



The homes of Tyrrells Brook, only a brief stroll from Edenderry, are built to provide value for money, great spaces to occupy, a pleasant rural pace of life, and convenience for both town and city.

In this brochure, snapshots of the lives of a number of people who live and work in the Edenderry area are featured. We'd like to thank each of them for their participation.





Whether you want to get closer to nature or just switch off after work, the banks of the canal are tranquil and full of wonderful sights to admire.

PATRICK LARKIN: **PUBLICAN, RUNNING LARKINS BAR & RESTAURANT WITH HIS FATHER.**

Patrick is born and bred Edenderry and has been working in the family pub since 1970. His grandfather was a publican from 1928.

“**T**he town has been very good to us over the years. We try to provide a friendly pub where people can take a break from the house and go out somewhere nice to relax and enjoy themselves. We have a bar, restaurant and bistro, so there’s a range of options for people, and we offer honest to goodness food and service at a fair price: that’s our aim.

The town has changed a lot down the years. You’d see it in the buildings and with the new houses and the shopping centres. It all helps with the development of the town. It’s the second biggest town in Offaly, and it’s progressing all the time. I think people have this idea when they hear “Edenderry” that it’s way down the country, but it’s only an hour from Dublin and getting in is becoming easier and easier.

The newer people have blended in very well. There’s great schools here, and a lot of sports clubs, and horse racing is big. The town is really heading in the right direction now and I think people moving in will find the the locals genuine and honest and good-natured. They will get on well here.” 🍀



KEVIN DUFFY: PRINCIPAL OF SCOIL BHRÍDE, A NEW PRIMARY SCHOOL IN EDENDERRY

Kevin was a teacher in another local school when he applied for the management job at the new primary school. He was appointed principal in June last year.

“We have 30 pupils in two junior infant classes, and three staff, so it’s a good start in terms student-teacher ratio. We have full use of the GAA pitches and sports hall, which is great. There’s even a swimming pool nearby. I think the children and their parents are really happy with the way the school is developing. The reception has been wonderful throughout the community. That’s one thing about a new school – the enthusiasm levels are very high, and everyone feels they have a part to play.

There’s a great connection with the Edenderry community, and we are delighted to be able to offer this new service to the town. Edenderry is a very vibrant town, and it has been enriched lately by the influx of new residents both from Ireland and abroad. The town has been very inclusive of the new people. They bring different talents and have new things to offer the town, so it’s growing in a very positive way.

Our ultimate aim is to combine excellence in teaching with enjoyment of learning. I like WB Yeats’s saying about education – Education is not the filling of a pail, but the lighting of a fire.” ☺☺



PETER BRADY: SHOP OWNER, BRADY'S SPAR, EDENDERRY

Peter has lived in Edenderry all his life. Along with his brother Johnny, he runs Brady's Spar and Post Office on the main street.

“We’re one of the oldest businesses here. My father opened the shop fifty years ago this year, and he’s seen just incredible changes: with the new people coming into the town and the shop, it’s just unbelievable. Everything has become better.

My father had an independent shop originally but over the years we’ve been different things. We’re changing things now because there’s a new Lidl, a new Aldi, a new Tesco, and a new Dunnes stores. We’ve decided to go more for the convenience store so we felt Spar was best. The town’s changed so we thought that changing the shop was the best thing to do. The local post office is in our shop as well so a lot of people come in for that.

I usually go out in Edenderry. I’m a member of the local golf course and I go greyhound racing a fair bit. Often I go to Mullingar and Newbridge and sometimes Shelbourne. I have a greyhound myself so I’m fairly into that. Other than that the local pubs are good and there are good restaurants as well. We’ve got Larkin’s which has a good bistro and there’s an Indian and a couple of Chinese restaurants as well.” 🐾



AMY BRERETON: SALES EXECUTIVE AT THE MARRIOTT JOHNSTOWN HOUSE HOTEL & SPA ENFIELD

Amy is born and bred Edenderry, and has worked at the Marriott for three years now.

“In the past few years there have been lots of new estates built and so there are more people around. The town has grown and there’s a lot going on now. The shops have picked up, and the new shopping centre is great for the town.

The other thing that people can do easily is get the bus or train into Dublin. There are buses leaving in the morning for Dublin every half hour during the week, and a lot of people drive to Enfield or Maynooth and take the train in. And sure it’s less than an hour’s drive at times.

On a nice day I’d usually end up down at the canal to go for a walk. It’s really handy for a lot of people because it’s right in the centre of the town but it goes through a lot of areas around the town as well. I live beside where Tyrrells Brook is being built and just down the lane is the canal. People go fishing down there and in the summer it’d be the place where most people from the town would have their picnics and take their walks. It’s gorgeous on a fine day.

Donadea Park is another place where a lot of people go. It’s only about 20 minutes away. A lot of people from Edenderry and around the area would head there on a Saturday or Sunday afternoon. It’s a beautiful old estate with a big woodland area, a castle and a lake.

The Johnstown House is open six years, and it’s been a Marriott hotel for four. I love working here. There’s always a good atmosphere and plenty going on all the time. We get a lot Edenderry people coming over to get treatments and eat out in The Pavillion restaurant. There’s a few others from Edenderry working here too so it’s got that connection with the Town as well.” ☺



JOHN WONG & SELINE CONNOR: **NEW HOMEOWNERS IN NEWBERRY, EDENDERRY**

John and Seline moved from Dublin to Edenderry 14 months ago. John works for Köping Volvo on the Naas Road.

“It was a big step for us to leave Dublin, but we really wanted a place of our own and of all the areas within our budget that we looked at, Edenderry came out tops. It’s easy to get to, a straightforward journey, and the town itself seemed nice, the amenities were good, and there was a good atmosphere. Seline and I both work in Dublin so we drive in and out together and it’s actually quite relaxing once you’re out of the city.

When I get home there’s a beautiful walk from the house, down a stone walkway to the canal and up a long field that I try to get in. It’s very peaceful.

There’s a lot of sports in the area. I don’t play rugby - I’m into boxing myself, but I’m actually thinking about getting involved in the rugby here. I kind of have the build for it.

The houses are great. We have a nice-sized garden and when friends of ours come out from Dublin and we’re sitting out there you can tell they appreciate it too. It’s a only a 10-minute walk to the village and all the shops. There’s great choice, cause there’s a very good range of shops now.” 🍷



RONAN USHER: CAPTAIN OF THE SECONDS EDENDERRY RUGBY TEAM

Ronan is a carpenter from Edenderry who has been very involved in the local rugby scene for many years.

“We’ve a huge setup for rugby here. We’ve the seniors and then teams at under-6 all the way up to under-20. It’s quiet now as the season is over, but usually we have “the minis” every Saturday for the under-10’s, and then the rest of the lads would have games every weekend. The first, second and senior teams would play every Sunday.

Usually in my free time, I’d go for a run along the canal bank or go fishing. We’re very close to the Boyne here and there are a lot of fishing lakes around the area, and then there’s the canal. You’ll always get lots of couples and people out walking or for a jog and stuff like that. When you come into the long evenings with good weather, it’s like strolling down the main street when you go along the canal.

