



MEADOWS FORT

CARLOW TOWN

Superb New 2, 3 & 4 Bedroom
Family Homes





VIEW OF KILLESKIN HILL FROM MEADOWS FORT



MEADOWS
FORT

MODERN LIVING, COUNTRY LIFE.

Welcome to Meadows Fort, where every home is more than just a place to live — it's a place to truly feel at home. Offering a range of thoughtfully designed 2, 3, and 4 bedroom homes, each residence combines modern finishes with energy-efficient design to support contemporary living. Inspired by the character and heritage of the surrounding area, Meadows Fort brings together comfort, convenience, and a strong sense of place, creating homes designed for everyday life from the very beginning.





ENJOY THE BEST OF TOWN AND COUNTRY

Located close to the Laois–Carlow border, Meadows Fort offers an ideal balance of convenience, connectivity, and countryside charm. Positioned near the M9 and N80, the development is particularly well suited to commuters, while nearby Carlow Train Station and Carlow Coach Park provide excellent transport links throughout the region.

Set within the established Crossneen area, the surrounding landscape reflects a long rural history, with a nearby recorded ringfort offering a subtle link to the area's early medieval past and adding to the character of this attractive setting.

Carlow town centre is within easy reach and offers an excellent selection of shops, cafés, restaurants, educational facilities, and everyday amenities, while popular nearby attractions including Duckett's Grove and Altamont Gardens further enhance the appeal of this well-connected location.

VIEW OF THE RIVER BARROW FLOWING THROUGH CARLOW TOWN

NATURE, LEISURE & LIFESTYLE

Carlow offers an excellent blend of convenience, community, and outdoor living. Set along the scenic River Barrow and situated along the renowned Barrow Way, the town is ideal for riverside walks, cycling, jogging, and family recreation, with beautiful walking and cycling routes extending through the heart of the town and into the surrounding countryside. Popular local amenities include Carlow Town Park and Graiguecullen Swimming Pool.

Residents can also enjoy nearby attractions such as the highly regarded Delta Sensory Gardens and the award-winning VISUAL Centre for Contemporary Art & The George Bernard Shaw Theatre. Alongside its cultural attractions, Carlow has a vibrant sporting and social scene, with clubs including Carlow GAA, Graiguecullen GAA, Carlow Rugby Football Club, Carlow Rowing Club, Hanover Harps FC and St. Patricks AFC.

With gyms, fitness studios, cafés, restaurants, and family entertainment venues throughout the town, Carlow combines excellent recreational amenities with a relaxed pace of life and strong transport connections, offering a superb quality of life for all ages.



