



## Three Bed Semi Detached Homes For Sale

Canal View, The Moorings, Ballymahon Road, Mullingar, Co. Westmeath.  
Prices From €395,000.



## DESCRIPTION

Sherry FitzGerald Davitt & Davitt Auctioneers are pleased to introduce Canal View, The Moorings, Ballymahon Road, a stylish and exclusive new development of three-bedroom semi-detached homes in Mullingar, Co. Westmeath. Located on the desirable Ballymahon Road, these homes are designed with the modern homeowner in mind, offering exceptional energy efficiency and an A2 BER rating. Each home features innovative architecture, eco-friendly elements, and high-quality finishes, including air-to-water heat pumps, zoned heating systems, and superior insulation for optimal comfort.

The homes at Ballymahon Road cater to a variety of buyers, from those taking their first step into homeownership to those looking to downsize. Thoughtfully designed, these homes balance style and functionality, providing a perfect blend of comfort and modern living. Situated just a short stroll from Mullingar town centre, residents will enjoy easy access to the vibrant array of social, recreational, educational, and sporting amenities that the town has to offer.

Mullingar is a thriving community that blends rich history with contemporary conveniences. Its picturesque setting, combined with a strong sense of community and cultural events, makes it a sought-after location for both living and visiting. The town is ideally positioned within the commuter belt, with excellent road and rail connections for convenient travel to Dublin and beyond. Regular bus and train services, alongside major road links, ensure seamless access to other parts of Ireland.

Ballymahon Road offers first-rate homes in an unrivalled location. Developed by Brader Holdings Ltd, known for their commitment to quality and innovation, these homes exemplify the high standards for which the company is renowned. With a proven track record of delivering premium properties, Brader Holdings Ltd takes pride in crafting homes that feature top-tier specifications and design. Additionally, these homes qualify for the Help to Buy scheme, making them an ideal choice for first-time buyers seeking to invest in a new home.

## EDUCATION & AMENITIES

Mullingar offers plentiful educational choices with schools for all ages, including Educate Together and Gaelscoileanna along with numerous other Montessori, Primary and Secondary schools throughout the town. Mullingar also boasts a number of local clubs.

- Holy Family Primary School Mullingar
- Educate Together National School
- St. Finian's College Mullingar
- Coláiste Mhuire
- Mullingar Presentation Junior and Senior School
- Gaelscoil an Mhuilín
- Gaelscoil an Choilín

## LOCAL CLUBS

- Mullingar Shamrocks GAA Club
- St Loman's GAA Club
- Mullingar Golf Club
- Mullingar Swimming Pool
- Club Active Gym
- Mullingar Tennis & Badminton Club
- Mullingar Cricket Club
- Mullingar Equestrian Centre
- Mullingar Sailing Club
- Mullingar Rugby Club

## NEARBY NATURE WALKS

- Belvedere House & Gardens
- The Greenway
- Loughs Owel, Ennell & Derravarragh

Mullingar is located within walking distance of the town centre of Mullingar, a town that has a regular train and bus service and motorists can reach Dublin in an hour or Galway in 90 minutes

Charter Medical Private Hospital	3.4km
Mullingar General Hospital	2.9km
Mullingar Town Centre	1.8km
Mullingar Train Station	1.6km
N52	4.5km
N4	8.2km
M4	41.4km
M6	22.5km
Dublin Airport	1 hour
Dublin City	1 hour
Galway	1.5 Hours

## VIEWING:

Viewing is highly recommended but strictly by private appointment.

