



— AN TROMÁN —

CASTLEBRIDGE, CO. WEXFORD

Superior 'A' Rated Homes ● 4 Individual House Types
Generous Specification ● 2, 3 and 4 Bedroomed Family Homes
Premier Location, Convenient Village Setting



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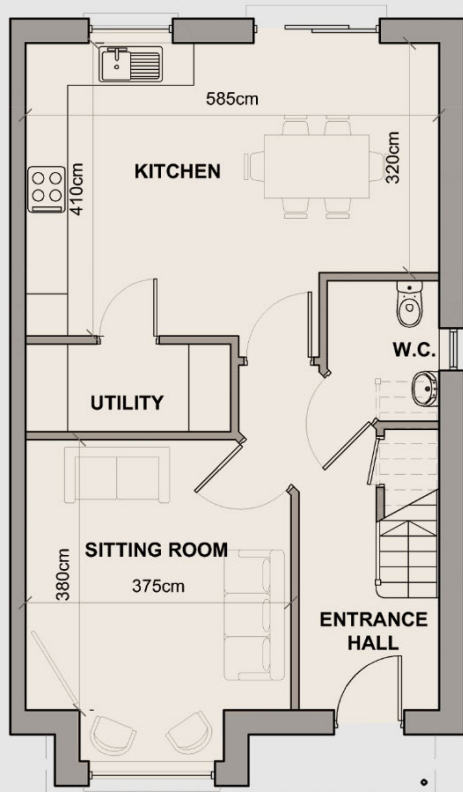
CASTLEBRIDGE, CO. WEXFORD

HOUSE TYPE A

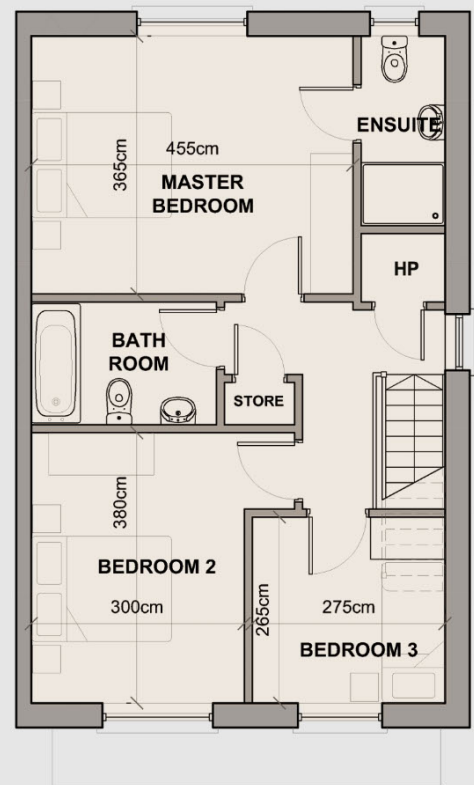
3 BED - 110 M²



Front colour shown in **Burren Fen** but please refer to house layout paint colour index for house specific colours



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AN TROMÁN

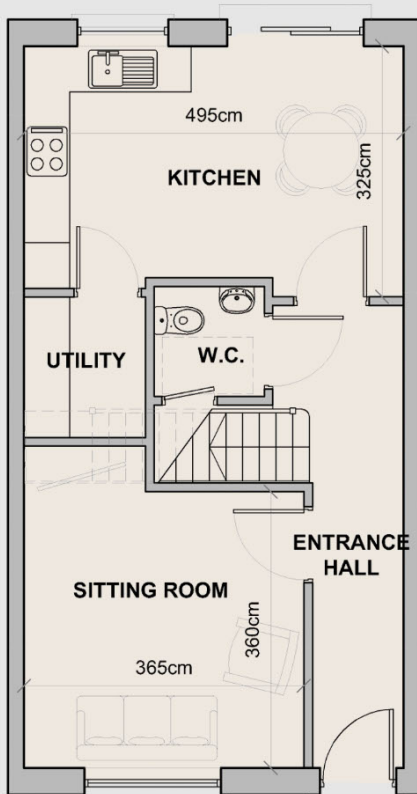
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HOUSE TYPE B

