

**NEW 3 & 4 BEDROOM
A-RATED FAMILY HOMES**



PHASE THREE

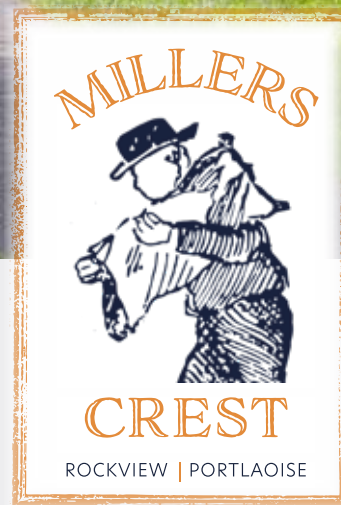


BUILDING UNIQUE COMMUNITIES



Always somewhere to go,
something to see, and do





Welcome home

Portlaoise is an impressive town with a strong feeling of community and much to see and do. There is an unrivalled array of first rate amenities, including all kinds of general and specialty stores, restaurants, a theatre, cinema, train station, health and fitness facilities, swimming and sports clubs. Portlaoise is also a busy centre of commerce and home to Midlands Regional Hospital.



Every day's
a school day



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It's an education

Families may all benefit from a wide selection of educational facilities in the immediate area, and parents can choose from a large range of primary and secondary schools with six primary and four secondary schools in close proximity. South East Technical University Carlow is only a 40-minute drive away with a regular bus service, bringing it ever closer to Portlaoise.



Residents at Millers Crest also have unrivalled access to a fully established fibre optic broadband network with capability up to 1 GB.



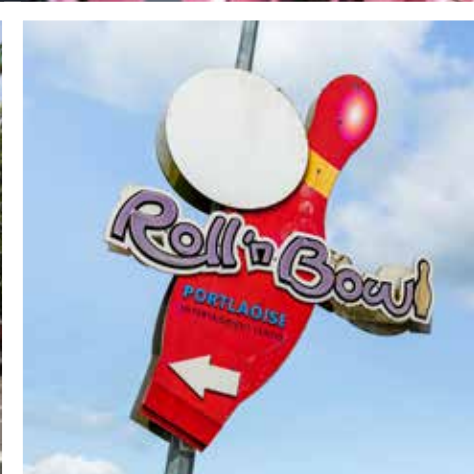
The ancient and modern coexist in Portlaoise, a forward-thinking municipality amid a thriving economic sector. Because there are so many outdoor facilities nearby, this is one of the finest locations in all of Ireland to raise a family.

Scenic walks, and a real community

Portlaoise, which is only 41 minutes by rail from Dublin, is close to scenic countryside and mountain treks, like the Rock of Dunamase, Emo Court, Heywood Gardens, and The Barrow Way. Every home buyer wants to be close to a welcoming neighbourhood with lots of facilities, and Portlaoise has it all.

Because of the strong sense of community that permeates this progressive town, it is easy to see why more and more people are choosing to call it home. An arts centre, an Odeon multi-screen theatre, and a huge assortment of shops, eateries, bars, and coffee shops are just a few of the superb amenities that are offered. For an active lifestyle, there is access to a recreation centre, ten-pin bowling, gyms, health clubs, and golf clubs. In Portlaoise, there are myriad sports groups that provide activities for all family members including rugby, football, GAA, basketball, cricket, and athletics. The benefits of having a prominent University and Regional Hospital nearby are immense to the locality.







For people on the move



Portlaoise, Ireland's fastest growing town, is positioned near the intersection of the M7 and M8 motorways (connecting Dublin, Cork and Limerick), with the N80 linking Laois to the M6 (connecting to Athlone and Galway, and Rosslare Port in the Southeast). In addition, three strategic rail corridors pass through the county and nationwide bus services operate regularly to and from Laois.

New Bus service: **Portlaoise Town Bus Service** — a proposed new bus service is earmarked to run on two routes. From Collier's Lane to the Ballyfin Road and from Kilminchy to Bellingham with an average of 20 stops along each route and run every half an hour.



Mountain hikes and bike paths are right outside your door in Portlaoise, this charming location brings lots of possibilities to enjoy the great outdoors. Numerous music festivals, like the Old Fort Quarter Festival in Portlaoise, Electric Picnic in Stradbally Hall, and Forest Fest in Emo count among the more prominent occasions. Portlaoise is a wonderful location for individuals who travel to many counties, including Dublin, Kildare, and Limerick. The Portlaoise railway station and nearby M7 motorway connects Portlaoise with the capital city with ease.



Millers Crest has a prime position that is both near to the town centre and all of its amenities, while still feeling removed from the bustling traffic of this major centre. Millers Crest residents will be able to relax in a quiet neighbourhood, knowing that simply everything is nearby. Close to Millers Crest are some of the most modern primary and secondary schools in the region, together with South East Technical University, Carlow.

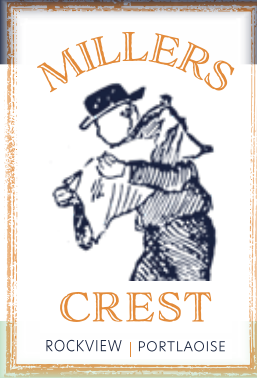
A relaxing 41-minute train ride to Dublin from Portlaoise Train Station is only 10-minutes walk from Millers Crest, which is also near to the M7 motorway. Ample high-quality shops and services can be found in Portlaoise's attractive town centre, which is also reachable on foot. Portlaoise has a lively working community supported by a wide range of modern businesses and public and private jobs.



