

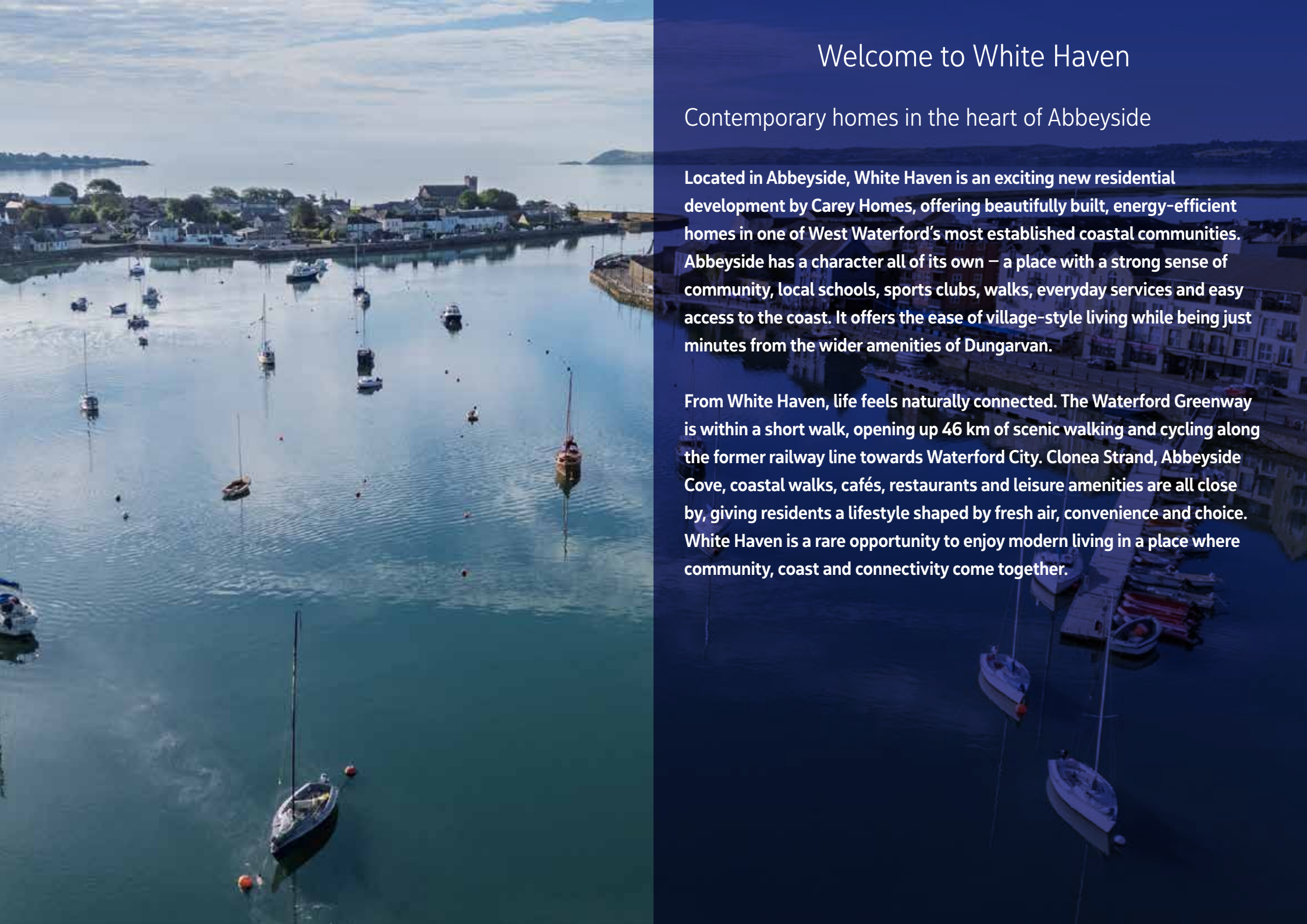


WHITE HAVEN

ABBEYSIDE • DUNGARVAN

Coastal Living. Contemporary Comfort.



An aerial photograph of a harbor filled with numerous sailboats. In the background, a coastal town is visible, featuring a prominent church with a tall spire. The water is calm, reflecting the sky and the boats. The overall scene is peaceful and scenic.

# Welcome to White Haven

## Contemporary homes in the heart of Abbeyside

Located in Abbeyside, White Haven is an exciting new residential development by Carey Homes, offering beautifully built, energy-efficient homes in one of West Waterford's most established coastal communities. Abbeyside has a character all of its own – a place with a strong sense of community, local schools, sports clubs, walks, everyday services and easy access to the coast. It offers the ease of village-style living while being just minutes from the wider amenities of Dungarvan.

From White Haven, life feels naturally connected. The Waterford Greenway is within a short walk, opening up 46 km of scenic walking and cycling along the former railway line towards Waterford City. Clonea Strand, Abbeyside Cove, coastal walks, cafés, restaurants and leisure amenities are all close by, giving residents a lifestyle shaped by fresh air, convenience and choice. White Haven is a rare opportunity to enjoy modern living in a place where community, coast and connectivity come together.

# Coastal Calm. Town Convenience.

**Abbeyside**

**Dungarvan**

Built by a trusted family name

**Quality homes from an experienced local developer**

Carey Homes is a family-run business established in 1987. Since then, the Carey name has been recognised for quality workmanship, reliable service and excellent standards of construction across residential, commercial, education, healthcare, industrial, refurbishment, recreation and leisure projects.

At White Haven, this experience is reflected in a thoughtfully planned development of modern homes designed for the way people live today. Practical layouts, quality finishes and future-focused features combine to create homes that are comfortable, efficient and built to last.

Life in Abbeyside

**Space to live, connect, work and unwind**

White Haven places you in a highly regarded Abbeyside setting, close to the places and routines that make daily life easier. Schools, sports clubs, local services, open spaces and walking routes are all part of the wider community, while Dungarvan town centre is only a short distance away for additional shopping, dining and cultural attractions.





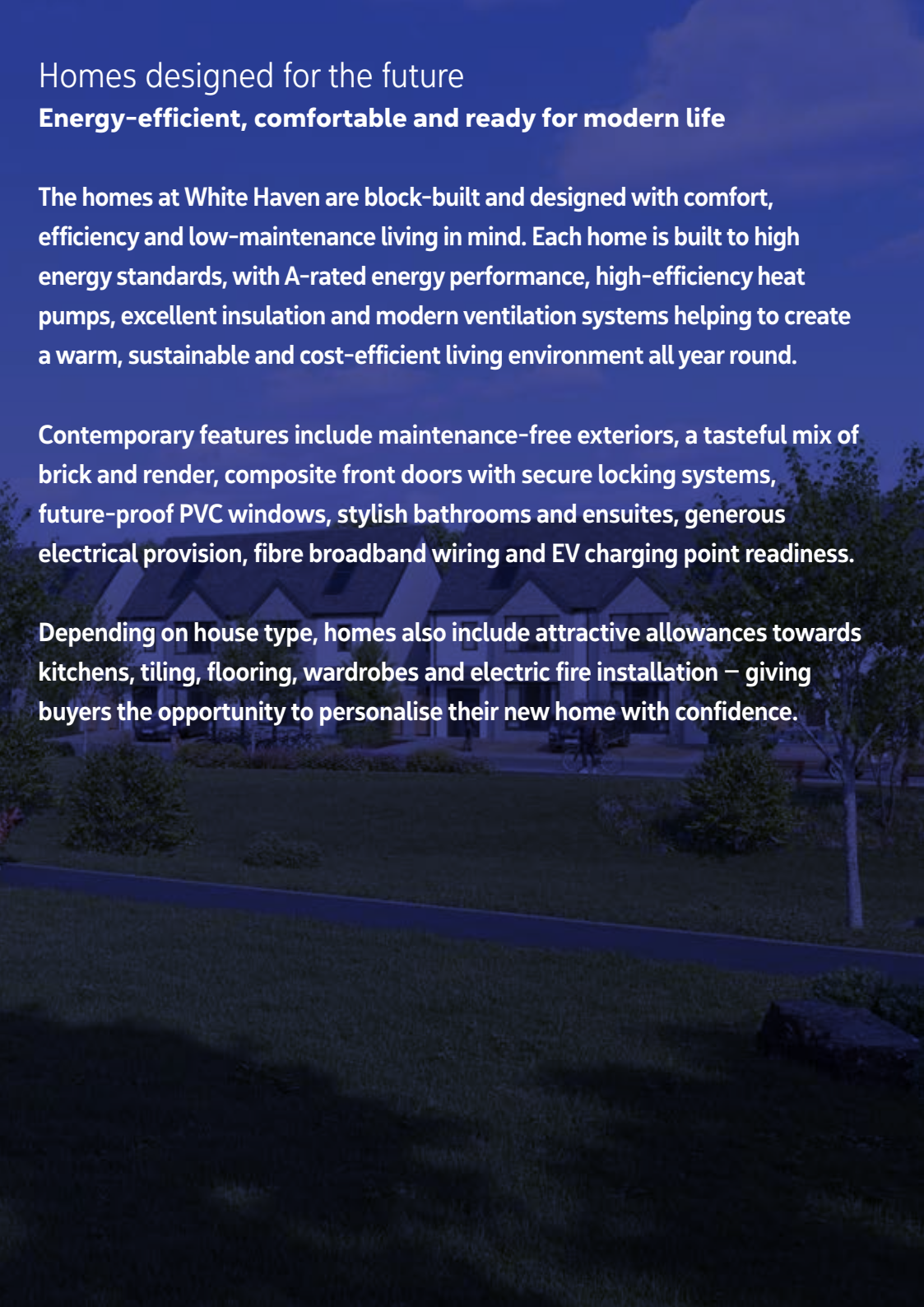
## Homes designed for the future

### **Energy-efficient, comfortable and ready for modern life**

The homes at White Haven are block-built and designed with comfort, efficiency and low-maintenance living in mind. Each home is built to high energy standards, with A-rated energy performance, high-efficiency heat pumps, excellent insulation and modern ventilation systems helping to create a warm, sustainable and cost-efficient living environment all year round.

Contemporary features include maintenance-free exteriors, a tasteful mix of brick and render, composite front doors with secure locking systems, future-proof PVC windows, stylish bathrooms and ensuites, generous electrical provision, fibre broadband wiring and EV charging point readiness.

Depending on house type, homes also include attractive allowances towards kitchens, tiling, flooring, wardrobes and electric fire installation – giving buyers the opportunity to personalise their new home with confidence.



A place to grow

**Modern homes in an established coastal community**

White Haven represents a rare opportunity to secure a premium new home in a proven, high-demand location. Set within Abbeyside, it offers the reassurance of an established community with the comfort, efficiency and finish of a newly built home.

This is a location suited to families, professionals, downsizers and anyone looking for a more balanced way of life. With the coast, the Greenway, local services and the wider amenities of Dungarvan all close by, White Haven offers a lifestyle that feels both relaxed and well connected.

Here, everyday life can be simple, comfortable and full of possibility – a home by the coast, in a community made for living.





## Coastal living, beautifully connected

### **Greenway, beaches, mountains and more within easy reach**

For those who enjoy the outdoors, White Haven is ideally placed. The Waterford Greenway is a short walk from the development, offering a scenic, traffic-free route for walking, running and cycling towards Waterford City.

Abbeyside Cove, Clonea Strand and nearby coastal walks provide endless opportunities to enjoy fresh air and open space, while the wider West Waterford area offers championship golf courses, family-friendly beaches and the dramatic Comeragh Mountains just inland.

**While White Haven feels like a private retreat, connectivity is effortless.**

Positioned close to the N25, White Haven offers straightforward access to Waterford City and Cork City, allowing a calmer pace of life to sit comfortably alongside work, education and wider connections.









# Designed for Living, built for the future

## Homes that feel considered from the outside in

At White Haven, every home has been designed to offer the perfect balance of style, comfort and long-term practicality. From the first impression at the front door to the warmth and finish of the interior spaces, these are homes created for modern living in one of Abbesside's most desirable residential settings.

## A strong first impression

### Contemporary exteriors with lasting appeal

Externally, the homes at White Haven are designed to be attractive, durable and low maintenance. Each home is block-built, with a tasteful mix of brick and/or render creating a clean, contemporary streetscape that feels both modern and timeless.

The carefully considered external finish includes maintenance-free exteriors, PVC fascia, gutters and downpipes, future-proof PVC windows and composite front doors with secure locking systems. Cobble lock driveways provide a smart and practical arrival point, while seeded front and rear gardens offer buyers the opportunity to shape their outdoor spaces to suit their own lifestyle.

