



The Hollies



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A New Chapter in Village Living

Welcome to The Hollies, an exclusive collection of A-rated 3 & 4 bedroom family homes in the heart of Ballivor, Co. Meath. Brought to you by Paninaro Developments Ltd, The Hollies combines superior build quality, thoughtful design, and an unbeatable location to create a truly special place to live.



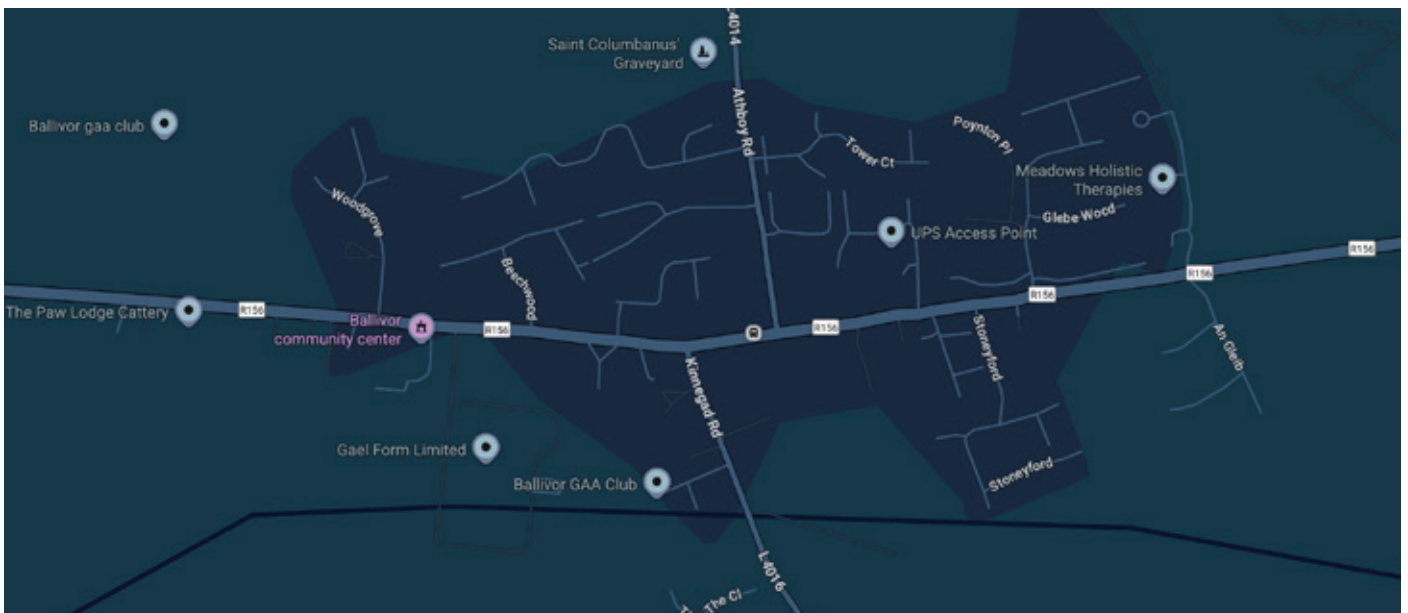
Location

Nestled between the established neighbourhoods of Hazelwood and Amberwood, The Hollies sits just minutes from Ballivor's Main Street. A charming village convenient to the award-winning heritage town of Trim and within easy. Here, you'll find everything you need within walking distance – local shops, pharmacy, post office, credit union, library, craft butchers, two public houses, and a welcoming community spirit.

Ballivor boasts:

- State-of-the-art primary school
- Community childcare facilities
- GAA grounds & community centre
- Access to the Royal Canal Greenway – 130km of scenic walking and cycling routes
- Commuters enjoy excellent access to Trim, Enfield, Kilcock, Dunboyne, Maynooth, and beyond via the R156.

At The Hollies, you can enjoy the tranquillity of country living with every convenience close by.





The Homes

Architect-designed and built using traditional masonry construction, each home is finished to the highest standards with a 10-year HomeBond guarantee. Designed to reduce energy demand and retain heat, the homes have an impressive A2 BER and are NZEB (Nearly Zero Energy Building) standard compliant. Whether you choose a 3-bedroom semi-detached or a 4-bedroom detached home, you'll enjoy exceptional comfort, energy efficiency, and style.



High Quality Fixtures, Fittings And Finish

Please note: Internal renders are for illustrative purposes only and are not reflective of the proposed finishes.



The Hollies



INTERNAL FINISHES

- Superb stylish fitted kitchen with Quartz worktop surface
- Luxurious fitted wardrobes in Master Bedroom & Bedroom 2
- All walls & ceilings painted
- Contemporary skirting, architrave & internal doors fitted with brushed satin ironmongery
- Painted handrail & balustrades fitted to stairs
- Extra height ceilings to ground floor
- Airtight and draft free, providing a comfortable living environment

MEDIA & COMMUNICATIONS

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room
- TV connection point to living room, kitchen and main bedroom

BATHROOMS

- Fitted with high quality sanitaryware
- Heated towel rails fitted in main bathroom & ensuite
- High quality tiling to floors and wet areas in main bathroom and ensuite
- Ensuites fitted with thermostatic valve shower as well as shower doors
- Demand-controlled mechanical extract ventilation to extract moisture from bathrooms & ensuites

ELECTRICAL

- Generous lighting, switch and power socket allocation
- Smoke & heat detectors fitted as standard
- Energy saving LED light fittings
- Futureproofed with wiring for electric car charging (kit/fittings excluded)
- Front & rear exterior lighting
- Weatherproof exterior electrical socket





