Ridley Place



WELCOME HOME

BER A2

YOUR NEW HOME

Settle into your new place where families grow and friendships flourish, a new neighbourhood in the heart of Tullamore.

From peaceful green spaces and scenic canal bank walks to vibrant sports and local flavors. Here, you won't just find a house — you will find a true sense of belonging in a community that feels like home.

CGI- For illustrative purpose only

TULLAMORE

A Town Less Ordinary.





BALANCE
CONNECTION
LIFESTYLE

Ridley Place puts you within easy reach of all that Tullamore has to offer. From shopping and dining to leisure and community facilities, the town centre is just minutes away.

Whether you're running errands, enjoying a coffee with friends, or planning a night out, everyday life is simple and convenient.









DISCOVER the **Tastes**, **Sights** & **Sounds**
of a **Place** you'll be **Proud** to call home





ON YOUR DOORSTEP

All of your daily essentials are just a short stroll away.

EDUCATE TOGETHER NS
(200 meters)



PROPOSED CRECHE



PROPOSED SUPERVALU



SCALLY'S CENTRA





STAY CONNECTED

To All Points North, South East & West



By Car
From Ridley Place

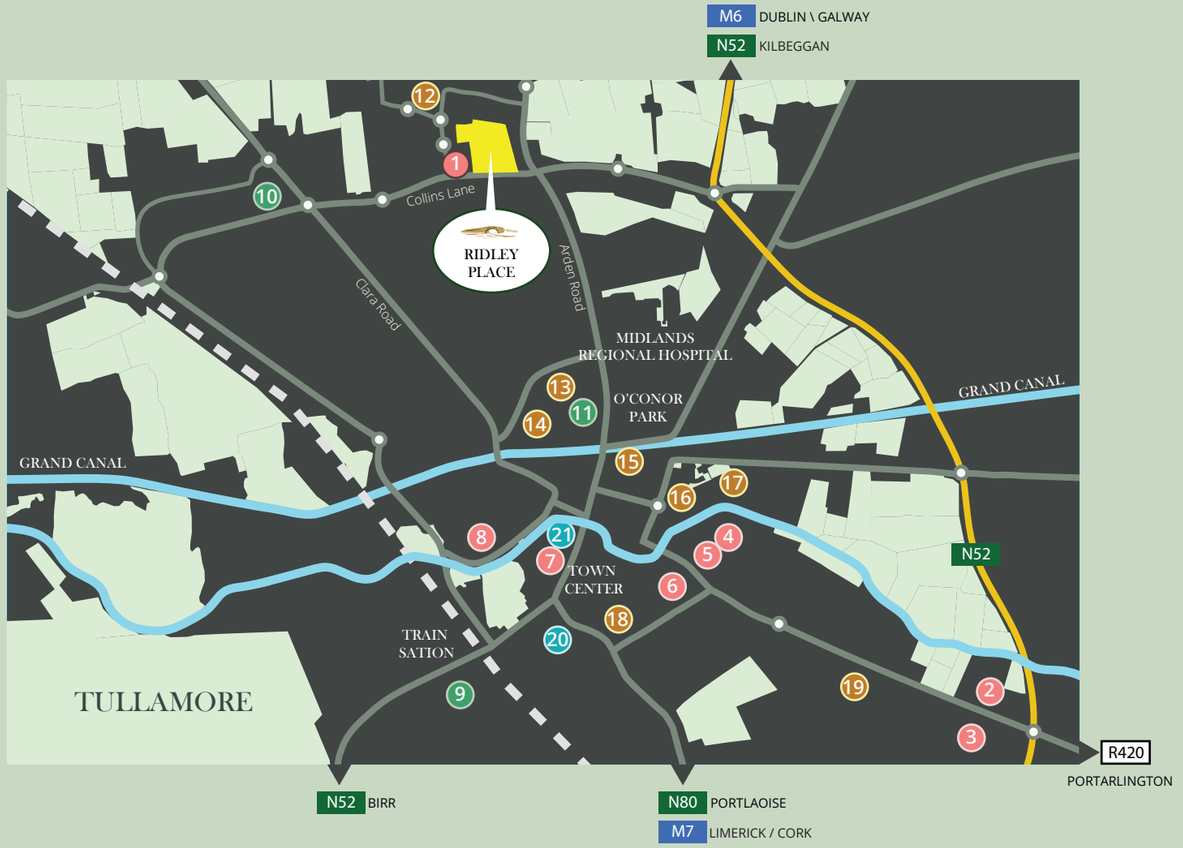
Town Centre	5 Mins
Train Station	7 Mins
Athlone	35 Mins
Galway City Centre	80 Mins
Portlaoise	30 Mins
Kildare	48 Mins
Naas	55 Mins
M50	65 Mins
Dublin City Centre	80 Mins
Dublin Airport	80 Mins

