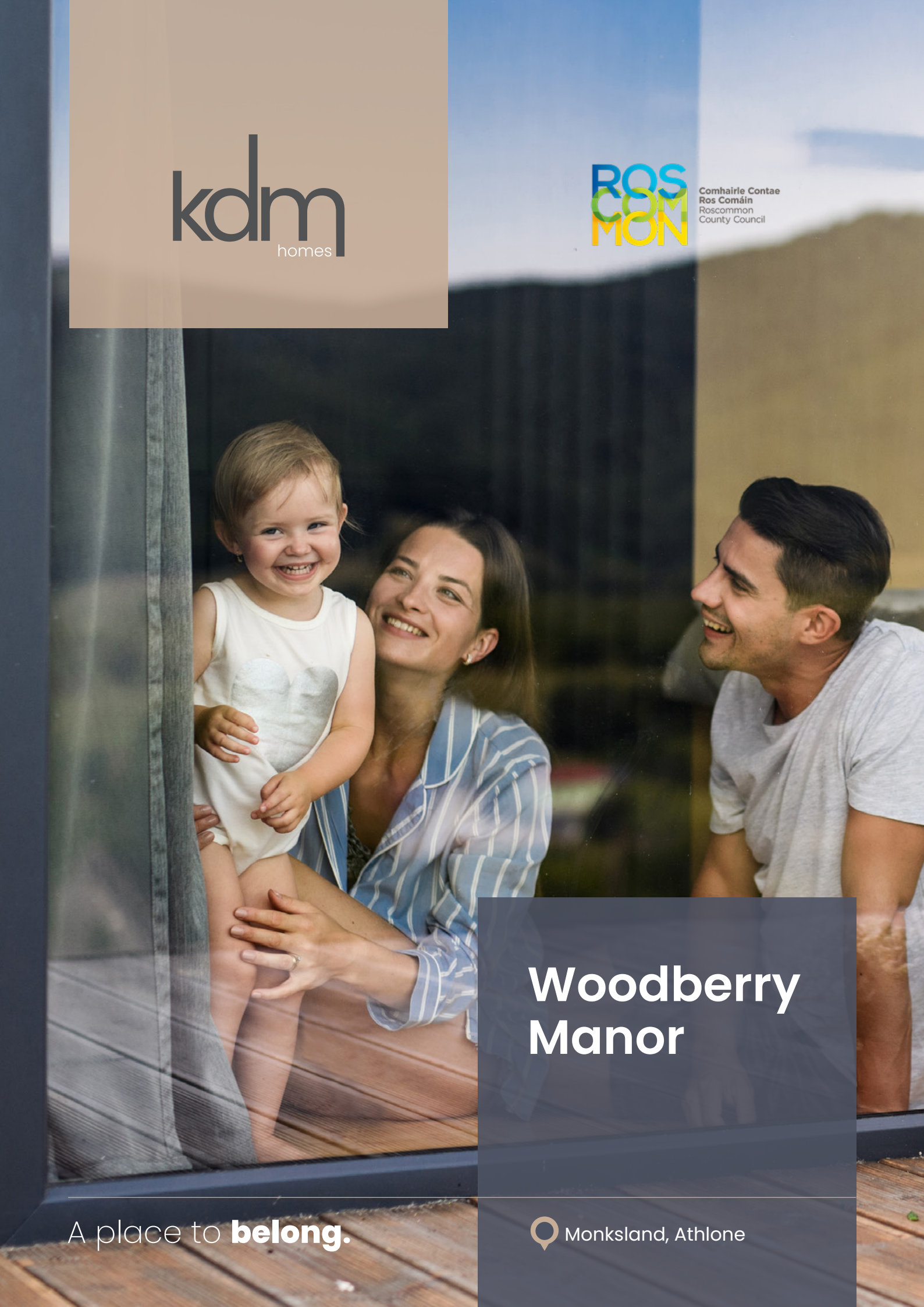
kdm homes

ROS COM MON Comhairle Contae Ros Comáin Roscommon County Council



Woodberry Manor

A place to **belong.**

Monksland, Athlone

Welcome to Woodberry Manor

Woodberry Manor is a sanctuary where modern comfort meets family-friendly living, a place where your family will feel truly at home.

