



*An Lochán*

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by Woodfort Group



**A**n Lochán, is an exceptional development in the heart of Portlaoise where families can flourish and grow. It has been developed with the buyer in mind and the attention to detail throughout ensures there is a home to meet your requirements.

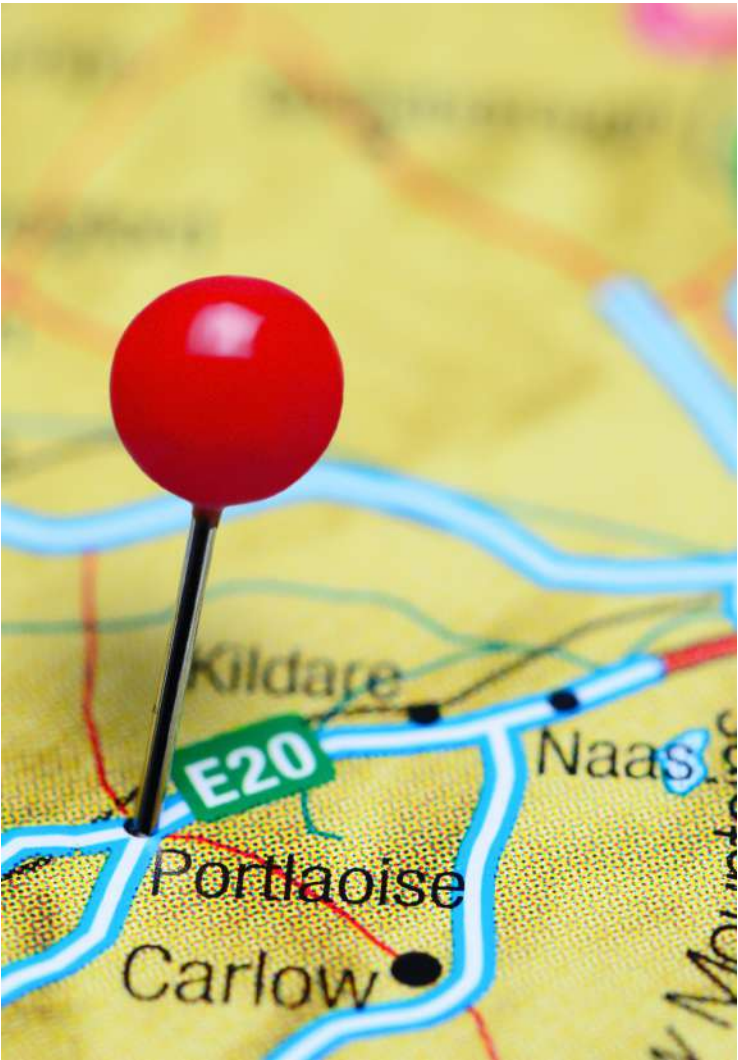
**N**ature on your door step in  
the beautiful and bustling town  
of Portlaoise.



# EVERYTHING WITHIN EASY REACH

Portlaoise is an excellent location for commuters to many counties such as Dublin, Kildare and Limerick.

The M7 is just minutes away from An Lochán and Portlaoise train station is a stones throw away.



CAR

M7  
Midlands Hospital  
Dublin City

6min  
4 min  
1 hour 15 mins



TRAIN

Portlaoise Train

7min Drive  
30 min Walk



BUS

Nearby Bus Routes

726/ 728/ 830



# THE POND



# PORTLAOISE LIVING

## SPORT

- 01 Portlaoise Gaa Club
- 02 Portlaoise Rugby Club
- 03 Portlaoise Golf Club
- 04 Portlaoise Athletics

