

REDWOOD



Contemporary homes, sustainable living in the heart of Tullamore

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REDWOOD 

An oasis of calm in the heart of the town.



New era lifestyle

Redwood is a magnificent development on the Clara Road, right in the heart of Tullamore, Co. Offaly developed by Capital Homes. In this new era we now live in, Redwood, Tullamore inspires an opportunity to live comfortably and sustainably in a contemporary nZEB home. In this prime town centre location there is excellent access both to major cities and to an idyllic rural hinterland. As we re-evaluate where we can live, at a better quality and pace of life, Redwood Tullamore is sure to appeal to first time buyers, families, as well as those hoping to 'right size' to an attractive low maintenance home in this most desirable location. Redwood is approved for the Help To Buy incentive scheme.



Redwood sets the standards in energy efficiency, design detailing, build quality and finish, natural landscaping as well as customer care – providing you with peace of mind when buying your new home.



Sragh Castle,
Tullamore.



*“So long for air to brighten,
Time to be dazzled
and the heart to lighten”*

FOSTERLING, SEAMUS HEANEY

Muineach, Clara Road, Tullamore.

Space to breathe

Explore the unspoilt surroundings of Tullamore and Offaly. The beautiful natural amenities of the Grand Canal Greenway walking and cycling route are a short stroll away from your home in Redwood. Tullamore Town Park, Charleville Demesne, Clara Bog Nature Reserve, Lough Boora Discovery Park will help you breathe out, every day, every week. A little further away, the wonderful natural environment of the Slieve Bloom mountains is waiting to be explored. Town and country are side by side, Redwood sits uniquely close to both.



At the heart of a welcoming community



Life in an nZEB (near zero energy building) home in Redwood, Tullamore opens many doors to live happily and sustainably. Living in Redwood is to grow in a vibrant, engaging community with easy access to Dublin – an hour by train departing Tullamore every hour. Within easy reach of Athlone, Galway and other regional centres, Tullamore is a most central location. Easy access to city life and an idyllic setting for working from home – the perfect blend for modern living.

“Tullamore has everything one might want in terms of services and it is an excellent location for someone who needs to travel across the country for work. It lacks no amenity or facility and ticks all the boxes as a great place to live.”

Irish Times (supported by Radox Health)
Top 20 Best Places to Live in Ireland Survey
(September 2021)

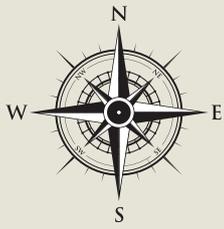


Not alone is there excellent access to city life but a home in Redwood invites belonging and engagement with community life in this vibrant town. It is just a short walk to the train station passing through the beautiful Town Park enroute, to catch one of the hourly trains leaving daily to Dublin city. Rail and bus service links to Dublin, major cities and midland towns are all at your fingertips. The location of Redwood is uniquely compelling for a lifestyle choice when choosing where to settle your loved ones to begin a new life.



THE NAMING OF REDWOOD

Capital Homes sought to invoke the town’s heritage in creating an attractive new neighbourhood for Tullamore. We have chosen to name the development ‘Redwood’, restoring a long-lost townland name from Charleville Castle Demesne (left), as we approach the 400th anniversary of civic status being granted to Tullamore.



REDWOOD

HOUSE TYPE

A Bluebell	3 BEDROOM / SEMI DETACHED 1294 sq ft / 120.2 m ²
B Primrose	4 BEDROOM / SEMI DETACHED 1459 sq ft / 135.6 m ²
C Snowdrop	3 BEDROOM / END TERRACE 1255 sq ft / 116.6 m ²
D Buttercup	3 BEDROOM / MID TERRACE 1017 sq ft / 94.5 m ²
E Daisy	3 BEDROOM / SEMI D. BUNGALOW 1017 sq ft / 94.5 m ²
F/F1 Foxglove/Fuchsia	4 BEDROOM / DETACHED 1952 sq ft / 181.3 m ² & 1973 sq ft / 183.3 m ²
G Lavender	4 BEDROOM / DETACHED 1798 sq ft / 167 m ²
H Iris	3 BEDROOM / 3 STOREY / END TERRACE 1568 sq ft / 145.7 m ²
J Daffodil	2 BEDROOM / MID TERRACE 984 sq ft / 91.4 m ²
K Honeysuckle	3 BEDROOM / END TERRACE 1190 sq ft / 110.5 m ²





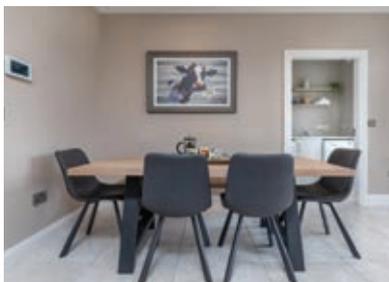
The home of tomorrow, today

This luxury development comprising of stylish 2, 3 and 4 bedroom family homes, constructed by the award-winning Carroll-O’Keeffe & Co. Ltd., will appeal to a wide range of purchasers looking for their forever home.

Walking through the front door of any Redwood home, it’s easy to imagine living “that better life”. The timeless brick exterior exudes quality and beauty in these homes. The recessed front doorway of this nZEB A2 rated home with its side and top glass panelling, higher than standard ceilings, all add character and light. Without doubt, space, style and comfort greets you like an embrace.



Family space, social life, home working and sustainable living are considered in the design of these homes, incorporating open plan layout, a quality fitted kitchen, which comfortably accommodates a dining area as well as a family living area. A separate sitting room will always be appreciated for entertaining friends and family, remote working or simply for quiet time in these days of busy family life.



The high spec finish, space and light continues upstairs where comfort and luxury beckons. Bedroom wardrobes have a contemporary design with assorted storage and hanging options. Bathrooms and ensuites are stylish with an attractive range of high quality sanitaryware and fittings. The option to include an attic conversion at the time of the build and the choice of different well designed house types will meet the varying needs of homeowners managing busy lifestyles and remote working.