DELTA SENSORY GARDENS



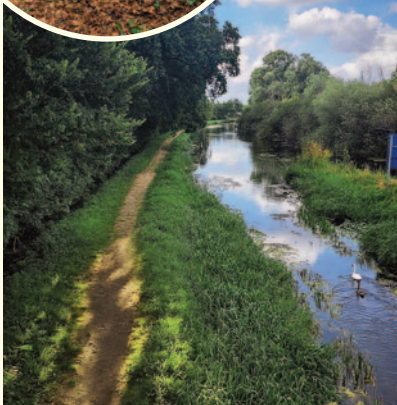
TULLOW STREET



CARLOW TRAIN STATION



BARROW WAY



GRAIGUECULLEN BRIDGE



ST LAURENCE O'TOOLE ATHLETIC CLUB



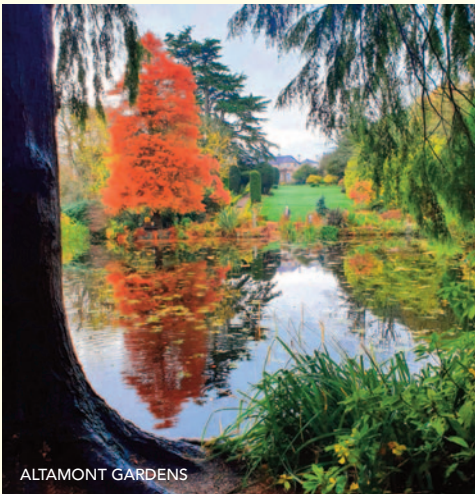
CLASHGANNY LOCK



MILFORD WEIR



DUCKETT'S GROVE



ALTAMONT GARDENS

The surrounding Carlow area is rich in heritage, outdoor recreation, and scenic countryside attractions. Residents can enjoy nearby destinations including Oak Park Forest Park and Clogrennane Woods, both popular for woodland walks, jogging, and cycling, as well as the scenic riverside Milford Mill Walk and the historic ruins and gardens of Duckett's Grove. Local attractions such as Carlow Castle, Carlow County Museum, the iconic Brownhill Dolmen, and Huntington Castle & Gardens add to the area's unique character and charm, while Castlecomer Discovery Park and the beautiful Altamont Gardens provide excellent leisure, family, and outdoor experiences.





AMENITIES & GETTING AROUND

Carlow offers excellent connectivity, with easy access to the M9 motorway, regular rail services on the Dublin–Waterford line, and a strong network of regional bus links connecting the town to Dublin and the southeast.

The town also boasts an exceptional range of gyms, leisure centres, sports clubs, and recreational amenities. Meadows Fort residents can enjoy a variety of fitness and outdoor facilities close to home, with the nearest amenities listed below.



Carlow Train Station

Step aboard at Carlow Train Station for direct connections along the scenic Dublin–Waterford line. Regular services link you to Dublin Heuston, Kilkenny and Waterford, placing shopping, dining, employment centres and leisure destinations conveniently within easy reach.

Carlow Coach Park

Carlow Coach Park provides excellent connectivity, with regular services to Dublin, Dublin Airport and regional destinations, complemented by local bus routes serving schools, employment centres and amenities throughout Carlow.

Route CW2

The CW2 bus service is within walking distance of Meadows Fort, offering convenient connections into Carlow town and key retail, business and leisure destinations. With regular services throughout the week, it provides a convenient alternative to the car.

By Road

Meadows Fort enjoys excellent connectivity, with Carlow Town Centre just minutes away and the M9 motorway approximately 20 minutes from the property, providing convenient access to Dublin, Kilkenny, Waterford and the wider national road network.

Airport

Dublin Airport is approximately 1 hour by car from Carlow via the M9/M50, with direct bus services taking around 2 hours. Train services, combined with connecting airport bus services, also take approximately 2 hours.

SPORTS, CLUBS & ACTIVITIES		TIME IN MINS		
	Carlow Golf Centre	17	4	4
	Carlow Golf Club	•	19	12
	Carlow Lawn Tennis Club	•	13	9
	Graiguercullen GAA (nearest)	•	6	6
	Eir Og GAA Club	•	13	12
	Carlow Hurling Club	•	13	10
	Netwatch Cullen Park Stadium	•	13	8
	Carlow Rugby Club	•	14	8
	The Gym Carlow (nearest)	•	9	5
	Graiguercullen Swimming Pool	13	3	3
	Saint Patrick's Boys AFC	•	6	5
	St. Laurence O'Toole Athletics	•	14	12
	Carlow Rowing Club	19	5	5

ESSENTIAL FACILITIES		TIME IN MINS		
	Tyndall Clinic, Centric Health	•	9	7
	Care Doc	•	10	10
	Chemco Pharmacy	•	8	6
	Carlow Dental Clinic	•	6	4
	Petrol Station	•	•	5

SHOPPING		TIME IN MINS		
	Aldi	22	6	5
	Lidl	20	6	5
	Dunnes Stores	•	10	8
	Tesco	•	10	13
	Fair Green Shopping Centre	10	13	
	Carlow Shopping Centre	•	8	11

EDUCATION		TIME IN MINS		
	Childcare	•	•	•
	Primary Schools	•	•	•
	Secondary Schools	•	•	•
	Carlow Institute	•	14	13
	SETU (South East Technological University)	•	10	10

RECREATION		TIME IN MINS		
	Dome Entertainment Centre	•	10	8
	The Big Blue Barn	•	•	14
	IMC Cinema	•	10	9
	Town Park & Playground	22	6	5
	Oak Park Woodlands	•	21	14
	Delta Sensory Gardens	•	13	10
	Carlow County Museum	•	8	9
	Carlow Castle	18	6	5
	St. Fiacc's Hall (Community Centre)	17	5	4

NOTE:
These details are indicative and for guidance only.
Travel times will vary.