Boundary treatments have also been considered, with blockwork to rear boundaries and concrete posts and timber fencing to side boundaries, helping to create a sense of privacy and definition for each home.

Space for everyday life

**Practical layouts, natural light and room to personalise**

Inside, the homes are finished to a high standard, with all walls skimmed and prepared for painting, quality skirting and architraves, painted timberwork and ceilings, and timber staircases with handrails.

The interiors have been designed to provide a welcoming blank canvas, allowing each homeowner to bring their own style and personality to the space. Shaker-style internal doors, chrome lever handles, locks and hinges add a clean, contemporary finish throughout.

In selected house types, glazed pocket doors between the kitchen and living room help natural light flow through the home, creating a bright, connected living space that works beautifully for both family life and entertaining.

Warm, efficient and future-ready

**A-rated homes with lower running costs in mind**

The homes at White Haven have been built with energy efficiency and year-round comfort at their heart. Each home boasts an A energy rating, supported by a high-efficiency heat pump, excellent insulation to walls, roofs and floors, radiators to all rooms and a mechanical extract ventilation system.

This future-focused approach helps create a warm, comfortable and sustainable home environment, while also supporting lower energy usage and reduced running costs over time.

The homes are also ready for the way we live now, with generous lighting, power points and switches, smoke and heat detectors fitted as standard, TV connections in the living room and main bedroom, fibre broadband wiring and EV charging point readiness.

Finished with choice in mind

**Allowances that help make your home your own**

To help buyers personalise their new home, White Haven includes generous allowances towards key interior finishes. Depending on house type, these include contributions towards kitchen and utility, tiling and flooring, wardrobes and electric fire installation.

These allowances give buyers the flexibility to choose finishes that suit their own taste, while still benefiting from the reassurance of a newly built, quality home.

Peace of mind from day one

**Quality construction backed by a structural guarantee**

White Haven homes are built with long-term confidence in mind.

Each White Haven home is covered by a 10-year HomeBond structural guarantee, giving buyers added reassurance as they take the next step into their new home.

From durable external finishes to bright interiors, energy-efficient heating and carefully chosen contemporary details, White Haven offers homes that are practical, stylish and ready for the future.





## The heart of the home **Kitchens designed for everyday living**

The kitchen is central to life at White Haven, designed as a practical and welcoming space for cooking, gathering and everyday family routines.

Depending on house type, each home includes a kitchen allowance, giving buyers the opportunity to choose a style and finish that reflects their own taste. Whether kept clean and contemporary or given a warmer, more traditional feel, the kitchen space can be personalised to suit the way each household lives.



In selected house types, glazed pocket doors between the kitchen and living room allow light to move through the home, creating a flexible connection between spaces. This gives homeowners the option of sociable, connected living while still allowing rooms to feel defined and comfortable.





Bedrooms made for comfort  
**Calm, private spaces to retreat and recharge**

The bedrooms at White Haven are designed to offer comfort, privacy and flexibility for modern living.

With wardrobe allowances available depending on house type, buyers can create practical storage solutions that help keep bedrooms calm, organised and easy to live in. Finished as a clean, bright blank canvas, the bedrooms give homeowners the opportunity to add their own colours, textures and furniture from the moment they move in.





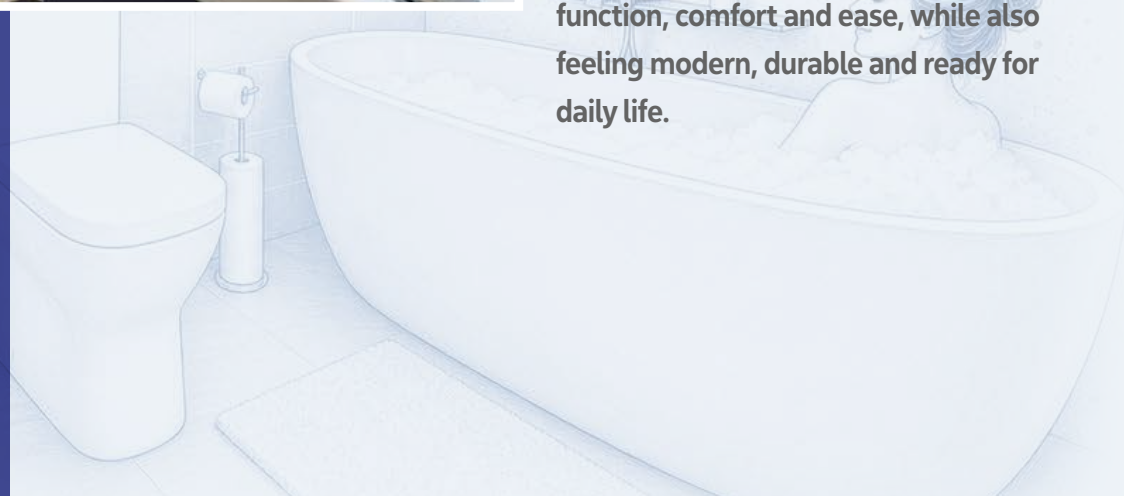
Bathrooms made for  
modern living  
**Contemporary finishes with  
comfort built in**

Bathrooms, ensuites and downstairs guest WCs at White Haven are designed to be fresh, practical and well finished, with elegant sanitary ware, quality taps, showerheads and bath fittings included as part of the standard specification.

Purchasers will have the opportunity to liaise directly with the appointed bathroom fitter to discuss available options, upgrades and personal preferences. These will be subject to the agreed specification and allowance, with any upgrades incurring additional costs.

These spaces are designed for everyday function, comfort and ease, while also feeling modern, durable and ready for daily life.

*The images shown are for illustrative purposes and may include finishes or features above the standard fit-out.*



A lounge made for real life

**Comfortable, flexible and filled with possibility**

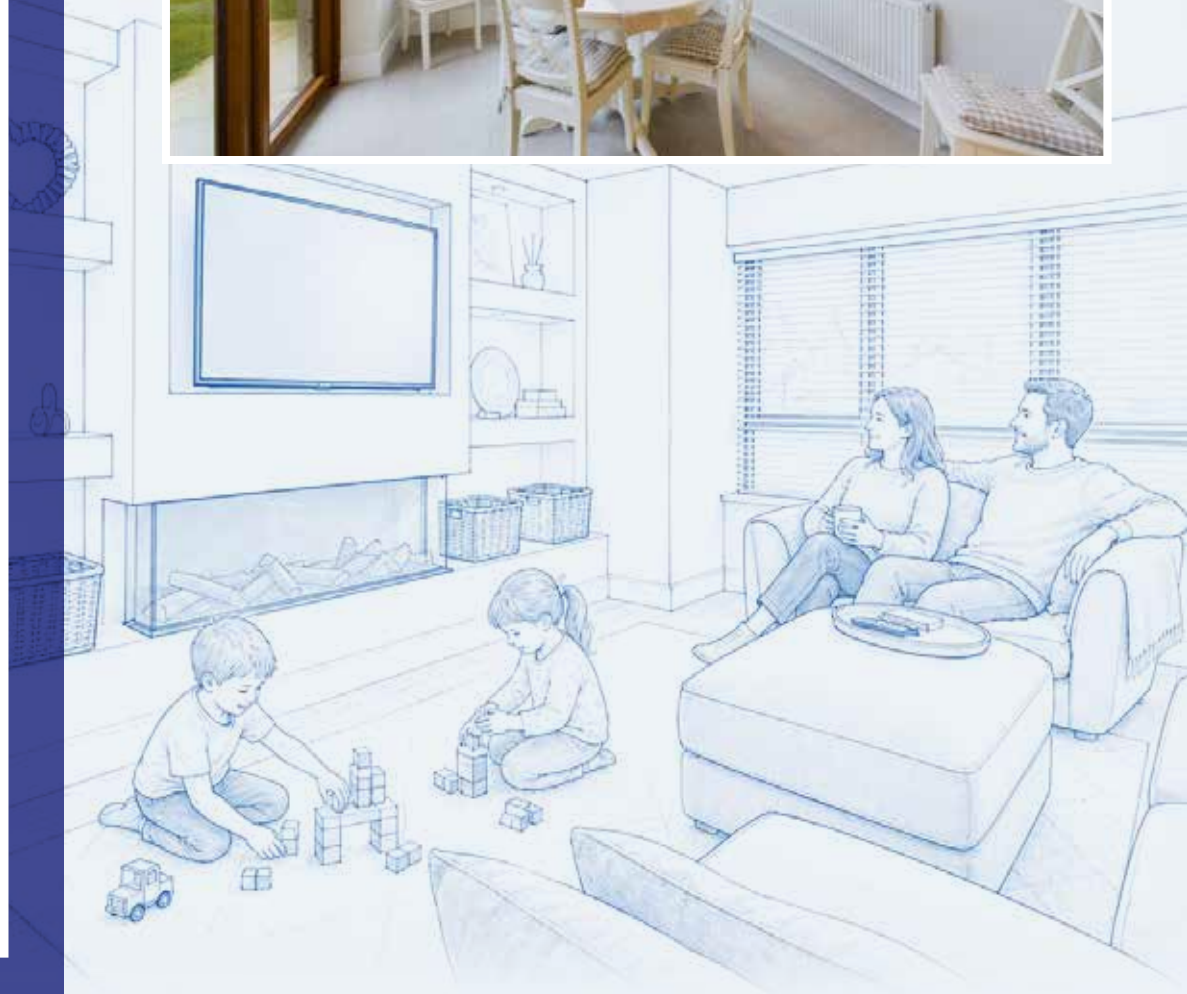
The lounge at White Haven is designed as a comfortable everyday space – a place to relax, unwind and feel at home.

Whether used as a family sitting room, a quiet retreat, a cosy evening space or somewhere to welcome friends, the lounge offers flexibility for modern living. Finished as a clean, bright blank canvas, it gives homeowners the freedom to introduce their own furniture, colours, textures and personal style.

In selected house types, glazed pocket doors between the lounge and kitchen allow the two spaces to connect beautifully, helping light flow through the home and creating a more sociable layout when desired. At the same time, the lounge can remain a defined and peaceful room – ideal for quieter moments at the end of the day.

Depending on house type, an allowance towards the installation of an electric fire also gives buyers the option to create a warm focal point within the room, adding comfort, atmosphere and character to the room.





# Specifications for White Haven Homes – 3-Bed Semi-Detached Houses

## General

- Block-built homes
- Cobble-lock driveways with space for two cars

## Gardens

- Seeded gardens both front and back

## External Features

- Maintenance-free exteriors
- Tasteful mix of brick and/or render
- PVC fascia, gutters and downpipes
- Composite front doors with secure locking system
- Future-proof PVC windows
- Outside tap
- Blockwork to rear boundaries
- Concrete posts and timber fencing to side boundaries

## Internal Finishes

- All walls are skimmed and prepared for painting
- Quality skirting and architraves
- All timberwork and ceilings are painted
- Glazed pocket doors between the kitchen and living room, allowing natural light to flow throughout
- Timber staircase with handrail
- Media wall available as an optional extra

## Internal Doors and Ironmongery

- Shaker-style internal doors
- Combined chrome lever door handles, locks and hinges

## Bathroom and En Suite

- Stylish contemporary bathroom, en suite and downstairs guest WC, with elegant sanitary ware
- Beautiful taps, showerheads and bath fittings

## Heating and Ventilation

- Each home has an A energy rating
- High-efficiency heat pump
- Radiators in all rooms, with excellent levels of insulation to the walls, roof and floors
- Mechanical extract ventilation system

## Electrical

- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV connections in the living room and main bedroom
- Wired for an EV charging point
- Wired for fibre broadband

## Generous allowances towards supply and fitting

- Kitchen and utility – €7,500
- Tiling and flooring – €4,000
- Wardrobes – €2,000
- Electric fire – €1,500
- Total – €15,000

## Building Guarantee

- 10-Year Homebond Structural Guarantee



## Additional Features

- Supply and fit modified roof trusses and VELUX rooflights to allow for future attic conversion
- Sunroom with a vaulted ceiling, VELUX rooflight, large window and double doors

## Disclaimer

- Plans and dimensions are solely for guidance and may change. Carey Homes may modify layouts, building styles, landscaping and specifications without notice. The final home may differ from the details provided.
- Details are for illustrative purposes only



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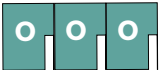
## White Haven - Floor Plans



