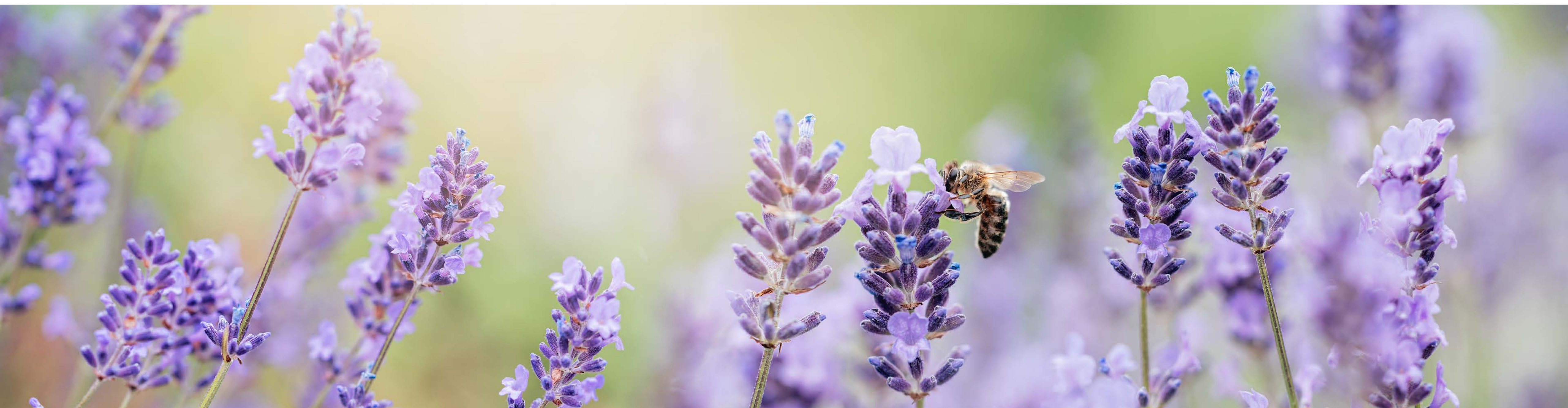


FERMOYLE MANOR

KILANERIN



Welcome to Fermoyle Manor – a collection of exceptional modern homes in an outstanding location. Nestled in the charming village of Kilanerin, just a short distance from Gorey Town, Fermoyle Manor offers a peaceful and scenic setting ideal for family living. Enjoy all the benefits of living in peaceful, picturesque surroundings yet within easy access of all amenities.



Nestled in a tranquil coastal village, Fermoye Manor, Kilanerin is an idyllic haven, offering families a perfect blend of serenity and convenience.





Tranquil countryside living with excellent access to urban amenities

Village Lifestyle

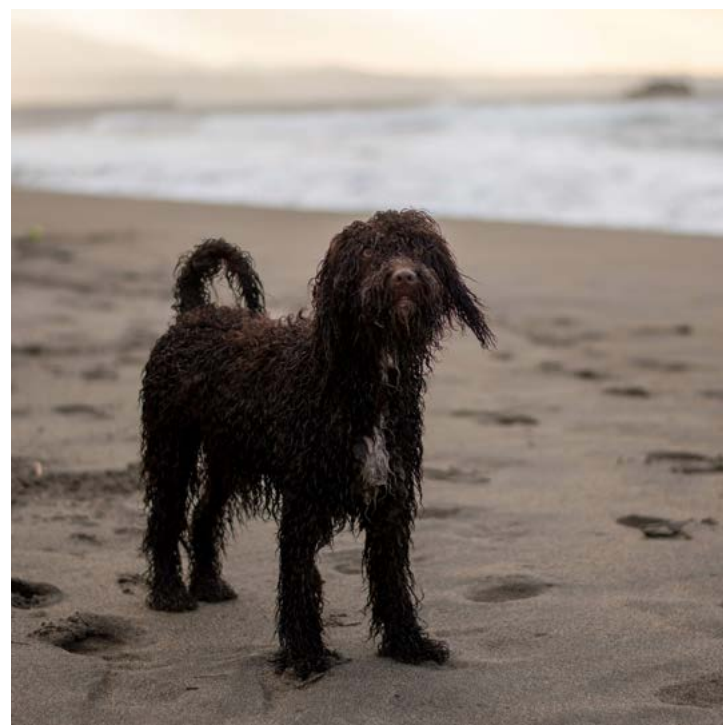
In purchasing a property in Fermoy Manor one is not just acquiring a superior modern residence in a superb location but actually buying into a complete lifestyle in this delightful village and a wonderful, tranquil environment where families can enjoy all the benefits of living in peaceful, picturesque surroundings yet within easy access of all amenities.

Location & Amenities

Kilanerin is a picturesque village less than a 5 minute drive from Exit 22 of the M11 north of Gorey town and only a 45 minute drive from South Dublin.

- State of the Art new Leisure Centre incorporating Gym, Sports Hall, Café, Hairdressers, Beauty Salon and Office Pods.
- Woodlands walks.
- Primary School.
- Supermarket.
- Village Pub.
- G.A.A. Grounds.
- Wexford Lavender Farm adjacent to the village.
- Less than a 10 minute drive from the village are the beautiful sandy beaches of Kilgorman, Clone, Saleen and Ballymoney.





Seamless work-life balance with premium comfort and exceptional amenities



Gorey Town

The vibrant town of Gorey is only a 7 minute drive away with its fantastic range of shops, bars, and award winning restaurants. All major supermarket chains and high street banks have a presence while the town's Esmonde Street is a boutique shopping destination with a high national profile. There is a huge variety of sporting and cultural organisations e.g. G.A.A., Rugby, Soccer, Tennis, Golf, Athletics, Musical Society, Theatre Group, Historical Society and many more. Gorey has 3 modern second level schools and 5 primary schools.

