

Hawthorn Hill, Whitebrook, Whiterock Hill, Wexford.

FULLY BOOKED IN CURRENT PHASE - NEXT PHASE DUE FOR RELEASE SUMMER 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 area's 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 area's, 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, seperate 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.

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.

C. 1 Acre Zoned Residential Site at Clonard Little, Wexford.

An excellent opportunity to acquire a development site in the centre of the popular & sought after address of Clonard. Fronting onto the R733 (New Line Road) and just a couple hundred metres from the Duncannon Line Roundabout, making the location easily accessible to any potential purchaser or developer.

Extending to approx. 1 acre and while currently zoned medium-density residential under the current development plan, it benefits from full planning permission for 10 fully serviced dwelling houses (**Planning Permission W2008004**). With the current shortage of development sites, especially with such a proven sales record location, viewing is highly recommended.

Great opportunity - must be viewed!

Features:

Practically adjacent to the N25.

Approx. 20 minutes from Rosslare Europort.

Very accessible to schools, 3rd level, etc.

Surrounded by supermarkets, retail parks, ashops, etc.

Situated in proven sales record location.

Services: Mains water, mains sewerage & ESB adjacent.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Legal: Stone Solicitors, The Bullring, Wexford.

"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 a 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

[No. 2 Hollyfield, Bridgetown, Co. Wexford.](#)

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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/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

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