

Birr, Co. Offaly

Cappaneale Place,
At **Home** in **Nature**

Our Birr site is a stunning new development of beautifully crafted, energy-efficient A-rated homes, located in beautiful Birr, Co Offaly. Known for its rich history and famed Georgian architecture, the heritage town's timeless charm is reflected in the elegant design of these houses, which have been thoughtfully developed by Fitzpatrick & Heavey Homes.

Blending contemporary architectural techniques with state-of-the-art building practices, the properties feature spacious, light-filled interiors and superior finishes. With local amenities, excellent transport links, and a vibrant community nearby, this development offers the perfect blend of contemporary comfort and historic charm, ideal for modern family living.



Modern ‘A-Rated’ homes in Ireland’s heartland

The Development

Cappaneale Place, an elegant new development in Birr, offers a mix of one, two, and three-bedroom homes in a picturesque setting within Offaly. These homes are meticulously crafted with contemporary features and spacious, light-filled interiors, ensuring an efficient living space with exquisite finishes throughout.

Ideal for growing families seeking an A-rated home in a charming community, each residence at Cappaneale Place includes parking and a private garden, while EV cabling and isolator switches are provided for convenient vehicle charging.

The development benefits from proximity to a variety of local primary and post-primary schools, as well as a host of other local amenities, enhancing its appeal as a desirable family-oriented neighbourhood.

On Your Doorstep

The development is perfectly located in historic and picturesque Birr, a designated Irish Heritage Town renowned for its beautifully preserved Georgian architecture, with elegant wide streets and period homes.

Residents can enjoy the rich cultural offerings of the town, including Birr Castle and Demesne, home to the famous Leviathan telescope, once the largest in the world. Birr also hosts a variety of vibrant festivals throughout the year, such as the Birr Vintage Week, OFFline Film Festival, and Birr Festival of Music, ensuring a lively community atmosphere.

Situated at the crossroads of the N52 and N62 national roads, this development provides excellent connectivity to nearby towns and cities. Regular Bus Éireann services link Birr to Athlone and Limerick and on to the capital, while private bus operators offer direct routes to Dublin and Galway, making commuting or traveling for leisure convenient and easy.







Shopping

Local shopping options include Tesco Superstore, Buckley's SuperValu, Lidl, and the Organic Store. Residents can also visit The Bridge Shopping Centre in Tullamore, Edenderry Shopping Centre, and nearby retail hubs like Kildare Village, Laois Shopping Centre in Portlaoise, and Athlone Towncentre.

Villages

Birr's neighbouring towns and villages include Banagher, Kinnitty, Shinrone, Kilcormac, Crinkill, and Roscrea, providing easy access to local amenities and services.

Golf Clubs

Enjoy the nearby facilities of Birr Golf Club and Roscrea Golf Club, offering excellent courses in scenic surroundings.

Health & Fitness

Fitness options include Birr Leisure Centre with its gym and swimming pool, CrossFit in the town, and the nearby Tullamore Court Hotel's fitness club and pool.

Restaurants & Pubs

Local pub and grub options include Kelly's Bar on the Green, Craughwell's, The Chestnut, Haverty's and The Thatch Old World Bar and Restaurant in Crinkill. For a more formal dining experience, residents can enjoy Hackett's Eatery at the County Arms Hotel, Townsend House Tapas Restaurant, and the Emmet Restaurant at Dooly's Hotel.

Sporting Clubs

Options in the area include Birr GAA Club, Birr Rugby Club and Birr Town AFC. Wilmer Tennis Club in the town is also very popular with residents.

Schools

There are excellent educational options for families in the area, including Oxmantown National School, Gaelscoil na Laochra, Mercy Primary School, and Crinkill National School, while St Brendan's NS in the town is a secondary school.

Quality Leisure and Recreation Options

Discover a wealth of recreation and leisure opportunities right on the doorstep of Birr, which is perfectly situated to embrace the natural beauty of the nearby rivers and lush countryside. Residents can enjoy hiking, walking, and fishing along the banks of the River Camcor, immersing themselves in serene outdoor activities. For those seeking adventure on the water, kayaking and paddleboarding offer exhilarating experiences amidst stunning surroundings.

