

GREVILLE PARK

Mullingar

*Love where
you live*

Glenveagh
Home of the new.





GREVILLE PARK

Glenveagh is pleased to introduce Greville Park, a striking new collection of beautifully designed family homes only a stone's throw from the vibrant town of Mullingar, County Westmeath.

Greville Park embodies modern, stylish living in the fresh surroundings of Mullingar - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*

**LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY**





GREVILLE PARK

EVERYWHERE IS
ACCESSIBLE
WHEN YOU'RE IN THE
CENTRE OF THINGS

Greville Park connects you to it all, and with the M6 accessible in under 17 minutes, motorists can reach Dublin in an hour and Galway in 90 minutes.

Mullingar town centre is within walking distance, giving you access to the fast and frequent Dublin-Longford Commuter or Dublin-Sligo InterCity rail services from Mullingar station.



Midland Regional Hospital	1 min
Mullingar Town Centre	3 mins
N4 (Junction 6)	5 mins
M6	17 mins
Dublin Airport	1 hr
Dublin City	1 hr



Nearby Bus Routes

Local Link WR20	Mullingar → Ballymore
Local Link WRI6A	Mullingar → Killucan
Bus Éireann 115	Mullingar → Dublin
Expressway 22	Ballina → Dublin
Expressway 23	Sligo → Dublin



Nearby Train Routes

Mullingar Train Station 4 minute drive



LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Greville Park offers a wealth of family-friendly activities close by.

Surrounded by the natural beauty of Mullingar's lush countryside, Belvedere House and Gardens Park is just one of the many attractions on Greville Park's doorstep. The picturesque grounds offer natural woodland walks and scenic lakeside strolls perfect for a relaxing day out. You could also enjoy a family picnic in the walled Victorian Gardens before setting off to explore Ireland's oldest folly, The Jealous Wall.

GREVILLE PARK

LOVE THE SPACE
TO UNWIND
LIVE TO SHAPE
THAT SPACE

The interior of every Greville Park home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you need.

The comfort you want, how you want it.

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home’s layout to make furnishing your home to your taste a far easier process.

For illustrative purposes.



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A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water, or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!



For illustrative purposes.

ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-To-Buy Scheme can make your new Glenveagh home more achievable, visit glenveagh.ie or revenue.ie



FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.

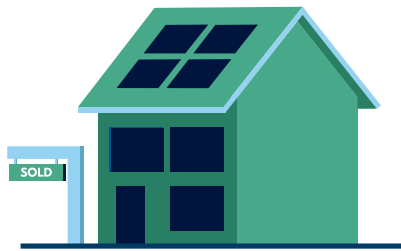
If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit glenveagh.ie or firsthomescheme.ie

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See firsthomescheme.ie for more.



HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €65,625 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €375,000.



Property price	€375,000
Household income	€65,625
Mortgage approval	€262,500
Deposit	€7,500
Help-to-Buy	€30,000
First Home Scheme	€75,000 (=20% equity share)
Mortgage Monthly Repayments	€1,162 (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit glenveagh.ie/first-time-buyers

GREVILLE PARK

ALL INTERESTS ALL COVERED ALL NEARBY

Conveniently located in Mullingar, Greville Park offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages.

Greville Park is a stone's throw from Mullingar Town Centre which boasts a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, numerous scenic walks and local interest points including The Bridgehouse and 2210 Patisserie nearby for you to choose from.

So, whether it's a teeing off in Mullingar Golf Club, a fun day out for the kids at Kidz & Co Playcentre, or dropping over to Harbour Place Shopping Centre for some retail therapy, virtually everything you need is on your doorstep.



LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sports clubs such as Mullingar Athletics Club, and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.





WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

A COMMUNITY READY FOR SCHOOL WORK AND PLAYTIME

Mullingar and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Greville Park.

There is a range of school types in the locale too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

Here's a look at where your kids could get the best in education:

- Holy Family Primary School
- Mullingar Educate Together National School
- St. Finian's College Mullingar
- Coláiste Mhuire Mullingar
- Presentation Senior & Junior School
- Gaelscoil an Mhuilinn
- Gaelscoil an Choillín

Third Level education within the local area includes Mullingar Community College, with commuter connections to all the Dublin choices.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Mullingar. In fact, you're spoiled for choice with the selection of athletics, rugby and GAA clubs close by. Greville Park is also well located for golfing enthusiasts with great 18-hole golf courses in the vicinity.



