



ROXBOROUGHMANOR

MULGANNON | WEXFORD

www.roxboroughmanor.com

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

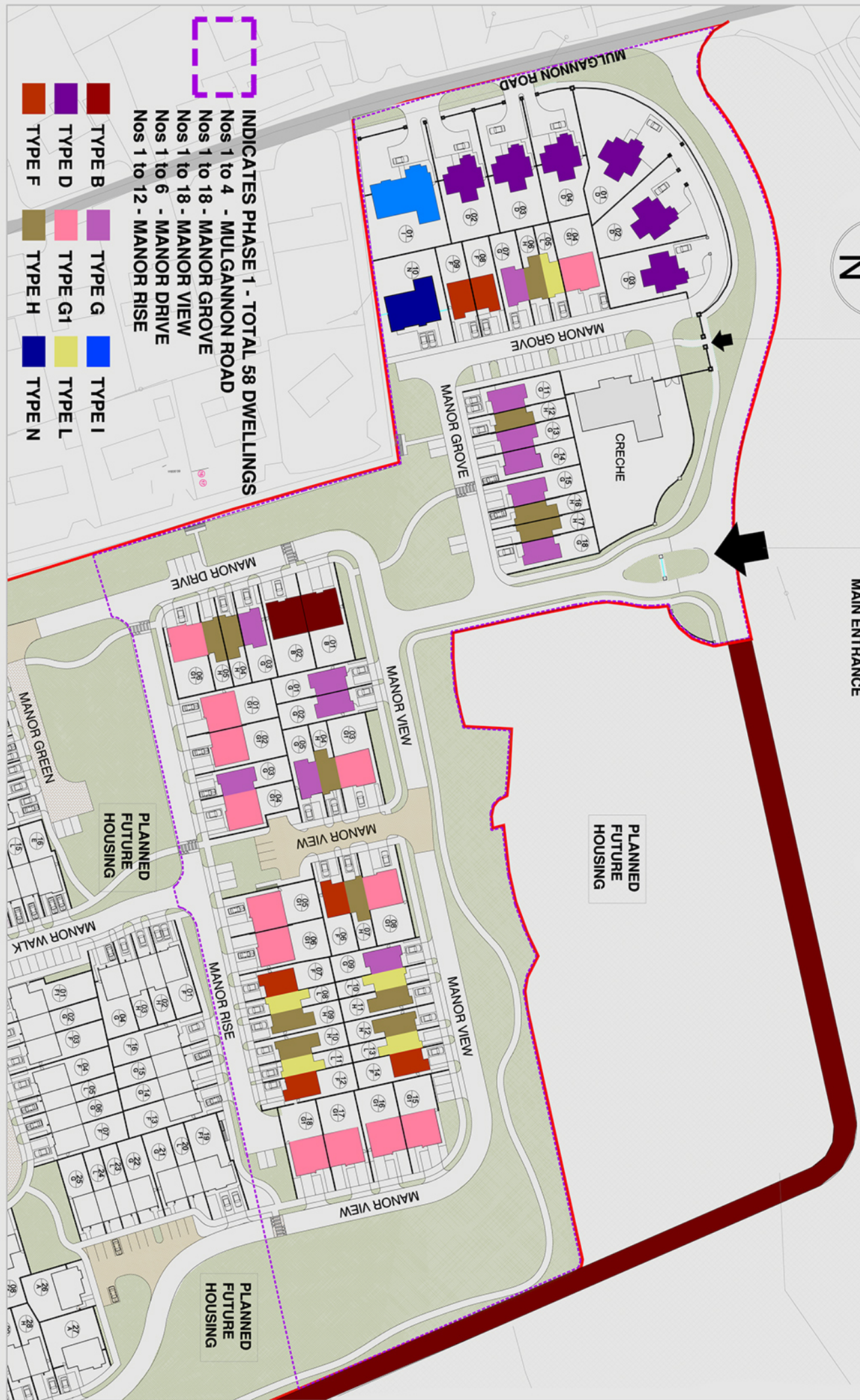


PEDESTRIAN ENTRANCE

ROXBOROUGH MANOR
MAIN ENTRANCE

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INDICATES PHASE 1 - TOTAL 58 DWELLINGS