By Rail
Direct Trains Only

Athlone	30 Mins
Galway	78 Mins
Kildare	31 Mins
Newbridge	37 Mins
Dublin (Heuston)	57 Mins

By Bus
From Tullamore Town Centre

Birr	35 Mins
Portlaoise	40 Mins
Athlone	47 Mins
Dublin City Centre	92 Mins



1. PROPOSED SUPERVAU
2. ALDI
3. TESCO EXTRA
4. DUNNES STORES (A)
8. TULLAMORE SHOPPING CENTRE
7. LIDL (A)
5. DUNNES STORES (B)
6. LIDL (B)
9. TULLAMORE RUGBY CLUB
10. TULLAMORE AFC
11. TULLAMORE GAA
12. EDUCATE TOGETHER
13. ST JOSEPHS NS
14. SCOIL EOIN PHOIL
15. ST PHILOMENAS NS
16. CHARLEVILLE NS
17. SACRED HEART
18. COLAISTE CHOILM
19. TULLAMORE COLLEGE
20. TULLAMORE COURT HOTEL
21. BRIDGE HOUSE HOTEL

FEATURES & SPECIFICATIONS

Each house is built to the **highest standards,** ensuring your home will stand the test of time and provide you and your family a **home for life.**





ENERGY EFFICIENCY
- A2 Building Energy Rating (BER), insulated to the highest standard.
- Passive ventilation in all habitable areas, a combination of wall vents, and mechanical ventilation in wet areas.
- Demand Control Ventilation provides extraction from all wet rooms with auto humidity control.

HEATING
- Air to water heat pump system provides domestic hot water and efficient heating, serving wall-mounted radiators ensuring sustainable green living.

WARRANTY/GUARANTEE
- Each home is covered by a 10 year HomeBond Structural Guarantee Scheme.

INTERNAL FINISHES
- The ceilings will be painted in a crisp white to create a bright and spacious atmosphere.
- All internal joinery will feature a smooth white matt finish.
- Internal doors will have Stainless Steel handles and escutcheons.
- Stainless steel switches and sockets in Living room/kitchen and hall.
- The entrance door will be finished in a colour carefully selected from the approved colour schedule.

EXTERNAL FINISHES
- Roadstone Aqua Castlestone paving to front of house.
- Attractive brick and rendered finish.
- Two car parking spaces for each home with additional visitor car parking spaces throughout.
- Concrete block/post and timber panel boundaries to rear gardens.
- Side passage gate provided.
- Colour coordinated uPVC fascia, soffits with seamless aluminium gutters.
- External power supply includes 2 gang outdoor rated 3 pin socket.
- External garden tap.
- Rear lawns seeded.
- Professionally designed communal open spaces, paying attention to the environment and green spaces.

WINDOWS/DOORS
- All triple Glazed Colour Coordinated uPVC with first-floor safety restrictors.