SOURCES FOR TRAVEL INFORMATION:
• www.transportforireland.ie
• www.theaa.ie/routes/
• www.google.ie/maps/

QUALITY SPECIFICATION

This impressive home blends modern energy efficiency with high quality finishes throughout. Featuring a durable construction, stylish interiors, and a full suite of contemporary amenities, it offers a comfortable, future-proof living space designed for convenience and long-term value.



HIGH ENERGY-EFFICIENCY STANDARDS

- IJM timber frame construction
- Highly insulated airtight design
- Future-proof uPVC triple-glazed windows
- Ultra Tech Composite Door
- Provision for electric car charger



INTERIOR FINISHES

- Fully painted interior (white)
- Internal solid core ladder doors with silver lever handle
- Chamfered skirting and architrave
- Victorian ash slatted stair wall
- Glazed wall on landing with ash newel posts
- Ample storage under stairs and in hot press (shelves fitted)
- Fitted wardrobes in bedrooms 1 & 2



EXTERIOR FINISHES

- Maintenance-free front exterior with Oldtown Multi Antique brick facade and pebble dash finish to side and rear
- Granite windowsills to front, concrete sills in the rear
- Oldtown Multi Antique brick wall and hedge front boundaries
- 10 Year HomeBond structural guarantee



EXTERIOR FEATURES

- Tarred driveways
- Concrete post with timber panel fencing to side and rear
- Levelled, topsoiled and seeded rear gardens
- Side gate to garden included
- Exterior tap in the rear garden
- Front and rear external lighting
- Outdoor power socket



ELECTRICAL & PLUMBING

- Utility room plumbed for washing machine and dryer
- Data points in living room, kitchen & master bedroom
- Generous electrical outlets throughout the house
- Smoke alarms fitted throughout the house
- Fibre to the home connection ready



KITCHEN & UTILITY

- Fully fitted kitchen included
- An allowance is included for the selection of kitchen appliances from our approved electrical supplier.
- Separate, fully fitted utility room.



BATHROOM & EN-SUITES

- Separate bath and shower in main bathroom
- Low profile shower trays and fitted shower screens
- Heated towel radiators in bathrooms
- High quality modern sanitary ware with rainfall shower heads
- Wired for mirror lights in all bathrooms
- Tiling to floors and splashbacks.



SPECIAL FEATURES

Benefits of a Timber Frame House – IJM Timber Frame

- ✓ **Acoustic Performance**
– Timber frame houses rely on a combination of insulation and mass to achieve sound resistance. By adding an extra layer of plasterboard, timber homes outperform masonry wall construction.
- ✓ **Fire Safety** – All timber frame buildings are designed to meet or exceed the requirements of the building regulations. The Building Research Establishment conducted extensive research into various methods of construction and determined that timber structures did not compromise the fire integrity of the dwelling.
- ✓ **Sustainability** – Timber as a construction material can be considered as part of the solution to many of the perceived environmental problems; timber is harvested from renewable sources.
- ✓ All IJM timber is taken from managed forests in Europe.
- ✓ IJM is PEFC certified.



Heating – Daikin

- ✓ The Daikin Altherma outdoor unit extracts 75% of its energy from outside air to provide heating and hot water, while the rest is provided by electricity. Air-to-water heat pumps are among the most economical heating solutions by relying on air for your heating needs, the heat pump achieves the highest energy labels. Mechanical on Demand Ventilation – Aereco
- ✓ The Aereco's mechanical exhaust ventilation system has been designed to optimise the indoor air quality through its smart air inlets and exhaust units that automatically detect the need for ventilation. For example, the humidity generated by the shower is detected and then exhausted by the unit automatically.

