

PHASE **3**

ROXBOROUGH MANOR

MULGANNON | WEXFORD

*An exciting new development of superior homes
with a modern contemporary design*

'A' Rated Homes

ROXBOROUGHMANOR

Roxborough Manor in Mulgannon is an exciting new development of superior 'A' rated homes with a modern contemporary design and generous high-quality specification. Boasting a choice of nine unique and individual designs, these homes have been sympathetically designed with modern living in mind. There is plenty of choice on offer here ranging from the 2 bedroomed starter home, to varying styled 3 bedroomed and 4 bedroomed semi-detached and detached homes. Enjoying a premier location in Wexford town, with panoramic sea views overlooking Wexford Harbour, Rosslare Harbour and beyond!

Roxborough Manor are timber frame built 'A' Rated Homes with Air to Water High Efficiency Heat Pumps. These homes are constructed with some of the best products on the market, everything from the high-quality timber frame, cobble-lock drives and low maintenance facades in brick and dry dashed finish. Internally the houses are fully painted with high quality fitted kitchens, quality sanitaryware with wall and floor tiling to all bathrooms and wardrobes included in 2/3 bedrooms.

Built by Liam Neville Developments Ltd., a third generation firm of home builders with a reputation for honesty, integrity, delivering homes for other families to live and grow up in at great value, sums up Liam Neville Developments Ltd.

All Wexford Town has to offer is literally at your doorstep. Shopping, restaurants, bars, hotels, coffee shops, schools and so much more are only minutes from Mulgannon. All the flavours of a truly cosmopolitan, vibrant town while steeped in culture and history are yours to enjoy and savour.




HOUSE SPECIFICATIONS

Some of the Superior Specifications are as follows:


- ✳ 10 Year Homebond Structural Guarantee
- ✳ 5 Year Homebond Mechanical & Electrical Inherent Defect Insurance
- ✳ Timber Frame Built 'A' Rated Homes
- ✳ Air to Water High Efficiency Heat Pumps
- ✳ Red Brick Facades with Painted Plaster to Front and selected Side Elevations
- ✳ Low Maintenance Dry Dash external finish to sides and rear of houses with black concrete roof tiles
- ✳ Double Glazed uPVC windows by Munster Joinery.
- ✳ High Quality Fitted Kitchen
- ✳ Electric Feature Fire as per Showhouse finish
- ✳ Full Internal Painting
- ✳ Quality Sanitaryware and Tiling Throughout
- ✳ Choice of Tile Finish
- ✳ Generous fitted wardrobes to 2/3 bedrooms
- ✳ Cobblelock Driveway
- ✳ Levelled, seeded and fenced rear gardens with Patio Area