BATHROOMS AND ENSUITES
- Contemporary shower enclosure in ensuites with pressurised water supply and fitted shower screen.
- Elegant tiling to floor and wet areas in bathrooms and ensuites.
- Stylish bathrooms with an attractive range of high-quality sanitary ware and fittings.

KITCHENS
- Quartz worktops/upstand/splashback in both kitchens and utility areas in all houses.
- Elegant high quality fitted kitchens with stainless steel undermounted sink, soft close doors and drawers.

WARDROBES
- Contemporary design with assorted storage.

MEDIA/COMMUNICATIONS
- Main infrastructure installed to accommodate communications providers with up to date digital access.
- TV connection and telephone points to living rooms and main bedroom.

MECHANICAL & ELECTRICAL
- Stainless steel switches and sockets in Living room/kitchen and hall.
- Front door lights, integrated house number and colour coordinated letter box to front of all houses.
- Exterior light to rear of all houses.
- All rooms will have pendant light fittings with downlighting to kitchen/dining area.
- Generous light and power points with contemporary switches and sockets.
- Dedicated car charger isolator fitted to all house where parking is within the curtilage of the house.

SECURITY & SAFETY
- Each home is wired for intruder alarm system.
- Smoke detectors fitted throughout (mains powered with battery back up).

SITE MAP - Phase 3



The Aoife
4 Bed
Semi-Detached
177.18 Sq M

The June
3 Bed
Semi-Detached
108.34 Sq M

The Katherine
4 Bed
Semi-Detached
146.63 Sq M

The Joan
2 Bed
Detached
83.44 Sq M

The Laura
4 Bed
Semi-Detached
133.85 Sq M

The Robin
2 Bed
Semi-Detached / Tce
83.44 Sq M

The Abigail
3 Bed
Detached
110.13 Sq M

The Aishling
2 Bed
Semi-Detached / Tce
83.44 Sq M

The Fiadh
3 Bed
Semi-Detached
109.73 Sq M

The Ellen
3 Bed
Semi-Detached
106.66 Sq M

Please Note: This sitemap is subject to change and should not be relied upon.