External Windows & Doors – Munster Joinery

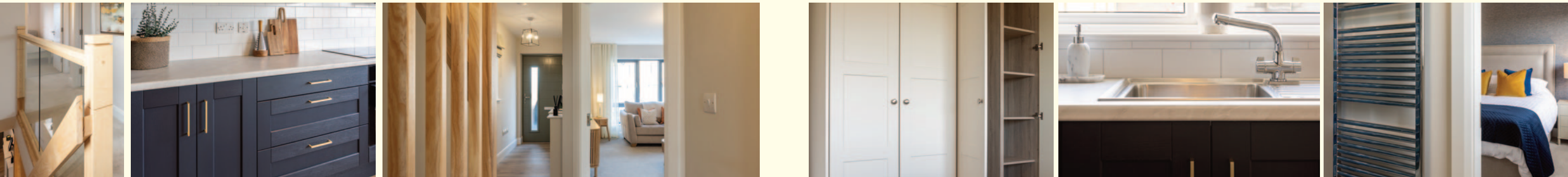
- ✓ Front Door – Ultra Tech Composite Door
- ✓ The Ultra Tech door is a heavy-duty engineered door panel that gives the aesthetic appeal of the traditional timber door with the best strength, security with multi-point locking and the highest thermal performance characteristics that modern technology can achieve.

Back Door – Passive uPVC French Doors

The low-maintenance Passive uPVC French Door is ideal for the low-energy build allowing optimum light and solar gain with minimal heat loss.

Windows – Future-Proof Triple-Glazed Windows

- ✓ The triple-glazed window meets the most stringent energy efficiency requirements without compromising on the inherent advantages and performance of a uPVC window.







SITE PLAN

3 Bedroom Houses

A Semi-Detached 112 sq.m. (1205.5 sq.ft.)

F Semi-Detached (Side Entry) 113 sq.m. (1216.3 sq.ft.)

SHOW HOME

PROVISION FOR EV CHARGING

4 Bedroom Houses

B Semi-Detached 138 sq.m. (1484.4 sq.ft.)

E Semi-Detached (Side Entry) 145 sq.m. (1560.7 sq.ft.)

3 BEDROOM SEMI-DETACHED

112 sq.m. (1205.5 sq.ft.)

A

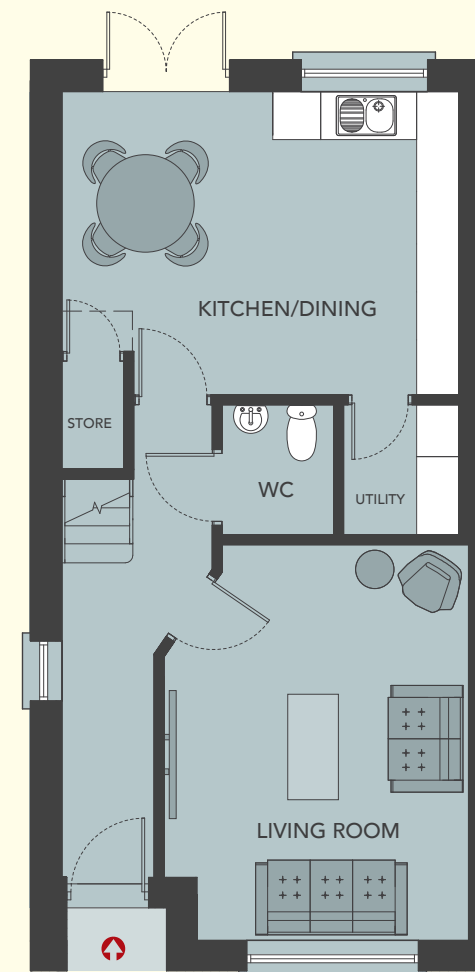
Ground Floor

Kitchen/Dining	5.0m x 4.335m
Living Room	3.8m x 4.9m
Utility Room	1.5m x 1.6m
WC	1.4m x 1.6m
Hall	1.1m x 5.9m