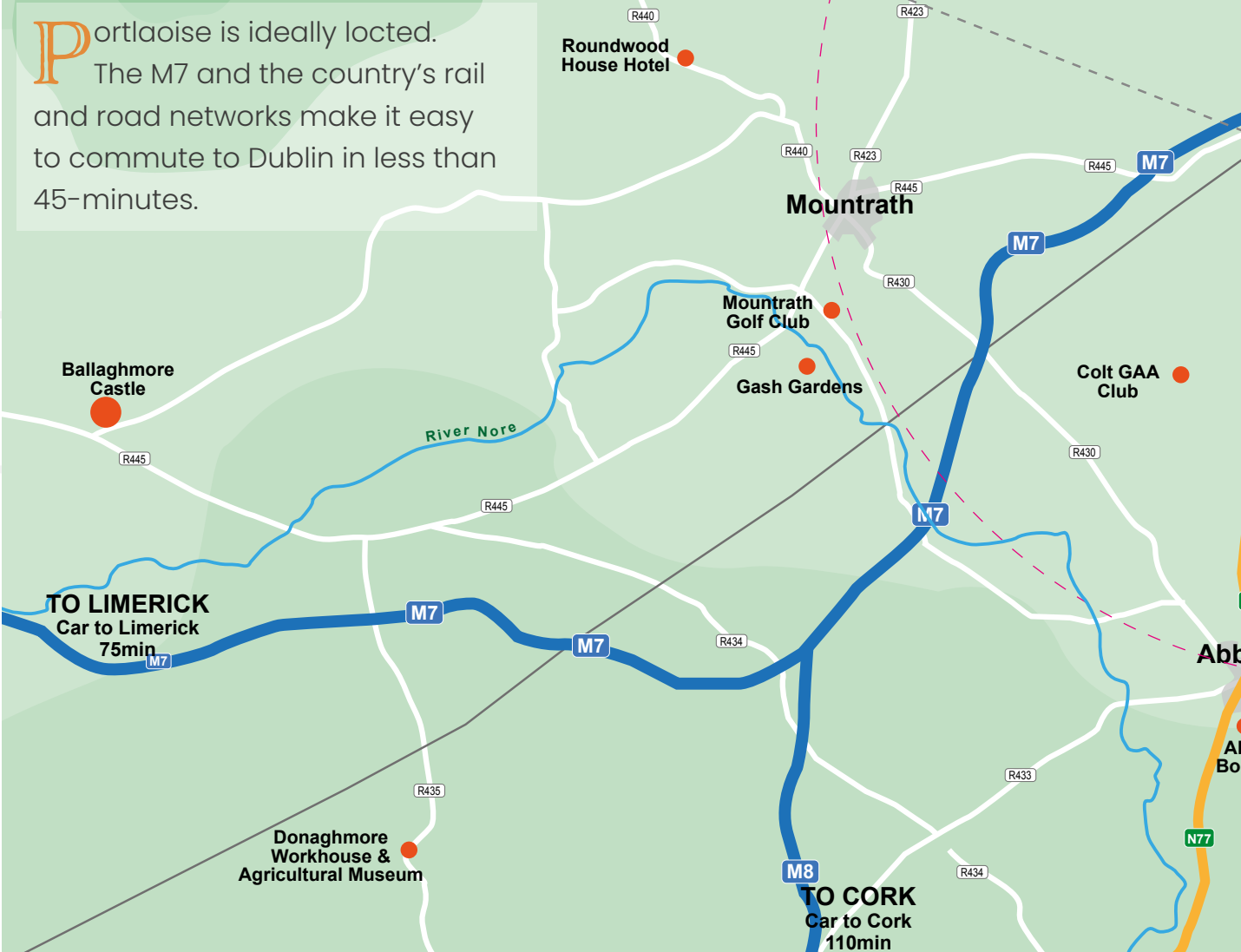
Wake up to
a whole new
world, and a
whole lot more



LOCATION



Portlaoise is ideally located. The M7 and the country's rail and road networks make it easy to commute to Dublin in less than 45-minutes.



All markings, directions, timings and references are for illustrative purposes only.

Shopping

- 1 Shopping Centre, 30 stores including: Boots/Penneys
- 2 Tesco/Dunnes Stores
- 3 ALDI/LIDL
- 4 Elverys Sports
- 5 Shaws Department Store

Recreation

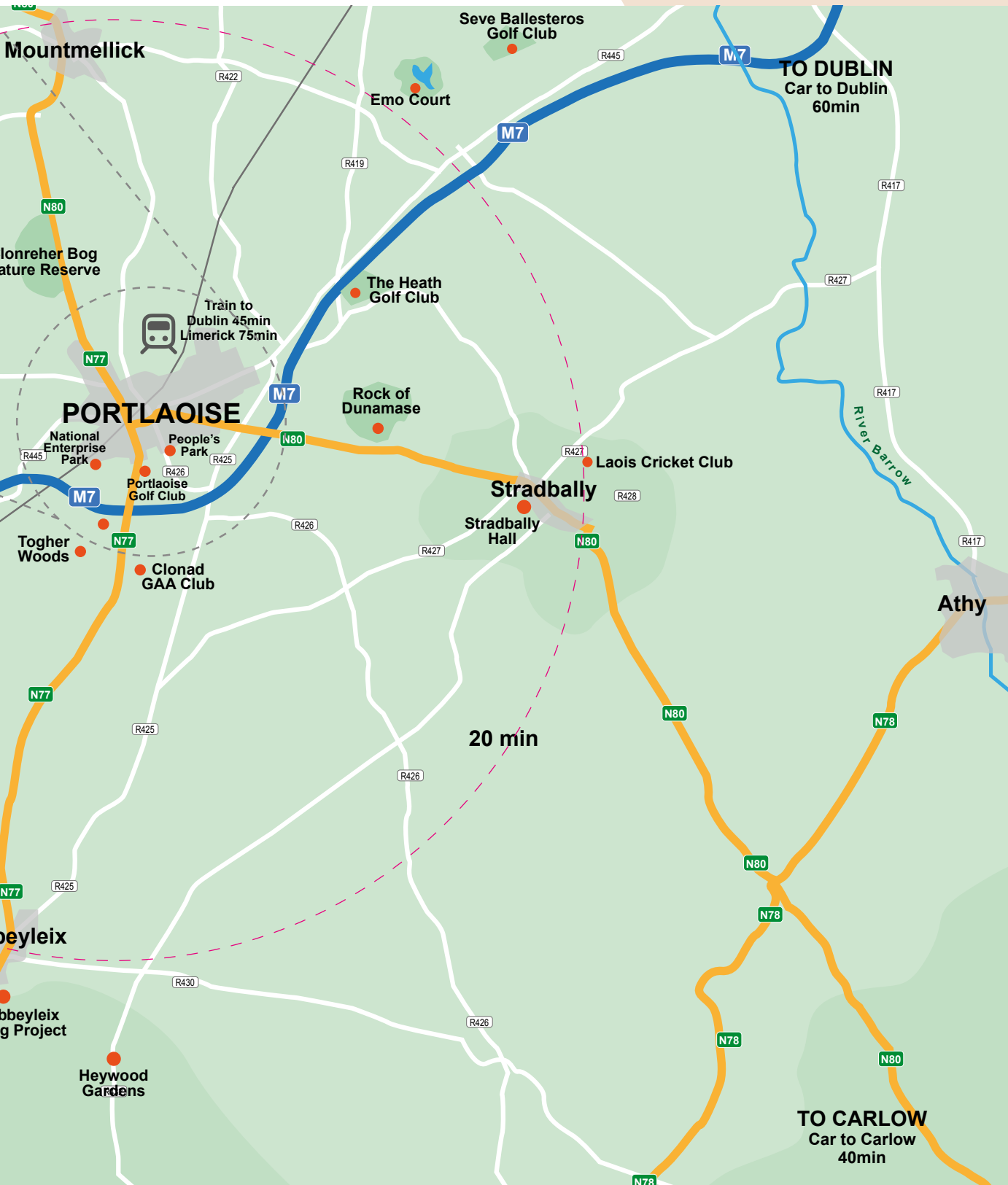
- 1 The Pantry Cafe
- 2 Eddie Rocket's
- 3 Emperor's House
- 4 Odeon Cinema
- 5 Town Park
- 6 Dunamase Arts Centre
- 7 Midlands Park Hotel and Kellys Steakhouse

