

# GRACEFIELDS

@ Drumaconn, Athlone



Glenveagh  
Home of the new.







## GRACEFIELDS @ DRUMACONN

Glenveagh is pleased to introduce Gracefields @ Drumaconn, a development of well-appointed and spacious family homes on the edge of Athlone Town. A wonderful addition to the popular Drumaconn community, offering growing families an opportunity to put down roots in this amenity-rich, friendly neighbourhood. Close to excellent transport links, schools, retail and industrial parks and much more.



GRACEFIELDS @ DRUMACONN

**LOVE**  
**MODERN**  
**COMFORTS**  
**LIVE**  
**GRACEFIELDS**



GRACEFIELDS @ DRUMACONN

# LOVE ALL THE SPACE YOU NEED LIVE WITH SPACE TO BREATHE

Glenveagh's dedicated Quality Team apply rigorous quality control measures across every home.

We know that our customers love green open spaces near their home so we strive to enhance the local environment in the community so that you can love where you live inside and out.

Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need. Our designers factor in real furniture sizes into each home's layout to make furnishing an easier process.

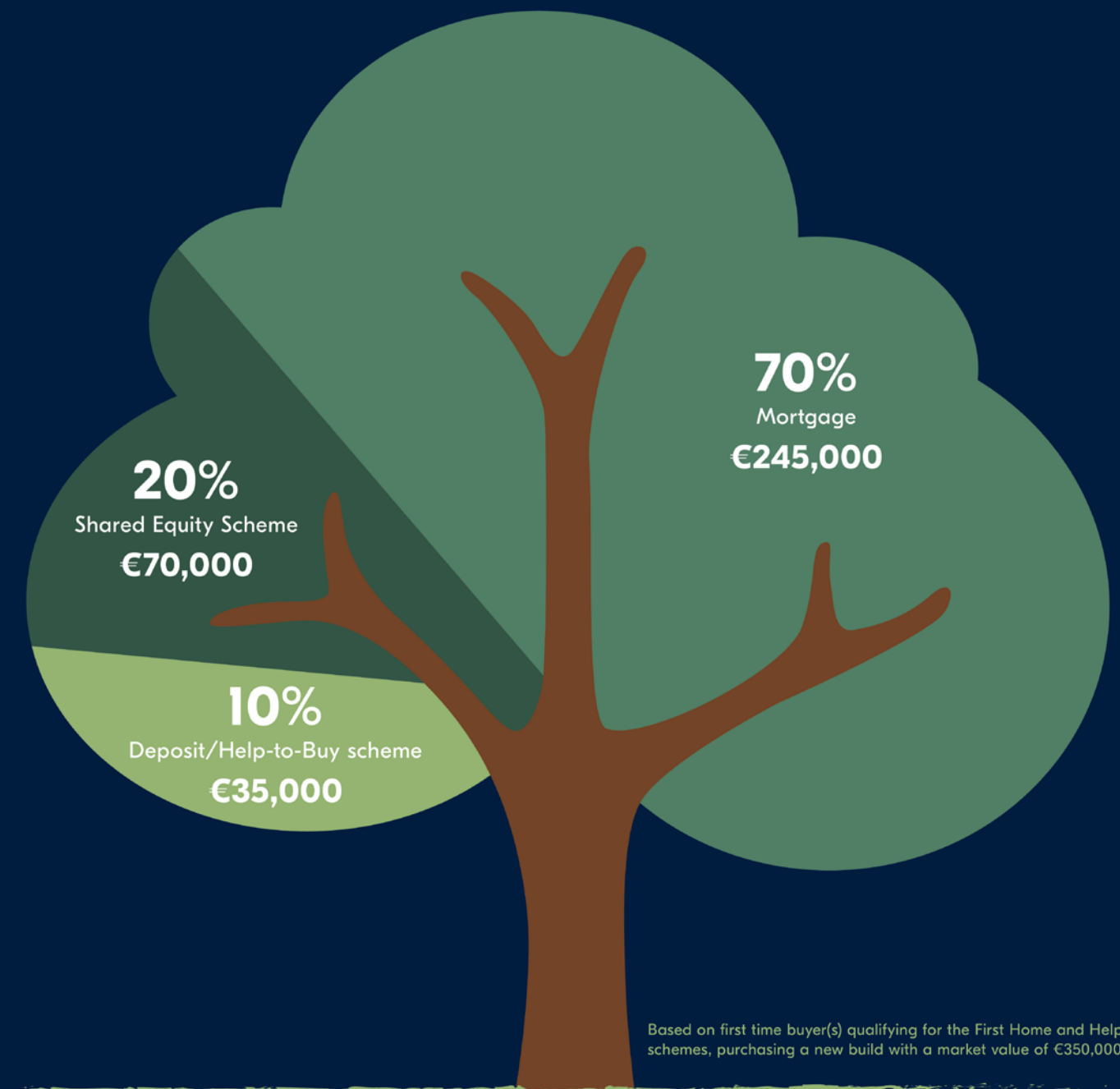
All homes are energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and air tightness in all our properties.

