

No. 29

Staney
WOODS



An exclusive cul-de-sac of three executive homes on the outskirts of Wexford Town.



Slaney Woods is an exclusive new home collection consisting of three large, luxurious, four-bedroom A-rated detached homes. These spacious residences, ranging from 246 sqm to 289 sqm (2,648 – 3,110 sq ft), are designed to offer the ultimate in modern and comfortable living. Nestled within a mature development of twenty-eight existing homes, each of these new houses features bright, open-plan living areas, with every detail thoughtfully crafted to enhance both style and functionality.

The architectural design of Slaney Woods blends seamlessly with the surrounding natural landscape, ensuring ample privacy while allowing generous daylight to fill the homes. Located in Park, this development enjoys a premium setting and includes the added benefit of a footpath leading directly to Wexford town centre, just 2 km away. Residents can take advantage of a wide range of nearby amenities, including sporting facilities within walking distance, such as Wexford Wanderers Rugby & Cricket Club, Páirc Charman GAA grounds, and Wexford Harbour Boat & Tennis Club. Additionally, there are scenic walks, beaches, coffee shops, gyms, Wexford Swimming Pool, golf courses, grocery stores, restaurants, boutique shops, and more within a short drive.

Conveniently located, Wexford General Hospital is only 1.6 km away, and the M11 motorway, offering a direct route to Dublin, is just 14 km from the development.

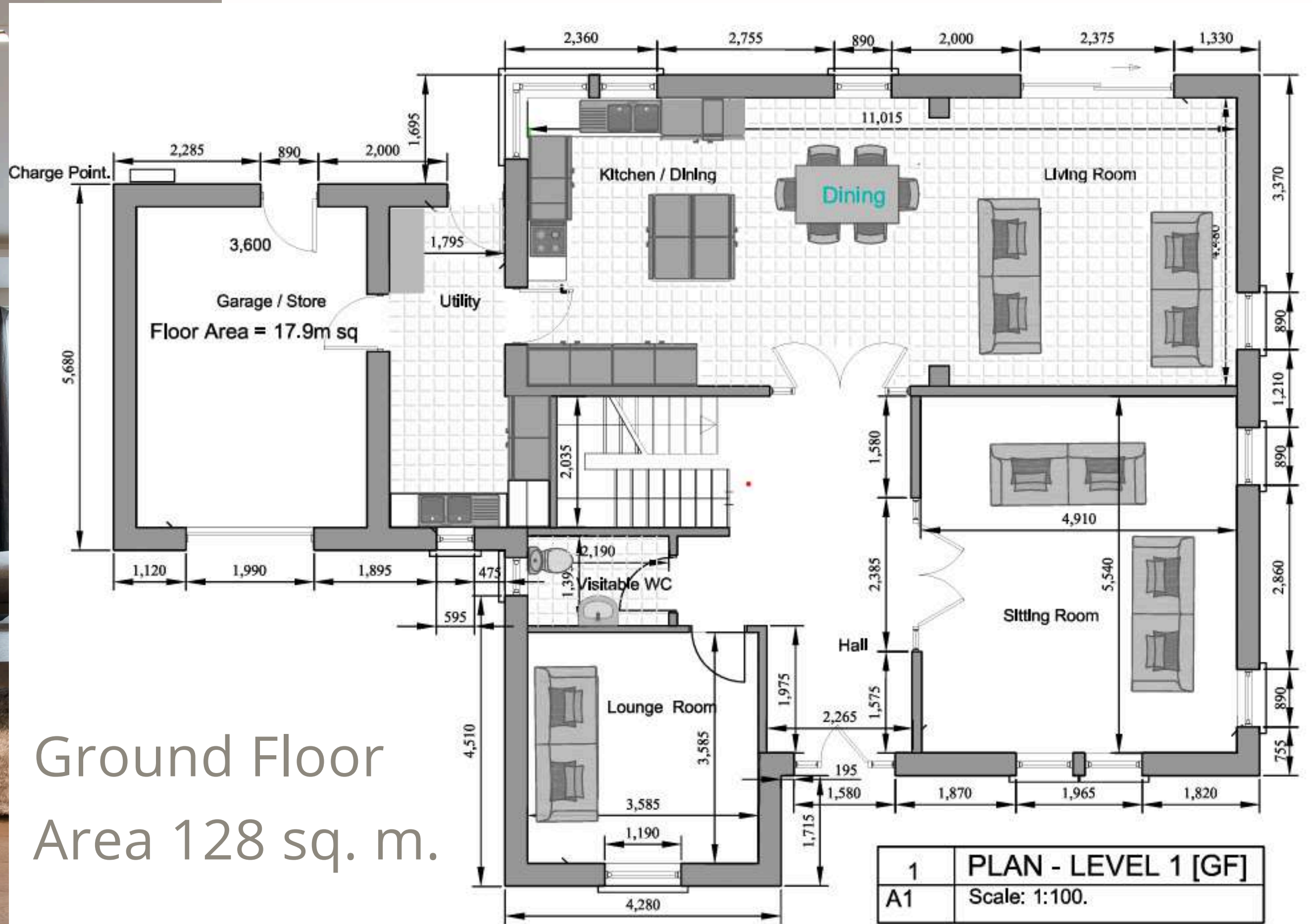
Slaney Woods offers a rare opportunity to acquire a detached family home in one of Wexford's most sought-after locations, making it a truly unique and desirable place to live.

