

ABBEYCOURT

CLARA, CO. OFFALY

Contemporary 3 and 4 Bedroom Luxury Homes

www.abbeycourtclara.ie

Discover a beautiful new collection of contemporary 3 and 4 bedroom homes in the welcoming town of Clara, Co. Offaly.

Thoughtfully designed for modern living, these spacious new homes combine stylish interiors, generous living spaces and all the comfort and efficiency expected from a brand-new home.

Ideal for first-time buyers, growing families and those seeking more space, the development offers the opportunity to enjoy a relaxed community setting while remaining well connected to Tullamore, Athlone, Dublin and beyond. With everyday amenities, schools and excellent transport connections close at hand, this is a place where modern convenience meets an easy-going Midlands lifestyle - and where you can truly feel at home.

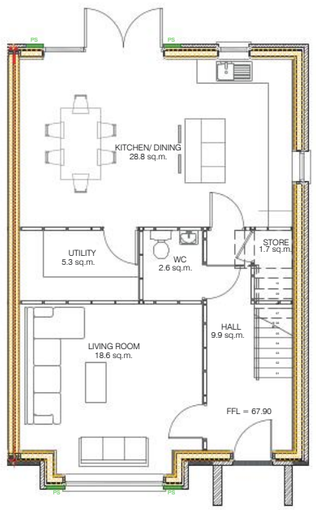
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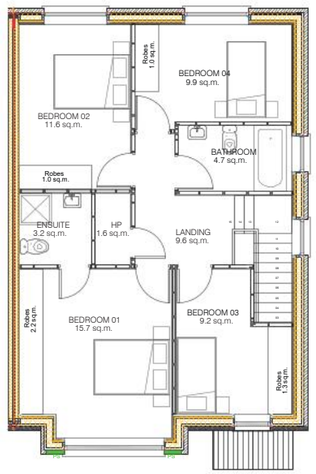
Floor plans & dimensions are for reference only and may be subject to change.

HOUSE TYPE A

Four Bedroom Semi Detached, C. 140 m²



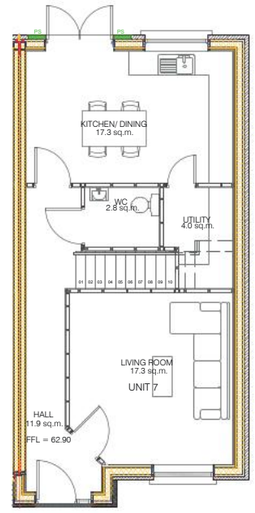
Ground Floor



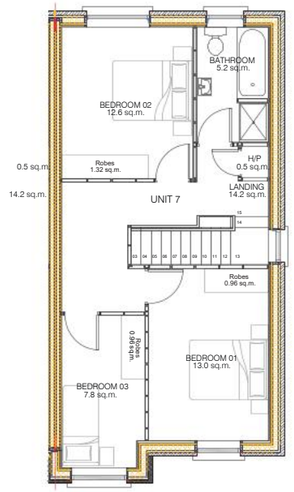
First Floor

HOUSE TYPE B

Three Bedroom Semi Detached, C. 127.4 m²



Ground Floor



First Floor



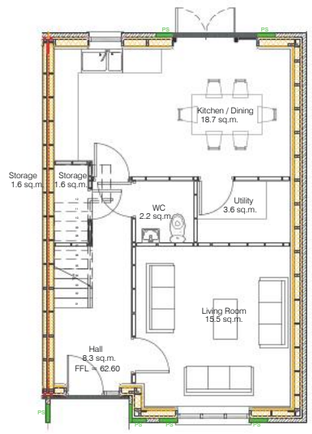
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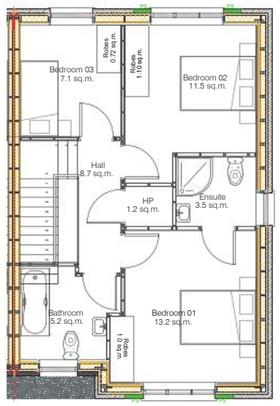
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HOUSE TYPE C

Three Bedroom Semi Detached, C. 113.4 m²



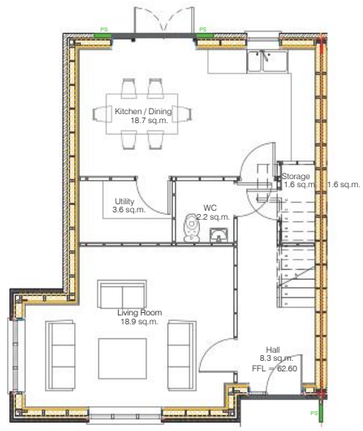
Ground Floor



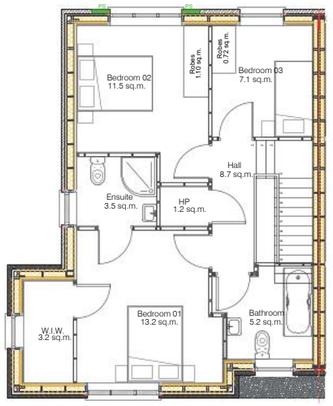
First Floor

HOUSE TYPE D

Three Bedroom Semi Detached, C.116.6 m²



Ground Floor



First Floor



Floor plans & dimensions are for reference only and may be subject to change.