## A-Rated

All homes are energy efficient with an A1 rating on the BER scale with the highest standards of insulation and airtightness in all our properties.



## Looking to put down roots?



## Get up to 30% towards your new home

Discover a stunning Glenveagh home available today that gives you the opportunity to be part of a growing community.

Love where you live





# EXCELLENT TRANSPORT LINKS

Excellent transport links to anywhere you need to go

Gracefields @ Drumaconn is located just off the N55 main road and close to the N6, which links Dublin with Galway. Travellers can reach either city quickly and easily; alternatively, as Athlone is on the main Dublin-Galway rail line, they can sit back and enjoy the scenic countryside on this fast and frequent service.

For workers and students looking for more localised travel, Bus Éireann runs a regular daily route around the town and its surrounds, as well as its popular commuter routes between towns and cities. There are also several private bus operators running services from Athlone to every corner of Ireland, including the popular Aircoach service to Dublin Airport.



## CAR

M6	3 mins
Lough Ree	4 mins
TUS Athlone	5 mins
Golden Island Shopping Centre	8 mins
Burgess Park	11 mins
Hodson Bay	14 mins
Galway City	1 hr 4 mins
Dublin Airport	1 hr 19 mins



## TRAIN

Athlone Train Station	5 mins drive 30 mins walk
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GRACEFIELDS @ DRUMACONN

# LOVE A LIVELY TOWN LIVE GRACEFIELDS

Gracefields @ Drumaconn is located in Cornamaddy, which is situated at the northeast of Athlone town centre. This area is particularly beautiful as it's close to the scenic River Shannon and Lough Ree. Explore the area with a luxury river cruise or learn about Athlone's rich history with the Clonmacnoise Viking Tour, which departs from Athlone Castle and cruises down the river to the famous 6th century monastery of Clonmacnoise.



## Schools

- 1 Cornamaddy National School
- 2 Coosan National School
- 3 Saint Mary's National School
- 4 Marist College
- 5 Athlone Community College
- 6 Athlone Institute of Technology / Athlone IT International Arena
- 7 Our Lady's Bower Secondary School
- 8 Athlone Mixed National School
- 9 Scoil na gCeithre Maistri
- 10 Saint Peter's National School
- 11 Saint Paul's National School
- 12 Coláiste Chiaráin

## Shopping

- 13 Fernhills Garden Centre
- 14 SuperValu
- 15 Athlone Town Centre
- 16 Golden Island Shopping Centre / Tesco Superstore
- 17 Dunnes Stores
- 18 Aldi
- 19 Lidl

## Sport / Golf

- 20 Custume Pitch & Putt Club
- 21 Athlone Equestrian Centre
- 22 Athlone GAA Club
- 23 Athlone Tennis Club
- 24 Southern Gaels GAA Club
- 25 Willow Park FC
- 26 St. Francis FC
- 27 Buccaneers Rugby Club
- 28 Athlone Golf Club

