

An Envable Location...

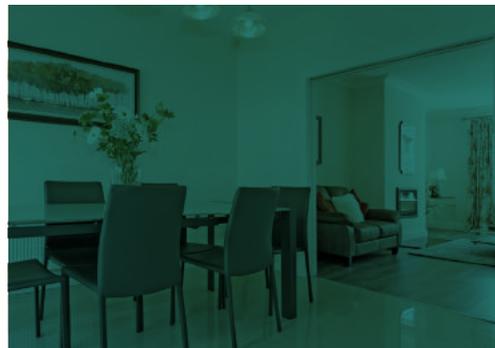
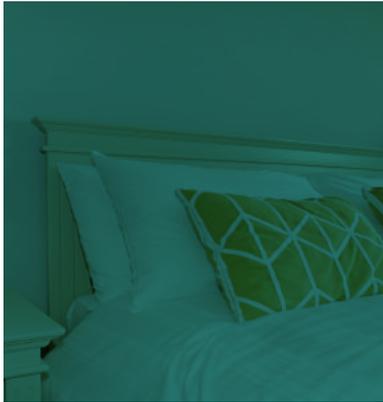


Fox Meadow

by Clancy Homes

Loughmacask, Kilkenny





# Welcome Home

Clancy Homes, one of Ireland's leading residential developers are excited to launch a brand-new development at Fox Meadow, Loughmacask - Kilkenny's most prestigious new homes development. The design of Fox Meadow unlocks and enhances the natural character of the site. The stunning facades, large gardens and beautifully landscaped streetscape combine to create a magnificent air of quality.

Fox Meadow is a prime Kilkenny City development in the highly sought-after St. Canice's Parish of Kilkenny. This will be the last chance to buy a brand-new home in a low-density development.

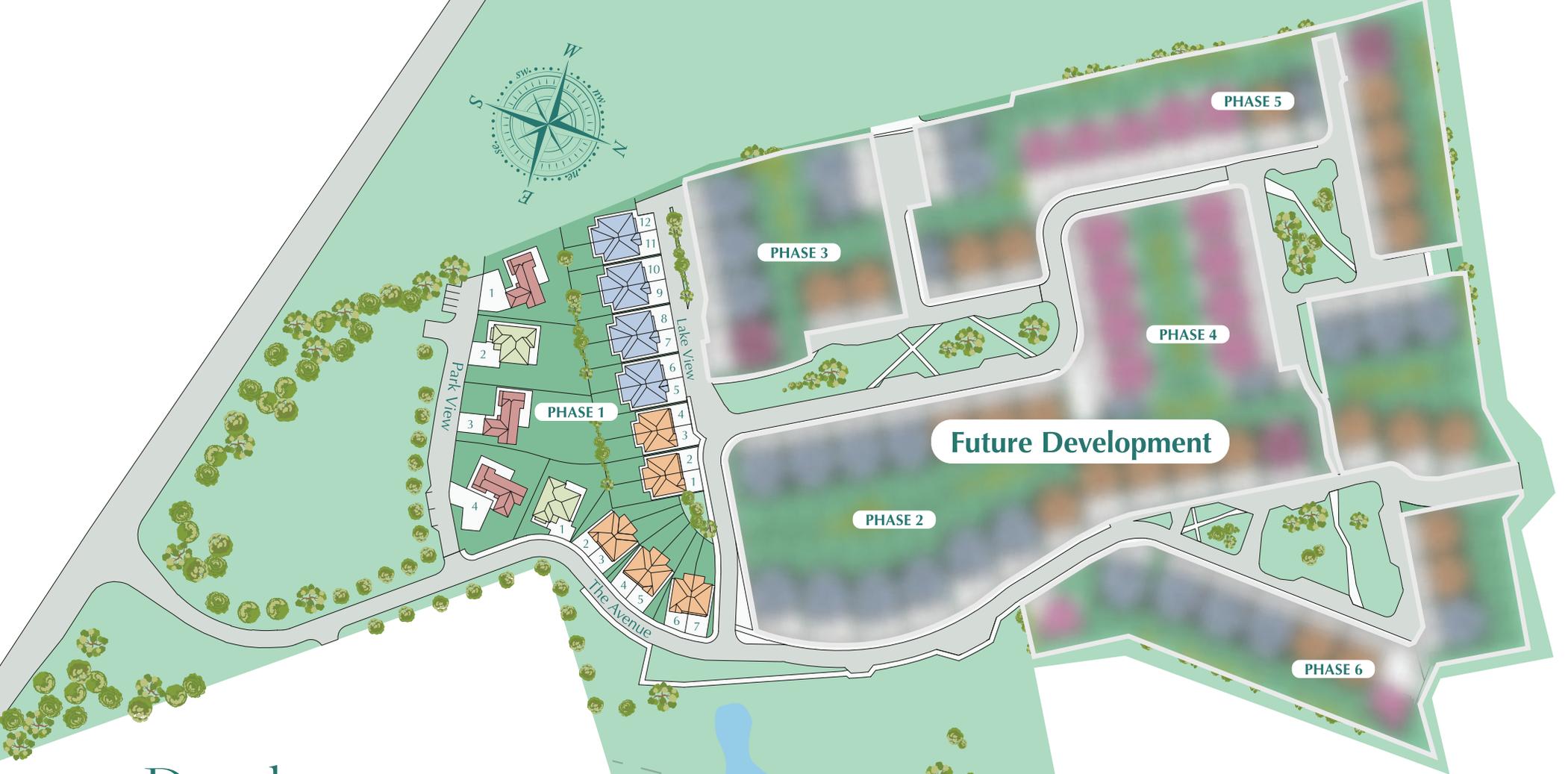
The neighbourhoods have been planned around the historic tree lines and hedgerows giving an immediate maturity to the area. The new community will benefit from more than 10 acres of parkland and green spaces, including the unique Loughmacask turlough. The network of green spaces at Fox Meadow will be uniquely linked to the local schools and amenities in St. Canice's parish by eco-friendly walking loops and cycling loops along landscaped walkways and cycle paths.