I socialise mostly in the town. I’d usually go to Larkin’s, Byrne’s or Mangan’s. They’d be three of the best pubs in the town and they’d all be newly refurbished as well in the last few years. The numbers are up big time though. If you were to go back five years, you’d know everyone in the pub, now there are a lot of new faces. It’s gotten much more cosmopolitan in the last five or six years.

Mostly, they’re young families relocating down from Dublin where the price of their mortgage was too high. A lot of them sold their houses in Dublin and bought in Edenderry. I think they’re getting a better quality of life here. I’ve a good few Dublin friends down here and they’re delighted with the move. Coming down to an area like this out of the hustle and bustle of Dublin with your kids and the whole lot: people feel freer, they can let their kids out to the local greens, they can let them out to play and they don’t have to be watching them 24/7.” ☺



canterbury



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The area's relaxed pace of life gives people more time to enjoy the many local amenities and leisure activities.

The town of Edenderry lies in the north-eastern corner of Co. Offaly, close to the borders of counties Kildare, Meath and Westmeath, approximately an hour's drive from Dublin city (60 kms). The market town and its environs together have a population in the region of 6,000, and a very strong community spirit is clearly evident when talking to local people.

The town is located on the R402 Dublin-to-Tullamore route, between the upstream section of the River Boyne and the Grand Canal on its westward journey through the Bog of Allen. The surrounding area is dotted with a large number of interesting historical houses and castles. Fishing, music, and team sports are the traditional pastimes of the area.

The major towns of Mullingar, Maynooth, Tullamore, Newbridge and Naas, are each about 35 kilometres away, and offer a wealth of train network access points (to either Connolly or Heuston, in Dublin). Train services from the closest station at Enfield (17 kms) are very regular. With the N4 only 18 kms away, Dublin Airport is less than an hour's drive.

The town, which is lively and well serviced by shops of many kinds, has become in recent years a popular commuter option due to the combination of its proximity to the capital, the wealth of transport options and its considerable range of amenities.

The gently sloped lowlands, interspersed with scenic lakes and remnants of the area's rich history are considered to be a Rambler's delight.





19 An Daingean
DAINGEAN

km Caladh na Sionainne
68 SHANNON HARBOUR



Éadan Doire km
EDENDERRY 2



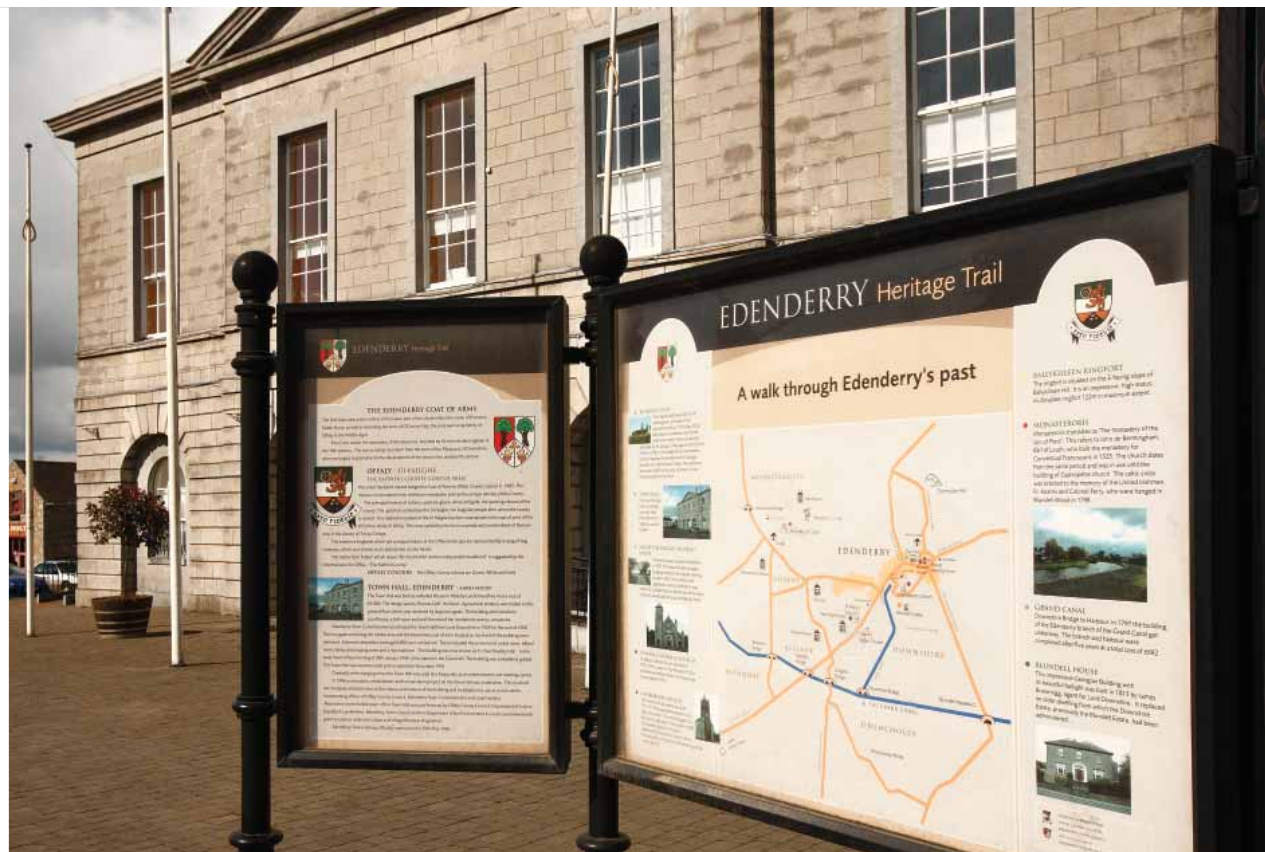
Edenderry has six play schools, four primary schools and two post-primary schools. As well as all the educational institutions of Dublin, NUI Maynooth and Athlone IT are also within reach.

Tesco, Lidl, Aldi and most recently Dunnes, have all located in the town, providing considerable choice for day-to-day requirements. A trip to the new Whitewater Shopping Centre in Newbridge is only half-an-hour drive; while for more extensive shopping, the Liffey Valley and Blanchardstown centres are less than an hour's drive away.

Sports are a big part of life in Edenderry. Strong GAA, soccer and rugby traditions exist side-by-side and welcome newcomers of all ages and skills. Edenderry Golf Club is held in very high regard by locals and visitors alike; as is Highfield Golf & Country Club on the road to Carbury. The banks of the Grand Canal offer great fishing opportunities, a large and diverse fish stock and a wide range of managed match stretches for the many competitions and festivals that take place there.

Walks and day-trips to heritage sites, historical castles and parks are also very common activities for people in the area. There are cinemas in both nearby Tullamore and Mullingar, and an excellent theatre in Birr, offering a varied programme of drama and music. Kilbeggan and the Curragh racecourses along with Mondello Park are all within easy reach.