## Train stations

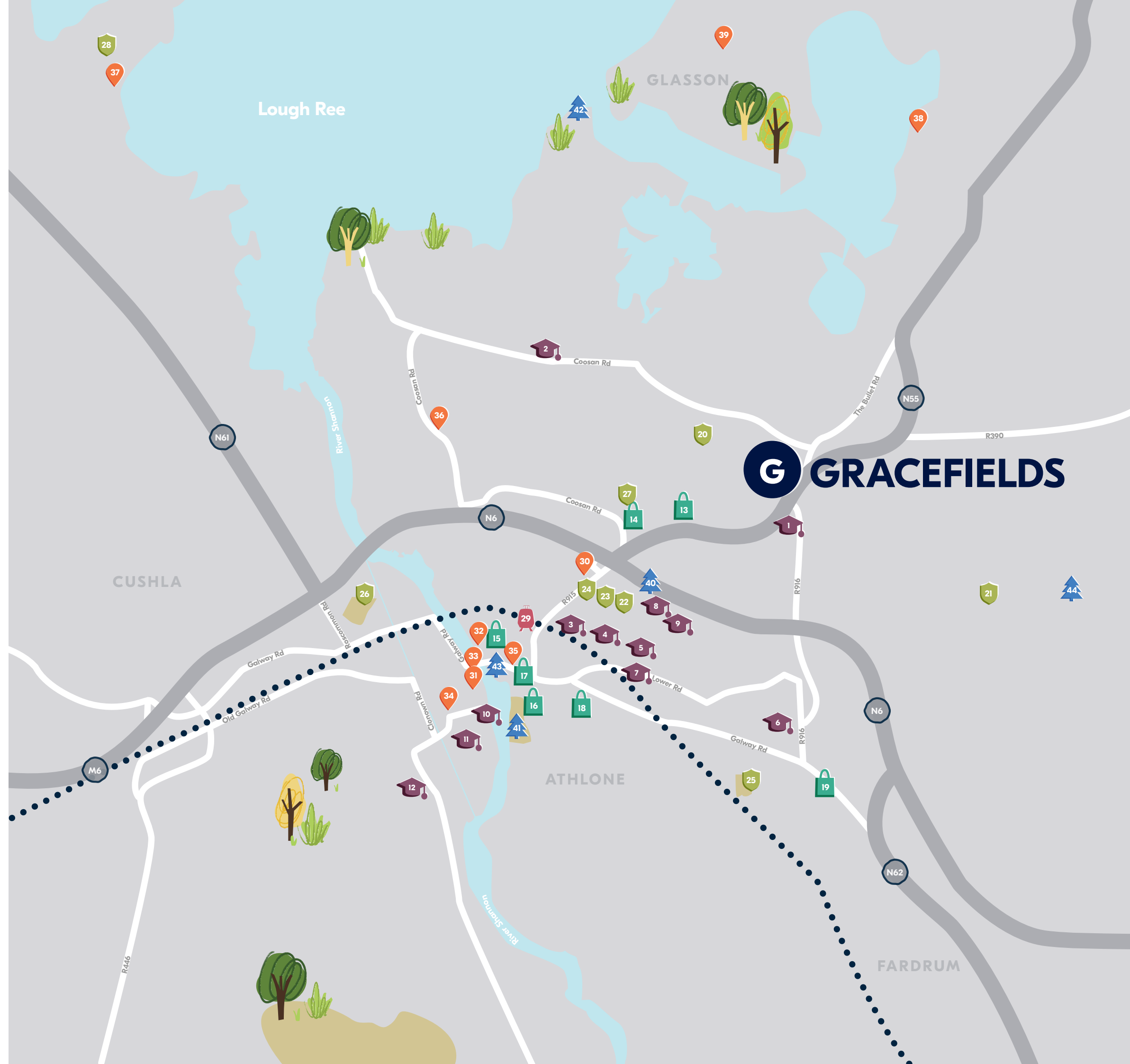
- 29 Athlone Station

## Recreation

- 30 The Olive Bar
- 31 Sean's Bar
- 32 Radisson Hotel
- 33 Luan Gallery
- 34 Dean Crowe Theatre
- 35 Prince of Wales Hotel
- 36 Wansborough Lodge
- 37 Hodson Bay Hotel
- 38 Wineport Lodge
- 39 Glasson Lakehouse

## Parks

- 40 Old Rail Trail
- 41 Burgess Park
- 42 Lough Ree Walking Trail
- 43 Playground Monksland
- 44 Moydrum Castle





GRACEFIELDS @ DRUMACONN



# EVERYTHING YOU NEED WITHIN **EASY REACH**

## Plenty to see and do

As a popular town in the very heart of Ireland, Athlone is considered an important centre for business and industry. Several business parks are located around the town; major employers include Alkermes, Ericsson, Tyco Healthcare, the Department of Education, Revenue Commissioners and Alienware.

Athlone is a bustling hub of activity on every day of the week. Shoppers gravitate towards Athlone Town Centre, the largest shopping centre in the midlands, which contains over 60 shops including Marks and Spencer, Next, H&M, ZARA and TK Maxx. For socialising, the town is packed with excellent bars and restaurants; in fact, one pub, Sean's Bar, is certified by the Guinness Book of World Records as the oldest in Ireland! In need of some relaxation? Plan a spa day at Hodson Bay or Wineport Lodge — both just a few minutes from your new home.





## GRACEFIELDS @ DRUMACONN

Families who enjoy an active lifestyle will love Cornamaddy. Boating and watersports are plentiful on the River Shannon and Lough Ree; there's even paddle boarding available at Wineport Lodge, which is located on the shores of the lake. If you're more of a land lover, the local neighbourhood is packed with well-established, vibrant sports clubs, including football, GAA, rugby and golf. For budding athletes, Athlone is also home to the new Athlone IT International Arena, Ireland's first world-class indoor athletics arena.