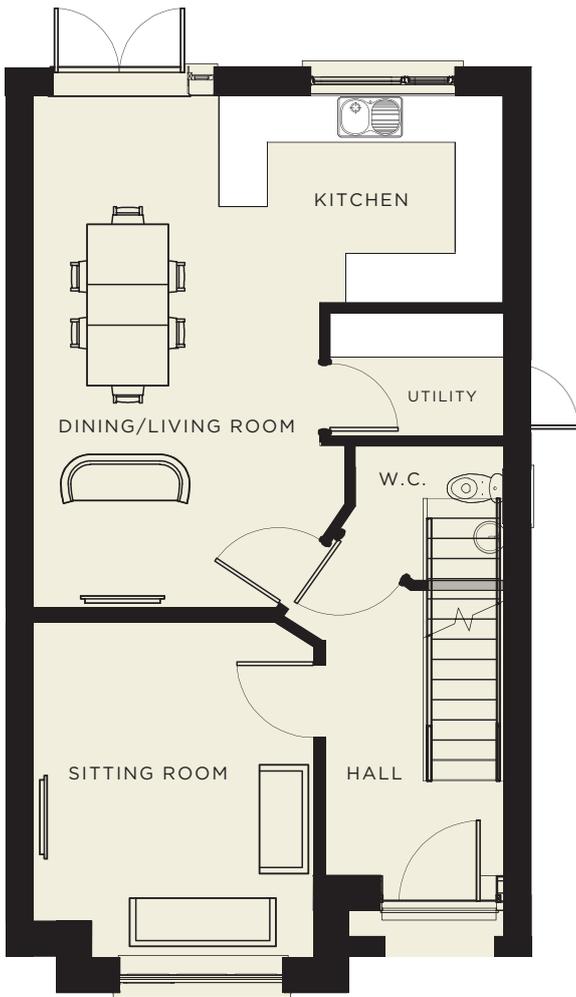


The
BLUEBELL
HOUSE TYPE A

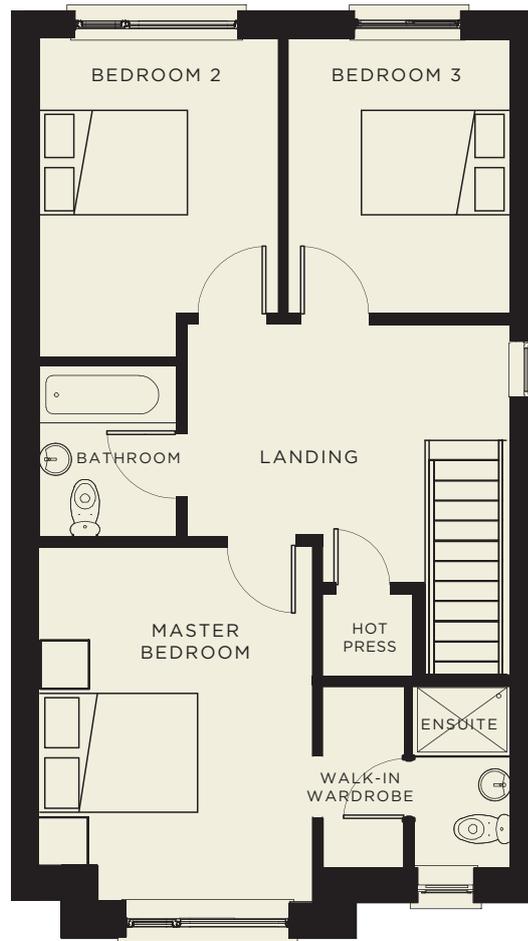


3 BEDROOM / SEMI DETACHED

FLOOR AREA: 1294 sq ft / 120.2 m²



GROUND FLOOR



FIRST FLOOR

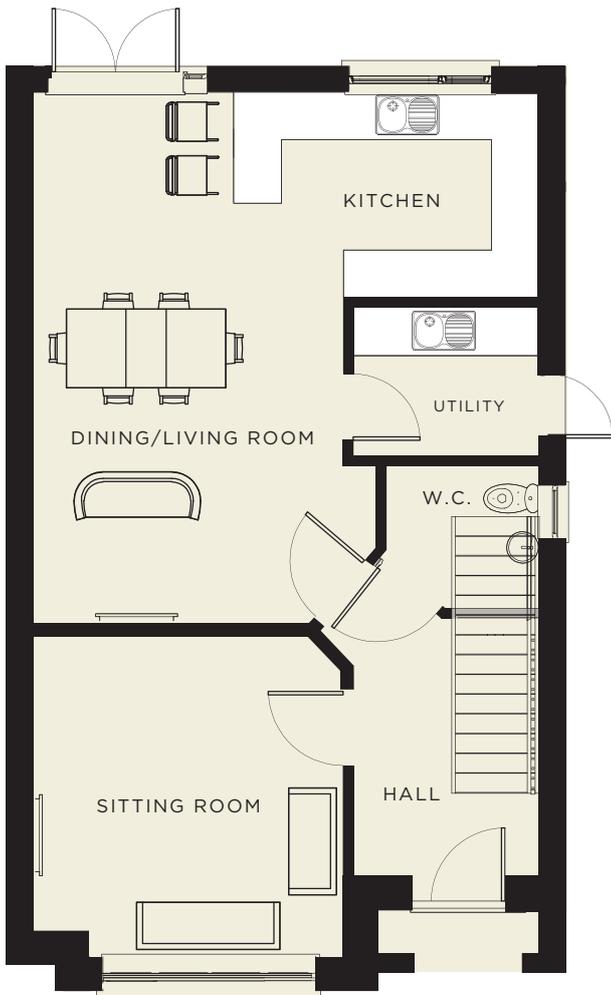


The
PRIMROSE
HOUSE TYPE B

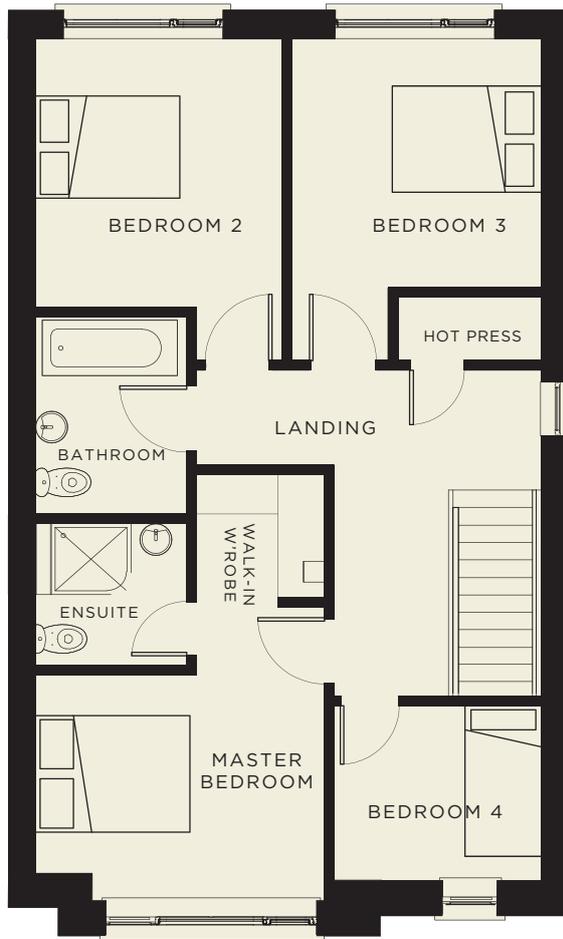


4 BEDROOM / SEMI DETACHED

FLOOR AREA: 1459 sq ft / 135.6 m²



GROUND FLOOR



FIRST FLOOR



Plans are for illustrative purposes only. Layouts may vary.

