



GRANGE MANOR  
~ MOUNTMELICK ~

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



# A quiet and relaxed location



## GRANGE MANOR

~ MOUNTMELICK ~

Grange Manor is situated in a quiet and relaxed location within walking distance of Mountmellick, a bustling small town. There are three primary schools and a superb secondary school just a few hundred metres from your doorstep.

Mountmellick is a majestic town, centred around a historic Georgian Square which was designed by The Quakers, who first settled here in the mid 1600s. Ever since, the town has beautifully expanded along the banks of its' three rivers, and is dotted with picturesque buildings including bank houses, churches, theatres, and halls.





## A PERFECT BACKDROP

These picture-postcard buildings serve as a perfect backdrop for the modern shops, library, playgrounds, community hospital and quality housing just like yours in the elegant development in Grange Manor.

The town has some idyllic artisan shops including organic bakeries, butchers, greengrocers, and restaurants alongside a large supermarket and convenience stores.

For the sports enthusiasts there are excellent GAA, Soccer and Fishing clubs, whilst world class Golf is on your doorstep with the Seve Ballesteros championship Heritage course in nearby Killenard.



*Pic by Budisgood*







# Always somewhere to go, something to see, and do

For the nature lovers, the environ is spectacular. To the south are the enigmatic Slieve Bloom mountains with the famous Glenbarrow waterfall as their centrepiece. Once the boyhood home of the legendary warrior Fionn Mac Cumhaill, the mountain has an abundance of ancient nature trails, forest walks, waterfalls, and mountain hikes for all the family to enjoy. And for the more adventurous there's even a world class mountain biking course at the summit.

Perhaps the greatest jewel in the entire region is the nearby Emo Court, situated less than 10 minutes from your new home. Here you can ramble in hundreds of acres of unspoilt parkland that surround James Gandon's masterpiece Georgian home, and if you keep your eyes open you might spot an elusive Deer or its famous population of Red Squirrels. Every Spring, the avenues become alive with majestic bluebells. Emo is the perfect space to spend quality family times right throughout the year, and its completely free.



## FAMILY LIFESTYLE

Just 10 minutes away is Portlaoise; Ireland's fastest growing town. Here you will find large supermarkets (with online deliveries to Mountmellick), commercial centres and the Train Station, which offers a leisurely 41-minute commute to Dublin Heuston. The town is also home to an excellent Hospital, Cinema, Hotels, Leisure Centres, Theatre and School of Music. All close at hand, yet far enough away to preserve that idyllic and safe small-town community that only Mountmellick can offer.

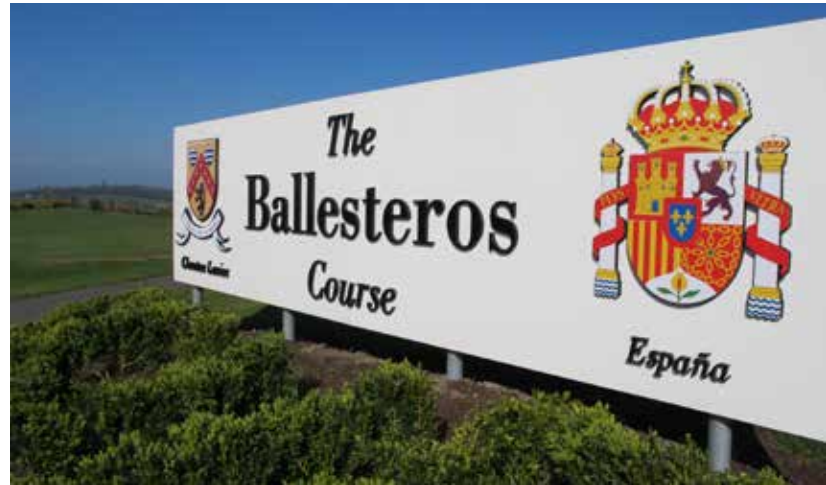
Hourly bus services offer easy access to third level colleges in Athlone, Carlow, and Dublin.

Everything combines at Grange Manor to offer a lifestyle for your family that you thought could never be achieved.