## A VARIETY OF SCHOOLS TO CHOOSE FROM

As a well-established community for families, Athlone is full of schools to suit every level, from pre-school to college age. Cornamaddy National School is within walking distance; other options close by include Athlone Mixed National School and a gael scoil, Scoil na gCeithre Maistri. For older kids, Athlone is home to four major secondary schools, including Athlone Community College and Coláiste Chiaráin, while the Athlone Institute of Technology is an excellent choice for third-level students.





Spacious living rooms are painted in neutral colours so that you stamp your personality on it from day one.



GRACEFIELDS @ DRUMACONN



## FLEXIBLE DESIGN TO FIT YOUR FAMILY

Bright kitchens feature french doors that open the dining area onto the garden. Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.





GRACEFIELDS @ DRUMACONN

# BUILT TO A STANDARD YOU CAN TRUST.

## External Features

- Maintenance free exteriors. Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

## Gardens

- Seeded gardens.

## Internal Finishes

- Walls and ceilings painted in Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

## Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point.

## Kitchens

- Superb modern kitchen with soft close doors.

## Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

## Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

## Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

## Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.
- Photovoltaic panels fixed to the roof.

## Guarantee

- Each Gracefields home is covered by a 10 year structural guarantee.

Specification is indicative only and subject to change. Supply of materials and unforeseen circumstances may result in Glenveagh Homes Ltd sourcing alternative finishes. The finished home may therefore vary from the information provided above.



# HOUSE STYLES

- 2 Bed Homes**

**The Hazel**  
2 Bed Mid & End Terrace  
64.3 - 64.9 sqm | 692 - 699 sqft

**The Pine**  
2 Bed Semi Detached  
81.7 - 87.4 sqm | 879 - 941 sqft

**The Maple**  
2 Bed Mid & End Terrace  
90.4 - 94.2 sqm | 973 - 1014sqft

**The Willow**  
2 Bed Semi Detached  
92.8 sqm | 999 sqft

**The Laurel**  
2 Bed Mid Terrace  
97.5 sqm | 1049 sqft
- 3 Bed Homes**

**The Birch**  
3 Bed Semi Detached | End Terrace  
111.4 sqm | 1199 sqft

**The Beech**  
3 Bed Semi Detached  
112 sqm | 1206 sqft
- 4 Bed Homes**

**The Elm**  
4 Bed Semi Detached  
133 sqm | 1432 sqft

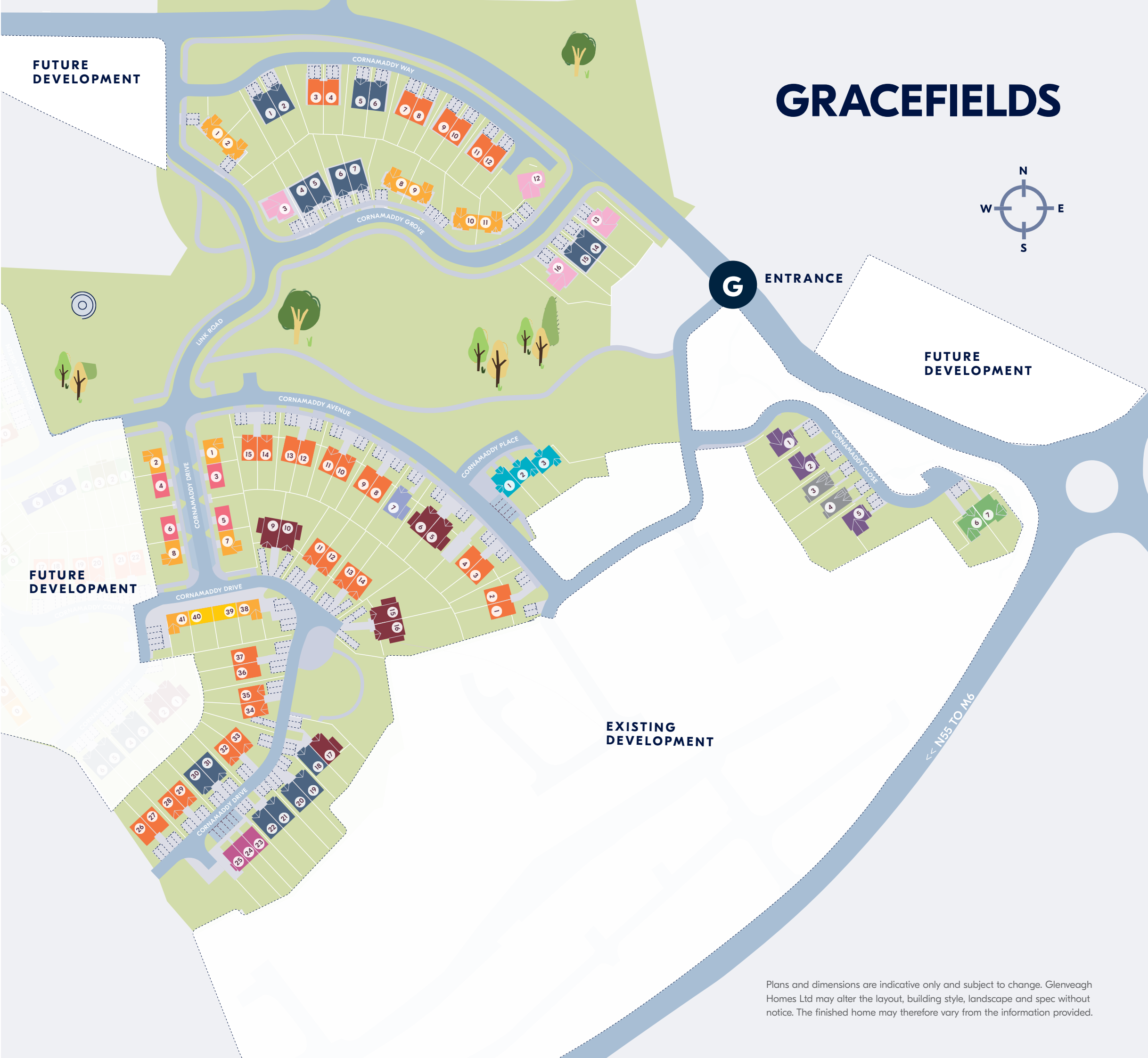
**The Linden**  
4 Bed Detached  
144.1 sqm | 1551 sqft