# Developer

Clancy Homes' origins date back to 1947 and with history comes experience. The 70 years of experience is reflected in the delivery of a service that truly addresses your particular needs. Clancy Homes pay careful attention to quality and design with particular emphasis on the building of quality homes that stand the test of time in areas that offer a great quality of life. The beautiful new homes in this development will be built by Clancy Homes to the highest standards.



# Development

It's the perfect location to enjoy the space and freedom of the countryside whilst remaining only a short stroll to the city. These spacious new homes in Loughmacask will be constructed to the highest standards by our skilled craftspeople. Each top quality home will have a minimum BER A2 rating.

- D The Rose
- E The Bluebell
- G The Poppy
- H The Honeysuckle





Every amenity is within easy reach of Fox Meadow. Leave the car in the driveway and cycle to school with the kids or stroll into the city centre for a night out.



## An Envable Location ...

Kilkenny, once the medieval capital of Ireland, is one of Ireland's premier residential destinations. It has a rich heritage running through its streets and laneways with buildings such as Kilkenny Castle and the iconic St. Canice's Cathedral. Today it's a compact cosmopolitan city with a booming tourism sector. All this means that locals have an enviable selection of facilities, amenities, pubs, and restaurants normally only found in much bigger cities.

This unrivalled development will boast landscaped amenity space, cycle paths and walkways with exceptionally large gardens due to its lower density scale. This ensures Fox Meadow will remain an exclusive, tranquil, and peaceful development, ideal for family living.

Historically, the lands at Fox Meadow were part of the common land that surrounded the medieval city of Kilkenny and included walled enclosures, stone field walls and vernacular cottages. The Fox Meadow neighbourhood will encapsulate some of Kilkenny's most sought-after schools, shopping centres, medical centres, hospitals, public parks, and other major amenities.

### Legend

- |                        |                         |
|------------------------|-------------------------|
| 1. Fox Meadow          | 6. Train Station        |
| 2. Local schools       | 7. Golf Club (Kilkenny) |
| 3. St. Luke's Hospital | 8. Gaa Club (Dicksboro) |
| 4. High Street         | 9. Kilkenny Castle      |
| 5. Brewery Site        |                         |





## Education

Residents of Fox Meadow will be spoiled for choice when it comes to education.

**St. Canice's Primary School** is one of Kilkenny's most reputable schools. It is situated on Granges Road, only 500m from Fox Meadow. It caters for over 650 students.

**Loreto Secondary School** on Granges Road beside St. Canice's primary school. It is a highly sought-after, all-girl's school with a focus on education, sports, and music.

**CBS Secondary School** – The new CBS school will soon be relocating to the Granges Road, adjacent to Fox Meadow. This all-boys school will be a short cycle or walk away and will be linked to Fox Meadow by brand new cycle and foot paths.

**Kilkenny College** – A highly reputable co-educational day and boarding school offering some of the best educational and sporting facilities available in Ireland with much emphasis on team sport in particular hockey and rugby.

**St Kieran's College** – where hurling stars are born! Historically a highly reputable academic all-boys secondary school with a rich history of national sporting achievers. The school's motto is 'Hiems Transiit' Latin for "The Winter has Passed"!

