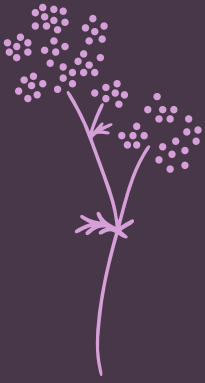


FIND YOUR FOREVER HOME

LEARGÁN

K I L M A C T H O M A S



LEARGÁN

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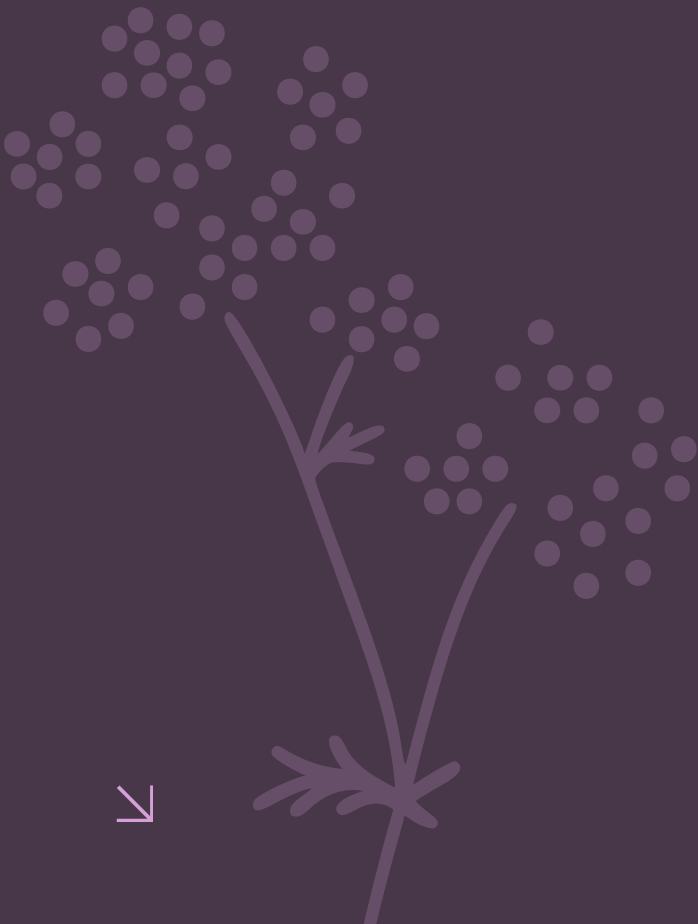
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Discover Leargán

Inspired Living in Kilmacthomas

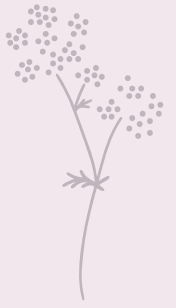
Say hello to Leargán, the newest residential development from Kent Homes, set on the scenic slopes above Kilmacthomas, with panoramic views of the stunning Comeragh Mountains.

This thoughtfully planned collection of A-rated homes brings together the peace of countryside living with modern design and energy efficiency – all in an area rich with natural beauty and local character.

Located just moments from the Waterford Greenway and Coumshingaun Lake, Leargán offers residents a welcoming community vibe with hassle-free access to both Waterford City and Dungarvan. The area boasts a lively local scene full of independent businesses and heritage charm, creating the perfect setting for modern living.

From morning walks and mountain adventures to artisan coffee, Kilmacthomas offers the perfect balance of lifestyle and location.

With over 50 years of family-led building experience, at Kent Homes, we're proud to continue creating homes that honour craftsmanship, care, and community.



Local Area

Kilmacthomas, Co. Waterford

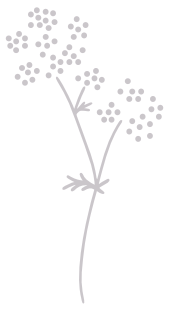
Nestled in the heart of County Waterford, Kilmacthomas is a charming village that perfectly balances rural tranquillity with modern convenience. The town sits along the River Mahon in the foothills of the breathtaking Comeragh Mountains, offering residents a warm Irish welcome and strong community spirit.

