



SPRINGWELL COURT

EXCLUSIVE BOUTIQUE DEVELOPMENT
GALWAY ROAD, ATHLONE

www.springwellcourt.ie



EXCITING NEW DEVELOPMENT CRAFTED WITH 60 YEARS EXPERIENCE

Welcome to Springwell Court, Baylough, Athlone - a small exclusive boutique development of only 16 large houses ranging in sizes from 1250 to 1900sq ft. The site is located on the Old Galway Road, Just past the Roscommon Road turn.

These fabulous new houses will have A2 ratings and will be finished to a very high specification including:

- Zoned air-to-water heating
- High thermal performance glazing systems
- High quality electrical system
- Fibre internet
- Attractive built- in kitchens and wardrobes
- Top quality bathrooms and tiling

Floor covering throughout will be standard.

The houses will be attractively decorated with contemporary colours.

Most of the houses will have four bedrooms and a home office.

Most will have a front driveway, paved with hard wearing brick and each will be fitted with an EV charger connection.

Rear gardens will be landscaped and the common and central communal areas will be tastefully landscaped. There will be privacy fencing between the rear gardens of the houses.





IDEALLY LOCATED & GREAT AMENITIES IN THE HEART OF THE MIDLANDS

Springwell Court is an exclusive residential development located close to all amenities in the prosperous town of Athlone.

This development at Baylough on the Galway Road and on the western side of the River Shannon is less than a 10 minute walk from the major shopping area of Athlone Town Centre.

The location is close to schools and is a short commute to work in the thriving industries in the area . Pharmaceutical, electronics and other service industries are supported by a highly skilled workforce and the Technological University of the Shannon.

Athlone offers a wide range of leisure facilities with thriving Rugby, Rowing, Sailing, Football and other clubs.



Athlone Train Station

Cyclists have access to the midlands greenway and hikers are well served with safe walking routes.

Athlone is well served with quality restaurants and pubs



Walking Trails

“Athlone offers a wide range of leisure facilities with thriving Rugby, Rowing, Sailing, Football and other clubs.”



Rugby, GAA & Soccer Clubs



Rowing & Water Activities



Local Bars & Restaurants



Athlone Institute of Technology



LOCATION MAP

ATHLONE TOWN CENTRE 10 MINUTE WALK

ATHLONE TRAIN STATION 5 MINUTE WALK

ATHLONE BUS STATION 5 MINUTE WALK

M6 DUBLIN - GALWAY MOTORWAY 3 MINUTE DRIVE

DUBLIN AIRPORT 90 MINUTE DRIVE

GALWAY 60 MINUTE DRIVE

SPECIFICATIONS

EXTERIOR

- Elegant, high quality elevations comprising brickwork & rendered finishes
- uPVC fascia, soffits and gutters throughout
- Private rear gardens fenced, top soiled and seeded
- Patio area provided to the rear garden.
- Exterior wall lights fitted to both the front and rear of the house
- Bin stores provided to mid terrace houses
- Roofing - timber truss finish with roof tiles
- Infrastructure for car charging point

KITCHEN

- Contemporary and luxurious kitchens with satin grey shaker style kitchen doors
- Soft close doors and drawers are also standard
- Fitted sink included
- Fridge freezer, extraction fan
- Integrated dishwasher, electric oven and electric hob included within 28 days of signing offer (sample models to be provided)
- Kitchen floor tiled
- Dining room - high quality laminate floor

UTILITY

- Co-ordinated worktop and power & plumbed for washing machine / dryer with storage units

WINDOWS & DOORS

- Futureproof vPVC windows
- Soft coat low emissivity glass to all units

WARDROBES




- Contemporary wardrobes in bedrooms
- Walk-in wardrobes with shelving selected bedrooms.

