

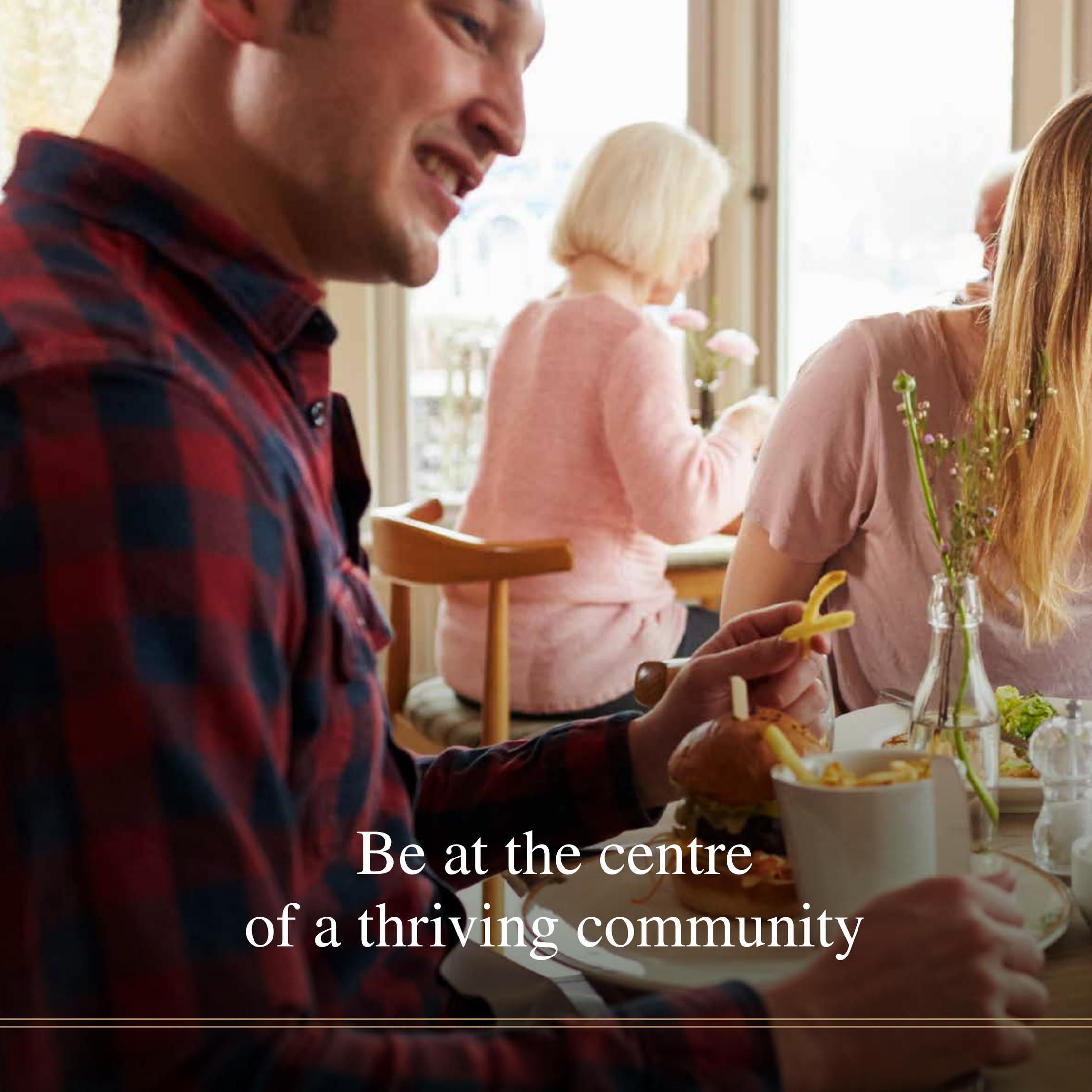


Clonroosk Abbey

PORTLAOISE, COUNTY LAOIS

Contemporary Homes

www.clonroosk.ie

A man in a red and blue plaid shirt is smiling and looking towards the right. He is sitting at a table with a burger and fries. In the background, a woman in a pink top is sitting at another table, and a woman with long blonde hair is sitting at the table next to him. The setting is a bright, modern restaurant with large windows.