# White Haven Homes – Site Layout



Brown - House Block P



Aqua - House Block O



Mauve - House Block B



SALMON - House Block N



CHARCOAL - House Block M



LIGHT AQUA - House Block G





Purple - House Type H



Green - House Type A



Dark Blue - House Type L



Pink - House Type F



Light Blue - House Type E



Beige - House Type K2



Grey - House Type D

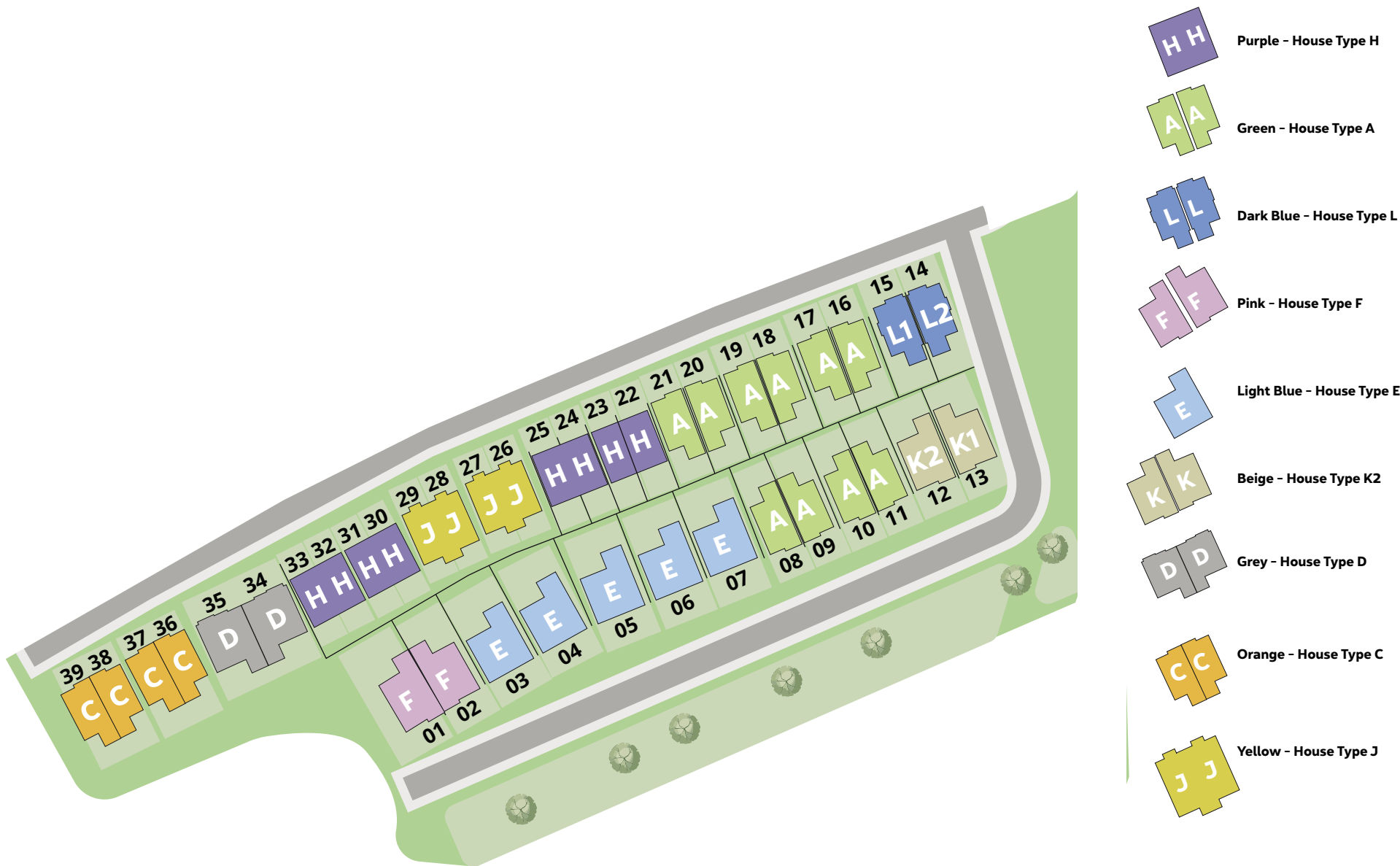


Orange - House Type C

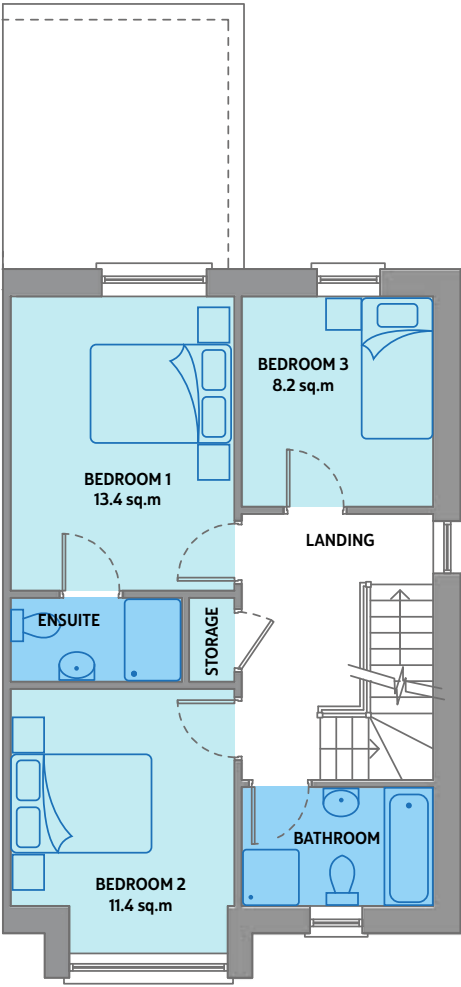
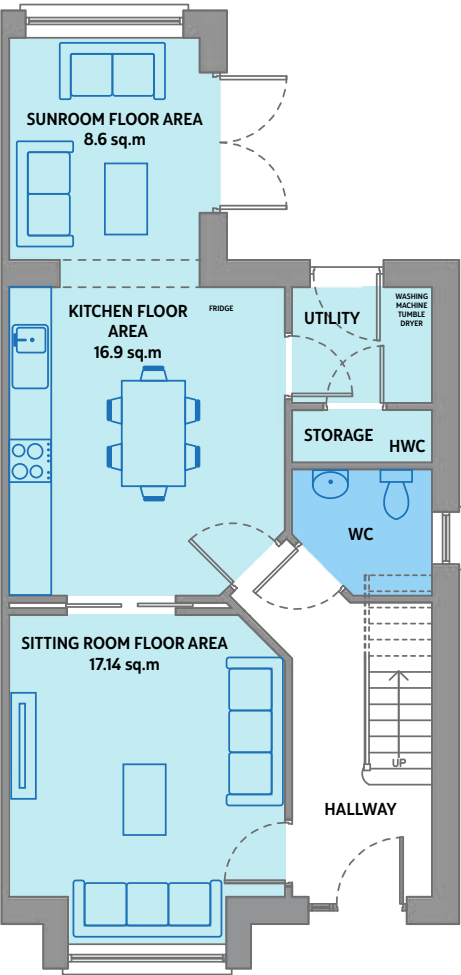


Yellow - House Type J

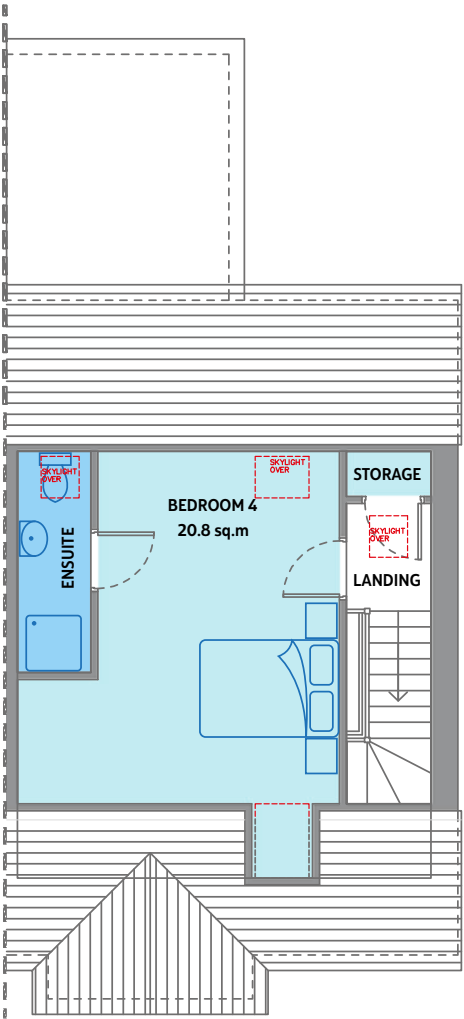
# White Haven Homes – Phase 1 Site Plan



# 3-Bed Semi-Detached - Type A

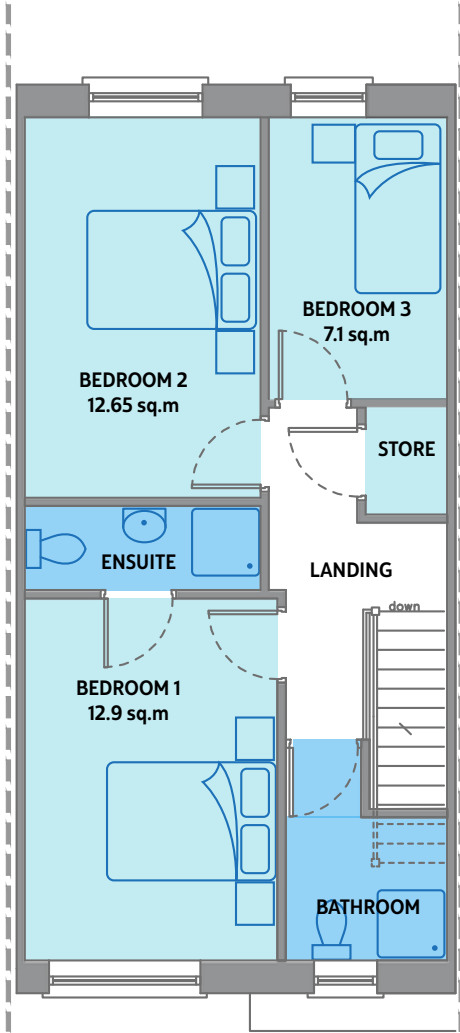
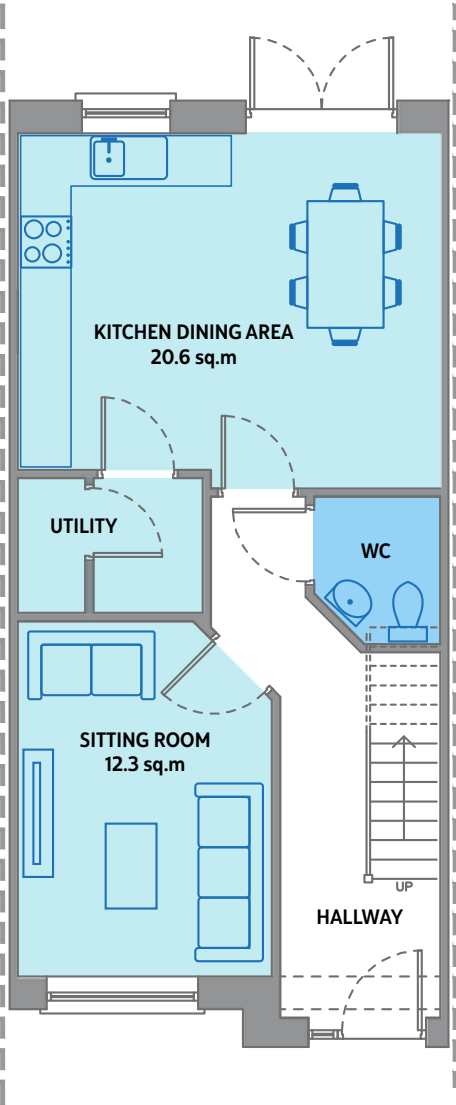


## Optional Attic Conversion



- Semi-Detached
- 3-4 Beds
- 3-4 Bathrooms
- Floor Area:  
113.42 sq.m with attic  
conversion 137.03  
sq.m