At the heart of local life is the historic Kilmacthomas Viaduct and the Rainbow Community Centre, which serves as a hub for community activities.

The village boasts excellent local amenities, including shops, restaurants, and essential services, whilst the famous Waterford Greenway runs directly through the town, making it a popular destination for walkers and cyclists from across Ireland.

With fantastic fishing opportunities, stunning natural attractions like the nearby Mahon Falls, and easy access to both Waterford City and the beautiful Copper Coast, Kilmacthomas offers residents the perfect blend of countryside living with all the amenities needed for modern life.





Close by

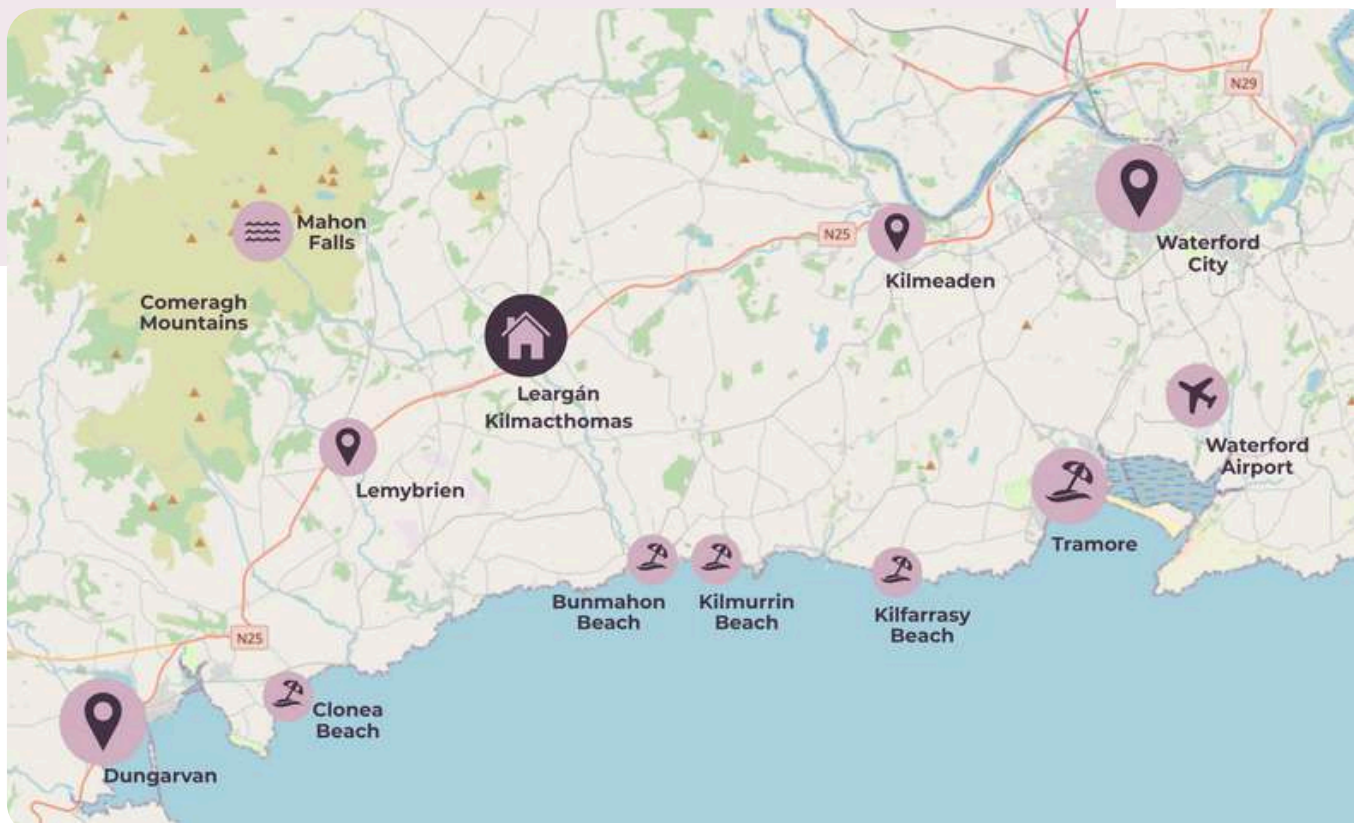
Waterford City, Ireland's oldest city with its historic Viking Triangle and world-famous crystal heritage, is just 26km away (approximately 25 minutes' drive).