INTERNAL FINISHES

- Walls and ceilings are skimmed and painted throughout in a neutral tone
- Contemporary style internal doors with painted architraves and skirting.
- High quality brushed stainless steel ironmongery
- High ceilings throughout
- Carpets on stairs, upstairs landing & bedrooms

SITE PLAN

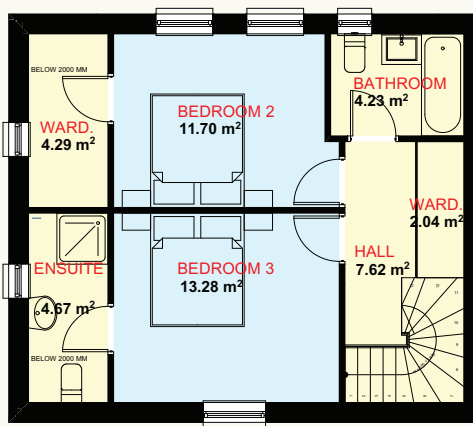


- | | | | |
|-------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | 4 NO 4 BED MID-TERRACE
GROUND, FIRST AND ATTIC |  | 2 NO 4 BED SEMI-DETACHED
GROUND, FIRST AND ATTIC |
|  | 3 NO 4 BED END OF TERRACE
GROUND, FIRST AND ATTIC |  | 2 NO 3 BED SEMI-DETACHED
GROUND AND ATTIC |
|  | 3 NO 5 BED END OF TERRACE
GROUND, FIRST AND ATTIC |  | 2 NO DETACHED GROUND AND ATTIC
3 BED
2 BED |

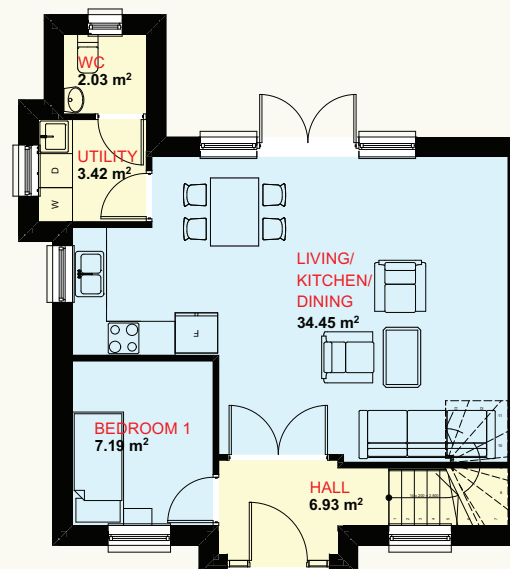


HOUSE NO. 1

3 Bedroom Semi-Detached | 2 Bathroom | 101.59 m²



No. 1 3BED
5 PEOPLE
FIRST FLOOR
47.57 m²



No. 1 TYPE G1 3BED
5 PEOPLE
GROUND FLOOR
54.02 m²

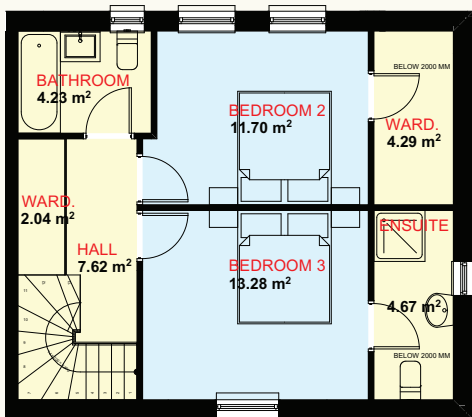
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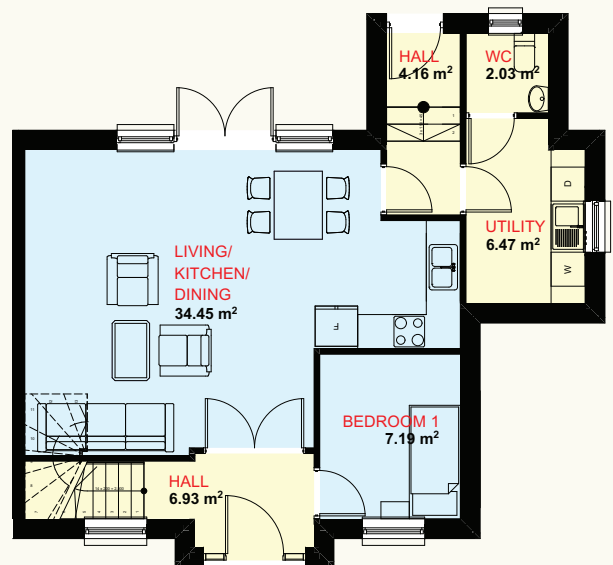