And every Christmas, Mountmellick lights up its world-famous Christmas tree, setting the tone for the most wonderful time of the year in the most wonderful new home in the region.

We expect demand to be very strong for this, the first new development in Mountmellick for many years, so contact Hume Auctioneers today to book your viewing appointment early





## LOCATION

- |                                  |                                      |                             |
|----------------------------------|--------------------------------------|-----------------------------|
| 1 River Barrow Fishing           | 6 Old Fourt Quarter                  | 11 Heywood Gardens          |
| 2 Brittas Forrest Walks          | 7 Emo Court House & Walks            | 12 South Laoise Cycle Trail |
| 3 Brittas Lake                   | 8 The 'Seve Ballasteros' golf course | 13 Slieve Bloom             |
| 4 Glenbarrow Waterfall           | 9 Stradbally Hall                    | 14 Aghaboe Abbey            |
| 5 Mountmellick Embroidery Museum | 10 Timahoe Round Tower               | 15 Rock of Dunamase         |

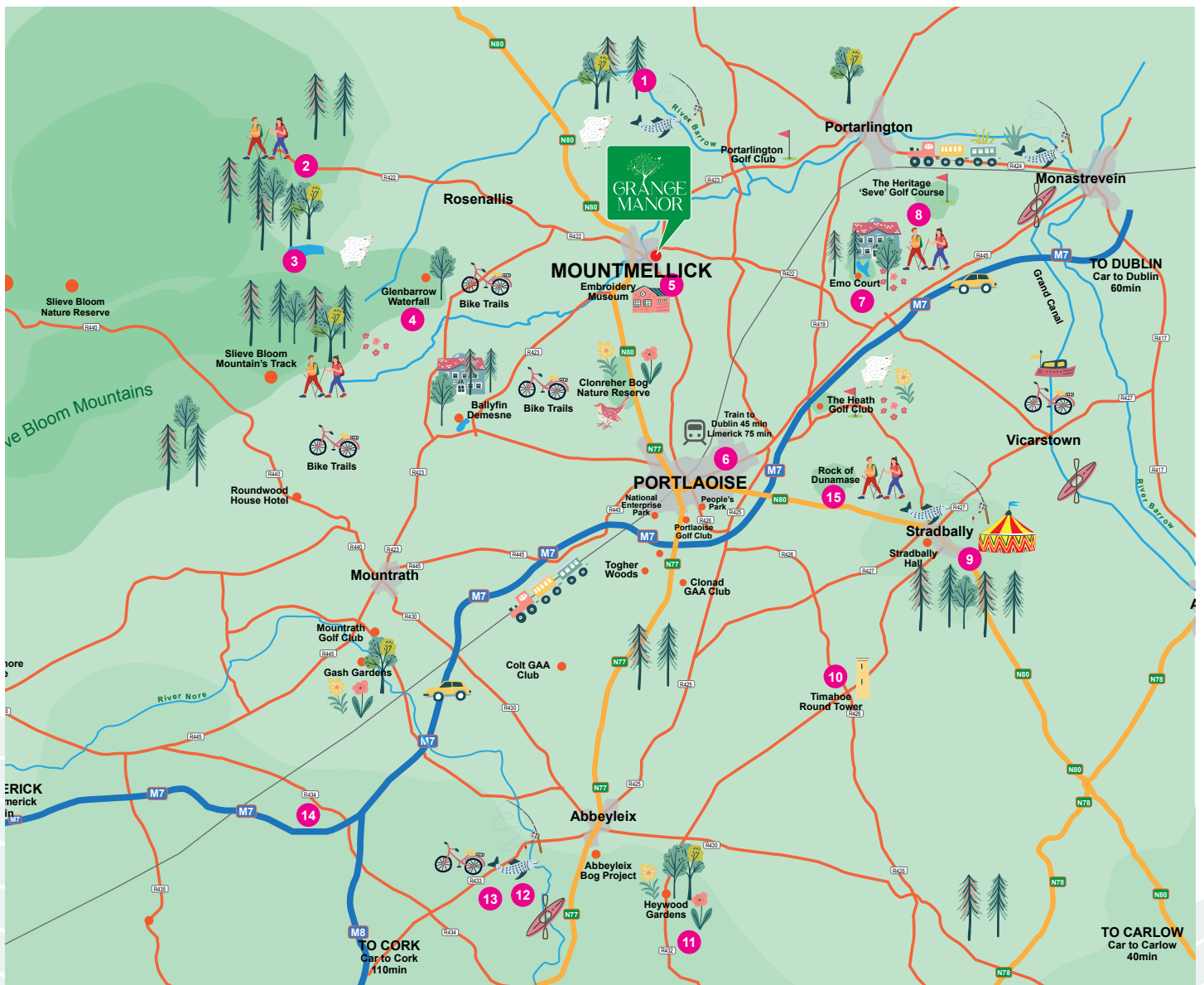








Illustration for guidance only, not to scale



## SITE PLAN

- |   |  |
|---|--|
|  <b>The Moore</b> - 3 Bedroom Home<br>101 sq m /1,089 sq ft        |  <b>The Orpen 1</b> - 4 Bedroom Home<br>131 sq m /1,411 sq ft   |
|  <b>The Moore 1</b> - 3 Bedroom Home<br>101 sq m /1,089 sq ft      |  <b>The Orpen 2</b> - 4 Bedroom Home<br>132.8 sq m /1,429 sq ft |
|  <b>The Kavanagh</b> - 3 Bedroom Home<br>107.7 sq m /1,159 sq ft   |  <b>The Hopkins</b> - 2 Bedroom Home<br>66 sq m /718 sq ft      |
|  <b>The Kavanagh 1</b> - 3 Bedroom Home<br>107.7 sq m /1,159 sq ft |  |
|  <b>The Orpen</b> - 4 Bedroom Home<br>131 sq m /1,411 sq ft        |  |



## YOUR NEW HOME

The development is an upmarket selection of quality and particularly pretty homes packed with modern conveniences and luxury features, ideal for the modern style of hybrid living.

Each home in this extraordinarily attractive development is complimented by high end finishes, such as designer kitchens complete with touchstone worktops and luxury integrated appliances.

The bathrooms come fully tiled, and everything is painted in a most-attractive modern muted palette.