Be at the centre
of a thriving community



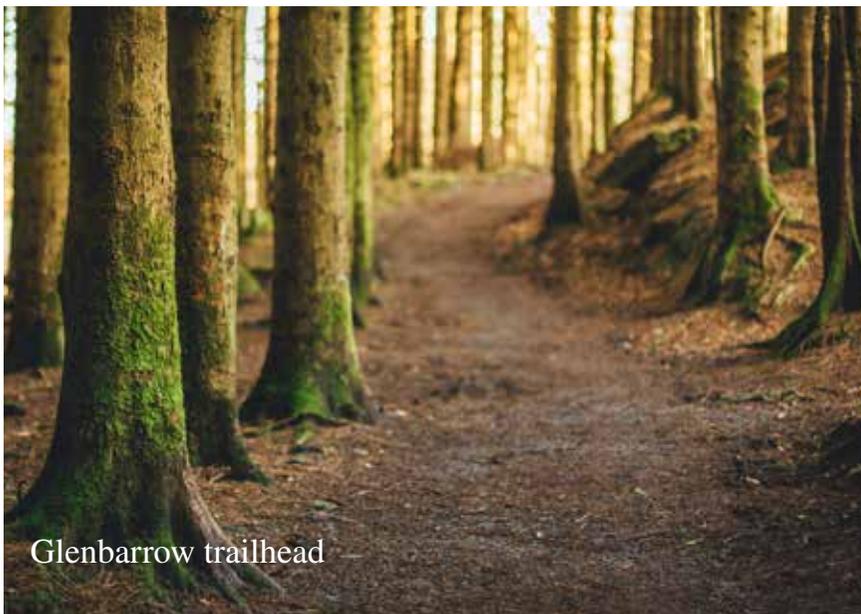
Enjoy the best of modern residential living at Clonroosk Abbey, a vibrant development of spacious family homes in Portlaoise, Co. Laois. Choose from a wide range of house styles, from beautifully designed and carefully crafted 3-bedroom semi-detached homes to stunningly spacious 4-bedroom semi-detached homes. Bright, modern interiors and private gardens elevate these homes into something truly special.



Glenbarrow waterfall



M7 motorway



Glenbarrow trailhead

Perfectly situated within walking distance of the town centre, Clonroosk Abbey is ideal for commuters thanks to its location adjacent to the M7 motorway and a fast and frequent train service.

Portlaoise itself is a vibrant heritage town full of everything you might need, including shops, bars, cafés, award-winning restaurants, schools and a five-screen cinema. This is a thriving, growing community with a progressive attitude and a growing economy – prospects are certainly bright in this beautiful town.







Rock of Dunamase





Special Features

- All homes complete with custom fitted kitchen units
- French doors to rear gardens as per showhouse
- Hardwood semi-glazed doors interconnecting living room and dining room as per relevant showhouse
- Ornate ironmongery to all internal doors
- UPVC double glazed windows
- UPVC fascia and soffit
- All homes have been pre-wired for TV, telephone and alarm system
- High degree of insulation in roof space and external walls
- All homes are fitted with smoke detectors
- Three-point central locking system to hardwood front door
- Generous electrical specification including telephone points in all bedrooms, kitchen and living room
- Coordinated wall tiling standard in kitchen, main bathroom and en-suite
- Quality sanitary ware in bathroom, en-suite and downstairs WC
- Feature coving standard as per showhouse
- Luxurious built-in wardrobes to bedrooms as per showhouse
- Outside light fitted to rear
- Internal walls painted one colour throughout
- Factory insulated hot water cylinder
- Outside tap included
- All homes fully covered by Home Bond (10 year Guarantee Scheme)







Site Plan



House Type A1
3 BED SEMI DETACHED
C. 1,140 SQ. FT.