HOUSE NO. 2

3 Bedroom Semi-Detached | 2 Bathroom | 108.81 m²



No. 2 3BED
5 PEOPLE
FIRST FLOOR
47.57 m²



No. 2 TYPE G2 3BED
5 PEOPLE
GROUND FLOOR
61.24 m²

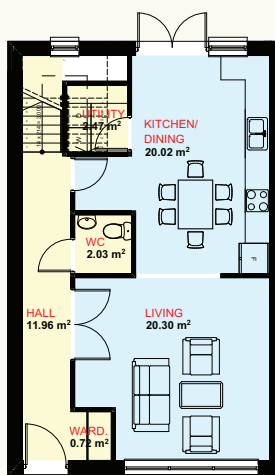
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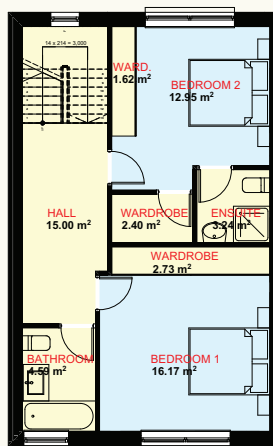


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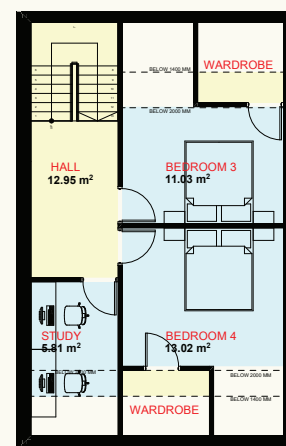
4 Bedroom Semi-Detached | 3 Bathroom | c 163.67 m²



No. 3 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 3 4BED
8 PEOPLE
FIRST FLOOR
58.05 m²



No. 3 4BED
8 PEOPLE
ATTIC FLOOR
48.11 m²

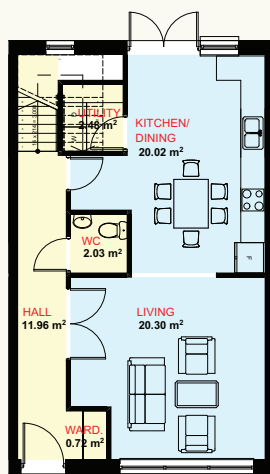
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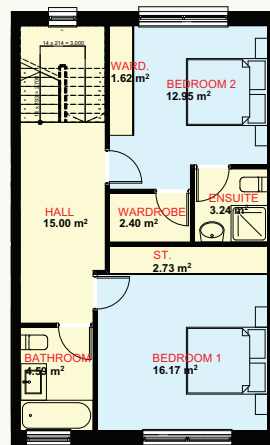


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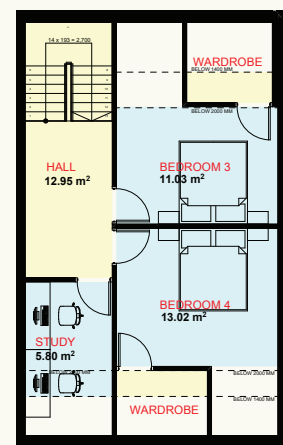
4 Bedroom Semi-Detached | 3 Bathroom | 163.57 m²



No. 4 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 4 4BED
8 PEOPLE
FIRST FLOOR
58.05 m²



No. 4 4BED
8 PEOPLE
ATTIC FLOOR
48.01 m²

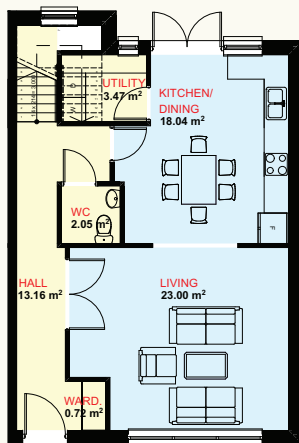
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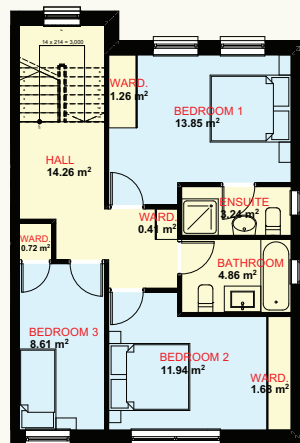