**The Ash**  
4 Bed Semi Detached  
144.1 sqm | 1551 sqft
- 5 Bed Homes**

**The Sycamore**  
5 Bed Detached  
180 sqm | 1938 sqft

**The Elder**  
5 Bed Detached  
214.3 sqm | 2307 sqft

**The Oak**  
5 Bed Detached  
223.1 sqm | 2401 sqft



# GRACEFIELDS

ENTRANCE

FUTURE DEVELOPMENT

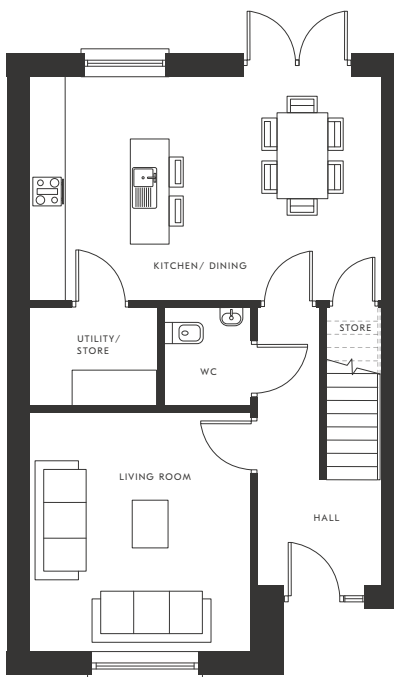
EXISTING DEVELOPMENT

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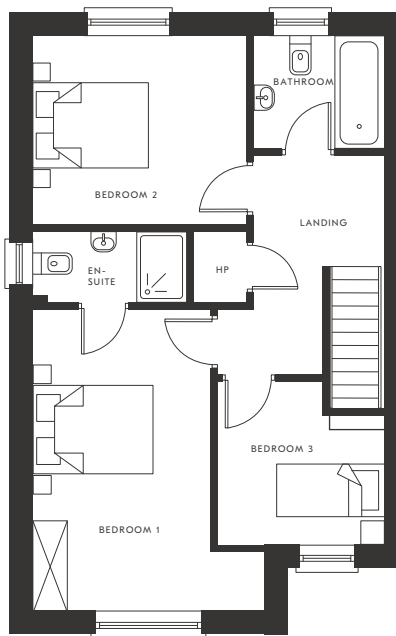