Just a short drive away, the Slieve Bloom Mountains present an extensive network of trails, including options for all skill levels, making it an ideal destination for outdoor enthusiasts. The Birr Equestrian Centre also makes great use of this stunning countryside, while the Birr Outdoor Education Centre offers thrilling activities on and off the water, such as high ropes courses, archery and gorge walking.

Climb to the top of the nearby hills for breathtaking views and explore local historical sites, including the 12th-century Birr Castle and its beautiful gardens. History buffs can also delve into the rich heritage of the area at the Science Centre, with its Great Telescope, and the historic town itself. Experience the vibrant community spirit of Birr through its regular markets, festivals, and events, celebrating local culture and fostering a welcoming atmosphere for all.



The Site

These impressive new one, two, and three-bedroom homes combine striking design with practicality, boasting spacious rooms and luxurious finishes throughout.

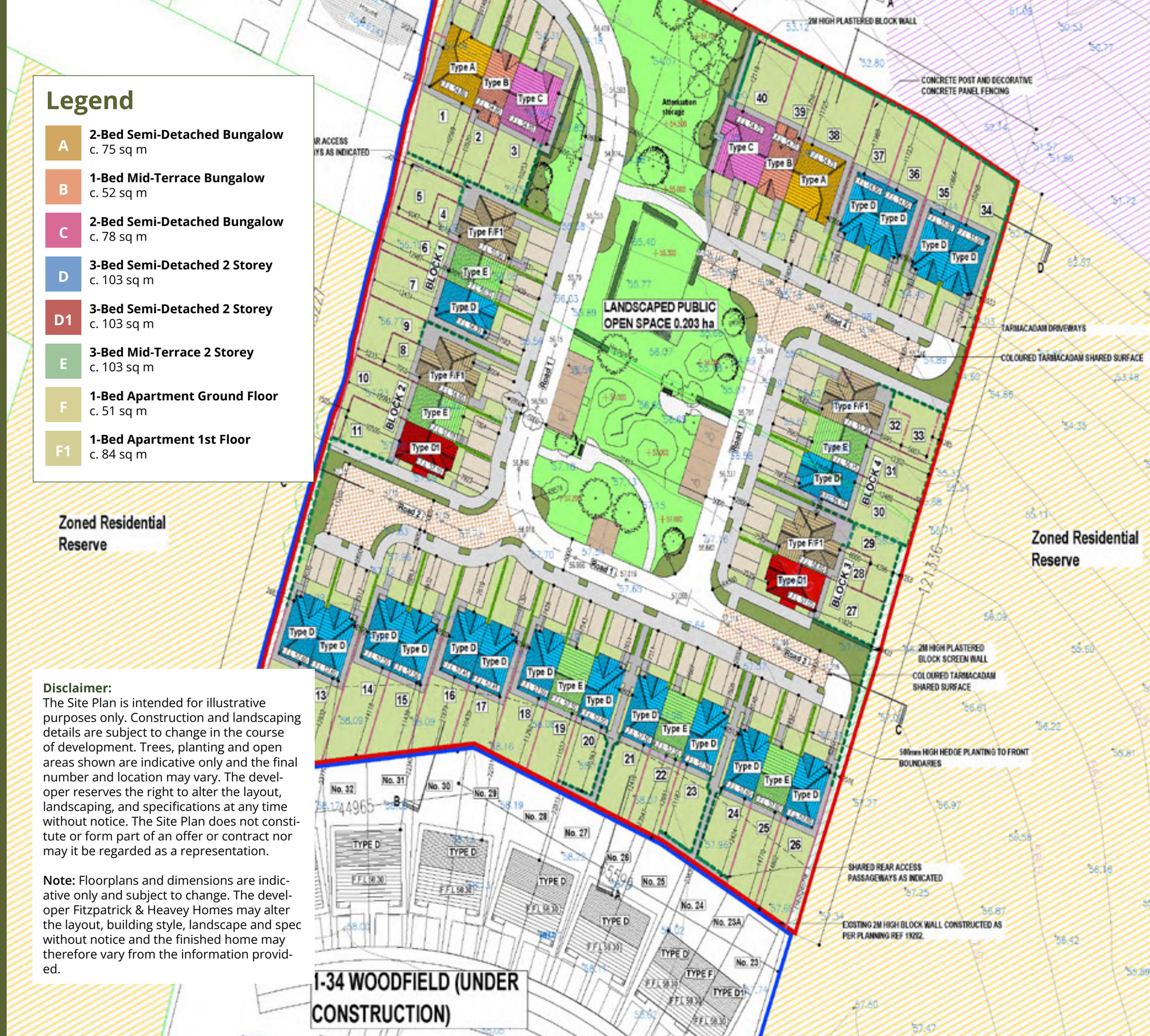
Each residence is crafted to offer high-end living, featuring custom-designed fitted kitchens and expansive, high-performance windows that flood the interiors with natural light.