- Nos 1 to 4 - MULGANNON ROAD
- Nos 1 to 18 - MANOR GROVE
- Nos 1 to 18 - MANOR VIEW
- Nos 1 to 6 - MANOR DRIVE
- Nos 1 to 12 - MANOR RISE

- | | | | | | |
|--|--------|--|---------|--|--------|
| | TYPE B | | TYPE G | | TYPE I |
| | TYPE D | | TYPE G1 | | TYPE L |
| | TYPE F | | TYPE H | | TYPE N |

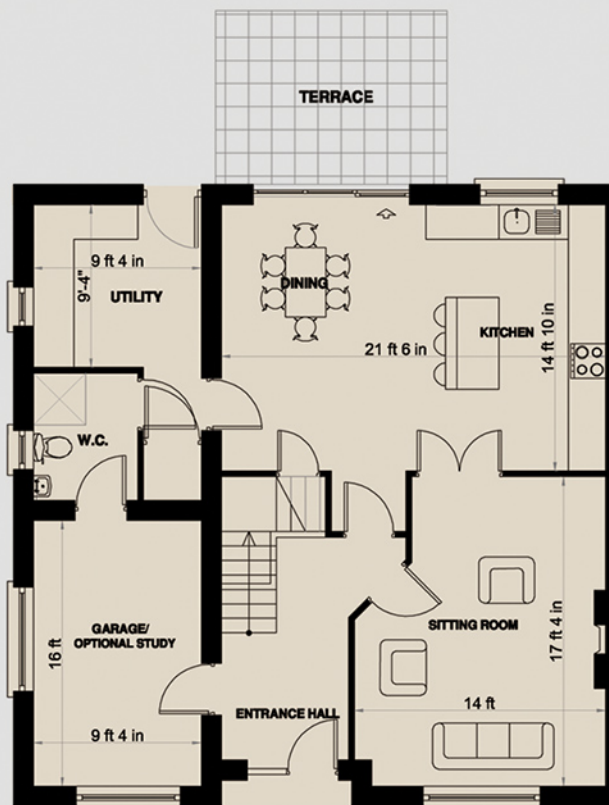
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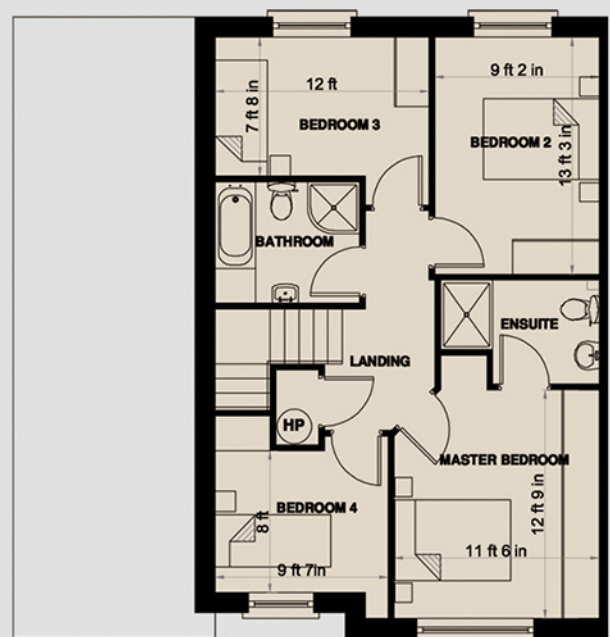
HOUSE TYPE B 1760 sq.ft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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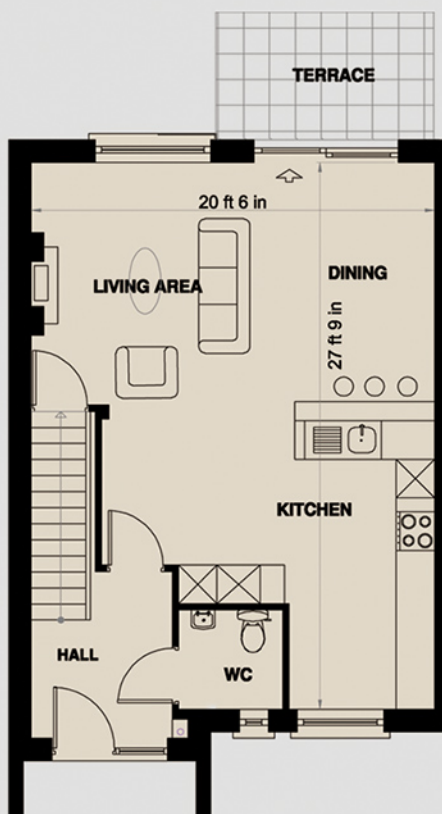
HOUSE TYPE D 1950 sq.ft