Accessibility

There is a bus service to Dublin city and Airport operated by Wexford Bus and Bus Eireann and an excellent train service from Gorey to Dublin, including an early morning commuter service. Rosslare Europort, with its excellent ferry links to the U.K., France and Spain is a 40 minute drive and is also serviced by bus and train from Gorey.



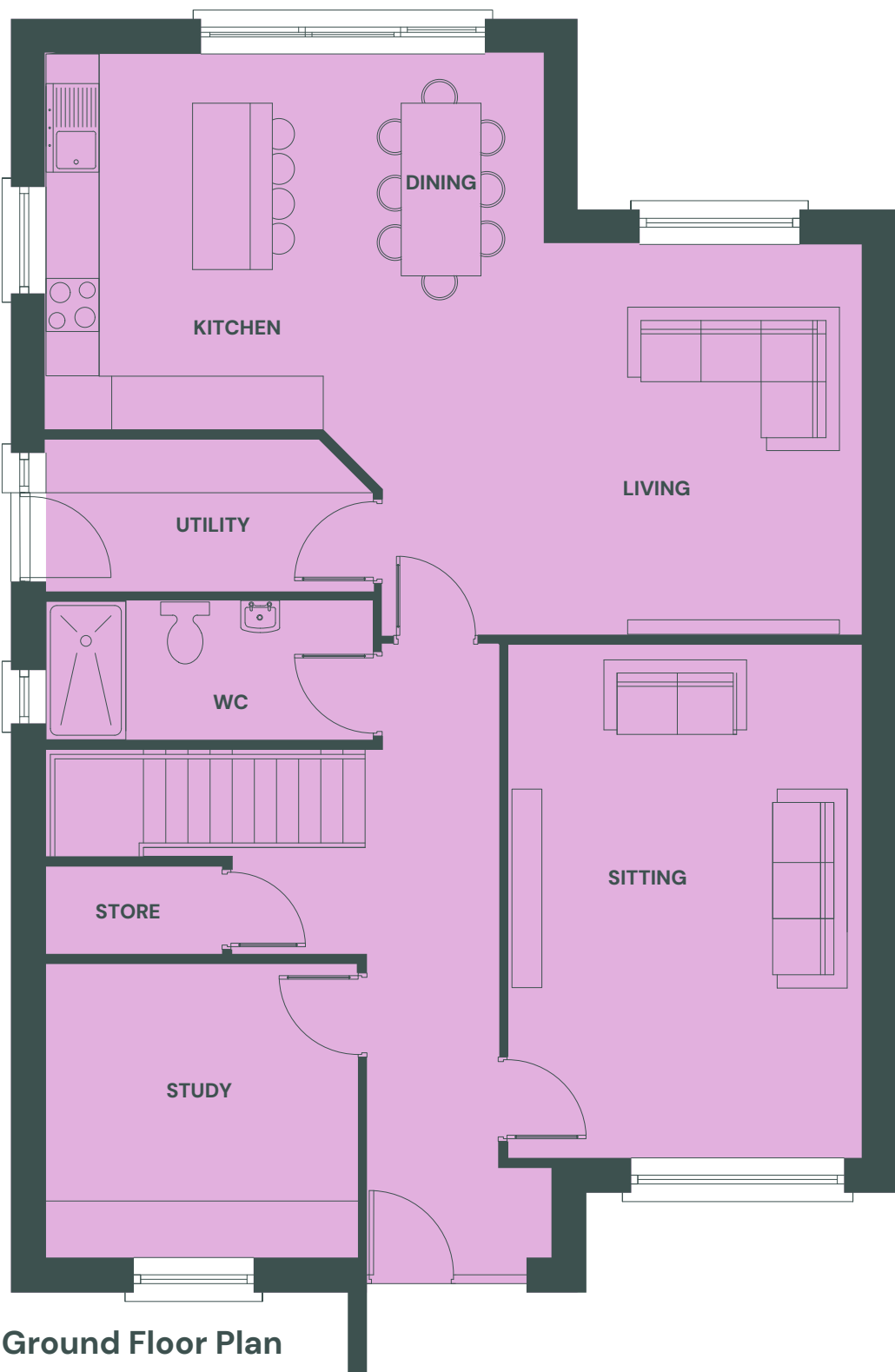
House Type A

4 bed two storey with home office
226 Sqm (2437 Sqft)
Sites 7, 12 & 18

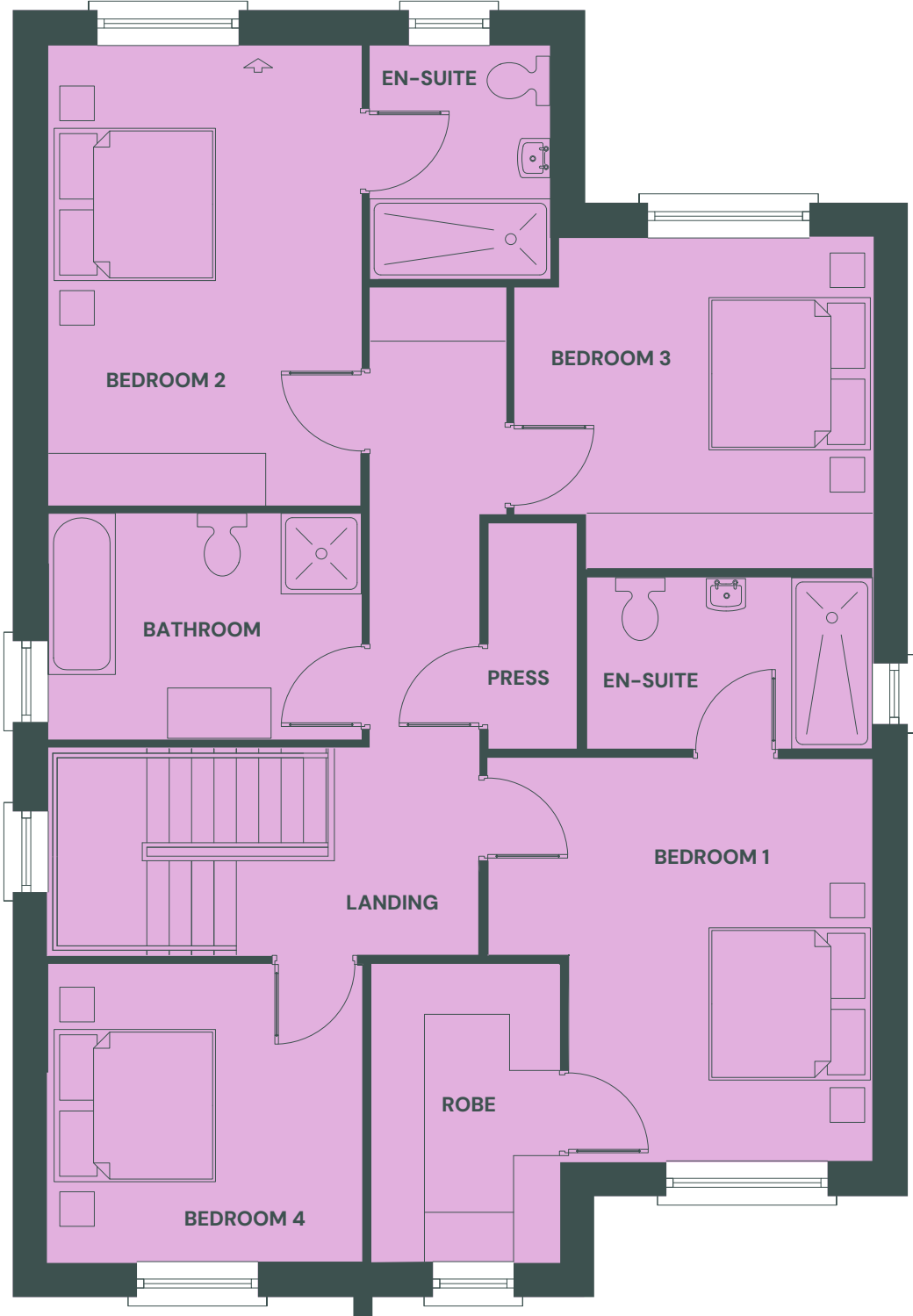
Floor plans are indicative only



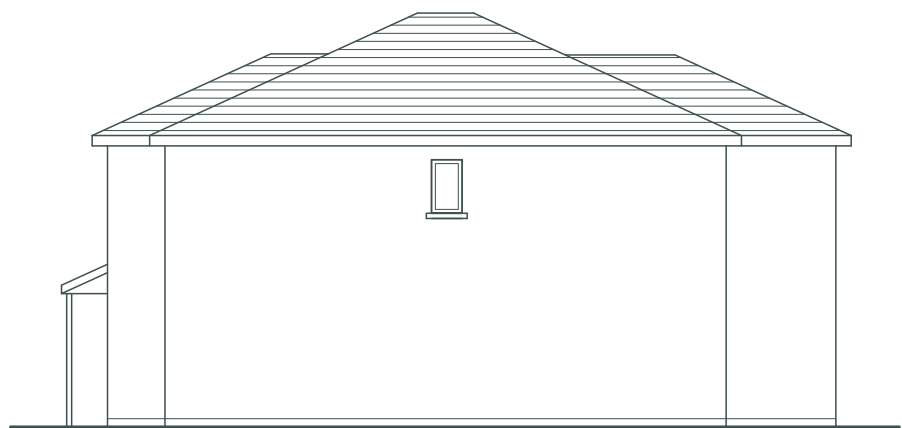
Front Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