Schools

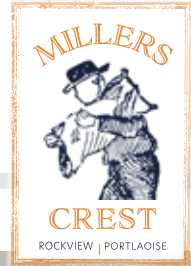
- 1 St. Mary's CBS
- 2 Scoil Christi Ri
- 3 Scoil Bhríde
- 4 Holy Family S&J School
- 5 Educate Together
- 6 Portlaoise College
- 7 St Francis School
- 8 GaelScoil

Sports

- 1 Ben Dunne Gyms
- 2 Portlaoise GAA Club
- 3 Portlaoise Golf Club
- 4 Portlaoise Rugby Club
- 5 Leisure Centre
- 6 Panthers Basketball Club
- 7 Portlaoise Soccer Club



YOUR NEW HOME



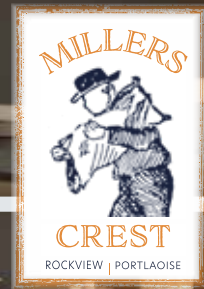
With its strategic location and attractively-priced housing, range of outdoor activities, easy commute to local work or motorway all the way to Dublin, Laois ticks all the boxes. Those living in Portlaoise can have all the benefits of city living, but without the stress and associated cost. Portlaoise isn't just an attractive place to work based on its accessibility, it also offers an unrivalled lifestyle, perched on Ireland's Ancient East. Hosting internationally acclaimed arts, culture and music festivals, and boasting a huge variety of amenities for everyone.



BUILDING UNIQUE COMMUNITIES



SPECIFICATIONS



QUANTUM
BUILDING UNIQUE COMMUNITIES

BER A2



ENERGY EFFICIENCY

- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Insulated concrete formwork structure offering superior thermal & acoustic performance and exceptional levels of air tightness
- Demand controlled ventilation installed in all houses ensuring continual good indoor air quality and saves energy
- High level of insulation incorporated in floors, walls and roof



EXTERNAL FEATURES

- Maintenance free brick & acrylic rendered facades
- PVC Fascia, gutters and downpipes
- Double glazed argon filled windows; uPVC panelled front door with secure locking system; and uPVC French double doors, all by Munster Joinery



INTERNAL FEATURES

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white
- Option for laminated flooring downstairs and carpets fitted throughout
- Quality interior joinery to include painted internal shaker-style doors, contemporary skirting and architraves finished in a complementary colour
- Brushed chrome ironmongery
- Timber staircase with painted finish and varnished timber handrail
- Fitted wardrobes with ample shelving and hanging rails in master bedroom
- Pull down attic ladder leading to walk-around part-floored attic space with a Velux window.



BROADBAND

- Up to 1 Gb Fibre Broadband to your door



Typical Quantum Homes interior



ELECTRICAL & HEATING

- Generous lighting and power points
- Smoke detectors
- Wired for intruder alarm
- High speed fibre broadband connectivity
- TV connection in living and master bedroom
- Air to Water Heatpump – thermostatically controlled for maximum comfort
- Demand-controlled ventilation



KITCHENS

- Superb handcrafted contemporary kitchens with soft-close doors
- Stainless steel sink
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood
- Utility room plumbed for washer and dryer



BATHROOMS AND ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Carefully selected tiles on all bathroom floors and wet areas



GARDENS

- Paved/concrete driveway with ample parking for two cars
- Exterior rear tap
- Seeded gardens
- Secure timber gate to side with post and panel fencing



FIRST HOME
BUYER

HELP TO BUY INCENTIVE

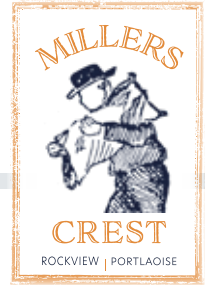
- Millers Crest qualifies for the Government Help to Buy Incentive scheme



GUARANTEE

- All homes come with a 10-year Homebond Warranty

SITE PLAN



THE ORPEN

4 Bed semi-detached house 132 sqm/1,423 sqft
1-16 Rockview Place



THE ORPEN

4 Bed detached house 127.4 sqm/1,371 sqft
2a, 2b, and 2c Rockview Avenue



THE KAVANAGH

3 Bed end-terrace house 109 sqm/1,168 sqft
19, 22, 23, 26 Rockview Square; 14 Rockview Green*
* no attic conversion



THE LEWIS

3 Bed mid-terrace house 107 sqm/1,147 sqft
20, 21, 24, 25 Rockview Square; 15 Rockview Green*
* no attic conversion



THE MILTON

3 Bed duplex house 103 sqm/1,108 sqft
45, 47, 49, 51, 53, and 55 Rockview Square

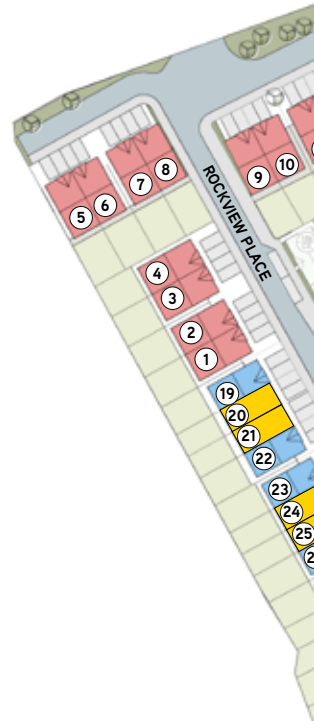


THE GOLDSMITH

1 Bed apartment 49 sqm/527 sqft
46, 48, 50, 52, 54, and 56 Rockview Square



FUTURE PHASE

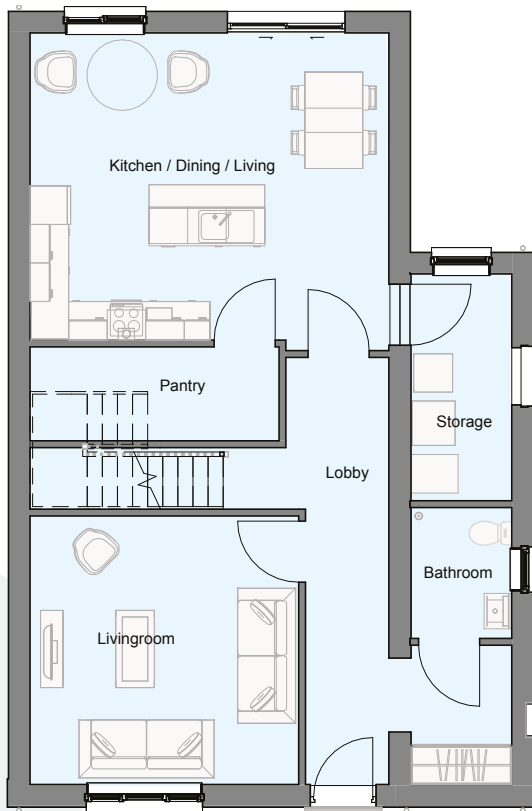
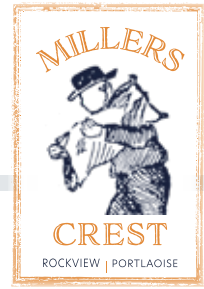