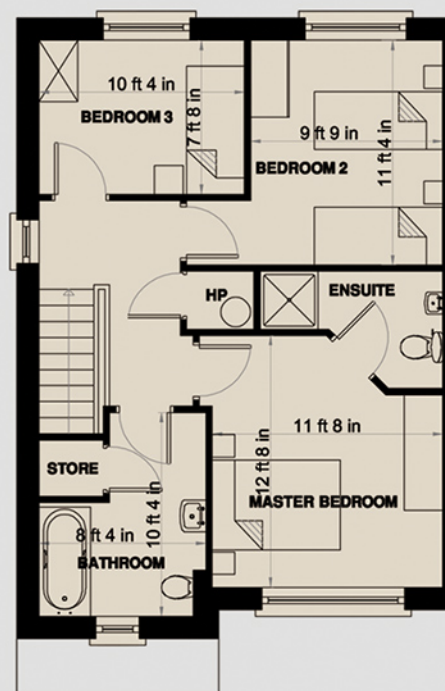
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HOUSE TYPE F 1055 sq.ft



GROUND FLOOR PLAN

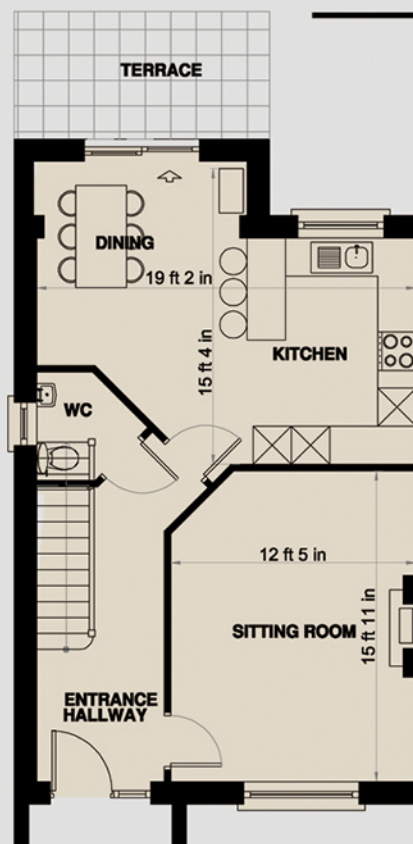


FIRST FLOOR PLAN

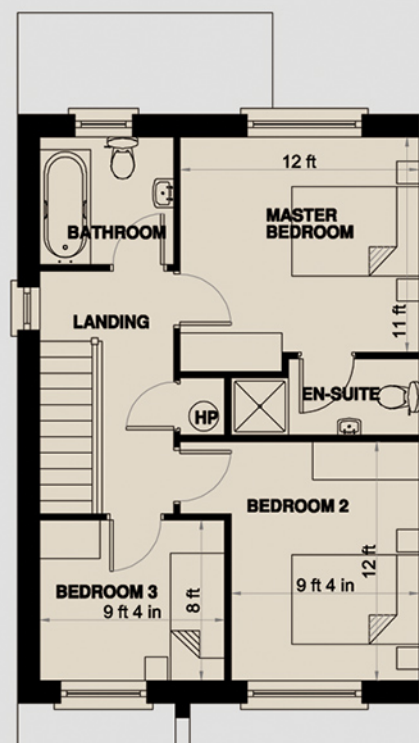