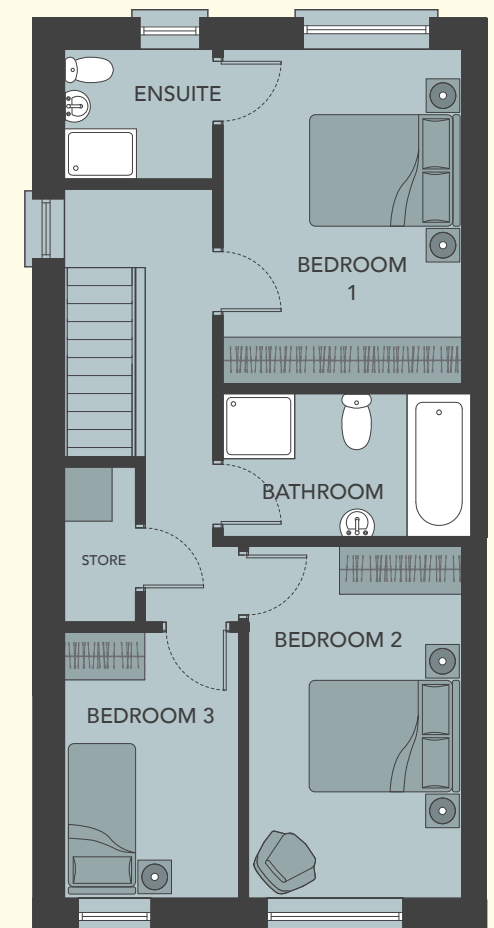
First Floor

Bedroom 1	3.0m x 4.6m
Ensuite	1.86m x 2.075m
Bedroom 2	2.7m x 4.4m
Bedroom 3	2.1m x 3.3m
Bathroom	3.0m x 1.8m
Store	0.8m x 1.9m
Landing	1.8m x 3.3m

Measurements taken at maximum width & length



GROUND FLOOR



FIRST FLOOR

F

3 BEDROOM SEMI-DETACHED WITH SIDE ENTRY

113 sq.m. (1216.3 sq.ft.)

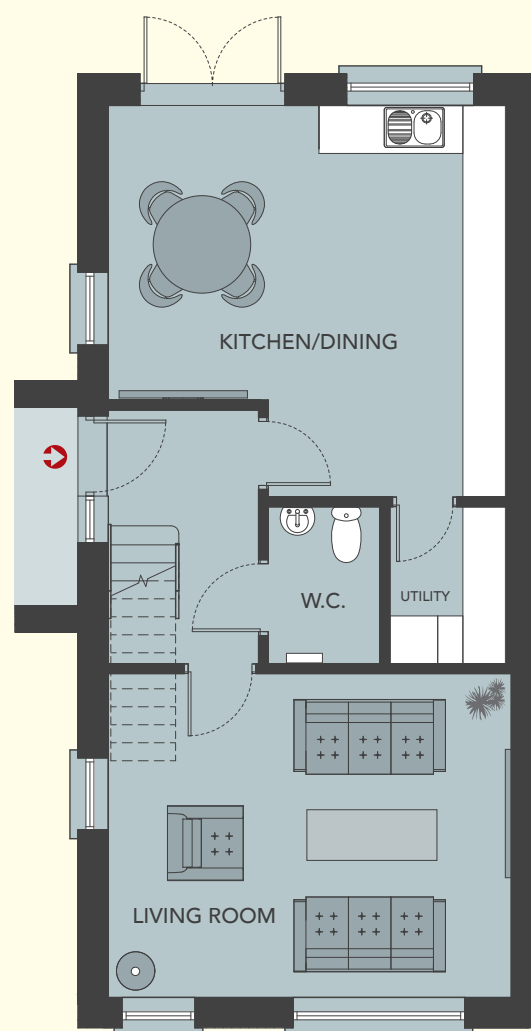
Ground Floor

Kitchen/Dining	5.0m x 4.9m
Living Room	5.0m x 4.0m
Utility Room	1.5m x 1.967m
WC	1.2m x 1.9m
Hall	1.8m x 3.4m