BUILDING UNIQUE COMMUNITIES

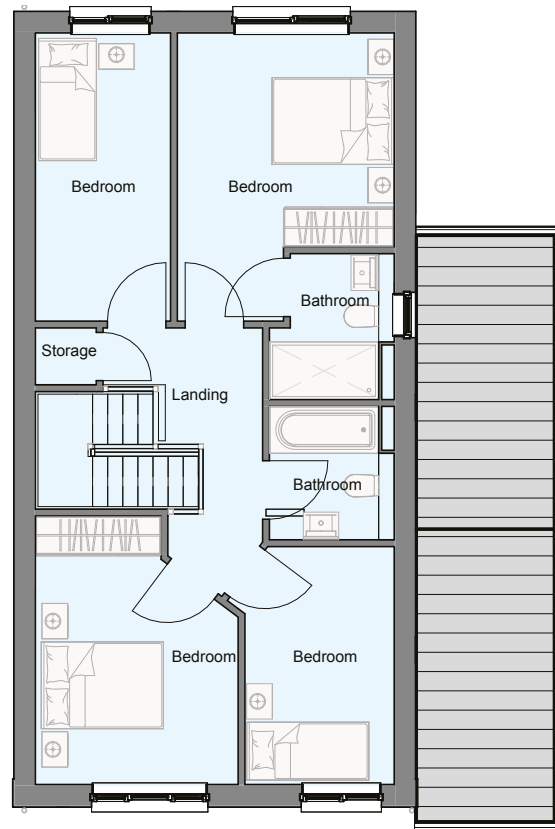


THE YEATS

4 Bedroom detached house
146 sqm / 1,570 sqft



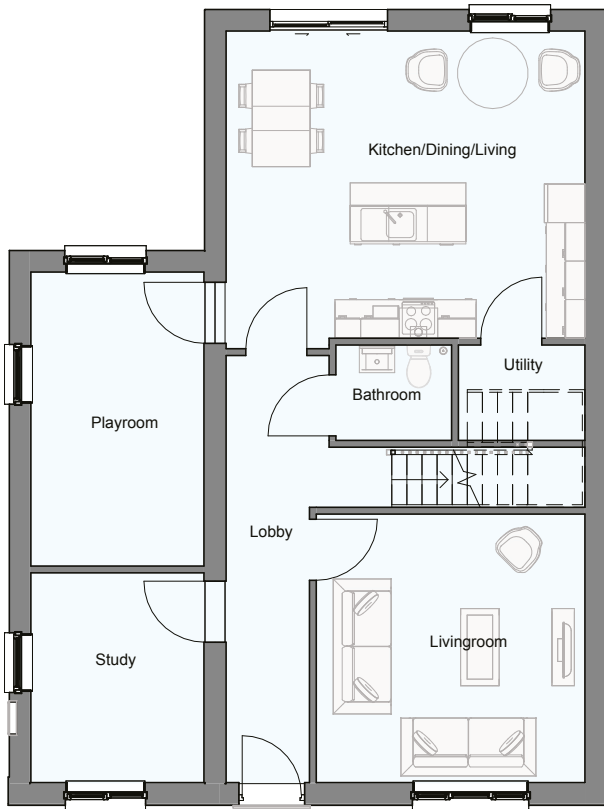
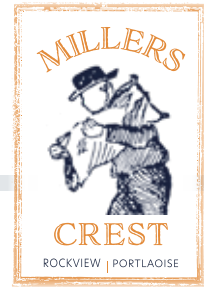
Ground Floor



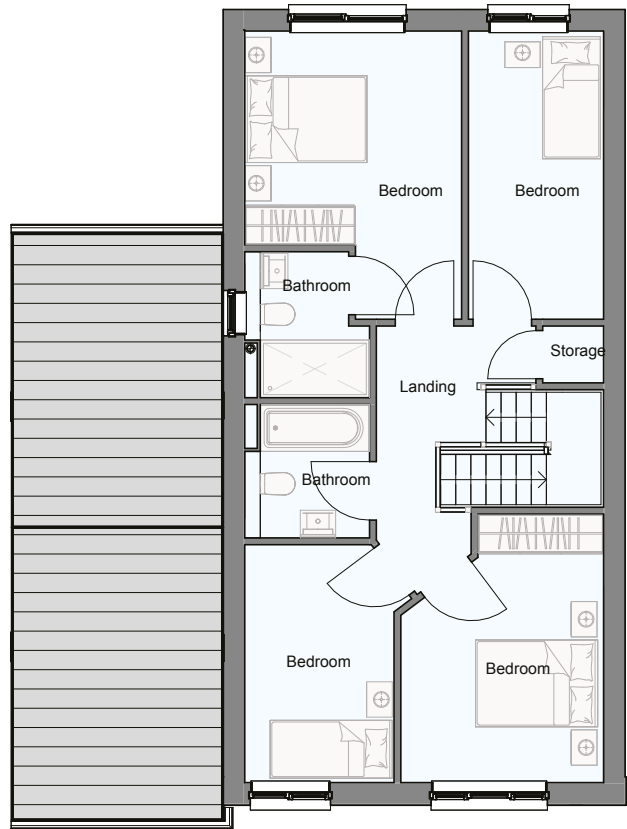
First Floor

THE SWIFT

4 Bedroom detached house
155 sqm / 1,665 sqft



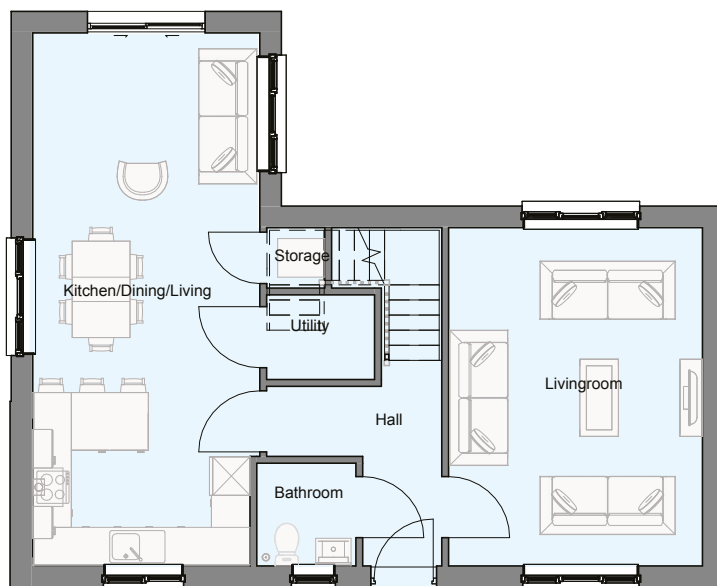
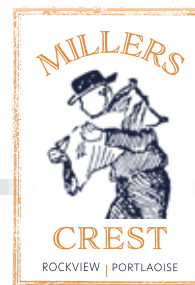
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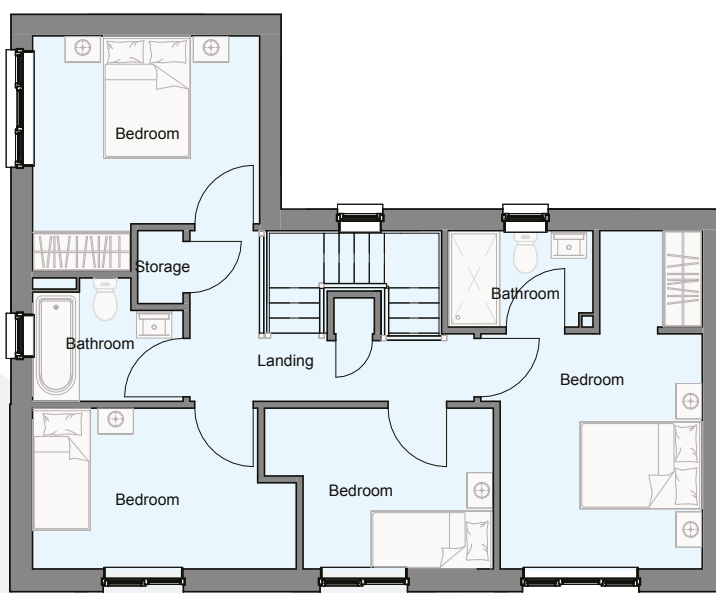
First Floor