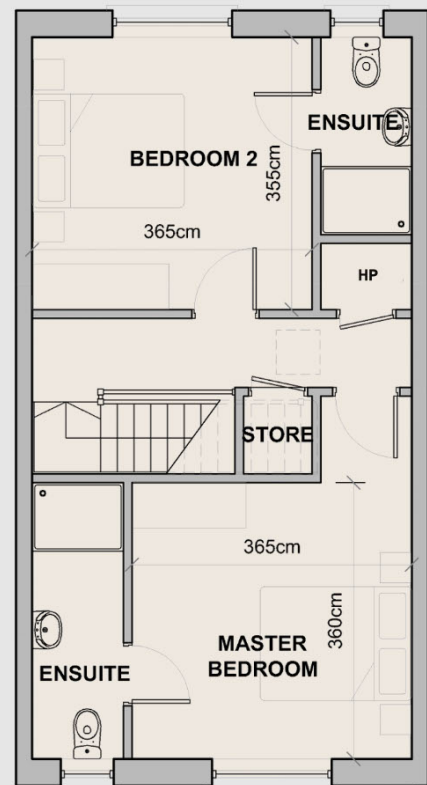
2 BED - 92 M²



Front colour shown in **Irish Elk** but please refer to house layout paint colour index for house specific colours



GROUND FLOOR PLAN



FIRST FLOOR PLAN

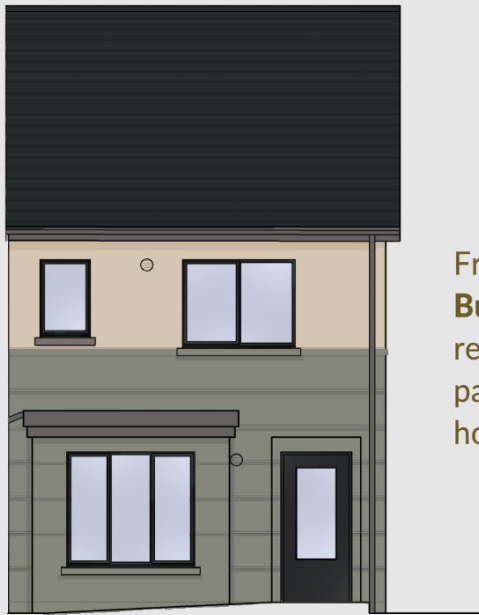


AN TROMÁN

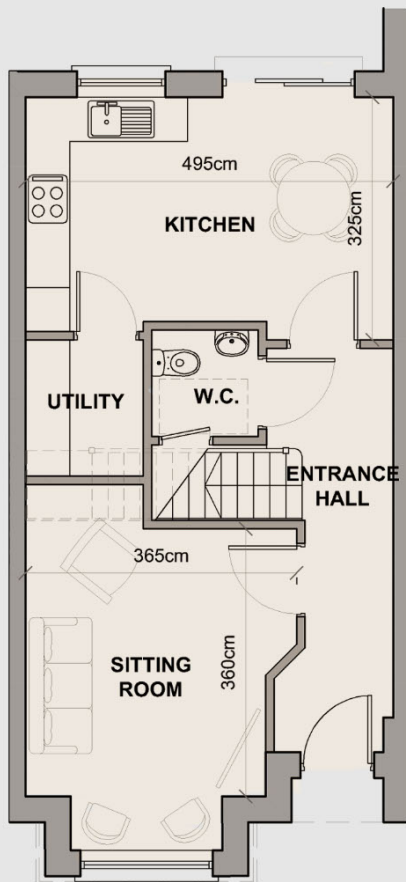
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HOUSE TYPE B2