Emphasising sustainability, Cappaneale Place's A-rated homes integrate energy-saving innovations such as Heat Pumps and superior insulation in walls, floors, and roofs, ensuring reduced running costs.

Additionally, each home benefits from a private garden and parking serviced by EV cabling with isolator switches.

Legend

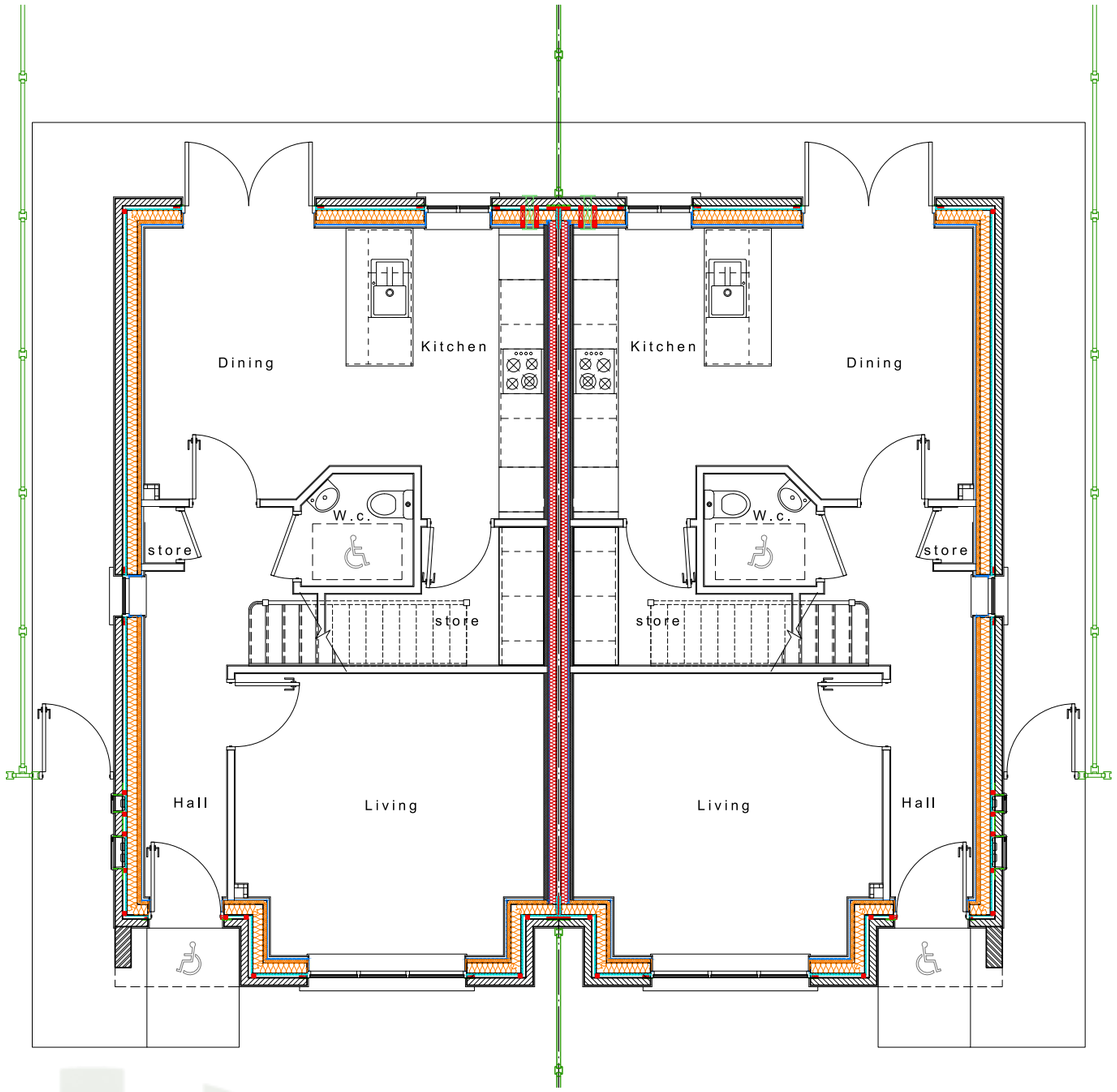
- **A** — **2-Bed Semi-Detached Bungalow** c. 75 sq m
- **B** — **1-Bed Mid-Terrace Bungalow** c. 52 sq m
- **C** — **2-Bed Semi-Detached Bungalow** c. 78 sq m
- **D** — **3-Bed Semi-Detached 2 Storey** c. 103 sq m
- **D1** — **3-Bed Semi-Detached 2 Storey** c. 103 sq m
- **E** — **3-Bed Mid-Terrace 2 Storey** c. 103 sq m
- **F** — **1-Bed Apartment Ground Floor** c. 51 sq m
- **F1** — **1-Bed Apartment 1st Floor** c. 84 sq m