# THE BEECH

3 Bed Semi Detached  
112 sqm | 1206 sqft



Ground Floor

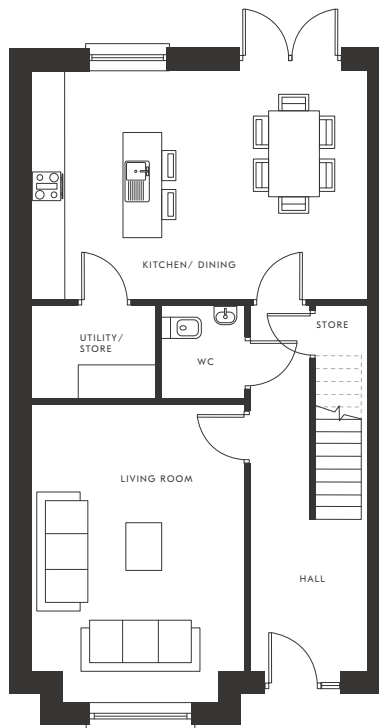


First Floor

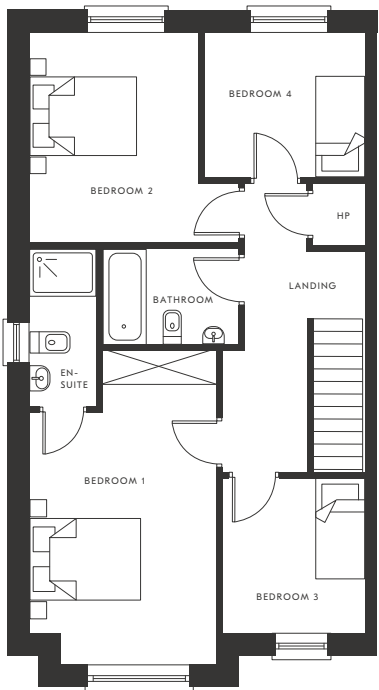
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# THE ELM