Edenderry has a fine range of shops both new and old, national and local, and plenty of places to linger in for a coffee and a chat.



THE TYRRELLS BROOK HOMES

The traditionally built homes of Tyrrells Brook offer comfort, quality and longevity.

Tyrrells Brook offers a range of superior 2, 3, 4 & 5 bedroom houses to cater for a variety of needs and encourage a positive balance of different life stages.

While the houses are designed with modern comfort and convenience in mind, and to meet the highest standard of building regulations, they are built in a traditional manner for quality and longevity. Granite sills, solid hardwood front doors, French patio rear doors, and the low-maintenance external façades, mean these homes impress from the word go and help reduce future expenditure.

Each house comes with a generous private garden as well as easy access to safe communal green spaces. Driveways are finished with quality paving.

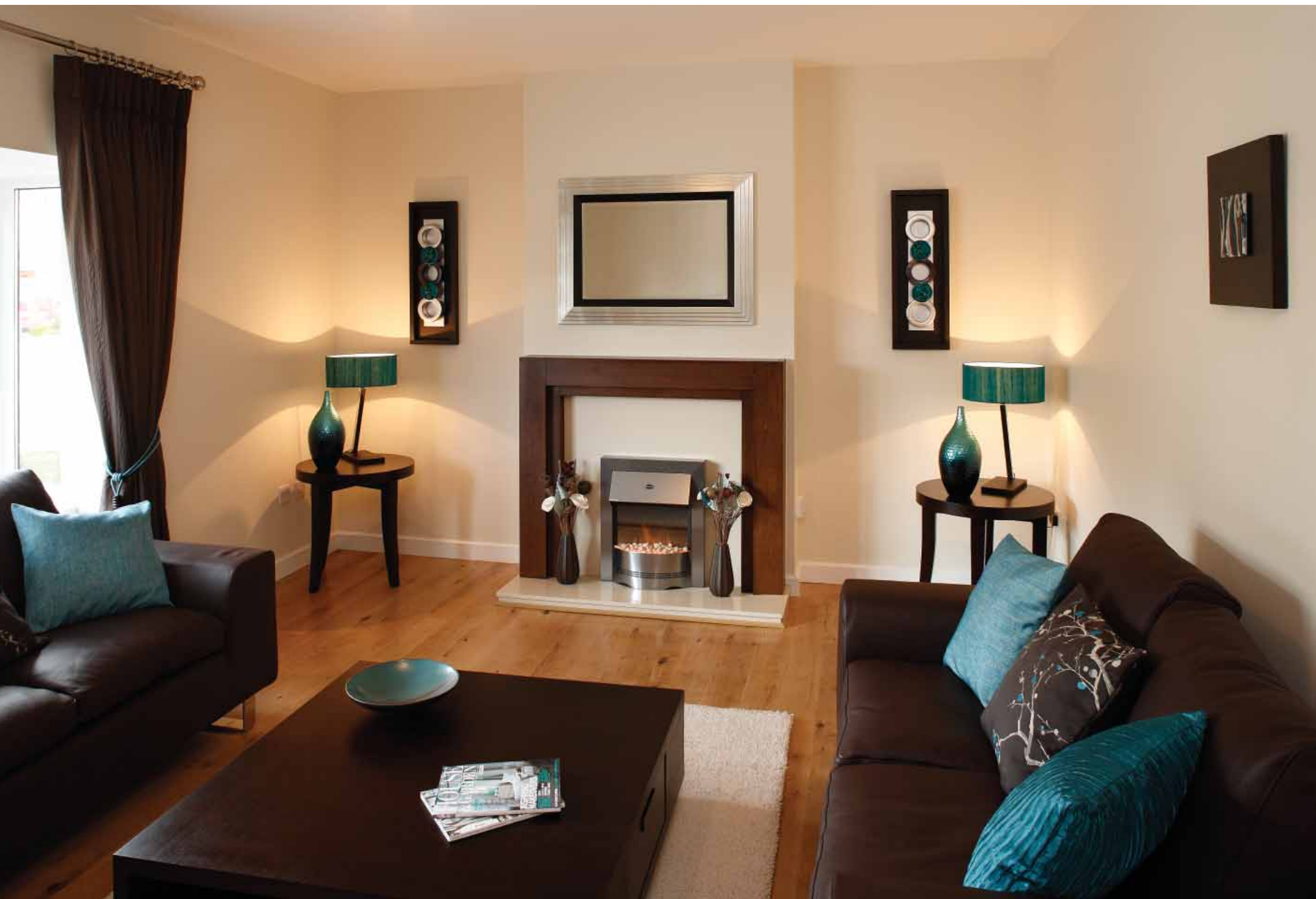
The interiors are based on straightforward efficient use of space to enable you to create your own comfortable, light-filled living spaces. The fixtures and finishes throughout the houses are well chosen to add to the sense of comfort and modernity. Strong design, careful selection of materials, and many years building experience, make every Newlyn home a pleasure to inhabit.

A local crèche and shop are planned.



THE TYRRELLS BROOK STYLE

Large living areas allow plenty of space for luxurious furnishings and provide an ideal setting for family breakfasts, evening meals or nights-in.