GREVILLE PARK

For illustrative purposes.

REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Greville Park are generously sized with a high-level finish to give that luxury feel to your home.

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GREVILLE PARK

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 Fleetwood 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

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen, and master bedroom * Dependent on house type.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

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

- 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 airtightness in order to retain heat.

Guarantee

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

Schools

- 1 Gaelscoil an Mhuilinn
- 2 Mullingar Educate Together N.S.
- 3 St. Finian's College Mullingar
- 4 Presentation Senior & Junior School
- 5 Coláiste Mhuire Mullingar
- 6 Gaelscoil an Choillín
- 7 Holy Family Primary School

Shopping

- 1 Tesco
- 2 Aldi
- 3 Lidl
- 4 Dunnes Stores
- 5 Buckley's SuperValu

Sport

- 1 Mullingar Cricket Club
- 2 Mullingar Harriers Athletics Club
- 3 Mullingar Tennis and Badminton Club
- 4 Club Active Gym
- 5 Mullingar Swimming Pool
- 6 Mullingar Shamrocks GAA Club

Train stations

- 1 Mullingar Train Station

Health

- 1 Midland Regional Hospital Mullingar
- 2 Harbour Therapy Clinic
- 3 Mullingar Medical Centre

Hotels

- 1 Greville Arms Hotel
- 2 Annebrook House Hotel

Parks

- 1 Mullingar Park

Attractions

- 1 Market House
- 2 Cathedral of Christ the King
- 3 Royal Canal Greenway

Cafés/Restaurants

- 1 Wholesome Kitchen
- 2 Oscars
- 3 Danny Byrnes
- 4 2210 Patisserie
- 5 The Bridgehouse / Cullens



HOUSE STYLES

Apartments and Duplexes

- The Bramble**
1 Bed Duplex Apartment | Second Floor
51.2 sqm | 551 sqft
- The Cherry**
1 Bed Maisonette
56.2- 64.9 sqm | 605-699 sqft
- The Apple**
2 Bed Duplex Apartment | Second Floor
88.5 sqm | 953 sqft
- The Buckhorn**
2 Bed Duplex | Ground & First Floor
89.1 sqm | 959 sqft
- The Laurel**
3 Bed Duplex | Ground & First Floor
119.9 sqm | 1291 sqft

2 Bed Homes

- The Hazel**
2 Bed Mid Terrace
73.6 sqm | 792 sqft
- The Willow**
2 Bed Mid Terrace
73.7 sqm | 793 sqft

3 Bed Homes

- The Poplar**
3 Bed End Terrace
92.1 sqm | 991 sqft
- The Pine**
3 Bed Semi Detached
100.5 sqm | 1082 sqft
- The Beech**
3 Bed End Terrace
102.4 sqm | 1102 sqft

4 Bed Homes

- The Oak**
4 Bed Semi Detached
150.8 sqm | 1623 sqft

GREVILLE PARK

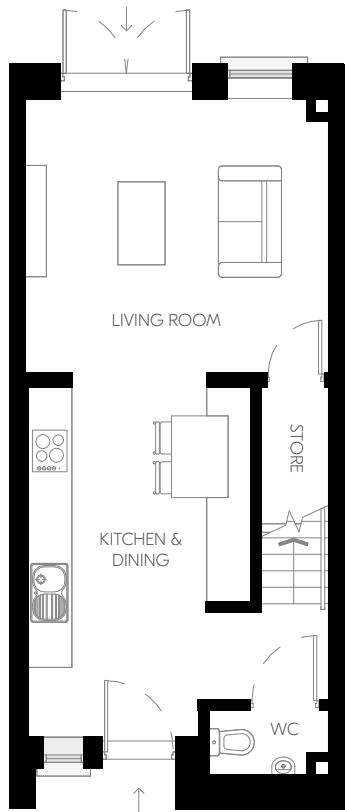


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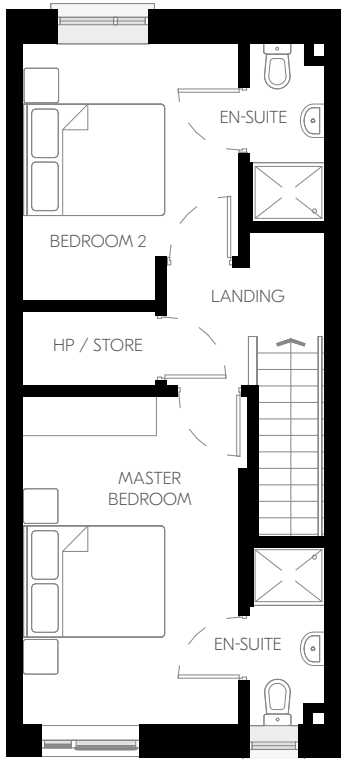
Love where
you live