## SHOPPING

- 05 Penneys
- 06 Tesco
- 07 Dunnes Stores
- 08 Supervalu
- 09 Shaws
- 10 Odeon

## PARKS

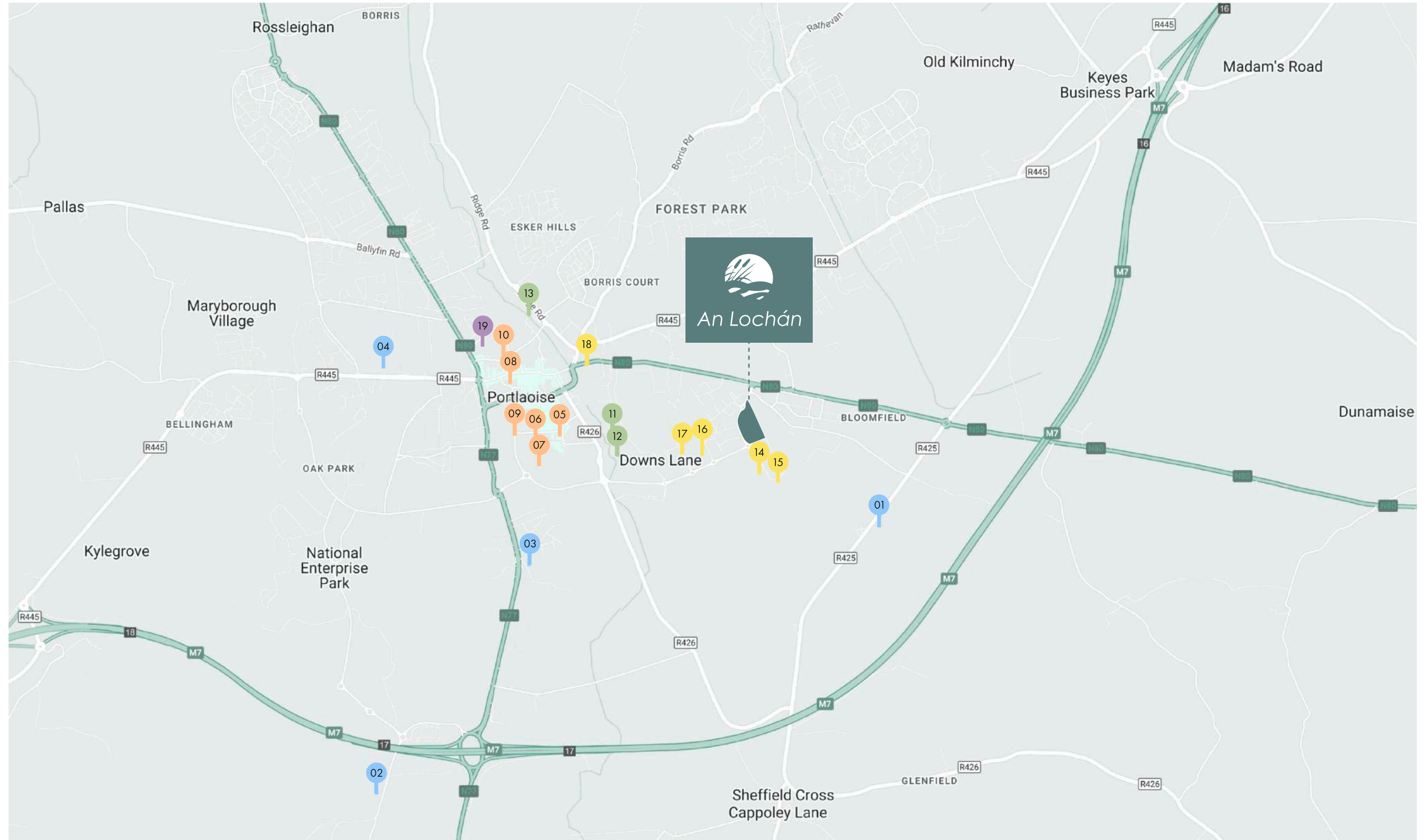
- 11 Portlaoise Town Park
- 12 The People's Park
- 13 River Triogue Park

## SCHOOLS

- 14 Holy Family Junior School
- 15 Holy Family Senior School
- 16 Portlaoise Educate Together
- 17 Gaelscoil Portlaoise
- 18 Maryborough National School

## TRAIN STATION

- 19 Portlaoise Train Station



# PORTLAOISE AMENITIES

A bustling town with a fine community spirit and plenty of restaurants, bars, supermarkets and local retail outlets.

