



Tionscadal Éireann
Project Ireland
2040



Laois County Council
Áras an Chontae, Portlaoise, Co. Laois



MAGISTERIUM INVESTMENTS LTD

Kilminchy

a home in the heart of it all...



Kilminchy



Laos County Council, in partnership with **Magisterium Ltd.** and the Department of Housing, Local Government and Heritage, is delighted to launch a Local Authority Affordable Purchase Scheme at Kilminchy, Portlaoise, Co. Laois.

The Kilminchy development offers a range of new A-rated, three/two bedroom homes. Located on the Dublin Road, Portlaoise available through Local Authority Affordable Purchase Scheme.

Welcome..... To Lake Drive, Lake Glade & Lake Crescent,

Stunning residential developments situated in Kilminchy village, conveniently located on the Dublin side of Portlaoise at the end of the M7 motorway.

This idyllic location offers the perfect combination of peaceful suburban living and easy access to urban amenities.

Boasting a range of beautiful new homes designed to cater to various lifestyles and preferences. Whether you're a growing family, a young professional, first time buyers, there's a perfect home for you in this thriving community.

Schools, Midland Regional Hospital, grocery shops, restaurants, pharmacy, crèche and tennis court are all within walking distance. Outdoor lovers will find Kilminchy an absolute delight.

The village is surrounded by captivating natural beauty, offering attractive walks and a serene lake that adds to the overall charm of the area. Whether you prefer a leisurely stroll or an energetic jog, there are ample opportunities to immerse yourself in nature's embrace.

Make this house your home today





*Elegance & Excellence in the heart
of the Midlands.....*

Internal Features.....

- Fully fitted designer kitchens with colour choice
- Kitchen appliances incl:
 - oven and hob,
 - extractor fan hood,
 - integrated dishwasher,
 - washing machine and
 - fridge freezer
- Fitted slide robes in selected bedroom
- Deanta solid wooden doors and full glass panel door to kitchen
- Ceramic 600 X 600 tiles in the kitchen
- High quality timber flooring fitted in sitting room, landing and bedrooms
- Bathroom, WC and en-suite tiled
- Shower in en-suite
- Luxury sanitary ware
- High-spec insulation
- Recessed lights
- Skirting and architraves throughout



External Features



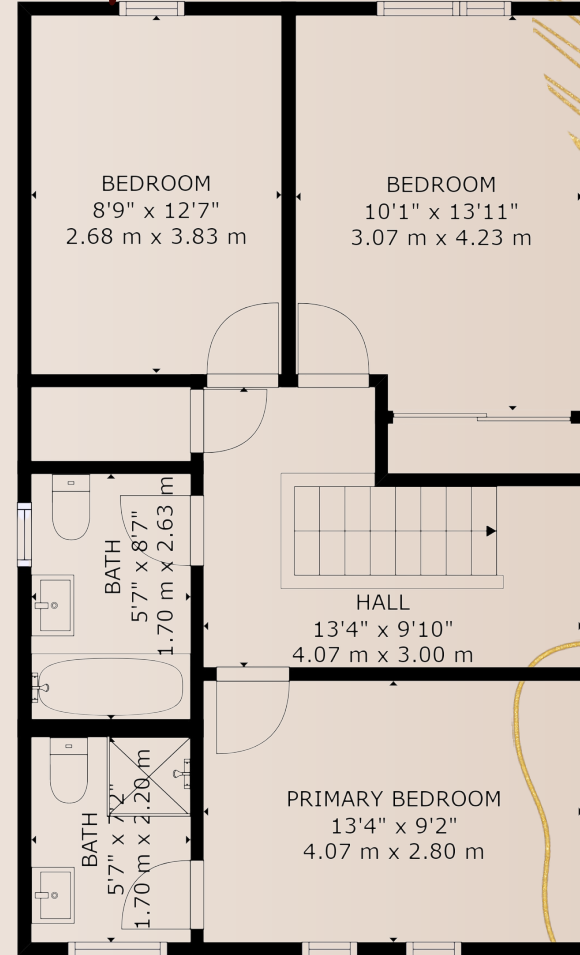
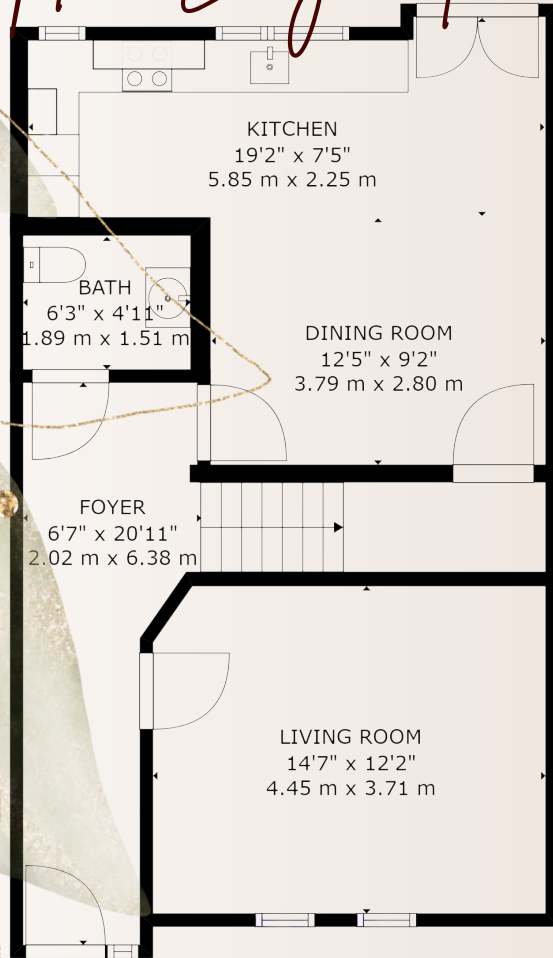
- Composite entrance door
- UPVC double glazed windows and patio
- UPVC fascia and soffits
- Private parking and rear garden
- Maintenance free exterior
- Concrete driveway and footpaths
- Block built boundary wall
- Levelled and seeded rear garden
- Brick and dry dash finish
- door
- Electrical Specification
- Air to water heating system
- TV points in living room and bedrooms