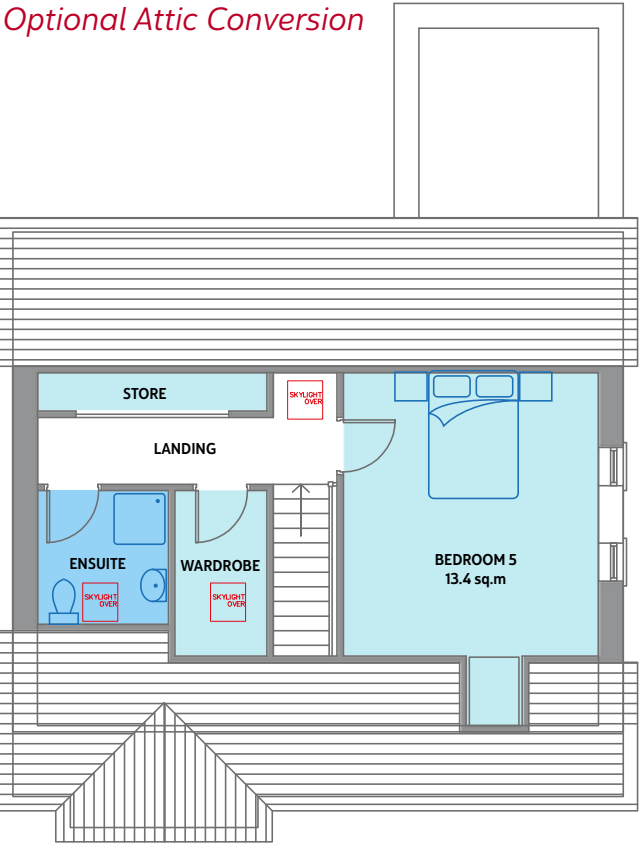
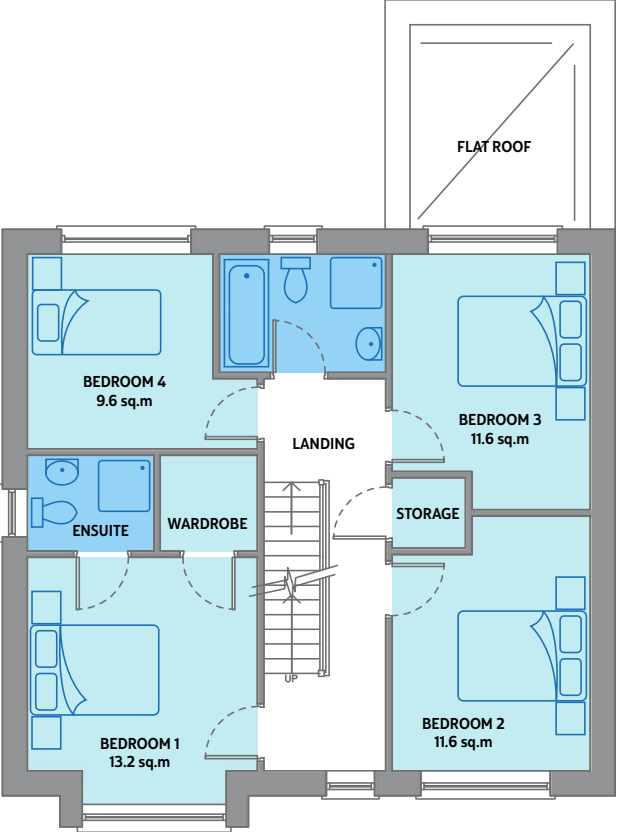
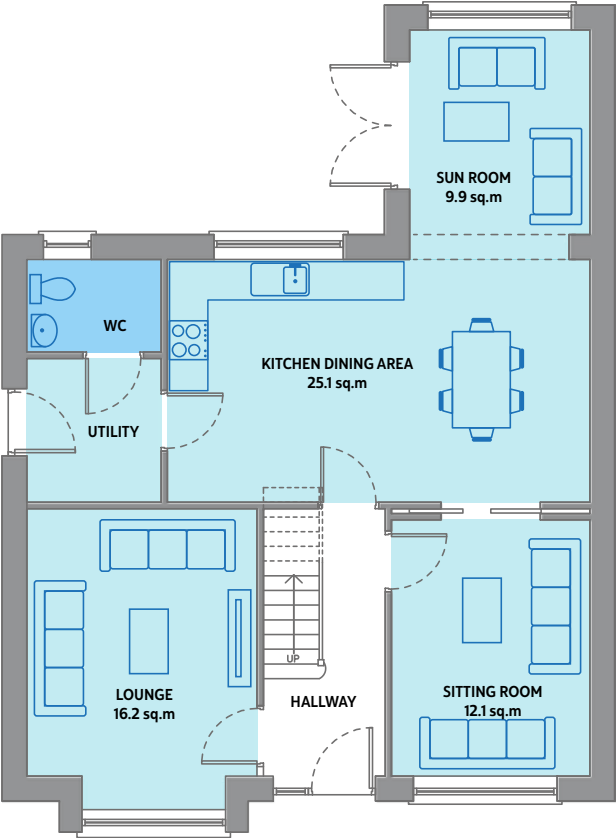
# 3-Bed Terrace - Type H



-  Terrace
-  3 Bed
-  3 Bathrooms
-  Floor Area:  
98.8 sq.m

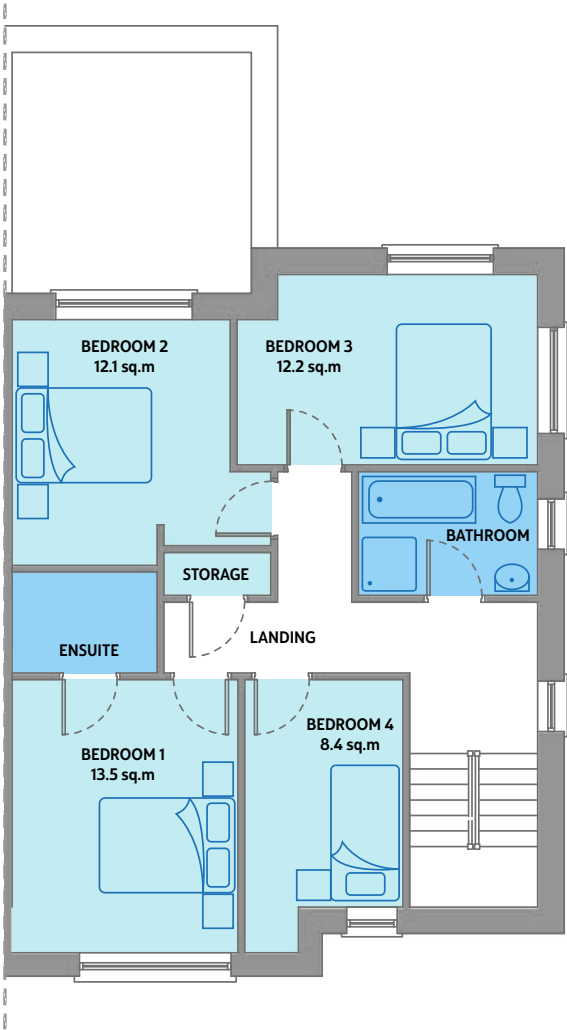
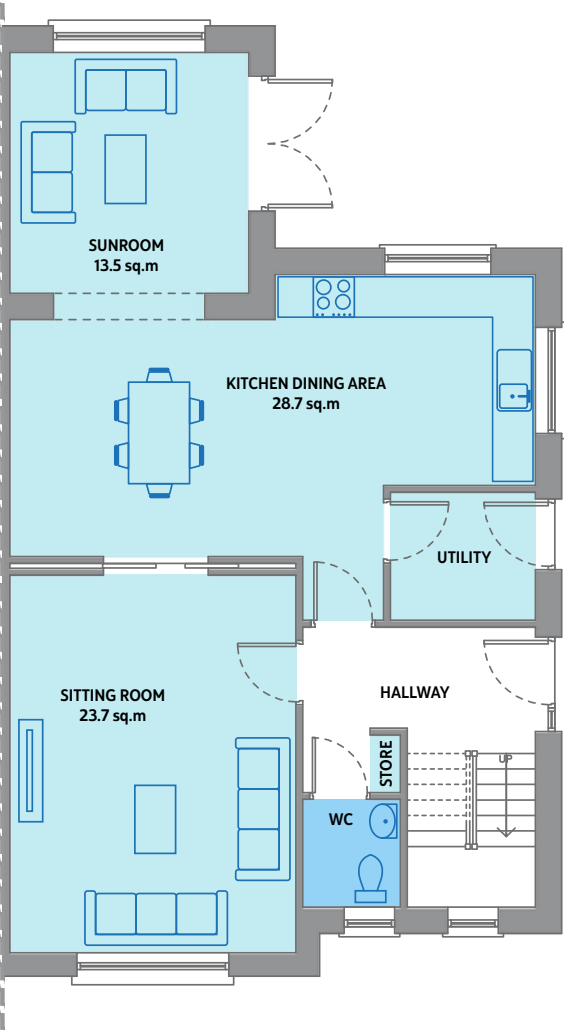
# 4-Bed Detached - Type E

-  **Detached**
-  **4-5 Bed**
-  **3-4 Bathrooms**
-  **Floor Area:**  
**151.79 sq.m with attic conversion 188.94 sq.m**



4-Bed Semi-Detached - Type **K1**

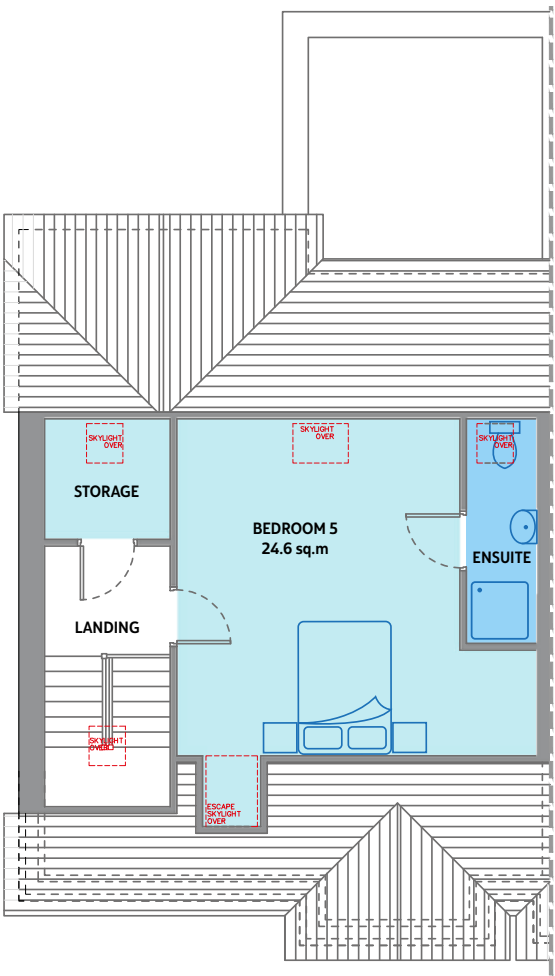
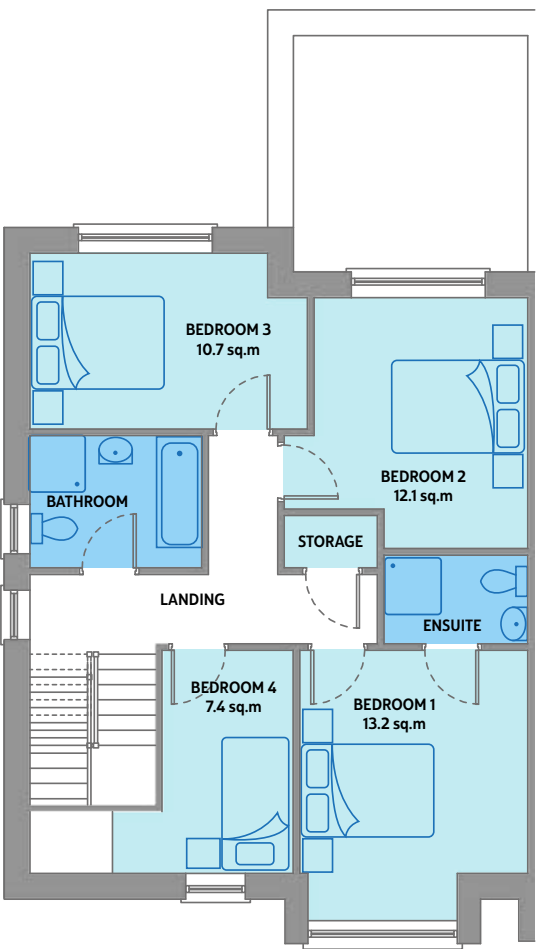
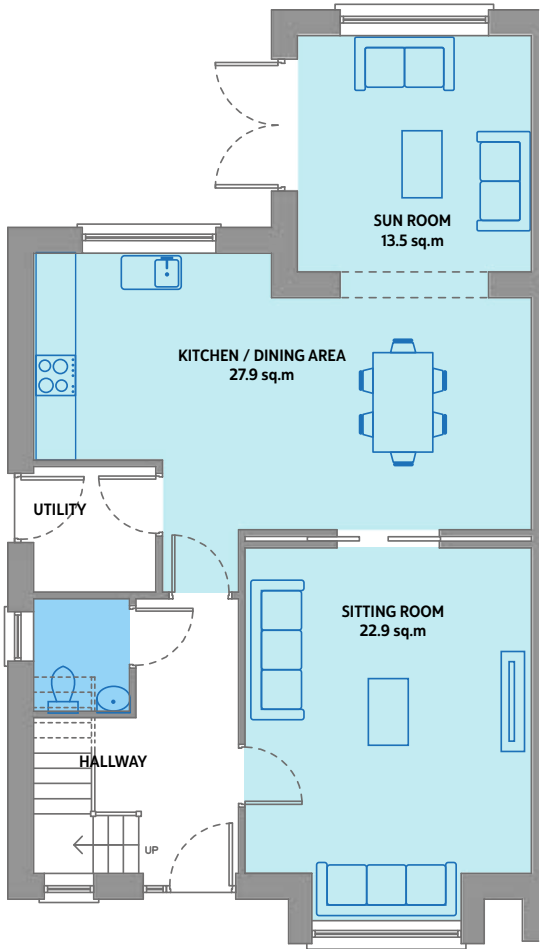
-  **Semi Detached**
-  **4 Bed**
-  **3 Bathrooms**
-  **Floor Area:**  
**154.69 sq.m**