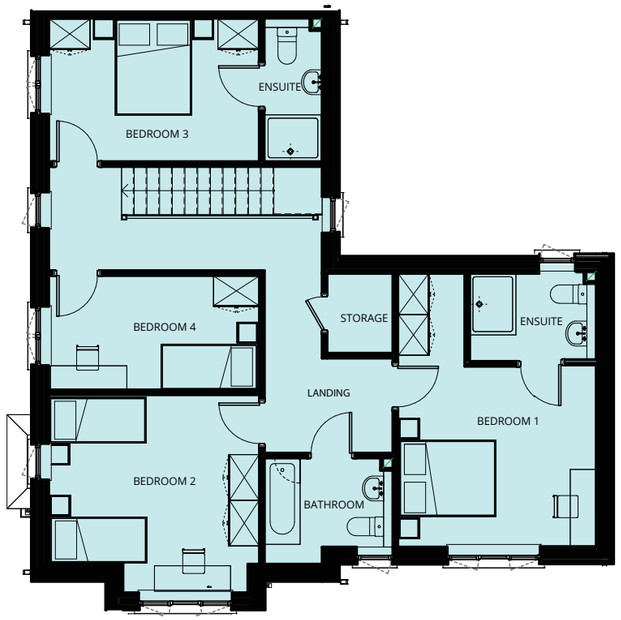


THE AOIFE

4 Bed Semi Detached
177.18 sqm / 1907.15 sq ft



Ground Floor



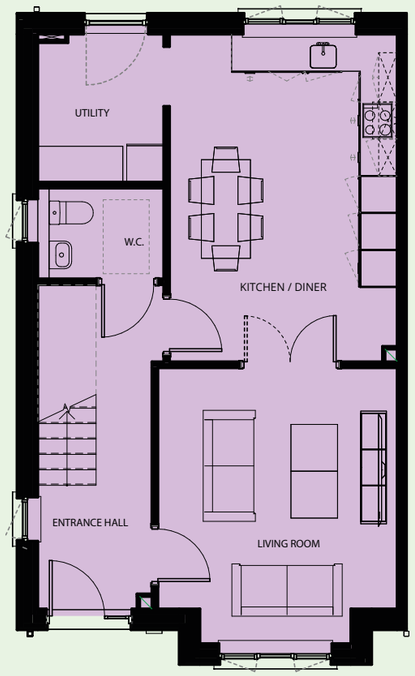
First Floor

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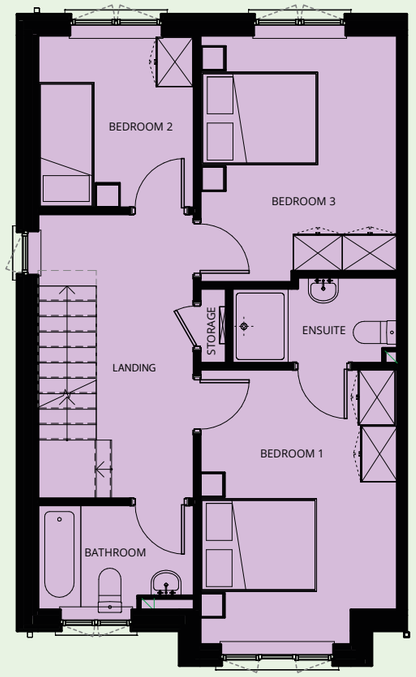


THE KATHERINE

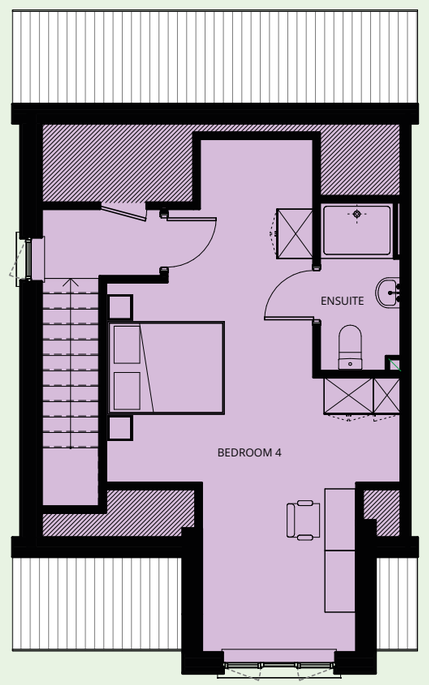
4 Bed Semi Detached
147.63 sqm / 1589.07 sq ft