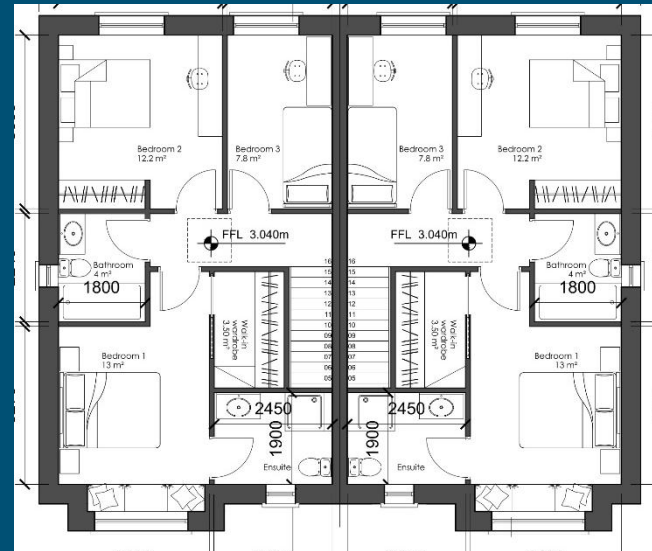
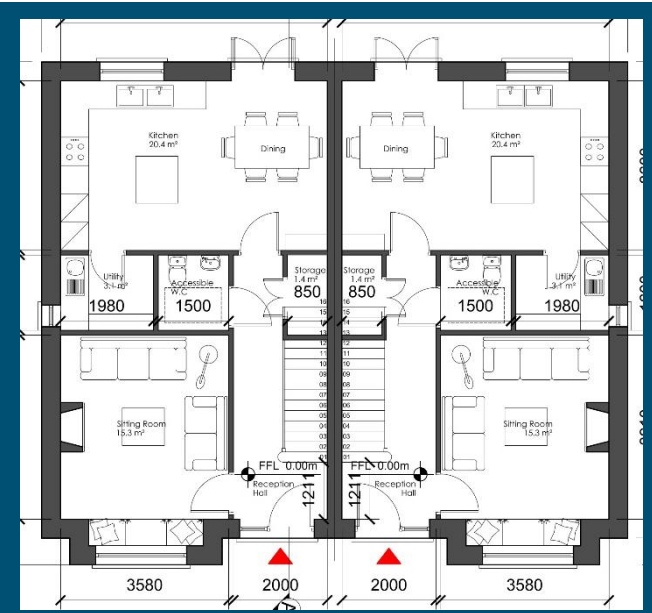


Type A are three bed semis measuring 108.4m<sup>2</sup>

**Type A: 6 Units**

<b>Entrance Hall</b>	2m x 5.51m (6'7" x 18'1"):
<b>Sitting Room</b>	3.58m x 3.91m (11'9" x 12'10"):
<b>Kitchen/Dining Area</b>	3.6m x 5.68m (11'10" x 18'8"):
<b>Utility Room</b>	1.98m x 1.6m (6'6" x 5'3"):
<b>Guest WC</b>	1.5m x 1.6m (4'11" x 5'3"):
<b>Storage</b>	0.85m x 1.6m (2'9" x 5'3"):
<b>Landing</b>	3.04m x 1.12m (10' x 3'8"):
<b>Bedroom One</b>	3.27m x 3.13m (10'9" x 10'3"):
<b>En-Suite</b>	2.45m x 1.9m (8' x 6'3"):
<b>Walk in Wardrobe</b>	3.5sqm:
<b>Bedroom Two</b>	3.6m x 3.4m (11'10" x 11'2"):
<b>Bedroom Three</b>	2.18m x 3.6m (7'2" x 11'10"):
<b>Bathroom</b>	1.8m x 2.24m (5'11" x 7'4"):

Room sizes and measurements are approximate and may vary slightly during construction.

