

Professional Team

Solicitors:

Seamus F. Hughes
Co. Westport and Co Mayo.
Tel: 09828422.

Sole Selling Agents:

ERA Killally Connor Auctioneers
Tel: 050243300
Mobile: 0879683663.
portarlington@gerardkillally.com

Developer:

T.J. Gaughan
Construction Co. Ltd.
Tel: 0949023318, 0949024124
Fax: 0949024087
gaughanconstruction1@eircom.net





HEATHFIELDS

A COMMUNITY OF 2 & 3 BEDROOM HOMES

Portlaoise  *County Laoise*





HEATHFIELDS

A COMMUNITY OF 2 & 3 BEDROOM HOMES

Portlaoise  County Laoise

Portlaoise, the place to be... *a lifestyle investment*

Heathfields takes its name from the nearby Great Heath of Maryborough which is the most important archeological sites in Ireland. It is the site of the Battle of Cainthinc in the 3rd Century and contains the Leac Leta Stone, iron age ring barrows and bronze age cultivated ridges. It was a meeting place for the Kings of Laoise and today is the home of the Heath Golf Club and the Heath GAA Club with many more additional acres of amenity space. From Heathfields the views also include the towering ruins of Dunamaise Castle known locally as the Rock of Dunamaise. This one of Ireland's most

famous landmarks and has a long and colourful history. Before being destroyed by Cromwellian forces it was the seat of the O'Moores of Laoise and at one time formed part of the dowry of Aoife, daughter of the King of Leinster on her marriage to Strongbow, the Norman Leader. The Heathfields community will be a welcome addition to the area. The location of the site with excellent views and private entrance and cul du sac development is sure to produce an environment that will be community based and a richer lifestyle.





Heathfields, a unique location
a valuable home ...

THE AOIFA
House type g





5 | Aoifa
house type g

A detached 3 bedroom house with barge board detail to soffit and detail to render.



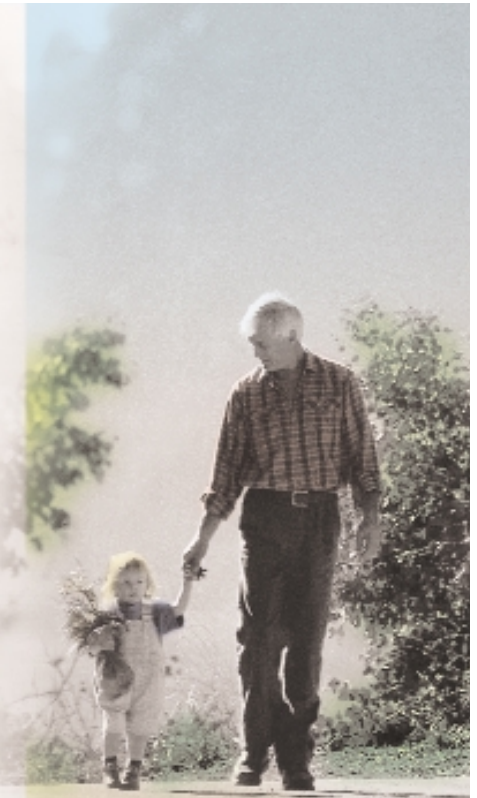
4 | Gráinne
house type d

Spacious 2 bedroom terraced house with patio doors out on to landscaped rear garden



THE UNA
House type c





5 Úna
house type c

A semidetached home a feature is the parking access via the old coach house style entrance



4 Seodhma
house type e

A spacious home with 3 bedrooms and open plan dining and seating area.



THE SIOBHÁN
House type h



5 | Siobhán
house type h

A well designed and spacious residence with an attractive and distinctive porch detail.



4 | Mairéad
house type f1

A double eave semi detached home with 3 bedrooms and open dining seating area.



features

- 10-Year Home Bond Guarantee.
- Concrete flat tiles.
- Concrete block cavity walls
- Fully insulated to internal walls and attic
- Aluminium Soffit with decorative timber fascia.
- PVC Double Glazed windows and hardwood 3 point double locking doors.
- Regency Six Panel Internal Doors
- Red Deal Stairs
- Moulded four inch skirting in white deal
- Generous Fireplace allowance
- All walls skim finished with plaster.
- Economical central gas heating.
- Choice of kitchens with generous allowances
- Built in Bedroom Wardrobes allowances
- High Standard white sanitary ware to bathrooms
- Electric Shower
- Provisions for plumbing of washing machine.
- Generious electrical specification
- Phone and TV points
- Wired for Cooker, oven and hob
- Light fitting in attic
- timber fencing post to side of house.
- All rear walls to be 2 metres high block work, plastered and capped.
- Back and front gardens levelled, soiled and seeded.
- Tarmac driveway to front and kerbing.
- Mains connection water.
- House painted throughout
- Generous Tiling allowance

T.J. Gaughan Construction Co. Ltd.

building on customer satisfaction ...

T.J. Gaughan Construction Company are specialist home builders who concentrate on quality instead of quantity. This family run construction company take pride in the level of finish to their developments. That when people move into their new house they are setting up home. T.J. Gaughan ensure that all the houses are completed prior to move in and that the common are landscaped and all paths and roads into the development are finished. T.J. Gaughan Construction guarantee customer satisfaction



Development1: Pic of a TJ Gaughan development here.



Development3: Pic of a TJ Gaughan development here.



Development 4: Pic of a TJ Gaughan development here.