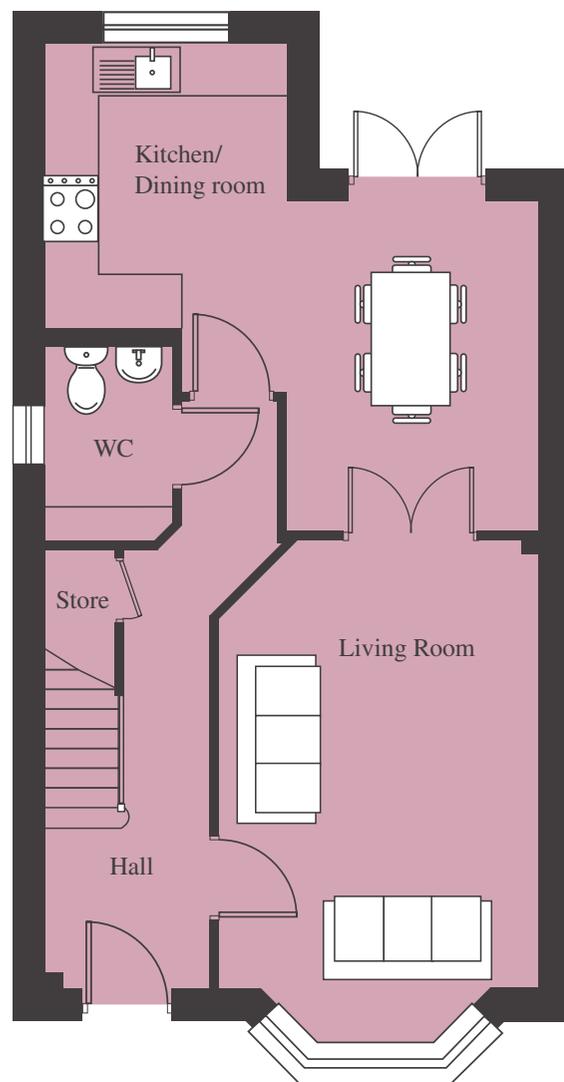
House Type L
4 BED SEMI DETACHED
C. 1,438 SQ. FT.

House Type N
3 BED SEMI DETACHED
C. 1,181 SQ. FT.

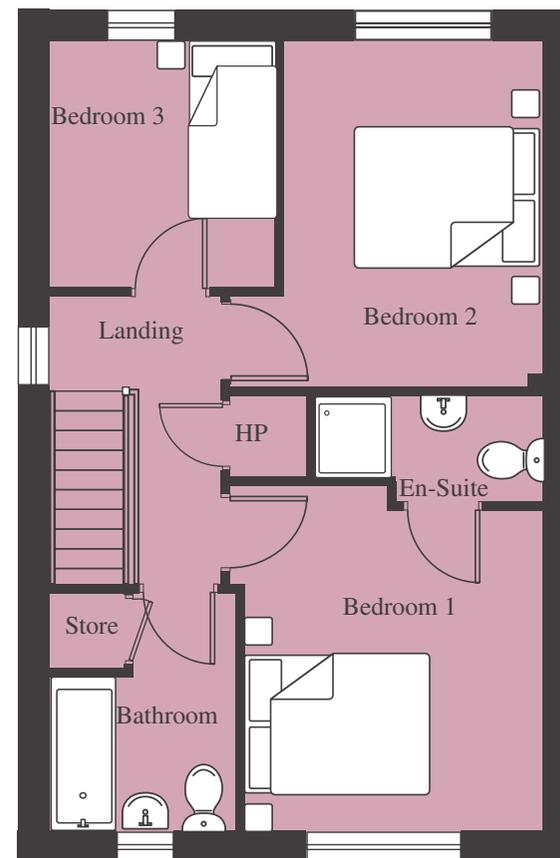
House Type P
3 BED SEMI-DETACHED
C. 1,197 SQ. FT.