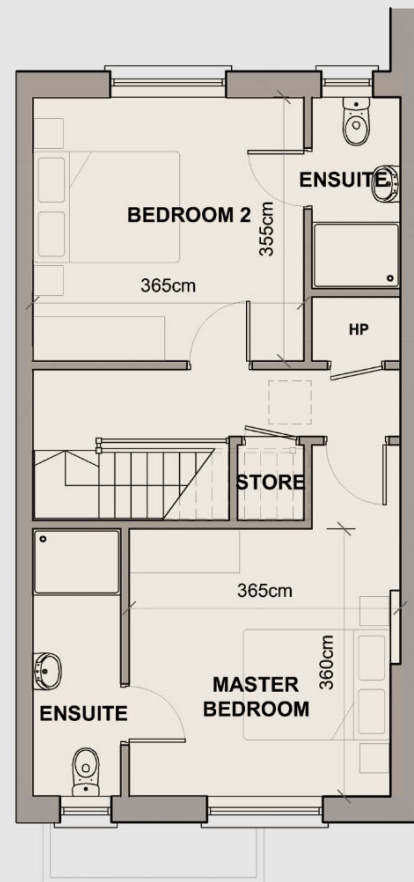
2 BED - 92 M²



Front colour shown in **Burren Fen** but please refer to house layout paint colour index for house specific colours



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AN TROMÁN

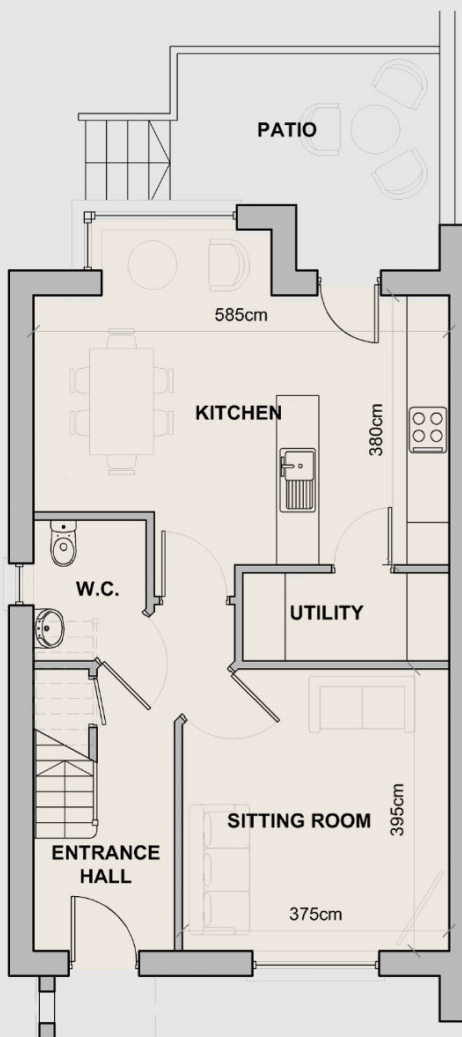
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HOUSE TYPE C

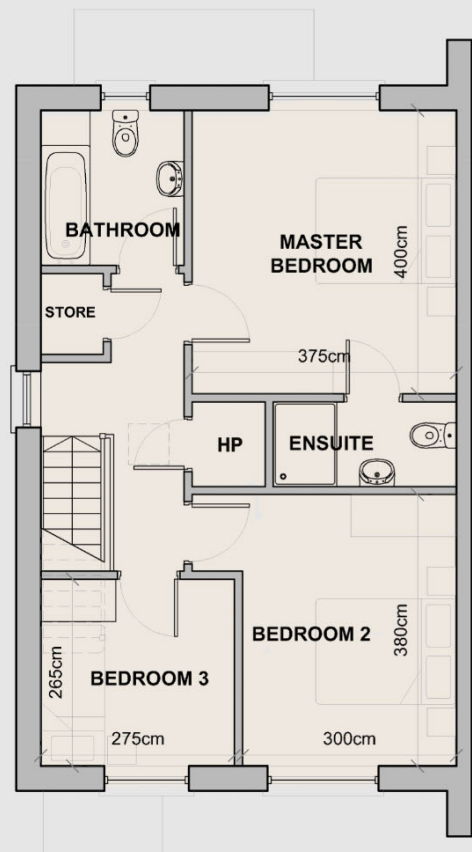
3 BED - 109 M²



Front colour shown in **Cyclone** but please refer to house layout paint colour index for house specific colours