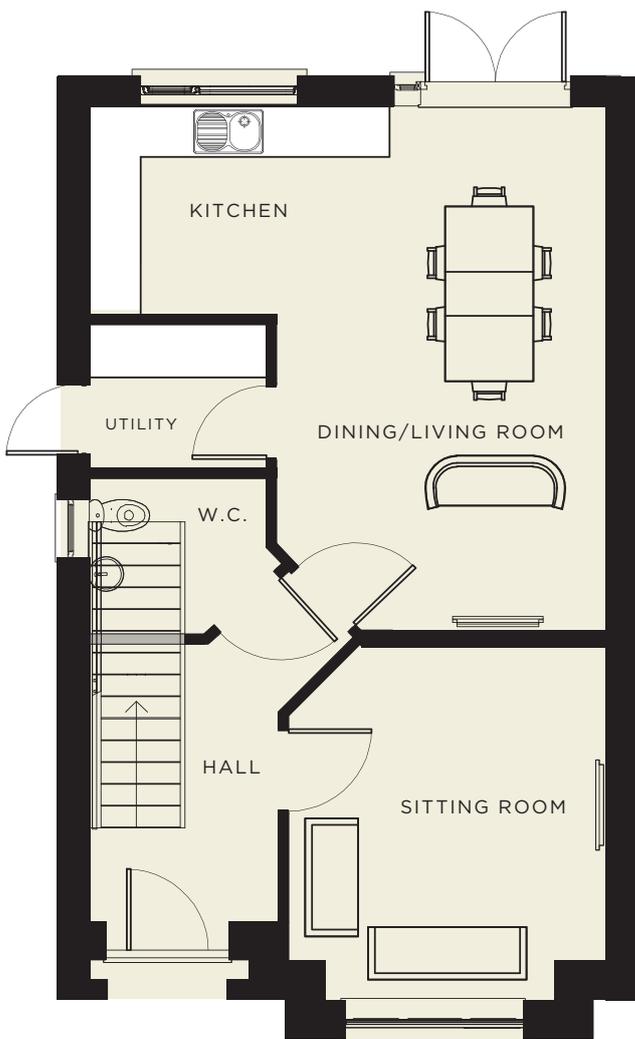


The
SNOWDROP
HOUSE TYPE C

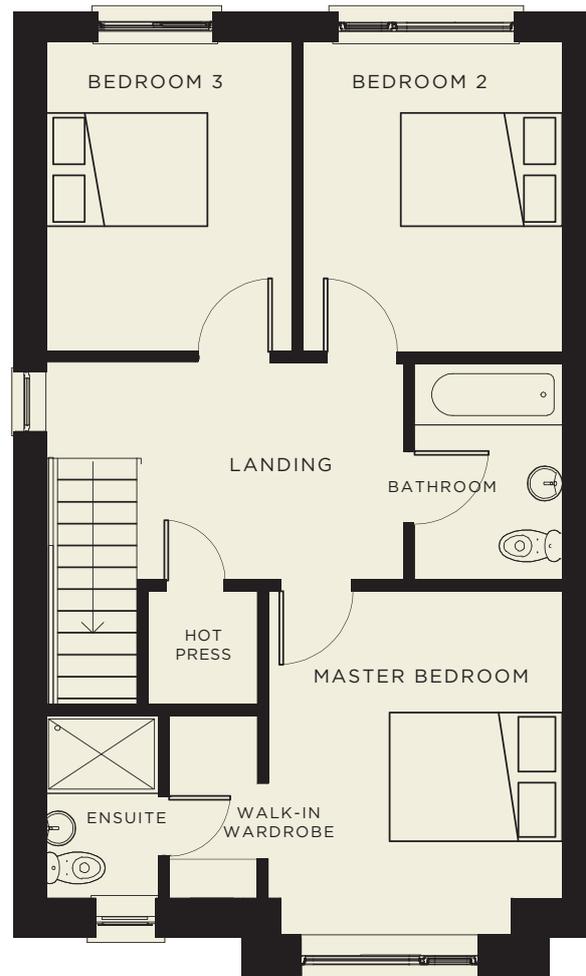


3 BEDROOM / END TERRACE

FLOOR AREA: 1255 sq ft / 116.6 m²



GROUND FLOOR



FIRST FLOOR

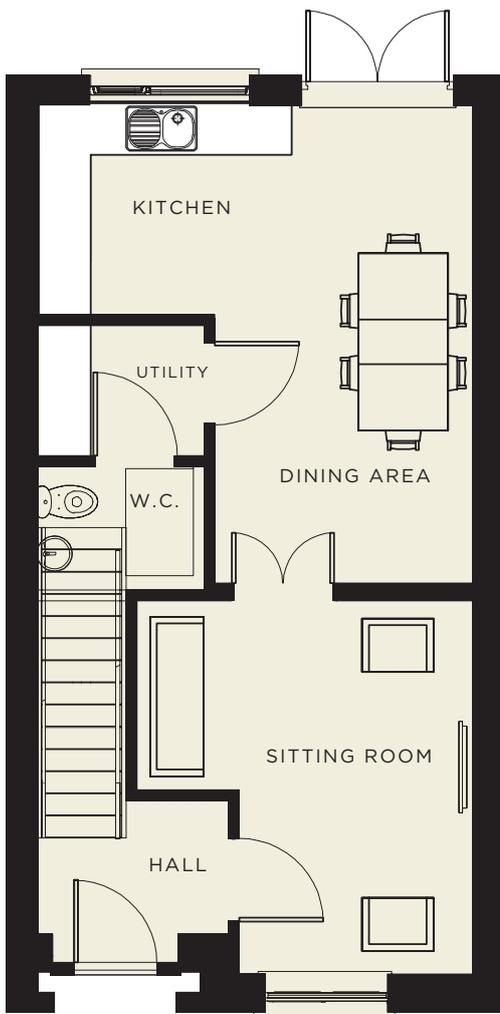


The
BUTTERCUP
HOUSE TYPE D

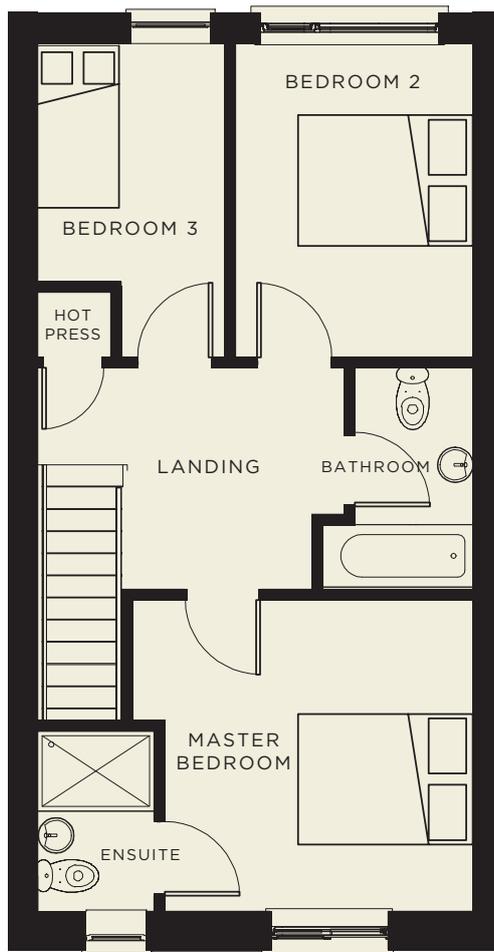


3 BEDROOM / MID TERRACE

FLOOR AREA: 1017 sq ft / 94.5 m²



GROUND FLOOR



FIRST FLOOR



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REDWOOD ...right in the heart of Tullamore



Step outside your home in Redwood and you are on the doorstep of Tullamore town centre with butchers, bakers, farmers market, retail shops, restaurants - all awaiting you with a warm welcome. An abundance of well-regarded primary and secondary schools are close by. The Midlands Regional Hospital, health services and places of business are all within walking distance. Living at Redwood means a short stroll to sporting facilities, clubs and organisations – all of which have always been central to life in Tullamore (the locals will tell you!). It is all waiting for you.



Bord na Móna
O'Connor Park GAA



Tullamore Town Centre with shopping, restaurants, pubs, hotels, cafés, cinema, arts centre, churches and much more...



Bridge Shopping Centre



Lloyd Town Park



Irish Rail Tullamore Train Station



Grand Canal with Greenway



Charleville Castle Estate

Midlands Regional Hospital

Tullamore Primary Care

Tullamore Retail Park

Tullamore Tennis Club

O'Brien Park GAA

Tullamore Court Hotel

Bridge House Hotel

Central Hotel

Tullamore Rugby Club

Tullamore Harriers AC

Tullamore Golf Club

IDA Business Park

Sacred Heart Sec. Sch.

Tullamore College

Charleville NS

St Philomena's NS

St Joseph's NS

Scoil Eoin Phóil NS

Coláiste Choilm Sec. Sch.

Scoil Mhuire NS

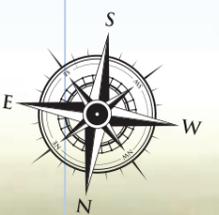
Scoil Bhríde NS

Educate Together NS (within 2km)

Connected and convenient

- Tullamore town centre5 minute walk
- Tullamore train station 12 minute walk
- Athlone.....30 minute drive
- Mullingar.....30 minute drive
- Dublin1 hour drive to M50
- Galway1 hour 15 mins drive
- Dublin 1 hour by train
- Galway.....1 hour 30 mins by train
- Westport.....2 hours 20 mins by train