House Type A1

3 BED SEMI-DETACHED
C.1,140 SQ. FT.



Ground Floor

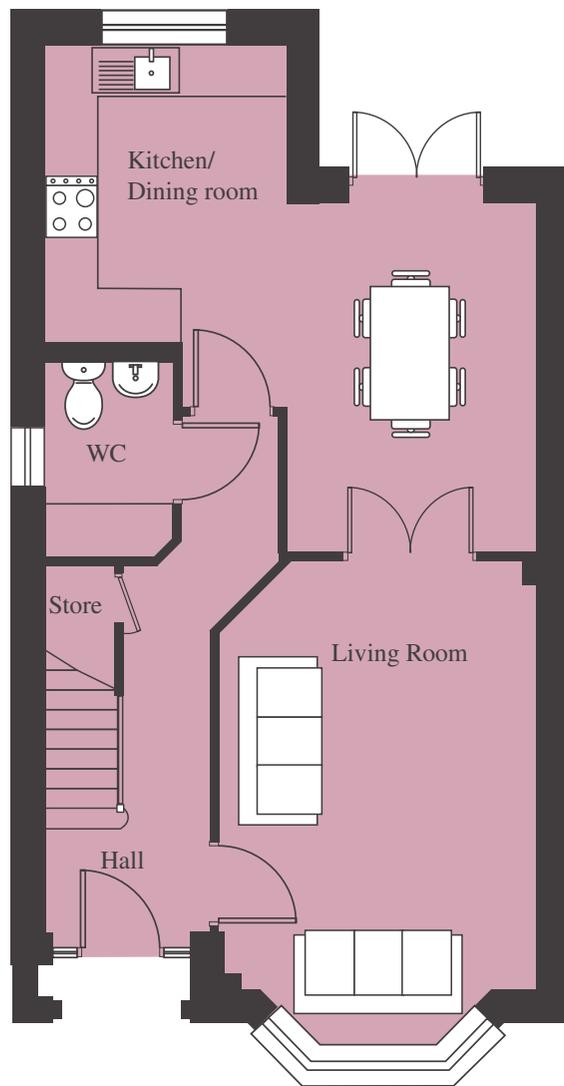


First Floor

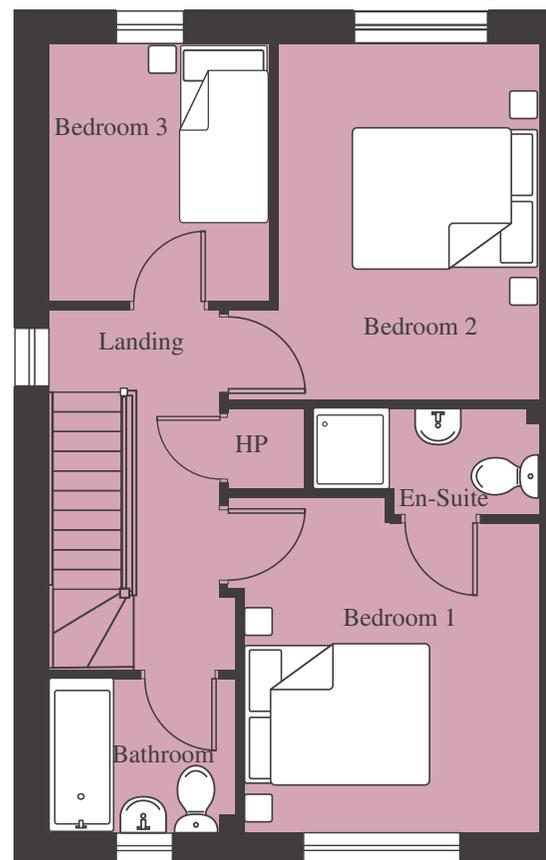
House Type L

4 BED SEMI DETACHED

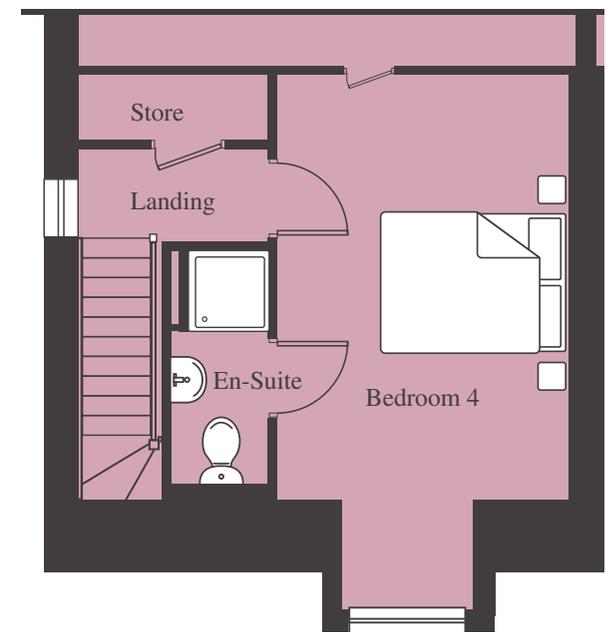
C. 1,438 SQ. FT.