Electrical Specification

- Air to water heating system
- TV points in living room and bedrooms

Sample Layout - 3 Bed



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Location

Lake Crescent

4 * 2 bedroom (Block 5)

3 * 3 Bedroom (Block 6)

Lake Glade

6*3 Bedroom (Block 3&4)

Lake Drive

3 * 3 Bedroom (Block 3)



Pricing Information.

| Property Type | Number of Units | Minimum Sale Price** | Typical Gross Income Limit** | Approximate % Reduction from Market Value |
|-----------------------------|-----------------|----------------------|------------------------------|---|
| 2 Bed End of Terrace | 2 | €217,000 | €62,415 | 30.00% |
| 2 Bed Mid Terrace | 2 | €190,000 | €56,644 | 35.59% |
| 3 Bed End of Terrace Type A | 2 | €290,000 | €78,019 | 19.44% |
| 3 Bed Mid Terrace Type B | 1 | €236,000 | €66,476 | 28.48% |
| 3 Bed End of Terrace Type C | 6 | €275,000 | €74,813 | 23.61% |
| 3 Bed Mid Terrace Type D | 3 | €260,000 | €71,606 | 25.71% |

- *Sale price will be based on applicants assessed eligible income.*
- *Applicants must be in a position to finance the purchase of the home from their own means*
- *Information on assessable income is available on Laois County Councils website (<https://laois.ie/departments-housing-local-authority-affordable-purchase-scheme/>).*

Located in the heart of the country, Portlaoise is an important regional centre with a rich history. With its strategic location and excellent transport links, it is a highly desirable place to live, work, and visit.

As the largest town in County Laois, Portlaoise serves as a hub for surrounding communities. Its transport infrastructure is well-developed, with the M7 motorway passing through and connecting it to Dublin, the capital city, which is only 55 minutes away. This makes Portlaoise an ideal commuter town for those working in Dublin, with frequent and efficient train services available from the major Portlaoise train station.

In addition to its excellent transportation network, Portlaoise offers a range of amenities and services to its residents. The town centre boasts a vibrant shopping and dining experience, with a variety of shops, boutiques, restaurants, and cafes to choose from.

Portlaoise's public transportation network includes bus services that cater to both local and regional travel needs, connecting it to neighbouring towns and villages. The town is also well-served by road networks, with several major routes intersecting in the area, ensuring easy access to different parts of the country.

With a population of approximately 25,000 people, Portlaoise is a town that truly has it all – a rich history, excellent transportation links, a range of amenities and services, and a vibrant community.

Discover the
Vibrant and
Historically
Rich Town of
Portlaoise

Contact Information....

Clement Herron

Official Auctioneer for Sales

Bridge Street Lower
Portlaoise
Co. Laois

PSRA Licence No: 002520

Phone: 085 8009000

Email: hazel@chre.ie

Contact Celement Herron for more information on these fantastic homes and to arrange viewings



Laois County Council



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For information on:

- How to apply,
- Application Portal
- Requirements and more

Visit:

<https://laois.ie/departments-housing-local-authority-affordable-purchase-scheme/>

Email us: affordablepurchase@laoiscoco.ie



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