Ground Floor



First Floor



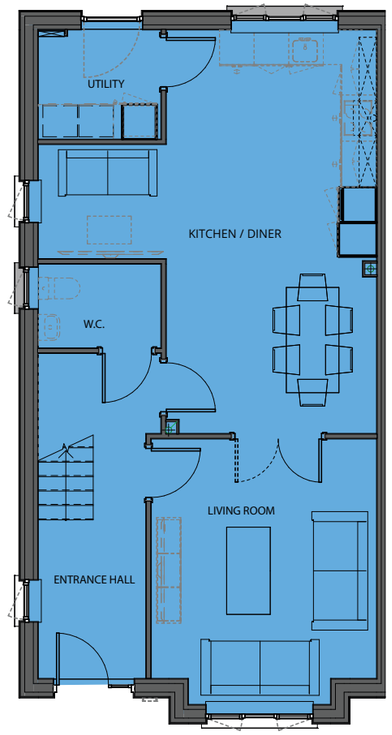
Second Floor

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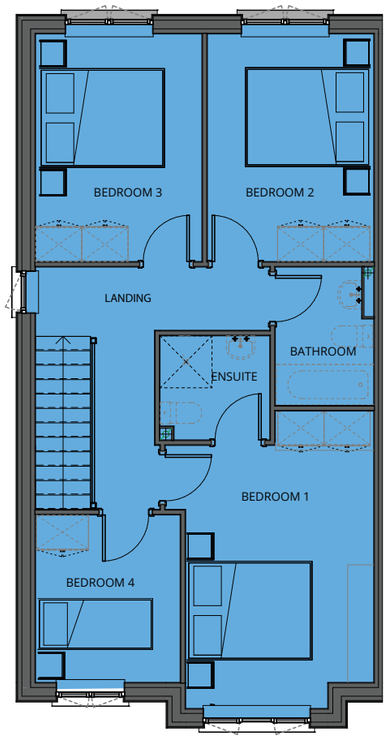


THE LAURA

4 Bed Semi Detached
133.85 sqm / 1440.75 sq ft



Ground Floor



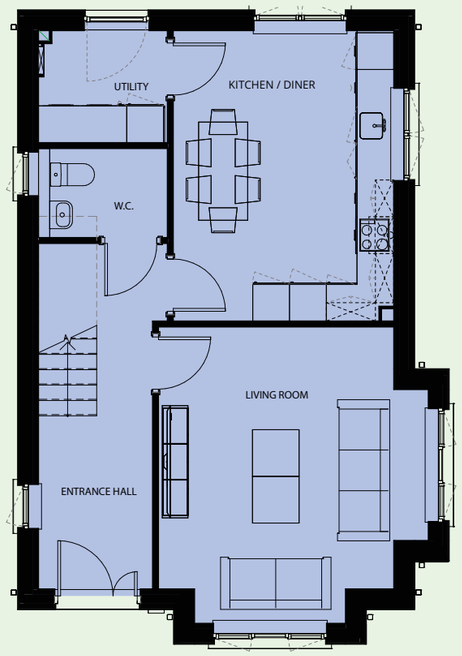
First Floor

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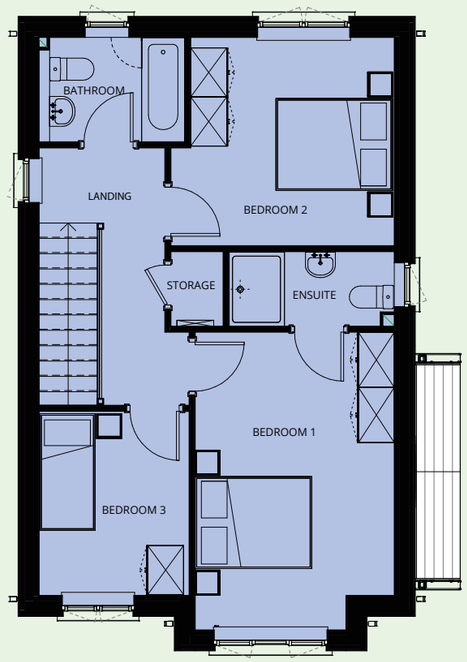