Side Elevation



Rear Elevation



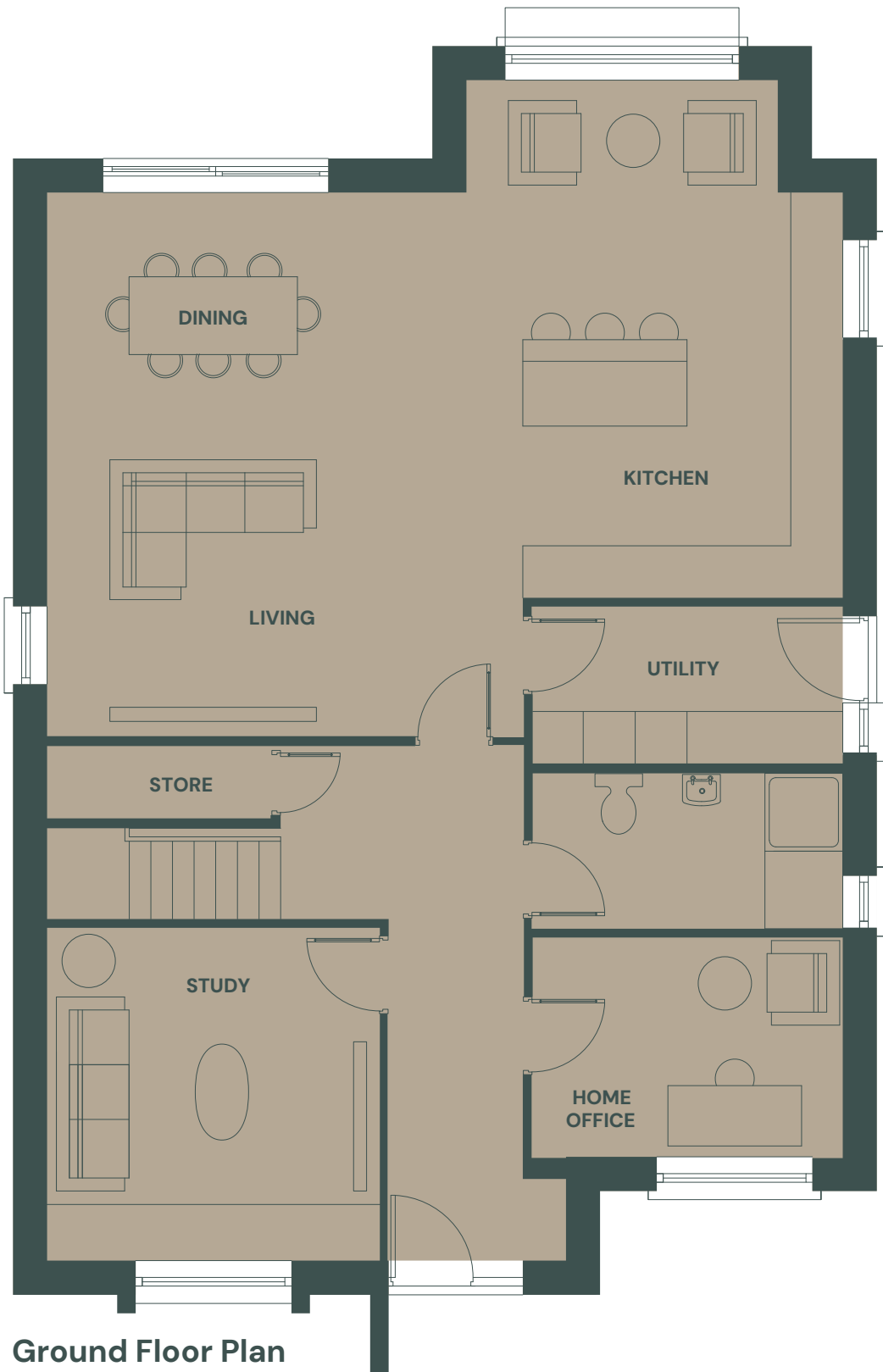
House Type B

4 bed two storey with home office
224 Sqm (2414 Sqft)
Sites 8 & 11

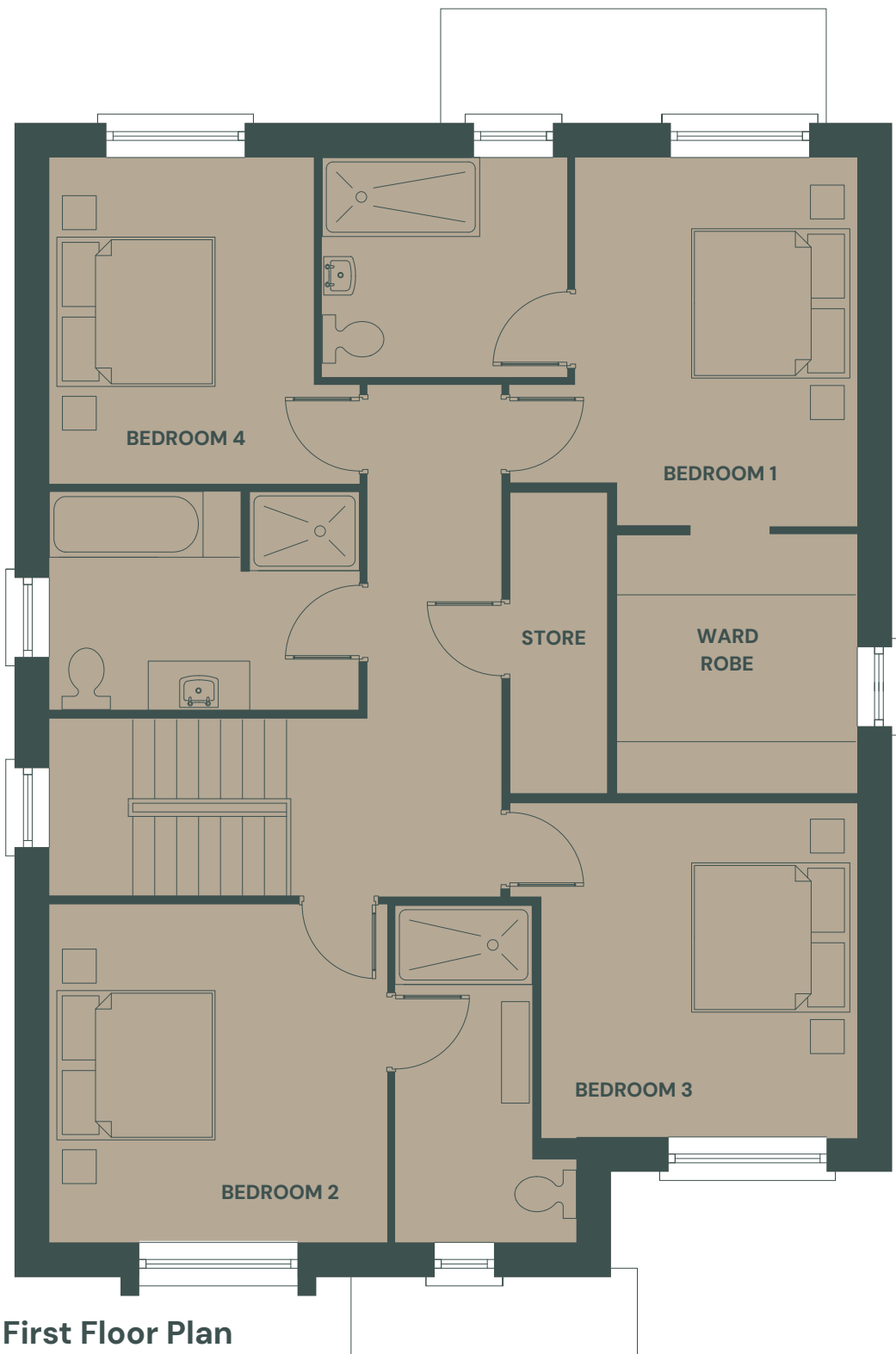
Floor plans are indicative only



Front Elevation



Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation



Side Elevation



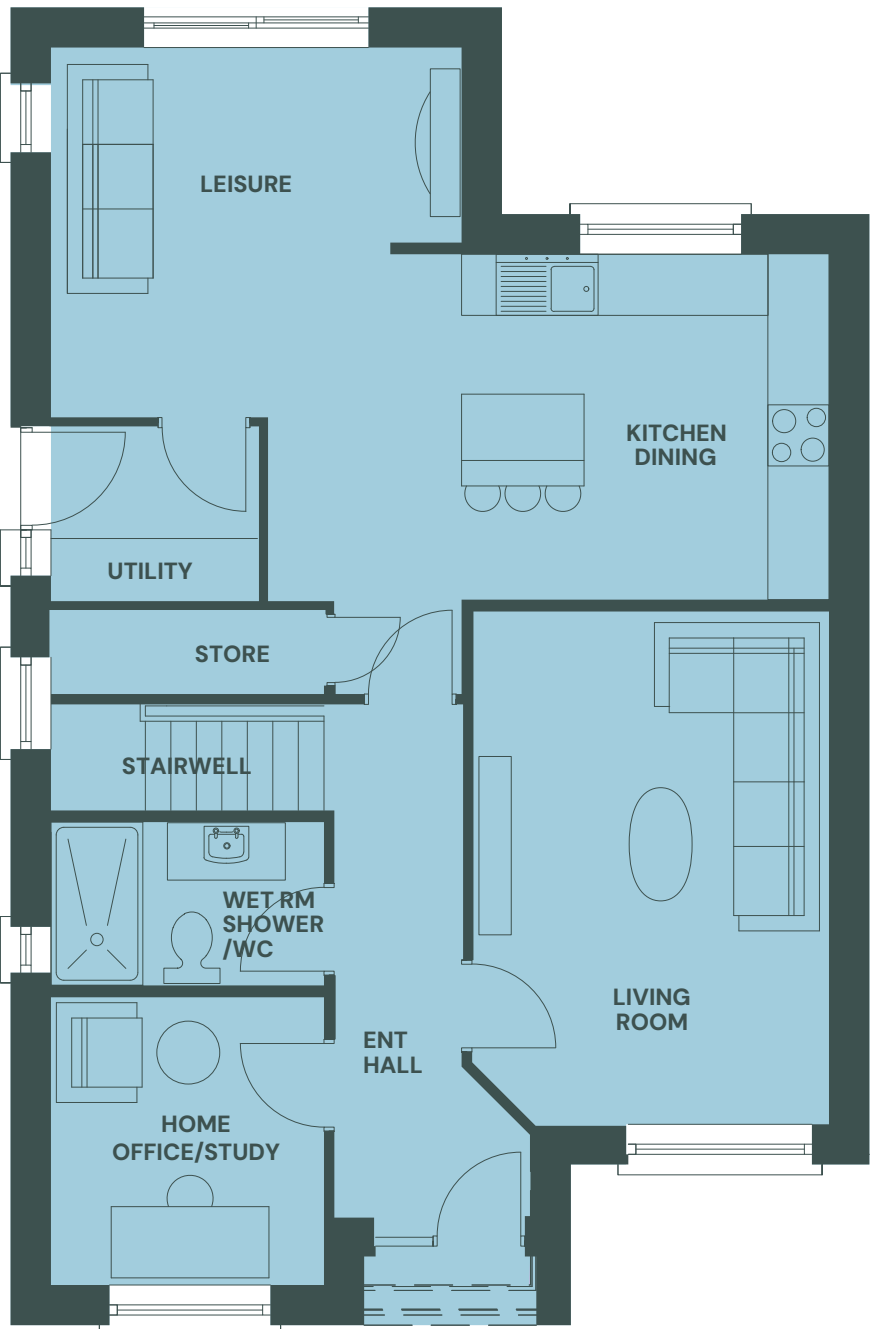
House Type C

4 bed two storey with home office
160 Sqm (1720 Sqft)
Sites 15 16 & 17

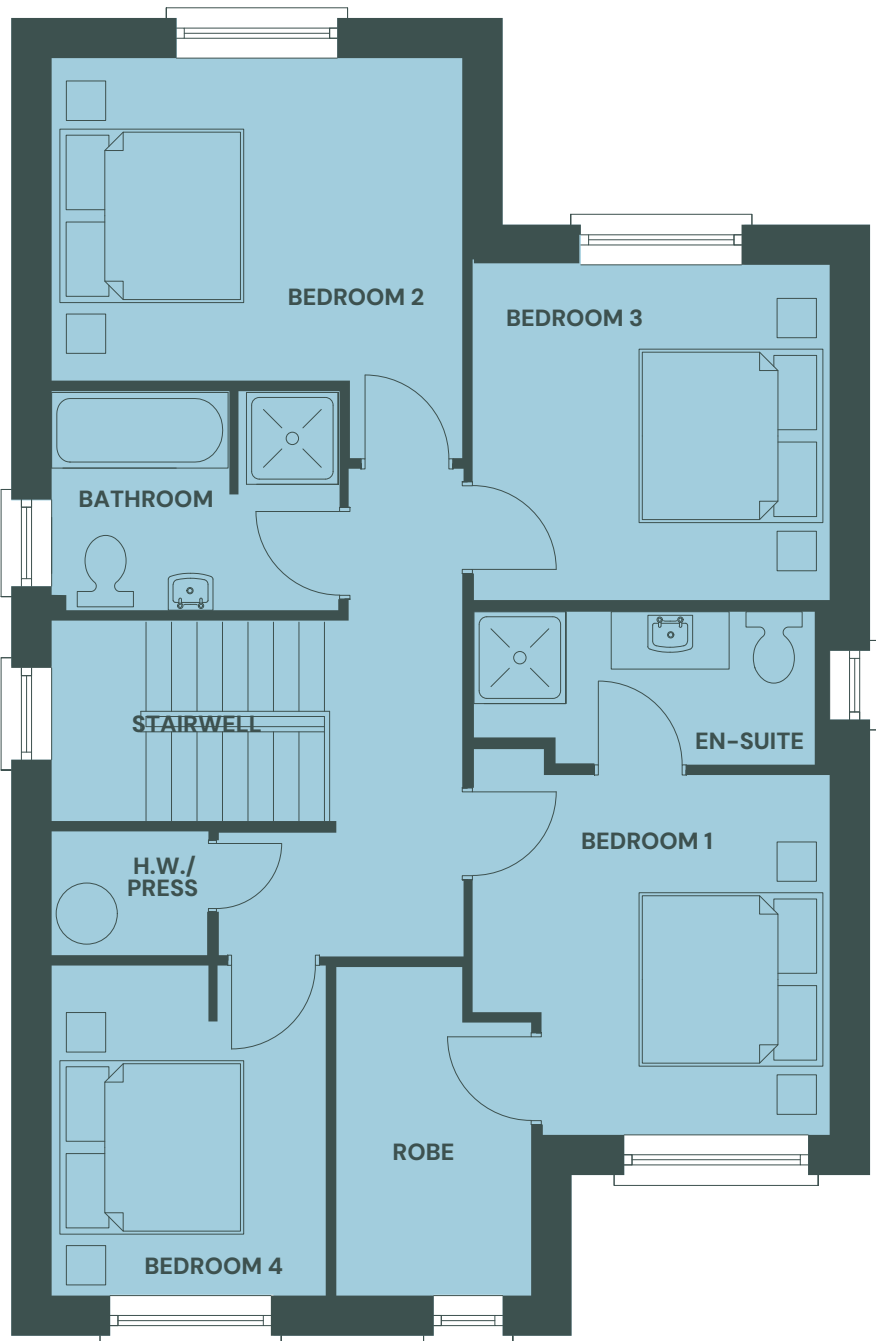
Floor plans are indicative only