SITE LAYOUT





 House Type **A**
4 BED DETACHED


 House Type **C**
4 BED DETACHED


 House Type **F**
3 BED TERRACE / SEMI DETACHED


 House Type **Fa**
3 BED SEMI DETACHED


 House Type **G**
3 BED TERRACE / SEMI DETACHED

 House Type **G1**
3 BED SEMI DETACHED

 House Type **H**
3 BED TERRACE / SEMI DETACHED

 House Type **L**
2 BED MID TERRACE

 House Type **M**
3 BED DETACHED

 House Type **N**
4 BED DETACHED



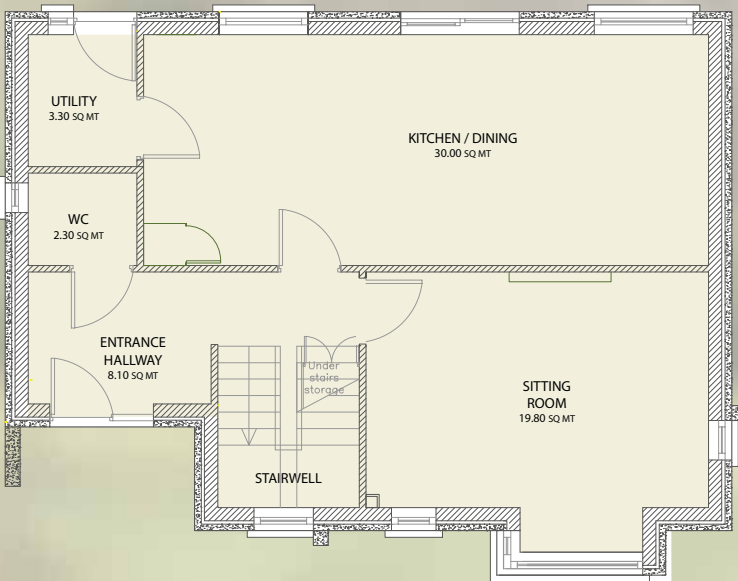
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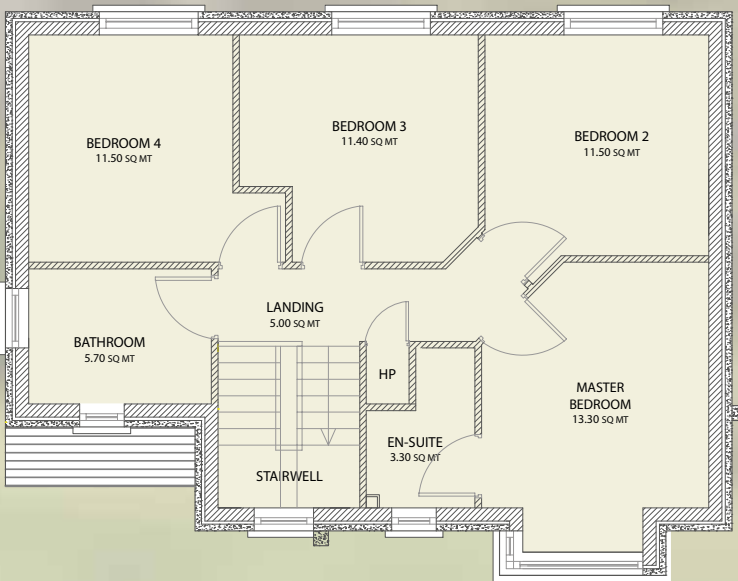
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 House Type **A**
4 BED DETACHED - 141 SQ MT

MANOR AVENUE: 7, 8, 11



GROUND FLOOR



FIRST FLOOR

Drawings are approximate and for illustration purpose only and are not to scale. We take no responsibility for omissions and errors. All should be verified by the buyer.

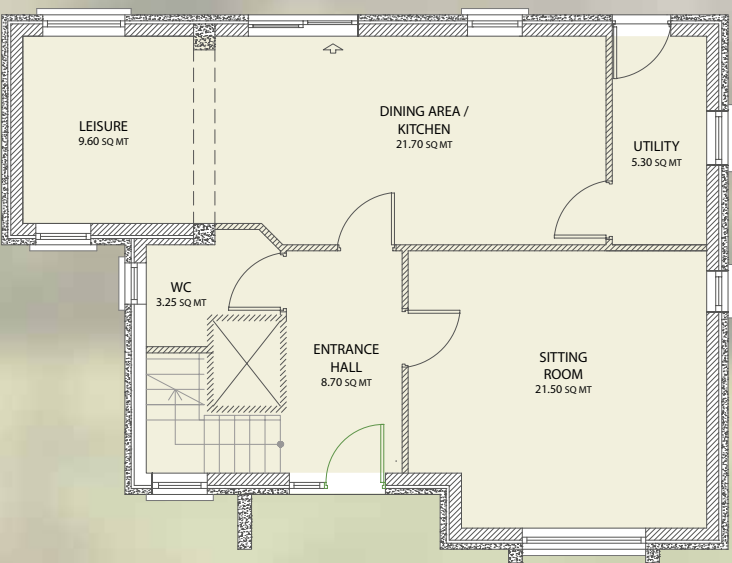
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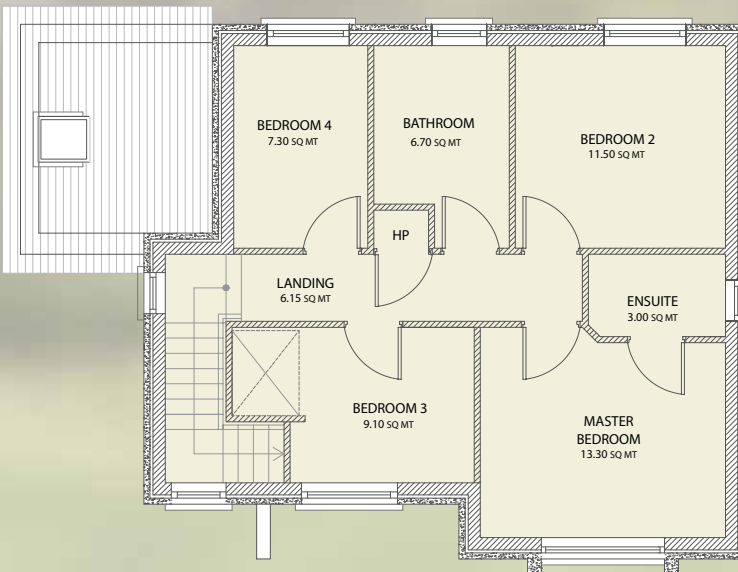
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 House Type **C**
4 BED DETACHED - 142 SQ MT

