

# "Cois na hAbhann", Newtown Road, Wexford.

**LAST 4 HOUSES IN 1ST PHASE NOW RELEASED - CONTACT US TODAY.**

*Exclusive Development by Garman Properties of Luxury Detached New Homes.*

Cois na hAbhann is an exclusive development by Garman Properties offering luxurious A rated 4 bedroom detached tastefully designed new homes ranging from 1348.77sqft - 2124.98sqft. Elegant exterior finishing's incorporate a mixture of brick and stone detail throughout the phases, with cobble locked driveways, whilst internally the houses will be built and finished to the highest specification exceeding every buyer's expectations.

These homes will feature bright & spacious layouts, with generous family rooms to the front of the properties while the rear opens up to beautiful kitchen / dining area's with double doors leading out to the generously proportioned gardens.

The properties will portray many high end finishing's and designs to suit every buyers tastes and requirements.

This Development sets a new benchmark for residential accommodation in the prestigious Newtown road area.

## **Location**

Cois na hAbhann is one of the most exclusive developments to be offered on the market in Wexford offering high end living in a premium unbeatable location.

Situated on the highly sought after Newtown road and very easily connected to the N11, N25, M50 etc. Wexford General hospital, Wexford racecourse, County Council buildings, shops, schools, supermarkets and all local facilities are within immediate access.

Wexford town centre is approx. 3 km and numerous beautiful long sandy beaches are within easy driving distances at Curracloe, Rosslare, Carne, Kilmore etc.

Rosslare Europort is only 20minutes driving distance and Dublin City and Airport is less than 2 hours.

***These homes will appeal to a wide range of property buyers offering everything and much more one would want for modern day living..... style, space and a beautiful location!***

**PRICES FROM - € 289, 000 +**

**House Type A - c. 128.85 sq mtr**

Entrance/Hall

Living Room

Kitchen/Diner

Utility

Guest WC  
Landing  
4 Bedroom  
1 En-Suite  
Bathroom

**House Type B - c. 131.68 sq mtr**

Entrance/Hall  
Living Room  
Kitchen/Diner  
Utility  
Guest WC  
Landing  
4 Bedroom  
1 En-Suite  
Bathroom

**House Type C - c. 197.42 sq mtr**

Entrance/Hall  
Living Room  
Family Room  
Kitchen/Diner  
Utility  
Guest WC  
Landing  
4 Bedroom  
2 En-Suite  
2 Walk in wardrobe  
Bathroom

**House Type D - c. 151.40 sq mtr**

Entrance/Hall  
Living Room  
Family Room  
Kitchen/Diner  
Utility  
Guest WC  
Landing  
4 Bedroom  
1 En-Suite  
Bathroom

**House Type E - c. 155.04 sq mtr**

Entrance/Hall  
Living Room  
Family Room

Kitchen/Diner  
Utility  
Guest WC  
Landing  
4 Bedroom  
1 En-Suite  
Bathroom

**House Type H - c. 109.83 sq mtr (3 bed semi-detached)**

Entrance/Hall  
Living Room  
Kitchen/Diner  
Utility  
Guest WC  
Landing  
3 Bedroom  
1 En-Suite  
Bathroom

**Specification:**

House - A BER Rating

Heat pump - Reliable cost efficient heating solution providing great comfort, comes with 180 litre Hot water cylinder indoor unit with back up - no oil bills

**Electrical Standard Specification**

22	twin switched sockets	1	single switched socket
2	TV outlets	2	phone outlets
3	smoke alarms	1	heat alarm
1	bell complete	1	cooker outlet
1	Wired for alarm only	1	Carbon monoxide alarm
1	immersion outlet	3	timer fans c/w isolators
2	zone heating systems	2	outside lights

**Second fix joinery**

**Doors** -Shaker style white finished door, Door Furniture Roxton lock sets.

**Skirting** - 6" Square edge white deal skirting

**Architrave** - 3" Square edge white deal architrave, No Wardrobes

**Floors**

Upstairs - white deal standard, red deal upgrade extra

Downstairs - Sitting room, Family room - laminate flooring included.

### **Kitchen**

Kitchen Voucher choice of colour and doors €3,500 inc Vat for House A, B, H  
€4,000 INC VAT for House C, D ,E kitchen can be up graded

### **Tiles**

Tiles are supplied from PK Tiles and any upgrade can be paid direct to PK Tiles if needed. The standard tiles are of a good quality, **see copy list tiles available "Areas tiled "** - FLOORS  
Kitchen ,Utility , Hall and WC down stairs , kitchen splash back , Bathroom - floor and over bath and shower cubicle to ceiling Ensuite - floor and shower cubicle to ceiling ,

**Stairs** - Red deal stairs

**Windows / Doors** - Classic Oak / Grey / Black - uPVC double glazed windows, uPVC/Classic Oak / Grey / Black /Hardwood Front and Back Doors