Front Elevation



Ground Floor Plan



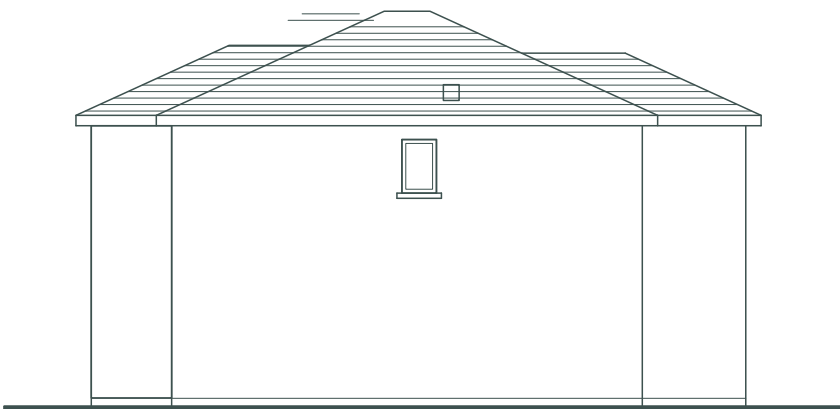
First Floor Plan



Rear Elevation



Side Elevation



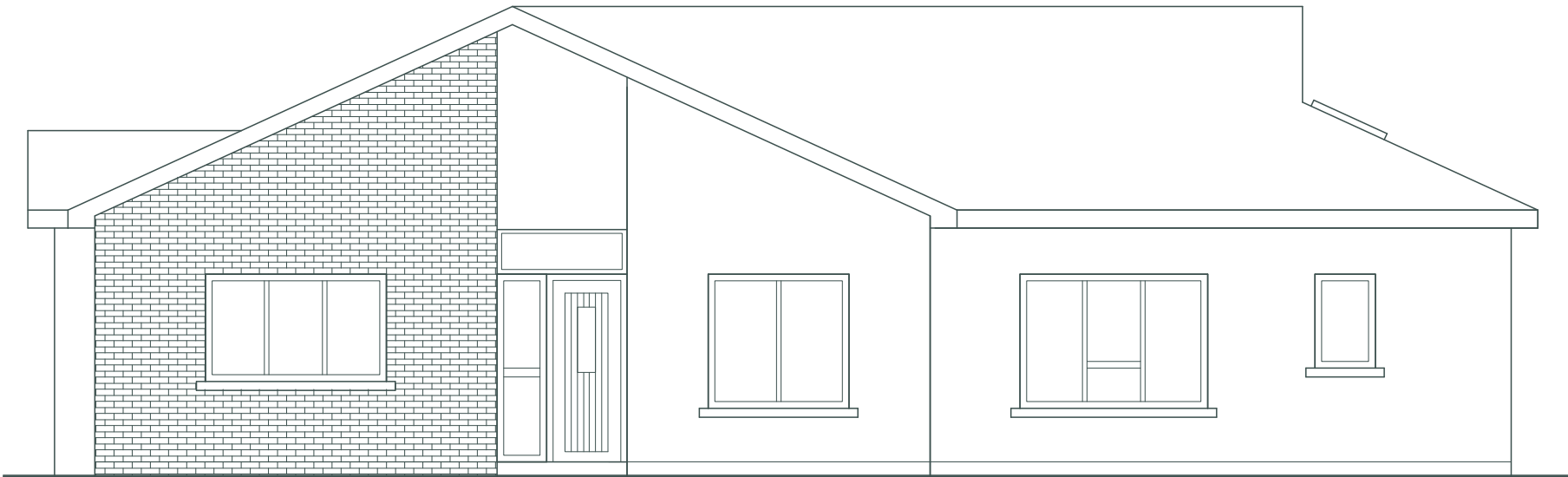
Side Elevation



Bungalow

3 bed plus home office
165 Sqm (1780 Sqft)

