



Stronveele

Luxury and Location

INTRODUCING STRONVEELE:

Set your sights on an enviable lifestyle at Stronveele, a glorious development of only 40 luxury detached homes in the beautiful surroundings of Glenville, Wexford. Stronveele is ideal for families who want plenty of space in a natural setting, yet is within easy reach of Wexford Town.

Stronveele offers homes that are large, bright, and incredibly well finished — ideal for the astute resident. This enclave of homes offers exclusive living; each detached home is surrounded by plenty of green space, providing a level of privacy unusual for a new build, especially one located so close to all amenities.

The overall design of these homes reflects the beauty of the surrounding area. Set among ancient trees and beside the wonderful period home, Glenville House, this setting is quite unique and simply heaven for those who wish to live with nature.



WONDERFUL WEXFORD

Wexford is a town in southeast Ireland at the mouth of the River Slaney. This beautiful, vibrant town prospers from its convenient location and abundance of amenities. It is well known for its medieval lanes and the opera festival, held in the National Opera House each year. Wexford is also famous for its golden beaches that stretch for miles along a coast few counties in Ireland can compare to.

Stronveele is located in a prime suburb known as Glenville, regarded as a distinctive area that is well positioned for schools, yet only 5 km from the stunningly beautiful family amenity of Johnstown Castle & Gardens, and just 15 km from Rosslare Strand Beach. Glenville has long been a highly sought-after and exclusive suburb of Wexford.



INTERNAL FINISHES

- Internal joinery – Square modern skirting and square architrave.
- Internal doors – Modern shaker style door.
- Iron mongery – High quality handles.
- High ceilings on ground floors. 2.7m/9ft ceiling upstairs and downstairs.
- Walls, ceilings and woodwork painted throughout in modern natural shades.
- A feature staircase that is modern with clean lines. Painted modern natural shade.
- Attic spaces can be accessed by a pre-fitted pull-down access ladder.
- Custom designed robes in all bedrooms or allowance.
- Modern stove fitted to the living room or allowance.

KITCHEN & UTILITY

- Enjoy the flexibility of a generous kitchen and utility allowance, designed to help you create your ideal space.

BATHROOM & EN-SUITES

- All bathrooms feature premium sanitary ware.
- Luxury vanity unit in all bathrooms.
- High pressure, thermostatically controlled showers featuring rainfall shower head.
- Shower doors as standard.
- High spec towel rails in all bathrooms.
- A generous tiling allowance is included allowing buyers to personalise their finishes.

WINDOWS & DOORS

- Exceptional quality, energy efficient, triple glazed windows with bespoke front and patio door.

HEATING & VENTILATION

- Air source heat pump.
- Heat recovery ventilation system.
- Underfloor heating ground floor and radiators on first floor.

LIGHTING, ELECTRICAL & MEDIA

- Generous lighting & electrical specification to include USB sockets in select locations.
- Recessed and surface low energy LED architectural light fittings.
- High quality switches and sockets throughout.
- Homes are pre-cabled for connection to Siro fibre broadband.
- Pre-wired security alarm.



GARDENS AND TERRACES

- Private gardens in grass with top-quality paving and outdoor lighting.
- Rear of homes fitted with outdoor tap, outdoor socket and ducting for garden lighting. Wired for outdoor shed and outdoor barbecue area.
- Exterior wall lights.
- Pre-wired electric car point (charger not included)
- Homes are prewired for CCTV.
- The boundary walls are predominantly block-built, with the front section finished in plaster.
- Steel horse rail fence with hedge at front and side of houses.

DEVELOPMENT & LANDSCAPING

- Exceptional landscaping. Mature trees and hedging.
- Contemporary ambient lighting throughout landscaped grounds.
- 7 acres of recreational space to enjoy, walkways with vistas of stunning mature trees and beautiful countryside. The site boundary features a magical meandering river.

GENERAL

- There is a 10 year Home Bond Structural Guarantee including mechanical and electrical latent defects cover.