This exclusive development, located in Athlone, a thriving commercial town, features A-rated energy-efficient homes designed for contemporary living. Spacious interiors invite relaxation and connection, while thoughtfully planned outdoor spaces provide room to grow, play, and make lasting memories.

Located in Athlone, a thriving commercial hub and university town, Woodberry Manor places you within easy reach of top schools, retail centres, and leisure facilities. More than just a home, Woodberry Manor is a community built for well-being, togetherness, and a life well-lived.

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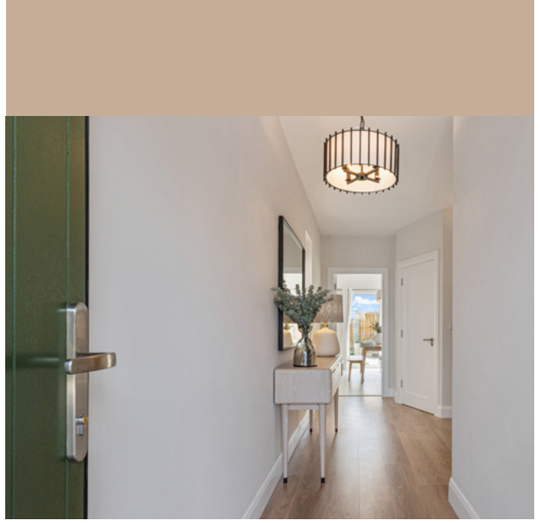
A place to **be happy.**

What is the Local Authority Affordable Purchase Scheme?



For first-time buyers whose mortgage and deposit will not cover the price of a newly built home the local authority will take a percentage equity stake in the home equal to the difference between the open market value of the property and the price paid by the purchaser.

- You are over 18 years of age.
- You are a First Time Buyer or meet the exceptions under the Fresh Start principle.
- You have not previously purchased or built a home in the Republic of Ireland for your own occupation.
- You have a minimum deposit of 10% of the purchase price.

Do Applicants need to have mortgage approval in place?

It is recommended that before applying for an affordable home, you have mortgage approval in principle from a mortgage provider confirming the maximum mortgage available to you. Your application cannot be fully processed unless you have mortgage approval in principle.

What deposit is needed?

A minimum 10% deposit must be raised by purchasers. The Help to Buy Scheme operated by the Revenue Commissioners can help with the deposit needed to purchase these affordable homes. Please see **www.revenue.ie** for more details.

If you can answer yes to all of the above, you may be eligible to apply. To check for full eligibility, please contact:

E: **affordablehomes@roscommoncoco.ie**
W: **www.roscommoncoco.ie/en/services/housing/affordable-housing/**

How to apply

Applications will be open online on the Roscommon County Council website only. Applications for the Scheme will be accepted on the first-come-first-served basis. Therefore, it is important that you gather all required documents in place and have them ready to upload.

1. Name, date of birth and PPS Number.
2. Confirmation that you are a First-Time buyer (or Fresh Start applicant).
3. Proof of Income.
4. Proof of right to reside in the State.
5. Evidence of savings/deposit.
6. A Mortgage Approval in Principle letter stating the maximum mortgage available to you may be required as part of the process.
7. Confirmation of eligibility for Help to Buy, if applicable.

Woodberry Manor, Monksland	Size m2	Market Value	Minimum Affordable Purchase Price	Maximum Affordable Purchase Price
3 Bedroom Terrace House Type 3B	117	€389,000	€314,000	€369,550
3 Bedroom Terrace House Type 3A	117	€404,000	€329,000	€383,800
3 Bedroom Semi Detached End of Terrace Side Entrance House Type 3C	118	€409,000	€334,000	€388,550
3 Bedroom Semi Detached End of Terrace Side Entrance House Type 3C1	118	€409,000	€334,000	€388,550

A place to **thrive.**

Woodberry Manor in Monksland, Athlone offers an outstanding blend of modern convenience, community living, and easy access to essential amenities.

Woodberry Manor, Monksland

The perfect place to **call home.**

Woodberry Manor in Monksland, Athlone offers an outstanding blend of modern convenience, community living, and easy access to essential amenities. Situated just minutes from the M6 motorway, commuting to Galway or Dublin is effortless, while Athlone itself continues to thrive as a key commercial hub in Ireland's heartland.