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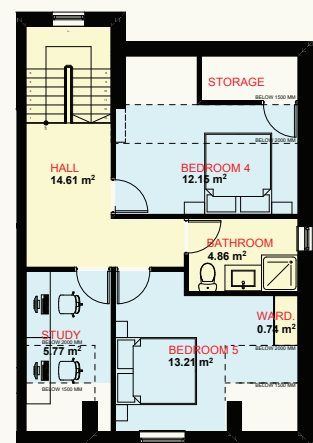
5 Bedroom Semi-Detached | 4 Bathroom | 172.07 m²



No. 5 5BED
9 PEOPLE
GROUND FLOOR
60.44 m²



No. 5 5BED
9 PEOPLE
FIRST FLOOR
60.29 m²



No. 5 5BED
9 PEOPLE
ATTIC FLOOR
51.34 m²

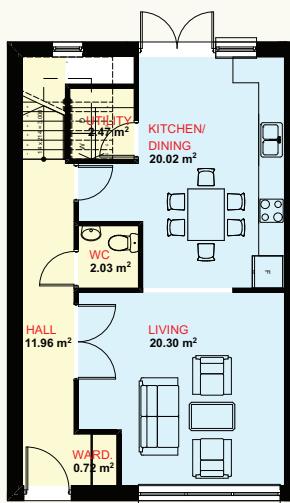
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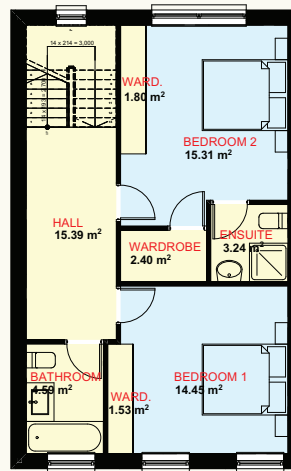


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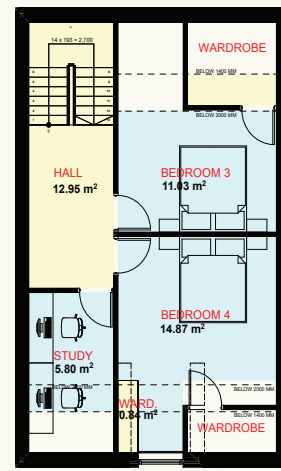
4 Bedroom Semi-Detached | 3 Bathroom | 168.27 m²



No. 6 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 6 4BED
8 PEOPLE
FIRST FLOOR
61.03 m²



No. 6 4BED
8 PEOPLE
ATTIC FLOOR
49.73 m²

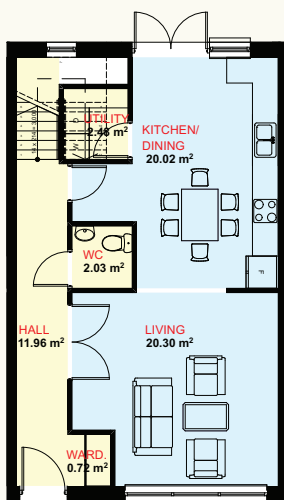
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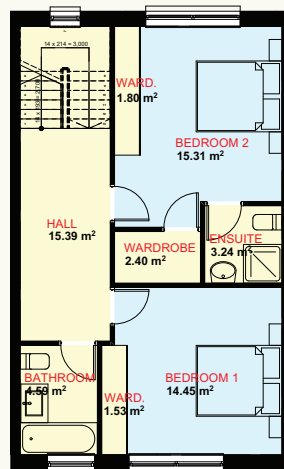


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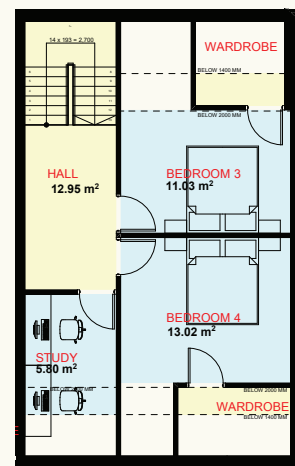
4 Bedroom Semi-Detached | 3 Bathroom | 166.55 m²



No. 7 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 7 4BED
8 PEOPLE
FIRST FLOOR
61.03 m²