SLIEVE BLOOM MOUNTAINS



TO PORTLAOISE

TO BIRR

TO KILBEGGAN

TO CLARA

REDWOOD

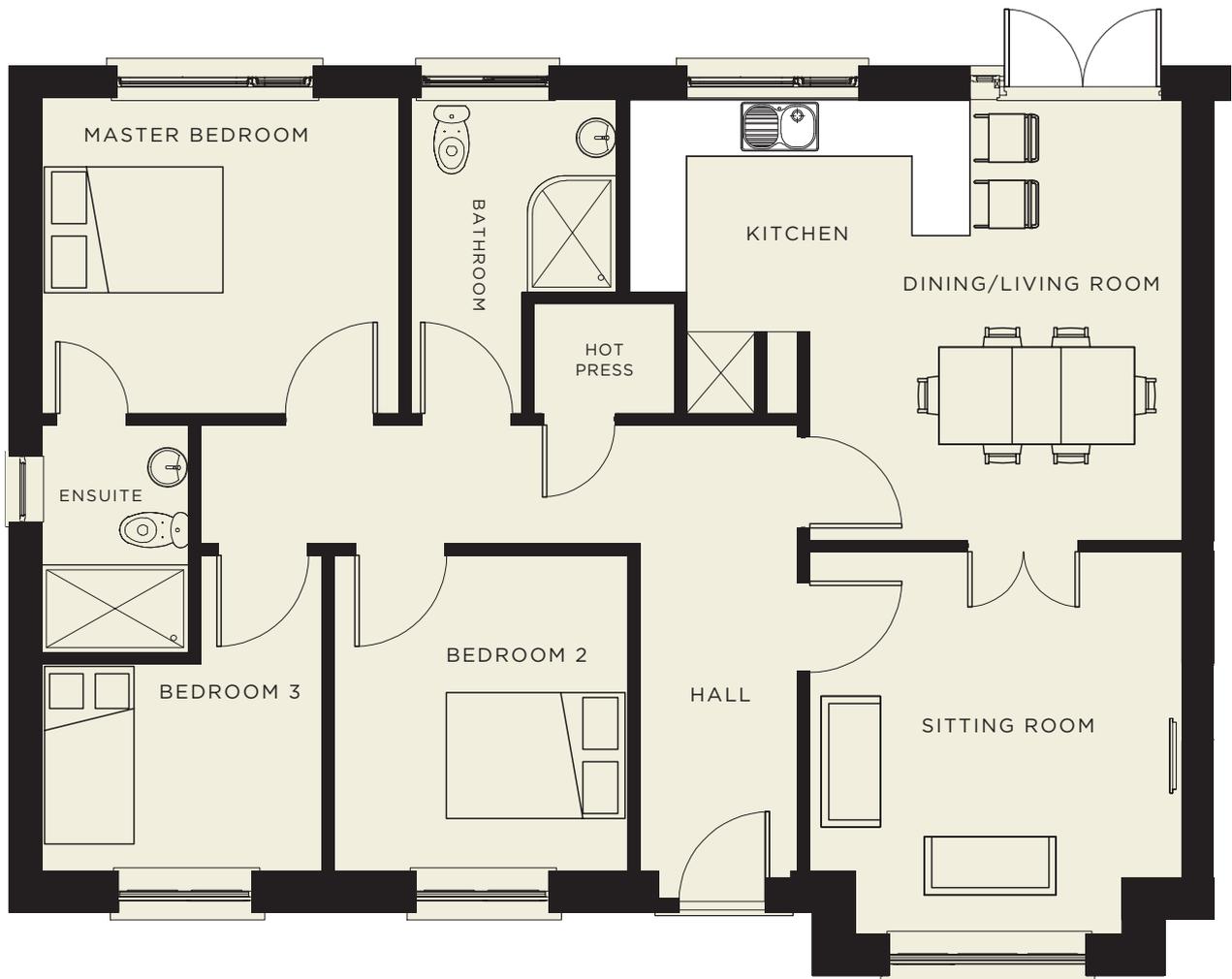


The
DAISY
HOUSE TYPE E



3 BEDROOM SEMI-DETACHED BUNGALOW

FLOOR AREA: 1017 sq ft / 94.5 m²





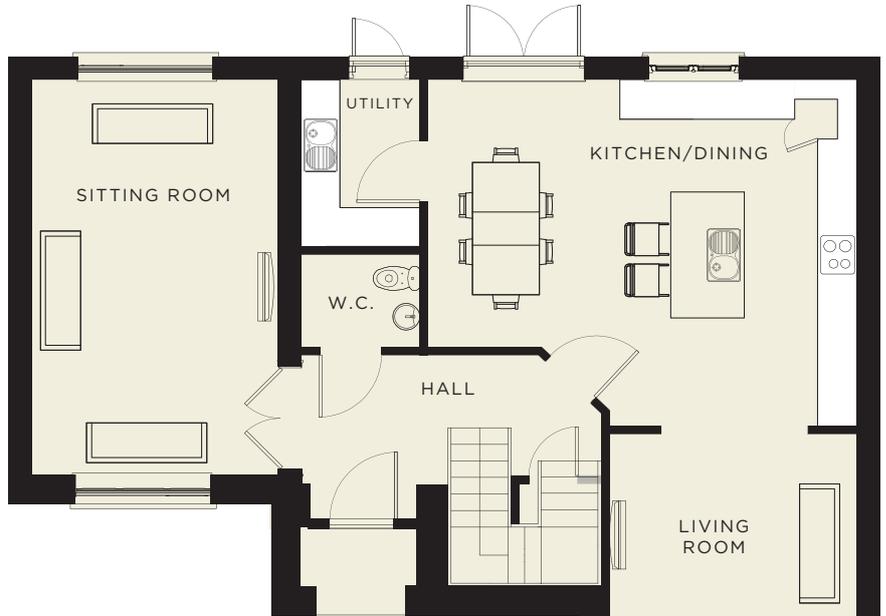
The
FOXGLOVE
HOUSE TYPE F



4 BEDROOM / DETACHED

FLOOR AREA: 1952 sq ft / 181.3 m²

GROUND FLOOR



FIRST FLOOR



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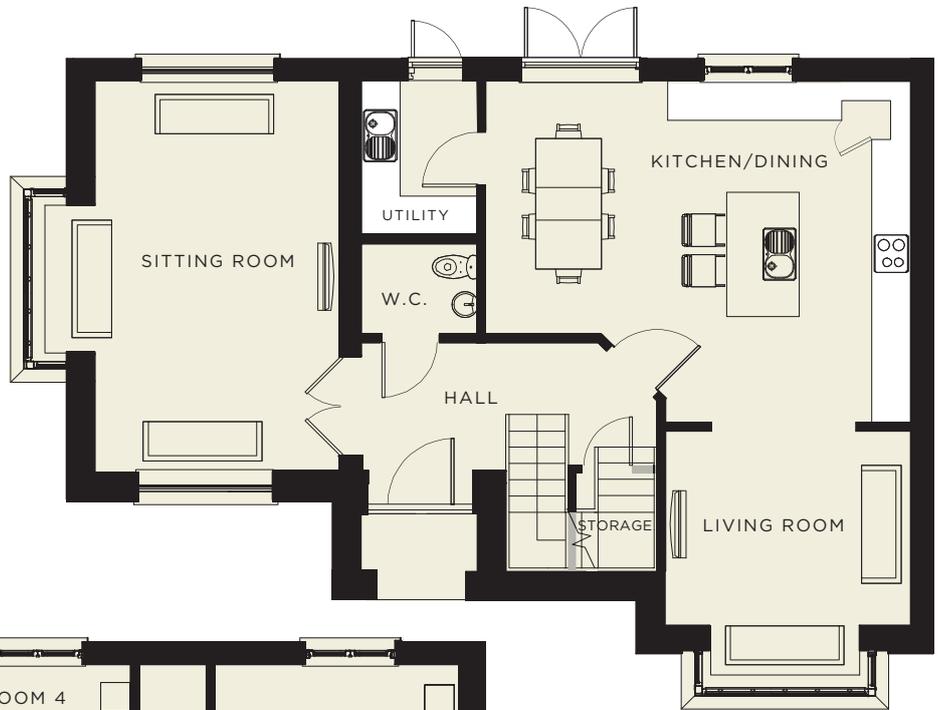
The
FUCHSIA
HOUSE TYPE F1