The large sitting rooms are perfect for family living and the bedrooms are exceptionally spacious. The master bedroom comes complete with built in wardrobes and is complimented by a stunning ensuite bathroom, whilst the family bathroom also enjoys exceptional tiling and a luxurious bath.



Perhaps the most exciting feature of these exceptional homes is the extensive part-converted walkaround attic, which comes complete with flooring, Velux window, power, and ethernet connections. A quality drop-down stairs ladder has been fitted, making it ideal for immediate enjoyment for all the family.

With 1 Gb fibre broadband to the door and Cat-six cabling throughout the house, these homes are perfectly prepped for home working.

The houses come with luxury flooring on both ground and first floor.

And to ensure your home is futureproofed, we've installed the highest quality air to water heating system which has been awarded an A2 certification. Extremely cosy and hugely cost saving.

Each house has a large rear garden and two private parking spaces. There's even a power outlet for an EV charger.



## ENERGY EFFICIENCY

- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Timber frame 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
- High level 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; timber Ultratech 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
- Option for laminated flooring downstairs and carpets fitted throughout
- 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 and varnished timber handrail
- Fitted wardrobes in master bedroom
- Pull down attic ladder leading to walk-around part-floored attic space with a Velux window



## BROADBAND

- Up to 1 Gb Fibre Broadband to your door



## ELECTRICAL and HEATING

- Generous lighting and power points
- Smoke detectors
- Wired for intruder alarm
- High speed fibre broadband connectivity
- 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



## KITCHENS

- Superb handcrafted contemporary kitchens with soft-close doors
- Stainless steel sink
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood
- Utility room plumbed for washer and dryer



## GARDENS

- Concrete driveway with ample parking for two cars
- Exterior rear tap
- Seeded gardens
- Secure timber gate to side with postand panel fencing