MANOR AVENUE: 6, 9, 10



GROUND FLOOR



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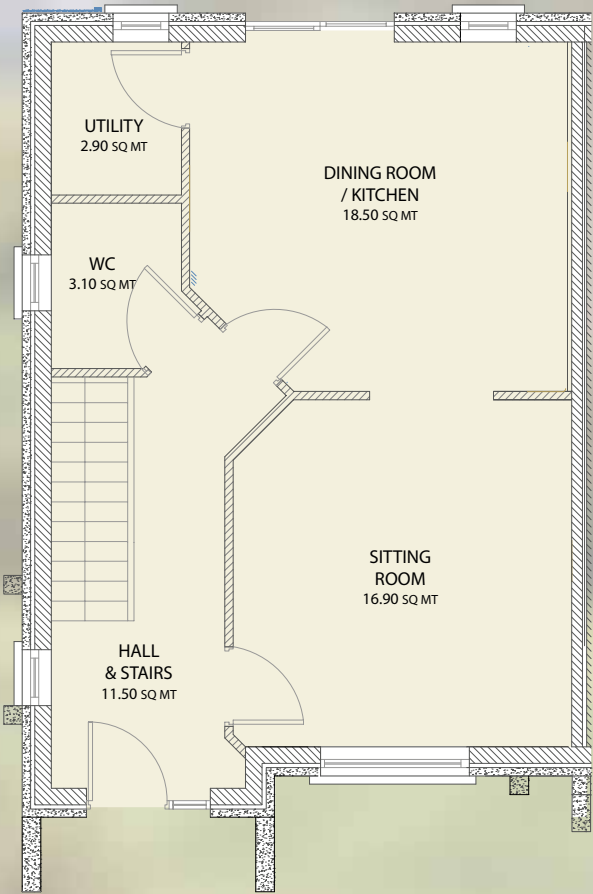
House Type F