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HOUSE TYPE G 1130 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

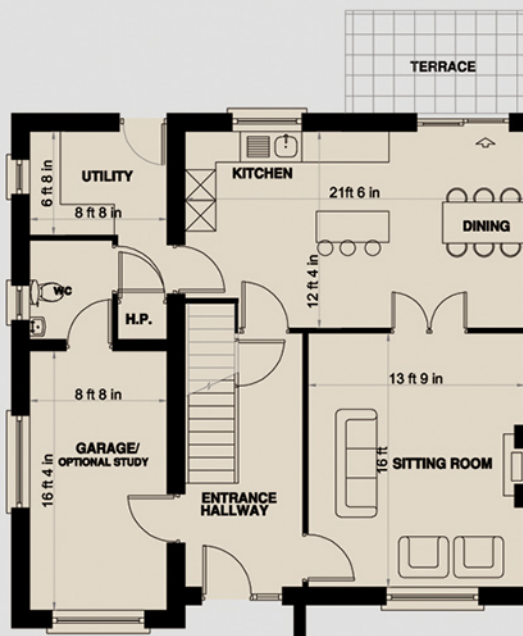
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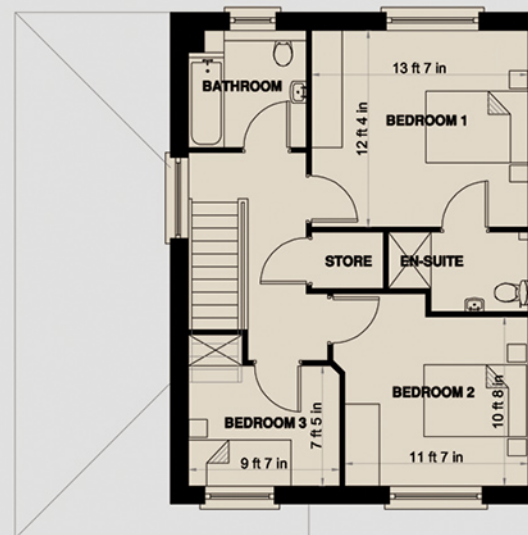
HOUSE TYPE G1A 1550 sq.ft



(OPTIONAL STUDY)