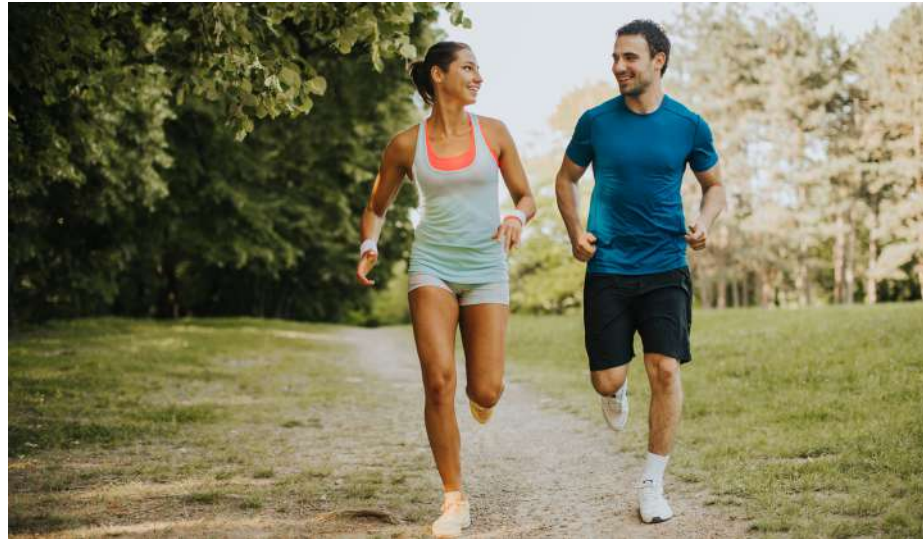




# GREAT FOR SCHOOLS

As a well-established community for families, Portlaoise offers plenty of choice when it comes to schools. Parents can choose from a full range of both primary and secondary schools.





## GREAT FOR LEISURE

Portlaoise is packed with sports clubs catering for every member of the family, including rugby, GAA, soccer and athletics.



# BUILT TO A STANDARD YOU CAN TRUST



## EXTERNAL FINISHES

- Maintenance free, tasteful mix of brick with render exteriors.
- PVC fascia, downpipes, and gutters.
- Multi-point locking system on all external doors.

## GARDENS

- Seeded gardens with secure boundary to rear gardens. Front garden finished in high standard with provision for two car spaces.
- Modern light fittings fitted to front and rear gardens.

## INTERNAL FINISHES

- Walls and ceilings to be painted in a neutral tone.
- High quality joinery to include painted doors and contemporary skirting with architraves.
- All handrails and stairs are painted.
- Ground floor will be a concrete finish. First floor will be plywood or similar.

## ELECTRICAL & HEATING

- Generous lights, sockets, and power points.
- Smoke and fire detectors fitted as standard.
- Generous TV points to main rooms.
- Air to water heat pump heating system.
- Wall mounted radiators throughout.
- Wired for intruder alarm.

## KITCHENS

- Quality crafted kitchen in matte finish with trendy cabinetry elements with quartz worktops.
- All kitchens fitted with upstand and extractor hood.

## BATHROOMS & ENSUITE

- Stylish bathrooms and ensuites with high quality sanitary ware.
- Carefully selected tiles for flooring and wet areas.

## WINDOWS & DOORS

- High performance PVC double glazed windows.
- Sliding door opens into the rear garden.

## WARDROBES

- Beautifully crafted wardrobes are full height, contemporary style with assorted storage and hanging options.

## ENERGY EFFICIENCY



- All homes are A-rated and incorporate sustainable and modern technology that result in lower energy costs.
- Adequate level of insulation incorporated into walls, floors, and roofs.
- High and efficient level of air tightness in each home.