No. 7 4BED
8 PEOPLE
ATTIC FLOOR
48.01 m²

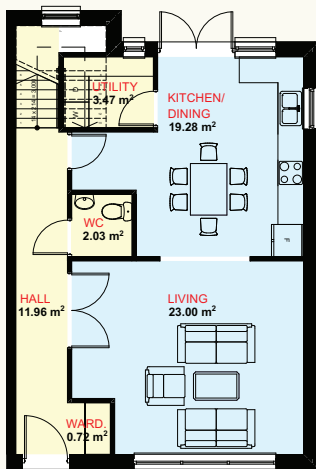
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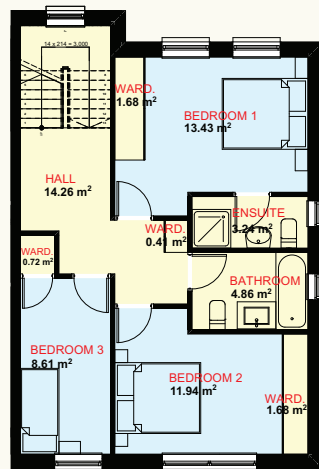


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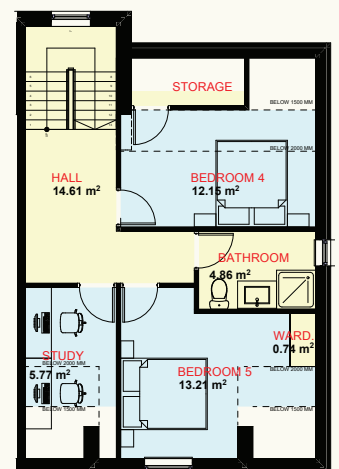
5 Bedroom Semi-Detached | 4 Bathroom | 172.07 m²



No. 8 5BED
9 PEOPLE
GROUND FLOOR
60.44 m²



No. 8 5BED
9 PEOPLE
FIRST FLOOR
60.29 m²



No. 8 5BED
9 PEOPLE
ATTIC FLOOR
51.34 m²

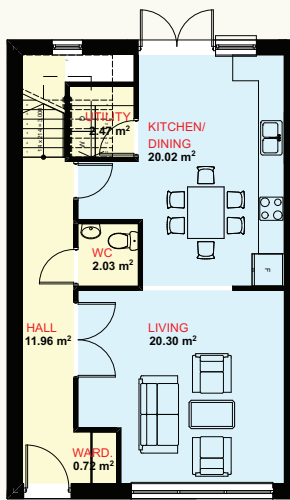
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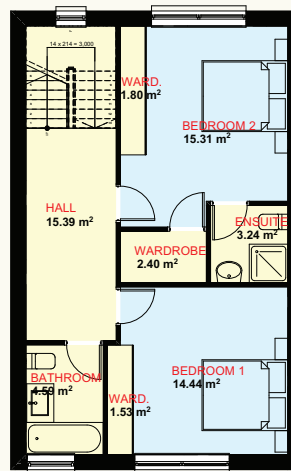


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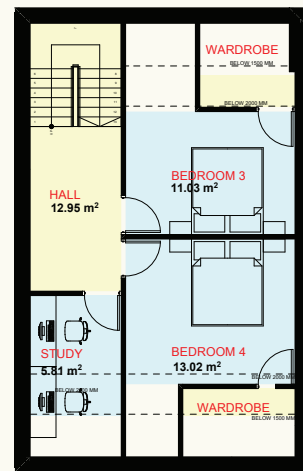
5 Bedroom Semi-Detached | 4 Bathroom | 166.65 m²



No. 9 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 9 4BED
8 PEOPLE
FIRST FLOOR
61.03 m²



No. 9 4BED
8 PEOPLE
ATTIC FLOOR
48.11 m²

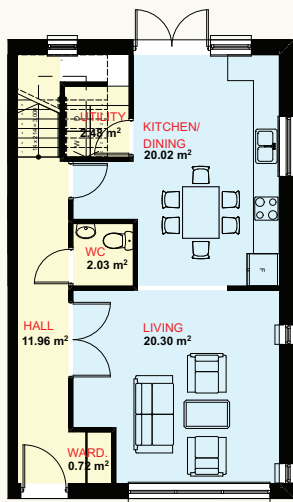
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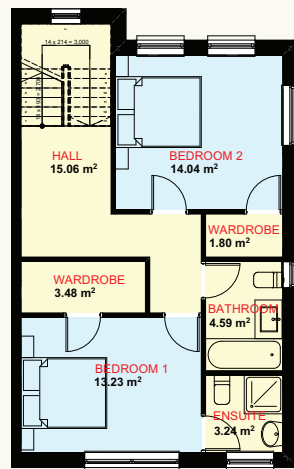