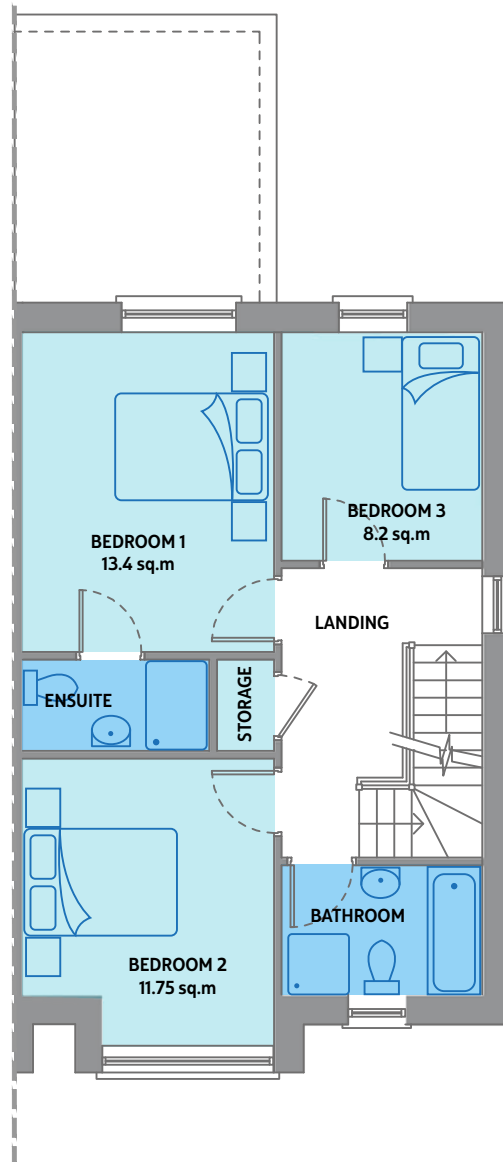
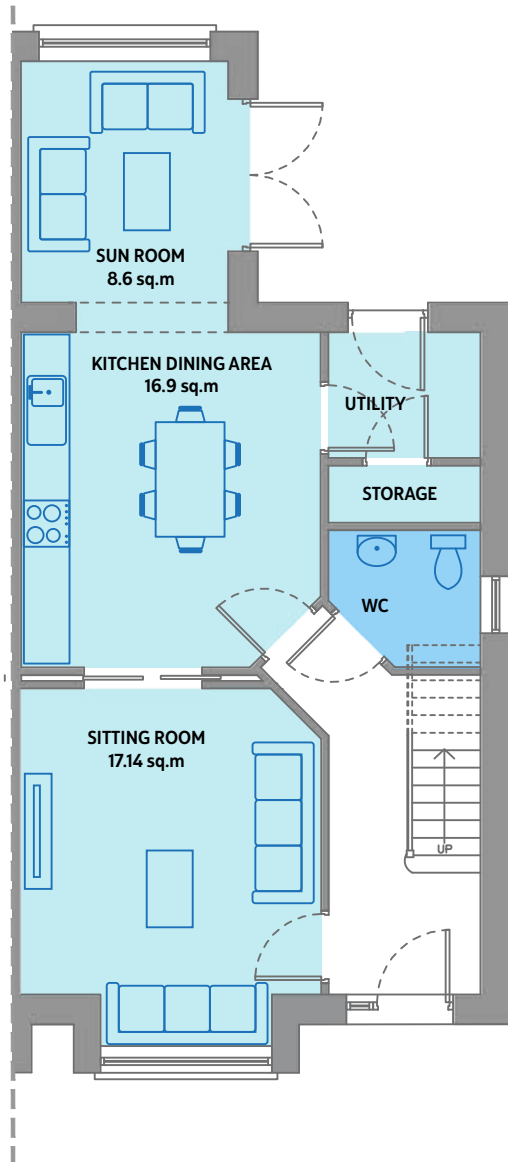
# 4-Bed Semi-Detached - Type K2

-  Semi Detached
-  4-5 Bed
-  3-4 Bathrooms
-  Floor Area:  
150.14 sq.m with attic conversion 180.96 sq.m

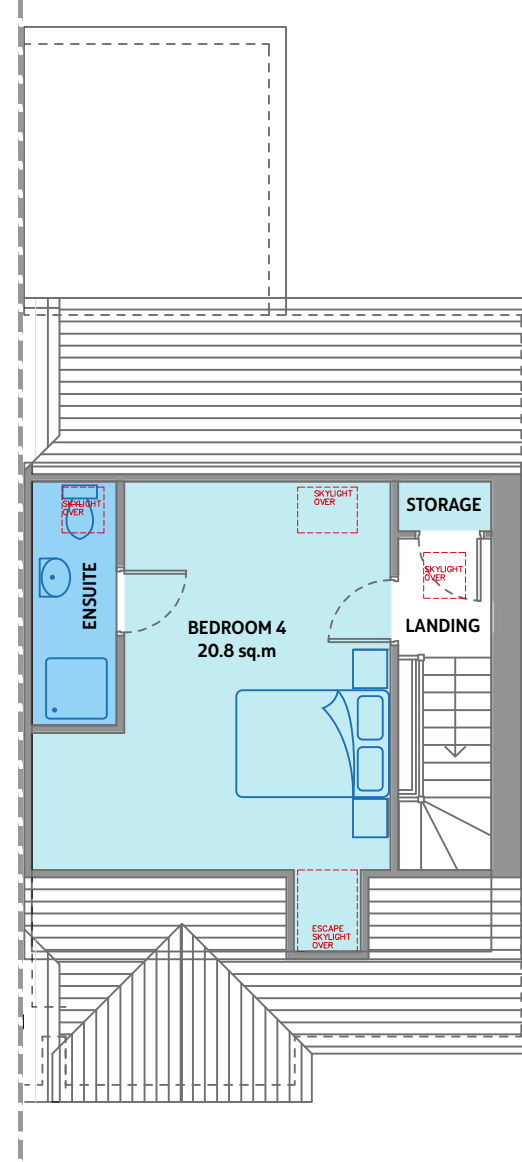
Optional Attic Conversion



# 4-Bed Semi-Detached - Type L1

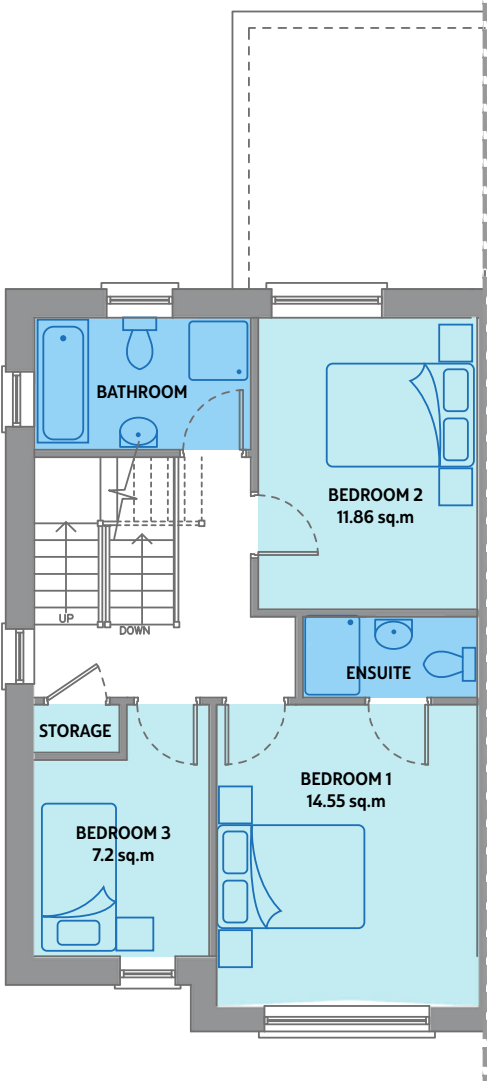
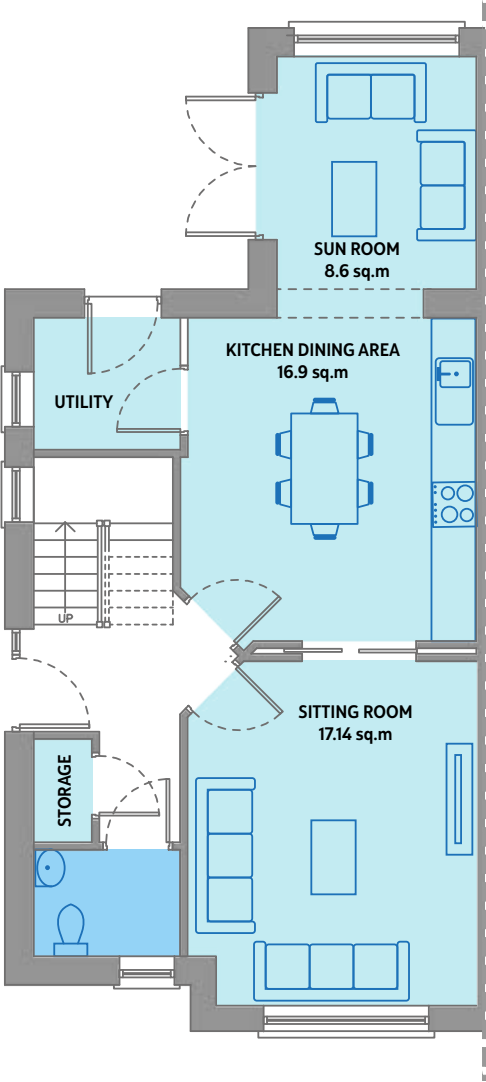


## Optional Attic Conversion



-  Semi Detached
-  3-4 Bed
-  3-4 Bathrooms
-  Floor Area:  
114.33 sq.m with attic  
conversion 142.33  
sq.m