GROUND FLOOR PLAN

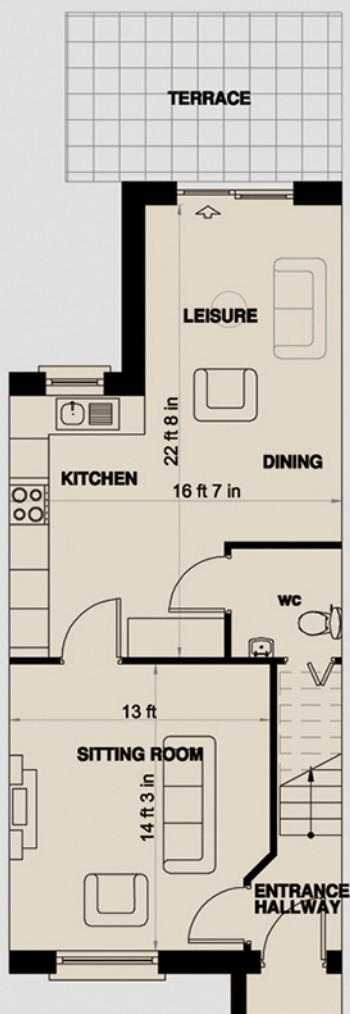


FIRST FLOOR PLAN

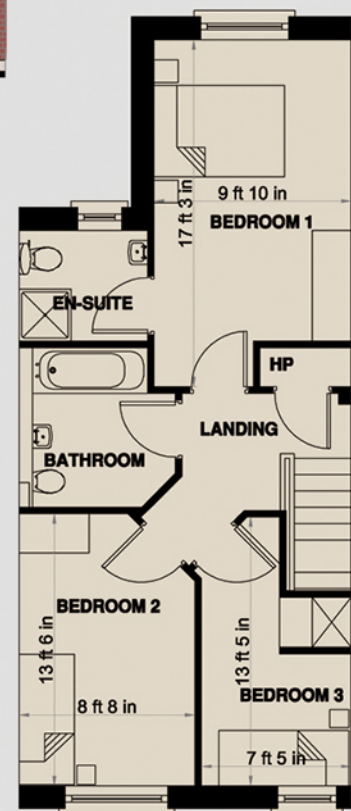
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HOUSE TYPE H 1100 sq.ft



GROUND FLOOR PLAN

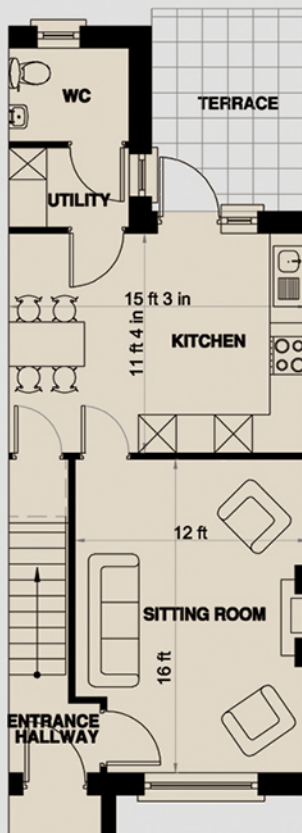


FIRST FLOOR PLAN

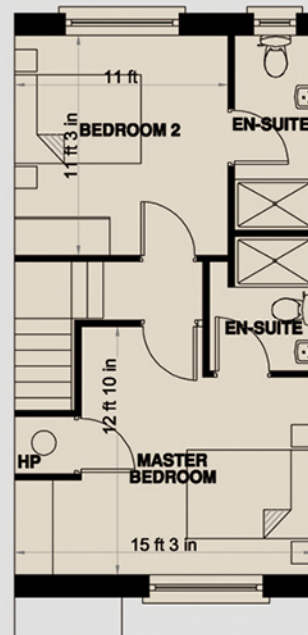
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HOUSE TYPE L 905 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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HOUSE TYPE N 1565 sq.ft



GROUND 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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SUPERIOR SPECIFICATION

- ✓ 10 year Homebound Structural Guarantee and 5 year HomeBond Mechanical & Electrical Inherent Defect Insurance.
- ✓ Timber Frame Built, 'A' Rated Home.
- ✓ Samsung 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.
- ✓ 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 as per show homes. Many homes have double drives as standard and those that have a single drive have adjacent parking bays close by.
- ✓ 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.
- ✓ Glazed Feature Doors as per Show Homes.
- ✓ Generous fitted wardrobes to ALL bedrooms 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.
- ✓ Pre-wired for Electric Vehicle Point to front of House.
- ✓ 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.