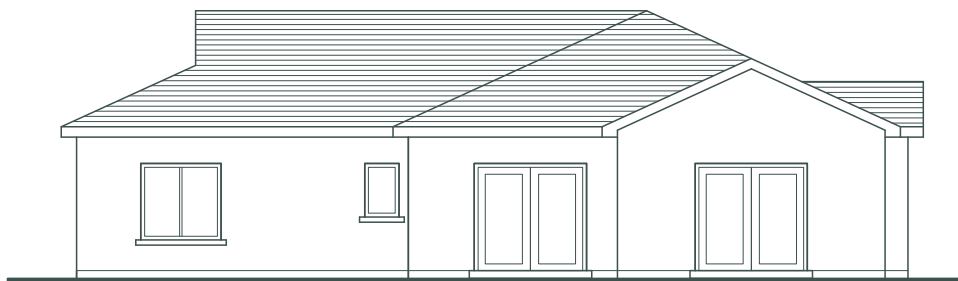
Floor plans are indicative only



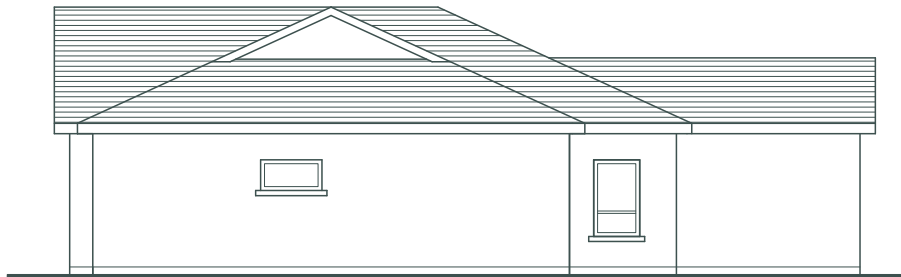
Front Elevation



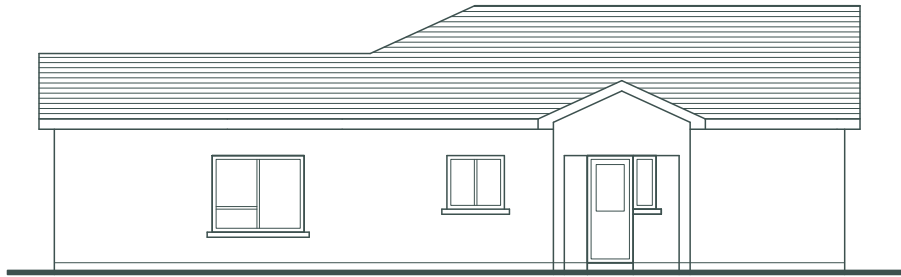
Plan



Rear Elevation



Side Elevation



Side Elevation



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Site plan

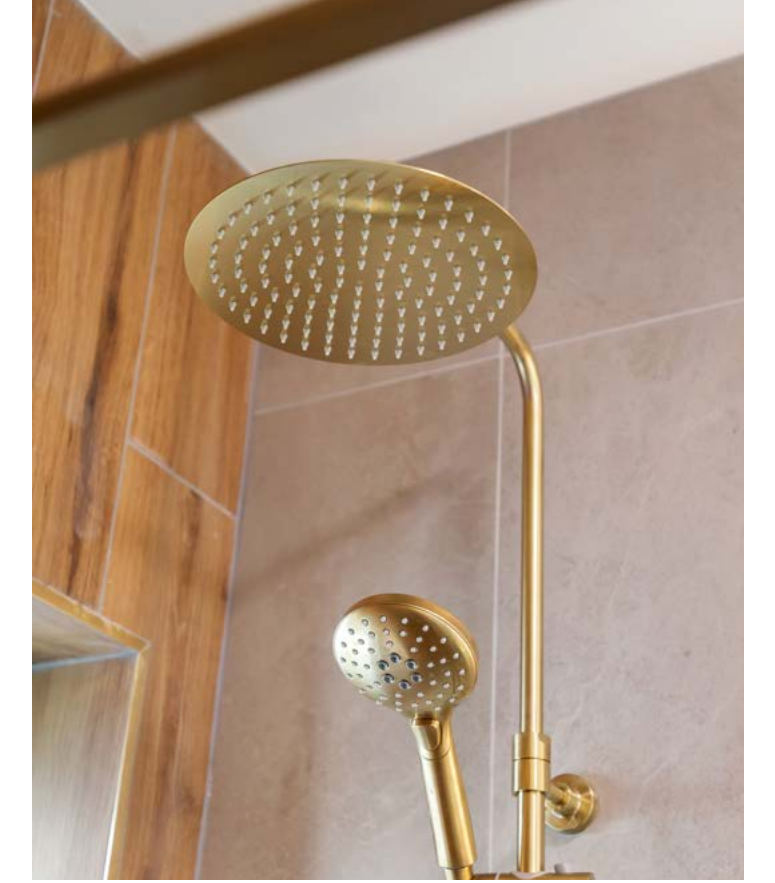


- House Type A
4 Bed Two Storey
226 Sqm (2437 Sqft)
- House Type B
4 Bed Two Storey
224 Sqm (2414 Sqft)
- House Type C
4 Bed Two Storey
160 Sqm (1720 Sqft)
- House Type D
3 / 4 Bed Bungalow
165 Sqm (1780 Sqft)

Fermoyle Manor is a prestigious development of 11 large, detached, contemporary properties being constructed to the highest modern standards to provide for luxurious modern living in a wonderfully private cul-de-sac location adjacent to all the facilities of this most picturesque and progressive village.

Fermoyle Manor offers four different house types, all designed to provide practical spacious, living in a totally contemporary environment.

Ranging in size from 160 Sqm (1720 Sqft) to 226 Sqm (2437 Sqft), all these superior properties boast large front and rear gardens with generous private parking space.



Special Features & Specifications



External Features

- Low maintenance external finish of part brick and high spec K-rend plaster that does not require painting.
- Premium Triple Glazed PVC Windows by Senator Windows.
- Large rear gardens with block-built boundary walls. Generous Patio area.
- Garden shed with electricity and water supply as standard.
- Cobblelock paved private parking.
- Slated Roofs. PVC fascia and soffit with seamless gutters and downpipes.

Energy Efficiency

- A2 BER Energy Rating.
- Highly insulated Airtight design.

Electrical

- Very generous electrical spec. with ample power points, brushed chrome on the ground floor and white on first floor.
- Recessed lights positioned in entrance hallway and selected areas in kitchen / diner / living.
- Provision for EV car charging point on each house.

Heating

- Economical to run with air to water under floor heating at ground level and aluminium radiators at first floor. Zoned heating system.
- Pressurised domestic water system.

Media & Communications

- Each house type with home office, ducted for Eir high speed broadband.