Clara - Well Placed For Life



1. Clara Train Station
2. Regional Road to Tullamore & Athlone
3. Access to M6
4. Main Street Bus Station
5. Clara Health Centre
6. McManus Pharmacy
7. Clara Nature Reserve & Board Walk
8. River Brosna
9. Clara Swimming Pool
10. Clara GAA Club
11. River Park
12. The Mill Bar and Restaurant
13. Londis Clara
14. Centra Clara
15. Mace Clara
16. Clara Library
17. Scoil Phroinsiais Naofa
18. Scoil Bhride
19. Ardscoil Chiaráin Naofa
20. Clara Montessori School





Set in the heart of County Offaly along the River Brosna, Clara offers the perfect balance of welcoming community, everyday convenience and relaxed country living. With local shops, schools, cafés and amenities close at hand, along with excellent connections to nearby towns and beyond, everything you need is within easy reach. Surrounded by the natural beauty of the Midlands, Clara is a place to put down roots, feel at home and enjoy a little more space for life.

Clara offers an excellent range of everyday amenities, making it an ideal place to enjoy a relaxed and convenient lifestyle. The town is home to local shops, cafés, schools and sporting facilities, with a strong community spirit and plenty of opportunities to get involved in local life. For those who enjoy the outdoors, the surrounding countryside provides wonderful opportunities for walking, cycling and exploring, while nearby Clara Bog offers a unique glimpse of the Midlands' natural landscape. From sports and recreation to leisurely weekends and everyday essentials, Clara has plenty to offer individuals, couples and growing families alike.



Connectivity

Perfectly positioned in the heart of the Midlands, Clara offers excellent connectivity and convenient access to towns, cities and employment centres across the region. With its own railway station providing direct connections towards Dublin and Galway, travelling for work or leisure couldn't be easier. Strong road links also place Tullamore, Athlone, Moate and the wider Midlands within easy reach, while regional bus services provide additional travel options. Whether commuting, doing business or exploring further afield, Clara's central location and excellent transport connections make it an attractive and accessible place to live, work and visit.







Distances

- 10 minutes drive - Moate
- 12 minutes drive – Tullamore
- 20 minutes drive – Athlone
- 1 hour 20 minutes drive – Dublin City Centre
- 1 hour drive – Dublin Airport
- 1 hour drive – Galway City
- 1 hour direct train – Dublin City Centre
- 4 minute drive to M6
- Direct rail lines to Tullamore, Athlone, Ballinasloe and Galway

CLARA railway station provides direct connections towards Dublin and Galway, travelling for work or leisure couldn't be easier.



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Interiors

Thoughtfully designed with modern living in mind, each home offers a beautifully considered interior where style, comfort and functionality come together.

Light-filled spaces, contemporary finishes and a refined, neutral palette create a calm and inviting atmosphere, while considered layouts allow each room to flow effortlessly from one to the next. The result is a timeless interior that feels fresh and sophisticated, while leaving plenty of room to make it truly your own.



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Kitchens

At the heart of each home, the kitchen is designed as a bright and welcoming space for everyday living, dining and entertaining. Contemporary in style and thoughtfully laid out, it offers a seamless connection between indoors and out, with large patio doors opening directly onto the private back garden. Flooding the space with natural light, these generous doors create an open, airy feel and provide the perfect backdrop for relaxed family life and effortless entertaining.