## FIRST HOME SCHEME/ HELP TO BUY INCENTIVE

- Grange Manor qualifies for the Government Help to Buy Incentive scheme



## GUARANTEE

- All homes come with a 10-year Homebond Warranty



BUILDING UNIQUE COMMUNITIES



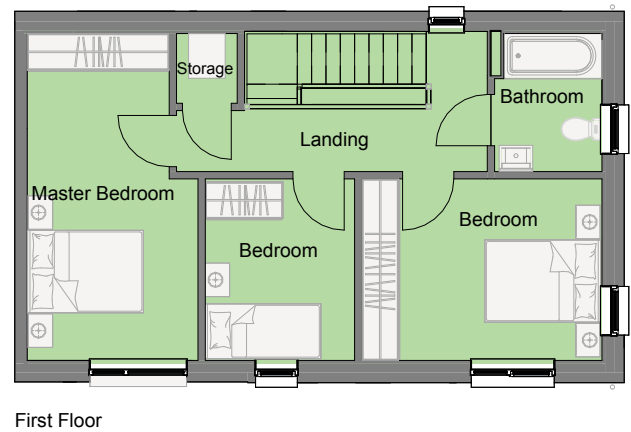
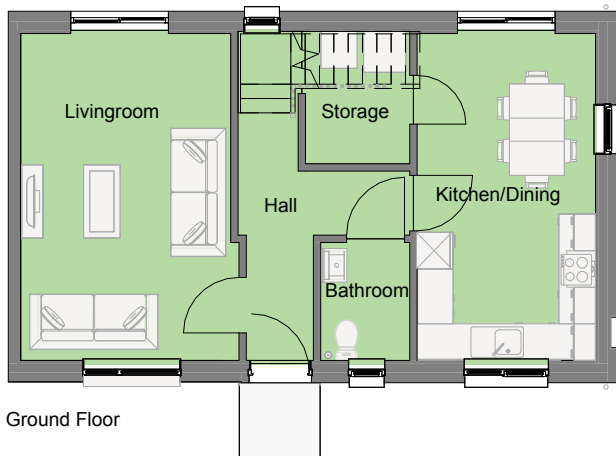
# The Moore

3 Bed Semi-Detached  
101 sq m / 1,089 sq ft

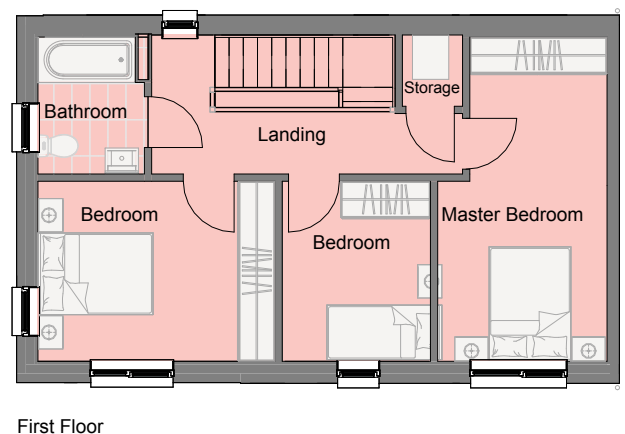
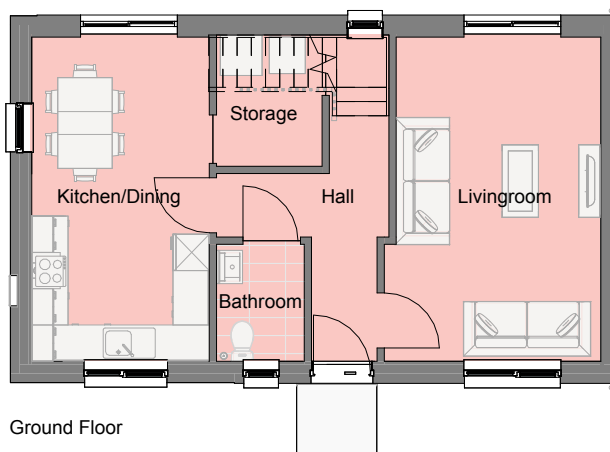