3 BED HOME - 110 SQ MT

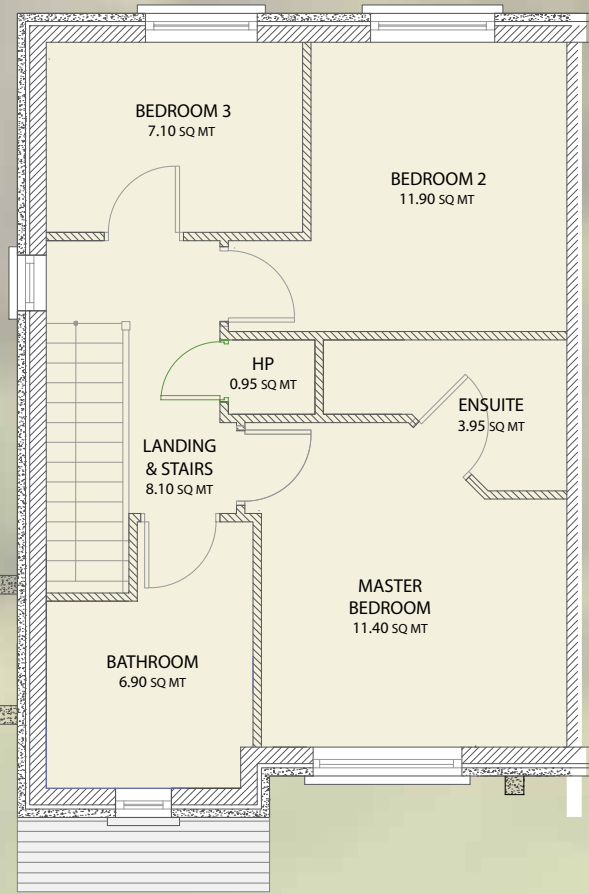
MANOR DRIVE: 11, 14, 15

MANOR GREEN: 3, 7

MANOR CLOSE: 1, 5, 7



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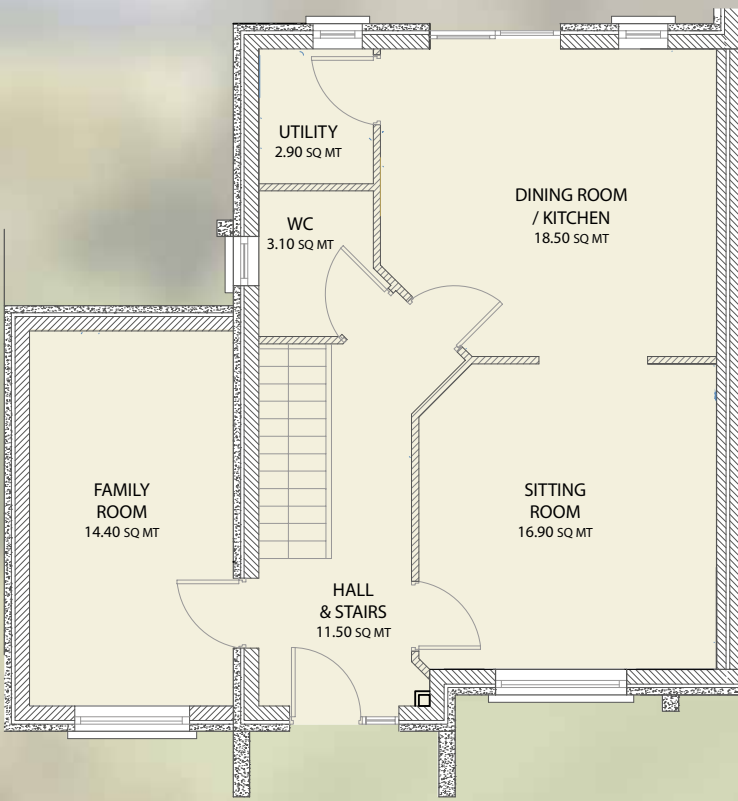
House Type Fa