HEATING

- High efficiency air to water heat pump to provide for heating & hot water needs
- Underfloor heating to ground floor together with radiators fitted to first floor accommodation
- Zoned heating - upstairs, downstairs & hot water
- Heat pumps operate at lower temperatures ensuring efficiency & energy saving

WINDOWS & DOORS

- Fitted with high performance double-glazed windows
- Safety restrictors provided on first floor windows
- Composite front entrance doors with secure locking system
- French doors leading to rear garden

ENERGY EFFICIENCY

- Impressive A2 BER (Building Energy Rating)
- NZEB (Nearly Zero Energy Building) standard compliant
- Designed to reduce energy demand and retain heat
- Internal heating pipe insulation minimises heat loss
- Incorporates air-tightness membranes

PROVEN CONSTRUCTION & WARRANTY

- Proven conventional double leaf wall construction with pumped full-fill cavity
- High levels of insulation in floors, walls & roofs
- Each home has a 10-year HomeBond latent defects insurance / structural defect cover

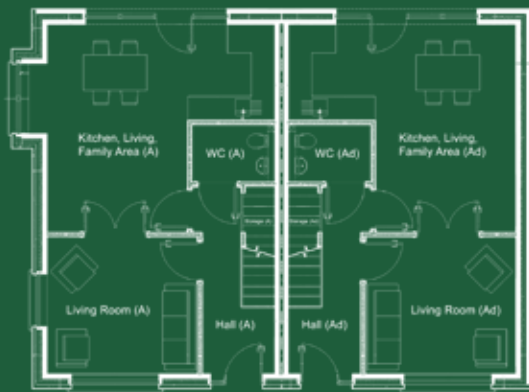
OUTSIDE / GARDENS

- Lovely mix of brick and/or render facades
- Handsome high-quality low-maintenance external finishes
- uPVC fascia, soffits, gutters & downpipes
- Painted galvanised steel estate-type fence to the front of each residence
- Paved cobblelock driveway with parking for two cars
- Side entrance gate, seeded rear lawn, exterior water tap
- Enclosed rear garden having concrete post & timber panel fence

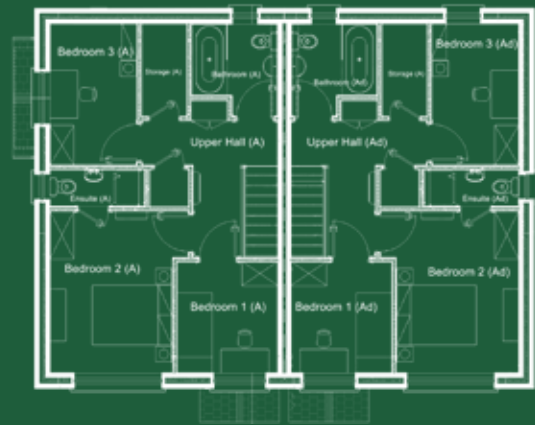


Floorplans

House Type A



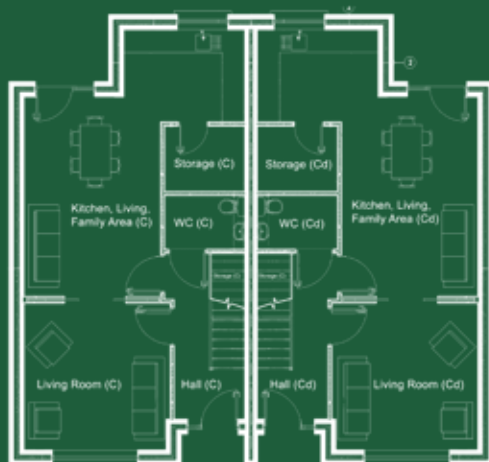
GROUND FLOOR



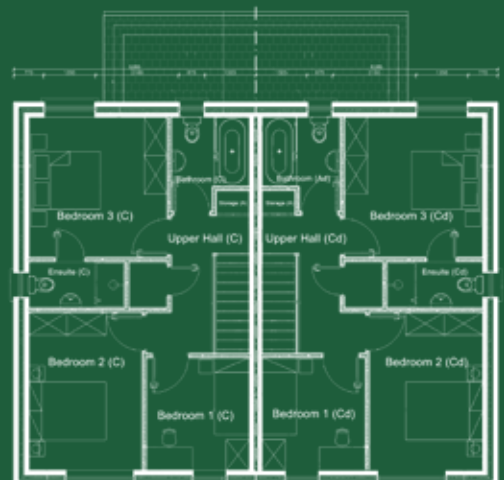
FIRST FLOOR



House Type C



GROUND FLOOR



FIRST FLOOR

Site Plan And House Types



HOUSES		
TYPE A 3 BEDROOM 2 STOREY SEMI-D AREA - 108.0 m ²		TOTAL NO. TYPE A: 8
TYPE B 4 BEDROOM 2 STOREY SEMI-D AREA - 122.0 m ²		TOTAL NO. TYPE B: 2
TYPE B 4 BEDROOM 2 STOREY DETACHED AREA - 122.0 m ²		TOTAL NO. TYPE B: 3
TYPE C 3 BEDROOM 2 STOREY SEMI-D AREA - 108.2 m ²		TOTAL NO. TYPE C: 6

Eligible for the Help to Buy and First Home Scheme incentives



Why Choose The Hollies?

- A village lifestyle with all modern conveniences close by
- Energy efficiency that saves money and supports a sustainable future
- Expert craftsmanship from a trusted builder
- A vibrant, connected community perfect for families, couples & first-time buyers



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DEVELOPER



SELLING AGENT



BER



ARCHITECTS

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CONSULTING ENGINEERS

Lynch Engineering & Design
Consulting Engineers Ltd

HEALTH & SAFETY

Beaconwood Ltd

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