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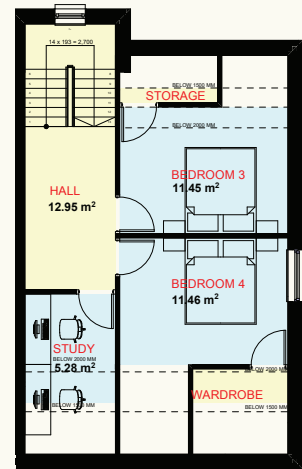
4 Bedroom Semi-Detached | 3 Bathroom | 156.81 m²



No. 10 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 10 4BED
8 PEOPLE
FIRST FLOOR
55.14 m²



No. 10 4BED
8 PEOPLE
ATTIC FLOOR
44.16 m²

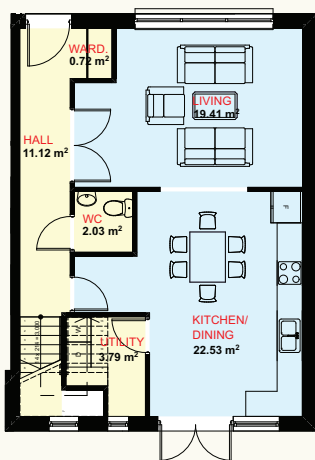
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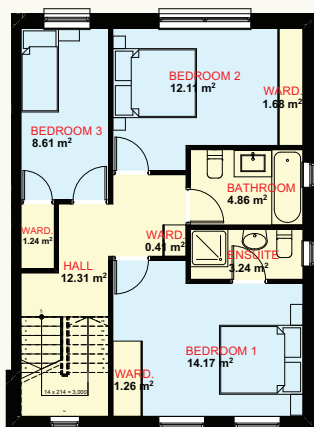


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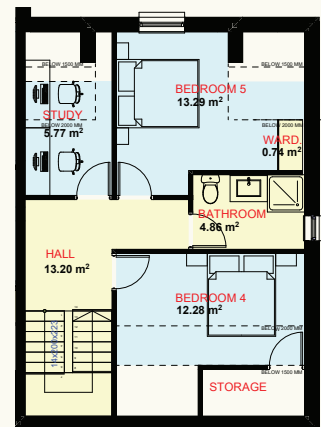
4 Bedroom Semi-Detached | 3 Bathroom | 163.67 m²



No. 11 5BED
9 PEOPLE
GROUND FLOOR
59.60 m²



No. 11 5BED
9 PEOPLE
FIRST FLOOR
59.54 m²



No. 11 5BED
9 PEOPLE
ATTIC FLOOR
50.15 m²

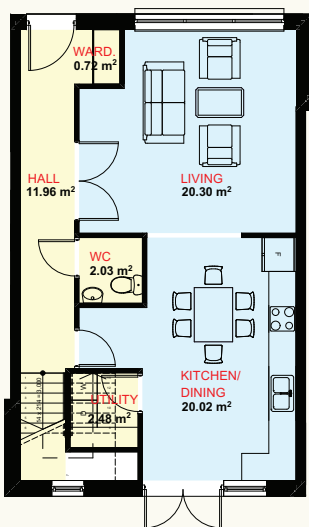
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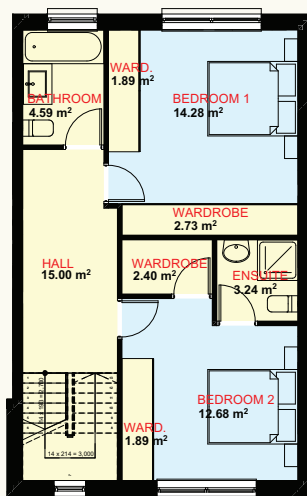


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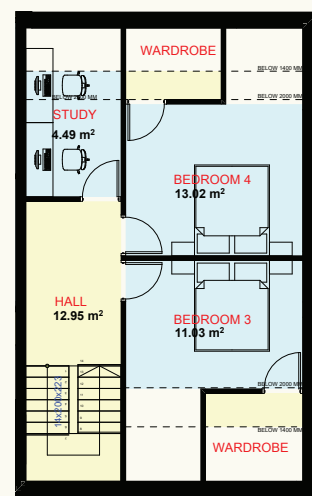
4 Bedroom Semi-Detached | 3 Bathroom | 163.67 m²