THE WILLOW



THE WILLOW

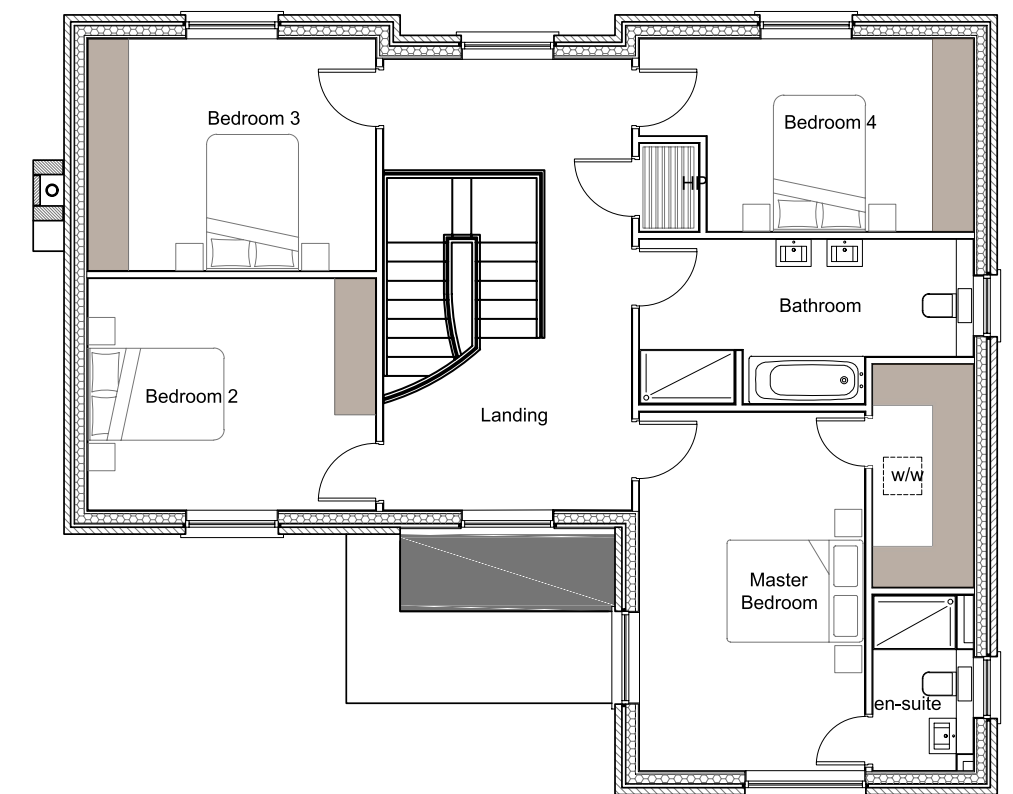
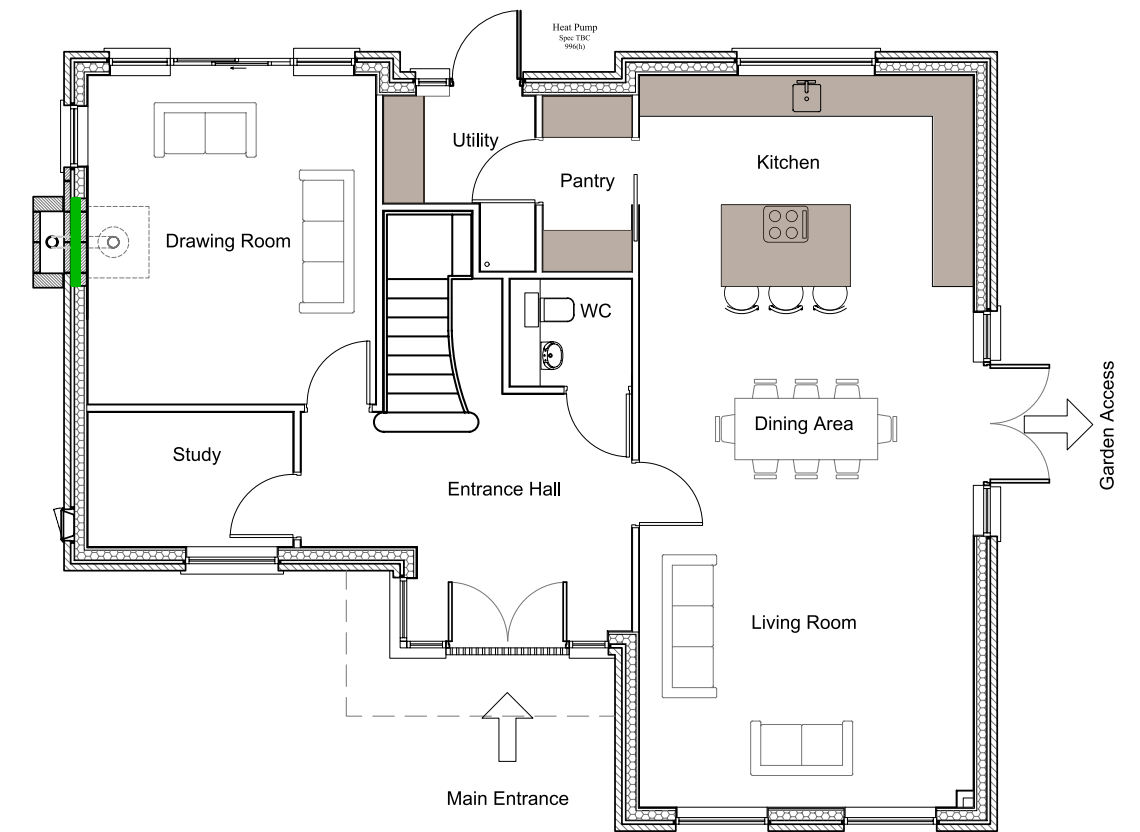
Ground Floor: 112m² / 1205 sq ft

