



ROXBOROUGHMANOR

MULGANNON | WEXFORD

www.roxboroughmanor.com

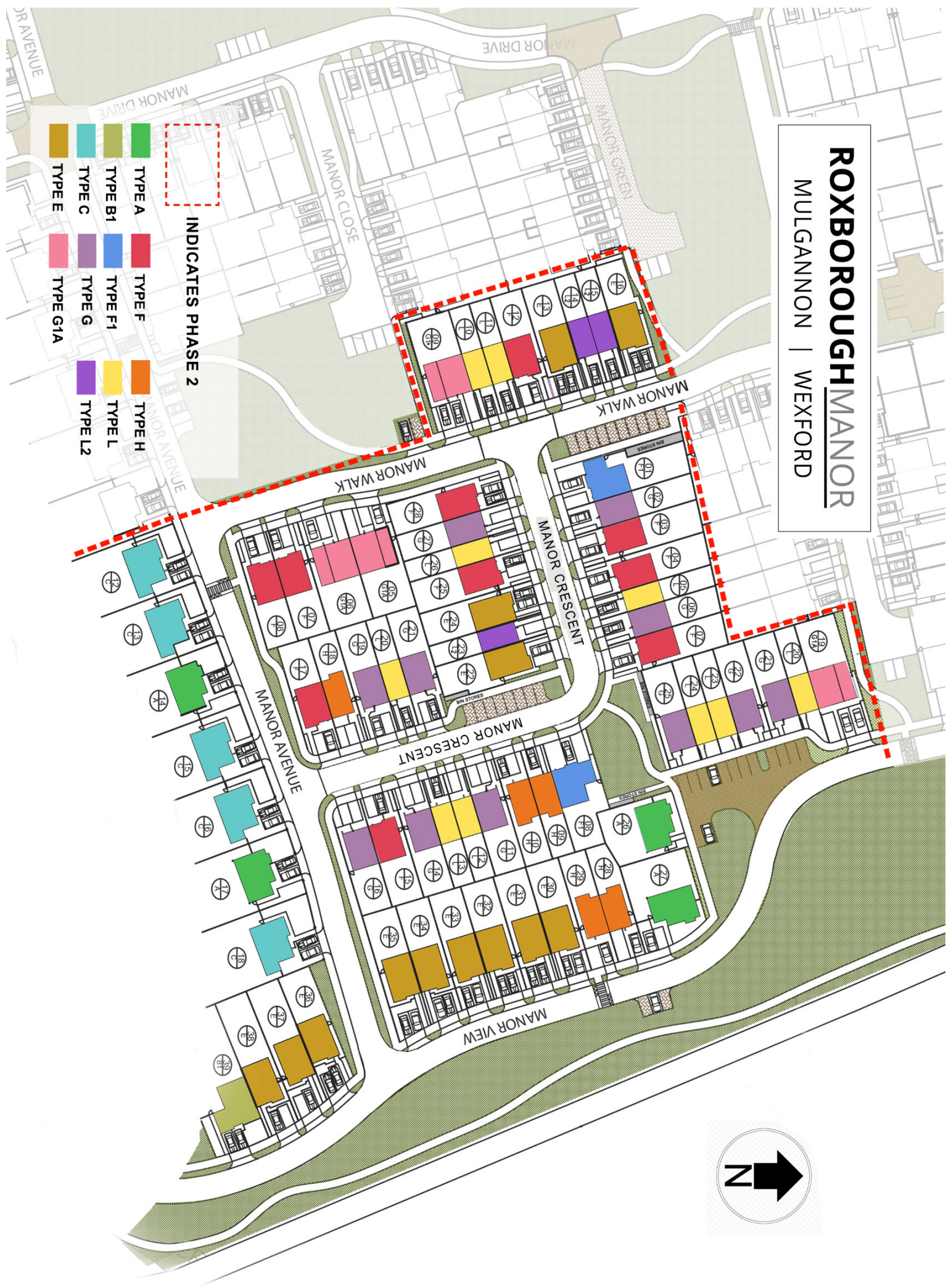
Homes only a stroll from Wexford Town with panoramic views overlooking Wexford Harbour and beyond

