



# MEADOWVALE

Wexford Road, Arklow



... a perfect place to call home

New phase in this  
superb development of  
3 and 4 bedroom family homes



## Arklow.... a perfect place to call home

Arklow offers an exceptional environment for family life, with a wonderful array of amenities, activities and clubs on offer. It is a vibrant seaside town with a great selection of schools, shops, restaurants and bars. The area is surrounded by breathtaking beaches that can be enjoyed all year round.

The residents in Meadowvale can avail of the two tennis courts located close to the Phase 4 houses and also enjoy the planned new Children's Playground adjacent to the tennis courts.

The town is served by a regular commuter train and bus service to Dublin, along with the recently upgraded N11 road network.



## Noonan Construction.... 'a reputation built on quality'

Noonan Construction enjoys an excellent reputation in the residential and commercial sectors of the Irish building industry. Since its foundation in 1969, the company has constructed over 5,000 houses and has received numerous awards for their high standard of quality craftsmanship.

The Phase 4 houses in Meadowvale provide a perfect blend of this excellent styling and construction expertise, which combine to produce a luxurious modern living environment in a traditional home. Trust in the experience of Noonan Construction and come home to your own warm energy efficient house.

Noonan Construction's commitment to sustainable development ensures not only lower day-to-day energy running costs, but also protects the future value of your new home.



# The Specification...

**BER A3**

Noonan Construction enlisted the advice of numerous industry experts to further upgrade the design and specification of their latest A-rated energy efficient houses which are now available in Phase 4 in Meadowvale.

They have introduced Photovoltaic Panels for solar electricity to replace the solar 'water heating' panels, together with improvements to the floor, wall and roof insulation. Other new initiatives include decorative front drive pavements, solid internal doors, brush-steel ironmongery and floor tiling in the bathroom and en-suite.

## **Kitchen:**

- Hand crafted kitchen units with soft close doors/drawer units and pelmet downlights.

## **Bathroom/En-suite:**

- Sanitary-ware with extensive wall and floor tiling as per showhouse.

## **Interior Finishes:**

- All walls painted off-white, contemporary grooved skirting & architrave.
- Stylish doors with satin finish ironmongery.

## **Exterior:**

- Paved front driveways in tree-lined format.
- High performance UPVC double glazed windows.

## **Heating System:**

- Gas fired central heating system to radiators.
- Photovoltaic panels for solar electricity.
- Decorative stove in lounge.

## **Electrical/Security:**

- Hard wired for security alarm installation.
- Mains powered smoke detectors to hall, lounge, bedrooms and heat detector adjacent to gas boiler.

## **Building Warranty:**

- HomeBond 10 year structural warranty.
- HomeBond latent defects insurance cover.

## **Management Company:**

- Each house-owner becomes a member of the Management Company which maintains the communal areas in the estate.

## Directions from Dublin

Take the N11 southbound and pass the first exit sign posted for Arklow, take Exit 21 for South Arklow. Take the first left off the roundabout and continue straight along the main road. Take second exit off next roundabout and take next left turn (after 100 metres) into Meadowvale. Follow signs for Showhouse.



## PROFESSIONAL TEAM

### Developer

Noonan Construction  
13 Mellifont Avenue,  
Dun Laoghaire,  
Co. Dublin.  
01-2801197

### Architect

Frank Downey  
5D Architecture  
Unit 3 Village Mill  
Rathnew,  
Co. Wicklow.

### Solicitor

Dillon Eustace  
33 Sir John Rogerson's Quay,  
Dublin 2.  
01-6670022

## Booking Arrangements:

Initial Booking Deposit €5,000 made payable to P.V. Byrne Auctioneers with the balance up to 10% of the sales price payable on exchange of contracts within 4 weeks. Balance on completion.

### Developer



[www.noonanconstruction.ie](http://www.noonanconstruction.ie)

### Financed By



### Joint Selling Agents



Note: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purpose only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through the joint selling agents. The Developer reserves the right to make alterations to the design and specification in the overall interest of the development. Kelly Walsh PSRA Regulation Number: 002885 / P.V. Byrne Ltd. PSRA Registration Number 001302.