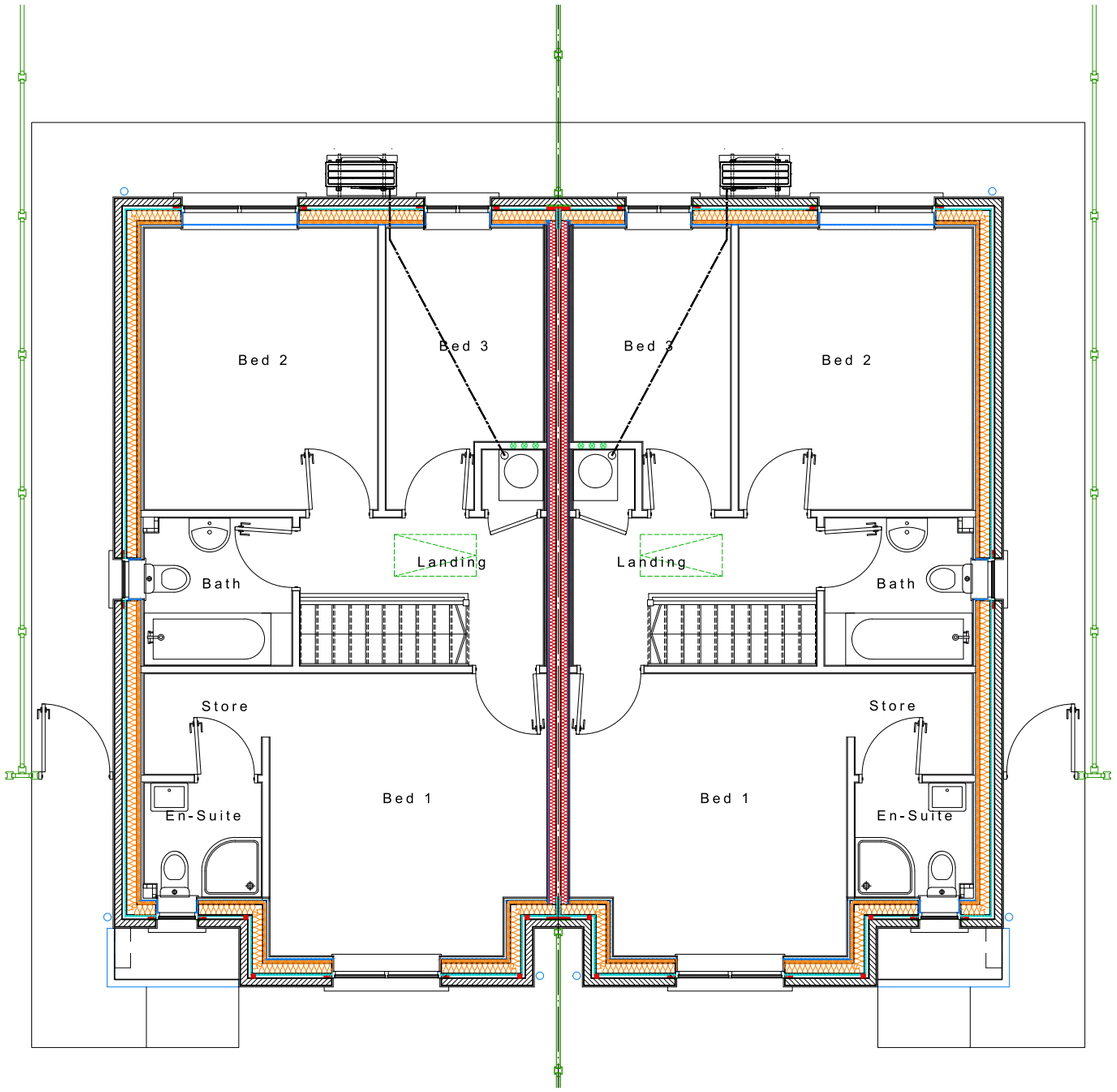
Disclaimer:
The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Note: Floorplans and dimensions are indicative only and subject to change. The developer Fitzpatrick & Heavey Homes may alter the layout, building style, landscape and spec without notice and the finished home may therefore vary from the information provided.

