

The PRIMROSE

TYPE B

234 m² 2,519 ft²



Fox Meadow
by Clancy Homes



The Primrose

With wonderful Lake views to the front and a South-West facing garden to the rear - The Primrose is a perfect detached family home of c. 234 sqm. This home contains five large bedrooms plus a ground floor study and Buyers will be taken aback by the idyllic design. It features exceptionally spacious open plan reception rooms and a sensational kitchen/dining (with large utility).

Fox Meadow by Clancy Homes

Fox Meadow is an exclusive development of large family homes in a rural setting on the edge of the city. The quality, design and attention to detail are of the highest standard. Its proximity to Kilkenny city, and the excellent amenities on the doorstep, all make Fox Meadow a truly sought-after place to call 'home'.



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foxmeadowhomes.ie

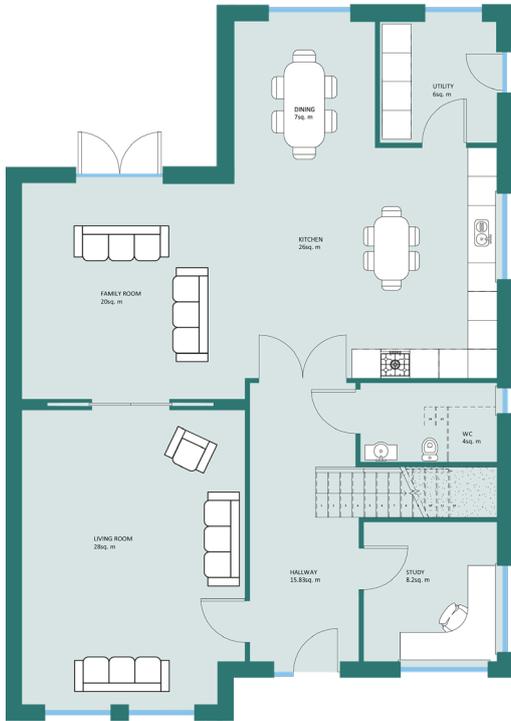
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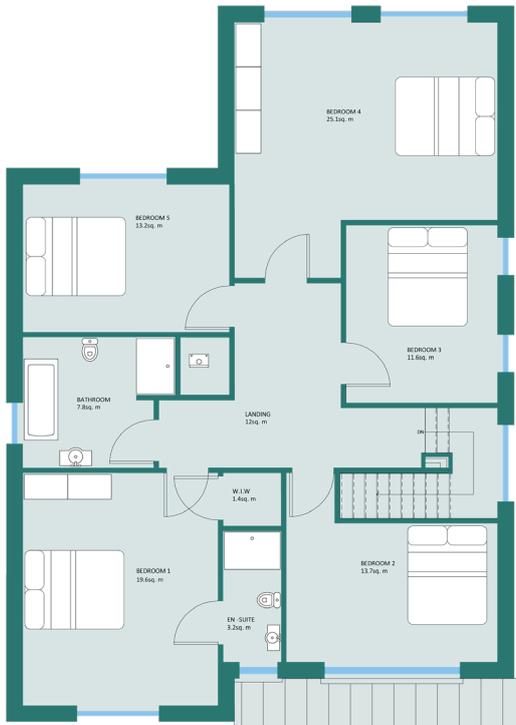


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Ground Floor

Room	Metric (m)	Imperial (ft)
Kitchen	4.8 x 5.4	15.7 x 17.7
Dining	2.5 x 2.9	8.2 x 9.5
Utility	2.5 x 2.4	8.2 x 7.9
W/C	1.6 x 2.8	5.2 x 9.2
Living	6.1 x 4.6	20 x 15.1
Family Room	4.5 x 4.4	14.8 x 14.4
Study	2.9 x 2.8	9.5 x 9.2



First Floor

Room	Metric (m)	Imperial (ft)
Bedroom 1	4.85 x 4	15.9 x 13.1
En-Suite	2.7 x 1.2	8.9 x 3.9
W/C	2.7 x 2.7	8.9 x 8.9
Bedroom 2	3.9 x 4.4	12.8 x 14.4
Bedroom 3	3.7 x 3.1	12.1 x 10.2
Bedroom 4	5.3 x 5.4	17.4 x 17.7
Bedroom 5	3.1 x 4.3	10.2 x 14.1
Hot Press	1.2 x 1	3.9 x 3.3

The particulars in this brochure are for guidance only and do not form any part of any contract.
Maps and plans are not drawn to scale and measurements are approximate.