Ground Floor



First Floor

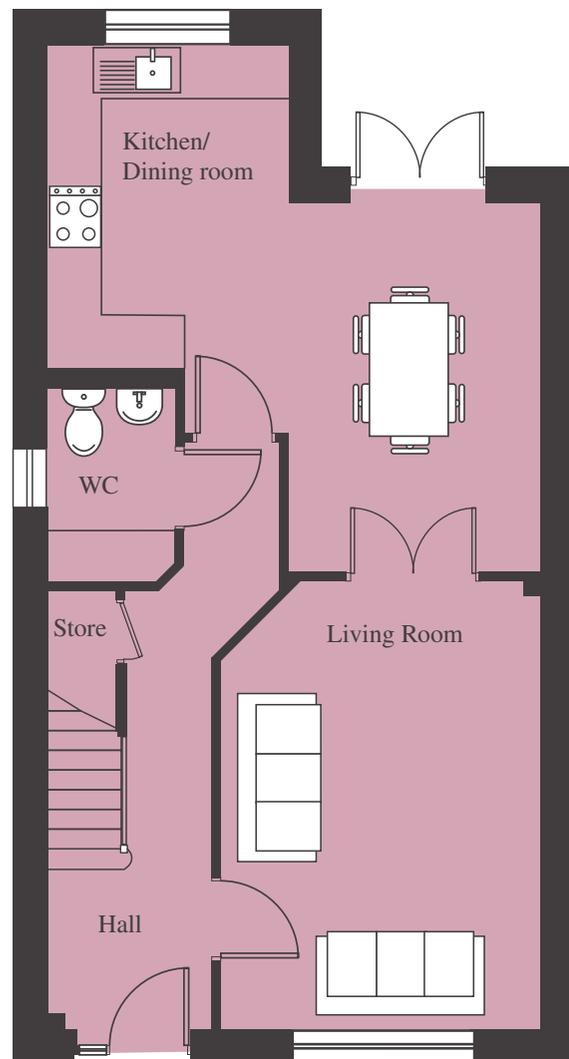


Second Floor

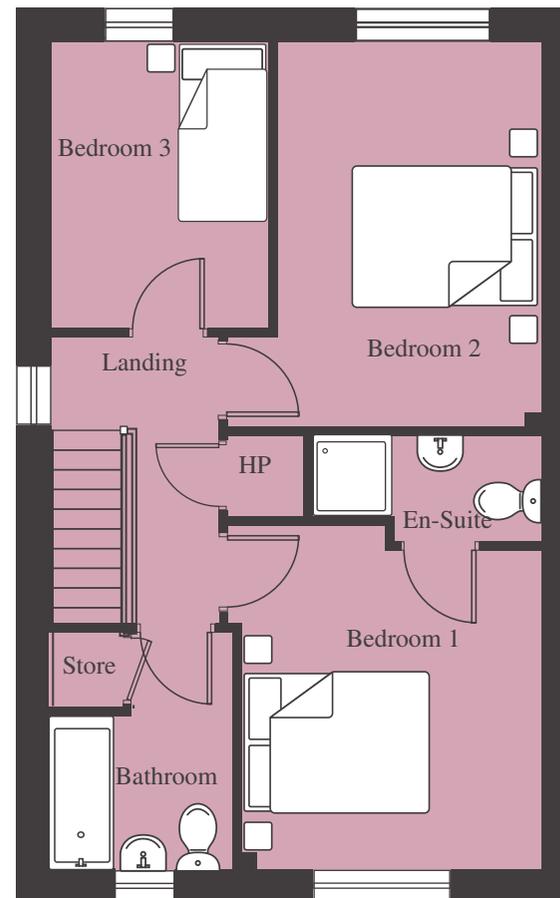
House Type N

3 BED SEMI DETACHED

C. 1,181 SQ. FT.



Ground Floor

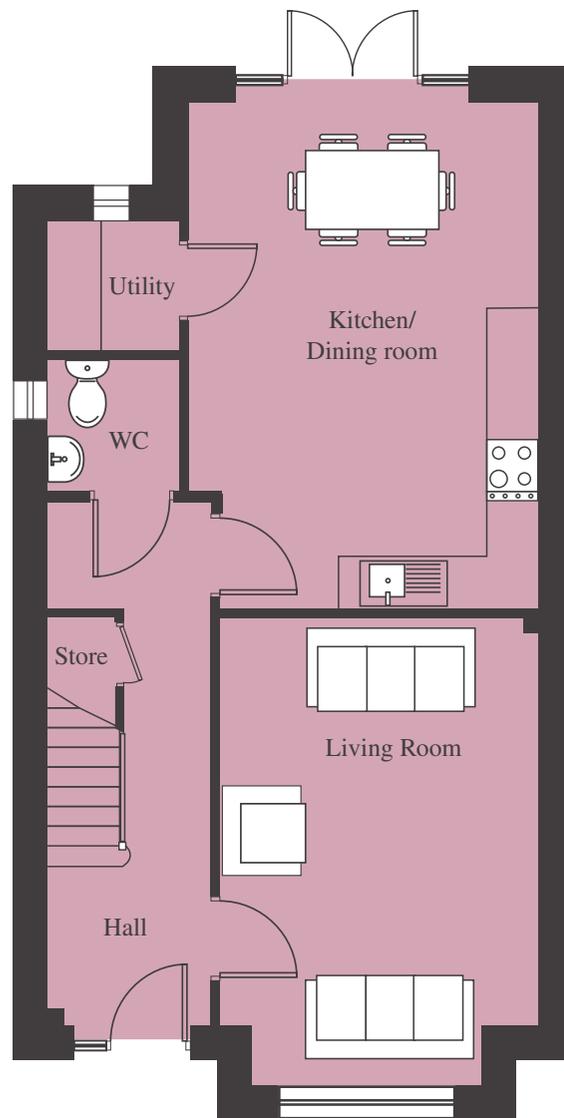