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- INDICATES PHASE 2
- | | | | | | |
|--|---------|--|----------|--|---------|
| | TYPE A | | TYPE F | | TYPE H |
| | TYPE B1 | | TYPE F1 | | TYPE L |
| | TYPE C | | TYPE G | | TYPE L2 |
| | TYPE E | | TYPE G1A | | |



ROXBOROUGHMANOR

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HOUSE TYPE A 1600 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

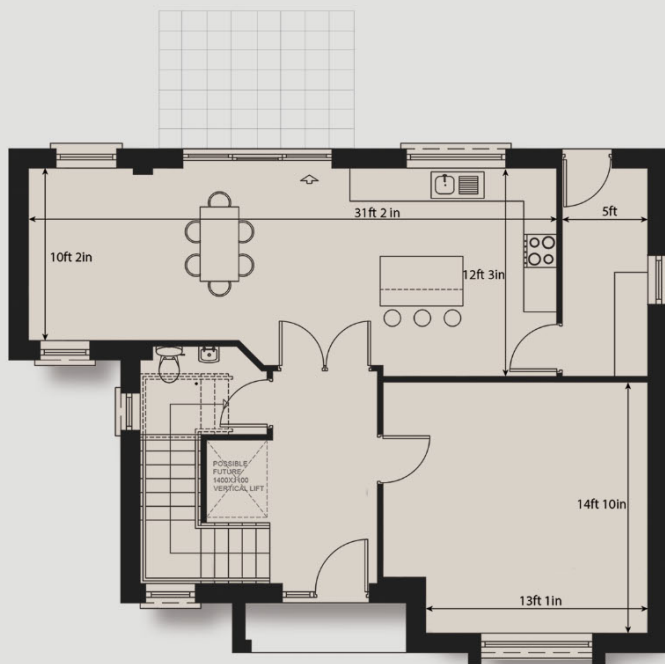
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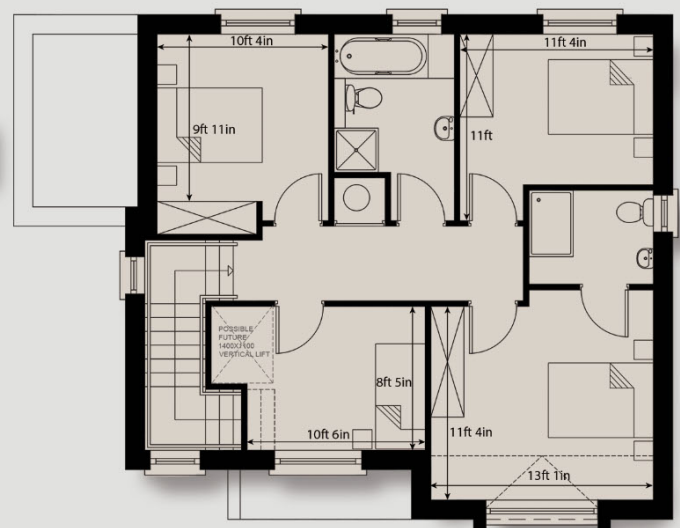
HOUSE TYPE C 1625 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

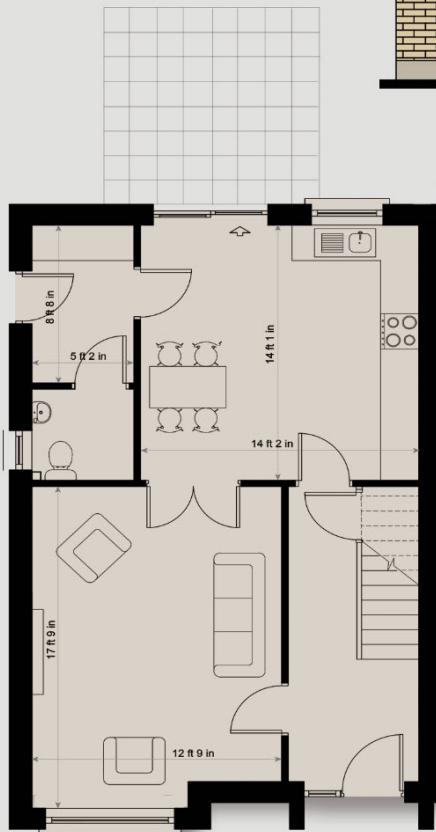
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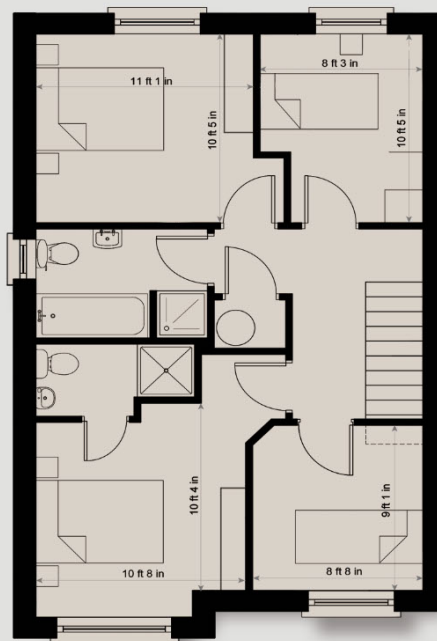
HOUSE TYPE E 1245 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