House Type A extends to c. 246 sq.m. / 2,648 sq.ft with an integrated garage.
House Type B extends to c. 289 sq.m. / 3,110 sq.ft with a detached garage.

Register your interest today: catriona@kehoeproperty.com

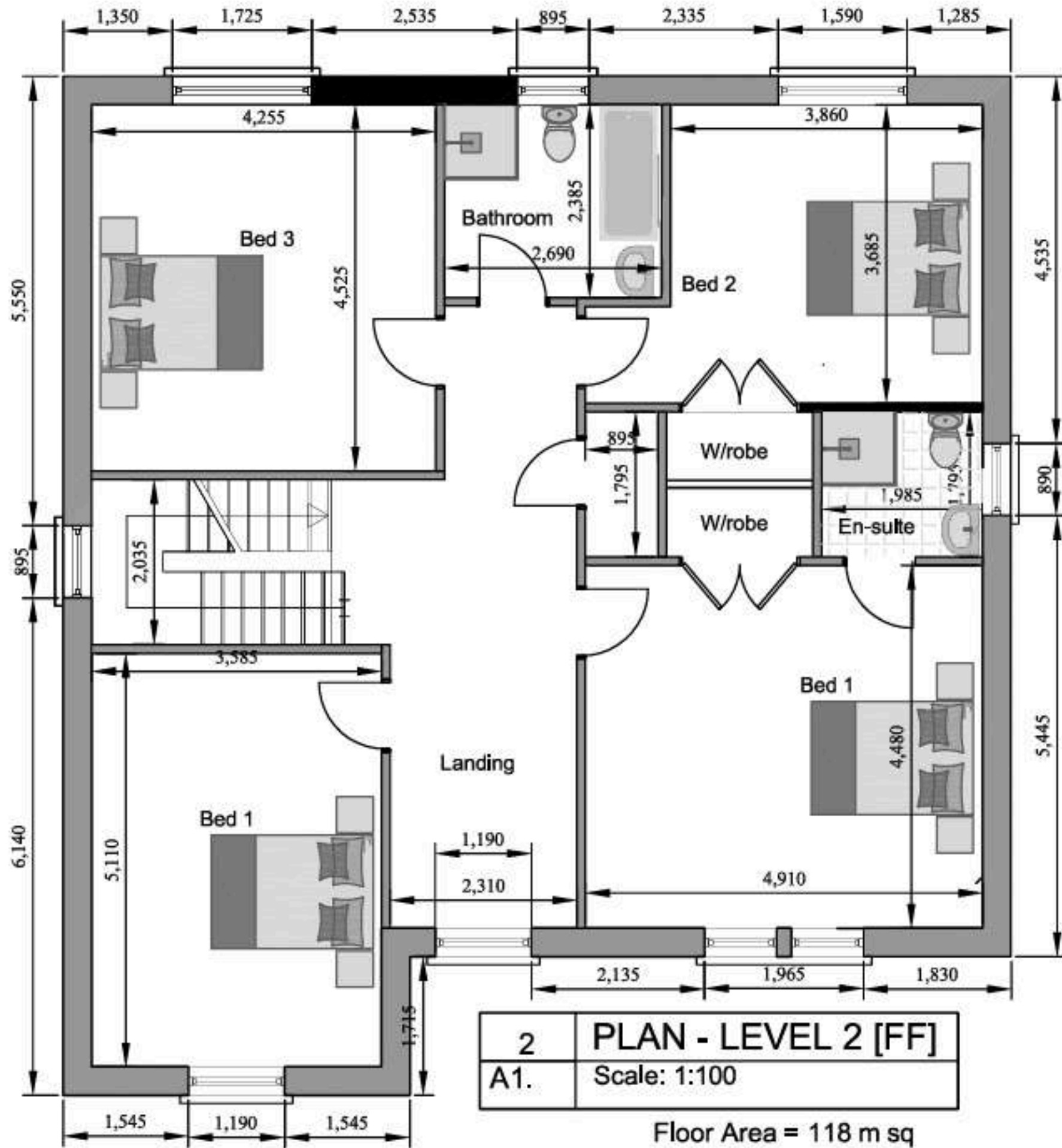


No. 29
Slaney Woods
Total Floor
Area 246 sq. m.



Ground Floor
Area 128 sq. m.

Floor Area = 128 m sq



First Floor Area
118 sq. m.

Site Map

No. 29 is located within a cluster of three existing homes. Boundary lines marked in red with a concrete wall to be constructed to the rear boundary in grey.