Previous Quantum developments

## The Moore



## The Moore 1



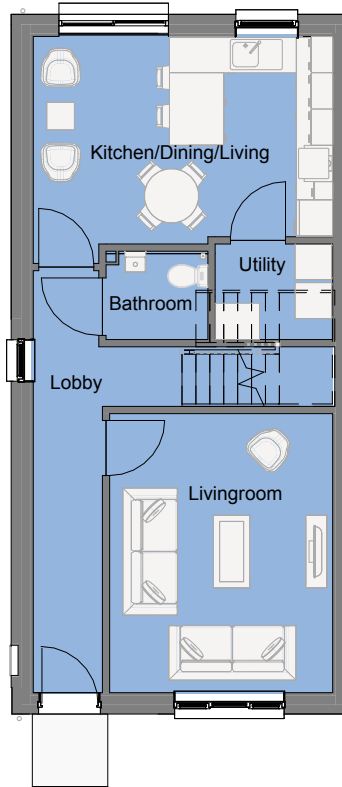


# The Kavanaugh

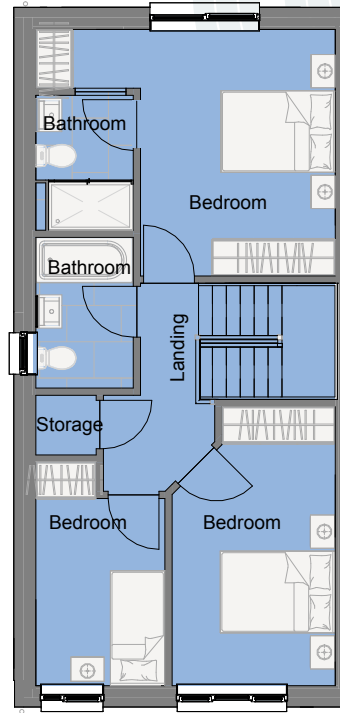
3 Bed Semi-Detached  
107.7 sq m / 1,159 sq ft