The Plans



Ground Floor
Scale 1:50



First Floor
Scale 1:50

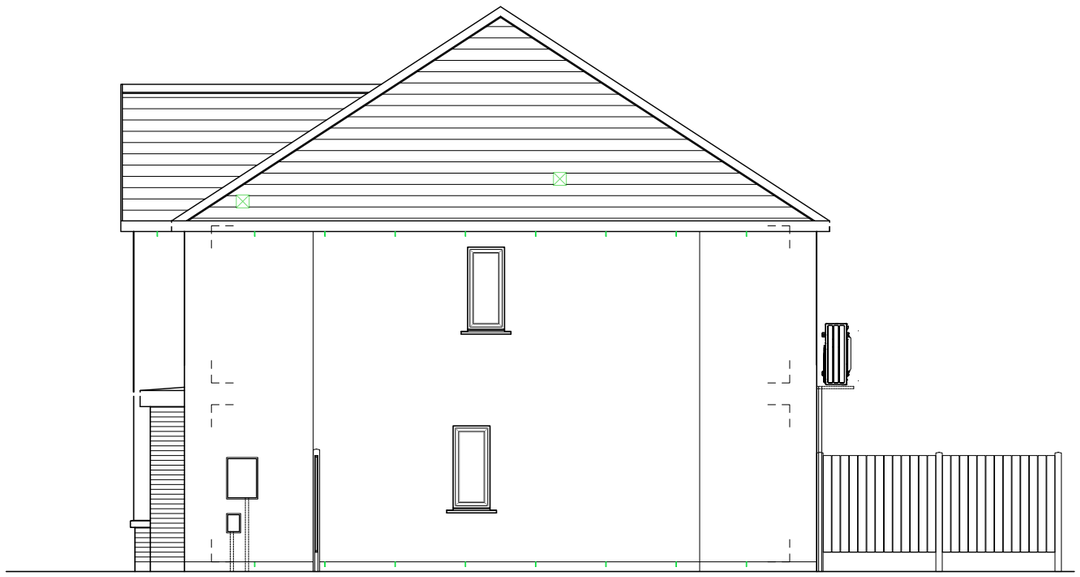
The Plans



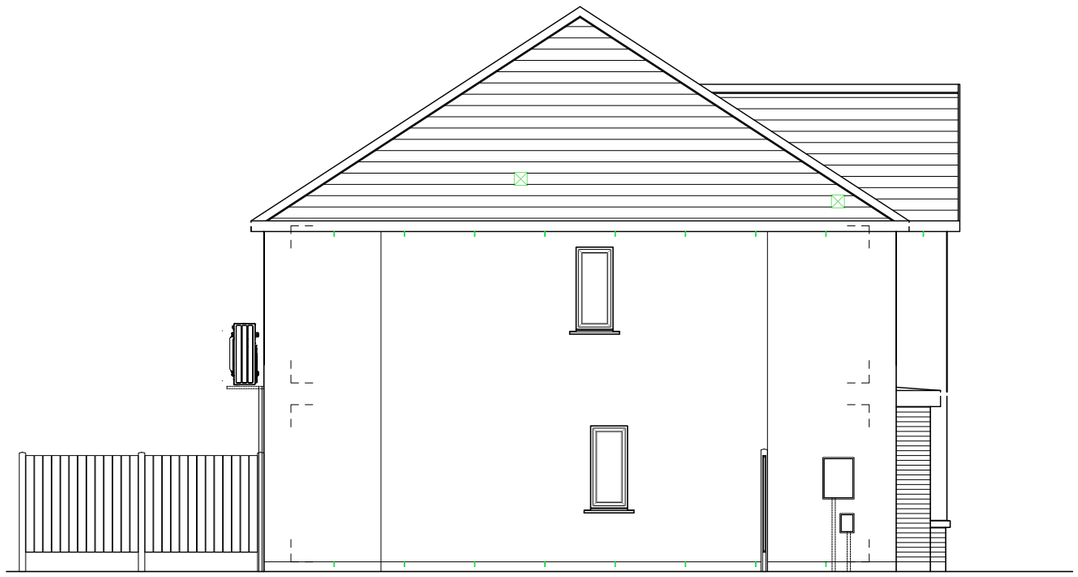
Front Elevation
Scale 1:50



Rear Elevation
Scale 1:50



Side Elevation
Scale 1:50



Side Elevation
Scale 1:50

Specifications

General

- A3 Building Energy Rating
- Heat Pump, providing energy efficient central heating and hot water at proved reduced energy costs than the current market alternatives
- Excellent wall, floor and roof insulation
- Low maintenance, high quality external finishes of render, uPVC and dash
- Stamp Duty – 1%
- 10-year structural guarantee with Home Bond

Kitchen

- High quality fitted kitchens with integrated doors for appliances

Storage Room

- Storage room plumbed for washing machine and dryer

Bathrooms

- The bathrooms are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurised shower systems and fitted shower screens in ensuites with mixer tap and hose to bath in main bathroom
- High-quality ceramic tiling fitted to floors and wet areas as standard

Bedrooms

- High-quality built-in wardrobes as standard in selected bedrooms, with painted doors, oak finished carcass and brushed chrome doorknobs

Internal

- Heating to each floor is thermostatically controlled
- Wall-mounted electronic heating system controller
- Generous and well-designed electrical and lighting specification
- All homes have full internet connectivity
- All walls and ceilings are skimmed finished and painted throughout as standard
- High-quality joinery and ironmongery specification throughout
- High-quality uPVC double glazed windows with safety catch
- High-quality front doors with 3-point locking system

External

- Side gates fitted on the side passages of semi-detached and end terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Large rear garden will be raked and seeded