Prime Location

Easy access to the M6 for Galway & Dublin commutes

Remote work/Strong employment hub

Co-working hubs and major employers in pharma, tech, and industry

Excellent Schools

Primary, secondary & third-level education options

Community

Family-friendly atmosphere with local clubs and activities

Retail

SuperValu, pharmacies, retail parks & town centre

Healthcare

Close to Monksland Medical Centre & primary care services

Outdoors

Greenways, parks, and leisure facilities

Recreation

GAA, rugby, tennis, pitch & putt, running tracks, and golf courses

Culture

Theatres, festivals, dining, and entertainment options

Accessibility

Distances from **Woodberry Manor**, Monksland.

Location	Distance (km)	Approx. Travel Time
Motorway/Transport		
M6 Motorway Access	2 km	3 min
Athlone Train Station	6.5 km	10 min
Retail		
Athlone Town Centre	6 km	10 min
Golden Island Shopping Centre	6 km	10 min
Athlone Springs Hotel & Leisure Centre	1 km	2 min
Schools		
Cloonakilla National School	2.5 km	3 min
Coláiste Chiaráin Secondary School	3 km	5 min
Monksland Medical Centre	2 km	3 min
Technological University of the Shannon (TUS)	7 km	12 min
Sports		
Athlone Regional Sports Centre	7 km	10 min
Buccaneers Rugby Club	6 km	10 min
Athlone Golf Club	12 km	15 min
Outdoors		
Cushla Greenway	3 km	5 min
Burgess Park	7 km	12 min
Old Rail Trail Greenway	5 km	8 min
Pharma/Tech		
Medtronic	4 km	7 min
Ericsson	5 km	8 min
Alexion Pharmaceuticals	3.5 km	6 min
Jazz Pharmaceuticals	3.5 km	6 min
Cities		
Dublin City Centre	125 km	80 min
Galway City Centre	86 km	60 min

Athlone offers the perfect blend of modern convenience, rich heritage, and scenic natural beauty, making it an ideal place to live, work, and thrive.

At home in Athlone.

The perfect blend of **modern convenience**, rich heritage, and scenic natural beauty.

A vibrant town

Situated in the heart of Ireland in a picturesque setting along the River Shannon where a lively cultural scene, and friendly community make it a place where you can feel truly at home.

A nurturing environment

From the excitement of starting a family to the ease of retirement, Athlone offers a nurturing environment for all. With excellent schools, accessible healthcare, and a range of leisure

A wealth of amenities

Enjoy top-tier shopping centres, dining options and a vibrant arts and cultural scene- all complemented by expansive green spaces and recreational facilities.

Employment opportunities

Recognised as a key business hub, Athlone is home to several business parks and major employers in sectors such as technology, pharmaceuticals, and public services.