## The Kavanaugh

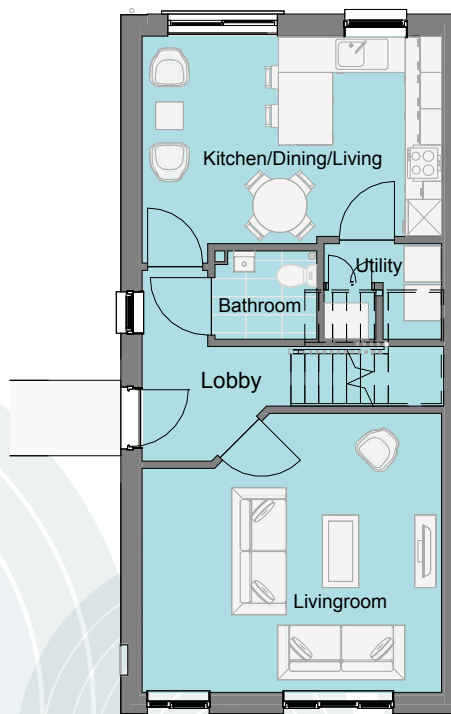


Ground Floor

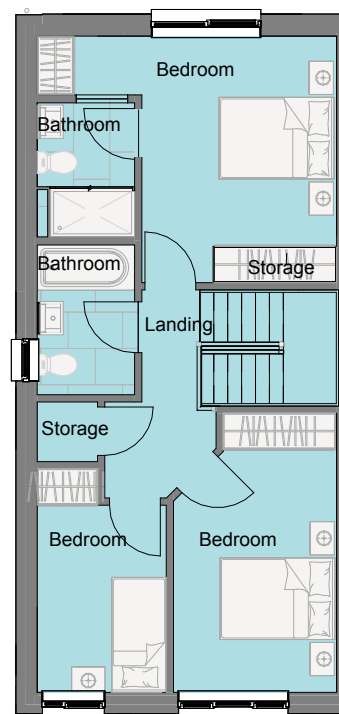


First Floor

## The Kavanaugh 1



Ground Floor



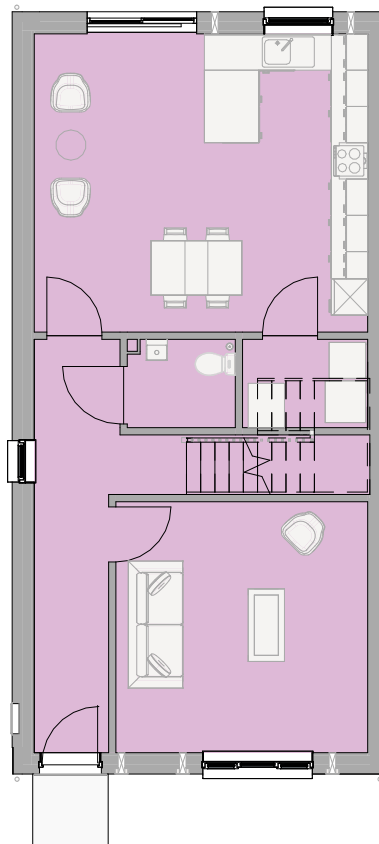
First Floor

# The Orpen

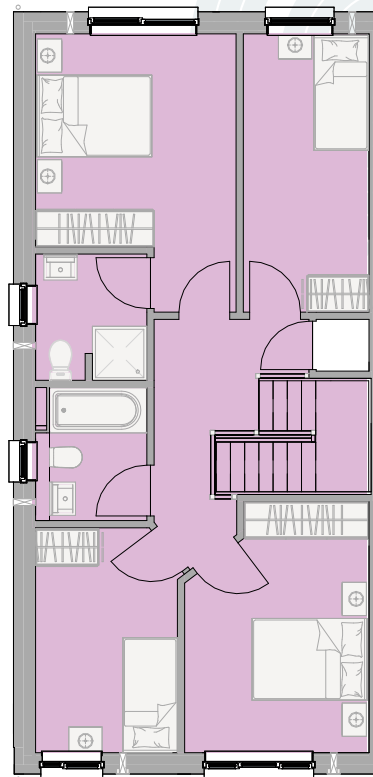
4 Bed Semi-Detached

131 sq m / 1,411 sq ft

## The Orpen

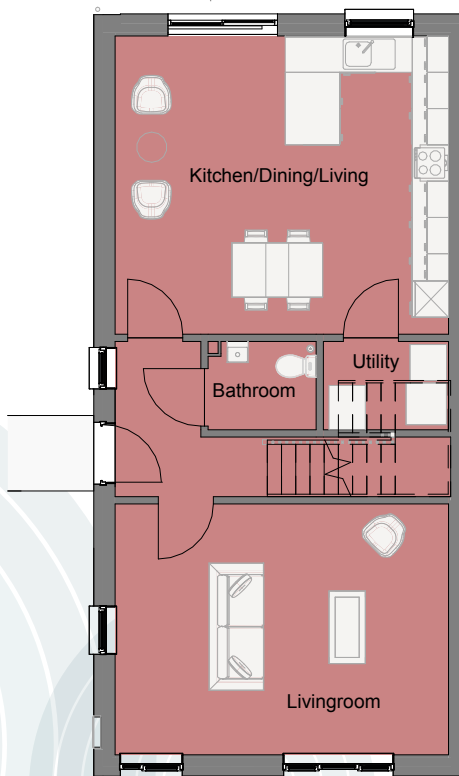


Ground Floor

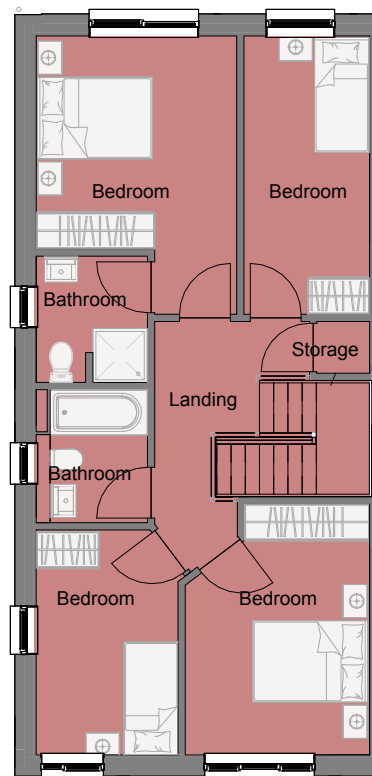


First Floor

## The Orpen 1



Ground Floor



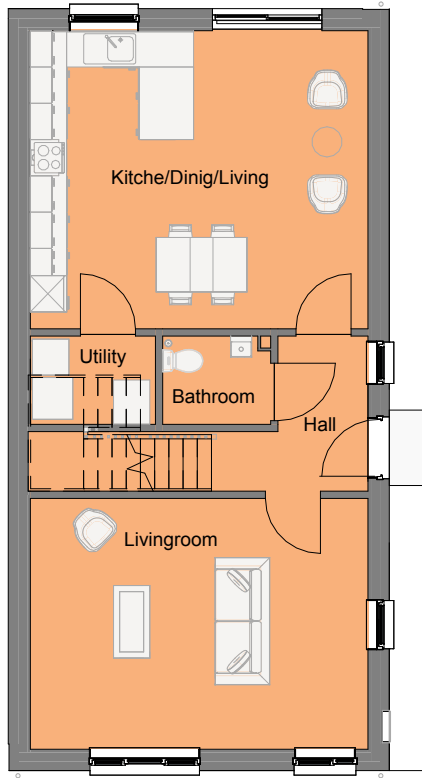
First Floor

# The Orpen and Hopkins

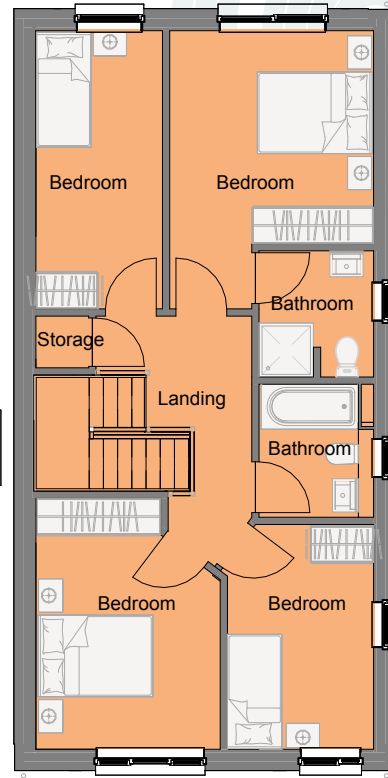
4 Bed Semi-Detached  
132.8 sq m / 1,429 sq ft