4 BEDROOM / DETACHED / DUAL ASPECT

FLOOR AREA: 1973 sq ft / 183.3 m²

GROUND FLOOR



FIRST FLOOR



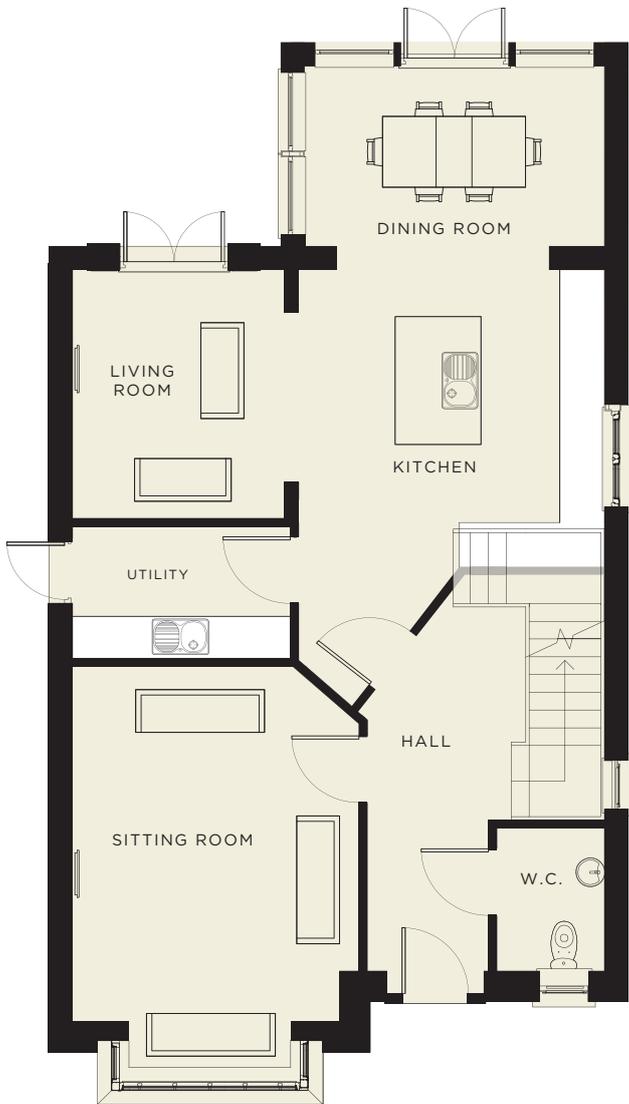


The
LAVENDER
HOUSE TYPE G

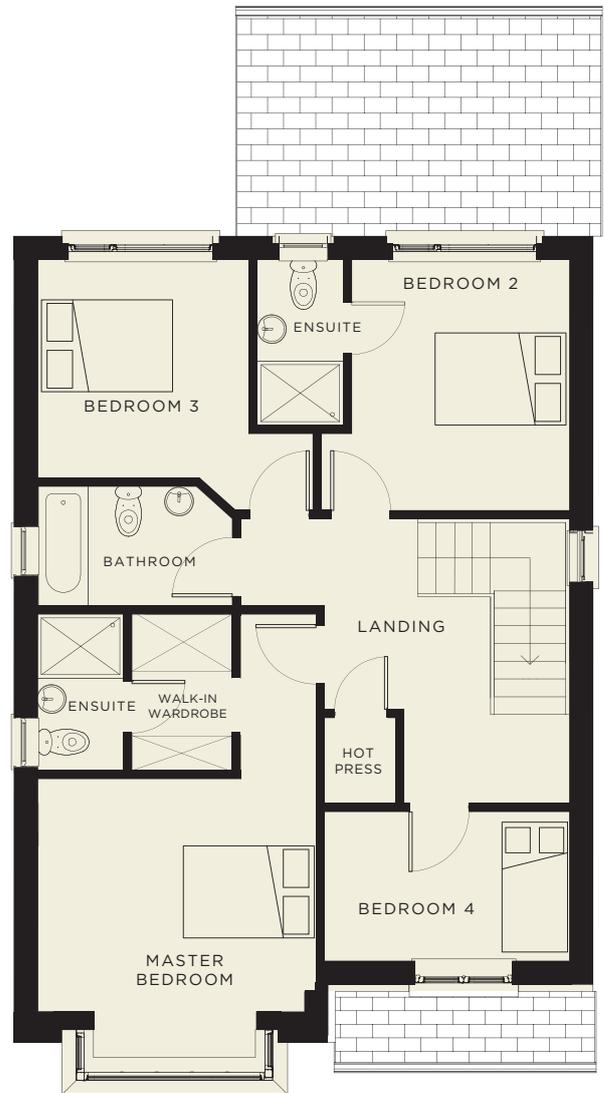


4 BEDROOM / DETACHED

FLOOR AREA: 1798 sq ft / 167 m²



GROUND FLOOR



FIRST FLOOR



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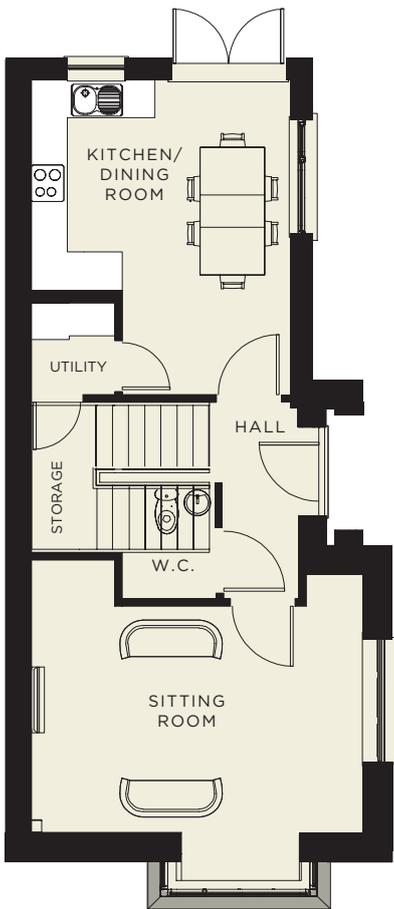
The IRIS