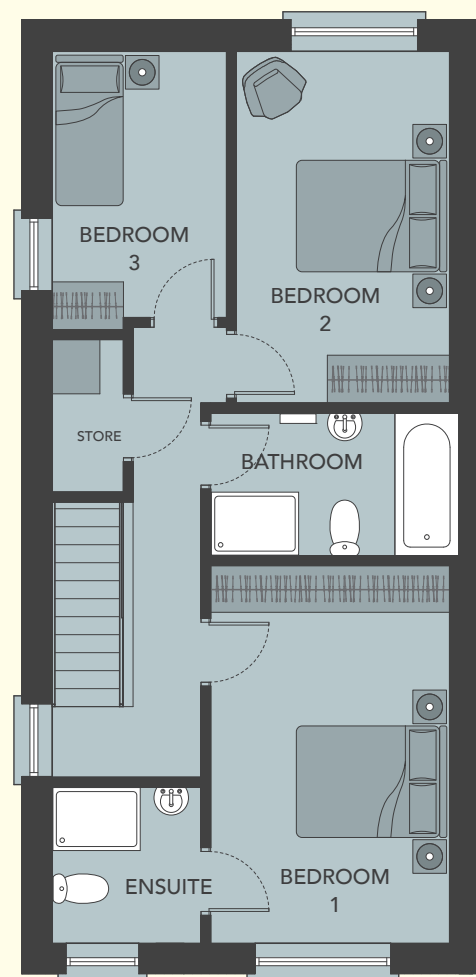
First Floor

Bedroom 1	3.0m x 4.7m
Ensuite	1.8m x 1.9m
Bedroom 2	2.7m x 4.4m
Bedroom 3	2.1m x 3.4m
Bathroom	3.0m x 1.7m
Storage	0.8m x 2.066m
Landing	1.8m x 3.4m

Measurements taken at maximum width & length



GROUND FLOOR



FIRST FLOOR

B

4 BEDROOM SEMI-DETACHED

138 sq.m. (1484.4 sq.ft.)

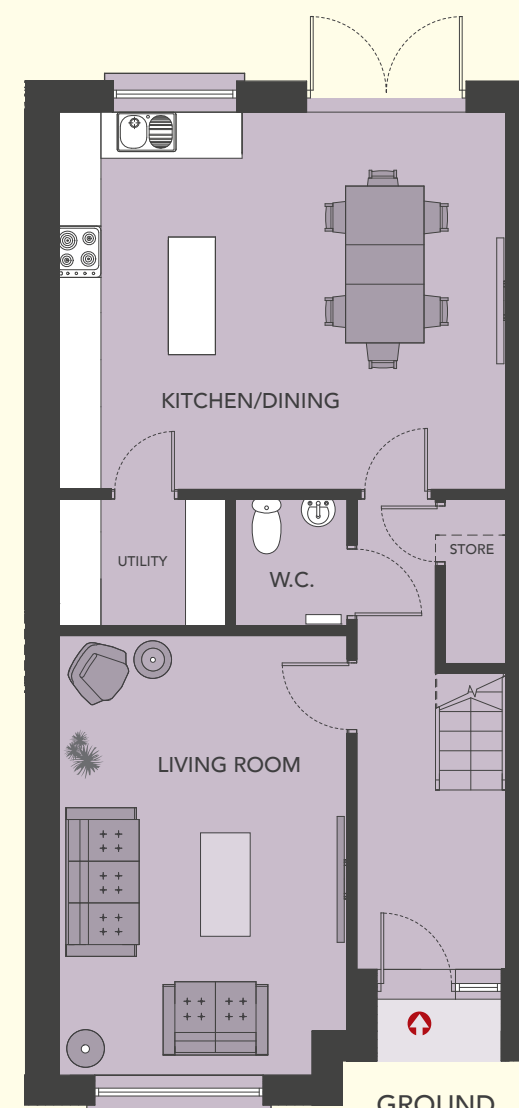
Ground Floor

Kitchen/Dining	5.8m x 4.8m
Living Room	5.6m x 3.7m
Utility Room	1.62m x 2.191m
WC	1.43m x 1.62m
Hall	1.9m x 6.0m