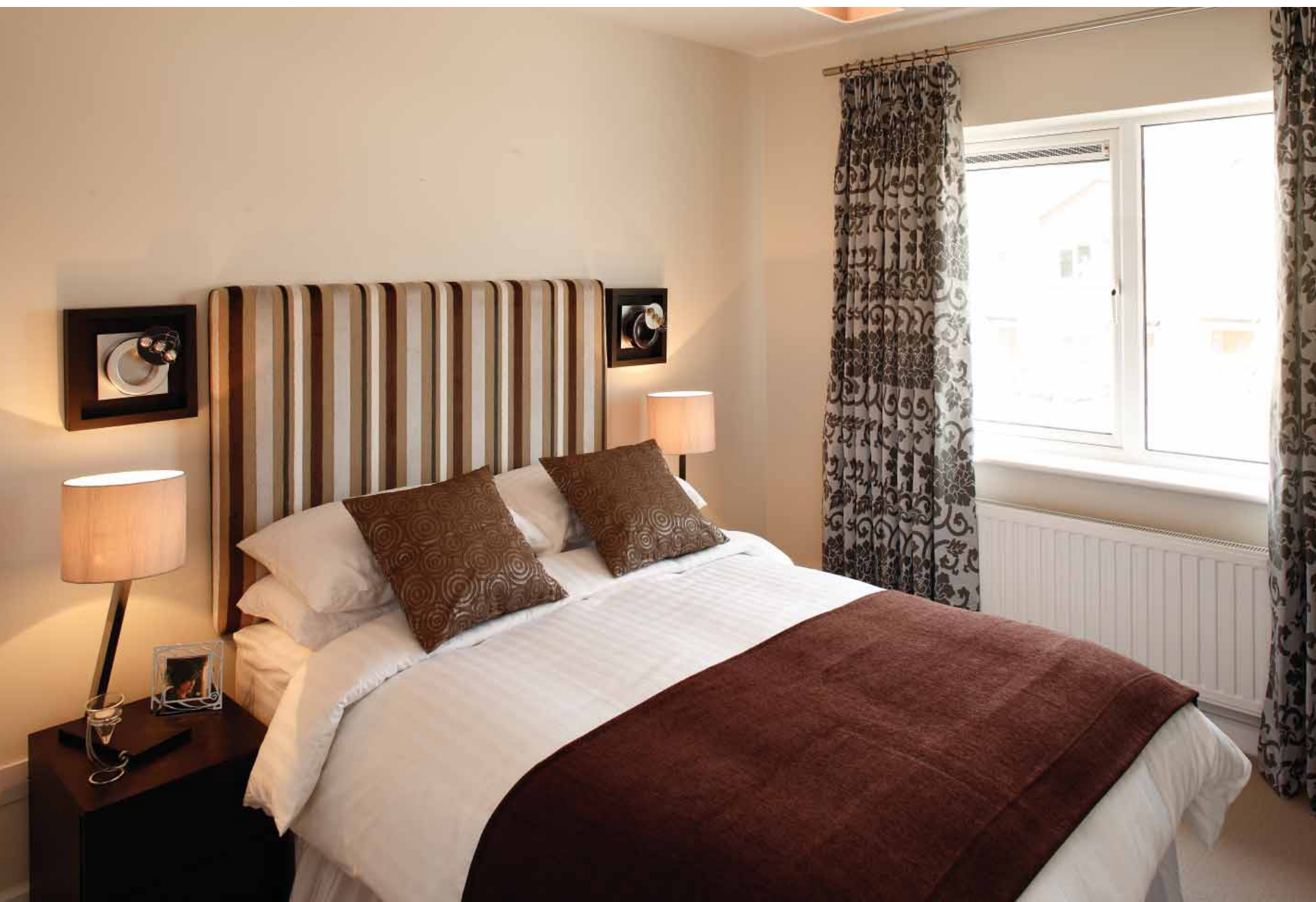




THE TYRRELLS BROOK STYLE

An elegant and uncluttered approach to fixtures and finishes creates graceful and comfortable spaces throughout the homes.





THE TYRRELLS BROOK SPECIFICATIONS

High quality specifications have been employed throughout Tyrrells Brook to create stylish, modern family homes.

KITCHEN:

- High quality custom designed fitted kitchens.
- Walnut timber effect, worktop with high gloss ivory finish doors to the semi-detached & end of terrace units (type A, G and S).
- Auckland medium walnut doors with cream colour worktop to the semi-detached units (type E and F).
- Marble effect worktop with Montana oak finish doors to the townhouses.

MAIN BATHROOM AND EN-SUITES:

- High quality sanitary ware with recessed wash hand basins/ concealed cisterns to vanity units (semi-detached/end terrace units only) complemented with quality Rio accessories.
- Pressurised water supply system.
- Quality wall tiling 'Singra Arena' to the en-suite shower unit & to the wall around the bath.

DECORATION AND FINISHES:

- White oak veneered doors downstairs with satin and polished chrome ironmongery.
- Skim plaster finish to all internal walls painted throughout.
- Staircase to have white gloss painted spindles and newel posts with white oak handrail to compliment the doors.
- Quality fitted wardrobes as per the show house.

HEATING:

- Oil fired central heating system incorporating a two zone heating system allowing for separate / independent heating of domestic hot water and space heating complete with heating controls.
- First fix provisions are made for solar panels.
- Cream Art Deco designed fireplace complete with solid granite interior & hearth (for 2 bed Townhouse); Worcester Surround designed fireplace complete with solid granite interior & hearth (for 3 bed terrace units); Walnut Manhattan designed fireplace with solid marble interior & hearth (for semi-detached units) as per the show house.
- High degree of insulation throughout.

ELECTRICAL:

- Generous quantity of electrical sockets and light switches.
- Pre-wired for intruder alarm.
- All houses wired for smoke alarm with battery backup.

INTELLIGENT HOMES:

- Pre-cabled for broadband and telephone connections to all bedrooms, dining and living rooms using CAT5 cabling.
- Pre-wired for multi room audio system.
- Pre-wired for home cinema surround sound in living room.

EXTERIOR DOORS & WINDOWS:

- White PVC windows and rear French patio doors.
- Solid hardwood front doors.

EXTERNAL FEATURES:

- Maintenance free external facade, coloured render to the front elevations, dash to sides and rear, UPVC fascia, soffit & downpipes.
- Cream granite sills to front elevations of the semi detached & detached units only.

LANDSCAPING:

- The grounds shall be extensively landscaped with wide variety of tree types as designed by Leech Landscapes.
- Rear and front gardens will be seeded as per drawings.
- Front driveway to detached and semi detached driveway houses will be paved with quality paving, all car parking to terrace houses paved with quality paving.



HOUSE TYPE I 5 Bed

Front Elevation

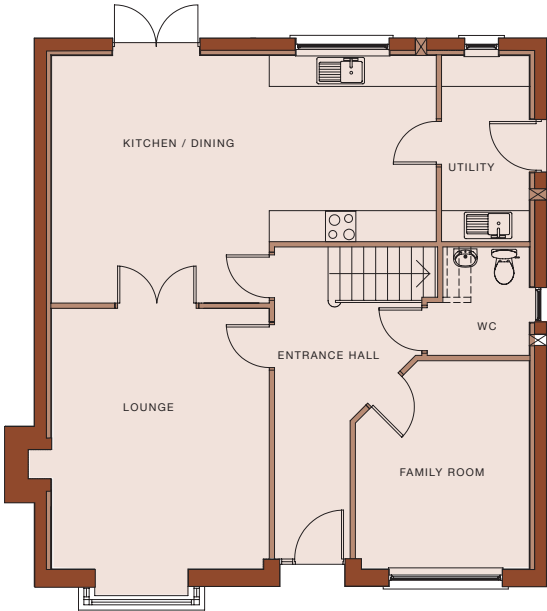


HOUSE
TYPE

TYPE	DESCRIPTION	FLOOR AREA
I	5 Bed Detached	208 sq. m.