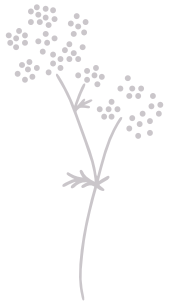
The charming seaside town of **Dungarvan**, gateway to the stunning Copper Coast, is even closer at 21km (18 minutes).

For beach lovers, the popular resort town of **Tramore**, with its beautiful sandy beaches and family attractions, is approximately 30km away, with other beaches such as **Bunmahon** and **Kilmurrin** just 15 minutes away.

Cork, Ireland's second-largest city with its vibrant cultural scene and international airport, is within comfortable reach for day trips or business travel.

Dublin, the capital, is accessible for longer trips or connecting flights. Leargán is an ideal base for exploring the very best of Ireland's Ancient East and southern coastline.





Specifications

Home Energy Ratings

BER A2 All new dwellings require a Building Energy Rating (BER) of A2 - new dwellings with this high level of energy performance are called Nearly Zero Energy Buildings (NZEB)

Energy Efficiency

- Timber frame construction
- Demand control ventilation (DCV)
- Air-to-water Dimplex heat pump
- Future-proof pre-wiring for solar panels, car charging and battery storage

Windows & Doors

- Munster Joinery future-proof uPVC windows and uPVC door units
- Ultra Tech hardwood front door unit with sidelights
- Double-glazed window units - U-value 1:2

Construction

Timber frame construction provides the highest level of structural performance, thermal insulation and airtightness to deliver superior thermal performance that exceeds current building regulations

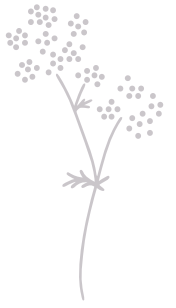
Landscaping

- Front & back garden levelled & seeded

Interior Finishes

- Red deal stair with decorative balustrades
- Half splayed primed skirting & architrave
- White regency internal doors with chrome wave handle





Specifications



Exterior Features

- Black uPVC fascia, soffit, gutters & downpipe
- Elegant low-maintenance elevations comprising of brickwork and painted rendered finishes
- Pebbledash finish to gable & rear of house
- Block boundary walls
- Brick front boundaries with pier caps
- Front & rear external lights
- External tap to rear
- Private parking

Security & Safety

- Pre-wired for security alarm
- Smoke detectors fitted

Electrical

- Generous electrical layout
- Pre-wired & futureproofed for PV Solar, car charging point & battery storage

Warranty

- 10-Year Structural Guarantee with Home Bond

Media & Communications

- Each home provisioned for high-speed broadband

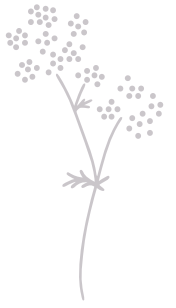
Kitchens & Utility rooms

- Fitted kitchen with a choice of door finishes
- Plumbed for washing machine & dishwasher

Bathrooms & En-suites

- High-quality modern sanitary ware
- Pressurised T-bar showers





Specifications

Heating

Dimplex A-Class Air to Water Heat Pump

Air source heat pumps extract heat from the outside air and use sophisticated heat exchangers to transfer this heat into your home. The external unit collects ambient heat from the outside air which is then transferred to an internal unit that uses the refrigerant cycle to transfer the heat into a 'wet' central heating and hot water system.