- Rear gardens fenced with concrete posts and timber panels
- In curtilage parking to accommodate 2 cars

Legal

- €5,000 deposit required
- Contracts must be signed within 21 days of receipt
- Balance of 10% of purchase price is due in signing of contracts
- The shared equity First Home Scheme, sponsored by the Department of Housing, Local Government & Heritage and Participating Lenders, is available. See www.firsthomescheme.ie for more information.









Transport

Just a 10-minute walk from the amenities of Birr's vibrant town centre, the development also features excellent transport links.

With an entrance located on the Banagher Road, the site has easy access to Tullamore, Roscrea, and other nearby towns, while the M6 motorway offers direct connections to Athlone and Dublin city centre.

Residents also benefit from regular bus services, ensuring convenient travel options for both work and leisure.

About Fitzpatrick & Heavey Homes

Fitzpatrick & Heavey Homes is a forward-thinking and dynamic property development and investment management company, renowned for delivering high-quality residential and commercial projects throughout Ireland.

Our trusted team of experts ensures excellence in every development, allowing us to rapidly expand within the Irish market while maintaining the highest standards.

We excel at identifying emerging areas and creating homes and commercial spaces that cater to the needs of the local community. Our ambitious mixed-use developments not only provide quality living and working environments but also create new opportunities and foster community growth.

FITZPATRICK & HEAVEY HOMES

Enquiries

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LEAHY Midland Auctioneers & BER Assessors

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