

MAPLE WOODS

Middleton



*Love where
you live*


Glenveagh
Home of the new.



MAPLE WOODS

Glenveagh is pleased to introduce Maple Woods, a striking new collection of beautifully designed family homes in the picturesque town of Midleton.

Maple Woods perfectly combines modern, stylish living with a wide range of excellent amenities and the convenient transport links of South-East County Cork, in a welcoming, well-established community.

One of the best aspects of living in the Midleton community is the thought and attention that has been given to green spaces and attractive landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids through Midleton's many local parks, farmers' markets and sandy beaches.

What's more, a relatively short drive will bring you to the idyllic Blarney Castle where you can find the infamous Blarney Stone. Looking to go further afield? Midleton is located just under an hour from the fantastic Cork International Airport.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*

LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY

MAPLE WOODS

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Maple Woods home is built with you in mind. Whether you want space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

The comfort you want, how you want it

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



MAPLE WOODS

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

Thermal comfort

Efficiency and sustainability isn't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!



MAPLE WOODS

LOVE ADVENTURE AT EVERY TURN LIVE TO MAKE LASTING MEMORIES

Midleton offers a wealth of family-friendly activities from waterside walks and seasonal markets, to the finest of art galleries. Nearby, Cork Opera House, Fota Wildlife Park and Trabolgan Holiday Village are just three of the many fun-filled days out in store for the whole family.

MAPLE WOODS

LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future.

We support countless initiatives throughout every community we build – from providing recreational areas, green spaces, playgrounds and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, pop-up Christmas Events, and supporting Ardmore Rovers. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





WE'RE HERE **TO HELP** YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.



**REST EASY,
YOU'RE HOME.**

Bedrooms and bathrooms in Maple Woods are generously sized with a high-level finish to give that luxury feel to your home.



MAPLE WOODS

BUILT TO A STANDARD YOU CAN TRUST

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood Wevet Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

Each Maple Woods home is covered by a 10 year structural guarantee.



HELP-TO-BUY SCHEME

A big hurdle for many first-time buyers is getting the initial deposit together. One way to overcome that hurdle is through the Help-To-Buy scheme.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers.

It's an incentive provided by the Irish Government where you can get up to a maximum of €30,000 towards your deposit to purchase a new-build house or apartment.

Applicants can apply for a refund of Income Tax and Deposit Interest Retention Tax (DIRT) paid in Ireland for the previous four tax years.

Help-to-Buy cannot be used to purchase previously owned or second-hand homes.

To find out about the Help-To-Buy Scheme and making your new Glenveagh home more achievable, visit glenveagh.ie or revenue.ie



FIRST HOME SCHEME

Glenveagh are proud to support the First Home Scheme, which is funded by the Government of Ireland, in partnership with participating lenders.

Essentially, the First Home Scheme can fund up to *30% of the value of your new build home in the form of an equity share. It's designed to help eligible first-time buyers, by bridging the gap between your deposit, mortgage and the purchase price of a new build home.

How much funding you may qualify for will depend on where in the country you are looking to buy your new home and also whether you're buying a house or an apartment.

If you're over 18 and do not currently own or have never owned a property in Ireland or abroad, you can apply for the First Home Scheme.

For more information about the First Home Scheme visit glenveagh.ie

*The First Home Scheme (FHS) can fund up to 30% of the market value of your new property, this amount is reduced to 20% if you are availing of the Help to Buy Scheme (HTB).



How the Help-to-Buy Scheme & First Home Scheme work together.

Emmet and Lisa, both first time buyers are eager to get the keys to a new Glenveagh home, listed at €475,000.

Emmet and Lisa's joint salary:

€83,125

Maximum mortgage available to them

€332,500

4 x their salary

Their deposit

€47,500

€30,000 successful Help-to-Buy + €17,500 savings

Shortfall

€95,000

Made up by the First Home scheme taking a 10% equity share in the property

Emmet and Lisa's new Glenveagh home

€475,000

For more details on both schemes, visit glenveagh.ie

How the First Home Scheme works

First, you'll need a 10% deposit which is €47,500. When it comes to your mortgage, your provider can give you about four times your salary.

For a couple with a joint income of €71,250, that means a mortgage of €285,000. That leaves a €142,500 shortfall. This is where the First Home Scheme comes in — by making up that €142,500 in the form of a full 30% share of your property.