- Multiple Data points.

Interior Finishes

- Houses fully painted.
- Extensive tiling provided, including fully tiled floors in the hall, wet room, kitchen / diner & utility room. All floors in bathrooms and en-suites with walls part tiled.
- Stairs in red deal with solid oak handrail.
- Solid Eindhoven internal doors. Architraves and skirtings with contemporary chamfered finish.
- Built in wardrobes in Bedroom 2.

Kitchens

Hand painted bespoke kitchens by Andrew Ryan, individually crafted for each house type – design to include:-

- Solid doors.
- Apollo Mason quartz worktops & Backsplash.
- Custom Design Island Unit with Quartz worktop.
- Custom Open Wall to Counter Units.
- Custom Base Units.
- Handcrafted Freestanding French Style Canopy.
- Wood Solid Oak Drawers.
- Luxury solid brass handles, finish plated and polished by hand.
- Under mounted stainless-steel sink.
- Top quality appliances included as standard ... Falmec Extractor Fan, Siemens hob, oven, combi microwave, dishwasher and Fisher & Paykel American Fridge Freezer (House Types A, B & D) or Integrated Fridge Freezer (House Type C).

Utility Room

- Custom bespoke hand painted built in units by Andrew Ryan.
- Solid doors.
- Apollo Mason quartz worktops & Backsplash.
- Custom tall units.
- Custom Base Units.
- Luxury solid brass handles, finish plated and polished by hand.
- Under mounted stainless-steel sink.

Dressing Rooms

- Custom Bespoke dressing room cabinetry by Andrew Ryan.
- Custom Open Wall Units.
- Custom Tall Open Shelved Units.
- Custom Vanity Unit.
- Drawers – Wood Solid Oak Dovetailed Joint.
- Luxury solid brass handles, finish plated and polished by hand.

Bathrooms & Ensuite

- Attractive bathrooms and ensembles with extensive tiling to floors and part tiling to walls.
- High Quality contemporary sanitary ware.

Warranty Cover

- 10 year Homebond Structural Guarantee & 5 year Mechanical & Electrical inherent defects insurance in place.







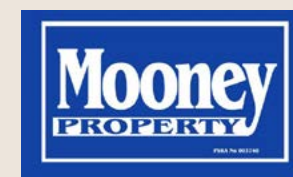
FERMOYLE MANOR

KILANERIN. GOREY. CO WEXFORD

A New Home Development by



Selling Agents



Rafter Street, A, Co. Wexford

PSRA Licence No: 003740

Telephone: 087 260 2310



PSRA No. 002223

Telephone: 01 618 1300