First Floor: 101m² / 1087 sq ft

Total: 213m² / 2292 sq ft



THE WILLOW



THE OAK

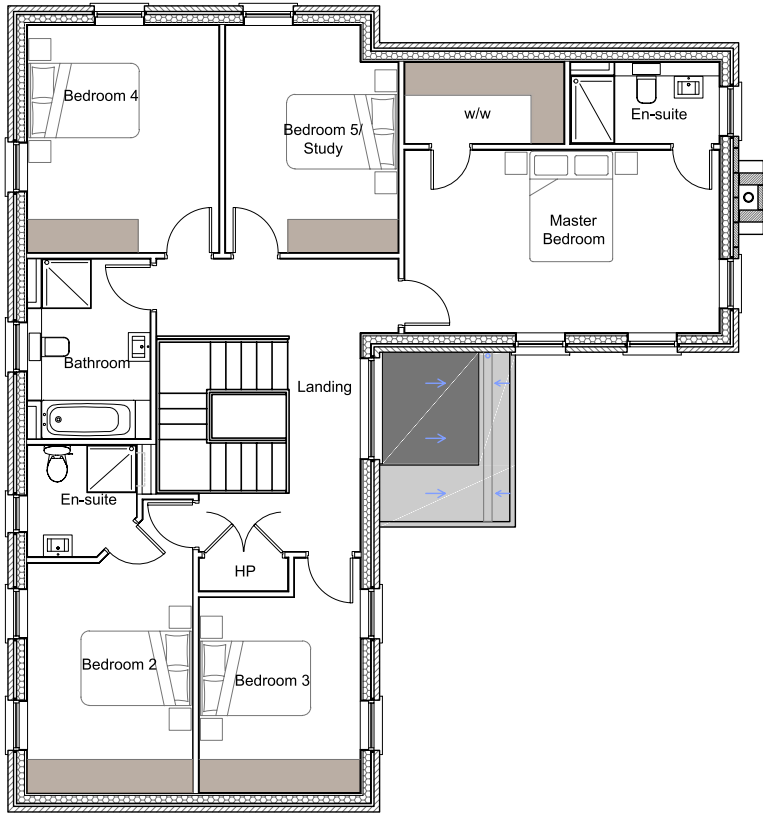
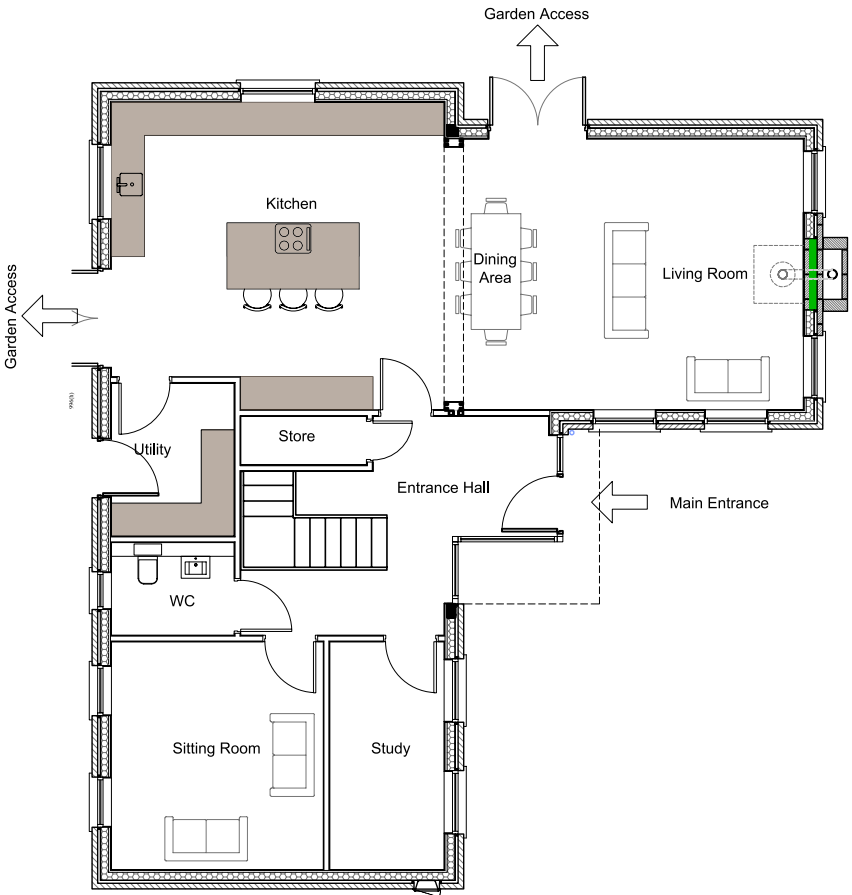


THE OAK

Ground Floor: 120m² / 1293 sq ft
First Floor: 108m² / 1170 sq ft
Total: 228m² / 2463 sq ft