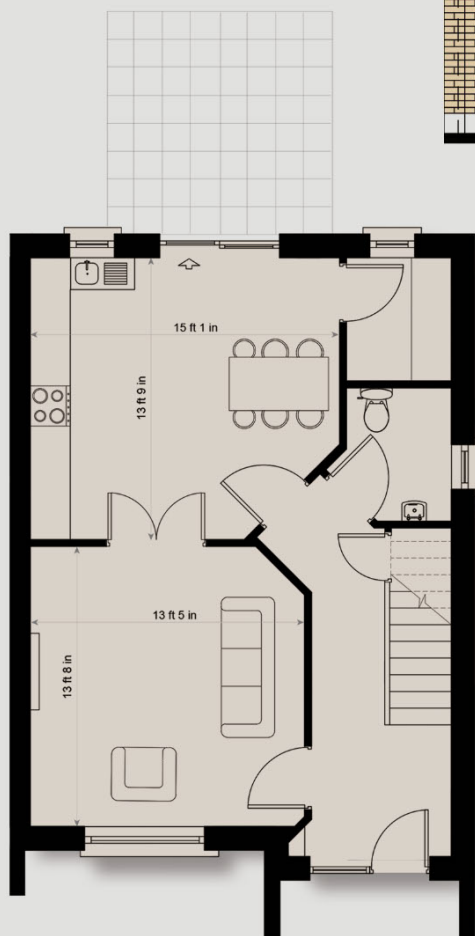
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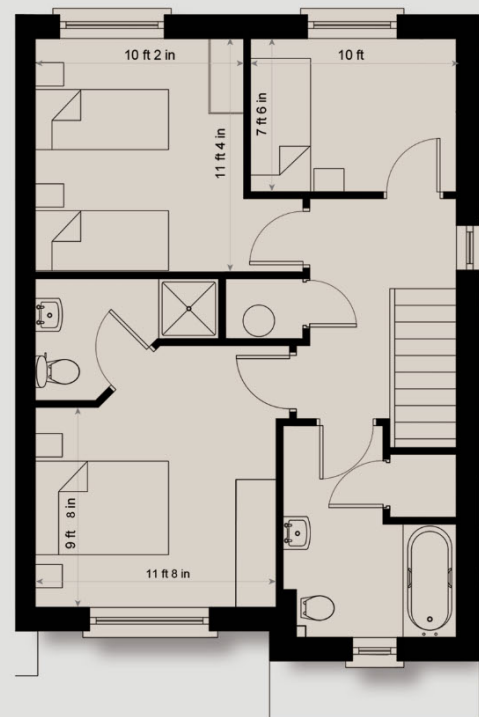
HOUSE TYPE F 1180 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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.