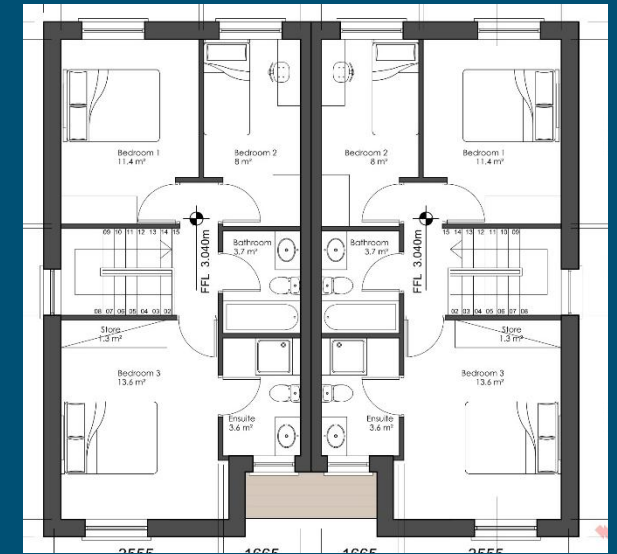
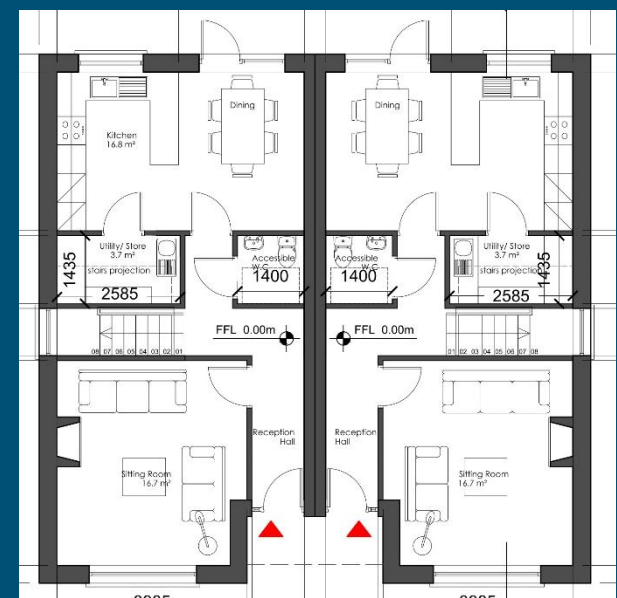


Type B are three bed semis measuring 103.3m<sup>2</sup>

**Type B: 11 Units:**

<b>Entrance Hall</b>	6.945m x 1m (22'9" x 3'3"):
<b>Sitting Room</b>	4.315m x 3.985m (14'2" x 13'1"):
<b>Kitchen</b>	3.34m x 2.55m (10'11" x 8'4"):
<b>Dining Area</b>	3.34m x 2.635m (10'11" x 8'8"):
<b>Utility Room</b>	1.435m x 2.585m (4'8" x 8'6"):
<b>Guest WC</b>	1.435m x 1.4m (4'8" x 4'7"):
<b>Landing</b>	1.875m x 1.621m (6'2" x 5'4"):
<b>Bedroom One</b>	2.985m x 3.995m (9'10" x 13'1"):
<b>Bedroom Two</b>	2.1m x 3.995m (6'11" x 13'1"):
<b>Bedroom Three</b>	4.315m x 3.555m (14'2" x 11'8"):
<b>En-Suite</b>	1.665m x 2.16m (5'6" x 7'1"):
<b>Bathroom</b>	1.875m x 1.665m (6'2" x 5'6"):

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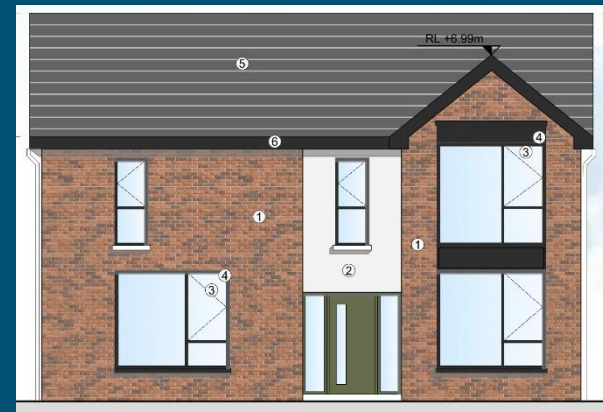
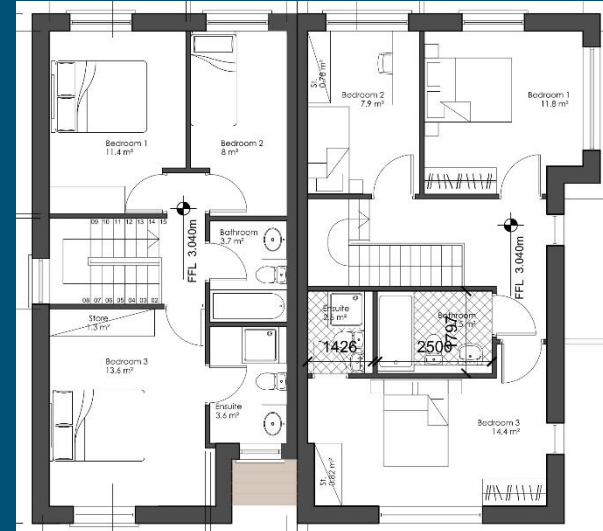
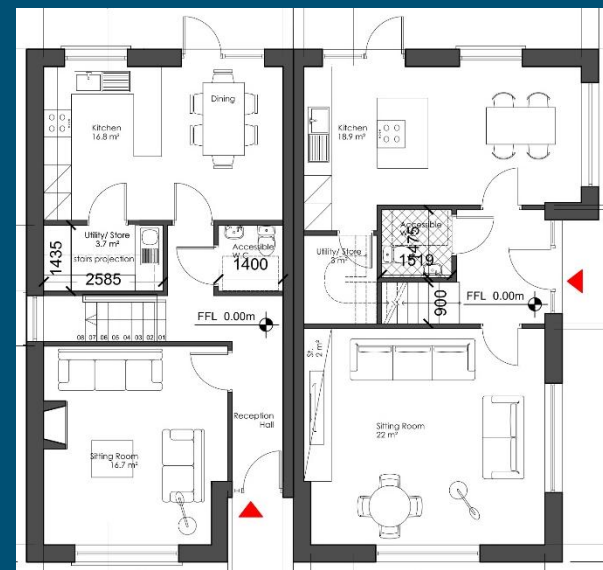