### **Internal/External Decorations**

The house will be painted in the standard cream / white or similar on the walls, with white ceilings through-out and white timberwork. Standard external paint also. No painting on chimneys Finish on window board standard white - no varnish, No Wardrobes

### **Plumbing & Sanitary Ware**

Standard Sanitary Ware as per pictures

Standard Taps as per picture

1 x outside tap included

Mixer showers included

No Shower doors provided

### **Stove**

Fitted Firewarm 6 (6 KW) with standard hearth

### **Fascia**

Black uPVC Fascia and soffit

### **Slates**

Slate roof on house

### ***HOME BOND INSURANCE SCHEME***

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**"Hollyfield", Bridgetown, Co. Wexford.**

## **Exclusive Development of 7 Detached New Homes.**

### **Last 2 Houses Remaining!!**

Beautifully Designed compact scheme of very attractive detached new homes on the outskirts of Bridgetown Village which provides a wide range of amenities including shops, schools, (3rd level), churches, restaurants, bars, daily buses etc. .

This attractive development is only minutes from beautiful beaches at Ballyhealy, Kilmore Quay, the marina, many restaurants etc.

Wexford town centre and daily ferries at Rosslare Europort are both approx. 15 mins driving distance. Waterford City & airport is less than 1 hour. Dublin is approx. 1.5 hours.

Golf courses, fishing, horse riding, the Saltee Islands and many sporting facilities etc. are within easy reach.

There are 3 different styles of house types to choose from and each house has been built and finished to a very high standard with the highest possible standard of workmanship, offering very well designed, spacious and bright living accommodation, with many high end features throughout and an attractive brick exterior.

Each home has a spacious back garden not overlooked, front tarmac driveway and all come with high end modern kitchens, feature fireplaces etc.

These homes would suit a wide range of property buyers and would make wonderful family / first time buy/ retirement / holiday homes.

Viewing is highly recommended.

### **MUST BE VIEWED.**

#### PROPERTY FEATURES:

- B3 Energy rated
- F.P.P. for garages with each house
- Double glazed PVC windows
- Fully insulated
- Fully fitted kitchens
- Tiling
- Feature fireplace
- Solar Panels
- Spacious Parking
- Excellent gardens.

#### **Accommodation comprises:**

### **House Type A (c. 123.1 sq/m)**

Entrance/Hallway  
Sitting room  
Kitchen/Diner  
Utility Room  
Seperate WC & WHB  
Bedroom No. 1  
Bedroom No. 2 Walk in wardrobe,En suite shower room.  
Bedroom No. 3  
Bathroom

### **House Type B (c. 127 sq/m)**

Entrance/Hallway  
Sittingroom  
Kitchen/Diner  
Utility Room  
Seperate WC & WHB  
Upstairs  
Bedroom No. 1 Ensuite shower room  
Bedroom No. 2  
Bedroom No. 3  
Bathroom

### **House Type C (C. 137.2 sq/m)**

Entrance/Hallway  
Sittingroom  
Kitchen/Diner  
Seperate WC & WHB  
Upstairs  
Bedroom No. 1 Ensuite shower room  
Bedroom No. 2  
Bedroom No. 3  
Bedroom No. 4  
Bathroom

**Services:** Mains water, Mains Sewage, Oil fired central heating,Wired for alarm.

**Outside:** Spacious gardens, parking

**Ber:** B3

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford drive out the main Rosslare road, taking a right turn for Kilmore, continue on this road passing through Ballycogley, at Greenacres pub take a right turn for

Bridgetown and this development is a short distance down this road on the right hand side.

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## **Hawthorn Hill, Whitebrook, Whiterock Hill, Wexford.**

**FULLY BOOKED IN CURRENT PHASE - NEXT PHASE DUE FOR RELEASE FEBRUARY 2018**

**!! Register your interest now!**

**AS FEATURED ON RTE ONE TV PROGRAMME "FIND ME A HOME" .**

This stunning and sophisticated development of 3 bed semi detached new A rated Homes are nestled on a wonderful site in one of the most sought after residential areas of Wexford.

Whitebrook is a prestigious development offering the very best of modern day living with a classic contemporary design offering style, warmth & luxury.

These exceptional new homes are built and finished to the highest possible standards of workmanship by Claybury Developments and exceed every buyers expectations.

The development offers the most beautiful 3 bed homes, extending to 1193sqft with 3 double bedrooms, en suite, spacious living areas, all with high end finishing's, generous gardens, front driveways and much more. Location is premium, within easy access of all facilities shops, schools, Churches, supermarkets etc. The town centre is within walking distance, there is a local bus stop at the entrance of the development and all major routes ie. N11, N25 etc. are all very easily accessed. Numerous beaches are within 15 minutes driving distance. These outstanding homes ideally suit a wide range of buyers, ie. first time, permanent, holiday, retirement, investors, etc.