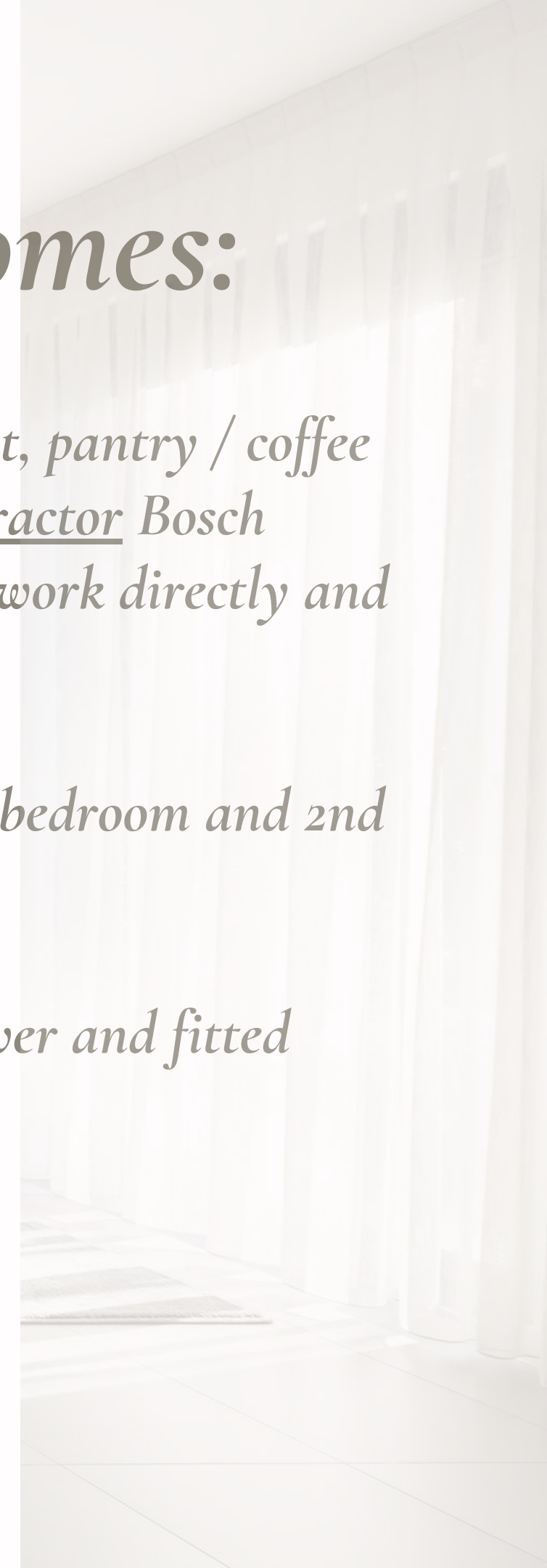


Key features of these luxury detached homes:

Kitchen: High quality fitted kitchen from P&M Kitchen's, a local supplier, including island unit, pantry / coffee dock and utility room. Integrated kitchen appliances to include Bora combined Cooktop & Extractor Bosch oven, microwave, dishwasher, fridge freezer and Quooker tap. There is an allowance option to work directly and design a bespoke kitchen tailored to your needs, subject to stage of construction.

Bedrooms: Fitted wardrobes with a range of colour options and timber finish lining in Master bedroom and 2nd bedroom.

Bathrooms and ensuite with high quality tiling to floors and wet areas plus contemporary shower and fitted shower screen.