THE ABIGAIL

3 Bed Detached
110.13 sqm / 1185.42 sq ft



Ground Floor



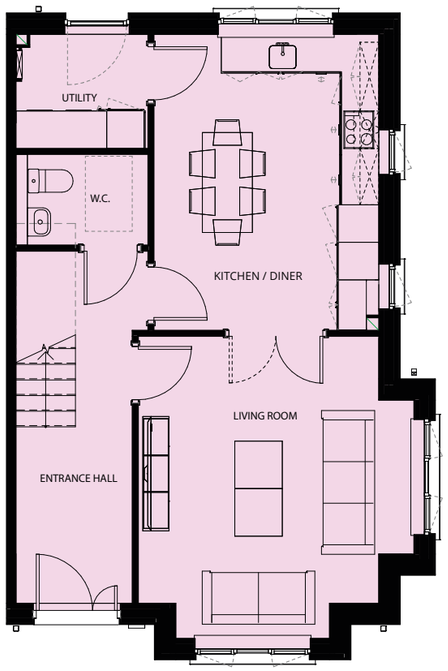
First Floor

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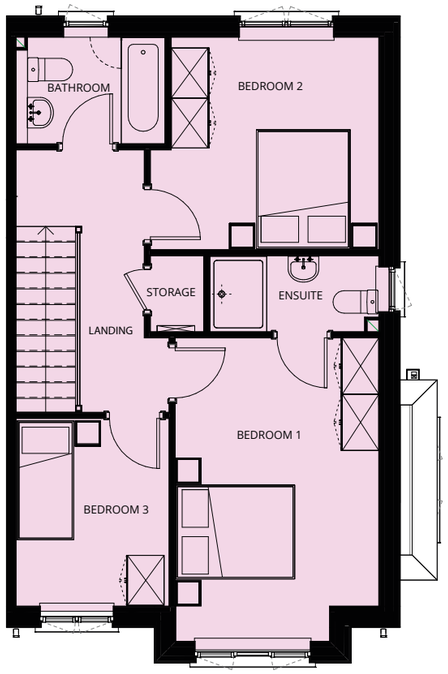


THE FIADH

3 Bed Semi-Detached
109.73 sqm / 1181.12 sq ft



Ground Floor



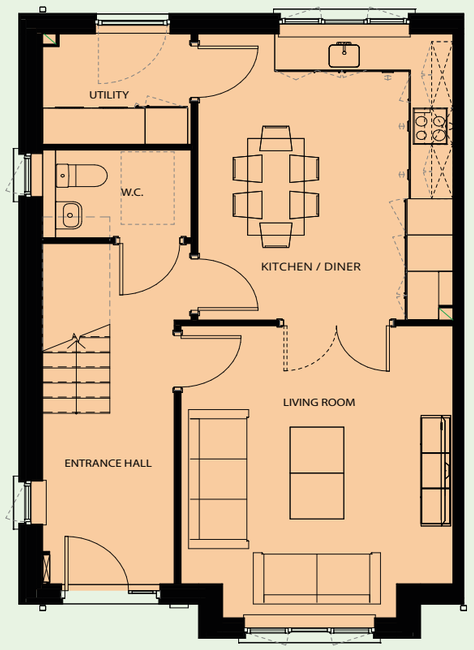
First Floor

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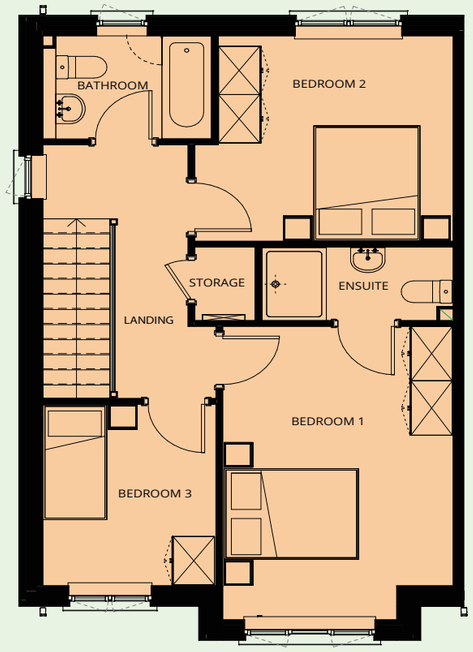