3 BED END OF TERRACE - 125 SQ MT

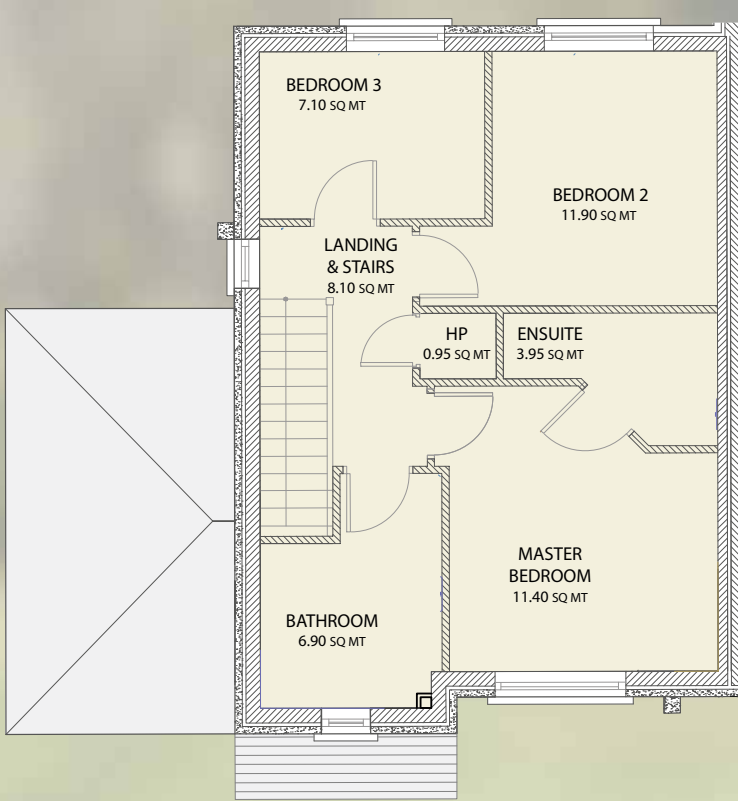
MANOR DRIVE: 7

MANOR CLOSE: 8

MANOR AVENUE: 1, 19



GROUND FLOOR



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ROXBOROUGH MANOR

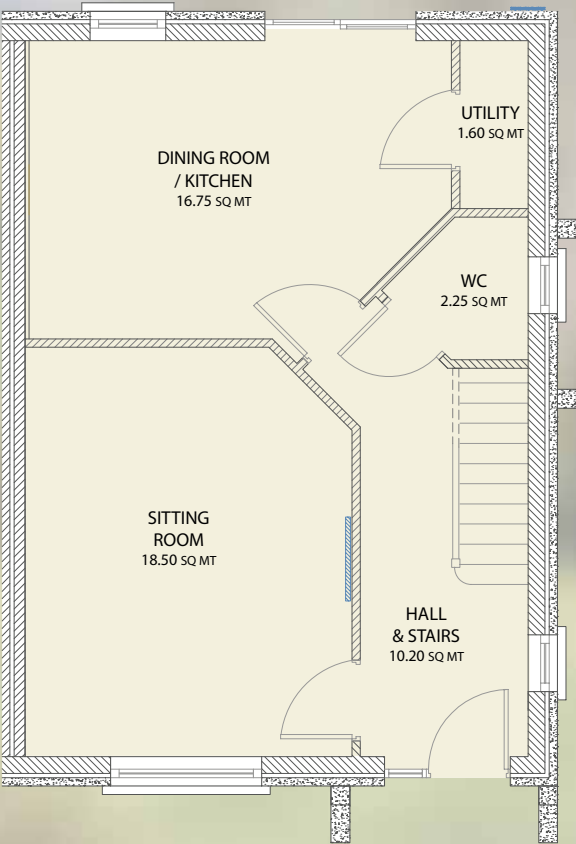
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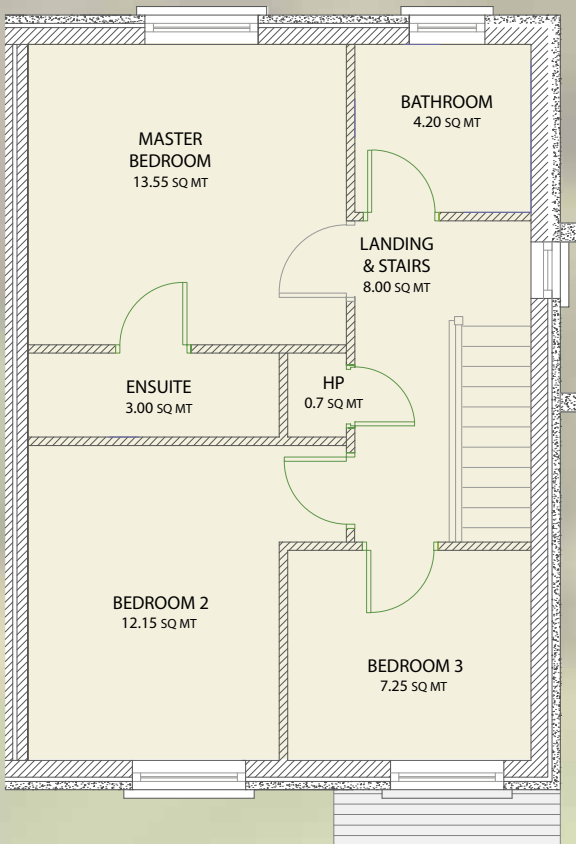
House Type G

3 BED HOME - 102 SQ MT

MANOR DRIVE: 17
MANOR GREEN: 1, 4
MANOR CLOSE: 2, 3
MANOR AVENUE: 2, 3, 4, 5



GROUND FLOOR



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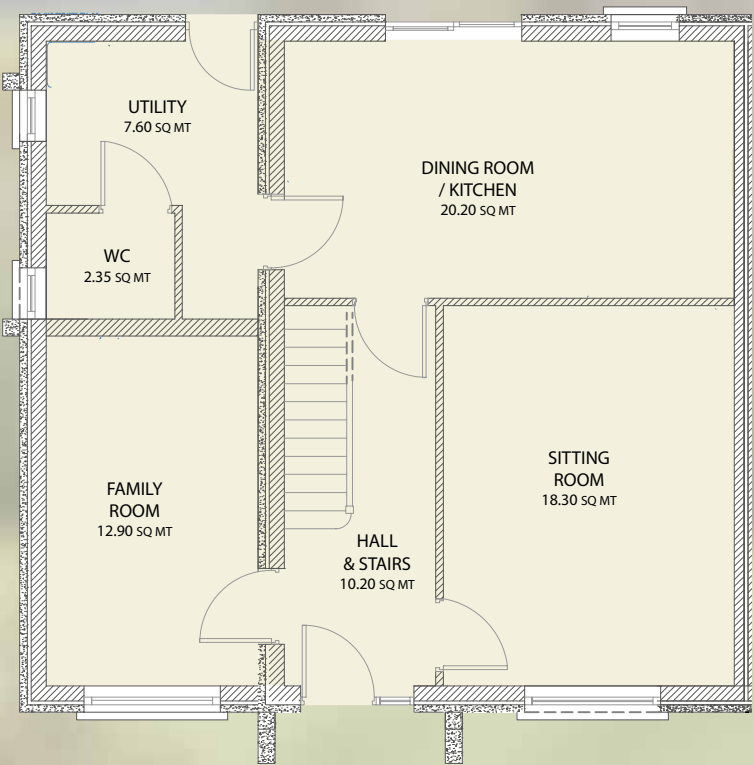
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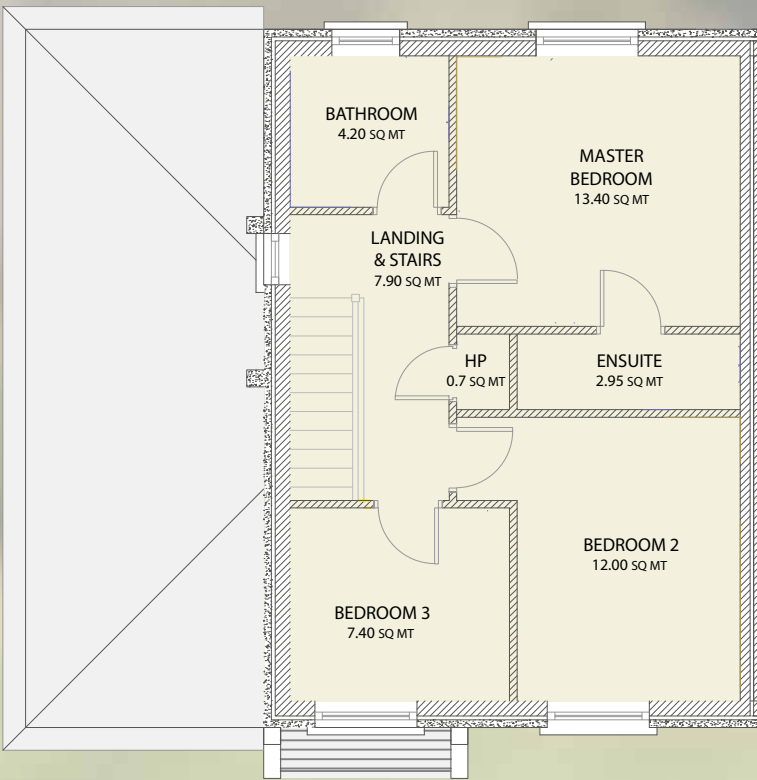
House Type G1

