



Mountmellick

Taking its name from the surrounding woodlands, Grallow Wood offers small country living at its best. Located in Abbeylix, half way between Dublin and Cork on the N8, the picturesque town truly deserves its title as a Heritage Town. Offering residents a host of activities and amenities, enjoy golf, fishing, hiking, pony riding, walking or cycling. Shop at Brand Central Designer Outlet in Rathdowney or the bustling towns of Portlaoise

and Kilkenny. With the Monasterevin and Kildare bypass complete, Abbeylix becomes the first town on the N8 to Cork bringing Dublin within 1 hours drive. The homes on this exclusive estate will be finished to the highest specifications with natural slate, brick plinths, cobble-lock walkways and a build quality which is the hallmark of A Grealy Homes Development.



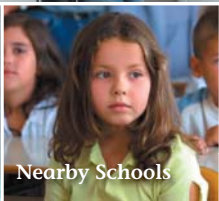
Local Leisure Centres



Nearby Schools



Fine Dining



Coffee Shops



Golf at Killenard



Emo Park Walks



Train Five Minutes Away



Manor Grove

MOUNTMELICK



M7 Motorway 5 mins



Portlaoise Train Station 5 mins

Selling Agents



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Developer



Aston Homes

- Heuston Station DUBLIN
- NAAS
- NEWBRIDGE
- KILDARE
- PORTLAOISE
- MOUNTRATH

Disclaimer

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Text about the development to appear in this space here.

House Type Name

3 Bedroom Semi-Detached 1076 sq ft

At 2207 Sq Ft The Merrion is a massive family home. The layout on the ground floor is sure to impress even the most discerning househunter. The large sitting room enjoys outstanding light with a large bay window and a feature picture window too. Double doors lead to a beautiful conservatory strategically placed to optimize natural daylight. The Kitchen/Dining room is extremely spacious with extensive storage space and provision for a range or stove. A large utility room services the kitchen area and the w/c with shower can also be accessed from the ground floor bedroom, making an optional ensuite at entrance level. The entrance hall is approached by a beautiful porch. Upstairs the central galleried landing offers great period charm and leads to the study. There are three double bedrooms and an extremely roomy bathroom. The master bedroom runs the full depth of the house and offers a full bath and shower and a magnificent walk-in wardrobe.



Manor Grove Features

- Feature fitted kitchen to include appliances
- Quality fitted wardrobes
- Feature Fireplace
- Tiling in bathroom and ensuite
- Sanitary Ware
- Guest WC
- Ensuite
- Fully painted throughout
- Oil Fired central heating
- Professionally landscape green areas
- Seeded front garden
- Generous electrical specification
- 3 point central locking system to hardwood front door
- Traditional Concrete Block Built House
- 10 year structural guarantee