THE HAZEL

2 Bed Mid Terrace
73.6 sqm | 792 sqft



Ground Floor



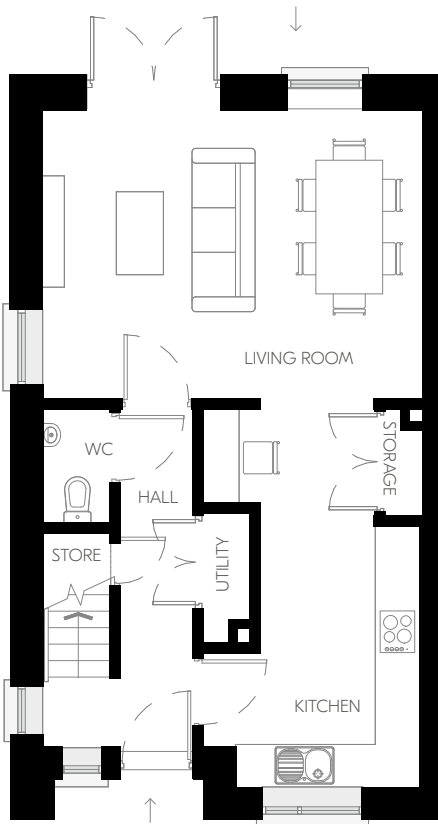
First Floor

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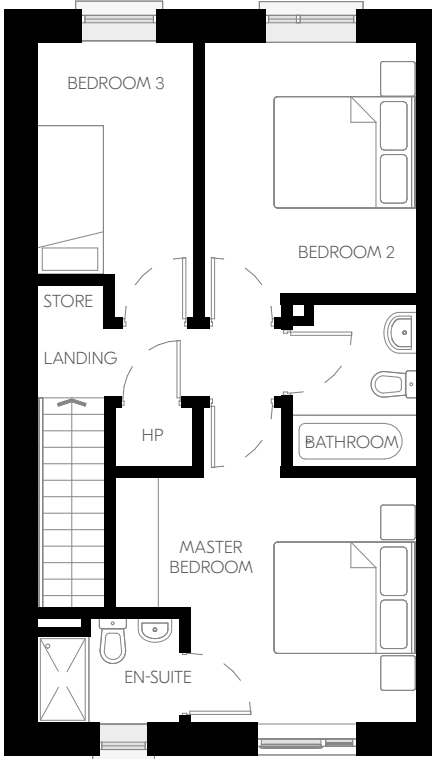
For illustrative purposes.