THE OAK



THE SYCAMORE

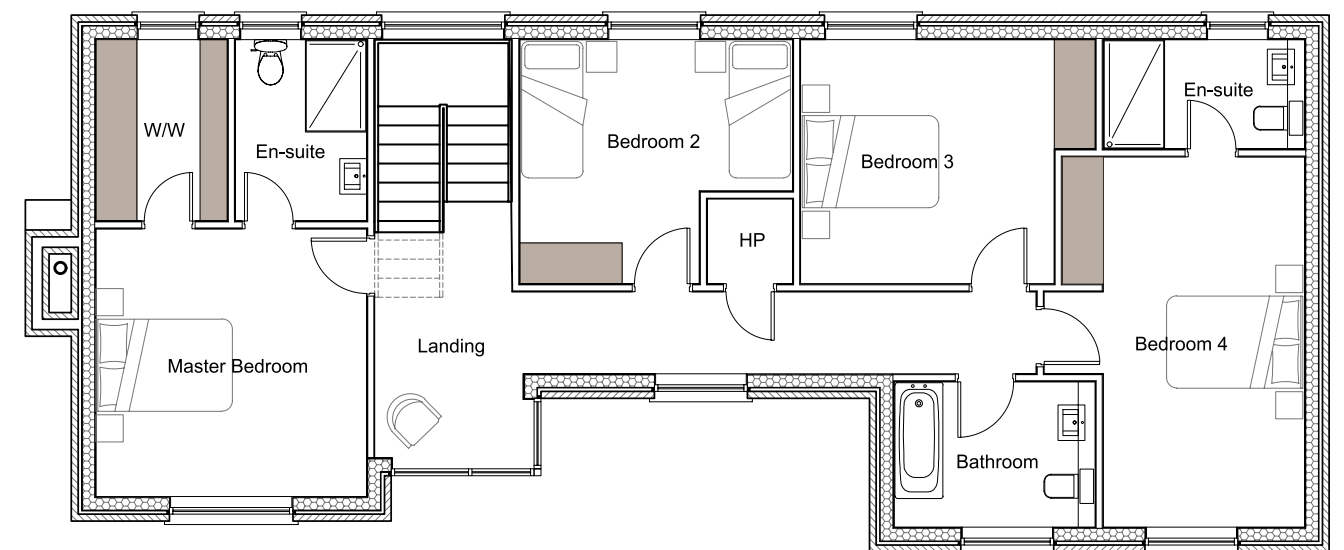
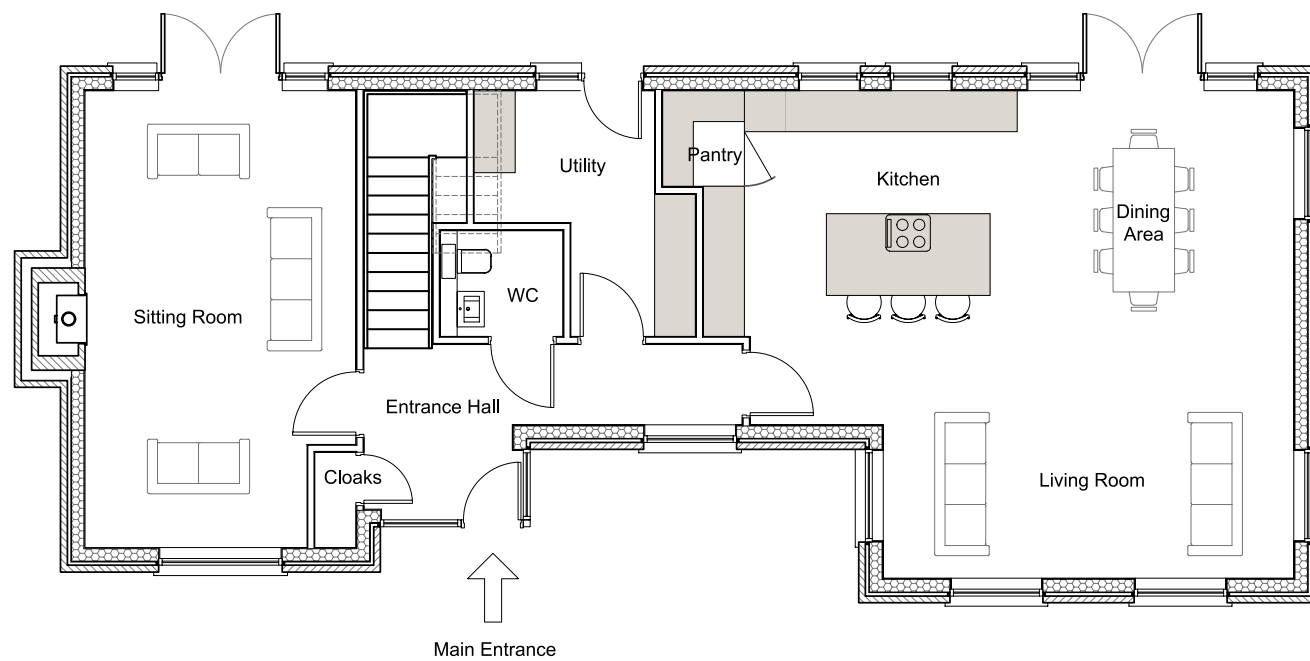