Ground Floor Plans

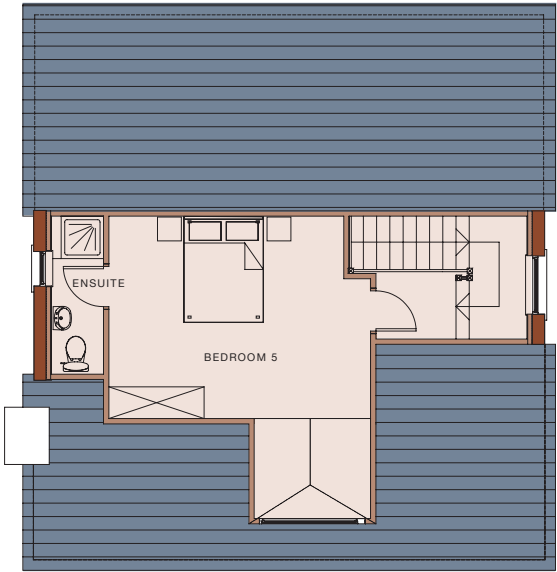


HOUSE
TYPE

First Floor Plans



Attic Floor Plans



HOUSE TYPE E 3 Bed F 4 Bed

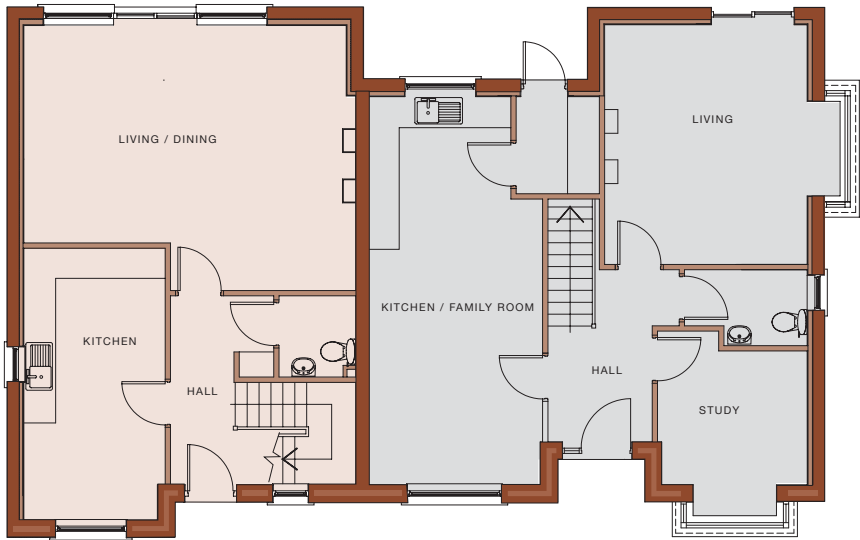
Front Elevation



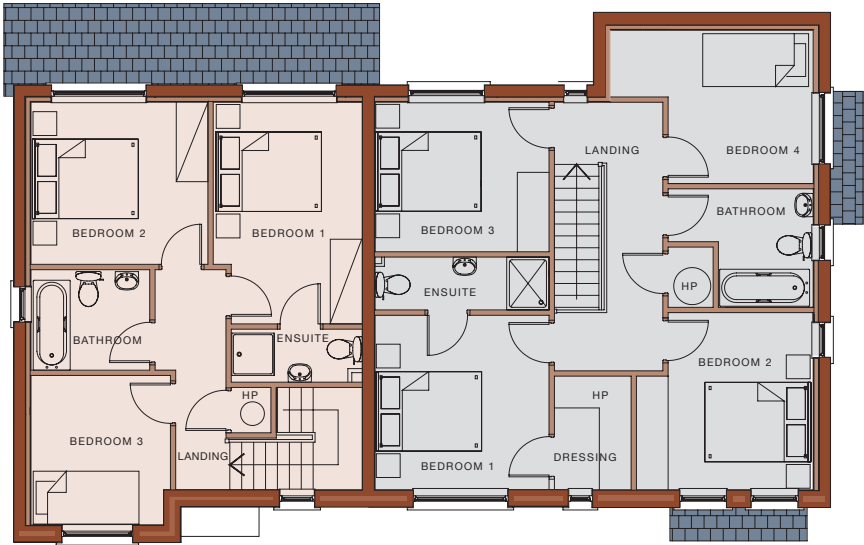
TYPE	DESCRIPTION	FLOOR AREA
E	3 Bed Semi-detached/End Townhouse	103 sq. m.
F	4 Bed Semi-detached	131 sq. m.



Ground Floor Plans



HOUSE TYPE **E** HOUSE TYPE **F**



First Floor Plans

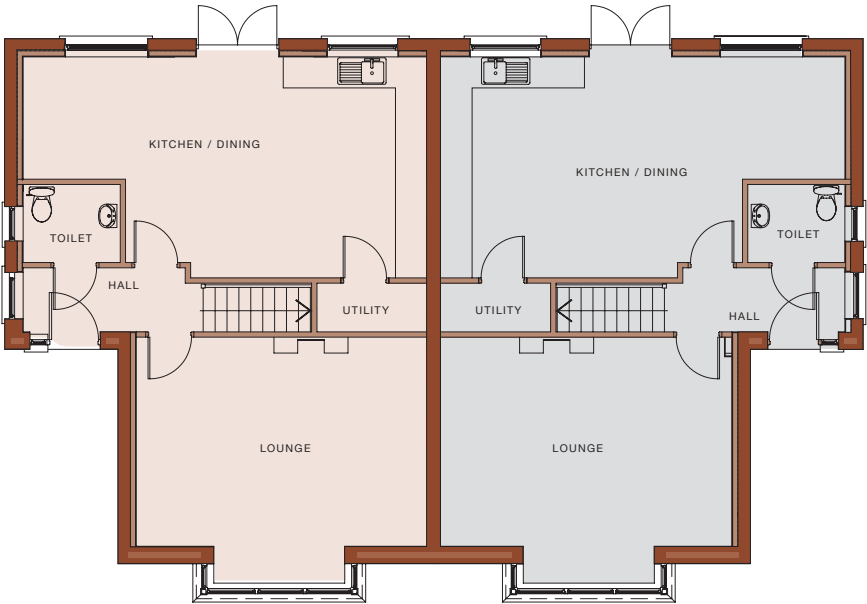
HOUSE TYPE S 4 Bed T 4 Bed

Front Elevation



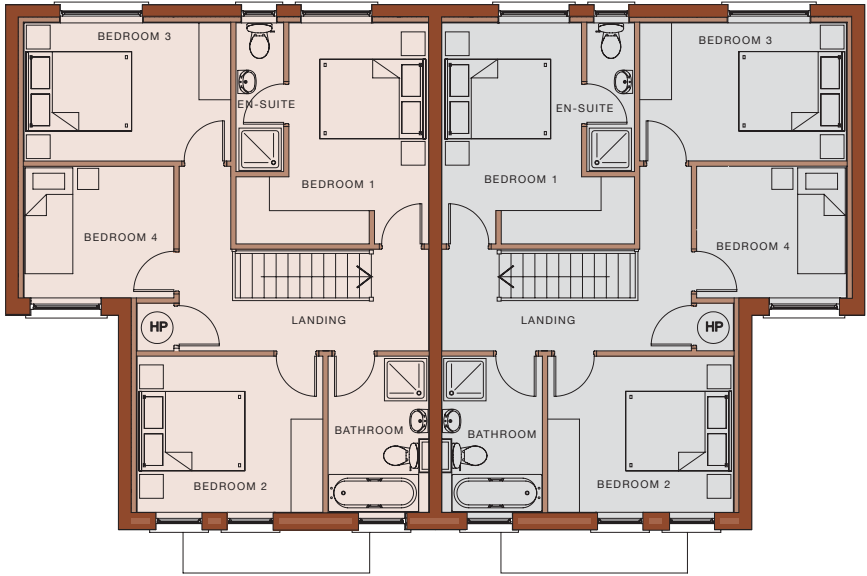
TYPE	DESCRIPTION	FLOOR AREA
S	4 Bed Semi-detached	126 sq. m.
T	4 Bed Semi-detached	126 sq. m.