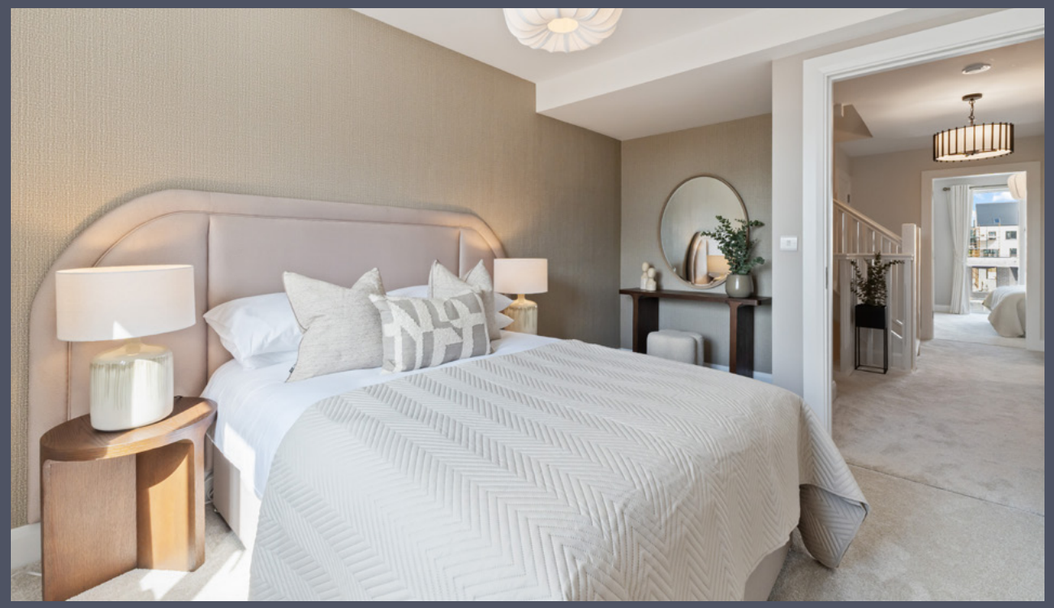
Unmatched accessibility

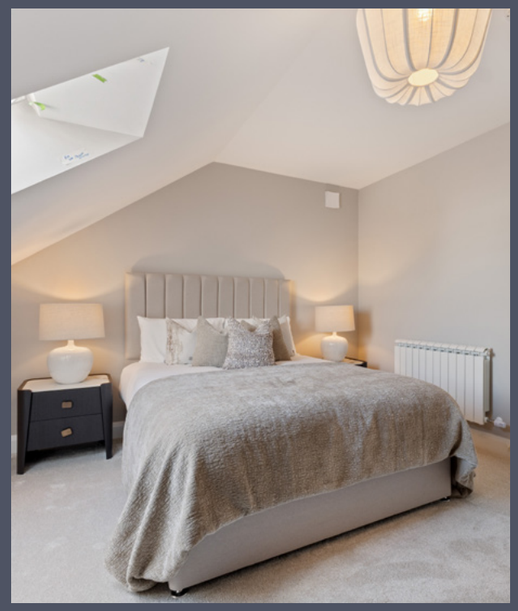
Athlone offers excellent connectivity via the M6 motorway, train services, and bus networks. Whether you're commuting to Dublin or Galway, Athlone serves as a convenient gateway.

Exploring the river

Athlone's location on the River Shannon provides a scenic town setting, a stunning natural landscape, and access to water-based activities like kayaking, and fishing, enhancing outdoor living

For more details on all that Athlone offers, visit **athlone.ie**.





A place to **relish.**

High standards

Built for a **lifetime of comfort and efficiency.**

At kdmHomes, we are committed to delivering high-quality, A-rated homes that blend modern style, energy efficiency, and lasting durability. Woodberry Manor is designed to meet the needs of contemporary living, with homes that offer superior construction, sustainability, and long-term savings for homeowners.

Your Woodberry Manor home has been built to the highest energy standards, ensuring lower running costs and a comfortable living environment all year round.

House specifications

- **A-rated energy efficiency** – The highest standard in energy performance, reducing utility costs
- **Block-built construction** – High insulation levels to minimise heat loss through floors, walls, and roofs
- **Underfloor heating** on the ground floor with energy-efficient aluminium radiators throughout
- **Advanced airtightness** – Keeps warmth inside and eliminates draughts for greater comfort
- **Demand-Controlled Ventilation (DCV) System** – Ensures a constant flow of fresh air while maintaining energy efficiency
- **A-rated Air-to-Water Heat Pump** – Smart thermostatic and multi-zone controls for efficient heating and hot water
- **High-performance pipe insulation** Reduced uncontrolled heat loss for maximum energy conservation
- **Enabled for Electric Vehicle (EV)** charging – Future-proofing for modern homeowners
- **Double-glazed, high-performance windows and doors** – Enhancing insulation, soundproofing, and security. Every detail at Woodberry Manor is carefully designed to create stylish, A-rated homes, that are functional and inviting

Kitchen & utility

- Bespoke kitchens with superior-quality cabinetry and sleek quartz worktops as standard
- Fully fitted utility rooms included in 3 and 4 bedroom homes for added convenience

Bathrooms & en-suites

- Contemporary bathrooms featuring premium sanitary ware and high-quality tiling in wet areas
- Master en-suite bathrooms with stylish, modern fittings
- Additional bathrooms in 3-bed and 4-bed homes for greater practicality

Windows & doors

- High-performance, double-glazed uPVC windows in a modern black finish externally and white internally, maximising natural light
- Premium composite front doors

Electrical & smart home features

- Cat 6 cabling throughout for seamless broadband connectivity
- Fibre-to-the-home broadband (FTTH) enabled
- Pre-wired for intruder alarm for added security
- Energy-efficient LED lighting throughout
- Tap and power to rear of house

Attic space

- Light & power supply fitted in all attics.
- Convertible attics in 3-bedroom homes, offering additional storage with Velux roof windows for future expansion possibilities.