Accommodation Briefly Comprises: -

Entrance / hallway, kitchen / diner, utility, separate wc, living room, 3 bedrooms, bathroom, one en suite.

Special Features Include:-

- 3 Double bedrooms
- Double driveways
- Photo voltaic panels
- Oil fired central heating
- 10 year home bond guarantee
- A2 Energy Rated Homes
- Block built construction
- 2 Option fit out
- High end finishing's
- Stylish interior

- Triple glazed windows
  - Premium location
  - New Show house Now On View/ appointment only.
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## **Prime Residential Development Site of C.9.23 Acres with F.P.P. for 49 Houses, AT Newtownbarry, Bunclody, Co. Wexford.**

- **Superb location, outskirts of Bunclody town, very sought after area.**
- **Beautiful scenic area adjacent to shops, schools, churches etc.**
- **Very accessible, good frontage & easily connected to the N80, M9 & also close to Carlow, Gorey, Enniscorthy, Ferries at Rosslare Europort, M11 & M50.**
- **Very commutable to Dublin City & airport.**
- **POA**

**VIEWING HIGHLY RECOMMENDED.  
GREAT OPPORTUNITY - READY TO GO**

**SERVICES:** Mains water, sewage adjacent, capacity available.

**LEGAL:** P.B Cunningham & Co., Suite 212, The Capel Building, Mary's Abbey, Dublin 7.

**APPLY:** Sole Agent Keane Auctioneers 053 9123072.

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## **No. 6 Hollyfield, Bridgetown, Co. Wexford.**

This Absolutely Stunning Detached Glamorous Show House is offered on the market For Sale Fully Furnished having being tastefully designed, finished & decorated to an impeccable standard.

The property is fitted out with no expense spared and is an exceptional home ready to walk in to. Accommodation is fresh, bright and well laid out offering everything & more one would want for



everyday living.

The property features front driveway & spacious private back garden. All facilities are a short stroll at Bridgetown Village, shops, schools, restaurants etc. Numerous beaches are minutes away and Wexford town centre is approx 15 minutes driving distance.

The Sale of this Property Offers a once off Opportunity for those Seeking a Home in "Turn Key" Condition and offers superb value for money !!

## **VIEWING IS A MUST !!**

### **Property Features**

B3 Energy rated

F.P.P. for garages with each house

Double glazed PVC windows

Fully insulated

Solar Panels

Spacious Parking

Excellent gardens.

Fully Furnished- Superb Opportunity.

### **Accommodation Comprises:**

Entrance/Hallway

Sittingroom

Kitchen/Diner

Utility Room

Seperate WC & WHB

Upstairs

Bedroom No. 1 Ensuite shower room

Bedroom No. 2

Bedroom No. 3

Bathroom - WC, WHB, shower.

**Services:** Mains water, Mains Sewage, Oil fired central heating, Wired for alarm.

**Outside:** Spacious gardens, parking - F.P.P for garage.

**BER:** B3

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford drive out the main Rosslare road, taking a right turn for Kilmore, continue on this road passing through Ballycogley, at Greenacres pub take a right turn for Bridgetown and this development is a short distance down this road on the right hand side.

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# No. 2 Hollyfield, Bridgetown, Co. Wexford.

This Absolutely Stunning Detached Glamorous Showhouse is offered on the market For Sale Fully Furnished having being tastefully designed, finished & decorated to an impeccable standard.

The property is fitted out with no expense spared and is an exceptional home ready to walk in to. Accommodation is fresh, bright and well laid out offering everything & more one would want for everyday living. The property features front driveway & spacious private back garden.

All facilities are a short stroll at Bridgetown Village, shops, schools, restaurants etc. Numerous beaches are minutes away and Wexford town centre is approx 15 minutes driving distance.

The Sale of this Property Offers a once off Opportunity for those □ Seeking a Home in “Turn Key” Condition and offers superb value for money !!

## **PROPERTY FEATURES**

B2 Energy rated

F.P.P. for garages with each house

Double glazed PVC windows

Fully insulated

Fully fitted kitchens

Tiling

Feature fireplace

Solar Panels

Spacious Parking

Excellent gardens.

Superb Opportunity.

## **FULLY FURNISHED.**

### **Accommodation Comprises:**

#### **House Type B (c. 127 sq/m)**

Entrance/Hallway

Sittingroom

Kitchen/Diner

Utility Room

Separate WC & WHB

Upstairs

Bedroom No. 1 Ensuite shower room

Bedroom No. 2

Bedroom No. 3

Bathroom

**Services:** Mains water, Mains Sewage, Oil fired central heating, Wired for alarm.

**Outside:** Spacious gardens, parking

**BER:** B2 Ber No: 109334268 124.47kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford drive out the main Rosslare road, taking a right turn for Kilmore, continue on this road passing through Ballycogley, at Greenacres pub take a right turn for Bridgetown and this development is a short distance down this road on the right hand side.

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