



The Meadows

A place to **belong.**



Ardmore Road, Mullingar

Welcome to The Meadows

The Meadows, Ardmore Road, introduces a new standard of contemporary family living in the heart of Mullingar, one of Ireland's most connected and fast-growing regional towns.

Thoughtfully designed and expertly crafted by kdmHomes, this collection of modern homes combines elegant design, energy efficiency, and everyday comfort within a welcoming residential setting.

Perfectly positioned in a thriving midlands hub, The Meadows located on Ardmore Road, places schools, shops, sports clubs, and essential amenities within easy reach, while the natural beauty of nearby lakes and parklands offers space to unwind and recharge. Mullingar's strong sense of community and quality of life continue to attract families and professionals seeking more balance without compromise.

With direct rail services and excellent road connections providing straightforward access to Dublin, The Meadows offers the opportunity to enjoy modern living in a well-established town — combining connectivity, convenience, and the comfort of a place designed to grow with you..

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A place to **explore.**

Why choose kdmHomes?

Building homes for **generations**.

At kdmHomes, we take pride in delivering quality, energy efficient homes that combine modern style with everyday comfort. With a steadfast commitment to high standards, sustainable construction, and exceptional customer service, we ensure every home exceeds the expectations of today's homeowners.

We believe that a house is more than just bricks and mortar, it is the foundation for a lifetime of memories. Drawing on years of experience, our design journey is a continuous evolution of past learnings and embracing evolving technologies while understanding the needs of our buyers. We always look to the future, crafting homes that are not only built for modern living but are designed for generations to enjoy.



Innovative Design

Contemporary architecture with functional, stylish layouts.

Energy Efficiency

A-rated homes designed for sustainable, low-cost living.

High-Quality Craftsmanship

Built with the finest materials and finishes.

Customer-Focused Approach

We work with buyers at every step to deliver a home they love.



A place to **thrive**.

kdmHomes delivers innovative, sustainable, A-rated homes that combine smart, functional layouts with quality craftsmanship. With a customer-first approach, we create energy-efficient spaces designed for comfort today-and for generations to come.



The Meadows, Ardmore Road, Mullingar

The perfect balance of **connectivity, community,**
and **lifestyle.**

A new kdmHomes community of A2-rated, timber-frame homes designed for modern living — ideal for first-time buyers, growing families and right-sizers.

A Home to Suit Every Life Stage

- Choose from 2, 3, 4 and 5-bedroom homes in a mix of terraced, semi-detached and detached styles, with contemporary layouts and light-filled interiors.

Energy-Smart, A2-Rated Performance

Built for year-round comfort and lower running costs, with features including:

- Air-to-water heat pump
- Underfloor heating (ground floor) and energy-efficient radiators upstairs
- High insulation and advanced airtightness
- Demand-Controlled Ventilation (DCV) for efficient fresh airflow
- High-performance windows and doors
- EV charging enabled and FTTH-ready connectivity (Cat 6 + fibre to the home)

Turnkey Finish — Move Straight In

All homes are presented to a turnkey finish, ready from day one:

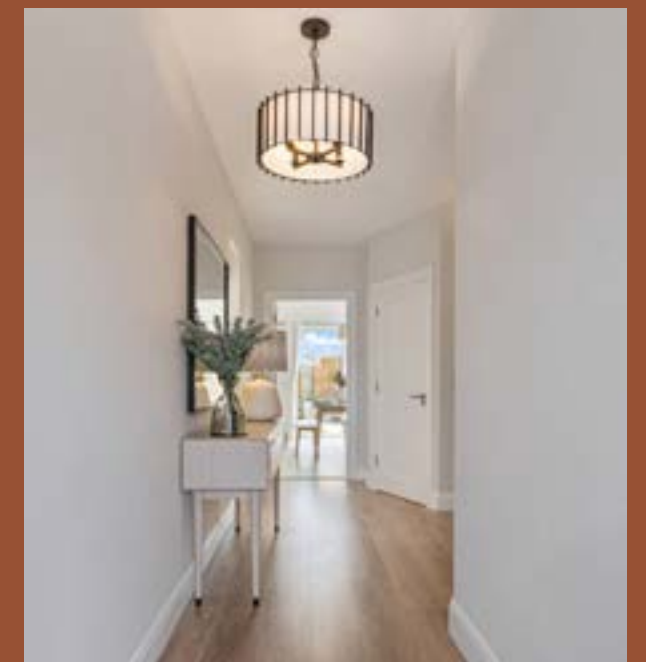
- Wood laminate flooring throughout the ground floor
- Tiled bathroom floors with wall tiling in wet areas
- Carpeted stairs, landing and bedrooms
- All interior walls painted for a bright, contemporary look

Quality Details Throughout

- Bespoke kitchens with quartz worktops as standard
- Stylish bathrooms with premium sanitary ware and tiling
- Premium composite front doors, LED lighting, pre-wired intruder alarm
- Light and power fitted in all attics (with convertible attic potential in our 3-bed Doonan homes)

Outdoor Space & Community

- Enjoy seeded and landscaped gardens, block-paved driveways, and fully landscaped communal green spaces designed to support outdoor living and a real sense of neighbourhood.



For more details on all that Mullingar offers, visit [Mullingar.ie](https://mullingar.ie).