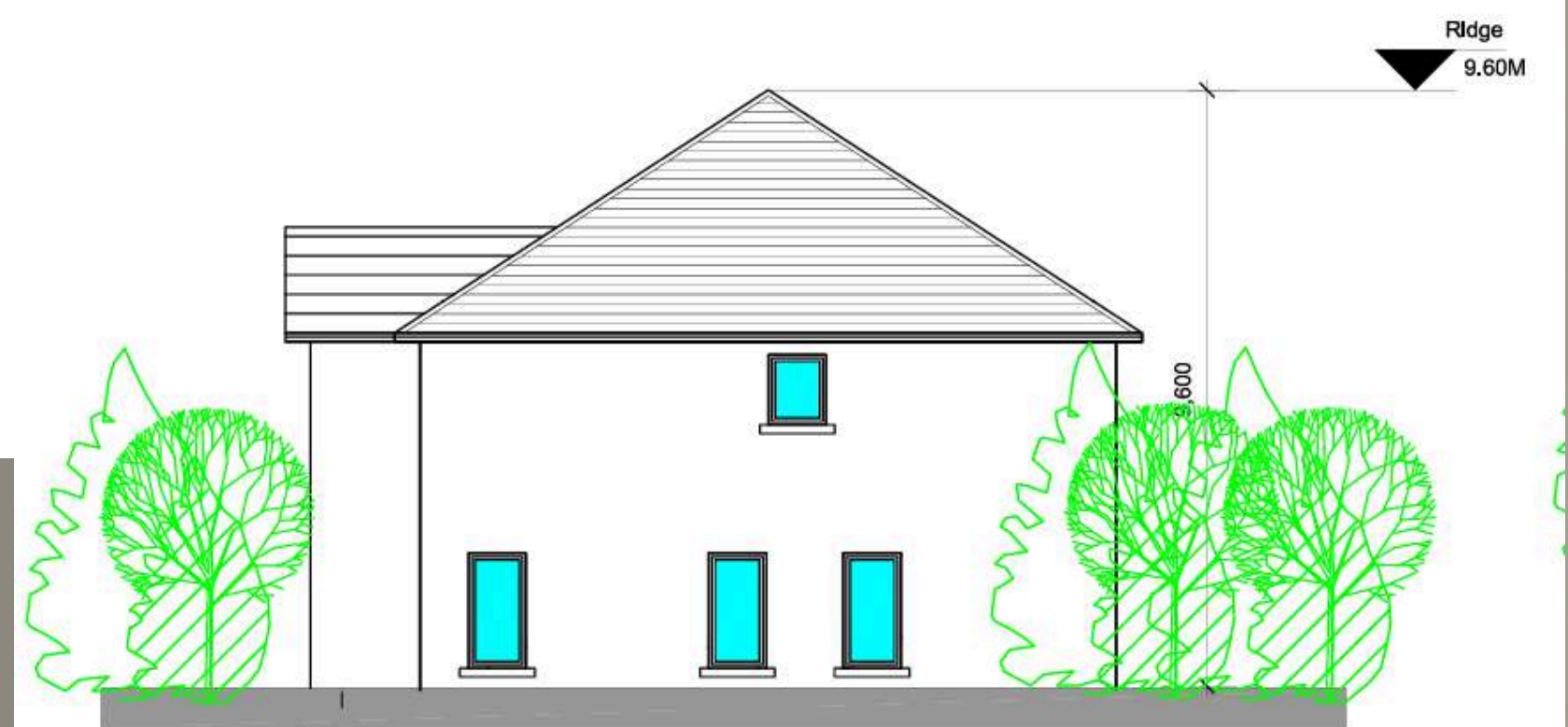




Elevations