## GUARANTEE

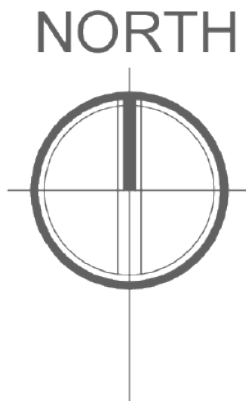
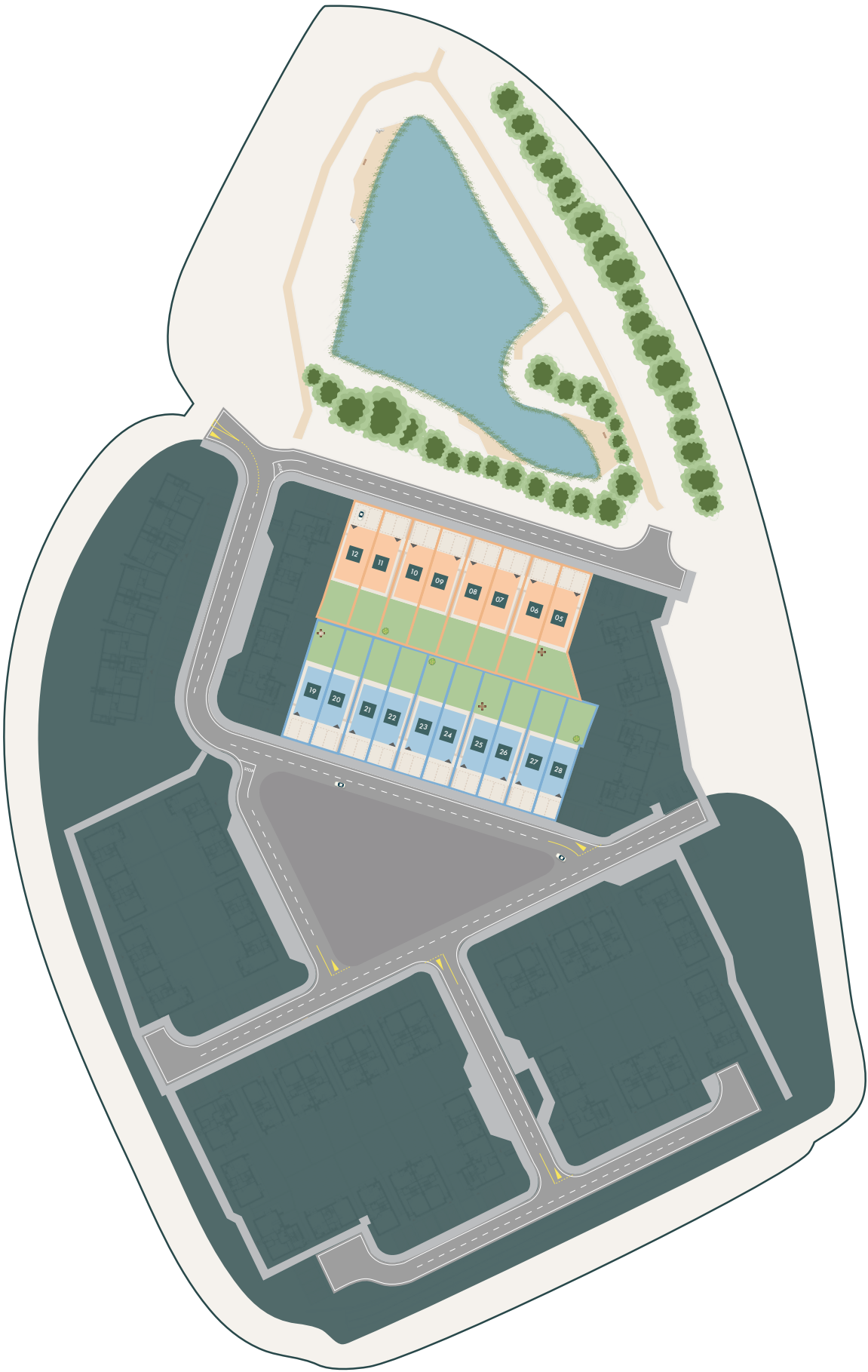
- Each house is covered by a 10 year Homebond structural guarantee.

# SITE PLAN



-  **The Reed**  
3 Bedroom Homes Semi-Detached  
109 sq.m. / 1,173 sq.ft.
-  **The Heron**  
4 Bedroom Homes Semi-Detached  
125 sq.m. / 1,346 sq.ft.

Floor plans and dimensions are indicative only and subject to change. Woodfort Group may alter the layout, building style, landscape, and spec without notice. The finished home may therefore vary from the information provided.