THE HEANEY

4 Bedroom detached house
131 sqm / 1,411 sqft



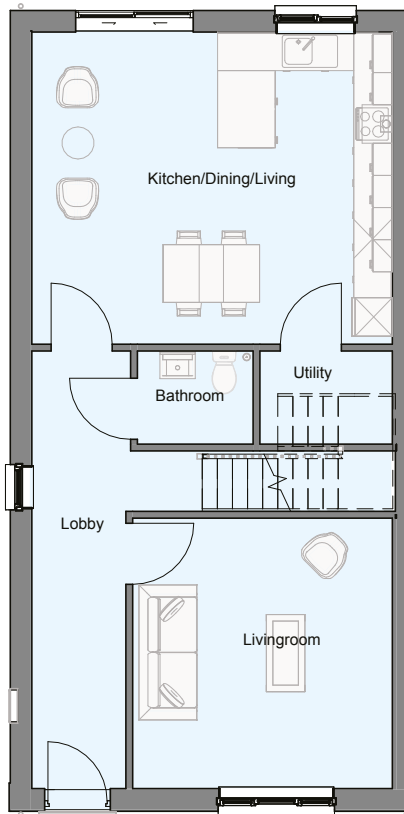
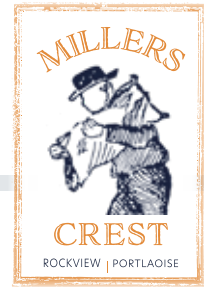
Ground Floor



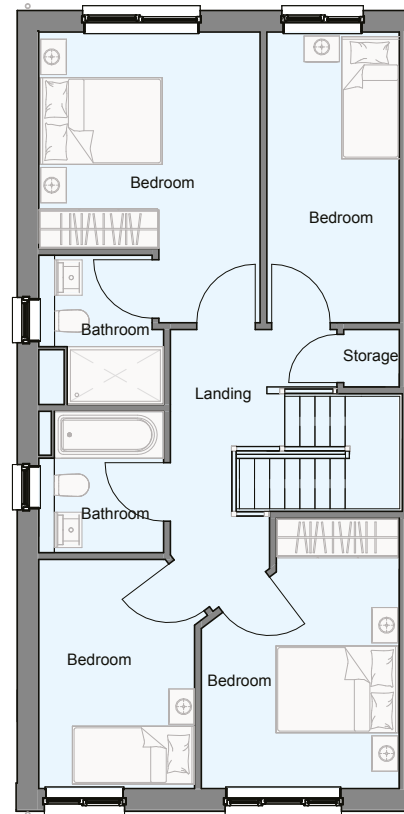
First Floor

THE ORPEN

4 Bedroom semi-detached house
132 sqm / 1,420 sqft



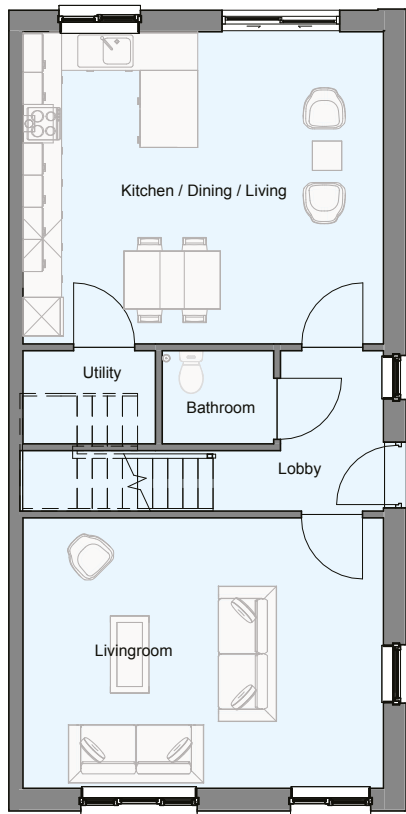
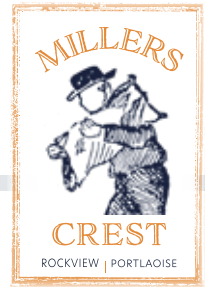
Ground Floor



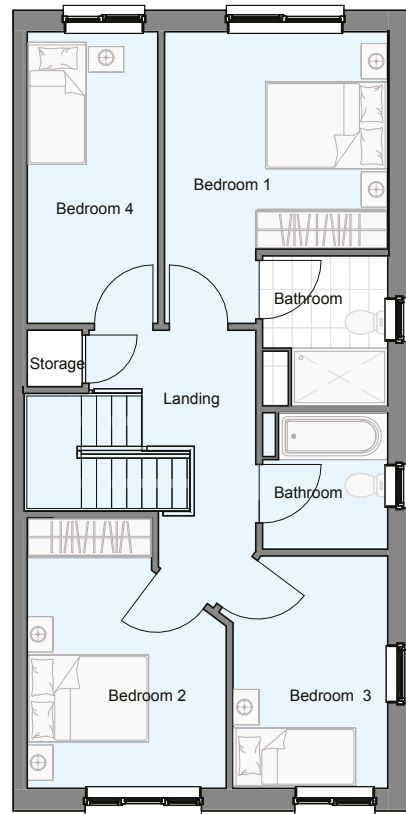
First Floor

THE JOYCE

4 Bedroom semi-detached house
132 sqm / 1,423 sqft



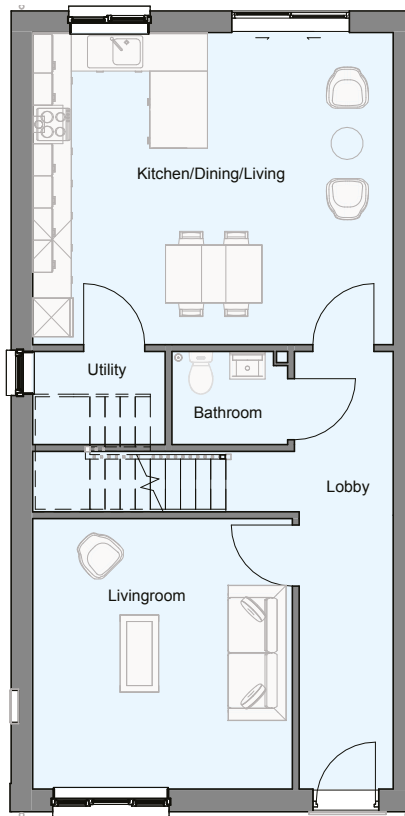
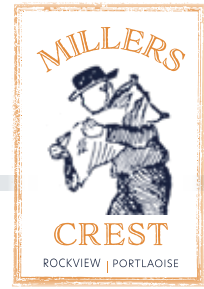
Ground Floor