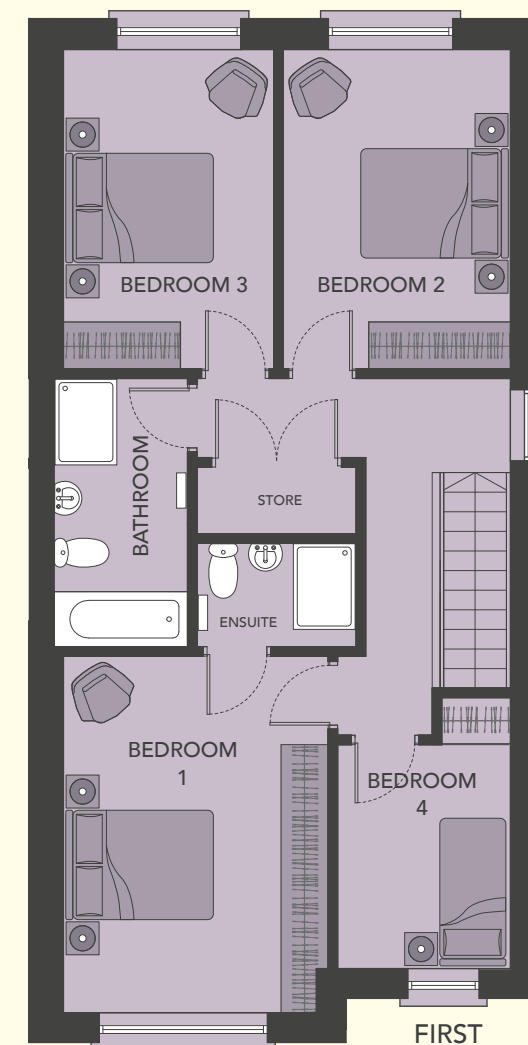
First Floor

Bedroom 1	3.4m x 4.5m
Ensuite	2.0m x 1.3m
Bedroom 2	2.8m x 4.0m
Bedroom 3	2.9m x 4.0m
Bedroom 4	2.2m x 3.4m
Bathroom	1.7m x 3.4m
Storage	1.8m x 0.85m
Landing	3.9m x 1.2m

Measurements taken at maximum width & length



GROUND FLOOR



FIRST FLOOR

E

4 BEDROOM SEMI-DETACHED WITH SIDE ENTRY

145 sq.m. (1560.7 sq.ft.)

Ground Floor

Kitchen/Dining 5.76m x 4.5m
Living Room 5.76m x 4.9m
Utility Room 2.55m x 1.6m
WC 1.4m x 1.6m
Hall 2.493m x 2.33m

First Floor

Bedroom 1 4.9m x 3.292m
Ensuite 2.3m x 1.5m
Bedroom 2 2.845m x 3.89m
Bedroom 3 2.8m x 3.893m
Bedroom 4 2.49m x 2.98m
Bathroom 2.355m x 2.67m
Storage 1.198m x 1.636m
Landing 2.3m x 4.4m

Measurements taken at maximum width & length



A REPUTATION YOU CAN TRUST

Walsh Homes Ltd. was established on the foundation of the success and ongoing development of its parent company David Walsh Civil Engineering Ltd.

We have spent years developing our skills and knowledge as a family-owned and locally operated company, and as a result we have established a solid and reputable company brand.

FAMILY OWNED & OPERATED



THREE PILLARS OF EXCELLENCE

Our approach is built on three core pillars that guide every decision we make and every home we create. These principles ensure exceptional standards, lasting value, and a living experience that stands apart.

QUALITY CRAFTSMANSHIP

Every detail matters. From the foundations to the finishing touches, we prioritise superior materials, skilled workmanship, and rigorous quality control to deliver homes that are built to last.



SUSTAINABILITY

Design isn't just about how a space looks—it's about how it works, feels, and endures. By integrating sustainability with functionality and comfort, we create homes that elevate everyday living, adapt to modern needs, and naturally support a greener, more efficient lifestyle.



LONG-TERM RELIABILITY

A home should support you, not burden you. By integrating durable systems, efficient technologies, and future-focused construction practices, we ensure each property remains easy to maintain and delivers enduring value over time.



Professional Team

ARCHITECT
Dooley Cummins Architects Engineers Ltd

CIVIL ENGINEER
David Walsh Civil Engineering Ltd
(Parent Company)

M&E DESIGNER
Ronan Meally Consulting Engineers

DESIGN CONSULTANT
Archimedium

LANDSCAPE ARCHITECT
Hayes Ryan Landscape Architecture



Each home comes with a 10 year
Structural/Latent Defects Insurance
with HomeBond Insurance.



The development qualifies for the
Government Help to Buy Incentive Scheme:
www.revenue.ie/en/property/help-to-buy-incentive/



Eligible home buyers get help with up to
30% of the cost of qualifying homes:
www.firsthomescheme.ie



PSRA Licence No 001945

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www.walshhomes.ie

Please note: In the interest of the development as a whole, the developer retains the right to modify the specification and design. Only the development is intended to be represented by these specifics. The development may be approximated or represented by visual representations, finishes, layouts, and/or scales, rather than by precise specifications of the real unit. The developer retains the right to modify the specification and design in order to further the development's ultimate goals.