THE SYCAMORE

Ground Floor: 110.73m2 / 1192 sq ft

First Floor: 105.40m2 / 1134 sq ft

Total: 215.13m2 / 2326 sq ft



THE ELM

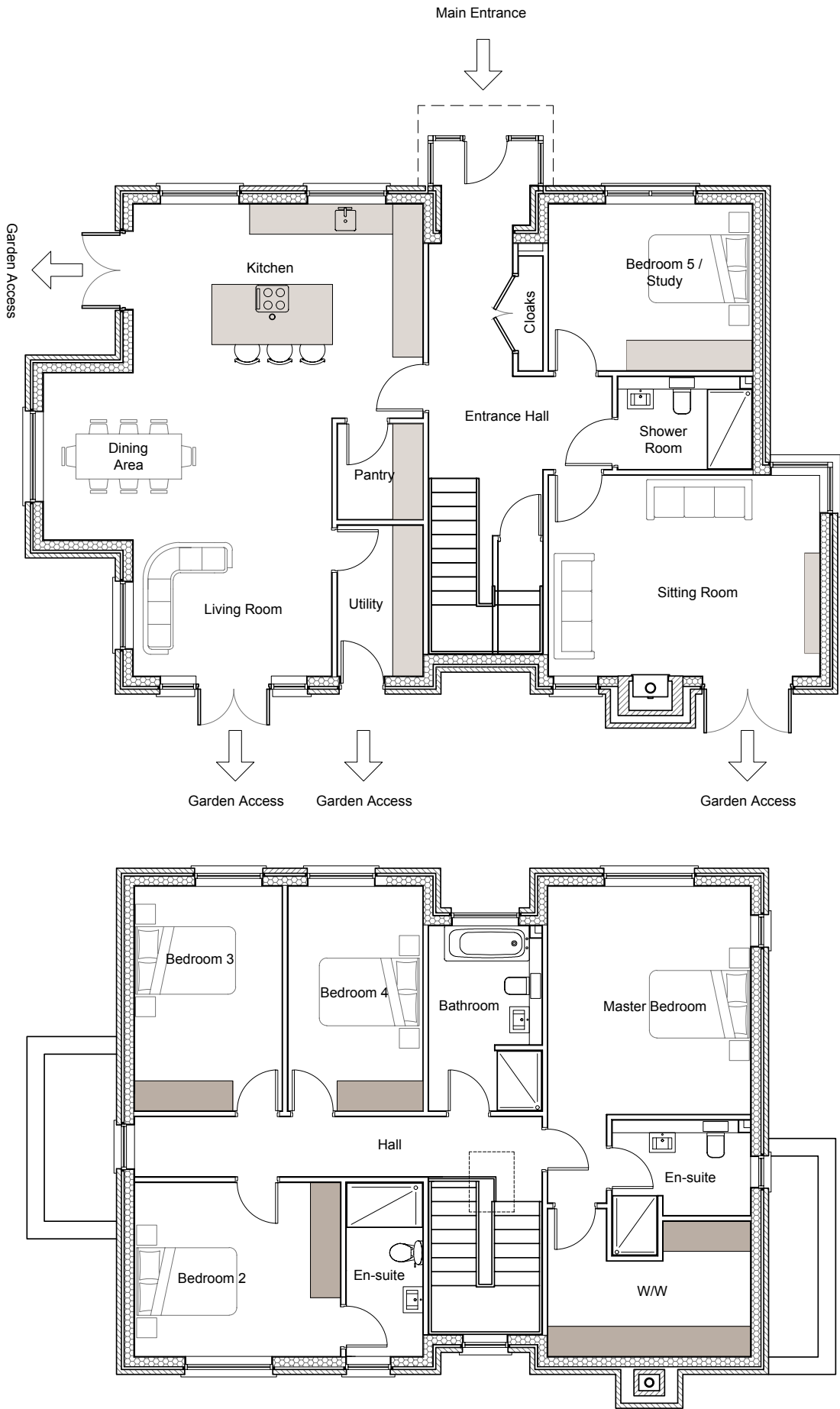


THE ELM

Ground Floor: 119.26m2 / 1283 sq ft
First Floor: 104.17m2 / 1121 sq ft
Total: 223.43m2 / 2404 sq ft



THE ELM



SITE PLAN

SITE PLAN

- The Willow**
2 No. x 4 Bedroom Detached
- The Oak**
6 No. x 5 Bedroom Detached
- The Sycamore**
2 No. x 4 Bedroom Detached
- The Maple**
11 No. x 5 Bedroom
Split Level - Lowerground Entrance
- The Ash**
2 No. x 5 Bedroom
Split Level - Upperground Entrance
- The Birch**
12 No. x 5 Bedroom
Split Level - Upperground Entrance
- The Elm**
5 No. x 5 Bedroom Detached



THE BIRCH



THE BIRCH

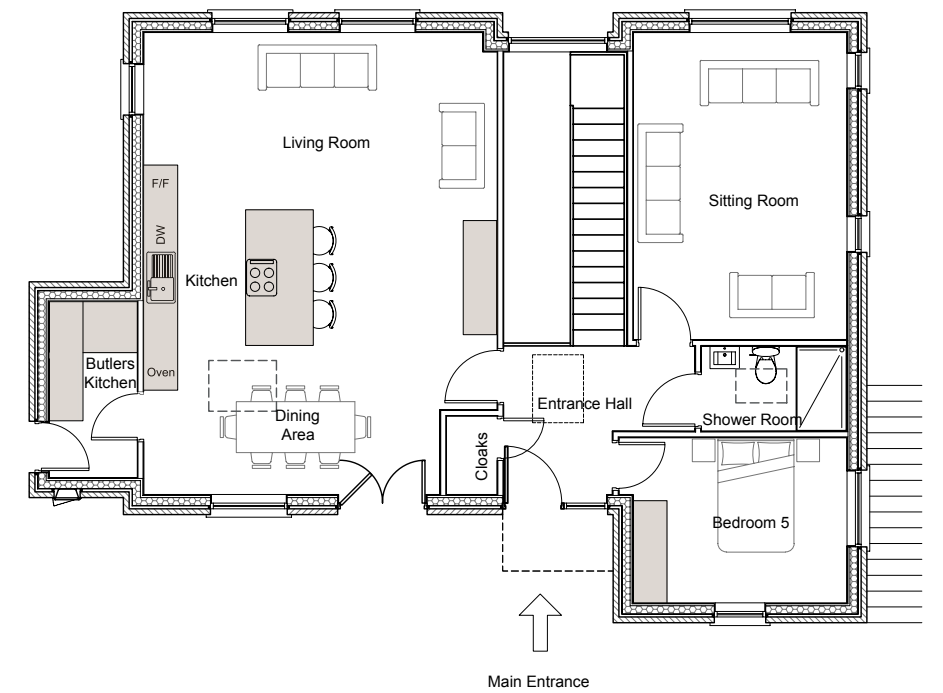
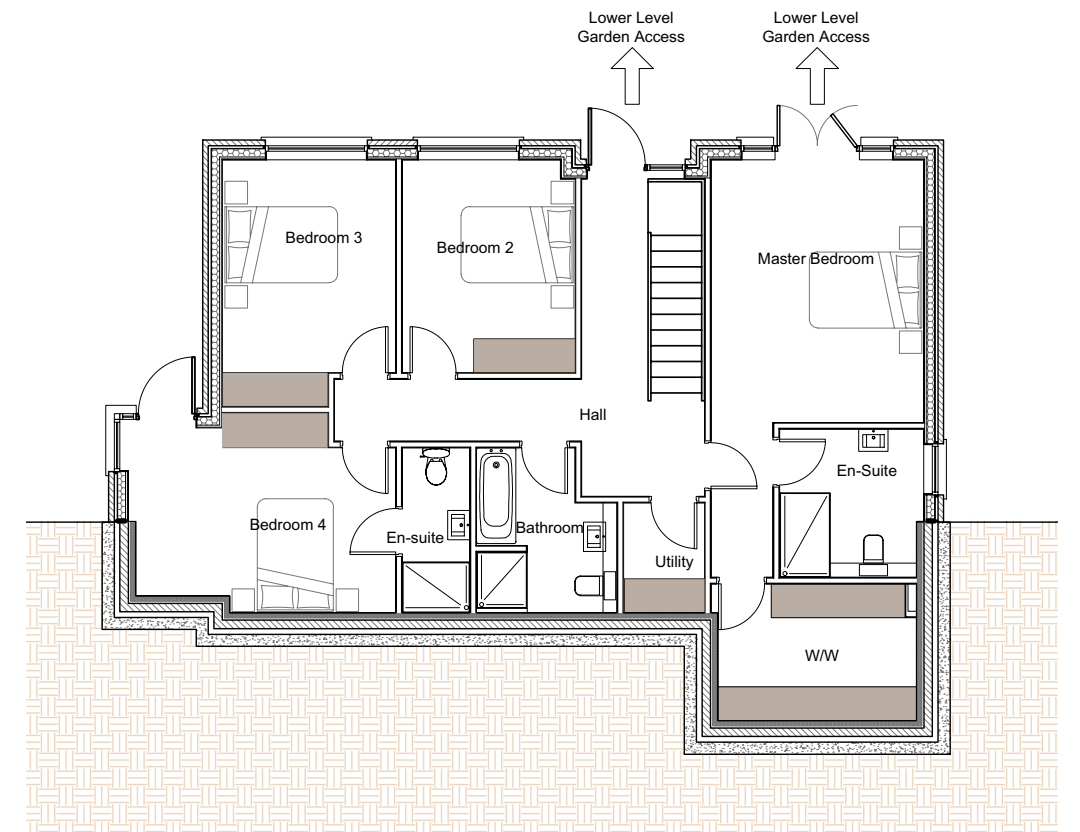
Lower Ground Floor: 112.92m² / 1215 sq ft