No. 12 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 12 4BED
8 PEOPLE
FIRST FLOOR
58.05 m²



No. 12 4BED
8 PEOPLE
ATTIC FLOOR
48.11 m²

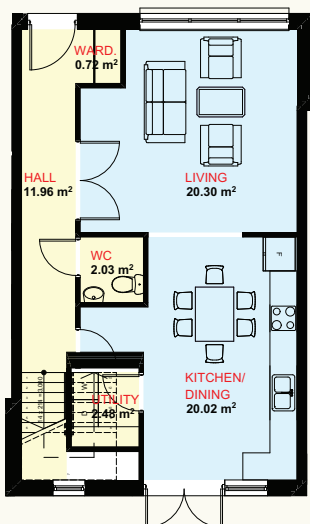
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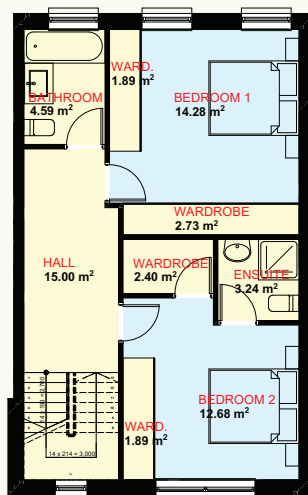


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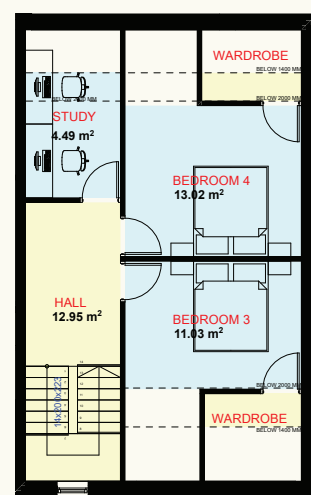
4 Bedroom Semi-Detached | 3 Bathroom | 163.67 m²



No. 13 4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 13 4BED
8 PEOPLE
FIRST FLOOR
58.05 m²



No. 13 4BED
8 PEOPLE
ATTIC FLOOR
48.11 m²

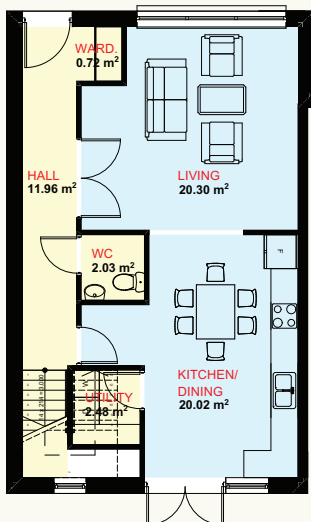
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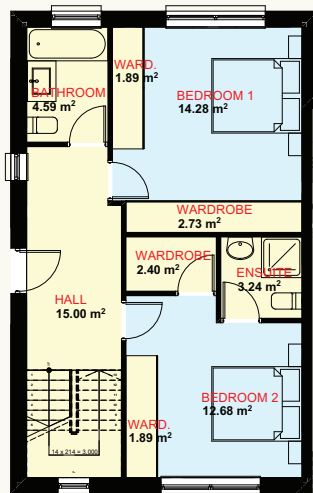


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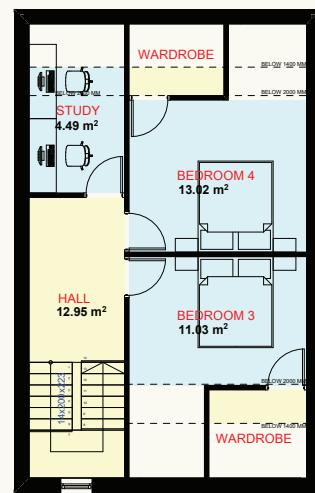
4 Bedroom Semi-Detached | 3 Bathroom | 164.01 m²