Ground Floor Plans



HOUSE
TYPE S

HOUSE
TYPE T



First Floor Plans

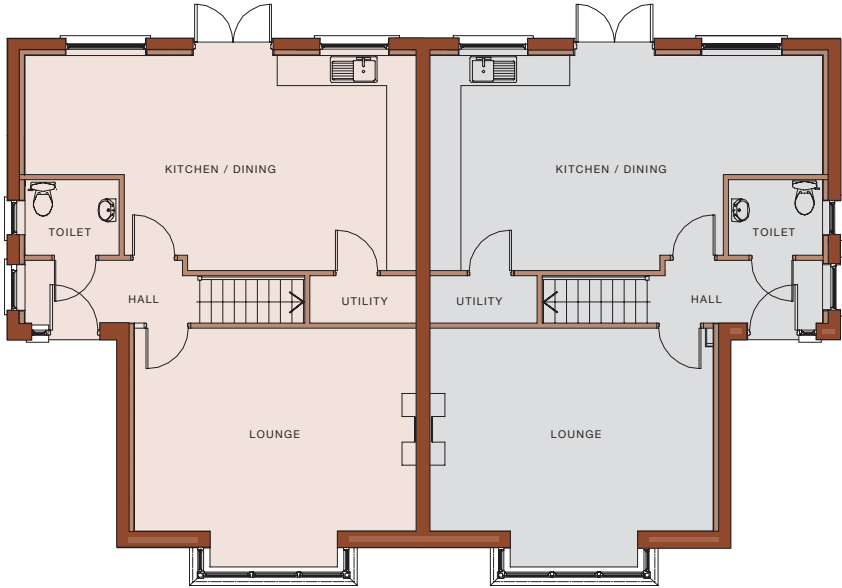
HOUSE TYPE A1 3 Bed A2 3 Bed

Front Elevation



TYPE	DESCRIPTION	FLOOR AREA
A1	3 Bed Semi-detached	115 sq. m.
A2	3 Bed Semi-detached	115 sq. m.

Ground Floor Plans

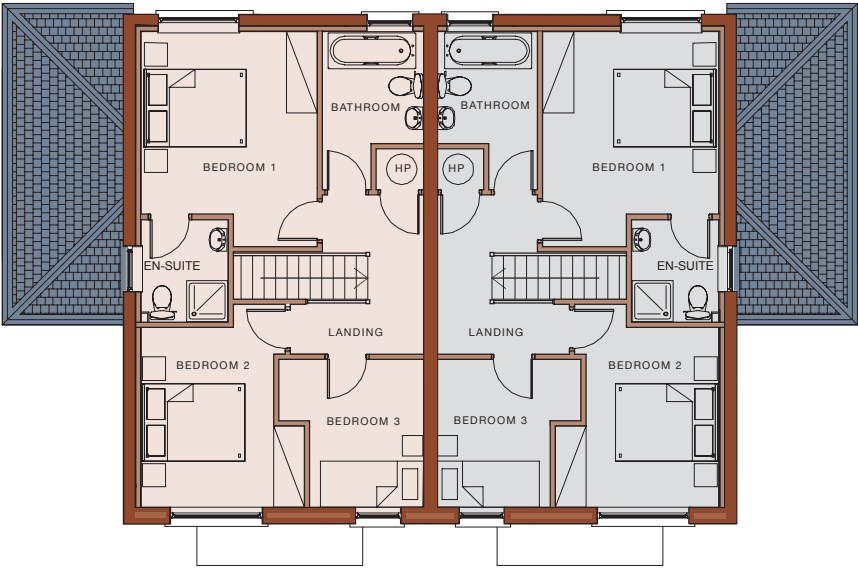


HOUSE
TYPE

A1

HOUSE
TYPE

A2



First Floor Plans

HOUSE TYPE G 3 Bed

Front Elevation




HOUSE
TYPE

G

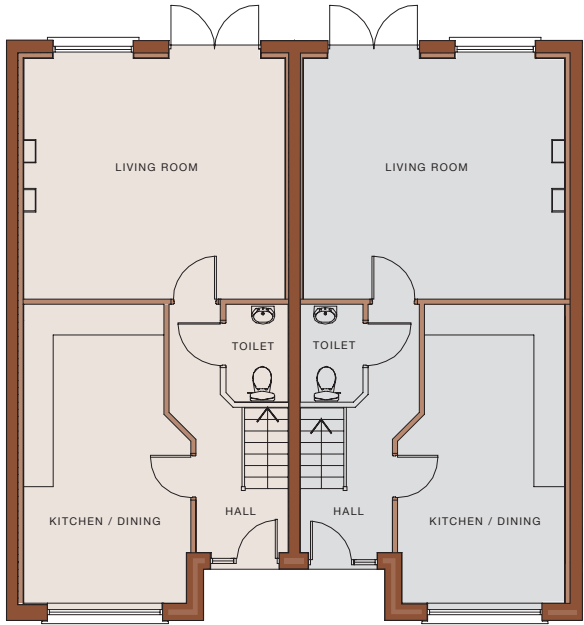
HOUSE
TYPE

G



TYPE	DESCRIPTION	FLOOR AREA
 G	3 Bed /Semi-detached	105 sq. m.