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AN TROMÁN

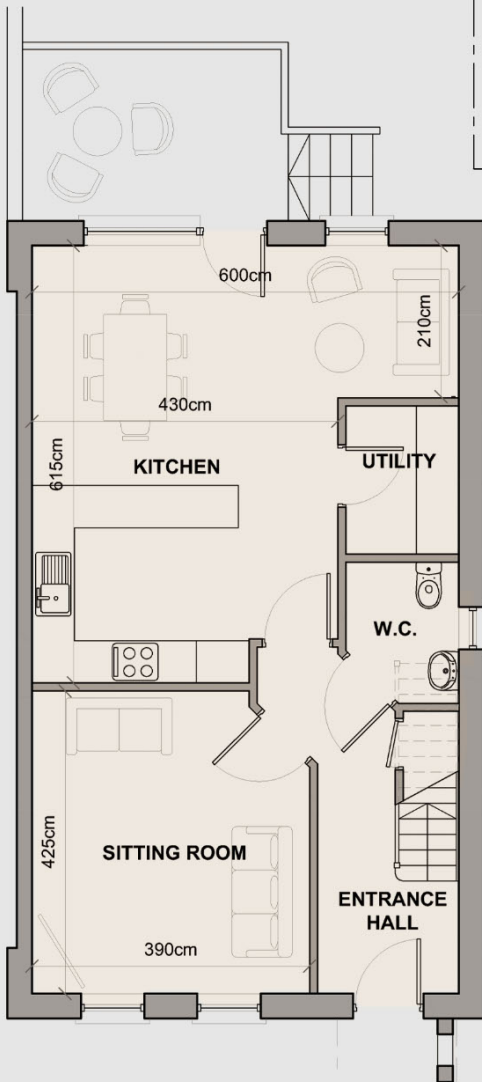
CASTLEBRIDGE, CO. WEXFORD

HOUSE TYPE D

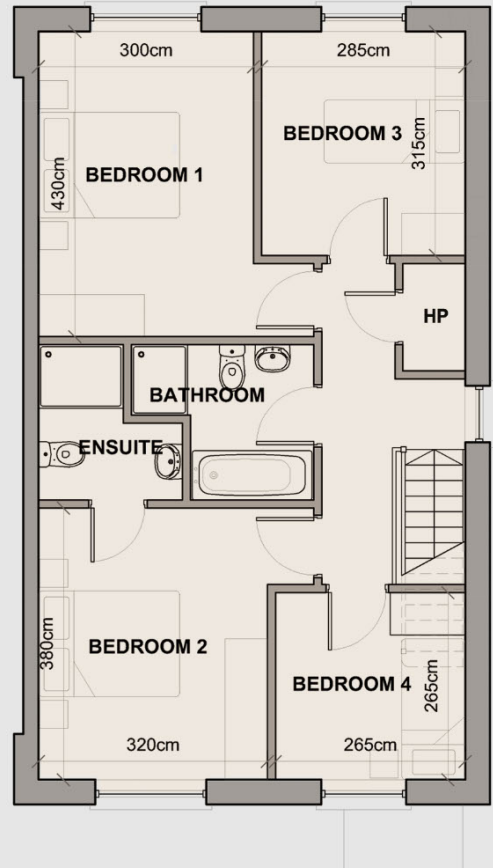
4 BED - 125 M²



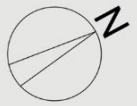
Front colour shown in **Cyclone** but please refer to house layout paint colour index for house specific colours



GROUND FLOOR PLAN



FIRST FLOOR PLAN



House Layout

- House Type A 3 Bed
- House Type B 2 Bed
- House Type C 3 Bed
- House Type D 4 Bed