Upper Ground Floor: 105.02m² / 1130 sq ft

Total: 217.94m² / 2345 sq ft



THE BIRCH



THE MAPLE



THE MAPLE (E)

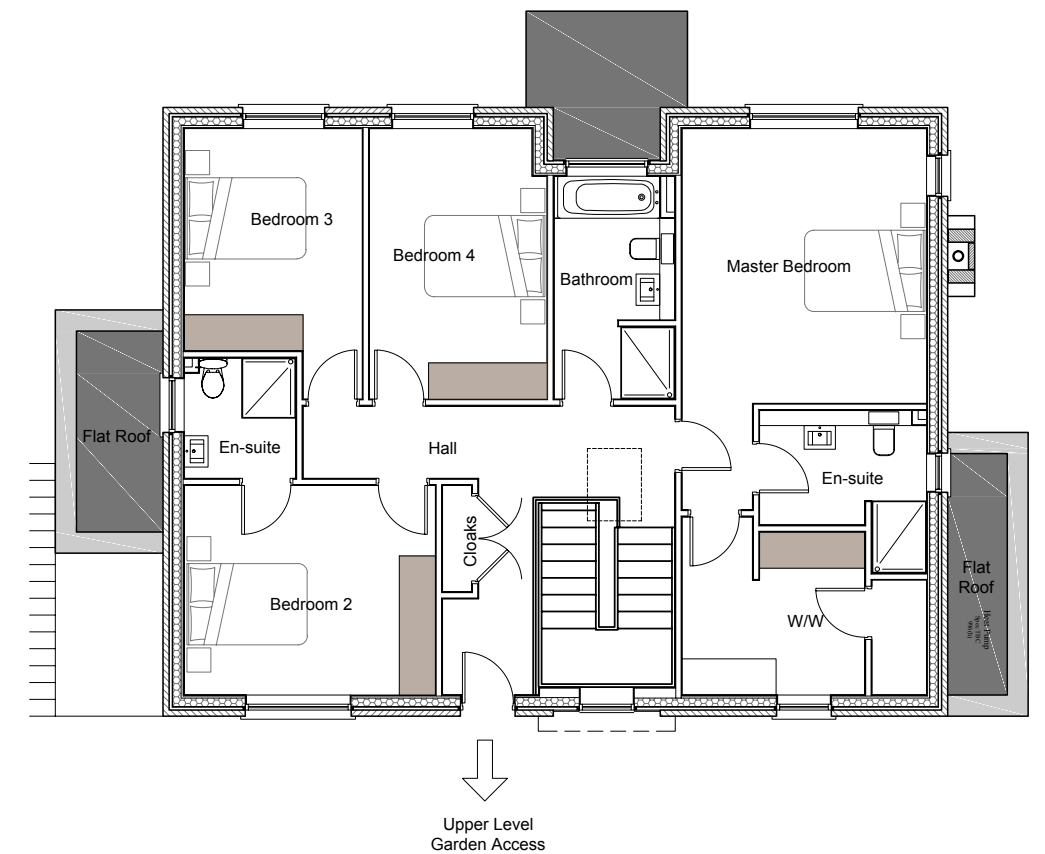
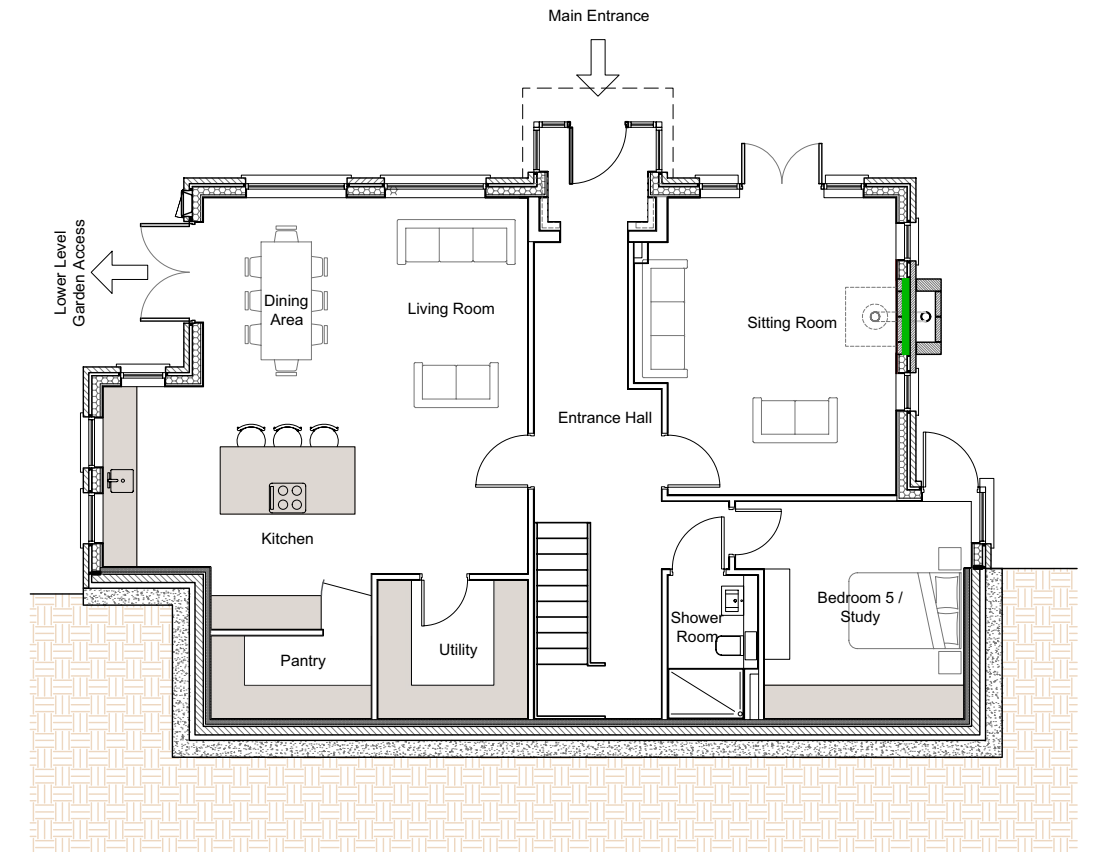
Lower Ground Floor: 124.28m² / 1337 sq ft