Ground Floor Plans

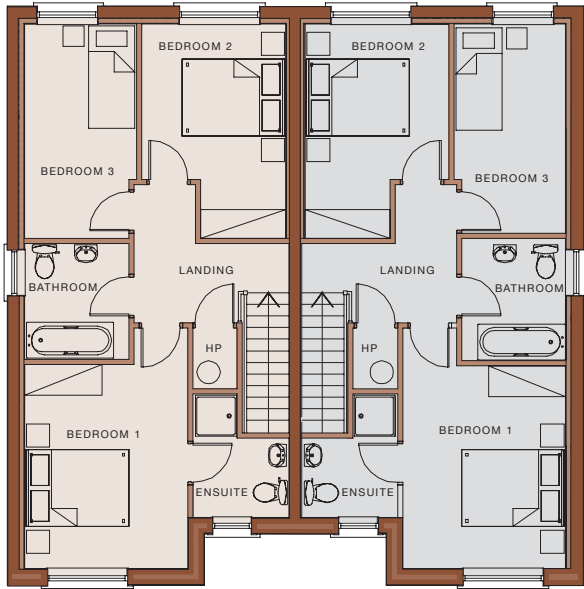


HOUSE
TYPE

G

HOUSE
TYPE

G



First Floor Plans

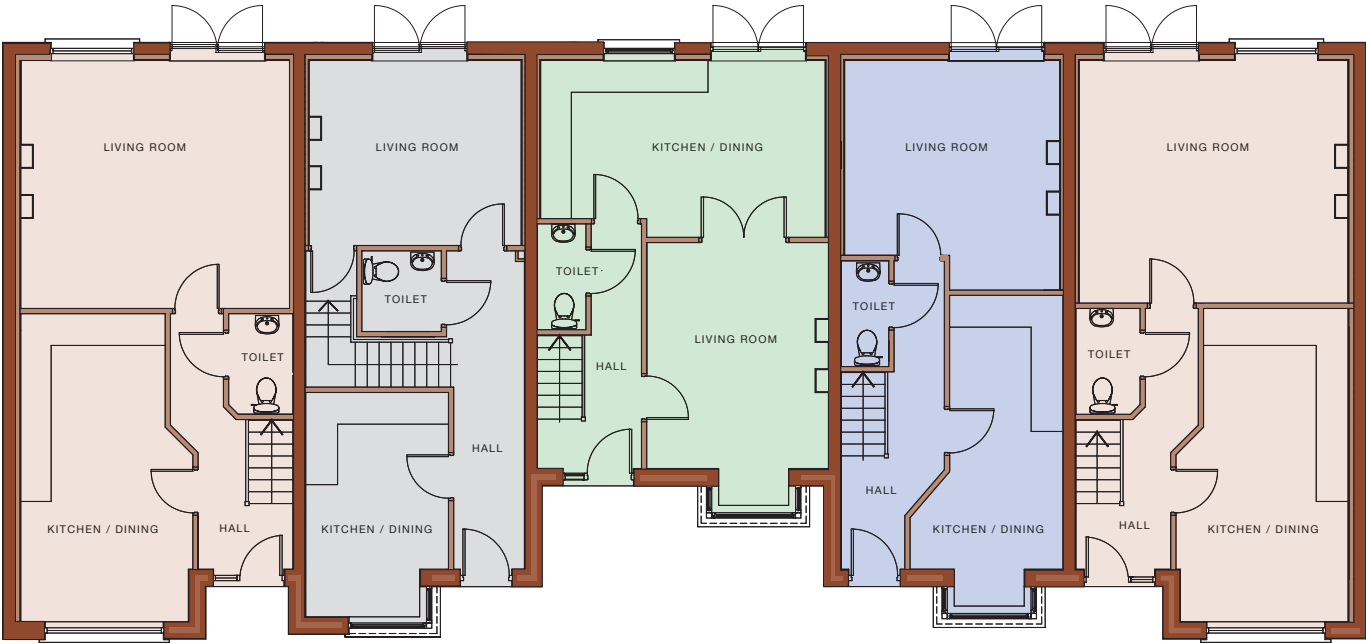
TOWNHOUSES G 3 Bed H 2 Bed D 3 Bed J 2 Bed

Front Elevation

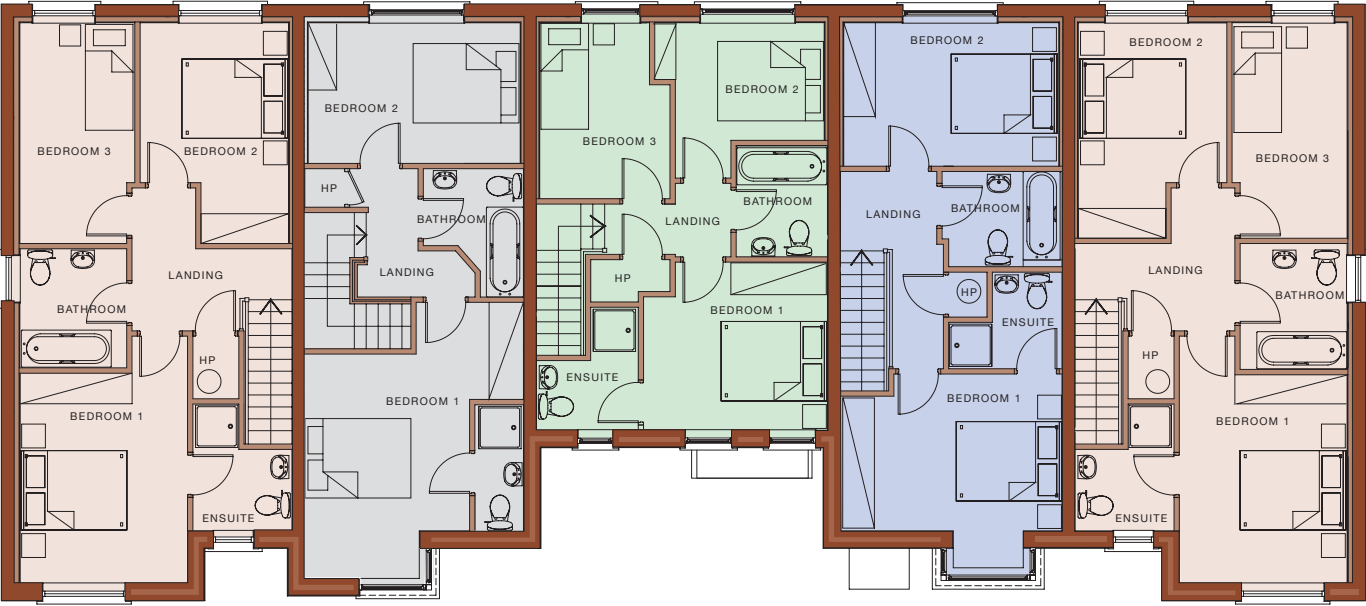


TYPE	DESCRIPTION	FLOOR AREA
G	3 Bed End Townhouse	105 sq. m.
H	2 Bed Townhouse	83 sq. m.
D	3 Bed Townhouse	85 sq. m.
J	2 Bed Townhouse	82 sq. m.