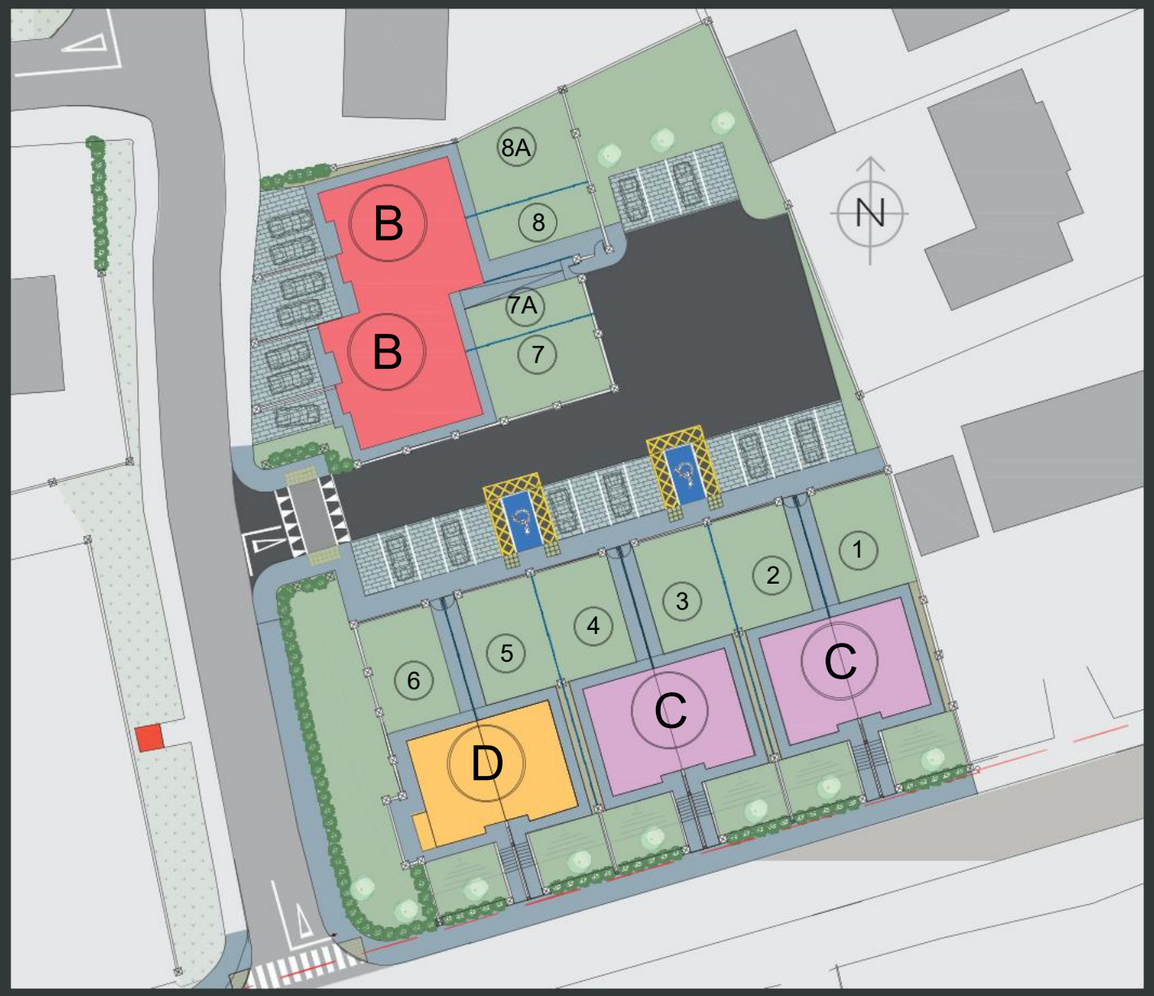
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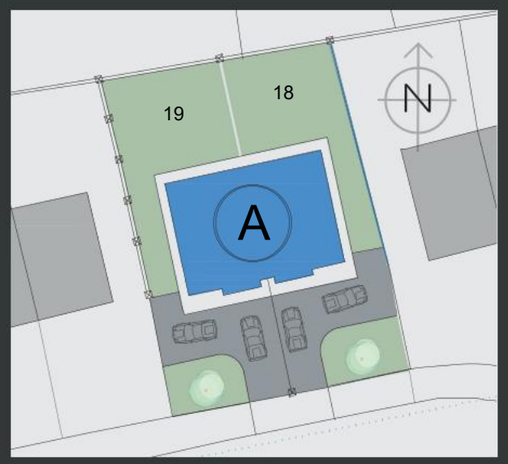


Bedrooms

Generously proportioned double bedrooms offer plenty of space to unwind, complemented by elegant Shaker-style fitted wardrobes that provide practical storage while enhancing the refined character of the interiors. Light-filled and beautifully considered, each bedroom provides the perfect calm and comfortable retreat.

Site Layout





Standard Features

Designed for Efficient Living: Each home is designed to achieve an impressive A Building Energy Rating, combining modern energy efficiency with exceptional everyday comfort. Thoughtful construction and energy-conscious design help create a warm, comfortable living environment throughout the year, while reducing energy demand and helping to keep running costs lower. It's a smarter, more sustainable approach to modern living, designed with both today and the future in mind.






ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Very high level of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of airtightness to retain heat
- Central heating system using highly efficient Air to Water Heat Pump
- uPVC glazed A-rated windows throughout

BUILDING GUARANTEE

- Homes are covered by a 10-year Homebond Structural Guarantee

KITCHENS & WARDROBES

- Stylish & contemporary fitted kitchens
- Accompanying fitted storage units to Utility room
- Stylish & contemporary Wardrobes

BATHROOM & ENSUITES

- Attractive high quality sanitary ware and fittings in all bathrooms
- Wet areas tiled in main bathroom and ensuite

INTERNAL FEATURES

- Internal walls finished in one colour throughout
- Contemporary skirting & architraves
- Elegant internal doors with chrome lever handles, locks and hinges
- Smoke, heat and CO^2 detectors fitted as standard
- Wired for high speed broadband
- Generous lighting and power points throughout
- TV connection in living area's, kitchen and master bedroom

EXTERIOR FEATURES

- Attractive brick and render finishes
- Contemporary wrought iron railing to front
- Generous rear gardens, levelled and seeded, outside tap
- Green areas landscaped to a high standard throughout development
- Wired for electric car charger.

BER A2

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Property House, Main Street,
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T: 353 1 628 61 28
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Co. Kildare
www.bmosolicitors.ie

ARCHITECT

D.C. TURLEY & ASSOCIATES
2 The Crescent, Piper's Hill
Naas, Co. Kildare.
www.dcturley.ie

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