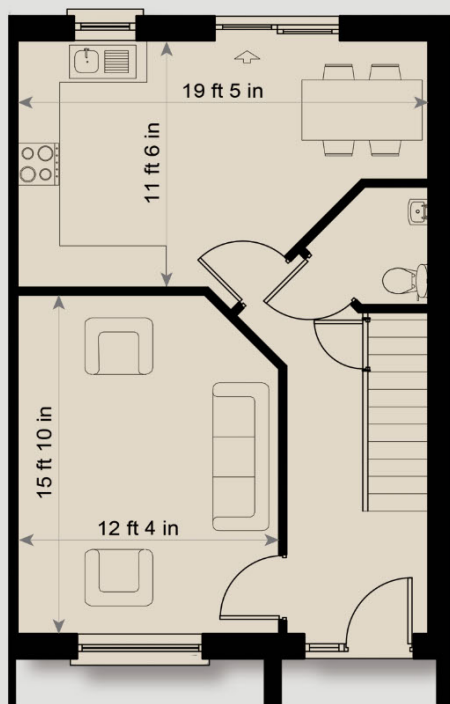
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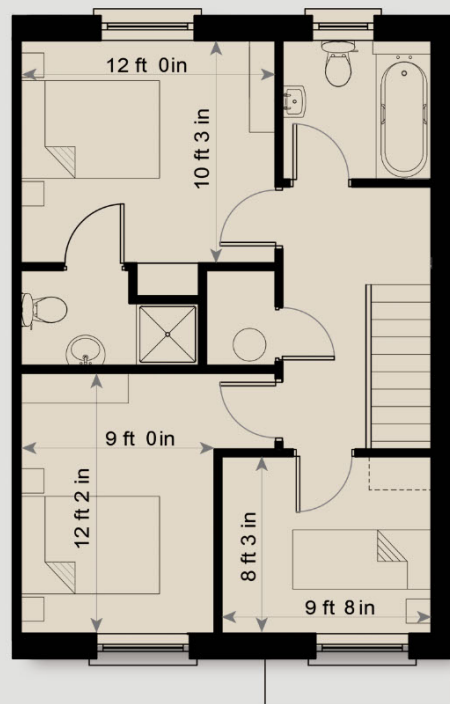
HOUSE TYPE G 1085 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN

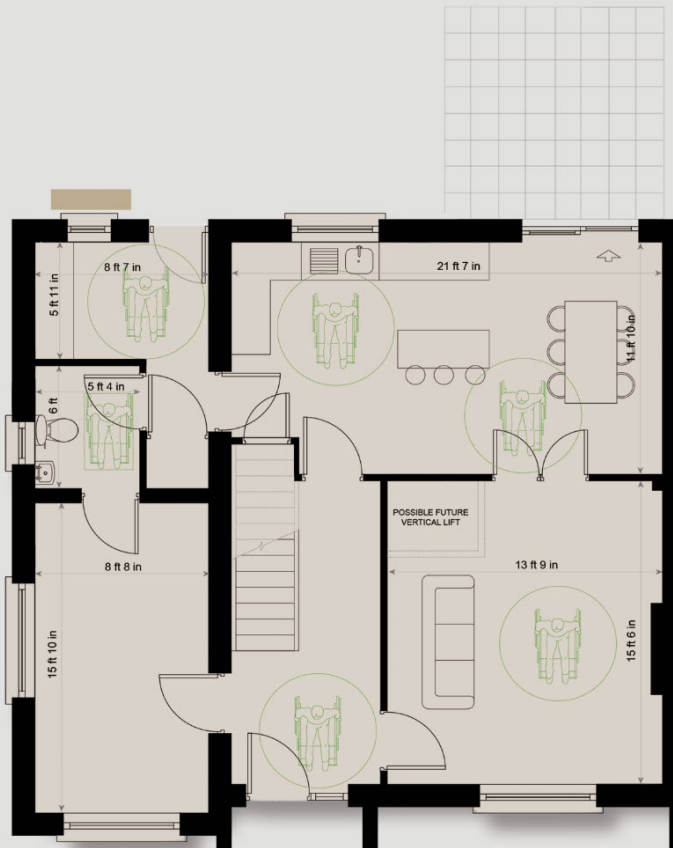


FIRST FLOOR PLAN

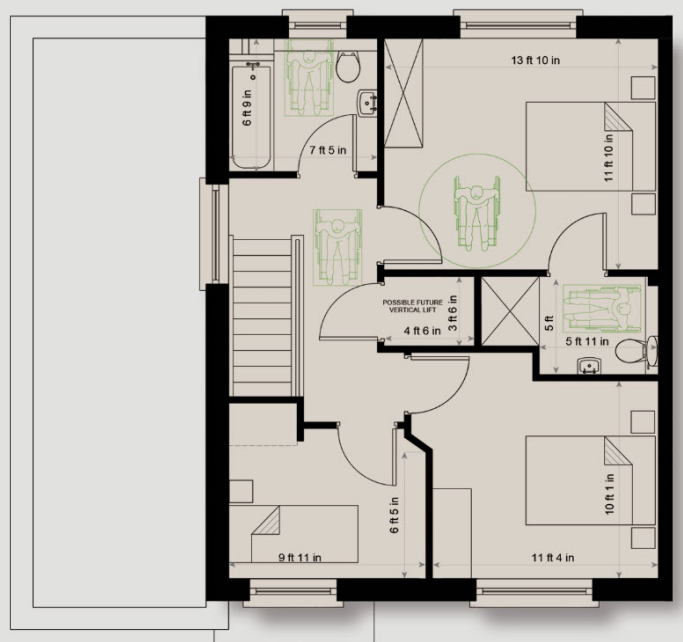
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HOUSE TYPE G1A 1550 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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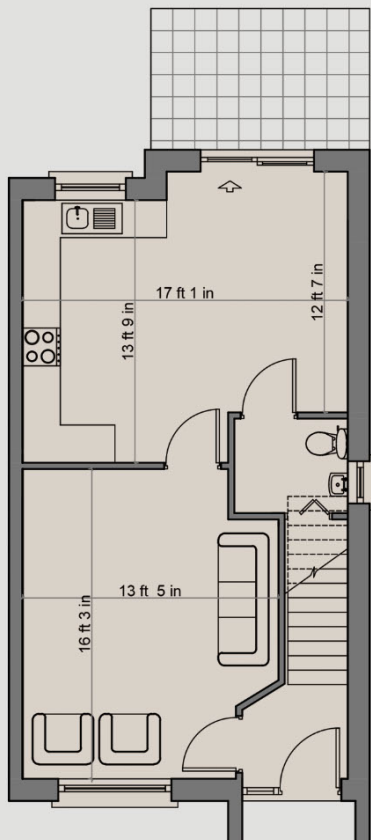
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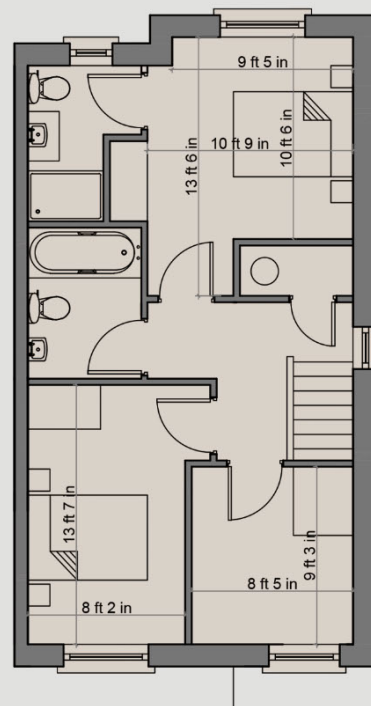
HOUSE TYPE H 1055 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

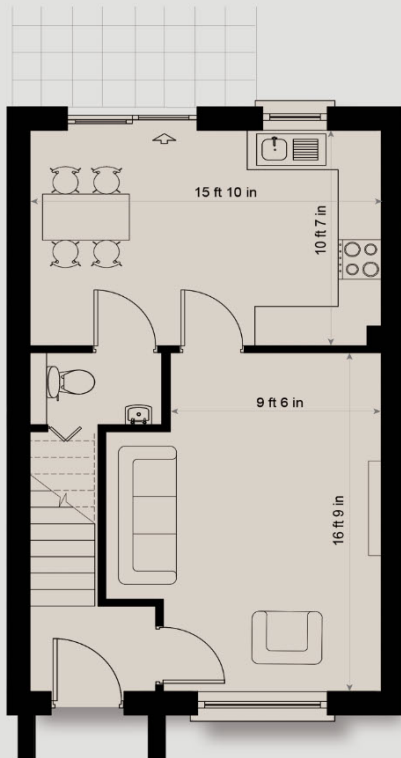
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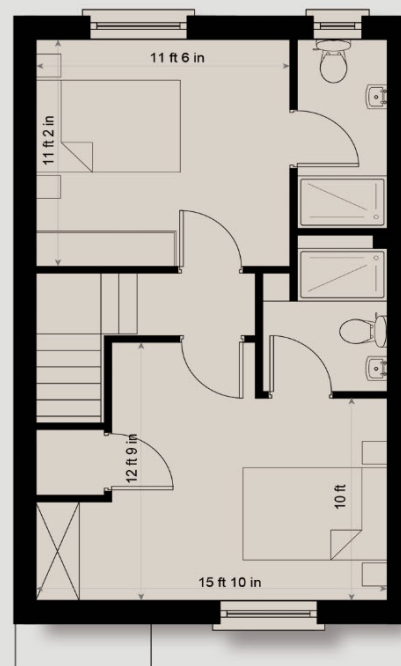
HOUSE TYPE L 890 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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SUPERIOR SPECIFICATION

