** Property House, Main Street, Maynooth, Co. Kildare, W23 P766

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For additional information and registration please visit:

MyMeadowMill.com

BER A2

QUANTUM

BUILDING UNIQUE COMMUNITIES

HELP TO BUY APPROVED

FIRST HOME SCHEME *Supporting Home Ownership*

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