A place to **relish.**

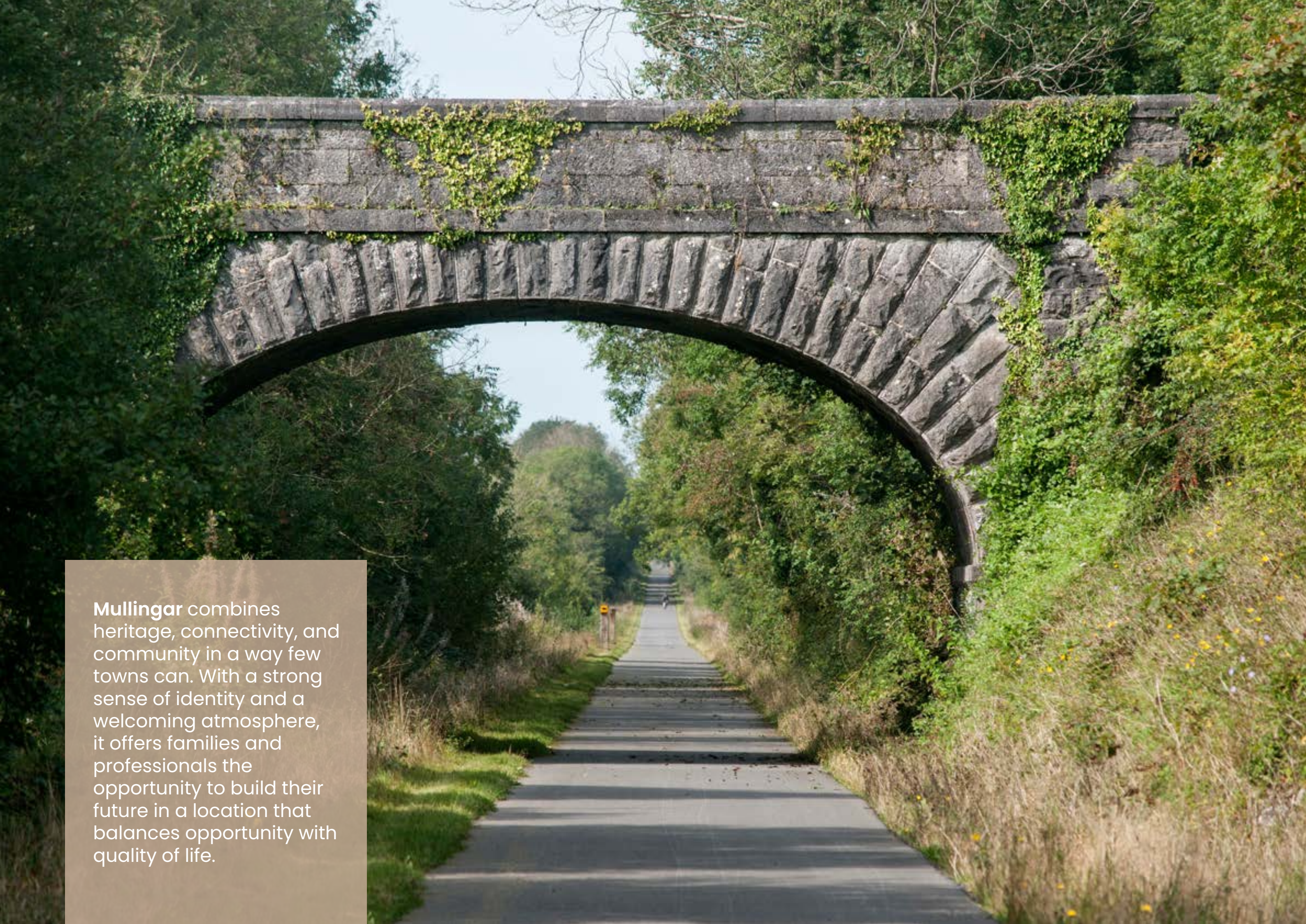


A place to **connect.**

Accessibility & Amenities

Distances from **The Meadows**, Mullingar.

Location	Approx. time by car	Approx. distance (km)
Airports		
Dublin Airport	56m	83
Shannon Airport	2hr	202
Knock Airport	1hr 40m	128
Trains		
Mullingar to Dublin City Centre	1h 22m	
Mullingar to Athlone	58m	
Mullingar Train station	5m	2.3
Cities/Towns		
Dublin City Centre	1h 8m	92
Mullingar Town Centre	5m	2.3
Athlone Town Centre	40m	60
Tullamore Town Centre	32m	39
Education		
St.Mary's Primary School	7m	2.8
Mullingar Educate Together	9m	5.2
Gaelscoil an Mhuillinn	8m	3.3
St. Coleman's National School	6m	3
Holy Family National School	1m	0.5
Mullingar Community College	3m	1.6
Colaiste Mhuire	7m	2.7
St.Finian's College	9m	7.9
Loreta College	7m	2.7
Nearby Amentities		
Mullingar Regional Hospital	9m	3.3
Lough Ennell	11m	9.5
Lough Owel	8m	9
Belvedere House & Gardens	9m	7.7
Mullingar Golf Club	8m	7.2
Royal Canal Greenway	13m	5.8

A photograph of a stone archway made of large, dark grey stones, partially covered in green ivy. The archway frames a paved path that stretches into the distance, flanked by lush green trees and foliage. The scene is bright and sunny, with shadows cast on the path.

