

Thornfield

COME HOME TO LUXURY
IN THE HEART OF CASTLEBRIDGE.

THORNFIELD, CASTLEBRIDGE, CO. WEXFORD

INTRODUCING

Thornfield

Introducing Thornfield, a remarkable new development nestled in the picturesque town of Castlebridge, Co. Wexford. Designed for those with an eye for style and a taste for opulence, Thornfield invites you to come home to luxury in the heart of Castlebridge.

With only 17 exclusive homes available, Thornfield offers a unique opportunity to become part of an intimate community. The homes at Thornfield boast a generous four-bedroom layout, providing ample space for both relaxation and entertainment. Choose between three types of houses all meticulously designed to exceed your expectations.

There will be one detached house, Type A, and 16 semi-detached two-storey homes, two types to choose from - Type B and Type C.

Type A home is a detached home extending to approximately 135 square meters, this house type offers more freedom with ample space both inside and outside. Type A offers the largest garden in the development.

Type B home is a spacious home extending to approximately 129 square meters, this house type offers generous room sizes and sophisticated architectural details, providing a perfect balance between comfort and functionality.

For those looking for adaptable homes, Type C is the perfect choice. With a generous size extending to approximately 136 square meters, these homes provide flexibility and versatility to accommodate your ever-changing lifestyle. Whether you need additional workspaces or play areas, Type C offers the flexibility to suit your individual lifestyle and preferences.

KEY DETAILS

A small development -
Only 17 homes

All four-bedroom properties
Semi-detached &
one detached.

Three house types :
Type A extending to c. 135 sqm
Type B extending to c. 129 sqm
Type C adaptable homes
extending to c. 136 sqm

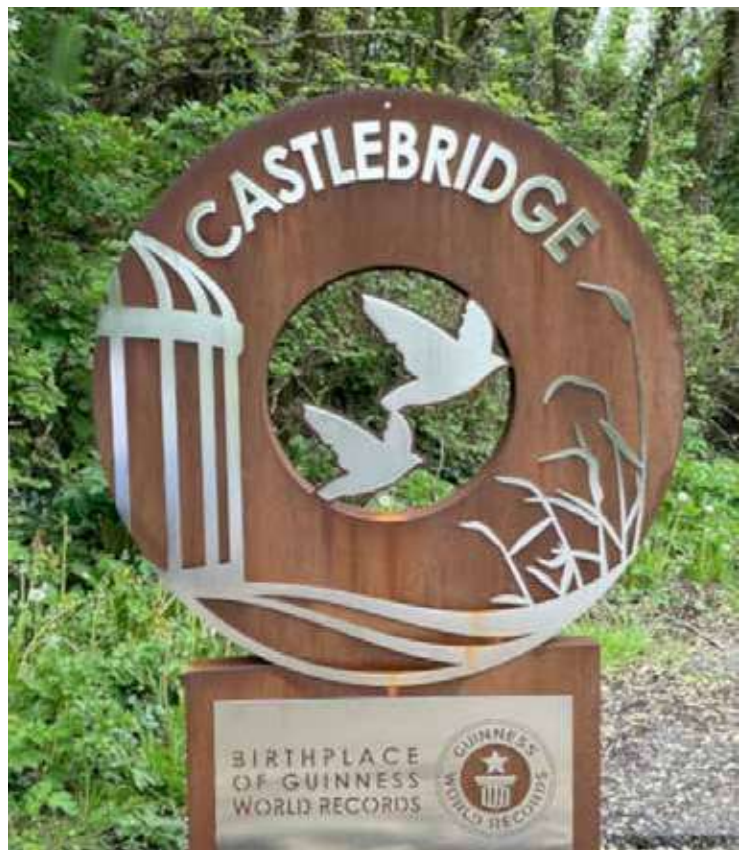
All with south facing rear
gardens.