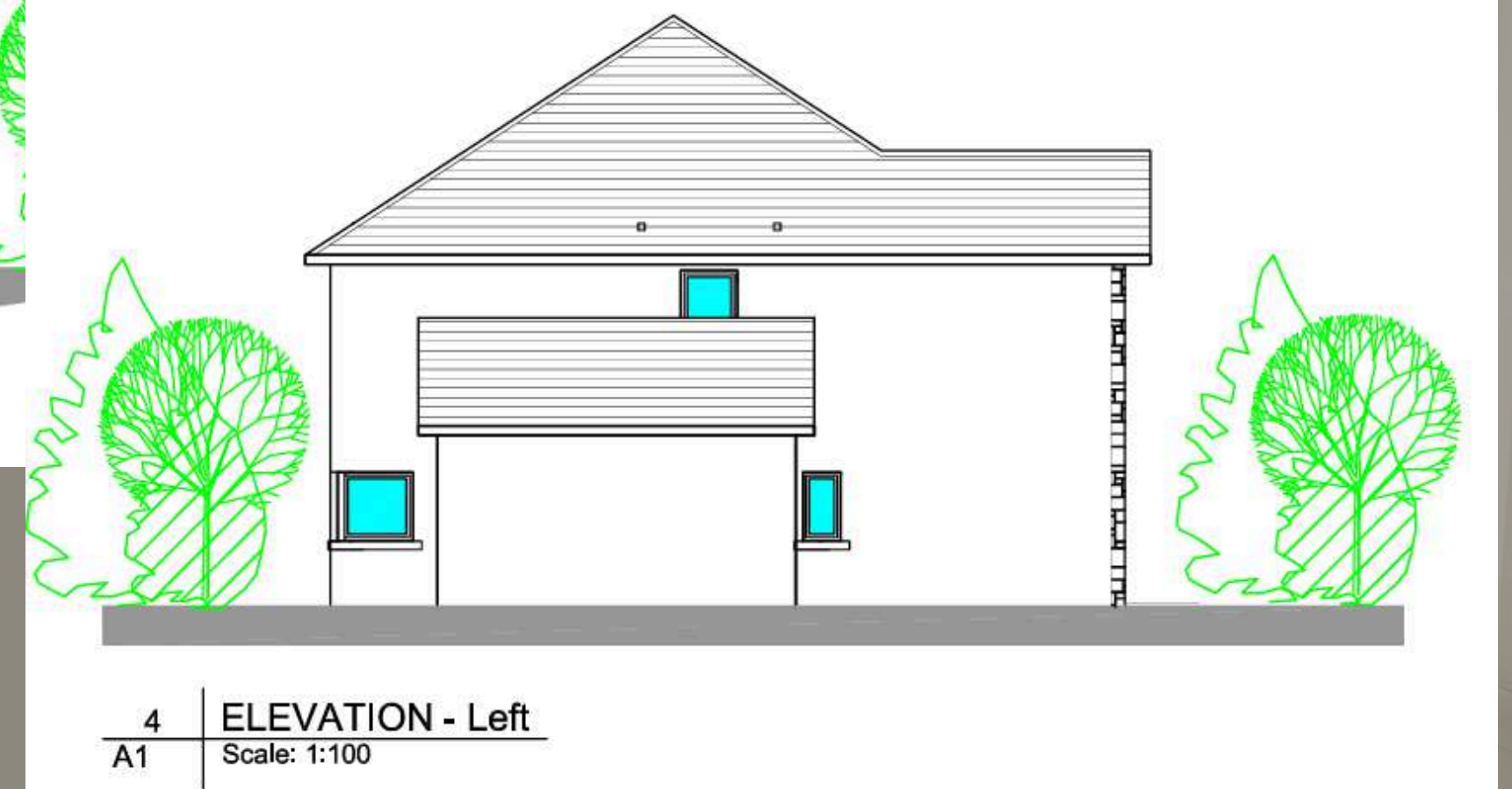
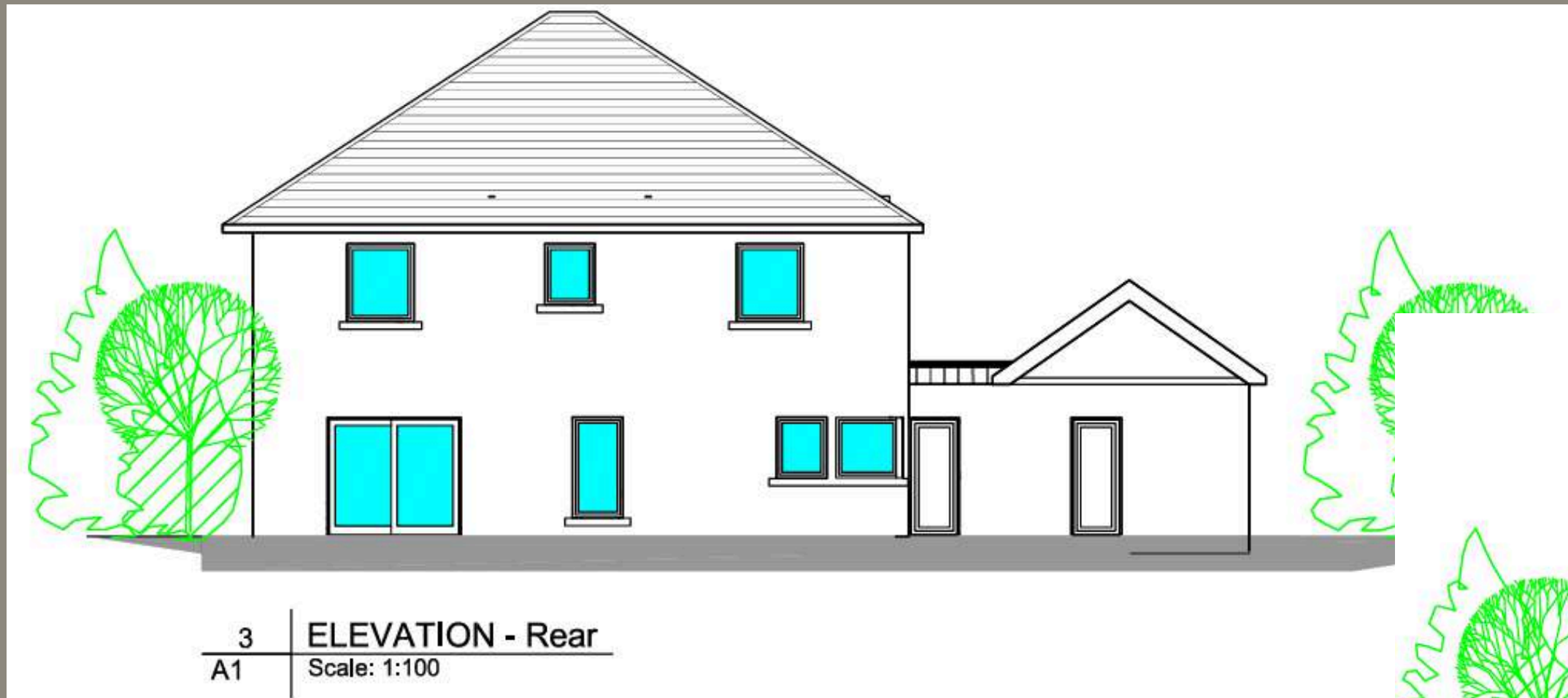
1 | ELEVATION - Front
A9.12 | Scale: 1:100