3 BED END OF TERRACE - 125 SQ MT

MANOR AVENUE: 21



GROUND FLOOR



FIRST FLOOR

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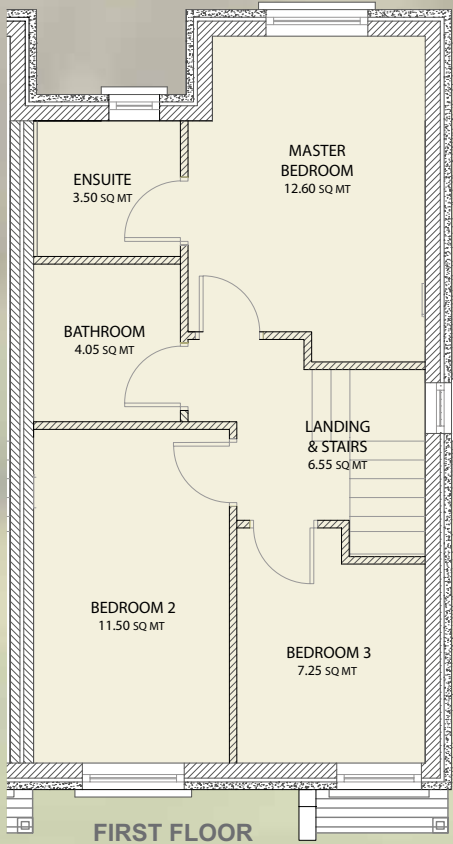
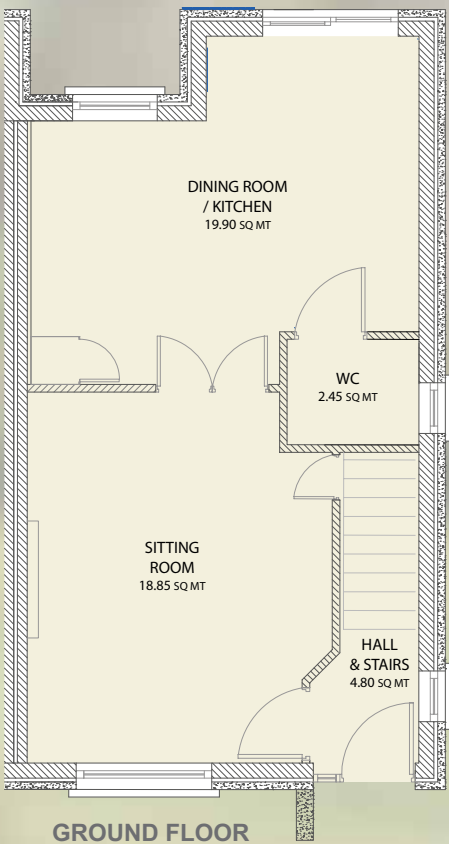
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 House Type **H**
3 BED TERRACE / SEMI DETACHED - 95 SQ MT