All homes at Thornfield boast south-facing gardens, ensuring you can bask in the sunlight throughout the day. Whether you want to relax with a book, entertain guests, or watch your children play, these gardens provide the ideal outdoor sanctuary to create cherished memories with loved ones.

Thornfield speaks to those who crave an elevated standard of living, where attention to detail intertwines seamlessly with luxurious finishes.

Thornfield is in Castlebridge, you'll find yourself in a coveted location with an array of amenities at your doorstep. The surrounding area effortlessly combines the charm and history of Co. Wexford with modern conveniences, ensuring that every aspect of your daily life is catered to.

Make Thornfield your exquisite sanctuary, a place to come home to luxury in the heart of Castlebridge.



LOCATION

THORNFIELD

Thornfield homes are gracefully nestled in a picturesque setting, offering breathtaking panoramic views of the serene Wexford Harbour and the enchanting River Slaney. Adding to its allure, the magnificent Eden Vale waterfall walk, adorned with a lush canopy of trees, beckons you just a stone's throw away. Thornfield enjoys adjacency to the awe-inspiring natural area of special protection surrounding Wexford Harbour.

AMENITIES

Castlebridge itself, notorious as the birthplace of the Guinness Book of Records, offers a plethora of amenities within close proximity to these new homes. A primary school, a supermarket, a pharmacy, a church, bars, and restaurants are all within walking distance.

ROAD NETWORK

Thornfield offers easy access to the N11 / M11 national road network.

CONNECTIVITY

For those seeking seamless connectivity to Wexford town, the Wexford Link bus service conveniently stops right at your doorstep.

LOCATION

Only a five-minute bus ride away, all that Wexford town has to offer unfolds before you. Immerse yourself in a vibrant cosmopolitan atmosphere with an array of shopping options, tantalizing restaurants, bustling bars, luxurious hotels, and cozy coffee shops. The town's rich history and cultural heritage further enhance the experience, providing a truly captivating journey for your senses.

LIFESTYLE

Moreover, the greater Wexford area caters to every interest, presenting an abundance of lifestyle pursuits just moments from your doorstep. Take a leisurely stroll along the sandy shores of Curracloe or Rosslare Beaches, or immerse yourself in the tranquillity of a forest walk at the renowned Raven Point Nature Reserve. For a more laid-back day, indulge in the serenity of Johnstown Castle. Notably, two world-class amenity areas, Curracloe Beach and Raven Point Nature Reserve, are mere minutes away.

VILLAGE LIVING

Don't miss out on this incredible opportunity to experience the best of village living, while still being within reach of all that Wexford town and its surroundings have to offer. Act now and embrace a life of beauty, culture, and convenience at Thornfield.