First Floor

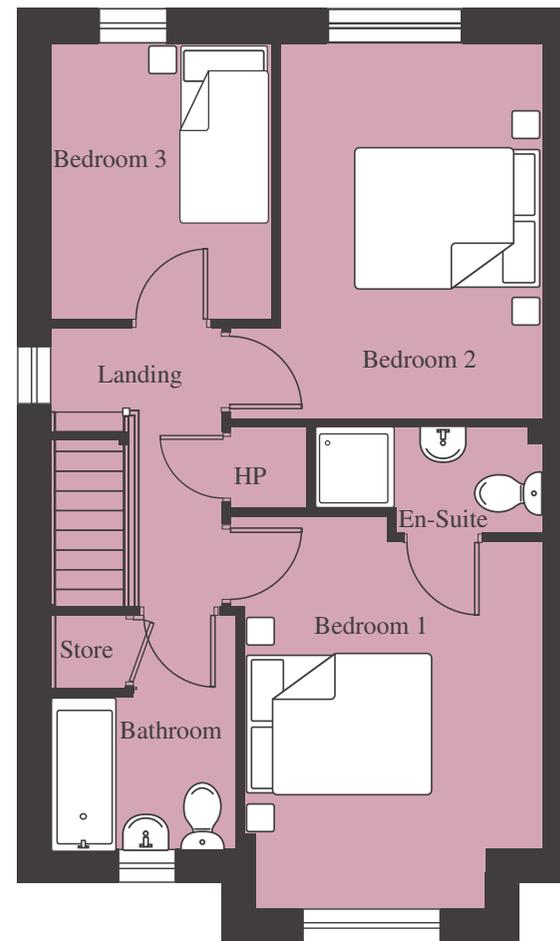
House Type P

3 BED SEMI-DETACHED

C. 1,197 SQ. FT.



Ground Floor



First Floor



Kingscroft Developments



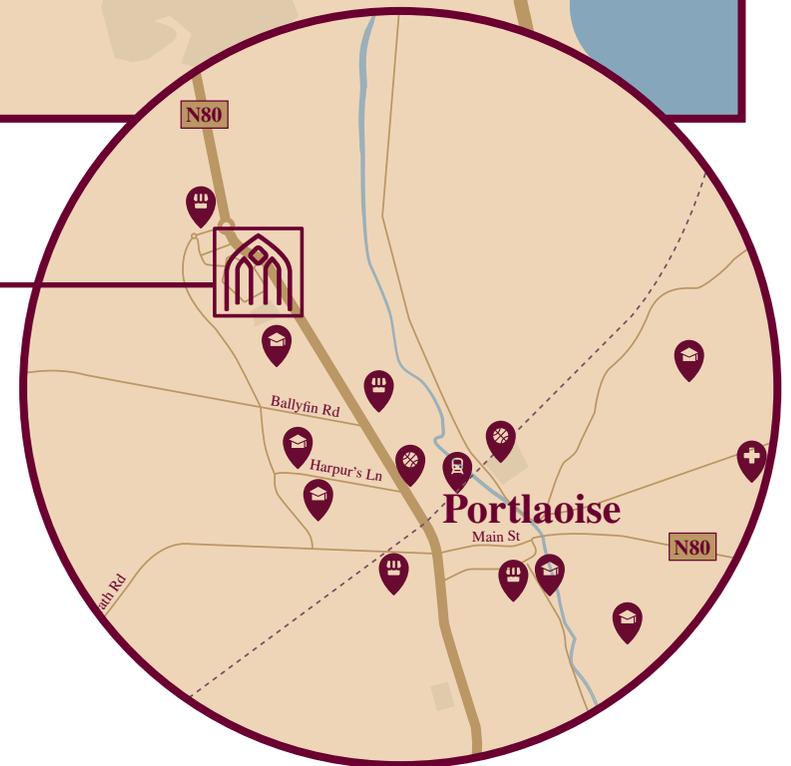
**Kingscroft
Developments
continues to develop
up to date, quality
homes with a value-
for-money price tag.**

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.



Clonroosk Abbey
 PORTLAOISE, COUNTY LAOIS



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