- ✓ 10 year Homebound Structural Guarantee and 5 year HomeBond Mechanical & Electrical Inherent Defect Insurance.
- ✓ Concrete Block Built, 'A' Rated Home.
- ✓ Samsung Air to Water High Efficiency Heat Pumps.
- ✓ Yellow 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.
- ✓ uPVC Fascia & Soffit with Aluminium Gutters & PVC Downpipes.
- ✓ Triple glazed, high security windows and doors by Senator Windows
- ✓ Senator "Sentinal" range composite front doors throughout.
- ✓ Generous Kitchens to high specification finish. Choice of finishes, subject to timing.
- ✓ Fitted Ceramic Hob and Stainless Steel Extractor included in house price.
- ✓ Quality Sanitaryware and Tiling throughout; wall and floor tiling to ALL bathrooms.
- ✓ Choices of tile finish subject to timing.
- ✓ Shower doors and screens included.
- ✓ Pressurised Domestic Water system with integrated pump included.
- ✓ Stylish Kilsaran Lismore Pavers to Front Drives. Many homes have double drives as standard and those that have a single drive have adjacent parking bays close by.
- ✓ Paving Slabs to rear patio area, extending the inside to out!
- ✓ All internal walls and ceilings smooth plastered and painted. Timberwork painted throughout.
- ✓ Contemporary walnut Pre-finished doors with brushed stainless door handles throughout.
- ✓ Glazed Feature Patio Doors as per house plans.
- ✓ Generous fitted wardrobes to bedrooms as per brochure with a choice of door styles subject to timing.
- ✓ Insulated Hot water cylinders and zoned heating system.
- ✓ Virgin Media and high speed SIRO broadband/TV service available to all houses.
- ✓ Generous electrical points with Brushed chrome finish throughout the ground floor.
- ✓ Pre-wired for house alarm.
- ✓ Front and Back gardens prepared and seeded.
- ✓ Outside tap included.
- ✓ Concrete post and panel with timber double picket fencing to rear gardens
- ✓ Separate Bin Stores provided for mid Terrace Houses.

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LOCATION ROXBOROUGH MANOR

Homes enjoying the most premier development location in Wexford.....

.....only a stroll from the heart of bustling Wexford, with panoramic sea views overlooking Wexford Harbour, Rosslare Harbour and beyond!

All Wexford Town has to offer is literally at your doorstep. Shopping, restaurants, bars, hotels, coffee shops, schools and so much more are all 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.