STANDARD FEATURES

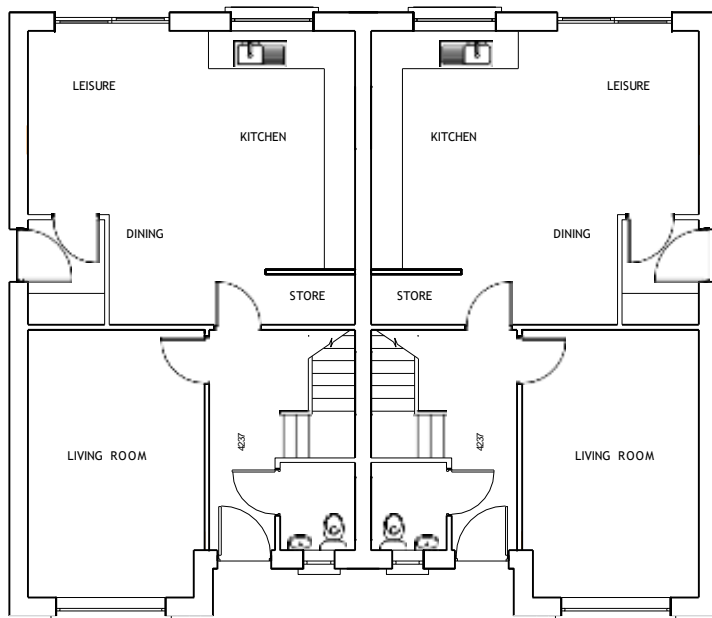
- All with south facing, walled in rear gardens. Very private and absolute sun traps.
- Maintenance free external finish with combination of brick and white sand & cement plaster, no painting required.
- Highly insulated timber frame construction with A2 BER rating. Extremely economical to heat.
- Air to water high efficiency heat pumps with under floor heating at ground floor and aluminium radiators at first floor level. Zoned heating system.
- Pressurised domestic water system.
- Triple glazed windows and doors by Senator Windows.
- High quality fitted kitchen from Slaney Kitchens including island unit and utility room. Choice of colour subject to stage of construction.
- Kitchen appliances to include hob, oven, extractor, dishwasher and fridge freezer.
- Generous electrical spec. with brushed chrome finish at ground floor level, white at first floor.
- High quality slide robes in the Master bedroom & a two-door wardrobe in the second bedroom.
- Quality sanitary ware from the Tavistock Range.
- Extensive tiling from Halo Tiles & Bathrooms throughout including fully tiled floors in the hall, downstairs wc, kitchen/diner and utility room. bathroom and en-suite floors tiled and walls part tiled.
- High quality laminate flooring from Halo Tiles & Flooring fitted to living room, choice of colours subject to stage of construction.
- Interior house fully painted.
- Two private car parking spaces at each house. EV charging point (wired only) provided.
- Broadband / tv services available. Ducting provided to each house for siro, choice of providers available.
- Private side pedestrian access to rear of each house. With side gate provided. Gardens levelled and laid to grass.
- 10 year Homebond Structural Guarantee and 5 year Homebond mechanical and Electrical inherent defects insurance in place.
- All houses are eligible for the Help to Buy Scheme with a grant of up to €30,000 available to qualifying purchasers.