Mullingar combines heritage, connectivity, and community in a way few towns can. With a strong sense of identity and a welcoming atmosphere, it offers families and professionals the opportunity to build their future in a location that balances opportunity with quality of life.

At home in Mullingar.

Located on the Ardmore Road, on the outskirts of Mullingar Town, The Meadows provides everything needed for modern family life while remaining comfortably connected to Dublin and the wider midlands region.

Residents enjoy the benefits of a lively town centre, excellent schools, and a wide range of sports and leisure facilities, alongside the natural beauty of Lough Ennell, Lough Owel, and the Royal Canal Greenway.

Prime Location

Excellent rail and motorway connectivity offering convenient access to Dublin and beyond.

Employment hub

Strong local employment across healthcare, education, industry, and services.

Education

Highly regarded primary and secondary schools alongside childcare facilities.

Community

A welcoming town supported by active clubs, organisations, and family-focused

Retail

A thriving town centre supported by retail parks, supermarkets, cafés, and local

Healthcare

Mullingar Regional Hospital, Primary Care Centre and a range of healthcare services nearby.

Outdoors

Lakes, parklands, walking routes, and greenways encouraging year-round outdoor living.

Recreation

Extensive sporting facilities including GAA, rugby, golf, swimming, and fitness centres.

Culture

Festivals, live music, theatre, and arts venues contributing to a vibrant local identity.

The Meadows offers the best of Mullingar — close to the town centre and all the everyday amenities you'd expect, yet set back enough to enjoy a more open setting, with easier movement, less congestion and space to breathe.



High standards

Your new home at The Meadows

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

At kdmHomes, our focus is on creating exceptional A-rated homes that combine smart design, energy efficiency, and long-lasting quality. The Meadows has been thoughtfully developed to suit modern lifestyles, offering well-built, sustainable homes that deliver long-term value.

Each home is constructed to rigorous energy standards, helping to reduce everyday running costs while ensuring year-round comfort for you and your family.

House Build specifications – Heating and Ventilation

- Every house will have an A-rated BER Certificate. A-rated energy efficiency is the highest standard in energy performance, reducing utility costs today and into the future.
- Timber Frame construction – delivering high energy performance by supporting excellent airtightness and insulation levels, helping deliver a warm, comfortable home with lower running costs.
- Precision-manufactured timber frames are erected quickly on site, reducing time exposed to weather and improving build consistency and finish.
- Underfloor heating on the ground floor with energy-efficient aluminium radiators on first and second floors (where applicable.)
- 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, reduces uncontrolled heat loss for maximum energy conservation.
- Double-glazed, high-performance windows and doors – enhancing insulation, soundproofing, and security.

Windows & doors

- Premium energy-efficient double-glazed uPVC windows in a sleek cement grey exterior and white interior, offering both style and abundant natural light.
- High-performance, premium insulated composite GRP front door in cement grey, complete with a six-point locking system.
- Elegant double uPVC French patio doors offering seamless access to outdoor spaces and excellent thermal performance.

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.
- Electrical supply to garden areas for added convenience.
- Data and TV connection points installed for convenience.
- Ample electrical sockets provided throughout, including USB charging points in the kitchen, living room, and two bedrooms.
- Comprehensive and thoughtfully designed electrical and lighting specification.
- Energy-efficient LED lighting throughout.

- Exterior lighting provided to both the front and rear of the property.
- Kitchen includes LED downlighters, under-counter lighting, and a central pendant.
- A combination of pendant and recessed downlighters featured in other rooms for balanced illumination.
- Enabled for Electric Vehicle (EV) charging – Future-proofing for modern homeowners.

Kitchen & Utility

- Bespoke kitchens with superior-quality cabinetry and sleek quartz countertops as standard.
- Fitted cabinets in utility rooms included in 3 and 5 bedroom homes for added convenience and functionality.

Bathrooms, WC & En-suites

- Contemporary bathrooms featuring premium sanitary ware.
- Part tiled wet areas featuring high-quality tiling.
- Master en-suite bathrooms featuring stylish, modern fittings and tiling on floor and wet areas.
- Downstairs WC featuring a stone-effect large floor tile and chrome fixtures.
- Additional bathrooms in 5-bed homes for greater practicality.

Internal Finishes

- All walls and ceilings are skim-finished and painted throughout in a soft, neutral palette – walls in Colourtrend Mucky Swan.
- All internal joinery finished in satin wood paint, with skirting and architraves in elegant matt white.
- Contemporary skirting boards and architraves featured throughout.
- Generous ceiling height of at least 2.4 metres in all rooms.
- Airtight attic access hatch with fitted ladder for easy access (where applicable).

Internal Doors

- Hampton Shaker-style internal doors with an elegant, contemporary design.
- Modern Merida door handles on a rose in satin chrome finish.

Attic Space

- Light & power supply fitted in all attics.
- Fire alarm fitted
- Conversion possible attics in 3 and 2 bedroom homes, offering additional storage and living space. Velux roof windows in 3-bedroom homes.
- Conversion possible attics are pre-prepared for potential future conversion, with all necessary services, including pipework and wiring, in place.