4 Bed Semi Detached  
133 sqm | 1432 sqft



Ground Floor



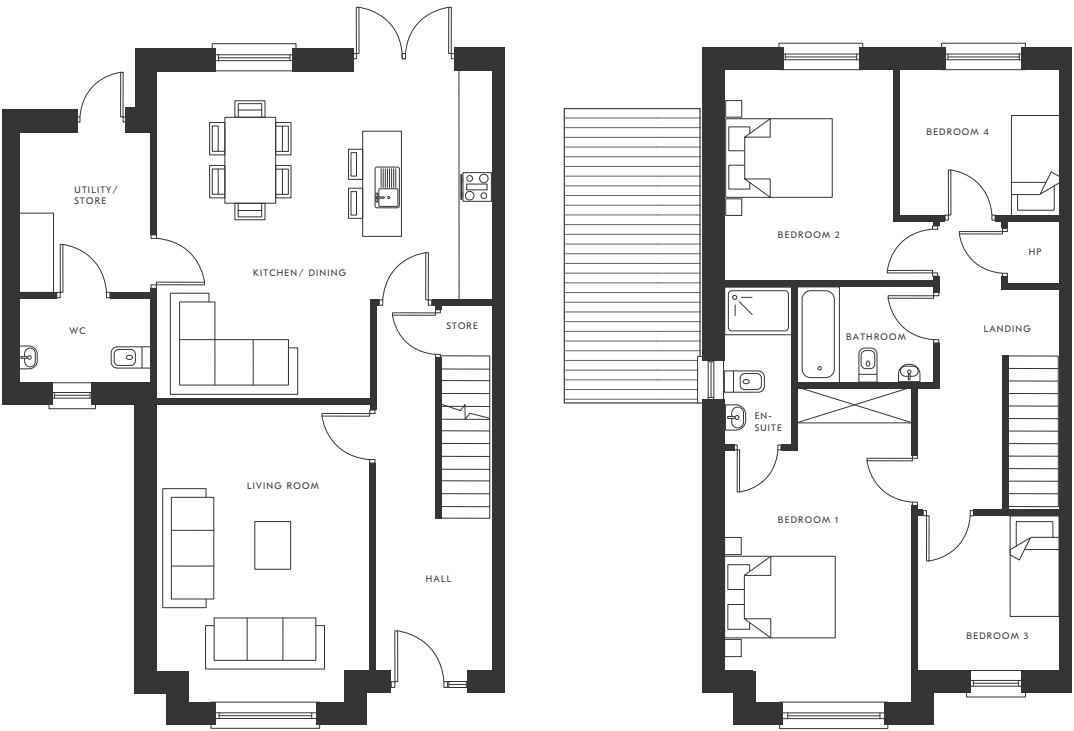
First Floor

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# THE ASH

4 Bed Semi Detached  
144.1 sqm | 1551 sqft



Ground Floor

First Floor

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# THE SYCAMORE

5 Bed Detached  
180 sqm | 1938 sqft



Ground Floor

First Floor

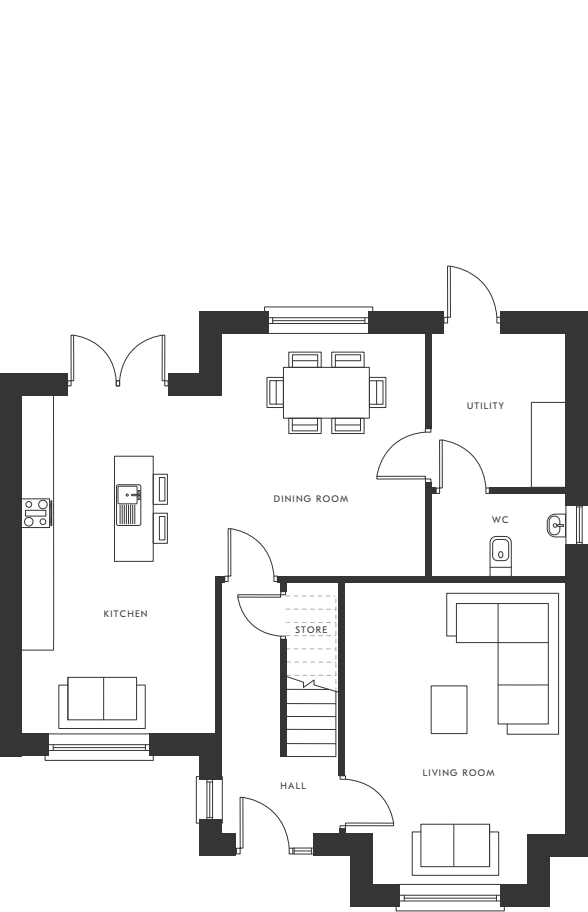
Second Floor

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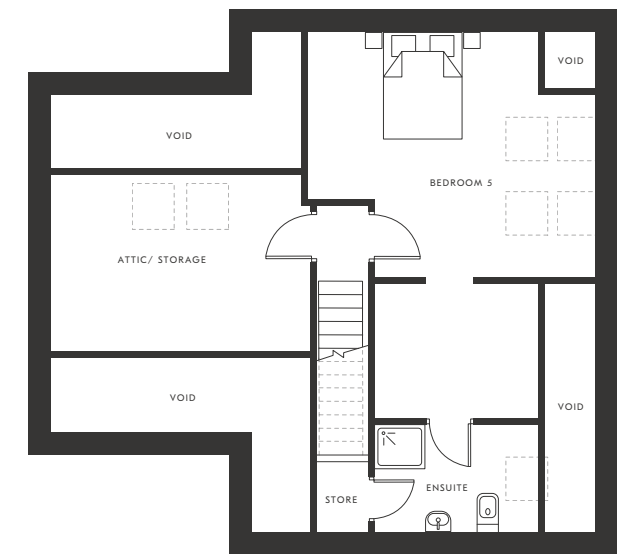