Exterior & landscaping

- Block-paved driveways; durable and visually appealing
- Low maintenance monocouche render & brick façade; a timeless elegant finish.
- Seeded and landscaped gardens; to create an attractive outdoor space
- uPVC rainwater goods; maintenance-free and built to last
- Fully landscaped communal areas; thoughtfully designed outdoor spaces for the community

Woodberry Manor is designed to meet the needs of contemporary living, with homes that offer superior construction, sustainability and long-term savings for homeowners.

At a glance

Offering you 3 Bedroom Homes.

80

Clonroe

House Type 3A
3 Bed Home
Front Entrance
Semi Detached

117 sqm

81

Clonroe

House Type 3C1
3 Bed Home
Side Entrance
Semi Detached

118 sqm

107

Clonroe

House Type 3C
3 Bed Home
Side Entrance
End Terrace

118 sqm

108

Clonroe

House Type 3B
3 Bed Home
Front Entrance
Mid Terrace

117 sqm

109

Clonroe

House Type 3B
3 Bed Home
Front Entrance
Mid Terrace

117 sqm

110

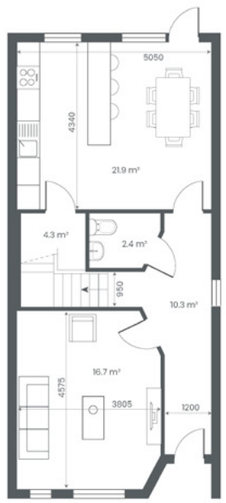
Clonroe

House Type 3A
3 Bed Home
Front Entrance
End Terrace

117 sqm

Clonroe - 080

3 Bed - **3A**
Front Entrance - Semi Detached
118 sqm



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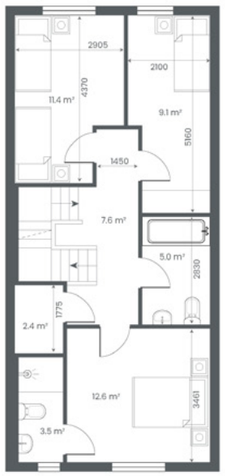
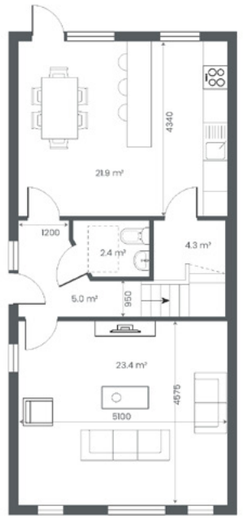


FIRST FLOOR

Clonroe - 081

3 Bed - **3C1**
Side Entrance - Semi Detached
118 sqm



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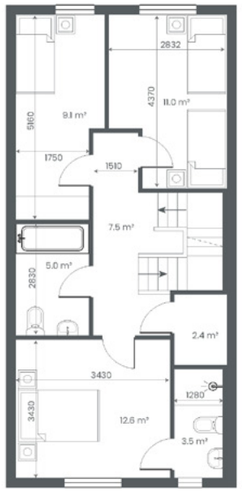
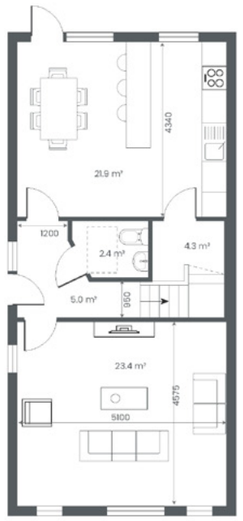