Exterior & Landscaping

- Block-paved driveways; durable and visually appealing.
- A refined exterior featuring low-maintenance monocouche render and Vecto brick façade with natural granite window cills for a timeless, elegant appearance.
- Durable, maintenance-free uPVC rainwater goods designed for long-lasting performance.
- Aluminium fascia and soffit with seamless gutters, complemented by traditional round matt black PVC downpipes for a clean, contemporary finish.
- Anthracite grey roof tiles.
- Seeded and landscaped gardens; to create an attractive outdoor space.
- Electrical supply to garden areas
- Futured proofed homes, enabled for Electric Vehicle (EV) charging.
- Outdoor tap for convenience
- Houses divided by elegant Portuguese laurel hedge.
- Landscaped communal areas for the community to enjoy.

Durability – Peace of Mind

- 10-Year HomeBond Structural Warranty for peace of mind.

At a glance

Offering you 2, 3, 4 and 5 bedroom homes.

Moylan 2 storey

2 Bed Home
Mid Terrace
Front Entrance
90 sqm | 969 sqft

Cloghan 2 Storey

3 Bed Home
Semi-Detached
Side Entrance
127sqm | 1367sqft

Clonroe 2 Storey

3 Bed Home
Semi-Detached & Mid
Terrace
Front Entrance
105sqm | 1130sqft

Lisheen 2 Storey

4 Bed Home
Detached
Front Entrance
142sqm | 1528sqft

Doonan 2 Storey

3 Bed Home
Semi-Detached
Front Entrance
117sqm | 1259sqft*

Doonan 2 Storey

3 Bed Home
Semi-Detached
Side Entrance
119sqm | 1281sqft*
**With Attic Conversion
Potential*

Ardagh 3 Storey

5 Bed Home
Semi-Detached
Front Entrance
168sqm | 1808sqft

Ardagh 3 Storey

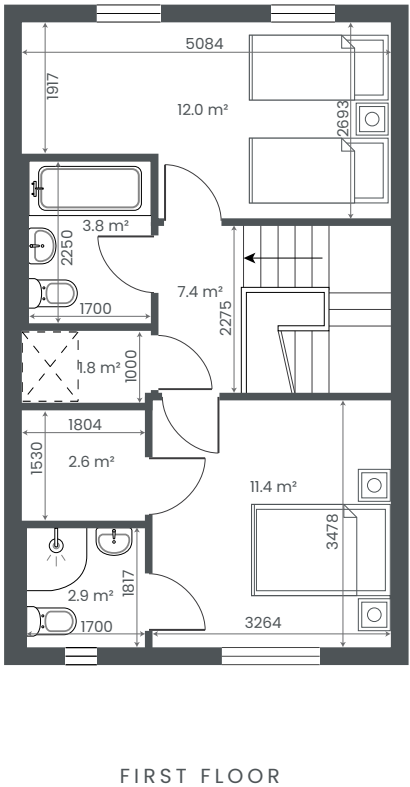
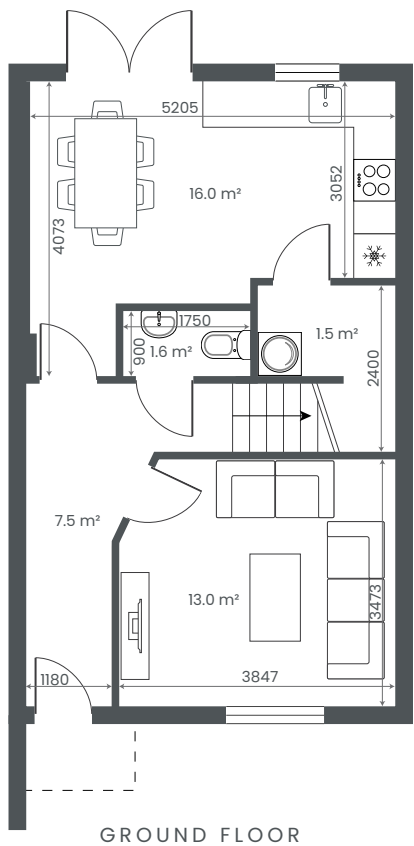
5 Bed Home
Semi-Detached
Side Entrance
170sqm | 1829sqft



Illustrative purposes only. All plans and dimensions are for guidance only and may be subject to change. kdmHomes reserves the right to modify layouts, building styles, landscaping, and specifications without prior notice. As a result, the completed home may differ from the details provided.