THE POPLAR

3 Bed End Terrace
92.1 sqm | 991 sqft



Ground Floor



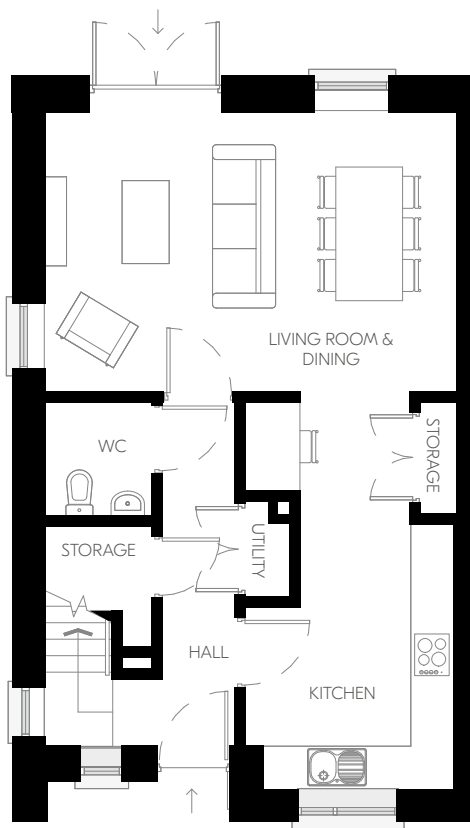
First Floor

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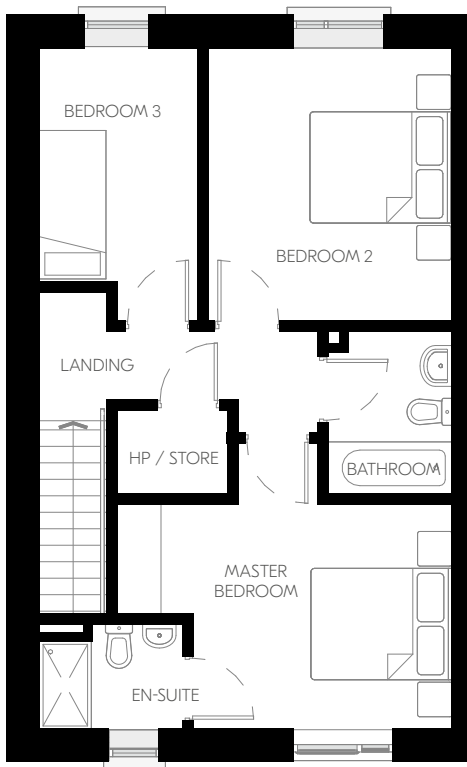
For illustrative purposes.

THE PINE

3 Bed Semi Detached
100.5 sqm | 1082 sqft



Ground Floor



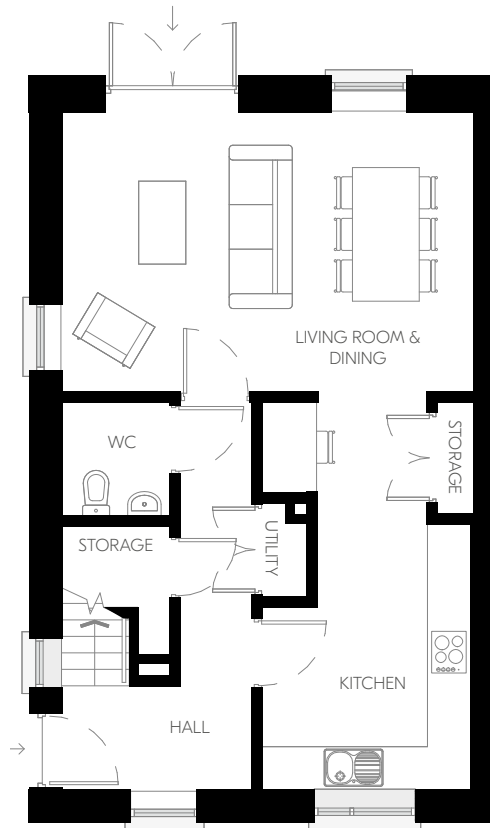
First Floor

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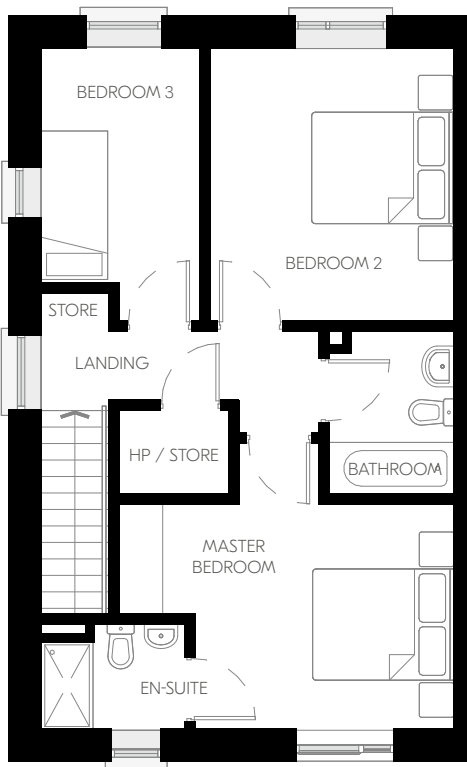
For illustrative purposes.

