

COOLA
MEADOWS

Timeless architecture.
Modern living.

PHASE 1 SOLD OUT / PHASE 2 SELLING FAST

Affordable purchase prices from €265,000*

Mullingar Road, Kilbeggan, Co. Westmeath

*Selected homes; eligibility and availability apply.



A neighbourhood with character

A distinctive collection of just 36 one, two and three-bedroom homes, inspired by the architectural heritage of traditional Irish towns.

Elegant brick façades, classically inspired entrances and carefully proportioned windows create a timeless streetscape. Modern construction is designed for comfort, practicality and energy efficiency.

Exceptional homes. Affordable ownership.

Selected homes are offered through Westmeath County Council's Local Authority Affordable Purchase Scheme. Eligible first-time buyers and qualifying Fresh Start applicants may purchase at below open market value through a shared equity arrangement.

FROM €265,000 Published minimum affordable purchase price	UP TO €75,000 Council shared equity contribution
2-bedroom terrace	**€265,000**
2-bedroom semi-detached	**€275,000**
3-bedroom terrace	**€300,000**

Prices are published minimums, not guaranteed offers. Actual purchase price and equity contribution depend on eligibility, individual financial assessment and availability. The Council retains an equity interest; this is not a grant.

Apply directly through Westmeath County Council:
www.westmeathcoco.ie/en/ourservices/housing/affordablepurchaseschemes/

Classic character. Contemporary comfort.



Two-bedroom semi-detached



Three-bedroom semi-detached



Two-bedroom terrace



Three-bedroom terrace



Designed around people

The masterplan brings together private gardens to houses, pedestrian routes, tree planting and landscaped communal spaces.

A planned children’s play area complements the mix of houses, one-bedroom own-door apartments and two-bedroom duplex homes.



Discover the heritage of Kilbeggan Distillery and Kilbeggan Racecourse, with the Westmeath countryside on your doorstep.

At the heart of the Midlands

Kilbeggan offers the convenience of an established town, with schools, shops, sporting clubs and local amenities. The M6 and N52 connect residents to the wider Midlands and beyond.

Tullamore	15 min
Moate	15 min
Mullingar	20 min
Athlone	30 min
Dublin M50	50 min

Indicative driving times; actual journeys vary with traffic and route.



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BRENNAN
TOWN & COUNTRY
CHARTERED SURVEYORS · ESTATE AGENTS · PROPERTY ADVISORS

Discover your new home.

PHASE 2 SELLING FAST

Contact Brennan Town & Country to discuss available homes, pricing, specifications and viewing arrangements.

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Computer-generated images are illustrative. Layouts, landscaping and finishes are subject to final construction details. Affordable purchase prices are subject to eligibility and availability.