THE JUNE

3 Bed Semi Detached
108.34 sqm / 1166.16 sq ft



Ground Floor



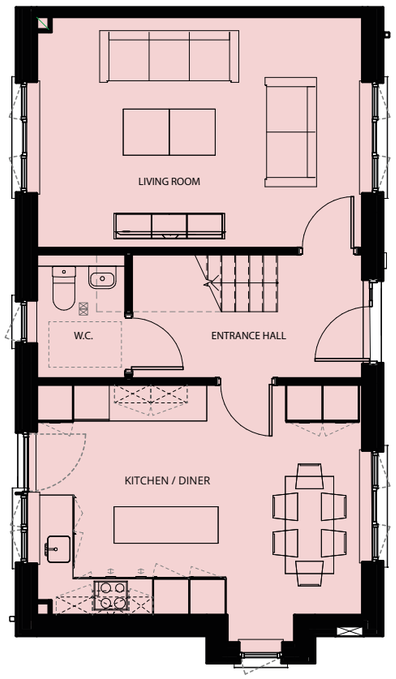
First Floor

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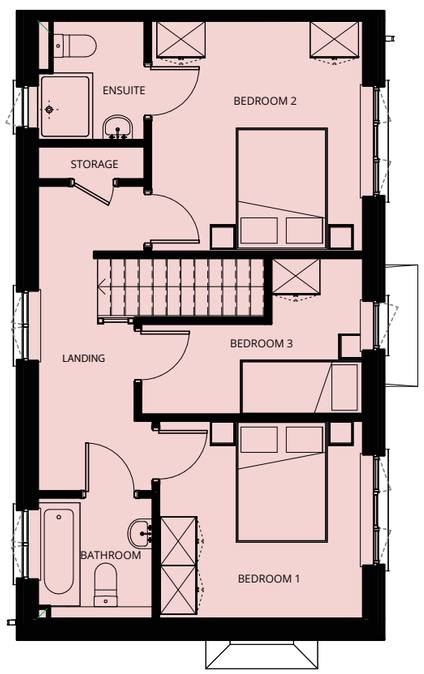


THE ELLEN

3 Bed Semi Detached
106.66 sqm / 1148 sq ft



Ground Floor



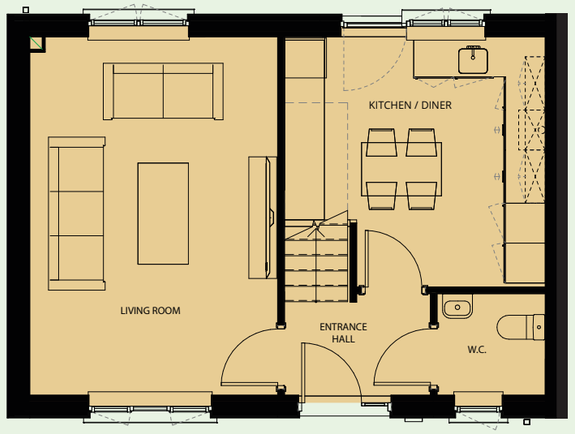
First Floor

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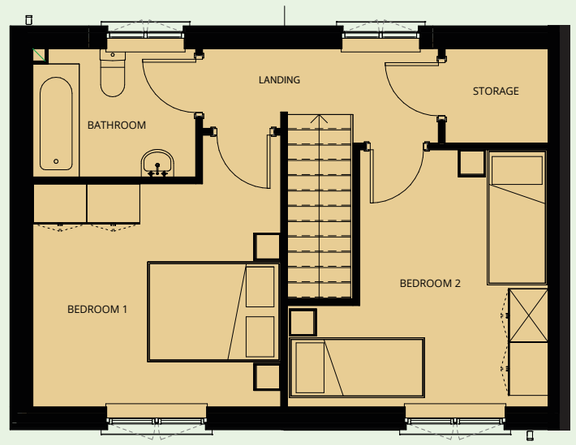