This can drop to 20% if you are also availing of the Help to Buy Scheme.

LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

Discover more Glenveagh developments



Cluain Glasan
Kilkenny City



Farranshock Park
Mullingar, Westmeath



Cluain Adain
Navan, Meath



Gracefields @ Drumaconn
Athlone, Westmeath



Kilmartin Grove
Kilmartin, Dublin



Foxwood Barn
Citywest, Dublin

Schools

- 1 Midleton Educate Together N.S.
- 2 Midleton CBS Secondary School
- 3 Midleton CBS Primary School
- 4 St. Mary's High School
- 5 Midleton College
- 6 St. John The Baptist National School
- 7 St. Colman's Community College
- 8 Scoil Bhríde Midleton
- 9 Gaelscoil Mhainistir Na Corann

Shopping

- 1 Tesco Superstore
- 2 ALDI
- 3 Hurley's Supervalu
- 4 Market Green Shopping Centre
- 5 Lidl

Sport

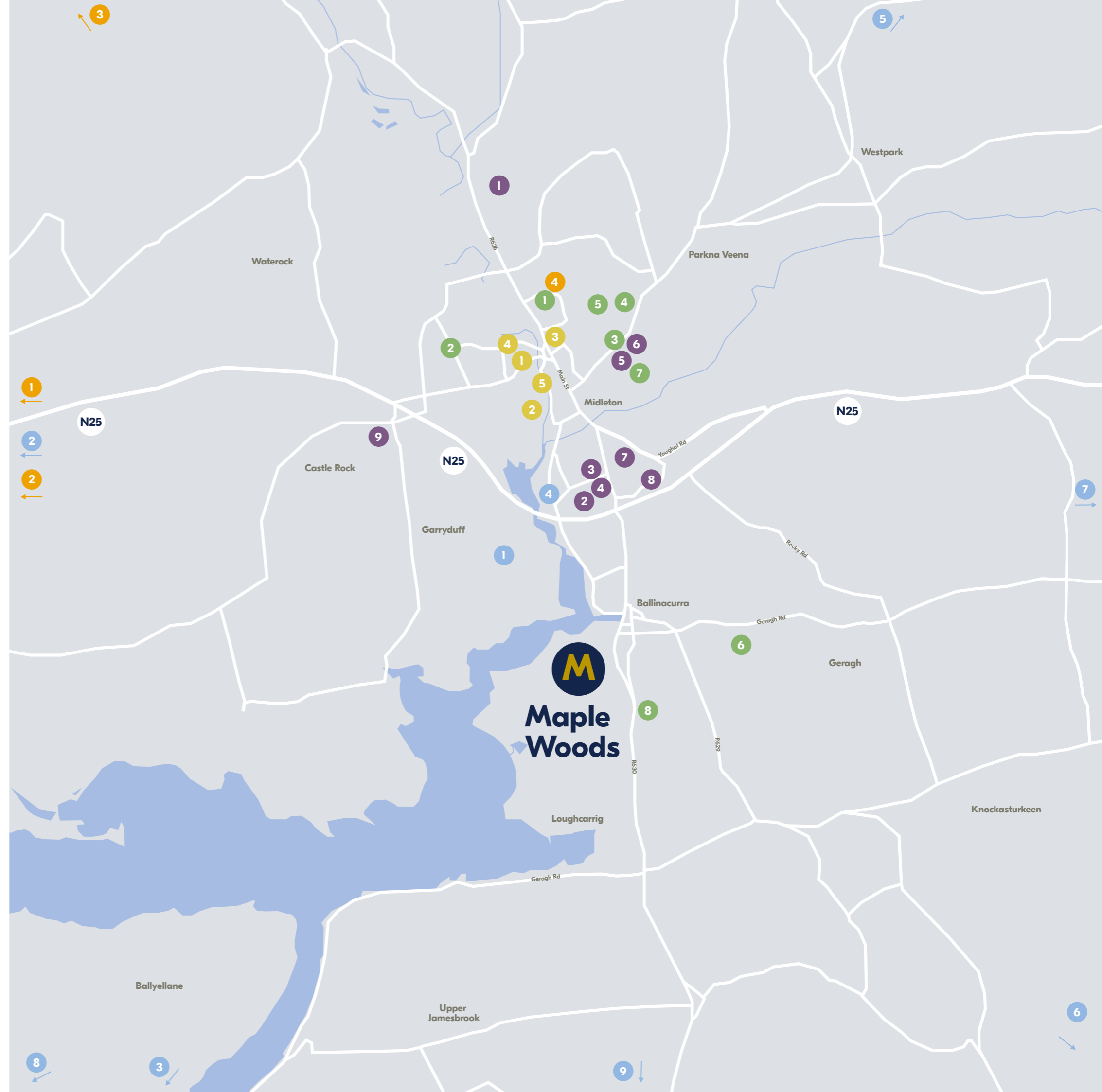
- 1 Midleton GAA Club
- 2 Midleton Football Club
- 3 Midleton Hockey Club
- 4 Midleton Rugby Football Club
- 5 Midleton Cricket Club
- 6 Ballinacurra GAA Club
- 7 East Cork United Basketball Club
- 8 Salto Gymnastics & Trampolining Club

