

EASY, BREEZY

Buyers with their heart set on a place near the sea will be pleasantly surprised by the affordability and space on offer at **Maydenhayes**

IN a mature and settled area near Mornington, on Meath's Gold Coast, Maydenhayes is in the enviable position of being just minutes from the beach while still offering easy access to Dublin Airport and the M1 and M50 motorways. It is also convenient for both bus and train services, making it an attractive option for city commuters

Described by property experts as a place where buyers will get "plenty of bang for their buck", a visit is highly recommended to experience first-hand these A-rated, well laid out, well finished, flexible homes that offer terrific value for money. The development, which encircles a 19th century house and its grounds, comprises three, four and five-bed semi-detached houses, as well as some four and five-bed detached homes. A standard three-bedroom house starts from €235,000, and a four-bedroom from €264,000. Five-bedroom houses, meanwhile, are available from €309,500.

The cobble-lock driveways accommodate two cars, while rear gardens are seeded and bordered with timber fencing. Inside, above-average ceiling

heights give a real sense of space, with impressive fitted kitchens and utility rooms as standard. Double doors separate the kitchen/living area from the front room, giving homeowners the option of opening up a larger living space or keeping a quiet spot to retreat to.

Upstairs, every master bedroom features a fully fitted walk-in wardrobe and dressing room adjacent to the en suite – a feature that has been hugely popular with visitors so far.

All houses are A-rated for energy efficiency and feature Dimplex A-class air-sourced heating pumps, which provide hot water and heating efficiently and economically.

For buyers who think they might need even more space down the line, the option of an attic conversion – or preparation for one – at time of building is available on the three and four-bed homes.

Buyers so far have included everyone from young families to retirees, with the former drawn to the location and space, and the latter to the houses' low maintenance factor as well as their high levels of insulation and energy efficiency.



Houses at Maydenhayes start from €235,000



The village of Mornington, with its churches, restaurants, pubs, beaches and sport and leisure activities, is a mere stone's throw away. There is lots of history and culture to enjoy, with sites such as Newgrange, Dowth and Mellifont Abbey all close by. Golf clubs, beaches,

parks and playgrounds are a short drive away, as is a wide range of choice when it comes to education, including a school and playgroup within walking distance.

The houses are open for viewing every Saturday and Sunday from 2pm to 4pm, and

on Wednesdays from 12pm to 4pm, or at other times by arrangement. In the meantime, take a virtual tour of the houses at maydenhayes.ie.

Contact agents Knight Frank on 01-6342466 or Sherry Properties on 041-9841149.