# 4-Bed Semi-Detached - Type L2



Attic Included

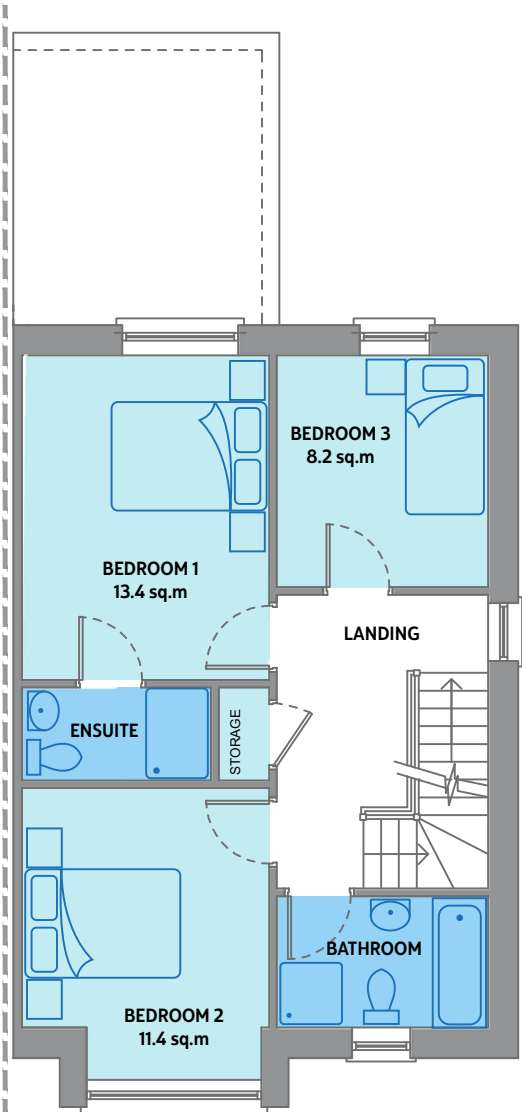
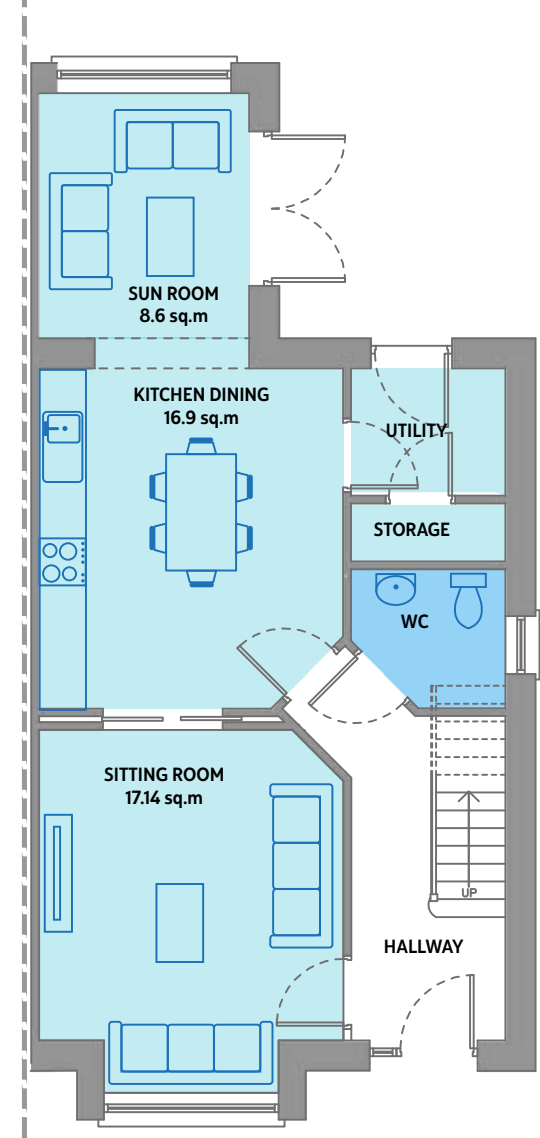
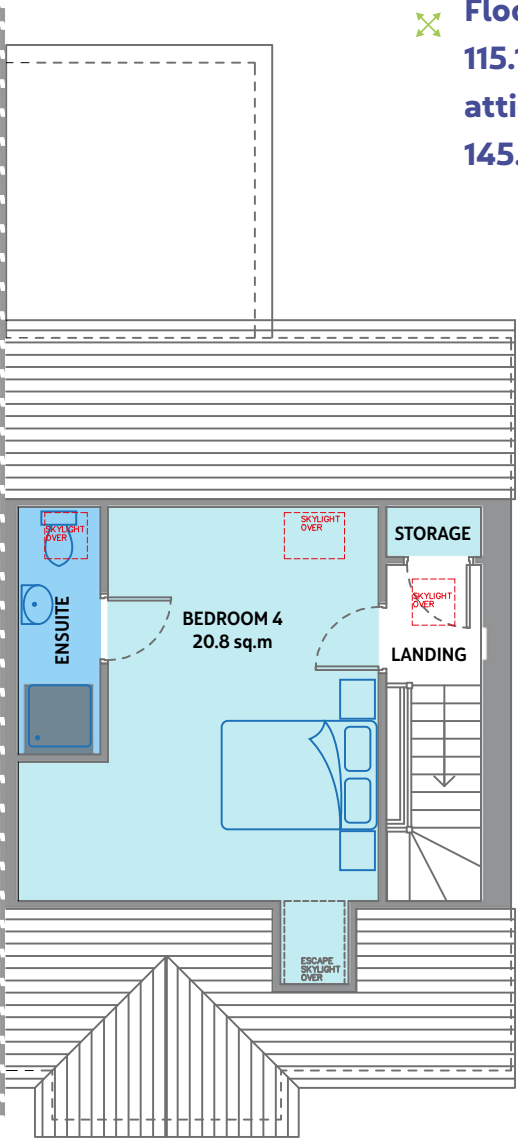


-  Semi Detached
-  4 Bed
-  4 Bathrooms
-  Floor Area:  
Includes attaic  
148.73 sq.m

# House Block -3- Bed - Type C

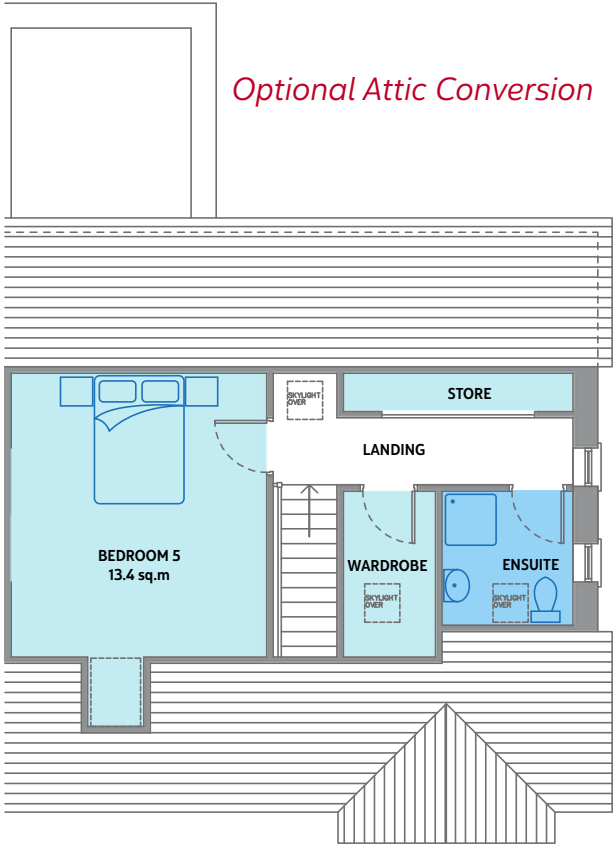
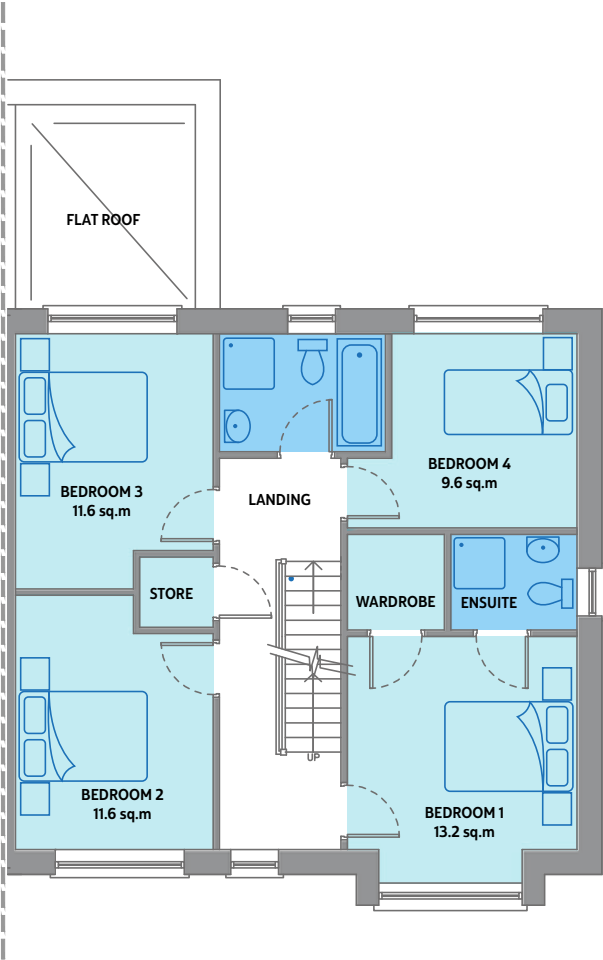
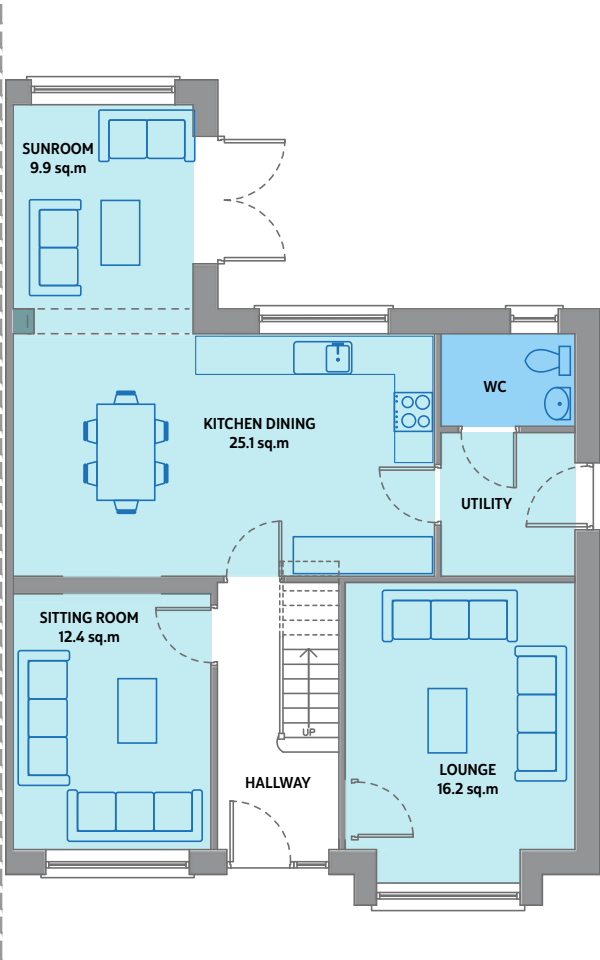
-  Semi Detached
-  3-4 Bed
-  3-4 Bathrooms
-  Floor Area:  
115.16 sq.m with  
attic conversion  
145.71 sq.m