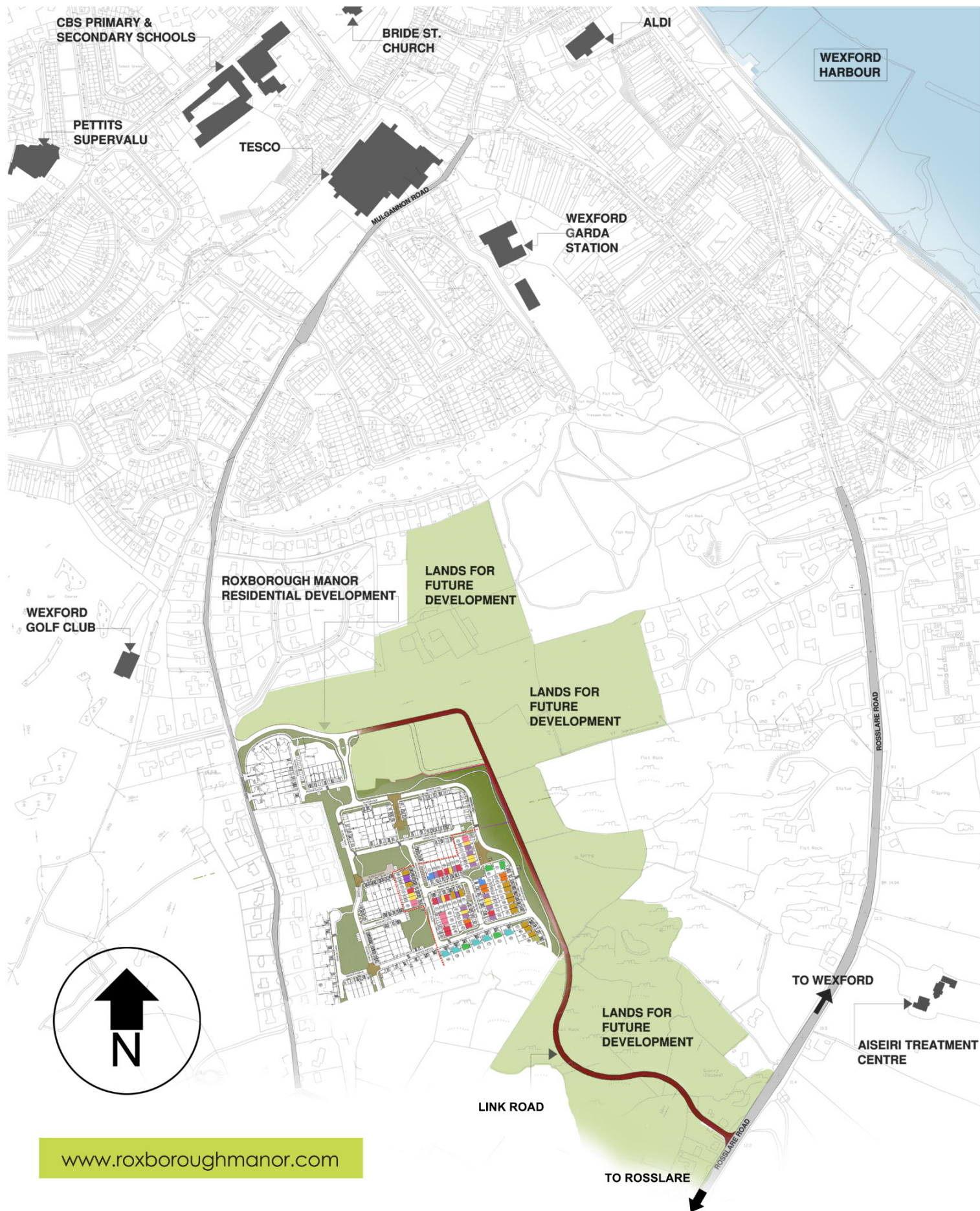
A new link road is planned to run directly from Roxborough Manor to the Rosslare Road. This will allow convenient access to many employers such as Zurich, Danone, Waters Technology, Eishtec, Atlantis Sea Food and the Enterprise Centre. It will also deliver quick and easy access to the Wexford ring road, Wexford Cineplex, McDonalds, Rosslare and beyond.

The greater Wexford area has long been appreciated as extra special with an abundance of lifestyle pursuits on your door step. Whether your pleasure is taking a stroll on Curracloe or Rosslare Beaches, a Forest Walk at the beautiful Raven Point Nature Reserve or a leisurely afternoon spent relaxing at Johnstown Castle, such pursuits are only a short drive from Home, at Roxborough!

ABOUT COLM NEVILLE CONSTRUCTION

Colm Neville Construction is a company from the local Neville Family of house builders who have been building family homes for over 40 years. Together with their local architects, Ray Kelly Architects they have gone to great lengths to design family homes of distinction, combining practical 2, 3 & 4 Bedroomed home layouts with contemporary design. The design has incorporated open spaces with natural trees preserved in a setting of spectacular views overlooking Wexford Harbour.

Roxborough Manor is constructed with some of the best products on the market, everything from Senator triple-glazed uPVC windows, modern highly efficient heat pump heating and hot water system, cobble-lock entrance drives and low maintenance facades in brick and dry dashed finish. All homes are highly efficient nZEB rated homes which means the absolute minimum of running costs will be incurred year in year out.



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www.kehoeproperty.com



the mark of
property
professionalism
worldwide



Developer:
Colm Neville Construction



Solicitor:
Ebrill Solicitors
Iberius House, Third Floor
Common Quay Street, Wexford

Architect:
Raymund Kelly Architects Ltd.
80 South Main Street, Wexford.
info@raykellyarchitects.ie