THE REED

3 Bedroom  
Semi-Detached  
109 sq.m. / 1,173 sq. ft.



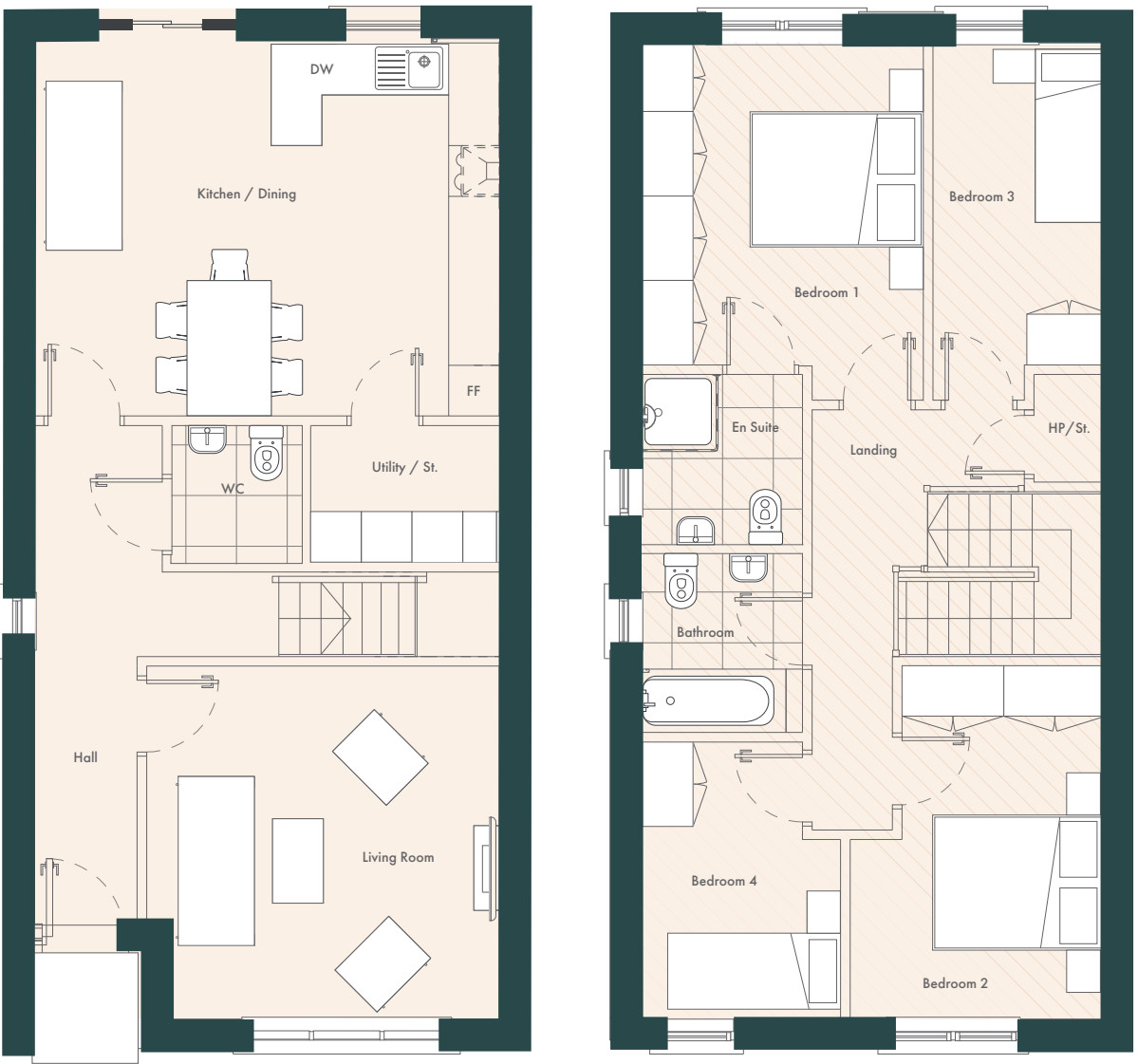
Ground Floor

First Floor

HOUSE TYPES

THE HERON

4 Bedroom  
Semi-Detached  
125 sq.m. / 1,346 sq. ft.



Ground Floor

First Floor

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# WOODFORT GROUP HOMES MODERN DESIGN