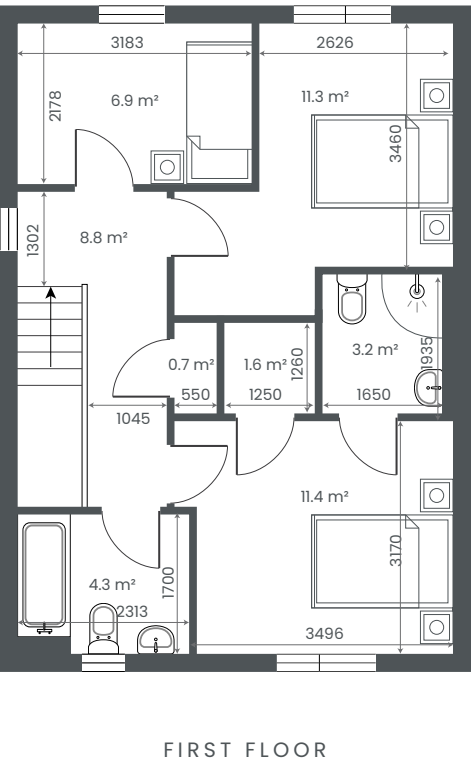
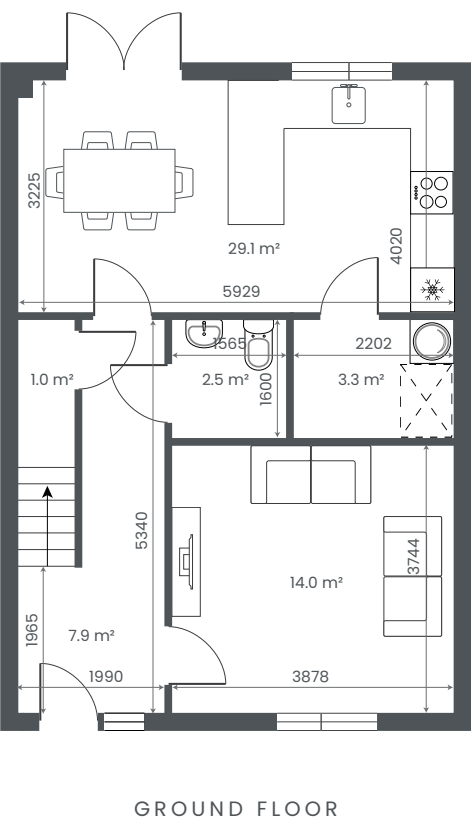
Moylan 2 Storey

2 Bed
Mid Terrace
Front Entrance
90 sqm | 969 sqft



Clonroe 2 Storey

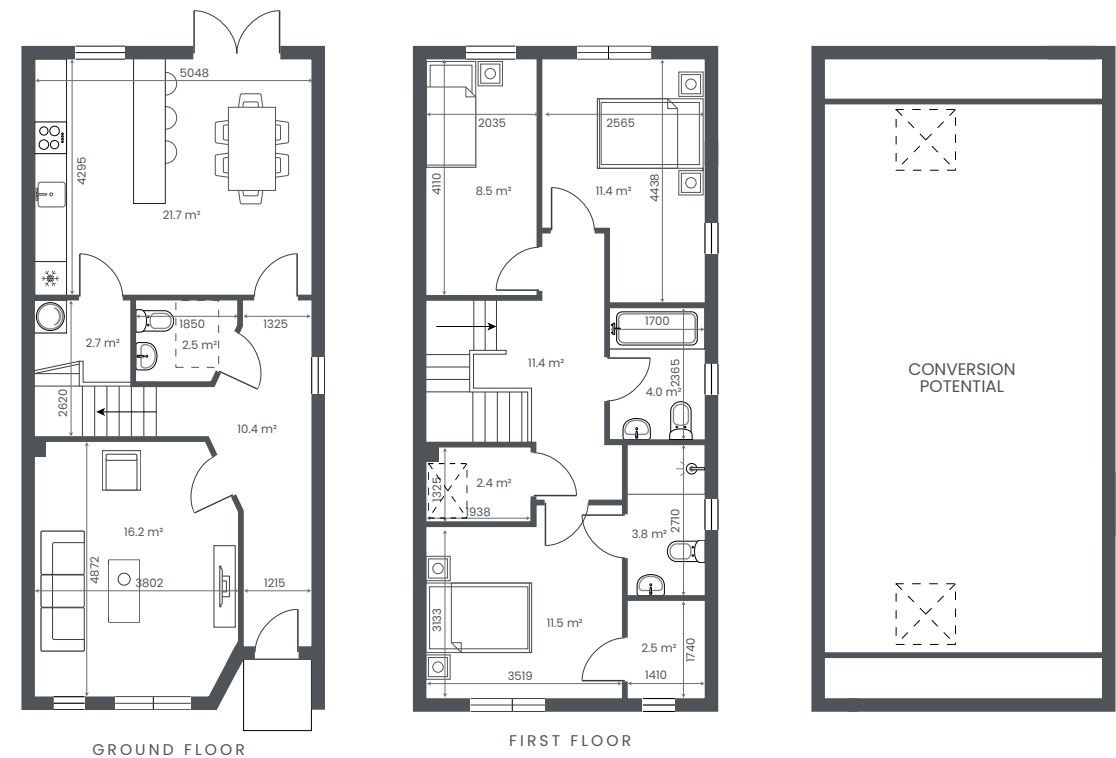
3 Bed
Semi-Detached & Mid Terrace
Front Entrance
105sqm | 1130sqft