2 | ELEVATION - Right
A1 | Scale: 1:100



Elevations



Sustainability & Energy Efficiency

Each home has been carefully designed for modern family living. Setting ourselves apart from others, all Slaney Wood detached homes are finished to include:

- A2 Rated BER
- Energy efficient air source heat pumps for heating and hot water. (Mitsubishi for agent records only)
- Under floor heating throughout at ground floor and first floor.
- Zoned heating system.
- Pressurised domestic water system.
- Triple glazed windows and doors by Senator Windows.
- Power and pre-wired for EV car charging.
- Mechanical Extract Ventilation which is centralised for easy control of the entire home.
- Concrete built external walls, with a solid concrete first floor and fireproof concrete internal walls throughout.



High Quality External Finish

- Maintenance free render external finish with combination of stone and k-rendered white plaster finish, no painting required with a 25 year guarantee.
- A 1800mm walled rear garden, offering privacy and shelter.
- Enclosed rear garden level and seeded with side pedestrian gate passage.
- At the south facing access point from the kitchen/dining room, a seating wall part surrounding the rear garden patio c. 25 sq.m
- Ample private car parking spaces at each house.
- Cobble lock driveway and footpath surround.
- Power and pre-wired for EV car charging.

Luxurious Internal Finish

- High quality fitted kitchen from P&M Kitchens including island unit, pantry / coffee dock and utility room. A 32mm thick Quartz worktop with 100mm high upstand and full height upstand behind hob. Allowance option to work directly and design a bespoke kitchen tailored to your needs, subject to stage of construction.
- Kitchen appliances to include Bora combined Cooktop & Extractor Bosch integrated oven, integrated microwave, integrated dishwasher, free standing fridge freezer and Quooker tap.
- Generous electrical spec.
- High quality shelves & rails in the wardrobe of the Master bedroom & second bedroom.
- Quality sanitary ware from local supplier Halo Tiles & Bathrooms.
- Extensive tiling from Halo Tiles & Bathrooms throughout including fully tiled floors in the kitchen/dinning and utility room, bathroom and en-suite floors tiled and walls part tiled.
- Concrete staircase.
- Interior house fully painted.
- Broadband / tv services available. Ducting provided to each house for siro, choice of providers available.



No. 29 Slaney Woods - €850,000

10 year Homebond Structural Guarantee and 5 year Homebond mechanical and Electrical inherent defects insurance in place.

Booking deposit €25,000

Sales Agent: Catriona Murphy
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Phone: 0872427525

These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of the actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.

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The logo for Kehoe & Assoc. features the company name in a white, serif font on a dark blue rectangular background. Below the name is a solid red horizontal bar.

AUCTIONEERS & VALUERS

Staney WOODS