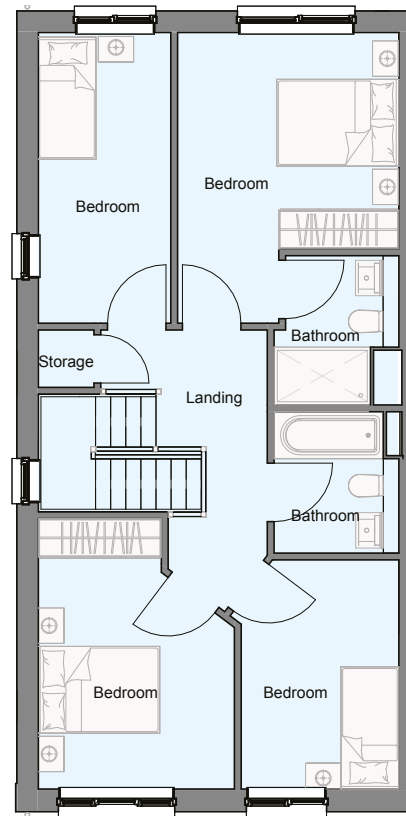
First Floor

THE BECKETT

4 Bedroom semi-detached house
132 sqm / 1,423 sqft



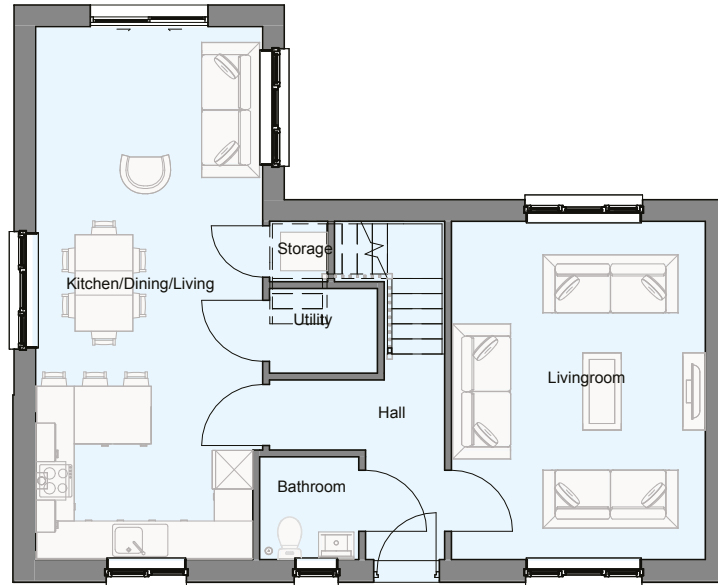
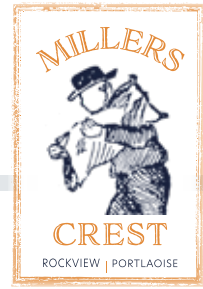
Ground Floor



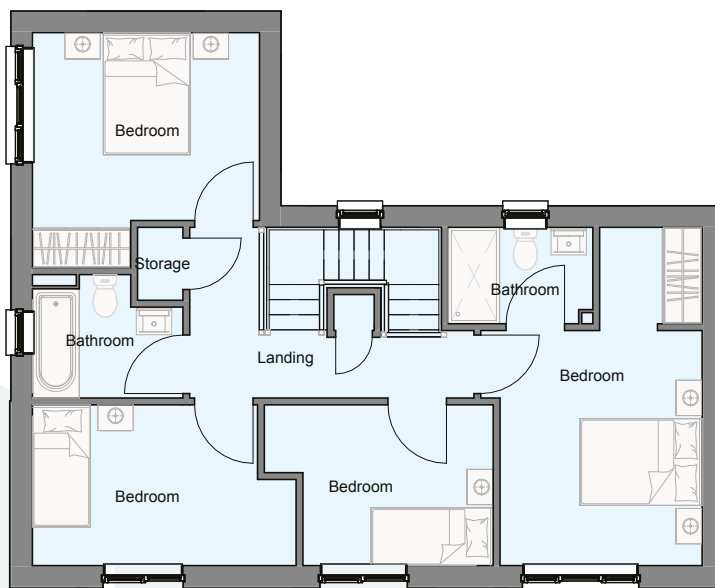
First Floor

THE WILDE

4 Bedroom semi-detached house
130 sqm / 1,402 sqft



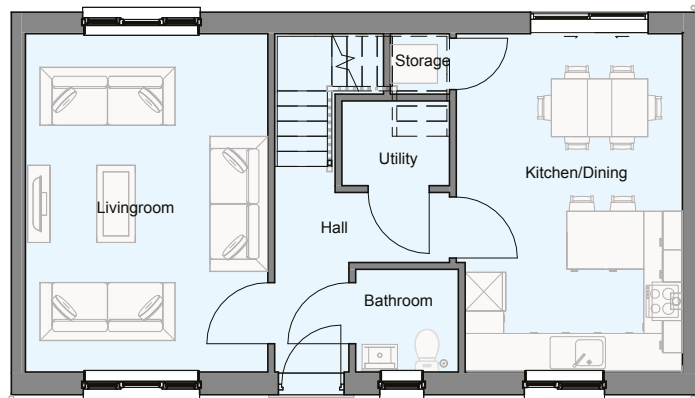
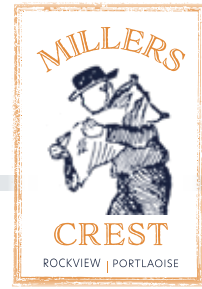
Ground Floor