Doonan 2 Storey

3 Bed
Semi-Detached
Front Entrance
117sqm | 1259sqft

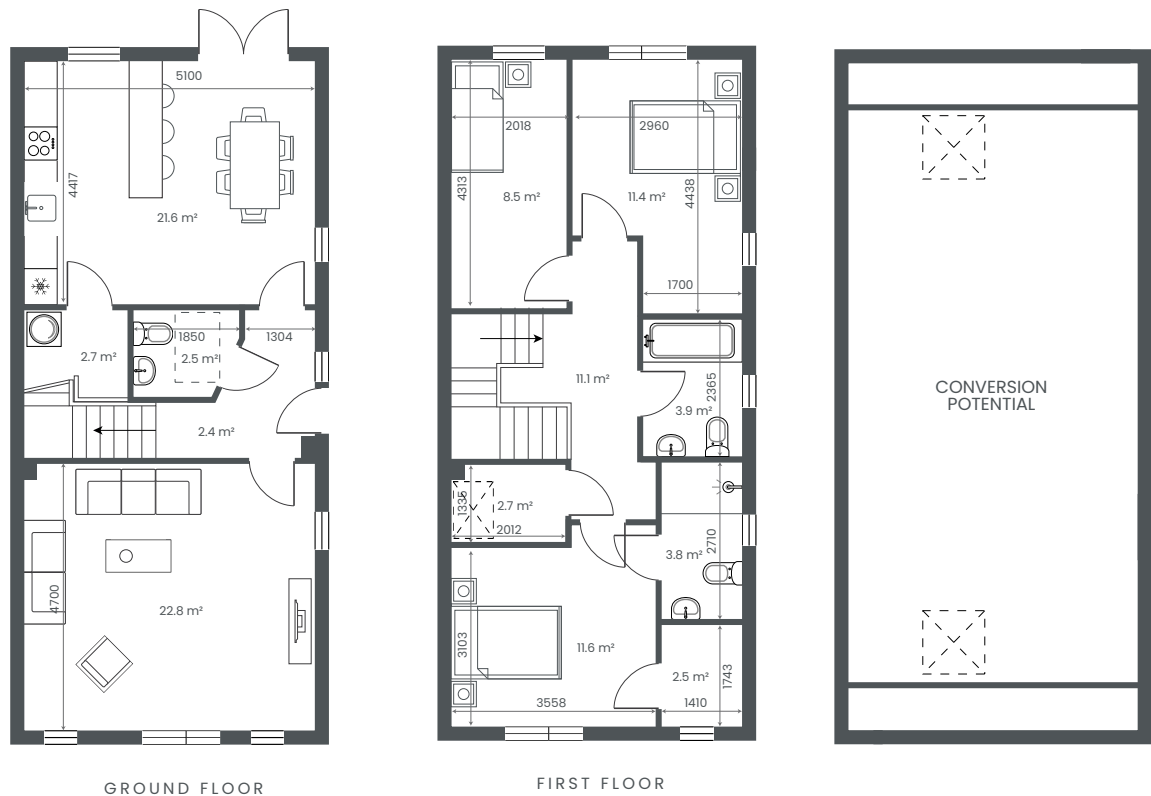
**With Attic Conversion Potential*



Doonan 2 Storey

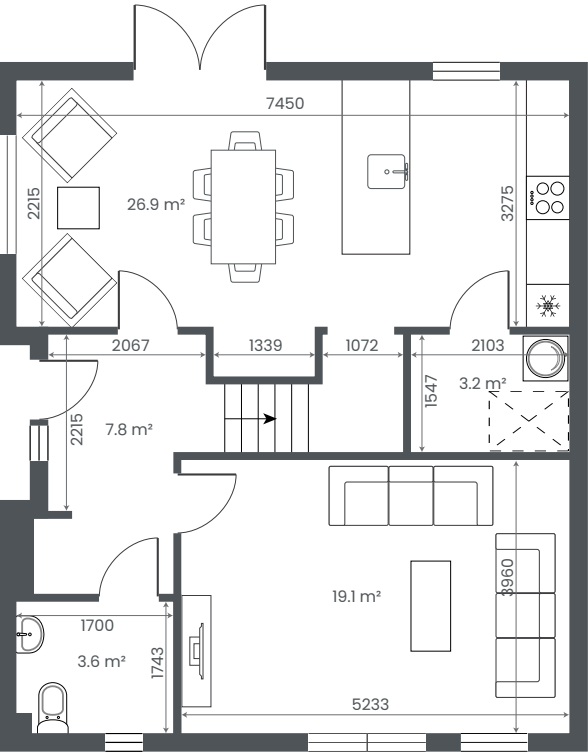
3 Bed
Semi-Detached
Side Entrance
119sqm | 1281sqft