Transport

- 1 Cork City (30 min drive)
- 2 Cork Airport (30 min drive)
- 3 Shannon Airport (2 hr drive)
- 4 Midleton Station - into Cork City (40 mins)

Places of Interest

- 1 Ballyannan Woods — Midleton Forrest
- 2 Fota Island Resort + Wildlife Park
- 3 Marlogue Woods Forest and Recreational Area
- 4 Bailick Park
- 5 Leahy's Open Farm
- 6 Ballymaloe House Hotel
- 7 Castlemartyr Resort and Golf Club
- 8 Titanic Experience Cobh
- 9 Inch Beach + White Bay Beach



HOUSE STYLES

2 Bed Homes

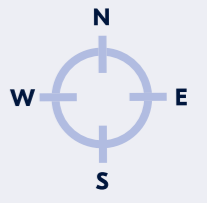
- The Hazel
2 Bed Mid Terrace
82 sqm | 883 sqft

3 Bed Homes

- The Birch
3 Bed Mid Terrace
93 sqm | 1001 sqft
- The Beech
3 Bed End Terrace
97 sqm | 1044 sqft
- The Pine
3 Semi-Detached
111 sqm | 1195 sqft
- The Alder
3 Bed End Terrace
116 sqm | 1249 sqft

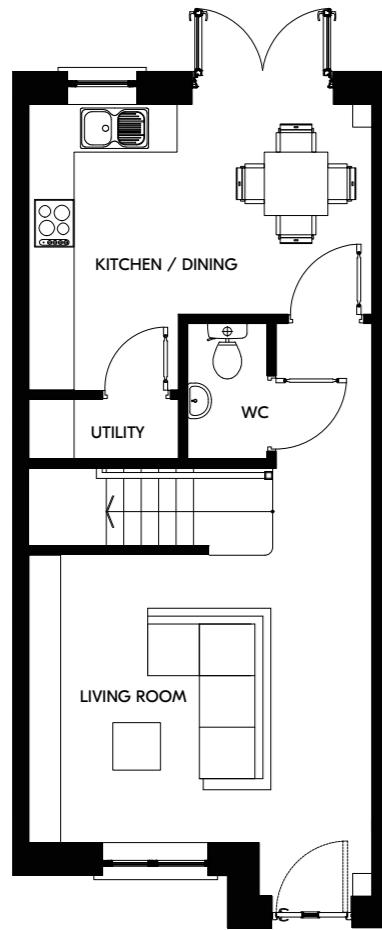


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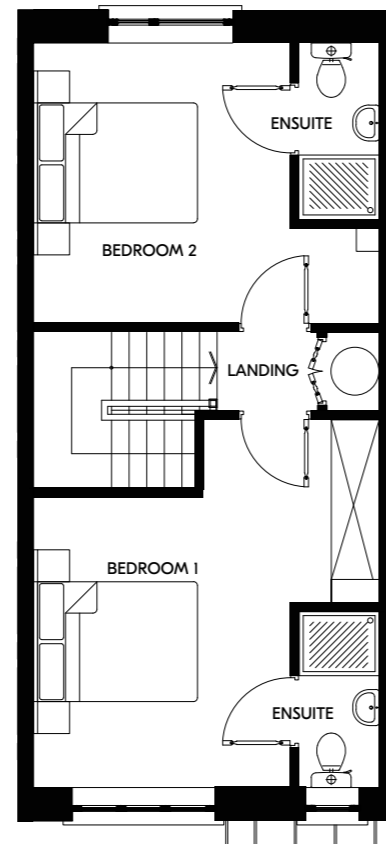