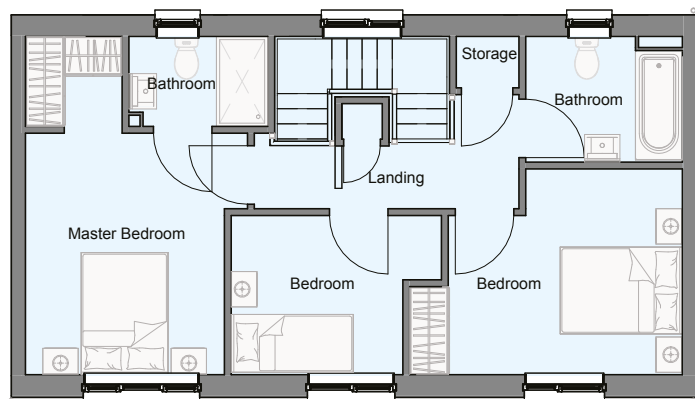
First Floor

THE BANVILLE

3 Bedroom detached house
108 sqm / 1,163 sqft



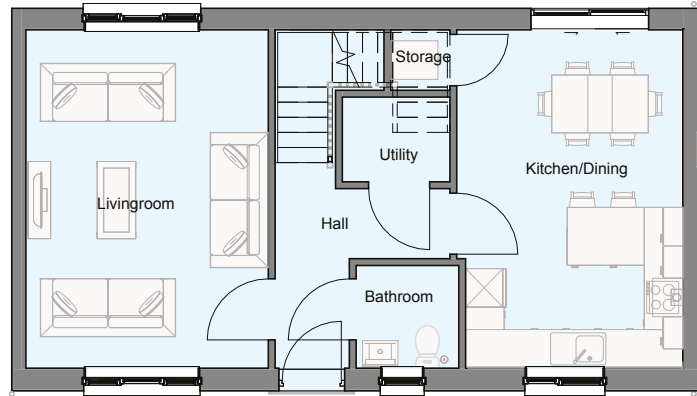
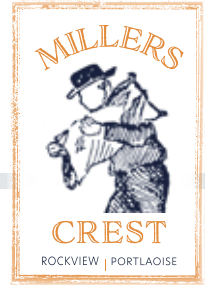
Ground Floor



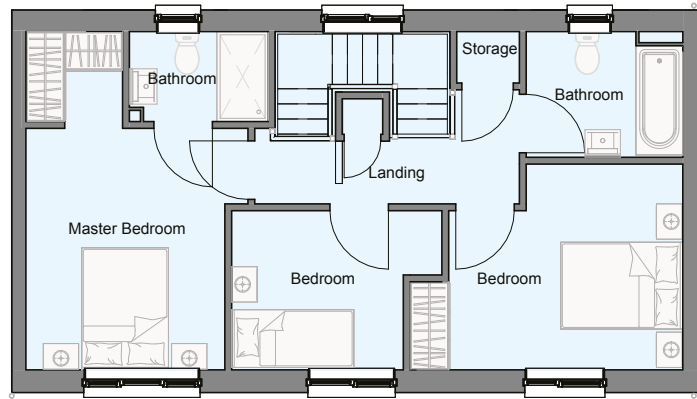
First Floor

THE MOORE

3 Bedroom semi-detached house
107.6 sqm / 1,158 sqft



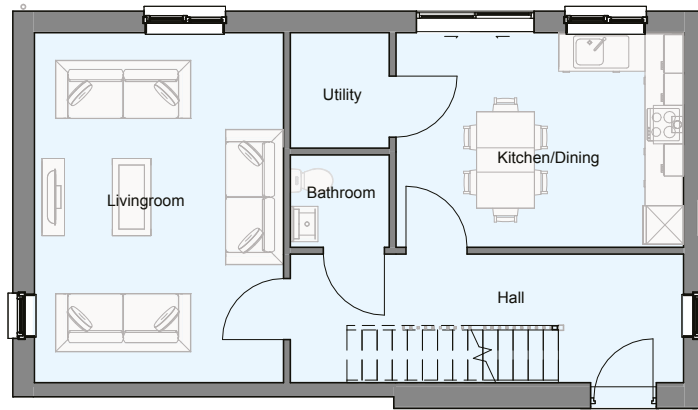
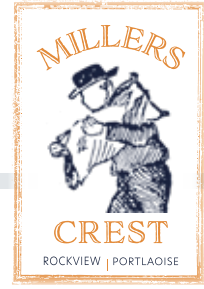
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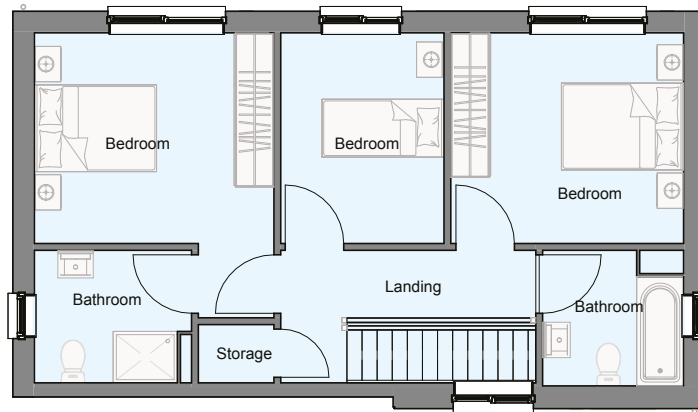
First Floor

THE ALLINGHAM

3 Bedroom semi-detached house
110 sqm / 1,185 sqft



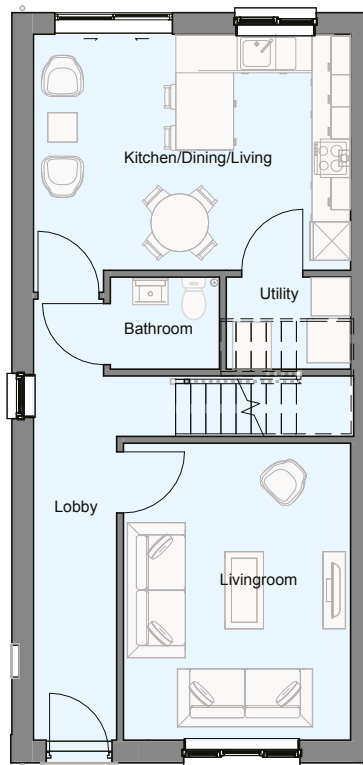
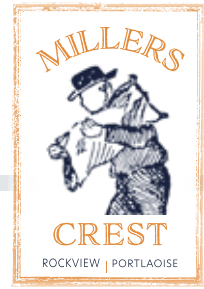
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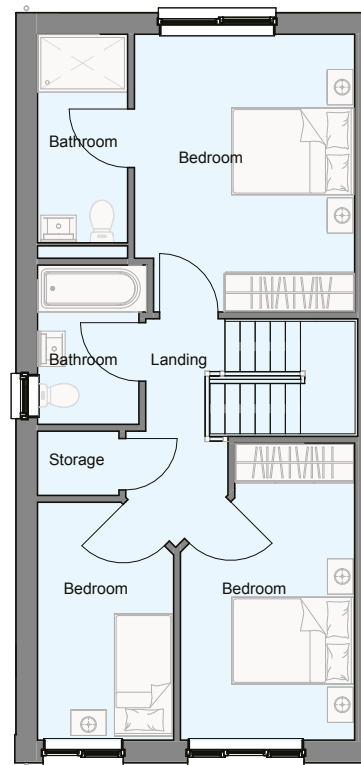
First Floor