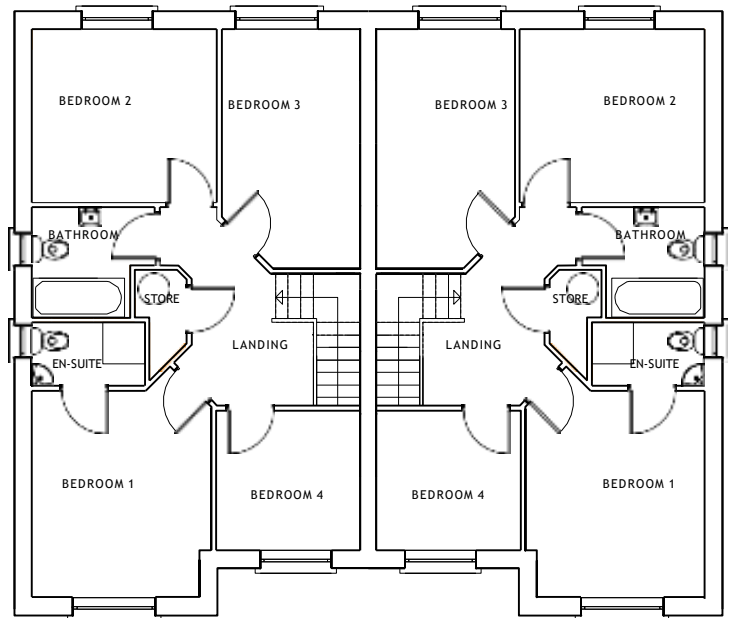
HOUSE TYPE B

4 BED SEMI-DETACHED

129 SQ.M / 1,388 SQ.FT



GROUND FLOOR

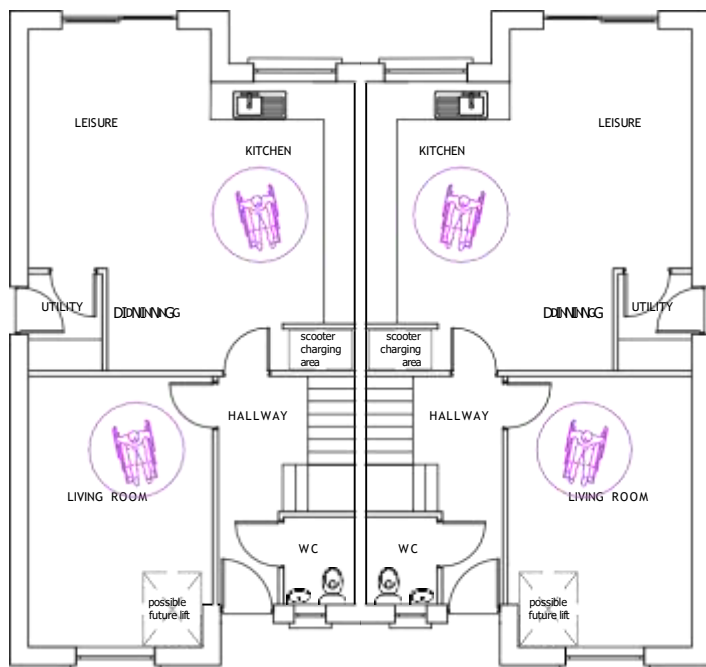


FIRST FLOOR

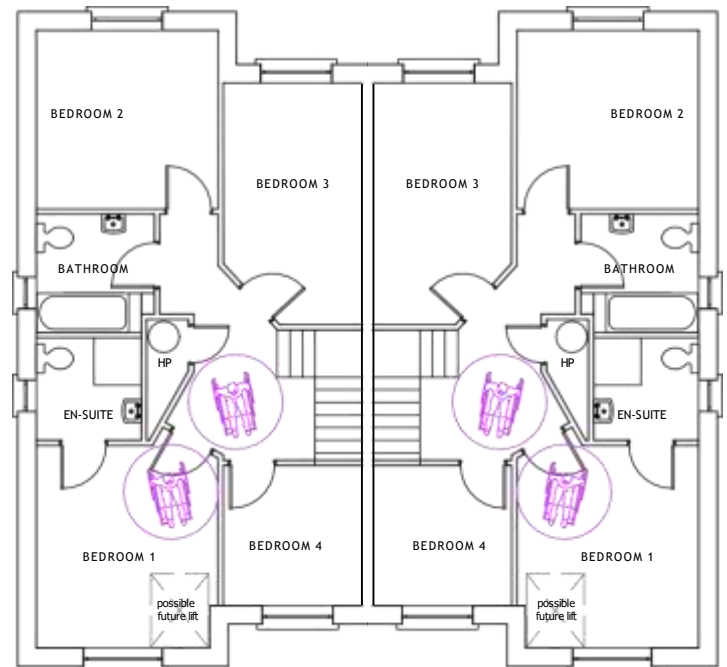
HOUSE TYPE C

4 BED SEMI-DETACHED ADAPTABLE

136 SQ.M / 1,463 SQ.FT



GROUND FLOOR



FIRST FLOOR

THORNFIELD SITE MAP

PHASE ONE SITE MAP LEGEND



HOUSE TYPE B
4 BED SEMI DETACHED
129 SQ.M



HOUSE TYPE C
4 BED SEMI DETACHED
(ADAPTABLE)
136 SQ.M



Developer: Jana Construction Ltd



Service Charges:

There will be no service charges payable by the residents. The Developer will maintain the common areas until taken in charge by Wexford County Council

Solicitors:

MJ O'Connor
Drinagh,
Wexford
T: (053) 912 2555
E: info@mjoc.ie

053 91 44393



Chartered property,
land and construction
surveyors



These particulars are issued by Kemur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc. & Jana Construction Limited, for themselves and for the vendor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.