THE BEECH

3 Bed End Terrace
102.4 sqm | 1102 sqft



Ground Floor



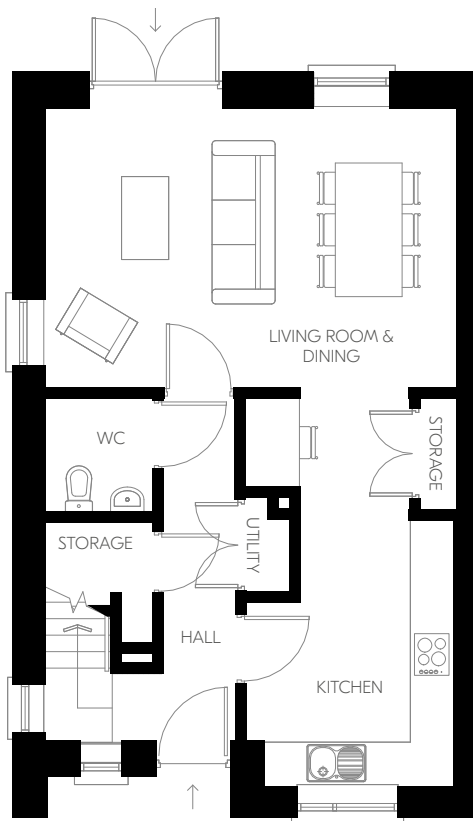
First Floor

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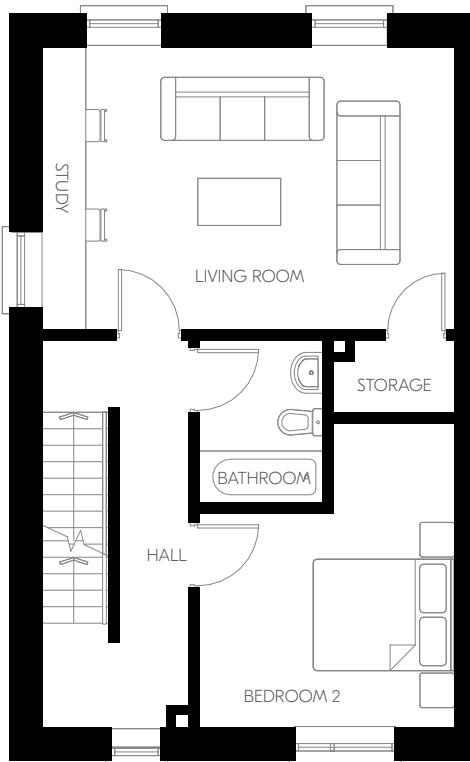
For illustrative purposes.

THE OAK

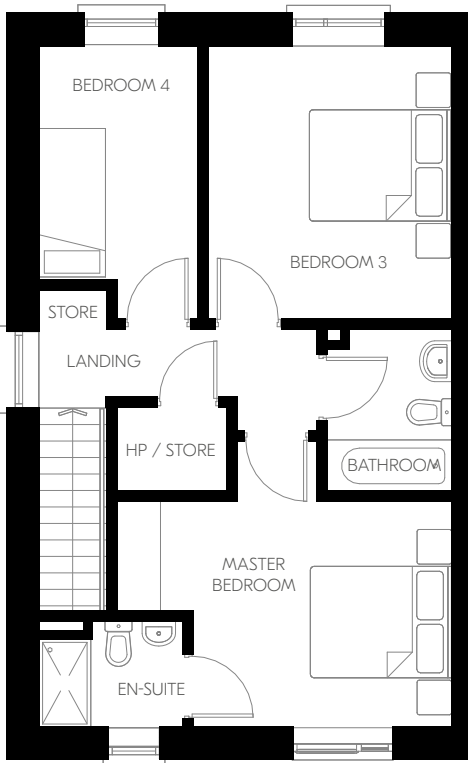
4 Bed Semi Detached
150.8 sqm | 1623 sqft



Ground Floor



First Floor



Second Floor

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LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in Glenveagh development, visit glenveagh.ie

Discover more Glenveagh communities:



Hereford Park
Leixlip, Kildare



Folkstown Park
Balbriggan, Dublin



Foggie Field
Kilruddery, Wicklow



Foxwood Barn
Citywest, Dublin



Kilmartin Grove
Kilmartin, Dublin



Balmoston
Donabate, Dublin

For illustrative purposes.



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Selling agent



01 6181300

PSRA Licence: 119887

Developer: **Glenveagh Homes**

Architect: **JFA Architects**

Solicitor: **RDI**

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