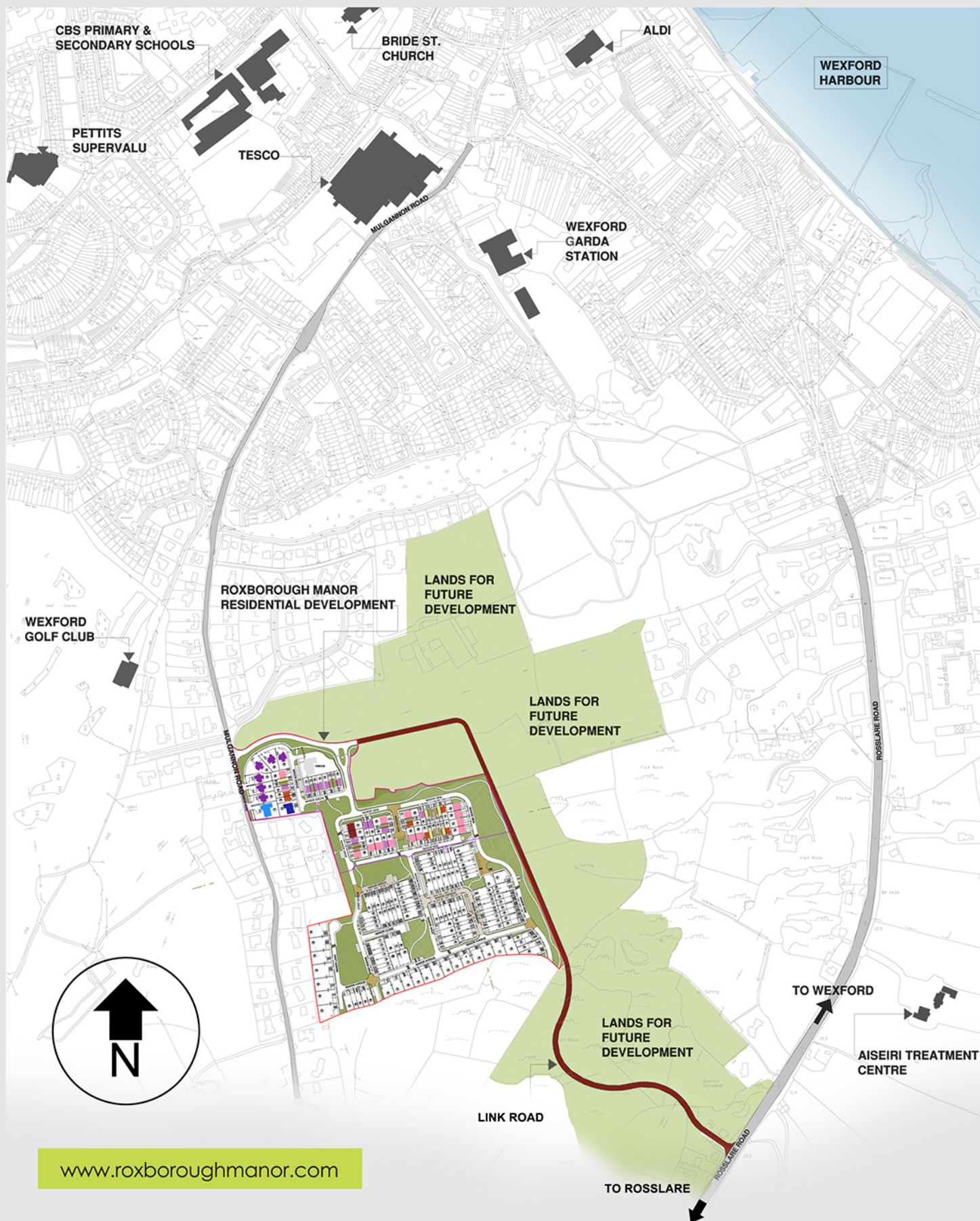
A new link road is planned to run directly from Roxborough Manor to the Rosslare Road. This will allow convenient access to many employers such as Zurich, Danone, Waters Technology, Eishtec, Atlantis Sea Food and the Enterprise Centre. It will also deliver quick and easy access to the Wexford ring road, 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 high quality timber frame, to Senator triple-glazed uPVC windows, cobble-lock entrance drives and low maintenance facades in brick and dry dashed finish



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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