Ground Floor Plans

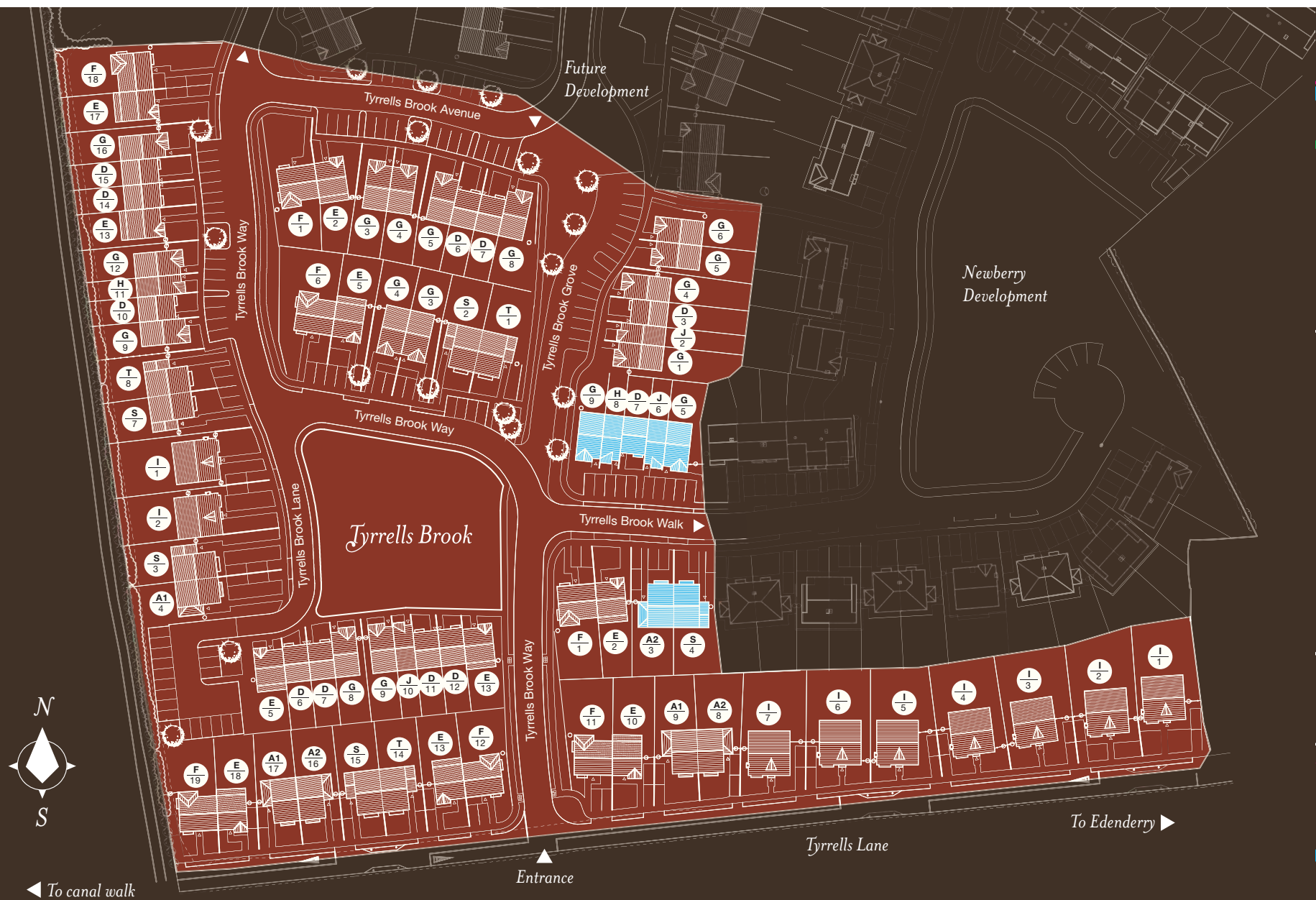


HOUSE TYPE G HOUSE TYPE H HOUSE TYPE D HOUSE TYPE J HOUSE TYPE G



First Floor Plans

SITE MAP



DETACHED
Type I-5 bed

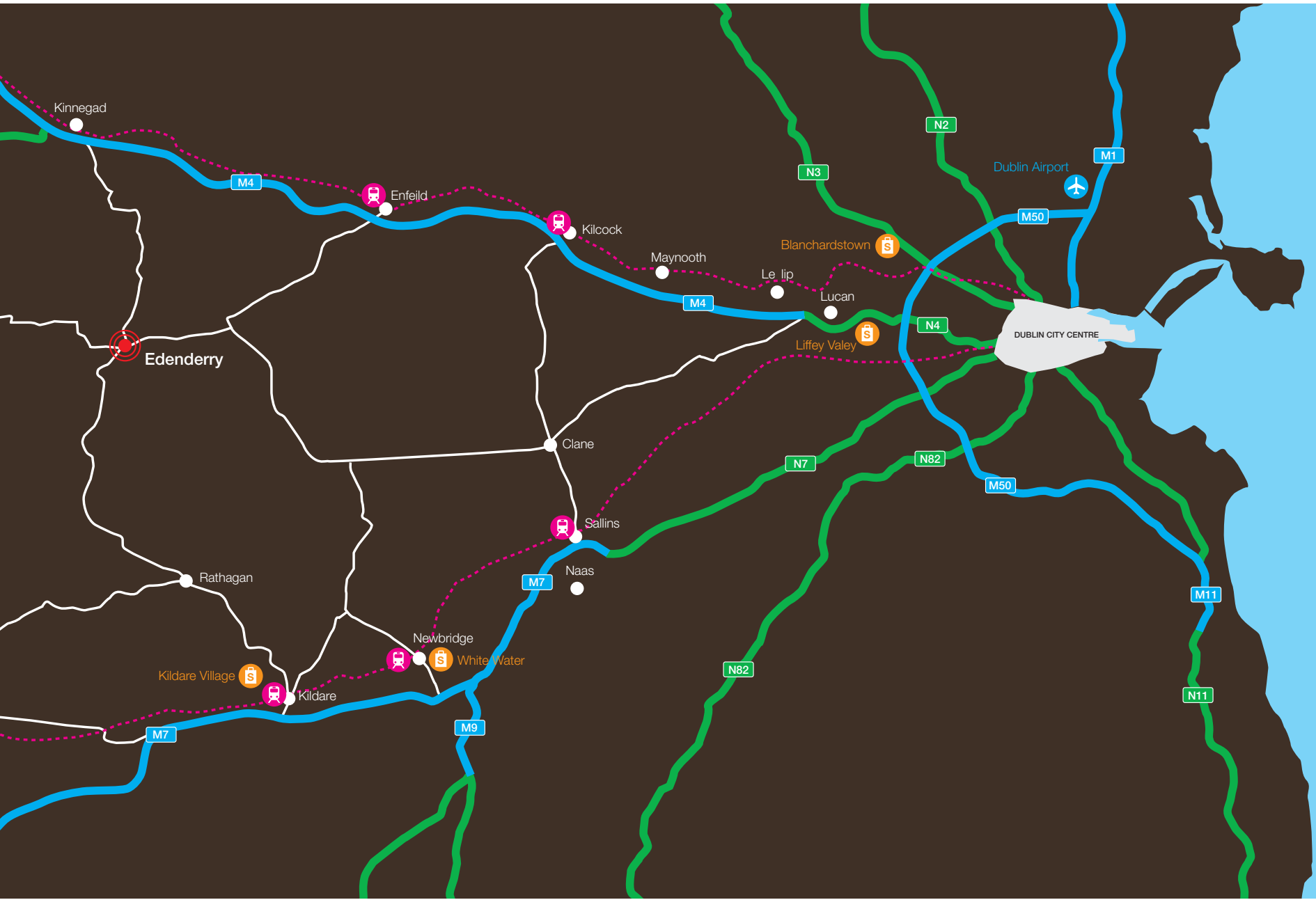
SEMI-DETACHED
Type E-3 bed+F-4 bed
Type T-4 bed+S-4 bed
Type A1-3 bed+A2-3 bed
Type G-3 bed

TOWNHOUSE
Type G-3 bed
Type D-3 bed
Type H-2 bed
Type J-2 bed

SHOW UNITS



AREA MAP







Since being established in 1992, Newlyn has produced an impressive portfolio of first-class property developments, and earned a reputation for great results in both residential and commercial projects. Throughout Newlyn's work in Ireland, Portugal and the UK, certain characteristics are very evident – progressive designs, responsible planning, and uncompromising quality of construction.

Newlyn's success stems from its emphasis on meeting the requirements of clients and end-users in terms of location, space and aesthetics; while also sensitively integrating each development with its locality.

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