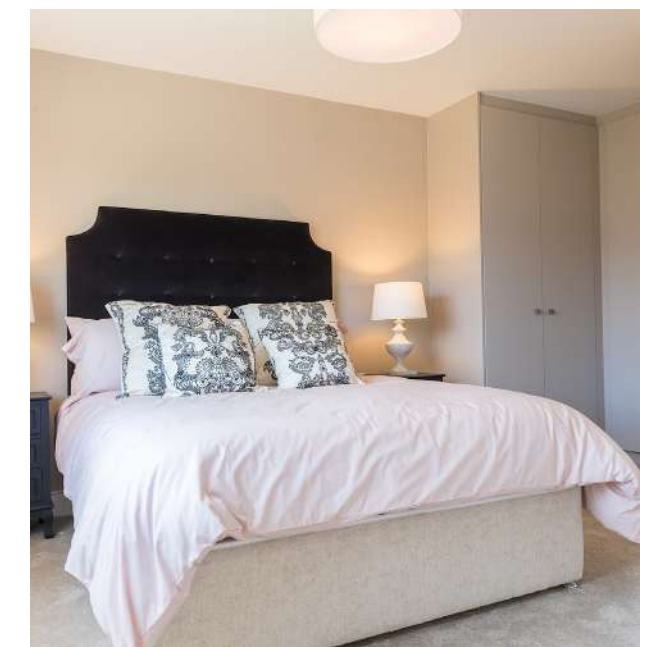
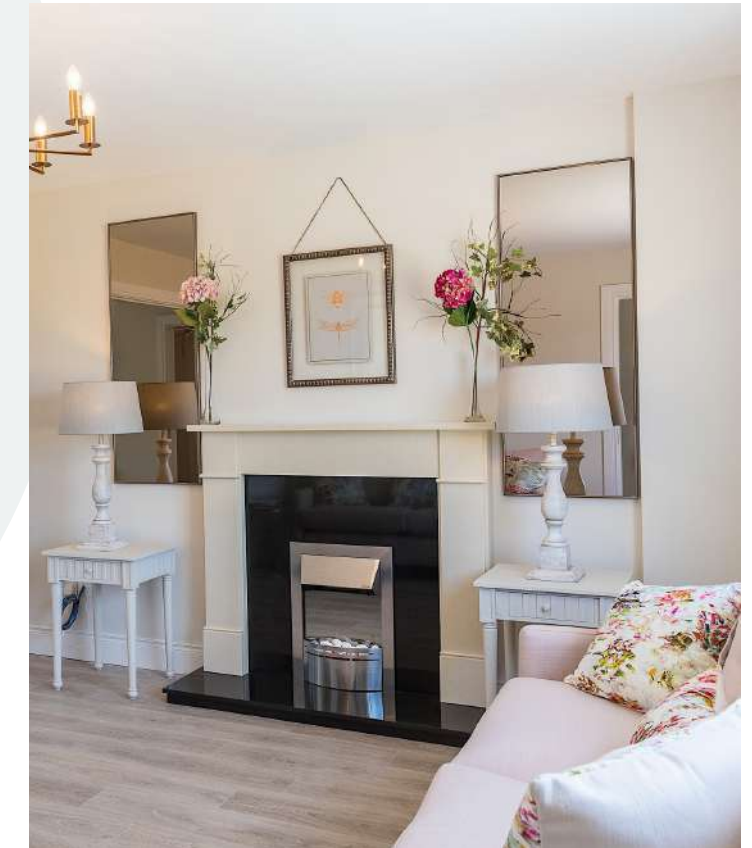


Woodfort Group team provide excellent attention to detail across every home.



Homes by Woodfort Group are meticulously designed with the buyer in mind.

Their contemporary configuration has resulted in homes by Woodfort, being forever popular.



## SELLING AGENT



PSR Reg. No. 001880

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newhomes@knightfrank.ie  
KnightFrank.ie



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## DEVELOPER



## PROFESSIONAL TEAM

Architect: Van Dijk Architects  
Solicitor: Eversheds Sutherland