Type C are three bed semis measuring 112.6m<sup>2</sup>

**Type C 1 Unit:**

- Entrance Hall** 2.475m x 1.8m (8'1" x 5'11"):
- Sitting Room** 5.076m x 4.678m (16'8" x 15'4"):
- Kitchen/Dining** 3.007m x 6.025m (9'10" x 19'9"):
- Utility Room** 3sqm:
- Guest WC** 1.519m x 1.475m (5' x 4'10"):
- Landing** 3.069m x 4.3m (10'1" x 14'1"):
- Bedroom One** 3.463m x 3.563m (11'4" x 11'8"):
- Bedroom Two** 2.45m x 3.563m (8' x 11'8"):
- Bedroom Three** 3.547m x 5.226m (11'8" x 17'2"):
- En-Suite** 1.797m x 1.426m (5'11" x 4'8"):
- Bathroom** 1.797m x 2.5m (5'11" x 8'2"):

Room sizes and measurements are approximate and may vary slightly during construction.





PROPOSED SITE LAYOUT PLAN  
SCALE 1:250

**LEGEND:**

SEMI DETACHED HOUSES TYPE A 06 UNITS  
 SEMI DETACHED HOUSES TYPE B 10 UNITS  
 SEMI DETACHED HOUSES TYPE B + C 02 UNITS  
**TOTAL 18 UNITS**

**TOTAL PUBLIC OPEN SPACE AREA 1043.8 m<sup>2</sup>**  
**% OF PUBLIC OPEN SPACE 17.9%**

**PROPOSED DENSITY ▲ 31 UNITS PER HEC.**

**SITE OUTLINED RED (0.586 Hectares)**

**PARKING PROVISION**

**TOTAL PARKING SPACE No. 37**

INCLUDING:  
 -2 ELECTRIC VEHICLE CHARGING POINT  
 -6 VISITOR PARKING SPACE  
 -2 DISABLE PARKING SPACE  
 (all capable of accommodating future electric charging point)

**TOTAL BICYCLE SPACES (VISITORS) No. 10**

HOUSE TYPE A - 6 IN TOTAL, 3 TYPE A, 3 TYPE A WITH LOFT  
 HOUSE TYPE B - 11 IN TOTAL  
 HOUSE TYPE B + C - 1 IN TOTAL

EXISTING TREES  
 PROPOSED TREES

MAP SHEETS: 2024.03.01.2024.03  
 DRAWN & APPROVED BY: CIVIL ENGINEER  
 CHECKED BY: CIVIL ENGINEER

SITE OUTLINED RED: CONCRETE  
 PROPOSED: SHALL BE IN THE POSSESSION OF APPLICANT FOR 10 YEARS

**PLANNING**

Westmeath County Council Planning Authority - Inspection Purposes Only! 12/14/2024

Rev	Issue	Date	Author/Designer

**DOWNNEY**

03 FIN BRAYE HOLDINGS  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 LANDS AT GRANGE, MULLINGAR  
 DRAW TITLE: PROPOSED SITE LAYOUT PLAN

DATE: 12/14/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



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