HOUSE TYPE H

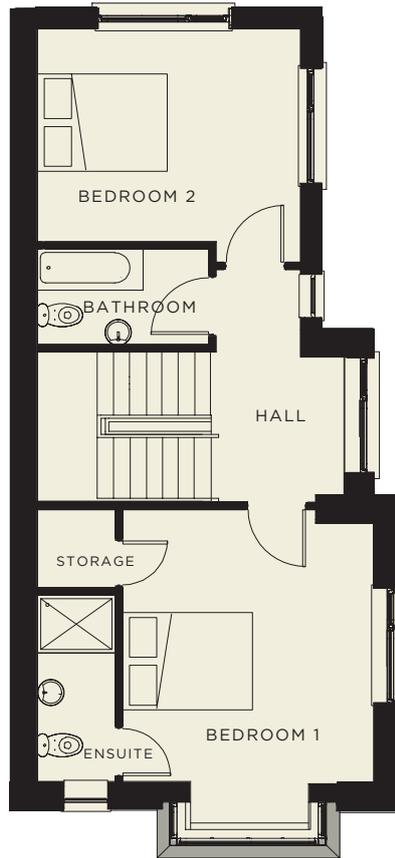


3 BEDROOM / 3 STOREY / END TERRACE

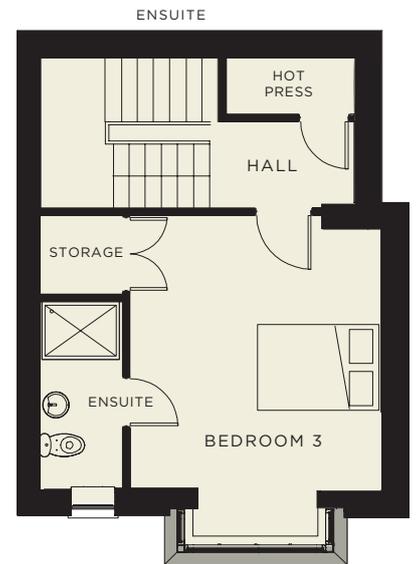
FLOOR AREA: 1568 sq ft / 145.7m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The
DAFFODIL
HOUSE TYPE J