**With Attic Conversion Potential*

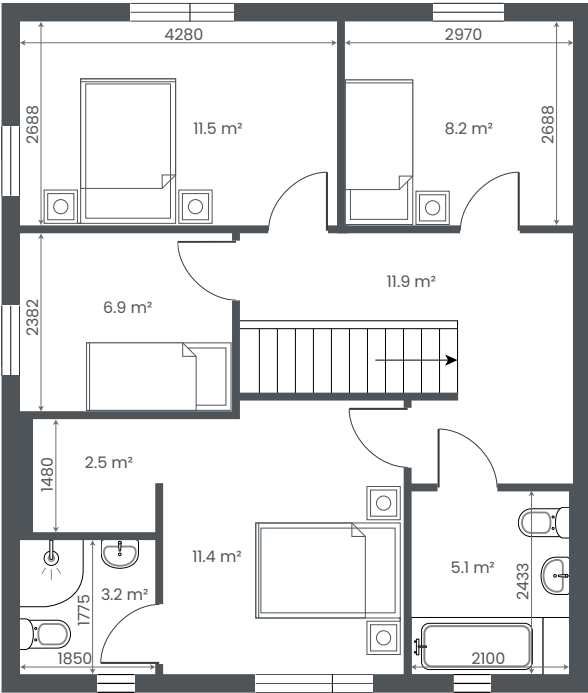


Cloghan 3 Storey

3 Bed
Semi-Detached
Side Entrance
127sqm | 1367sqft



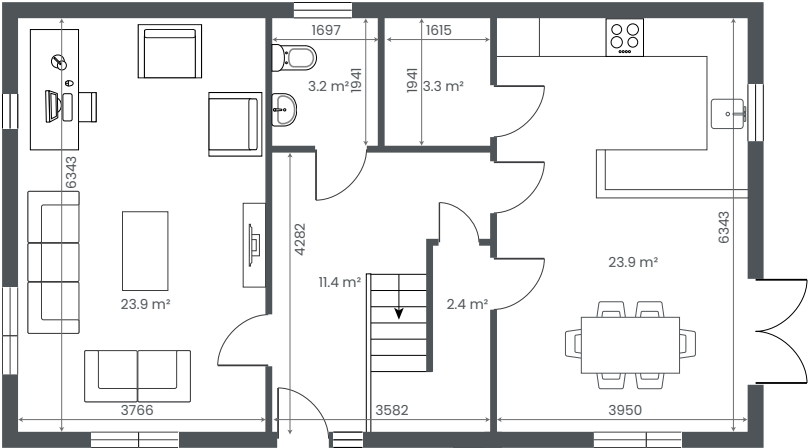
GROUND FLOOR



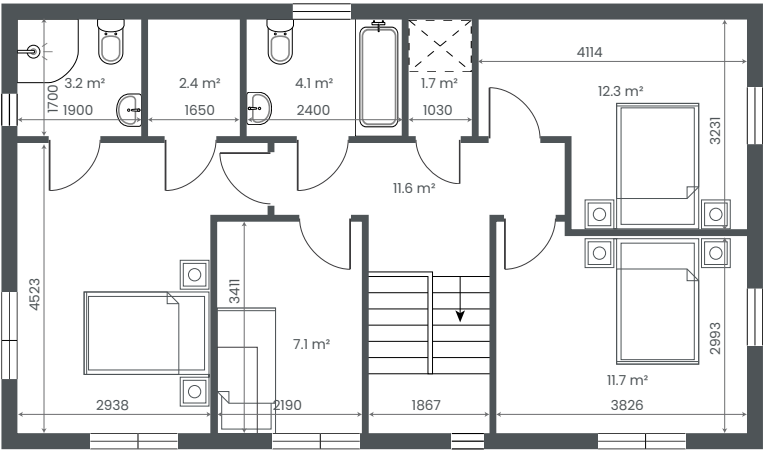
FIRST FLOOR

Lisheen 2 Storey

4 Bed
Detached
Front Entrance
142sqm | 1528sqft



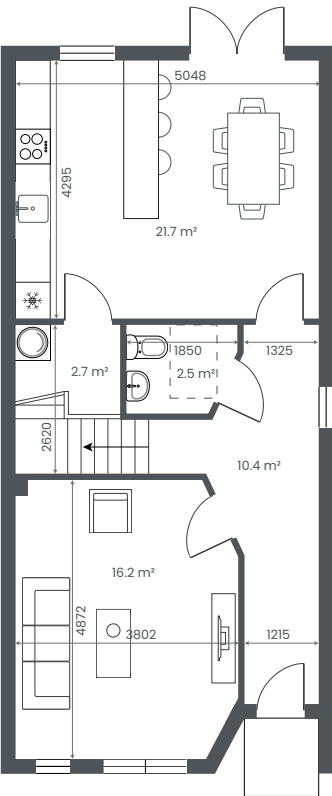
GROUND FLOOR



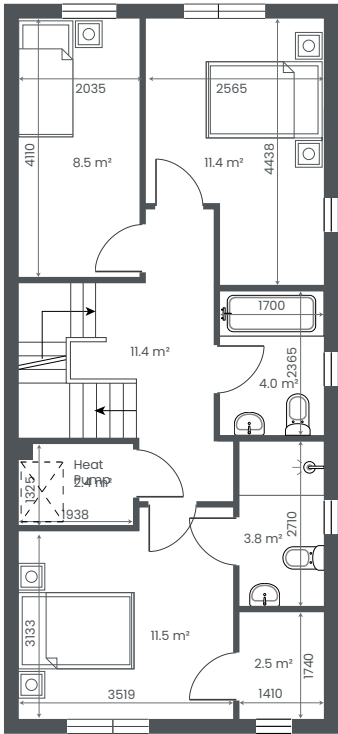
FIRST FLOOR

Ardagh 3 Storey

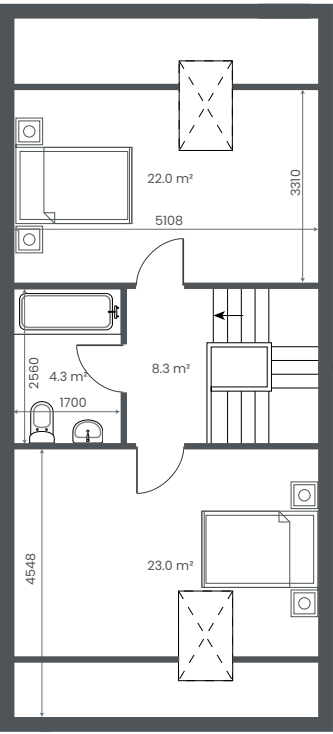
5 Bed
Semi-Detached
Front Entrance
168sqm | 1808sqft