FIRST FLOOR

Clonroe - 107

3 Bed - **3C**
Side Entrance - End Terrace
118 sqm



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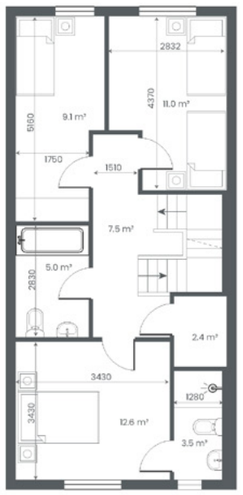
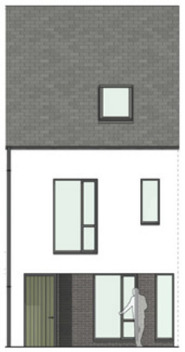
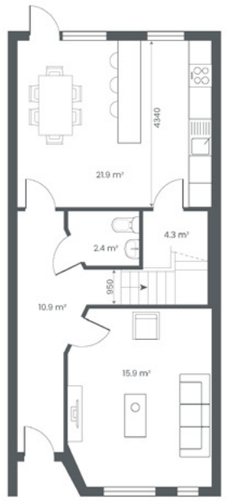


FIRST FLOOR

Clonroe - 108

3 Bed - **3B**
Front Entrance - Mid Terrace
117 sqm





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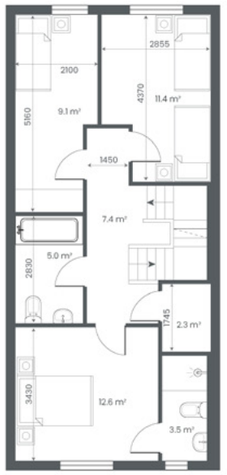
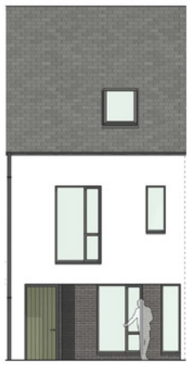
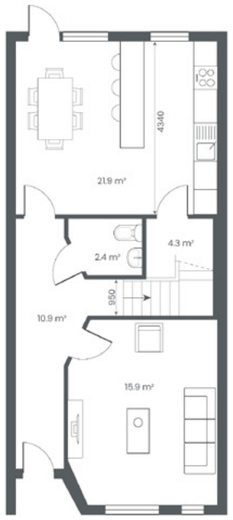


FIRST FLOOR

Clonroe - 109

3 Bed - **3B**
Front Entrance - Mid Terrace
117 sqm





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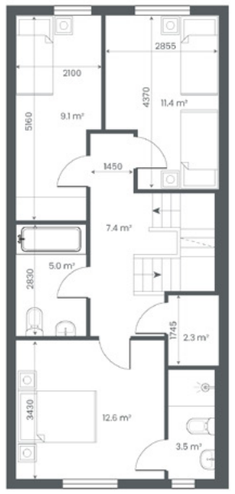
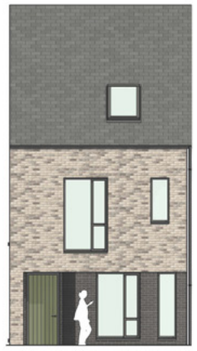
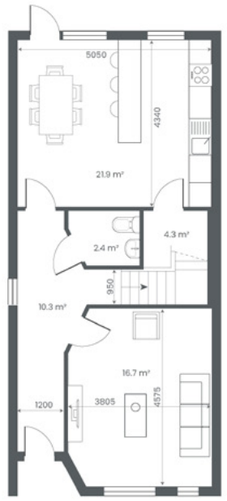


FIRST FLOOR

Clonroe - 110

3 Bed - **3A**
Front Entrance - End Terrace
117 sqm





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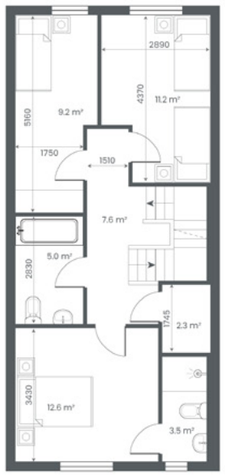

FIRST FLOOR

NINE
THREE
01
JULY

A place to **belong.**

Click on the link below and a member of our team will be in touch.

Register your interest here

Affordable Housing
Roscommon County Council,
Áras an Chontae,
Roscommon,
Co. Roscommon
F42 VR98

t: **(090) 6637319**
e: **affordablehomes@roscommoncoco.ie**
w: **https://www.roscommoncoco.ie/en/services/housing/affordable-housing/**

Crafting Homes, Building Communities.

Comhairle Contae Ros Comáin
Roscommon County Council

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