## The Orpen 2



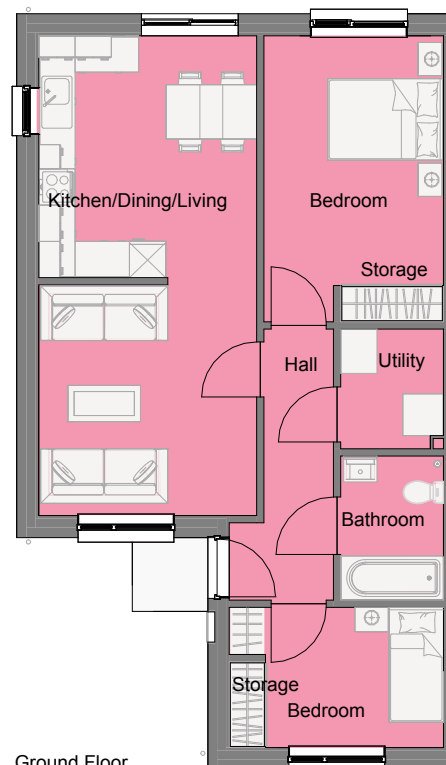
Ground Floor



First Floor

## The Hopkins

2 Bed Semi-Detached Bungalow  
66 sq m / 718 sq ft



Ground Floor



# GRANGE MANOR

~ MOUNTMELICK ~

For additional information and registration  
please visit: [MyGrangeManor.com](http://MyGrangeManor.com)

## PROFESSIONAL TEAM

Developer	Quantum Group, Unit 2 Enterprise Centre, Kilcock.
Architect	K-Design Studio, 30 Dominic Street, Kilkenny.
Solicitor	Powderly Solicitors, The Square, Kilcock.
Selling Agent	Hume Auctioneers Ltd., 1 Coote Street, Market Square, Portlaoise. LICENCE No: 002446  Office: 00 353 57 868 1111



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