Upper Ground Floor: 107.25m² / 1154 sq ft

Total: 231.17m² / 2491 sq ft



THE MAPLE



THE ASH

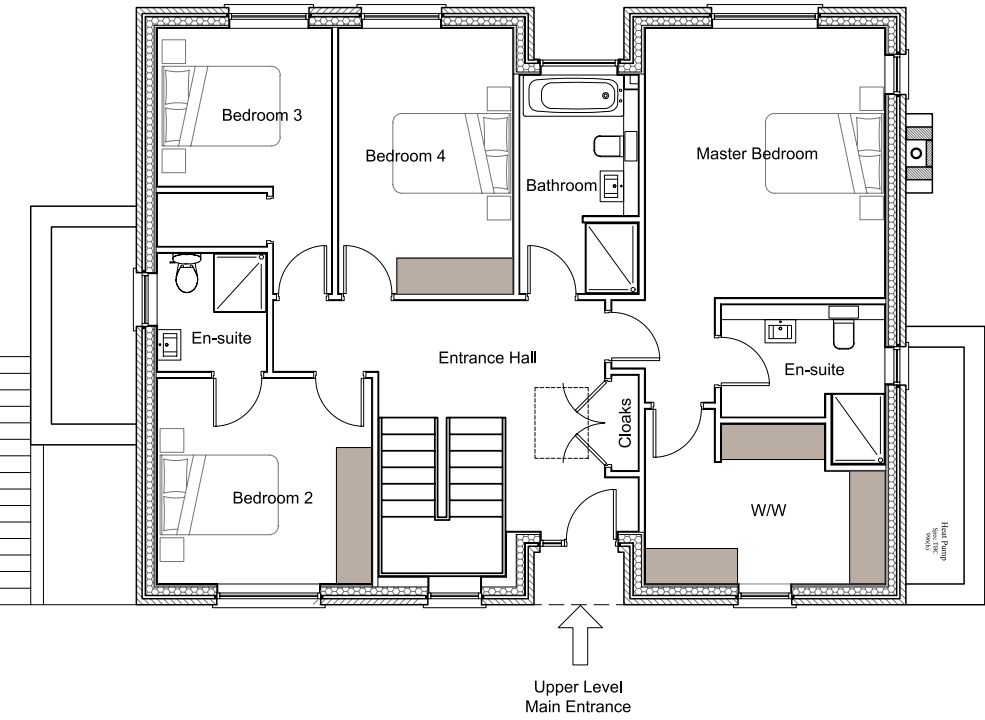
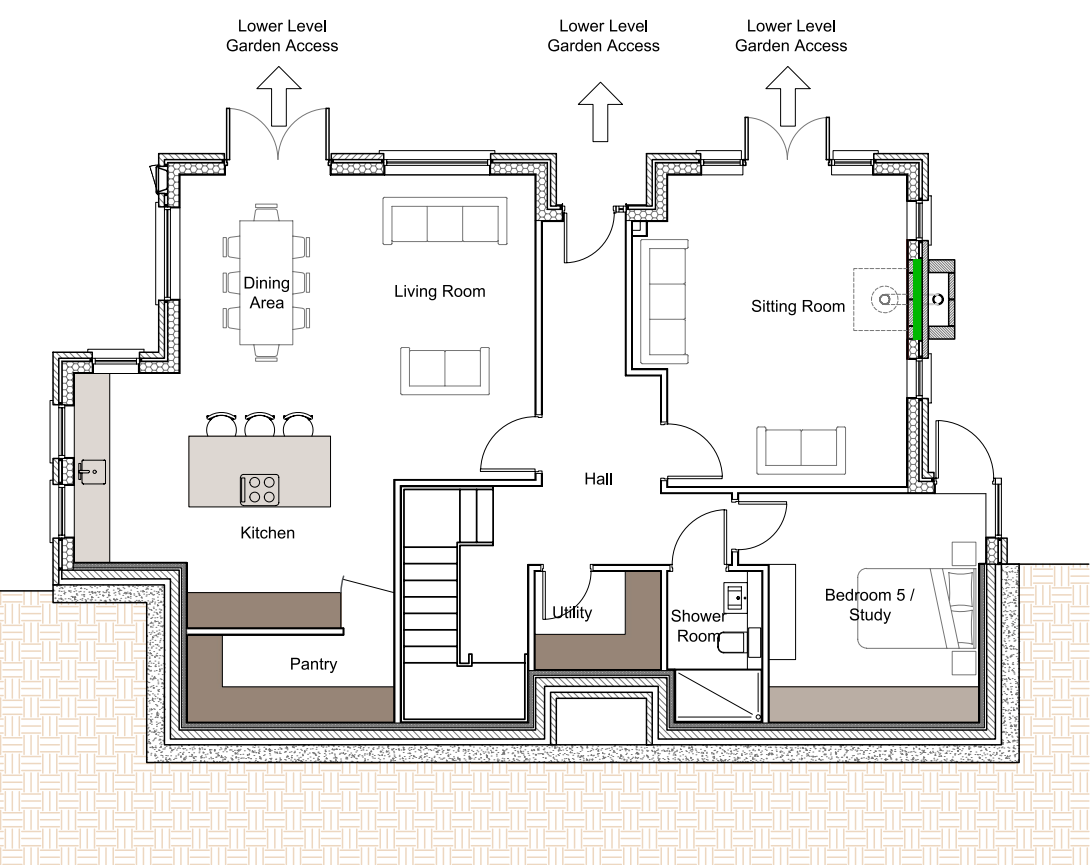