Skope Inset LED Electric Fire

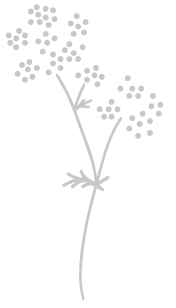
Key features include Chromalight Immersive LED system, programmable thermostatic eco remote control, multiple flame effects, 13 fuel bed lighting colours, customisable fuel bed

Ventilation

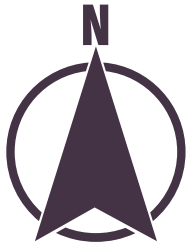
High-quality German-engineered demand control ventilation (DCV) system.

A highly efficient and low maintenance system. Fresh air is introduced into the living areas and bedrooms via efficient, elegant, and regulated wall vents which ensures that the correct amount of air is being introduced at all times. The intelligent extract fans in the house respond to humidity levels and adjust speeds automatically – the stale air extracted via these smart fans is quickly balanced via the controlled fresh air inlet.









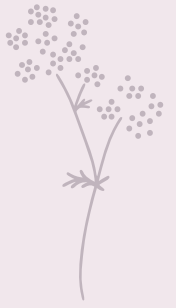
Site Plan



Legend

-  House type A - 4 bed detached
-  House type B - 4 bed semi-detached
-  House type C - 3 bed semi-detached
-  House type E - 2 bed bungalow





Floorplans

House Type A

4 Bedroom Detached With
Optional Sunroom

With Sunroom:

147.3 sq meters / 1,585 sq ft

Without Sunroom:

134.9 sq meters / 1,452 sq ft



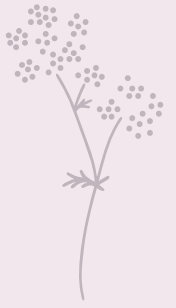
Front Elevation



Ground Floor

First Floor





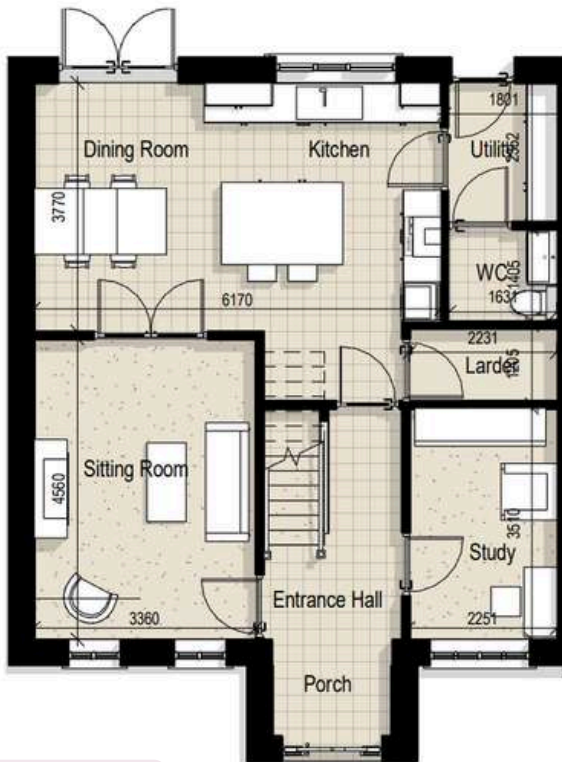
Floorplans

House Type B

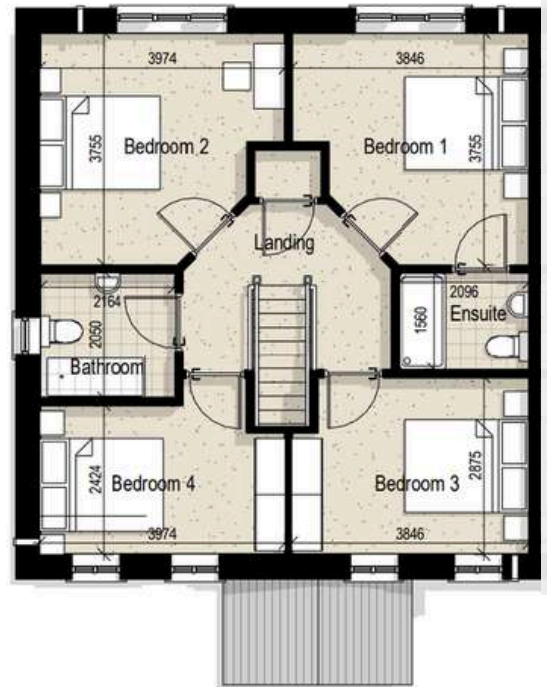
B - 4 Bedroom Semi-Detached
135.5 sq meters / 1,458.5 sq ft



Front Elevation

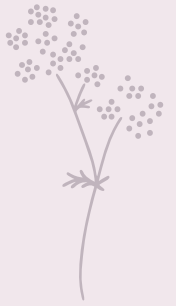


Ground Floor



First Floor



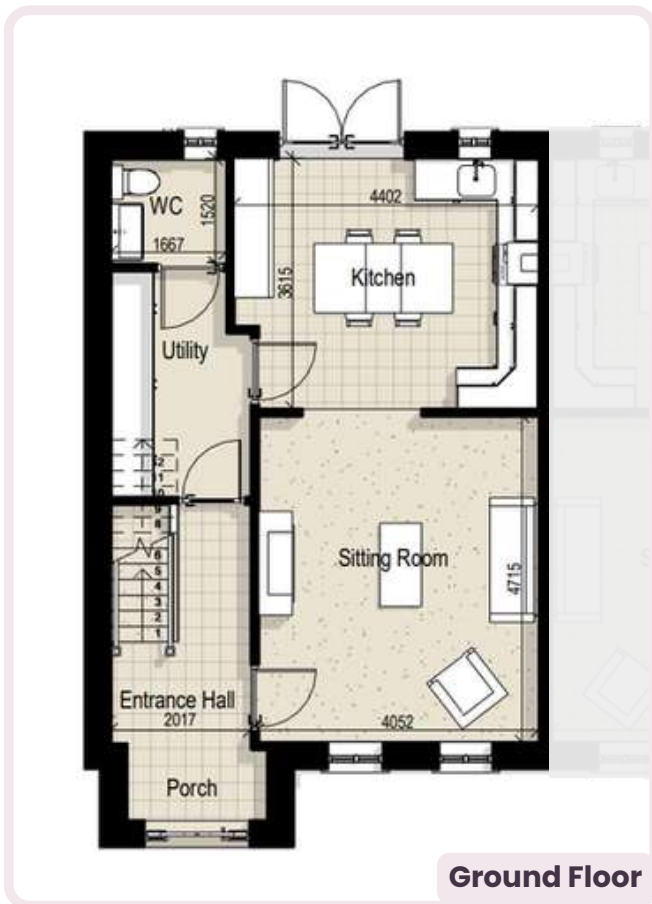
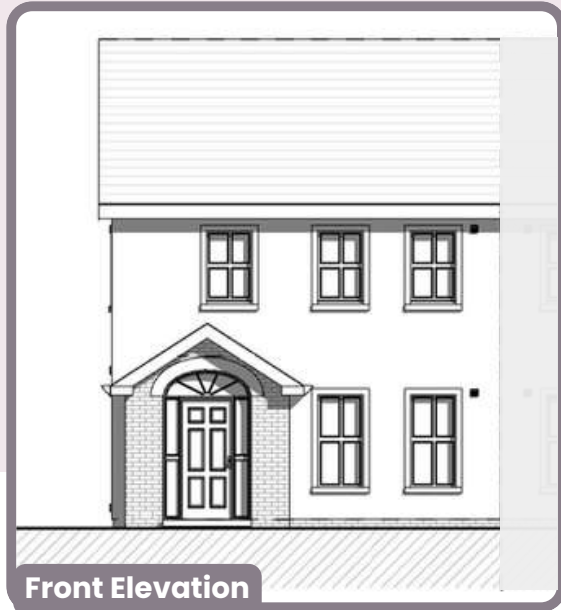