GROUND FLOOR



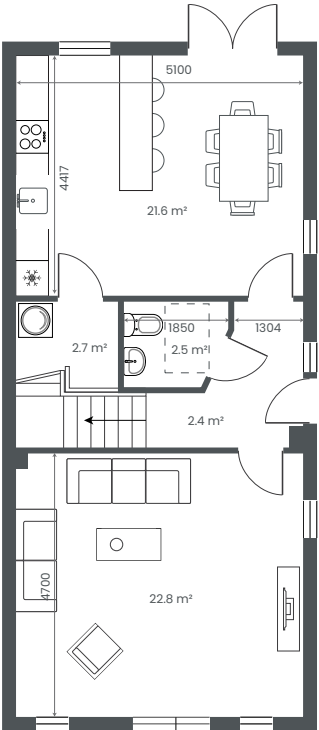
FIRST FLOOR



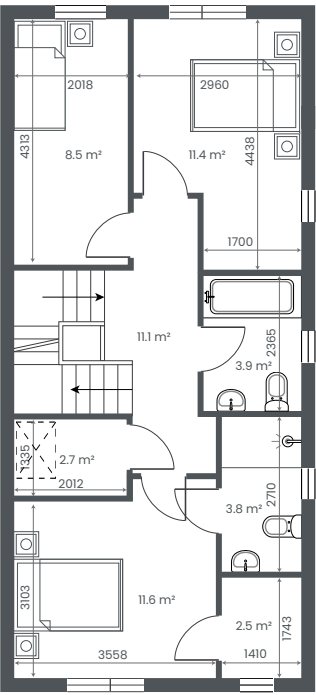
SECOND FLOOR

Ardagh 3 Storey

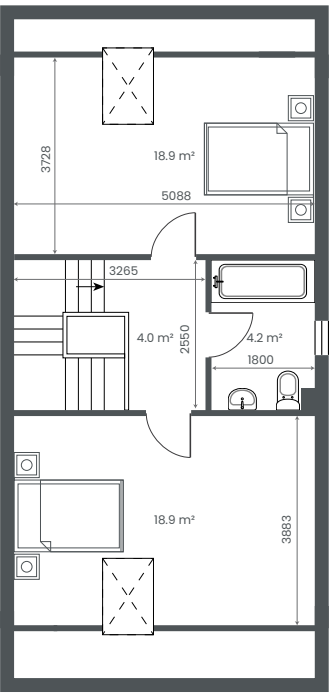
5 Bed
Semi-Detached
Side Entrance
170sqm | 1829sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Meadows has been designed to meet the needs of contemporary living, with homes that offer superior construction, sustainability and long-term savings for homeowners.



The Meadows on Ardmore Road, Mullingar offers homes shaped for modern living – ideal for first-time buyers, growing families and right-sizers alike – with layouts and space that suit today's needs while remaining flexible for the years ahead.

Support for the buyer

Government supports for The Meadows homebuyers

Homebuyers at The Meadows, Mullingar, may benefit from several government support schemes designed to ease the purchase of a new home.

Help to Buy (HTB) Scheme: This provides a tax rebate of up to €30,000 (or 10% of the property value, whichever is lower) to assist with your deposit. It applies to new builds or self-builds and is available to those who have paid income tax in Ireland over the past four years.

First Home Scheme (FHS): A shared equity scheme that helps first-time buyers bridge the gap between their mortgage and the purchase price. The government takes an equity share (up to 30%, or 20% when combined with HTB) with no rent or repayments required while you live in the home.

Government Backed Mortgage: A government-backed mortgage option available to those with incomes below €50,000 (outside Dublin, Cork, and Galway) that can finance up to 90% of the property's value at a fixed interest rate, ensuring affordable, stable repayments.

Each of these supports is designed to make homeownership more accessible for families purchasing a new build in Mullingar.

First-Time Buyers?



- Help to Buy Scheme – Up to €30,000 tax rebate for first-time buyers
- First Home Scheme
- Government-backed equity support

See www.kdm.ie/support-schemes/





A place to **belong.**

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

Register your interest here 

Or contact us on:

e: **TheMeadows@kdm.ie**

t: +353 85 754 8011

Crafting Homes, Building Communities.

kdmHomes Disclaimer

The information contained in this document, including any plans, descriptions, images, specifications, or dimensions, or communicated to prospective buyers are indicative, are for illustrative purposes only and serves as a general guide for prospective buyers. Images shown are of a previous showhouse completed by kdmHomes and represent a similar standard of design and finish. Any such information, whether provided in writing, verbally, or otherwise, should not be relied upon as the basis for any offer or contract and does not constitute a statement of fact, representation, or warranty. All plans are not to scale, and measurements or areas provided are estimates only and subject to change. Prospective buyers are responsible for conducting their own enquiries and verifying the accuracy of all information through inspection or other means. kdmHomes reserves the right to make changes to designs, features, finishes, and specifications. As a result, the completed home may differ from the information provided. Details regarding transport, local amenities, and surrounding infrastructure are indicative only and may be subject to change.

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