Optional Attic Conversion



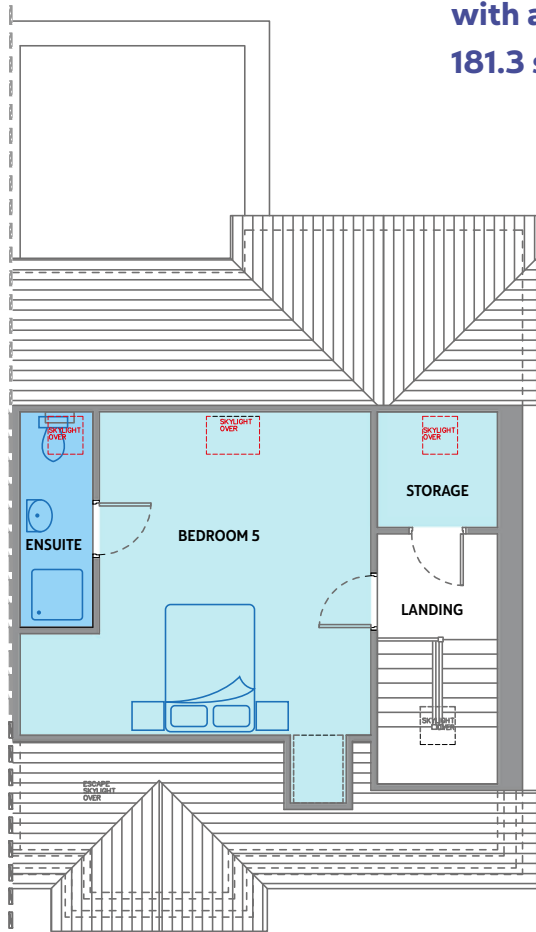
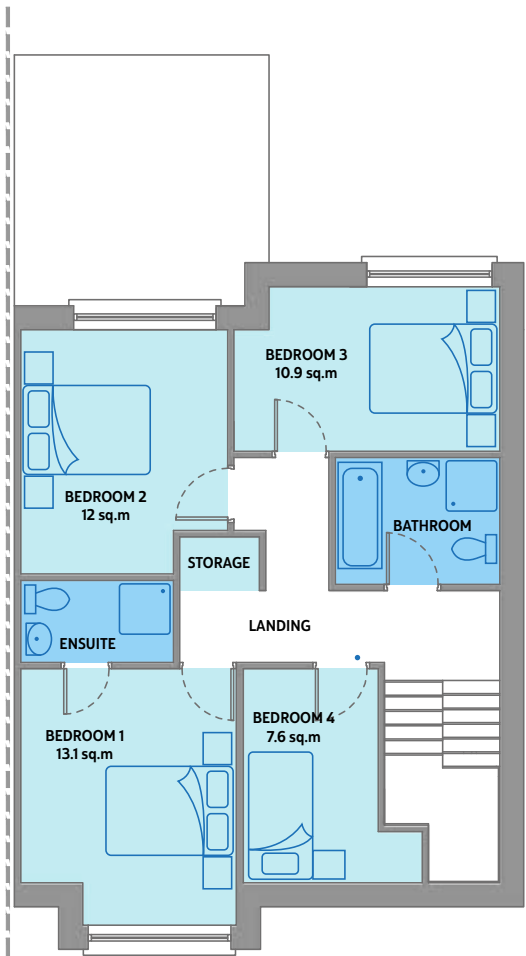
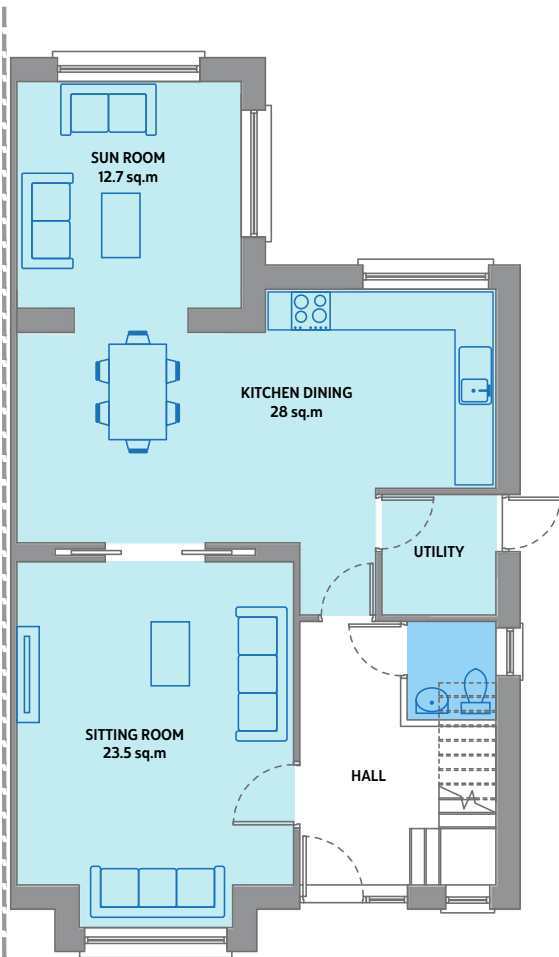
# House Block -4- Bed - Type D

-  Semi Detached
-  4-5 Bed
-  3-4 Bathrooms
-  Floor Area:  
151.8 sq.m with  
attic conversion  
190 sq.m

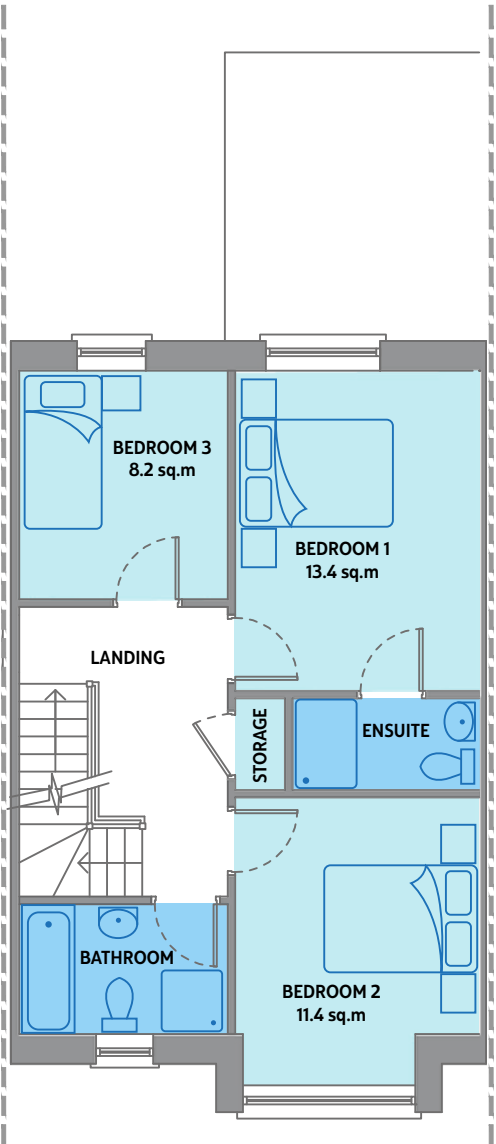
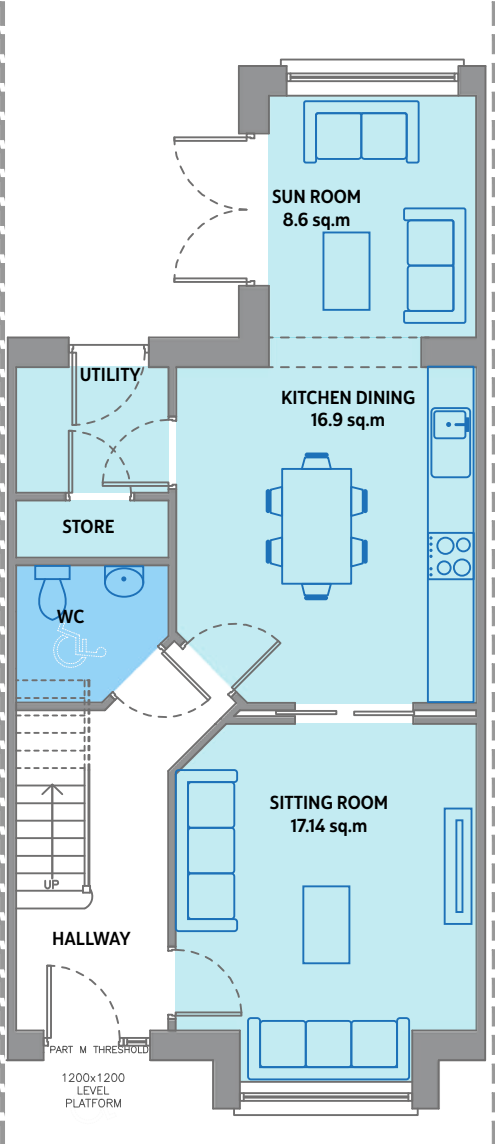


# House Block -4-Bed - Type F

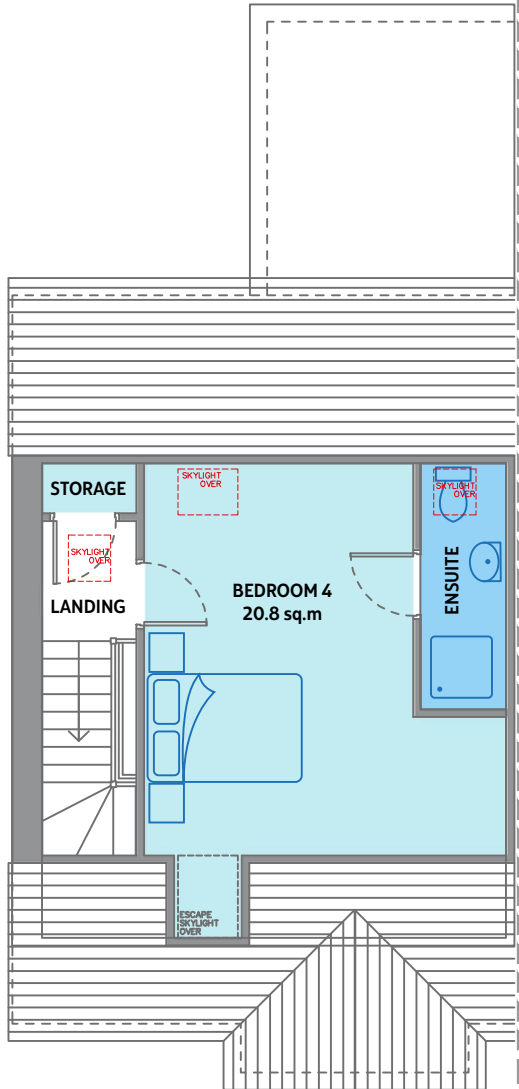
-  Semi Detached
-  4-5 Bed
-  3-4 Bathrooms
-  Floor Area:  
150.71 sq.m  
with attic conversion  
181.3 sq.m



# House Block-3-Bed - Type J



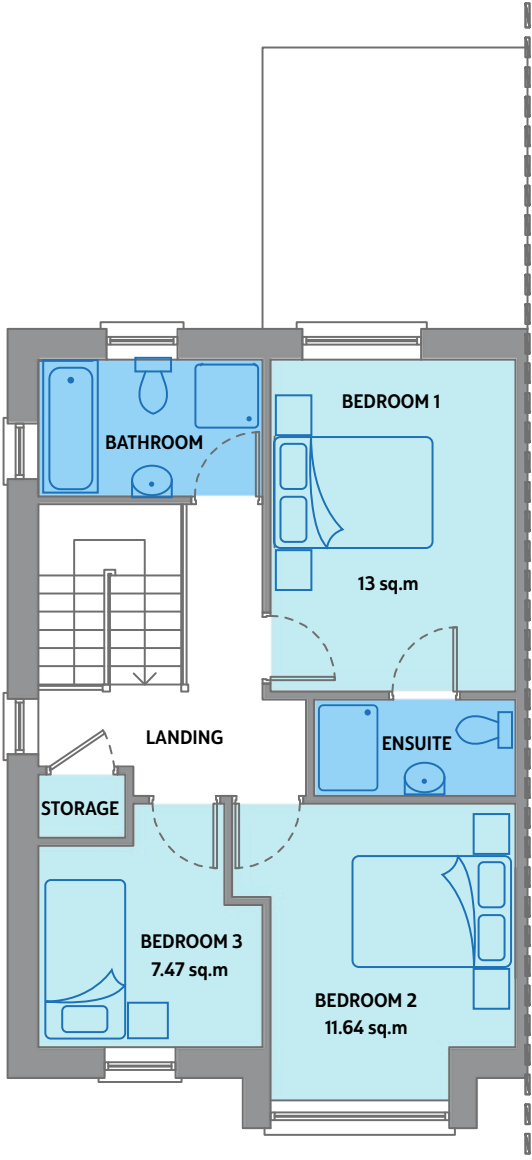
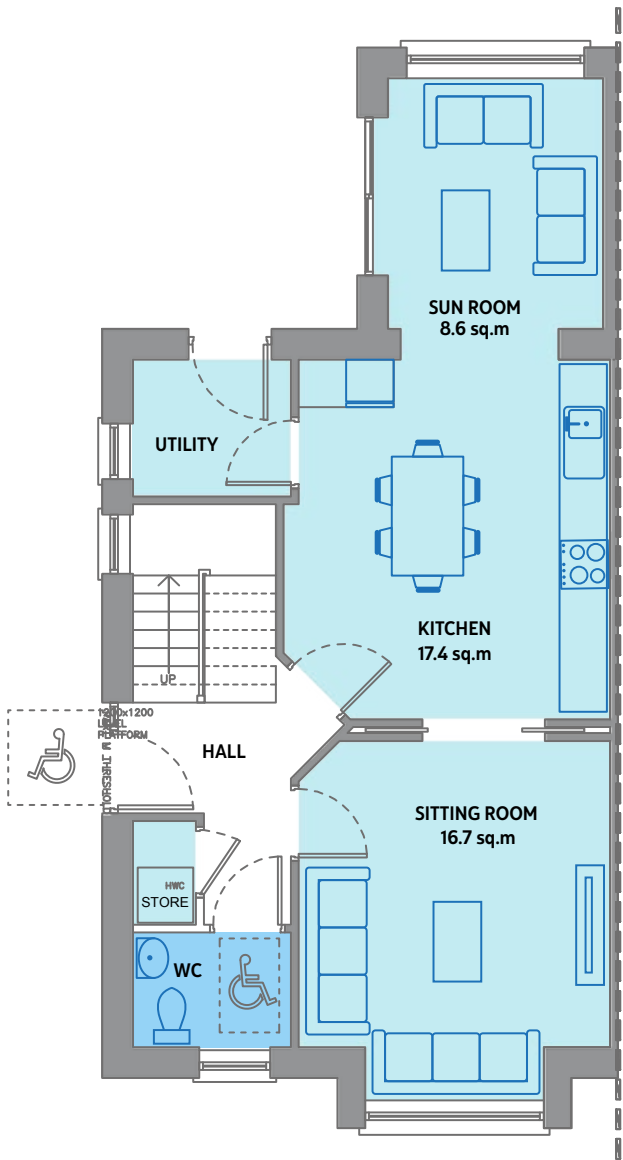
## Optional Attic Conversion