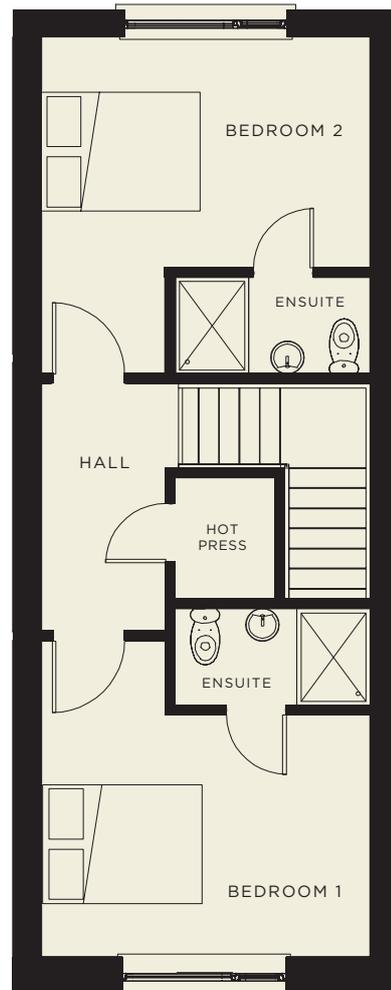


2 BEDROOM / MID TERRACE

FLOOR AREA: 984 sq ft / 91.4m²



GROUND FLOOR



FIRST FLOOR

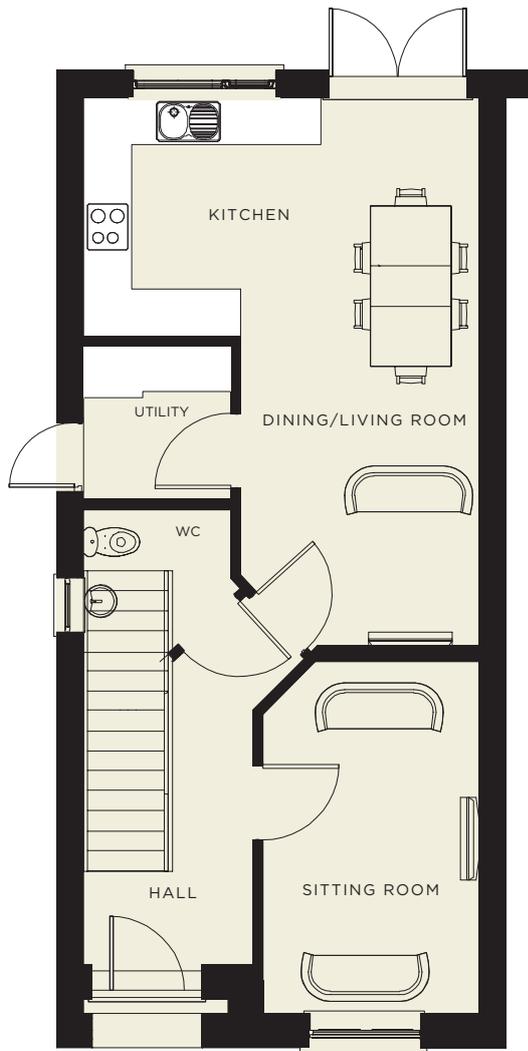


The
HONEYSUCKLE
HOUSE TYPE K

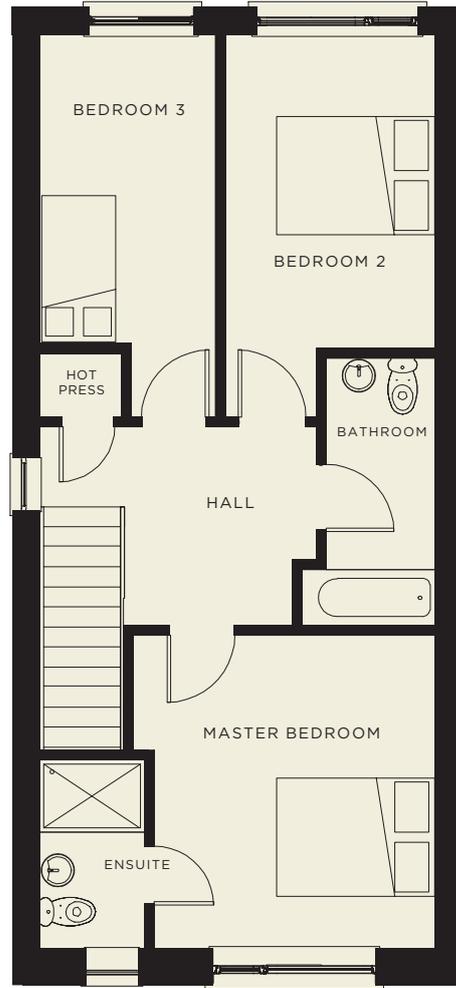


3 BEDROOM / END TERRACE

FLOOR AREA: 1190 sq ft / 110.5m²



GROUND FLOOR



FIRST FLOOR

Exceptional specification



KITCHENS

- Elegant high quality fitted kitchens with stainless steel undermounted sink, soft close doors and drawers all of which ensures your kitchen has a strong contemporary yet finely detailed finish.
- Quartz worktops/upstand/splashback in three and four bed semi-detached and detached homes.



BATHROOMS AND ENSUITES

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings.
- Elegant tiling to floor and wet areas in bathrooms and ensuites.
- Heated towel rail in select bathrooms.
- Contemporary shower enclosure in ensuites with pressurised water supply and fitted shower screen.



WARDROBES

- Contemporary design with assorted storage/hanging options.



WINDOWS/DOORS

- uPVC with first floor safety restrictors.



MECHANICAL & ELECTRICAL

- All rooms will have pendant light fittings with downlighting to kitchen/dining area - generous light and power points with contemporary switches and sockets.
- Front door lights and back patio lights in all units.
- Convenient outdoor socket at rear garden.
- Each home is wired for E car charger.
- Automated gates in the Fuchsia/Foxglove.



HEATING

- Air to water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators ensuring sustainable green living.



SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery back up).
- Carbon monoxide detection fitted as standard.
- Each home is wired for intruder alarm system.

Commitment to quality throughout



INTERNAL FINISHES

- A bright entrance hall with painted stairs welcomes you into this contemporary, stylish home.
- Each home benefits from raised ceiling heights on the ground floor.
- Contemporary satin chrome finish ironmongery.
- Stylish internal doors with select glazed doors on the ground floor for improved light/spaciousness.
- Walls & ceilings painted white throughout and finished to a high standard.
- Elegant tiling to floor and wet areas in bathrooms and ensuites.



EXTERNAL FINISHES

- Attractive brick and rendered finish.
- Reconstituted stone surround to feature window for a timeless finish.
- Large glazed patio doors to rear gardens.
- Concrete block/post and timber panel boundaries to rear gardens.
- Side passage gate provided.
- Black uPVC fascia, soffits with seamless aluminium gutters.
- Gardens are an extension to the living space with front and rear lawns seeded, further enhanced with attractive patio area.
- External water tap.
- Communal open spaces beautifully and sensitively designed, paying attention to our environment and sustainable green spaces.
- Two car parking spaces for each home with additional visitor car parking spaces.



WARRANTY/GUARANTEE

- Each Redwood home is covered by a 10 year Structural Guarantee Scheme.

GENERAL

All homes qualify for Government Help to Buy Scheme.

Your home futureproofed



ATTIC SPACE

- Pull down attic stairs/light switch in three and four bed semi-detached, bungalows and detached homes.



MEDIA/COMMUNICATIONS

- Main infrastructure installed to accommodate communications providers with up to date digital TV connection and telephone points to living rooms and main bedroom.
- USB charging points in select rooms.



ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- nZEB eco friendly concrete built homes - which provides a high level of insulation and soundproofing.
- This innovative concrete build results in nZEB standard that reduces energy demands and saves you money.



Sustainable living at Redwood



70%
more energy efficient than the average home built in 2005



SIGNIFICANT SAVINGS
in heating costs



ECO friendly
Air to water heating system

The ultimate sustainable living and energy saving package in Redwood – Redwood homes are concrete built homes. Our signature style of building is Insulated Concrete Formwork (ICF) – reinforced concrete wall wrapped internally and externally with a brick/render finish – achieving nZEB (Nearly Zero Energy Building) standards. ICF built homes also give greater fire resistance, reduced humidity levels and better sound absorption.

What is nZEB?

nZEB (Nearly Zero Energy Building), means a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent from renewable sources, including energy sources provided on-site or nearby. With a BER rating of A2, Redwood homes meet nZEB standards, providing you with a warm, energy efficient home for life and saves you money. During the development and construction of Redwood, Capital Homes have endeavoured to work with local contractors and suppliers where possible in support of the local economy, working sustainably to deliver new homes in this superb location. Redwood homes are today significantly delivering on the goals of the Government's Climate Action Plan for reducing carbon emissions. Be part of this change for good.

A natural landscape

The outdoor environment at Redwood will be both beautiful and diverse, paying attention to sustainable green living and bio-diversity. Native trees combined with rich mixed beds of flowering shrubs, grasses and perennials will attract bees, butterflies and birds. The sensitively designed landscaping will incorporate a children's playground with plenty of space for play and relaxation.



Introducing Capital Homes

Capital Homes is a Tullamore based company located in Central Business Park, Clonminch. We have been active in the residential development sector since 2014. Our approach to residential development centres on delivery of high quality homes with a strong emphasis on customer satisfaction. Our philosophy is based on providing new homes in urban settings within walking distance to town amenities and rail connectivity to cities.

Our flagship development, Landen Park in Naas (pictured above) was the first new scheme in County Kildare to be developed under the new building regulations and was then the largest development in County Kildare.

The development of homes at Redwood will continue to set new standards in design detail, specification, build quality and finish. We aim to make the experience of purchasing your new home a rewarding and exciting one.



PROFESSIONAL TEAM

DEVELOPER



Block 6, Central Business Park, Tullamore, Co. Offaly

BUILDING CONTRACTOR



ARCHITECT



CIVIL & STRUCTURAL ENGINEERS



QUANTITY SURVEYOR



SELLING AGENT



Call DNG Kelly Duncan on

057 9325050

enquiries@redwood.ie

Visit www.redwood.ie

PSRA Licence No: 002289

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Photography by Paul Moore, Tullamore.

Brochure by Brosna Press Creative Design and Print, Ferbane, Co. Offaly.
Version: December 2021



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