MANOR DRIVE: 8, 9, 10, 12, 13
MANOR CLOSE: 4, 6



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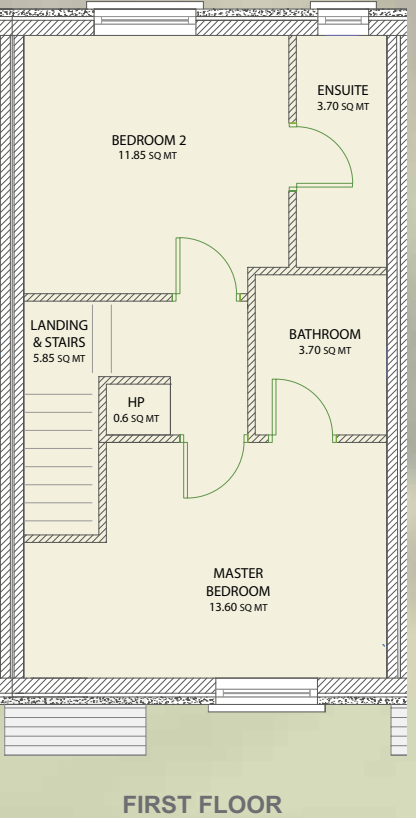
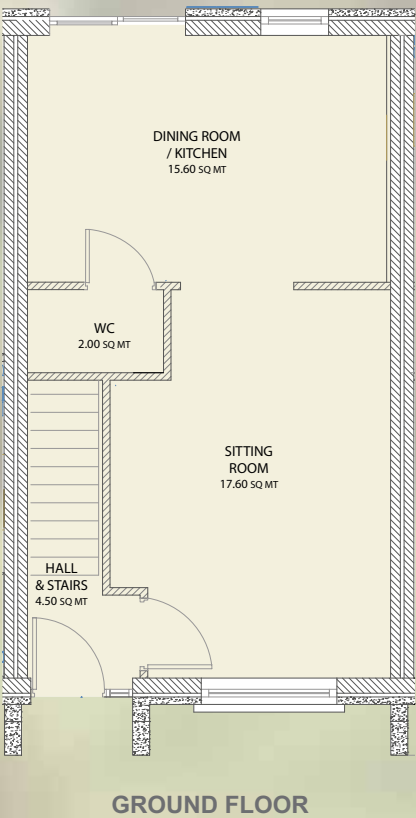
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 House Type **L**
2 BED MID TERRACE - 82 SQ MT

MANOR DRIVE: 16
MANOR GREEN: 2, 5, 6
MANOR AVENUE: 20



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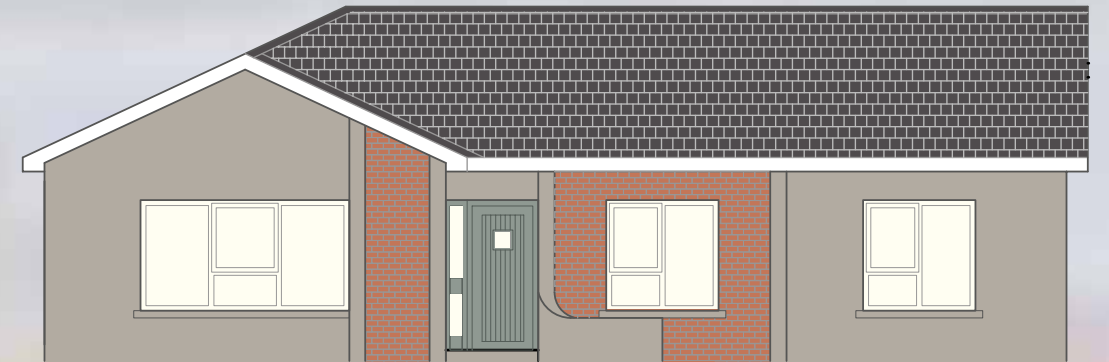
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 House Type **M**
3 BED DETACHED - 123 SQ MT