- External Paint Colour Index**
- i = Burren Fen (1-6, 15-22)
 - ii = Irish Elk (7-14)
 - iii = Cyclone (23-32)



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SUPERIOR SPECIFICATION

- 10-year Homebond Structural Guarantee and 5-year Homebond Mechanical & Electrical Inherent Defect Insurance.
- 'A' Rated highly efficient Homes.
- Air to Water High Efficiency Heat Pumps.
- Painted Plaster Facades to front and back elevations, with plaster Ashlar effect to front and selected side elevations.
- Black concrete roof tiles.
- uPVC Fascia & Soffit with Aluminium Gutters & PVC Downpipes.
- Triple glazed, high security windows and doors by Senator Windows.
- Senator Windows, "Sentinal" top of the 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.
- Concrete pavers to parking areas as per site layout.
- Paving slabs as per show homes to rear patio area, extending the inside to out!
- All internal walls and ceilings smooth plastered and painted. Timberwork painted as per Show Homes.
- Contemporary walnut pre-finished doors with brushed stainless door handles throughout.
- Generous fitted wardrobes to bedrooms as shown on sales drawings, choice of door finish subject to timing.
- Insulated Hot Water cylinders and zoned heating system.
- Broadband/TV service available to all houses.
- Generous electrical points with brushed chrome finish throughout the ground floor.
- Front and back gardens prepared and seeded.
- Outside tap included.
- Solid back garden side gate included.
- Back Garden boundaries generally in Blockwork construction throughout. (some exceptions)
- Separate Bin Stores provided for houses without separate back garden access points.

All properties are registered for the FIRST TIME BUYERS – HELP TO BUY SCHEME as well as the FIRST HOME SCHEME, where purchasers can avail of help with up to 30% of the cost of these new homes



AN TROMÁN

CASTLEBRIDGE, CO. WEXFORD



Homes enjoying a wonderful village setting while being convenient to Wexford town, with panoramic sea views overlooking Wexford Harbour and the River Slaney, while enjoying the luscious tree lined backdrop view of Eden Vale directly across the river.

An Tromán is a small infill development in the heart of Castlebridge Village. Access to the N11 national roads network is easy being only 10 minutes' drive through the villages of Crossabeg and Oilgate. Two world class amenity areas, Curracloe Beach and Raven Point Nature Reserve are only minutes away as well as the local waterfall walk at Eden Vale. Beautiful setting adjoining the spectacular natural area of special protection surrounding Wexford Harbour. The abundance of flora and fauna as well as spectacular wildlife close by makes An Tromán extra special. Castlebridge itself apart from being famous as the birthplace of the Guinness Book of Records is very well serviced with schools, supermarket, pharmacy, church, bars and restaurants, all a short stroll from these new homes. The Wexford Link bus services going to Wexford town stops literally outside the door.

All Wexford town has to offer is only a five-minute bus ride. Wexford town's shopping, restaurants, bars, hotels, coffee shops, schools and so much more are all only minutes from Castlebridge. All the flavours of a truly cosmopolitan, vibrant town while steeped in culture and history are yours to enjoy and savour.

The greater Wexford area has much to offer and caters for every interest with an abundance of lifestyle pursuits on your doorstep. 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 An Tromán.

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, Stephen Carr 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 a generous amenity space with spectacular views overlooking the River Slaney. An Tromán is constructed with some of the best products on the market, everything from solid blockwork construction, to triple-glazed uPVC windows by local firm, Senator Windows, cobble-lock parking bays and quality painted plaster finish. The Company has just recently finished a successful 181 house development at Roxborough Manor, Mulgannon, Wexford Town.



R471
Blackwater,
Kilmuckridge, Gorey

M11
11km

National School

Shops
Restaurants
Bars

Super Market

AN TROMÁN
CASTLEBRIDGE, CO. WEXFORD

Wexford Harbour
& River Slaney

R471

Curracloe Beach
7.5km



Wexford Town
5km



Selling Agent: Kehoe & Assoc.
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www.kehoeproperty.com



the mark of
property
professionalism
worldwide



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