THE KAVANAGH

3 Bedroom semi-detached house
109 sqm / 1,168 sqft



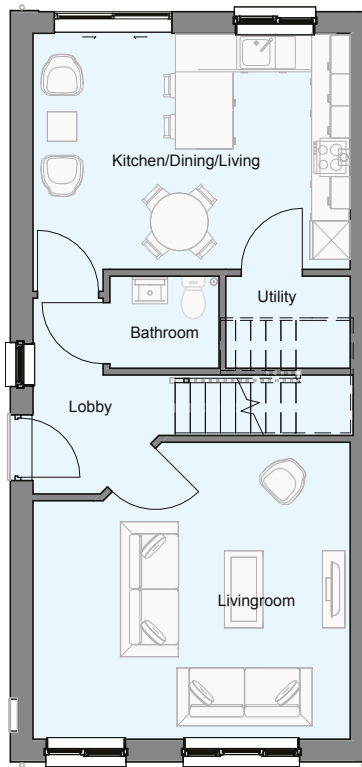
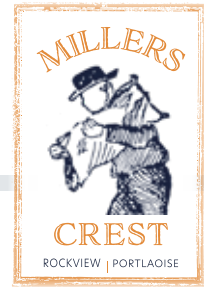
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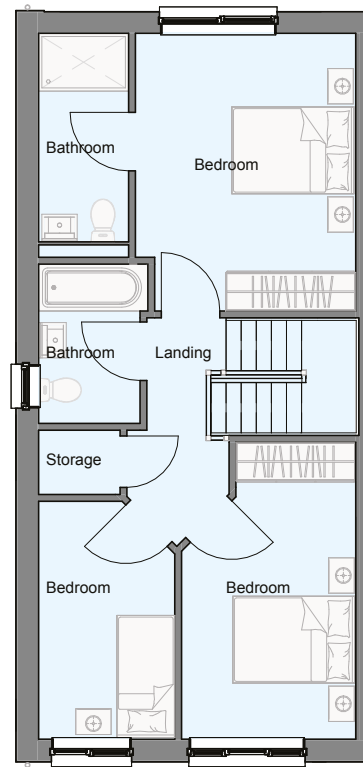
First Floor

THE LAVERY

3 Bedroom semi-detached house
109 sqm / 1,168 sqft



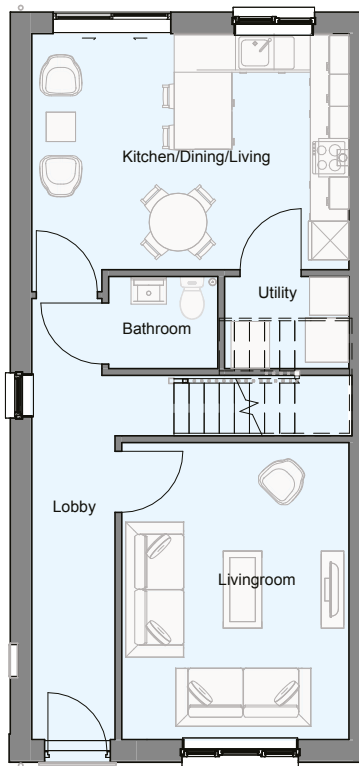
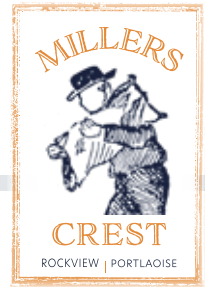
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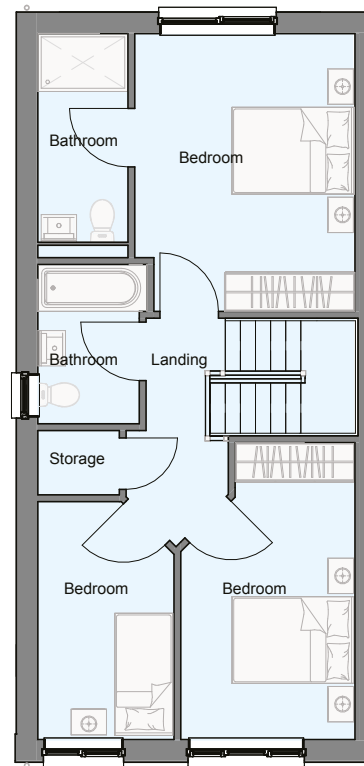
First Floor

THE LEWIS

3 Bedroom mid-terrace House
107 sqm / 1,147 sqft



Ground Floor



First Floor

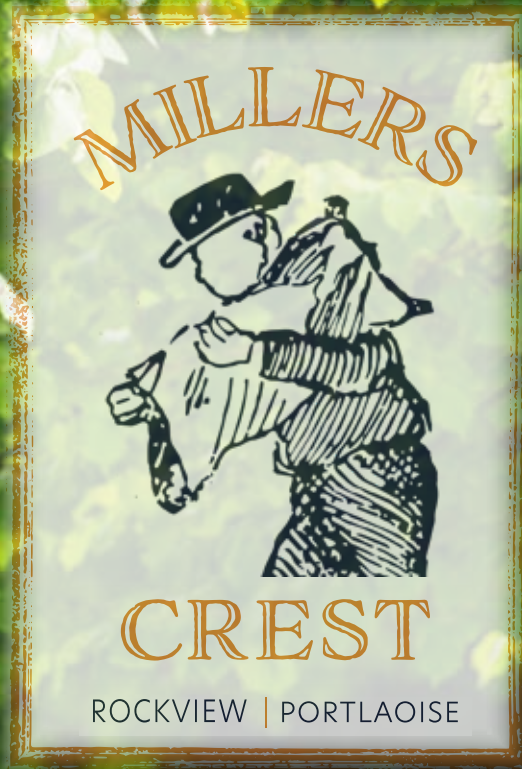


Typical Quantum Homes finishes



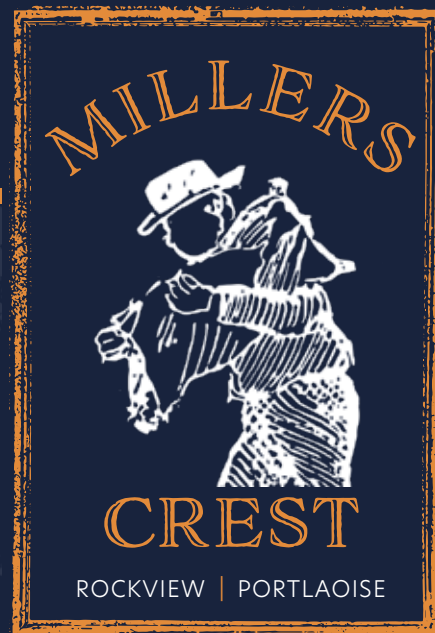
QUANTUM

BUILDING UNIQUE COMMUNITIES



**You've worked
hard to get here,
enjoy the view**





For additional information and registration,
please visit: www.MillersCrest.com

PROFESSIONAL TEAM

Developer	Quantum Homes Ltd., Unit 2 Enterprise Centre, Kilcock
Architect	K-Design Studio, 30 Dominic Street, Kilkenny
Solicitors	HOS Partners LLP, 46 Fitzwilliam Square West, Dublin 2
Selling Agent	Hume Auctioneers Ltd., 1 Coote Street, Market Square, Portlaoise LICENCE No: 002446 Office: 00 353 57 868 1111



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