THE HAZEL

2 Bed Mid Terrace
82 sqm | 883 sqft



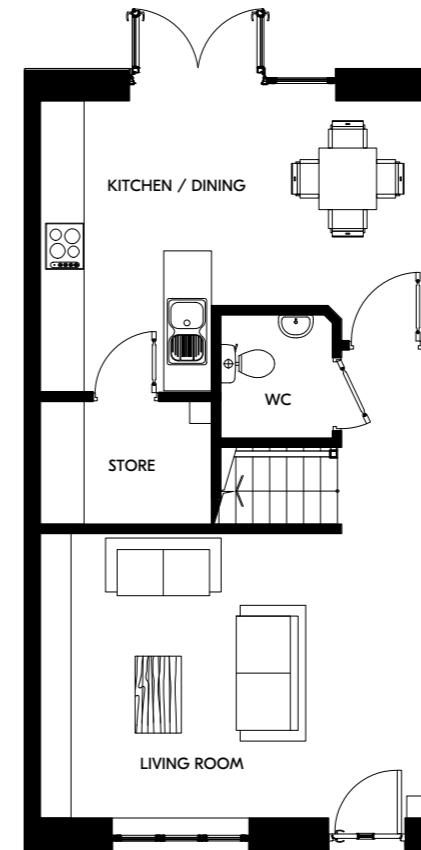
Ground Floor



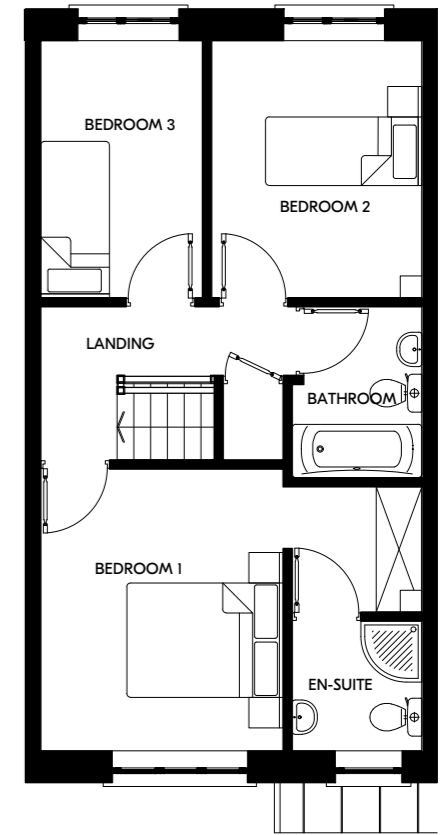
First Floor

THE BIRCH

3 Bed Mid Terrace
93 sqm | 1001 sqft



Ground Floor



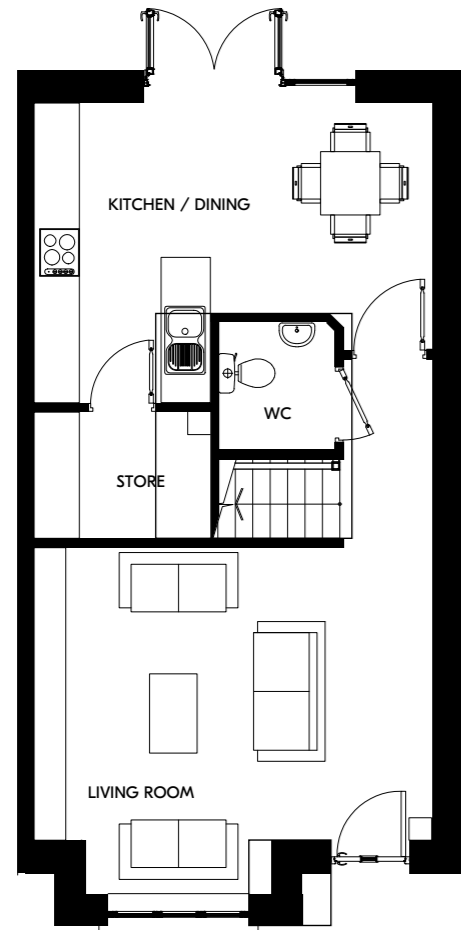
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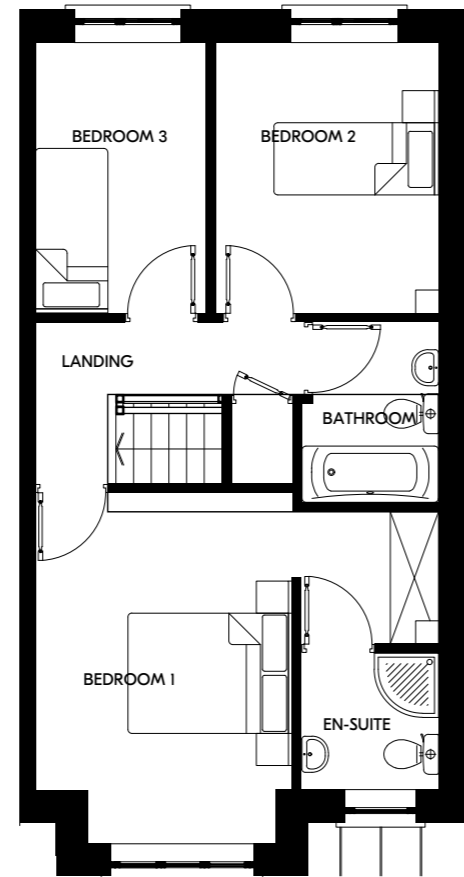
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THE BEECH