# THE ELDER

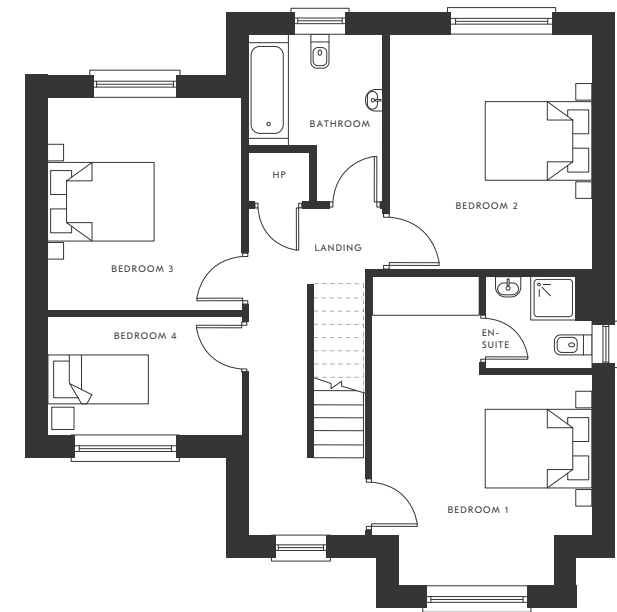
5 Bed Detached  
214.3 sqm | 2307 sqft



Ground Floor



Second Floor

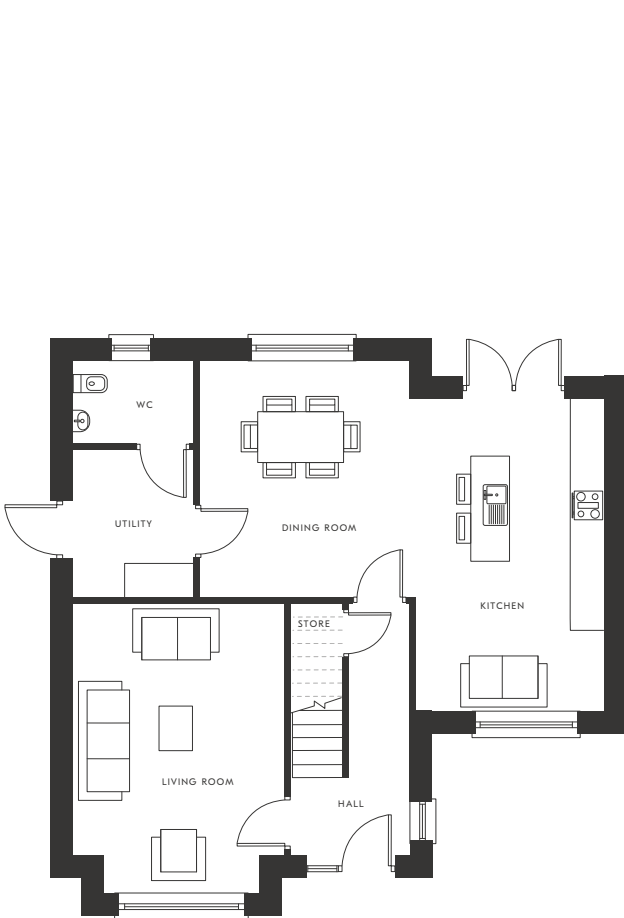


First Floor

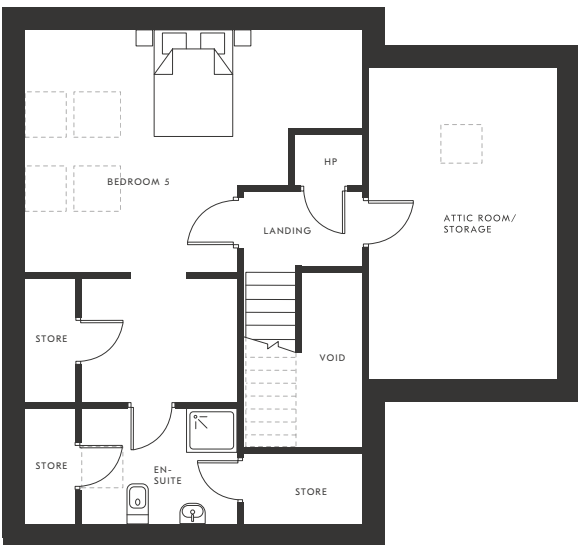
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# THE OAK

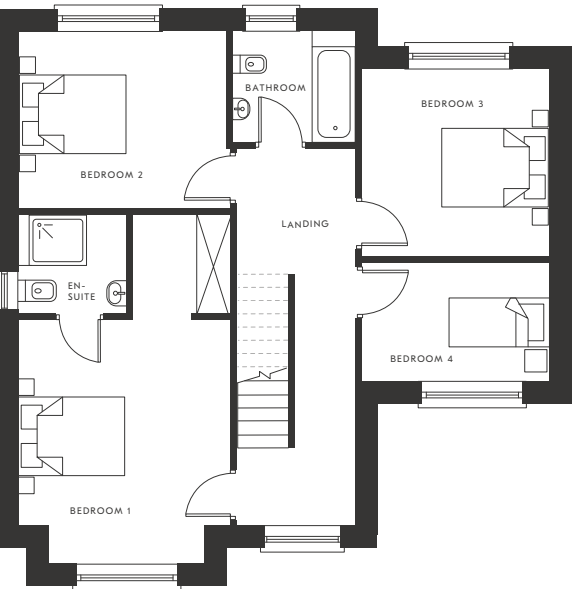
5 Bed Detached  
223.1 sqm | 2401 sqft



Ground Floor



Second Floor



First Floor

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# LOVE COMMUNITIES THAT GROW TOGETHER. LIVE GLENVEAGH.

There's nothing quite like that feeling of home. We know how important it is to you and your family. That's why our homes are built with comfort, efficiency, and more importantly future generations in mind, to ensure that this sense of place will last lifetimes.

## Discover more Glenveagh developments



**Belin Woods**  
Newbridge, Co. Kildare



**Walkers Gate**  
Kildare Town, Co. Kildare



**Ravens Mill**  
Rolestown, Co. Dublin



**Barnoaks**  
Citywest, Co. Dublin



**Riversend @ Effernock**  
Trim, Co. Meath



**Baker Hall**  
Navan, Co. Meath





## Selling Agent

  
**Knight  
Frank**  
**01 634 2466**  
PRSA Licence: 001880

## Professional team

Developer, **Glenveagh Homes**  
Architect, **AKM Design**  
Solicitor, **TBC**

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**BER A1**





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