**Gaelscoil Osraí** – Ceann de na bunscoileanna is mó sa tír, le hardchaighdeán oideachais trí mheán na Gaelige.



## Shopping

Kilkenny was always a thriving merchant town so it's no wonder that it has a reputation as one of Ireland's best shopping destinations. Kilkenny City Centre is just a 10-minute walk from Fox Meadow. This includes large shops like Dunnes Stores and Supervalu, along with Market Cross Shopping Centre and MacDonagh Junction (boasting 50 top quality retail units) and all of Kilkenny's shops, boutiques, cafés, and restaurants. Kilkenny is also known as the 'Craft Capital of Ireland' with a large selection of handmade jewellery, pottery, knitwear shops in the city and beyond.





## Leisure & Sports

There are an abundance of sports and leisure opportunities in Kilkenny. The famous Dicksboro GAA club is on the doorstep of Fox Meadow. Founded in 1909, it is one of three City GAA clubs in Kilkenny and features excellent facilities, a range of pitches and a spacious clubhouse.

Kilkenny's renowned 18-hole, parkland golf course is a 5-minute drive from Fox Meadow. The eight all-weather courts of the Kilkenny County & City Lawn Tennis Club are a similar distance away.

Freebooters, the local soccer club is a five-minute walk away. The local all-weather sports pitches at the Loreto School host the City Night Owl league and can also be rented out individually.

The facilities at the Watershed are home to many clubs included athletics, basketball, soccer, swimming, and triathlon. This is less than 10 minutes from Fox Meadow.

Kilkenny Castle is the focal point of the city. The surrounding parklands and playground are the envy of towns across Ireland. The Castle Park caters for all walks of life; from the playground, to the Parkrun, to the comfortable perch to relax with a coffee and a newspaper.

## Entertainment

The locals say "there's a festival every weekend in Kilkenny" and it's almost true! Major annual festivals include Tradfest, Roots Festival, The Cat Laughs Comedy Festival, Kilkenny Arts Festival, Savour Kilkenny and Kilkenomics.

Irishtown, only a short walk from Fox Meadow, is where you'll find The Watergate Theatre, and a host of Kilkenny most vibrant and famous pubs. These venues play host to plays, comedy, music, arts, and much more throughout the year.

Kilkenny's restaurant scene is thriving and includes two Michelin Star restaurants (Campagne and Lady Helen at Mount Juliet). No matter what your taste or budget, Kilkenny has you covered with many reputable and award-winning places to eat, all within walking distance of Fox Meadow.



## Enhanced Features

### BER & Energy Efficiency

- A2 Rated BER
- Fully NZEB compliant
- All houses are individually tested for airtightness
- High performance, energy efficient windows & doors
- Substantial levels of insulation to walls, floors and ceilings.

### Interior Finishes

- Full painting scheme with a choice of colours
- Extra high ceilings at ground floor level
- Sleek contemporary doors, skirtings and architraves
- Innovative sliding doors to link living rooms to dining rooms
- Generous areas of tiling included with a choice of colours
- Modern chrome door handles
- "Stira" type attic access provided

### Exterior

- Low maintenance finishes
- Contemporary standing seam roof to all porches
- Attractive brickwork at the front of all houses
- Front and rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters, and downpipes
- High performance windows throughout

- High security, multi-point locking, high performance timber doors
- Modern brick paving to front drives
- Paved patio area to rear gardens
- Space to park two cars comfortably

### Kitchens

- Modern contemporary design
- Choice of styles and colours
- Soft close doors and drawers
- Lighting provided under wall units
- Separate utility with space for washing machine, dryer, and storage

### Heating & Plumbing

- Highly efficient air to water heat pumps
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Heated towel rails in all bathrooms
- Thermostatically controlled shower to en-suite and bathroom
- External tap provided as standard

### Electrical

- Abundant power points throughout
- Individual isolation switched to all kitchen appliances

- Chrome face plates to electrical points downstairs
- Shaver points to bathrooms and en-suite bathroom
- Smoke and heat alarms fitted
- Lights provided externally
- Light provided to attic
- External socket provided
- Pre-wired for electric car charging point

### TV, Telephone & Media

- Digital TV points provided to living room and main bedroom
- Telephone points provided to hallway and kitchen
- USB power points provided to kitchen and main bedroom

### Guarantees & Warranties

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance
- Clancy Homes after care service includes a service visit after six months
- Clancy Quality Management System is certified to ISO 9001





DNG Ella Dunphy are a Kilkenny based family-run property services agency who have been leaders in the property industry for almost twenty years. Their passion has gained an exceptional reputation synonymous with trust, and the setting of high standards nationwide. The eco-friendly Fox Meadow residential development aligns perfectly with their goals for better living standards for Kilkenny City.

They guide each buyer through every step of the way - ensuring a happy transition to home ownership. With a deep local knowledge and clear transparent communication, customer satisfaction remains paramount to their success. Through their franchise with DNG, you know you will be working with Ireland's premier property Brand.



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