THE ASH

Lower Ground Floor: 123.43m² / 1329 sq ft
Upper Ground Floor: 106.58m² / 1147 sq ft
Total: 230.04m² / 2476 sq ft



THE ASH



PROFESSIONAL TEAM

SELLING AGENT

PSRA No. 002141



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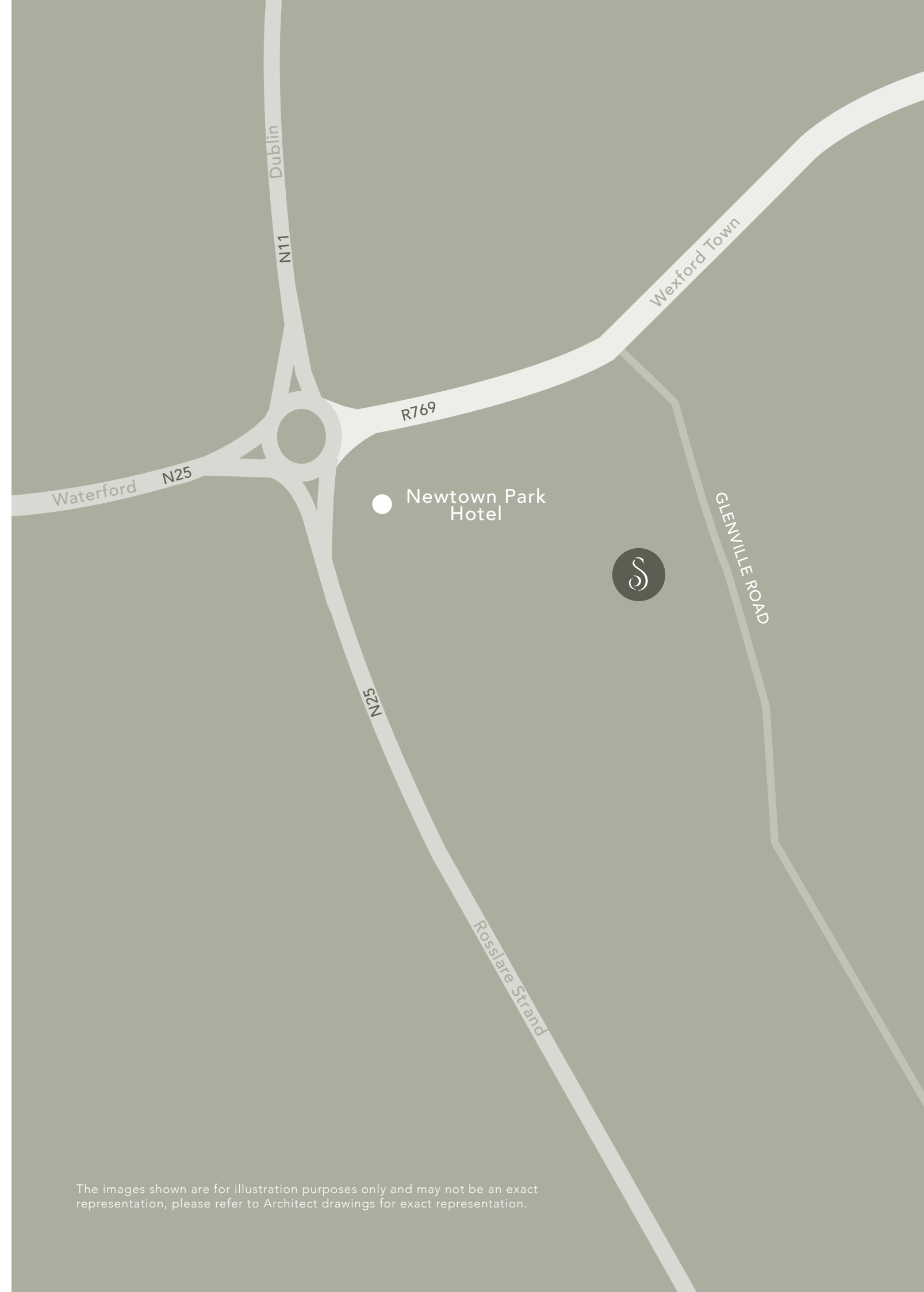
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