No. 14
4BED
8 PEOPLE
GROUND FLOOR
57.51 m²



No. 14
4BED
8 PEOPLE
FIRST FLOOR
58.39 m²



No. 14
4BED
8 PEOPLE
ATTIC FLOOR
48.11 m²

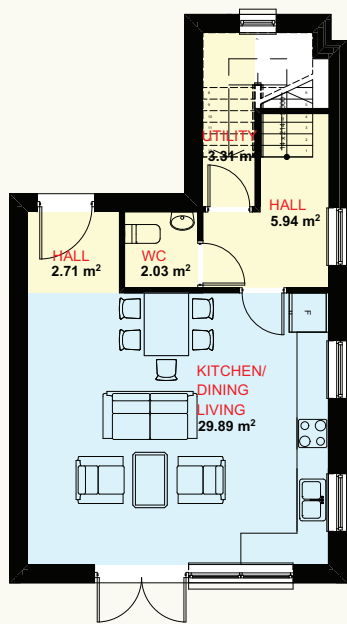
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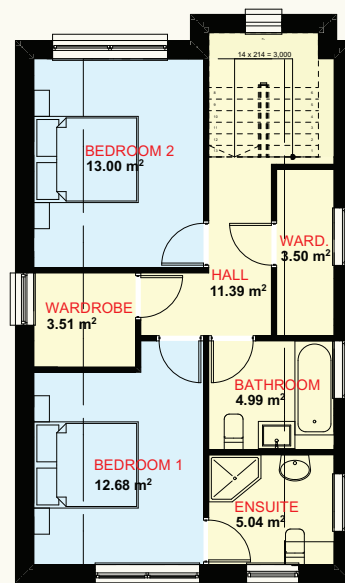


HOUSE NO. 15

2 Bedroom Semi-Detached | 3 Bathroom | 97.73 m²



No. 15 2BED
4 PEOPLE
GROUND FLOOR
43.81 m²



No. 15 2BED
4 PEOPLE
FIRST FLOOR
53.92 m²

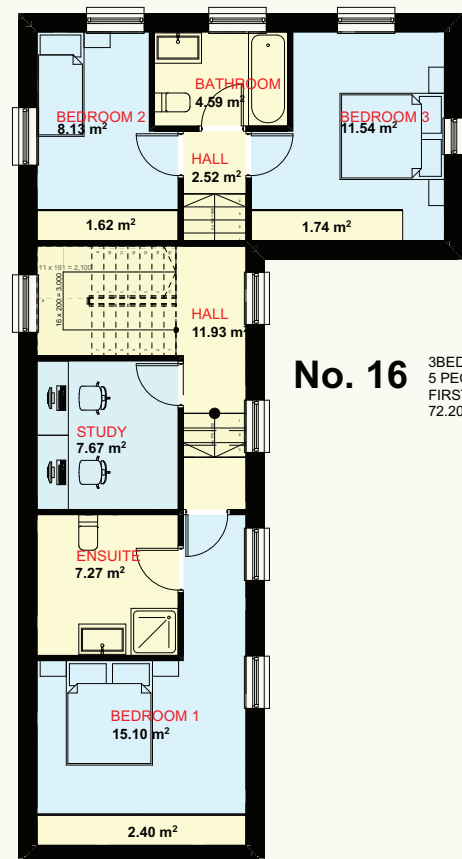
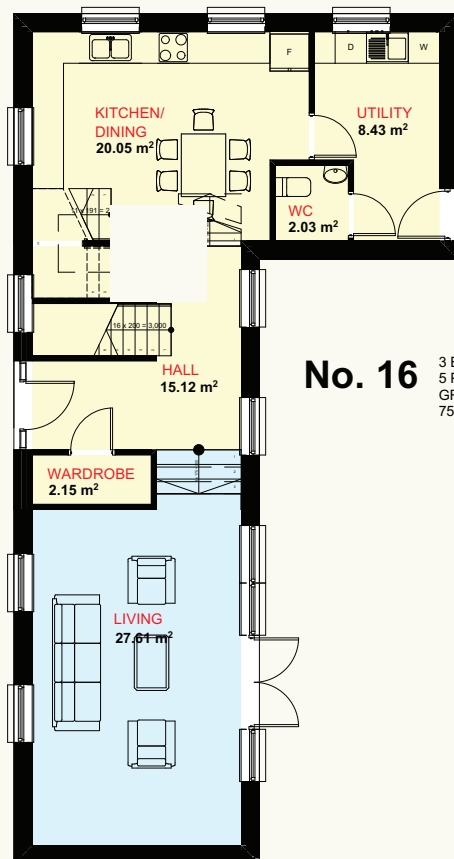
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HOUSE NO. 16

3 Bedroom Semi-Detached | 3 Bathroom | 147.59 m²



SOLD

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www.springwellcourt.ie

SELLING AGENT



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DEVELOPER



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