THE JOAN

2 Bed Detached
83.44 sqm / 898.14 sq ft



Ground Floor



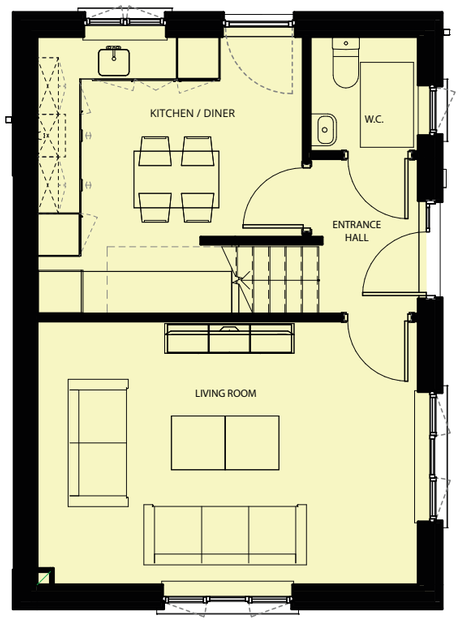
First Floor

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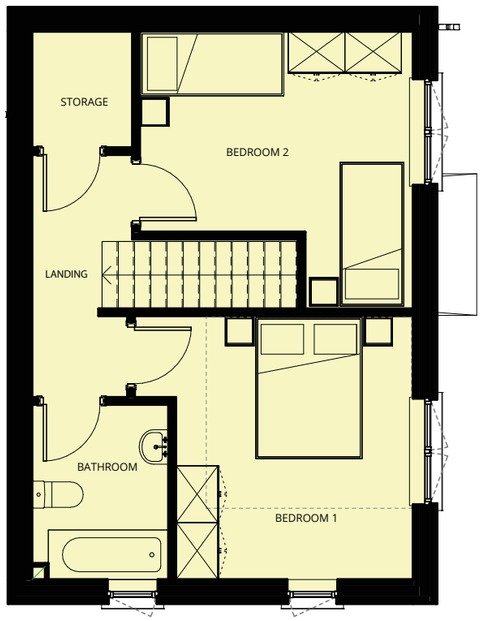


THE AISLING

2 Bed Semi Detached
83.44 sqm / 898.14 sq ft



Ground Floor



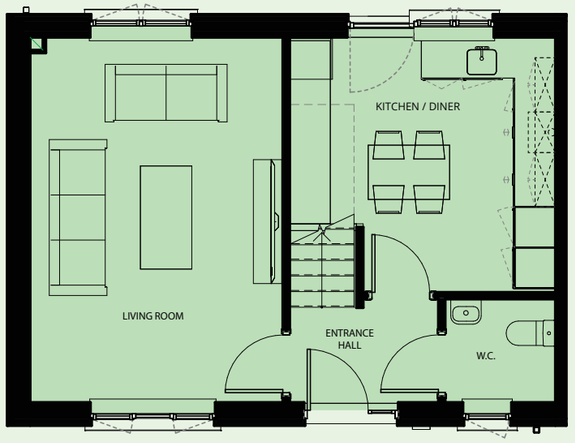
First Floor

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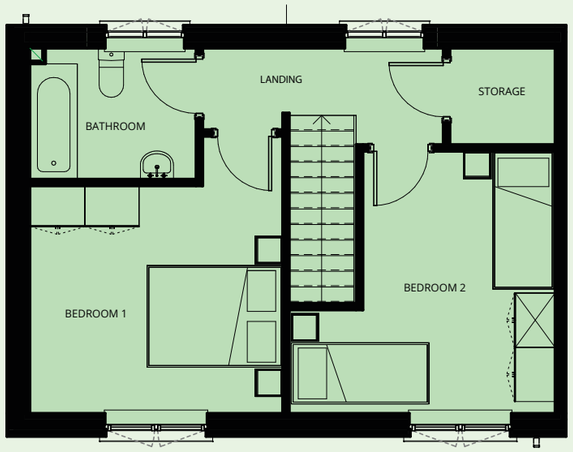


THE ROBIN

2 Bed Semi Detached / Mid Terraced
83.44 sqm / 898.14 sq ft



Ground Floor



First Floor

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Showhouse Virtual Tour

Ridley Place

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which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Measurements/areas are based on approximate gross internal areas and should not be relied upon. They are estimates only and may vary. It should also be noted that the developer may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of GVM or any other agent has the authority to bind the development company in any way or to make or give any representation or warranty in relation to this development or any part of it.