MANOR LAWN: 1, 3, 5, 7



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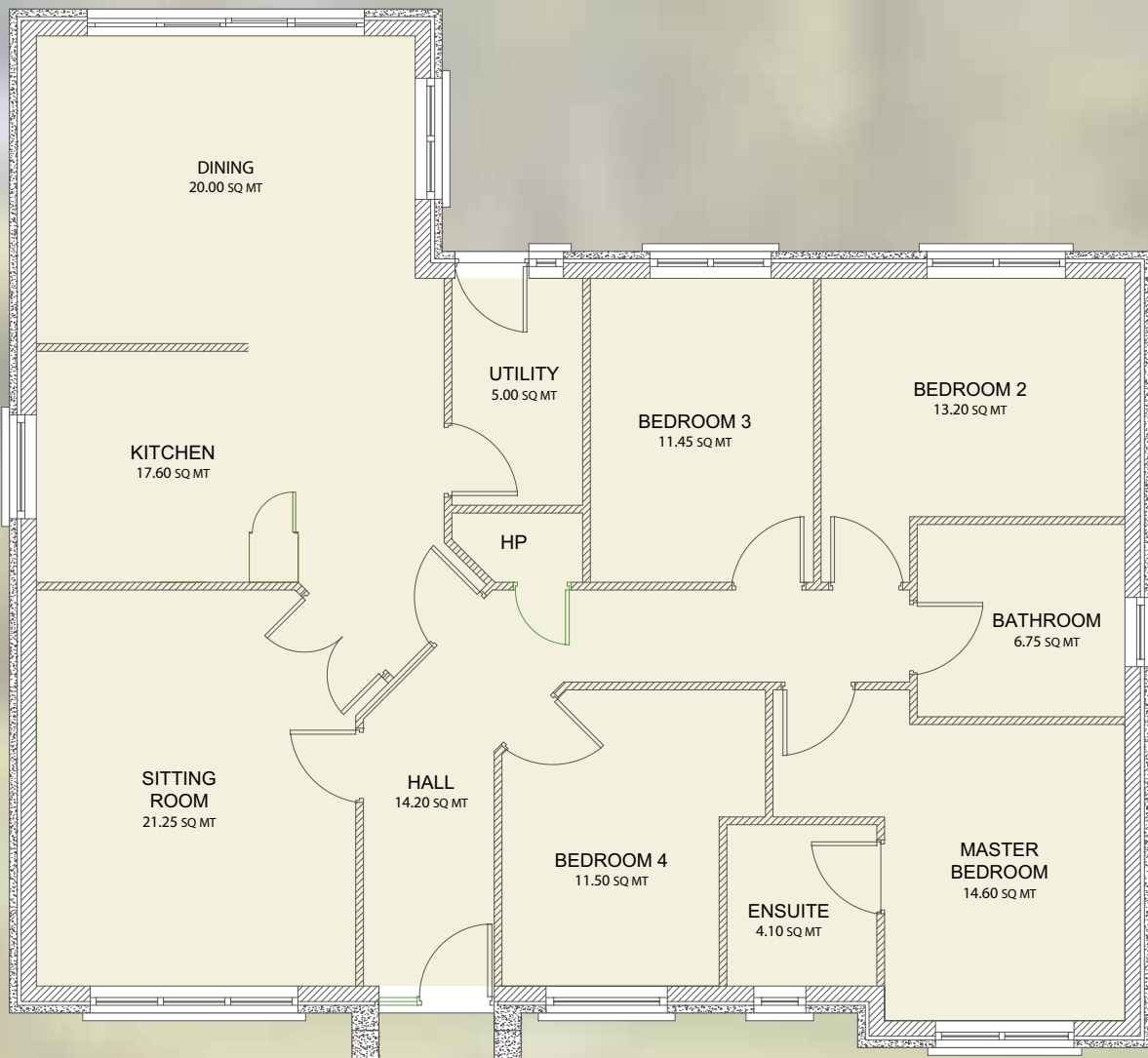
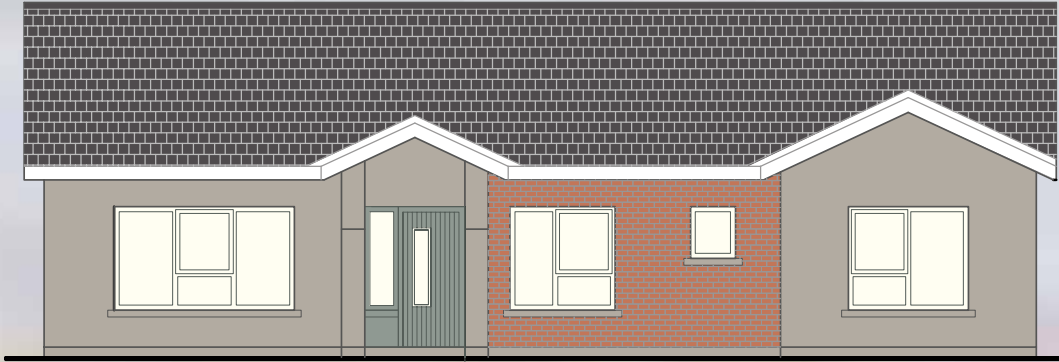
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 House Type **N**
4 BED DETACHED - 147 SQ MT

MANOR LAWN: 2, 4, 6



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Developer



Selling Agent



Kehoe & Assoc.

Commercial Quay, Wexford

Tel: 053 9144393 | www.kehoeproperty.com

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