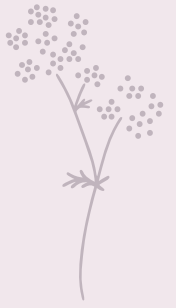
Floorplans

House Type C

3 Bedroom Semi-Detached

106.8 sq meters / 1,150 sq ft



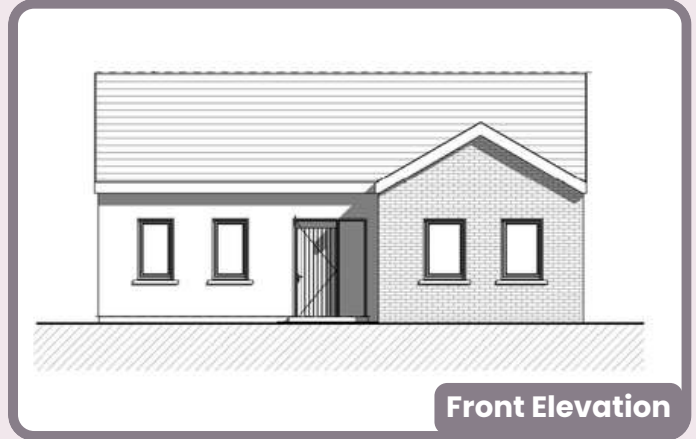


Floorplans

House Type E

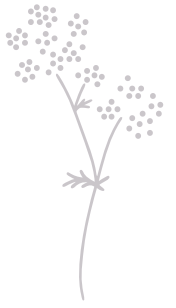
2 Bedroom Bungalow

73 sq meters / 786 sq ft



Ground Floor





Who we are...

Family-owned & operated, Kent Homes has been building homes since 1970, and we're still passionate about crafting beautiful, energy-efficient spaces that stand the test of time. We're proud of our hard earned reputation for providing our customers with the best possible craftsmanship, customer service, innovation and value for money.



Our communities...

You may be familiar with some of our other popular developments, such as:

- Cluain Shuí Finn, Lemybrien, Co. Waterford
- Clochán, Kilmeaden, Co. Waterford
- Fan Glas, Kilmeaden, Co. Waterford
- Cluain Lárach, Tramore, Co. Waterford



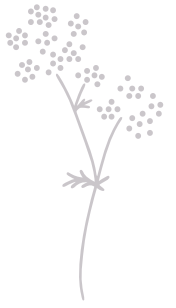
We're with you...

... every step of the way.

We stand by our homes - so when you purchase a Kent Home, you deal directly with us!

Buying a new home is an exciting time. Our friendly customer service team guarantee to make the process as simple and stress-free as possible. We're on hand to guide you through the whole process - from choosing your kitchen to arranging to view your new home as work progresses.





Why buy from us...

The Kent name has always been synonymous with superior quality homes, and you, the homeowner, are our primary focus.

We're passionate about providing high-quality homes and creating vibrant, attractive communities that are welcoming to everyone - places where people can live, work and play.

Buying a new home is an exciting time in anyone's life. Our friendly, expert customer service team guarantees to make the process as simple and stress-free as possible. We're on hand to guide you through the process, every step of the way - from choosing your kitchen to arranging to view your new home as work progresses.

We're also committed to minimising our impact on the natural environment and are dedicated to being a responsible business and to finding better ways to build. We contribute positively to the flora and fauna of any area in which we work, helping to reduce and reverse the effects we have on wildlife and natural habitats.





LEARGÁN

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