3 Bed End Terrace
97 sqm | 1044 sqft



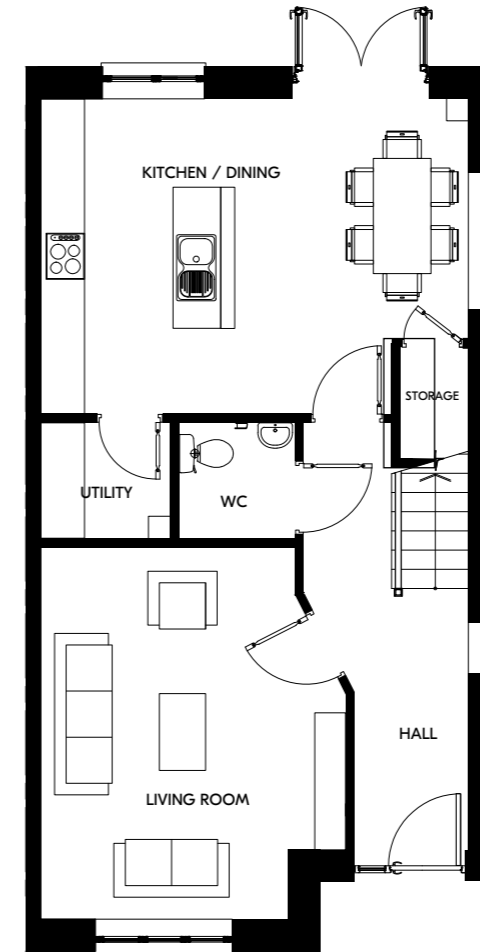
Ground Floor



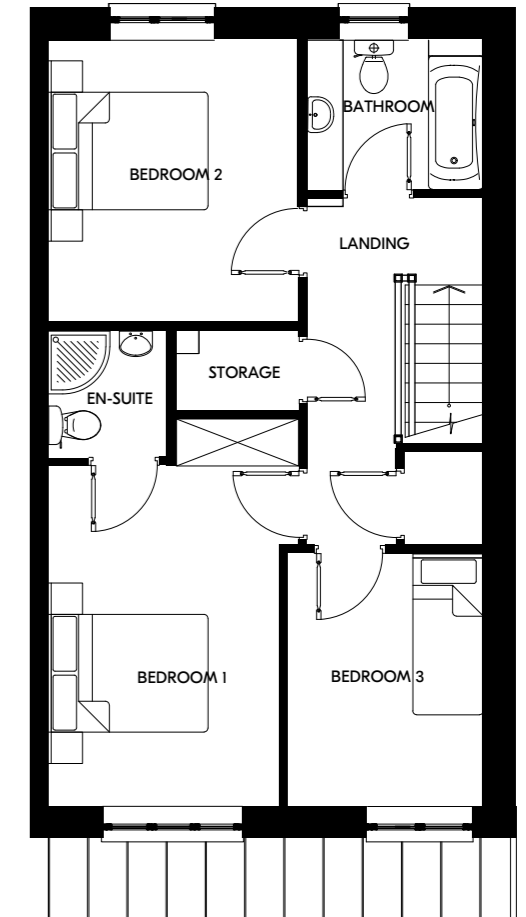
First Floor

THE PINE

3 Bed Semi-Detached
111 sqm | 1195 sqft



Ground Floor



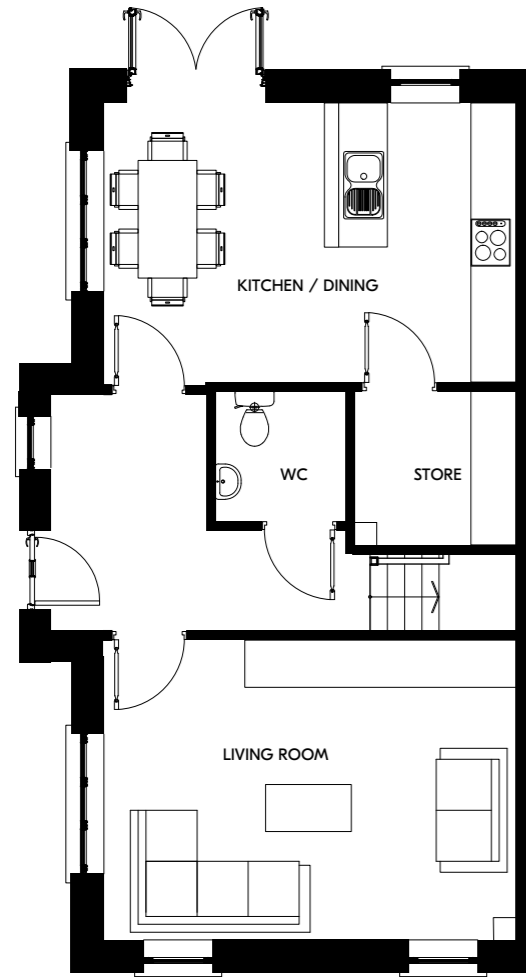
First Floor

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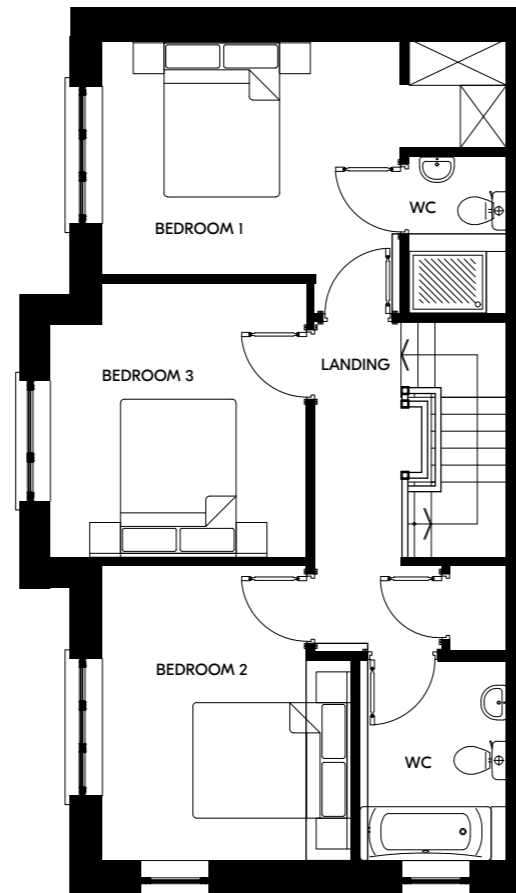
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THE ALDER

3 Bed End Terrace
116 sqm | 1249 sqft



Ground Floor



First Floor

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Selling agent



021 463 1755

PSRA Licence: 001757

Developer: **Glenveagh Homes**

Architect: **Deady Gahan**

Solicitor: **Mason Hayes and Curran**

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