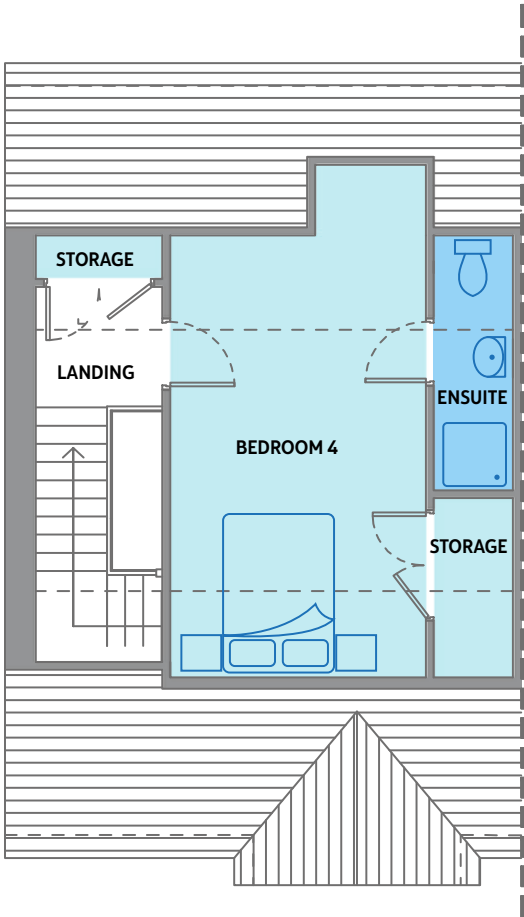
- Semi Detached
- 3-4 Bed
- 3-4 Bathrooms
- Floor Area:  
114.60 sq.m with  
attic conversion  
142.60 sq.m

# House Block 4 Bed - Type P1

-  Semi Detached
-  4 Bed
-  4 Bathrooms
-  Floor Area:  
Including attic  
117.95 sq.m

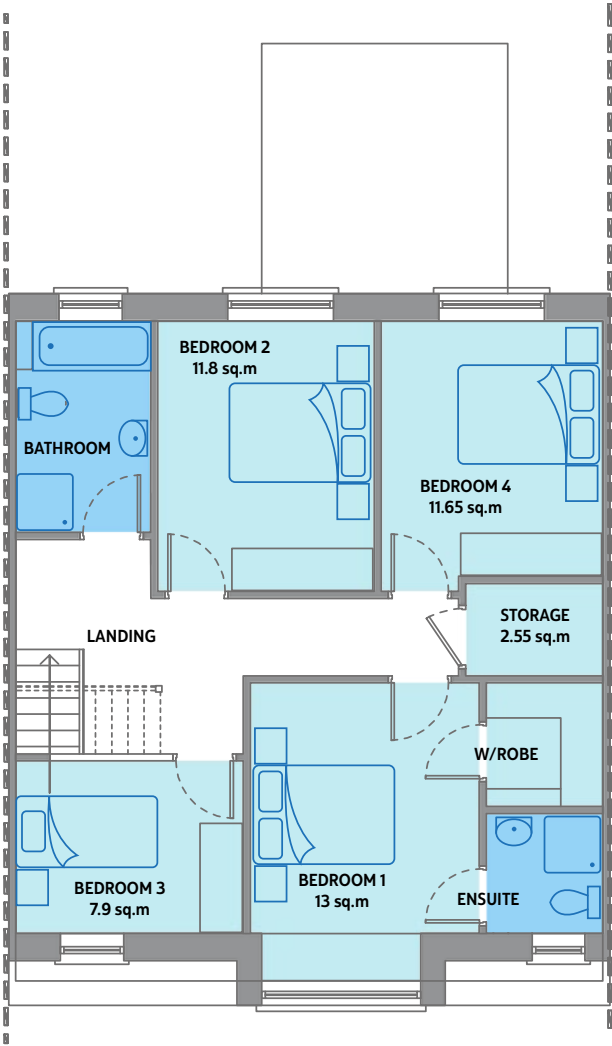
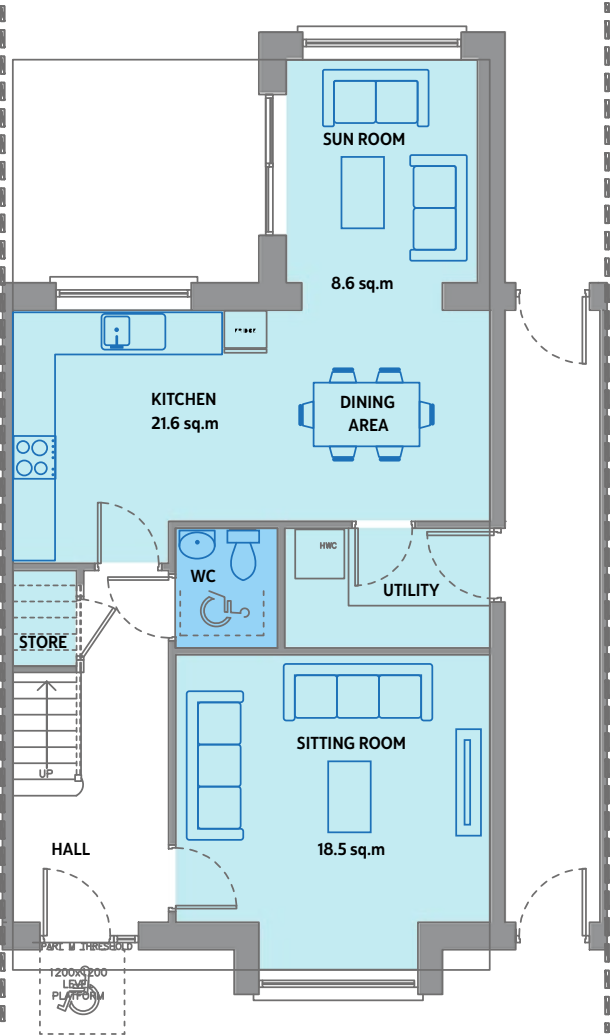


Attic Included

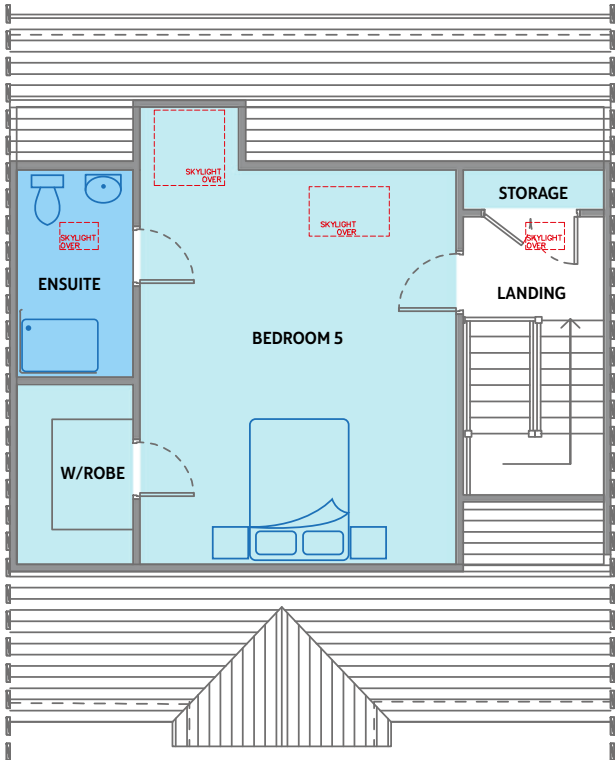


# House Block-4 -Bed - Type P2

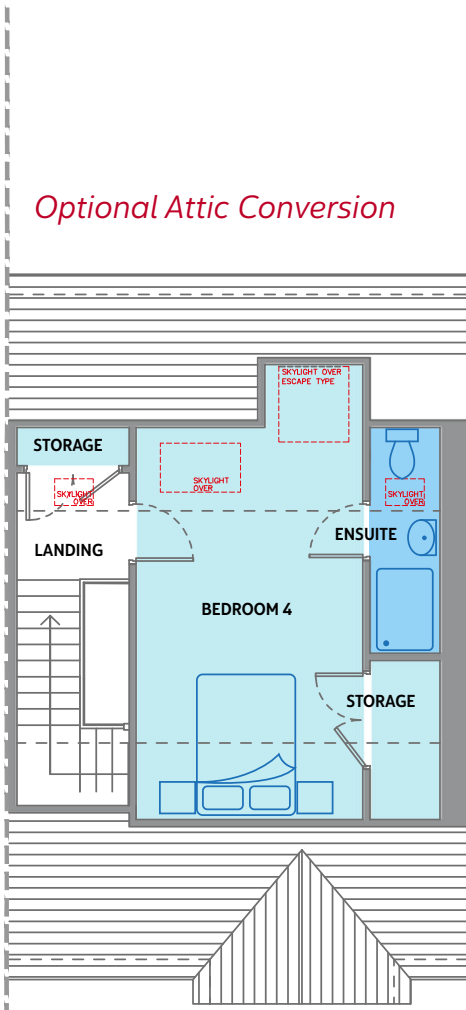
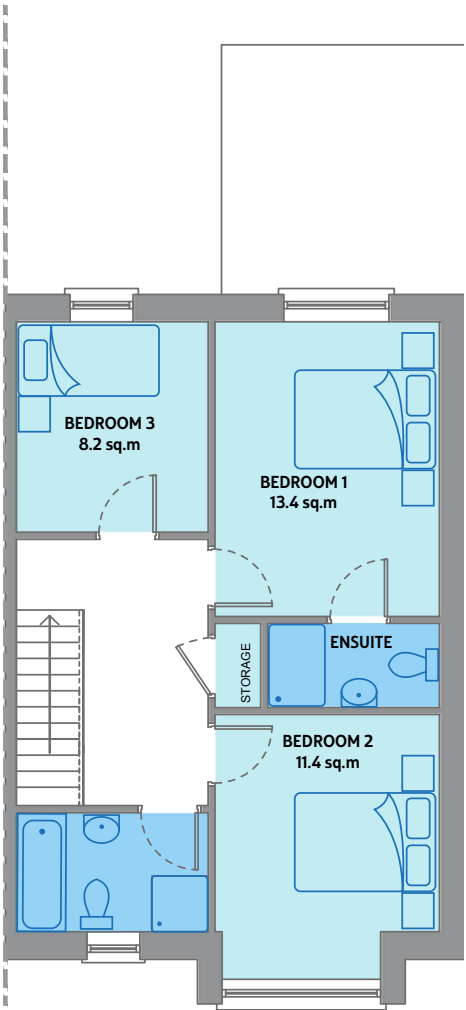
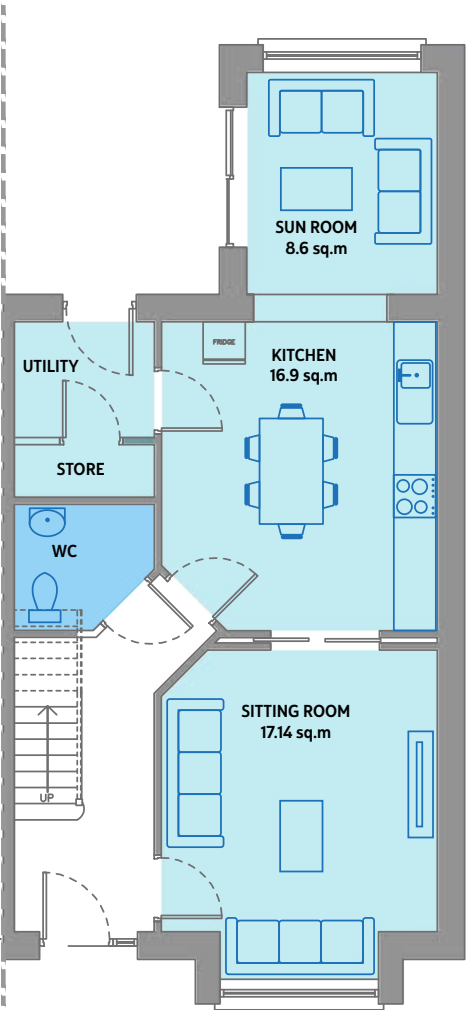
-  Semi Detached
-  4-5 Bed
-  3-4 Bathrooms
-  Floor Area:  
139.04 sq.m with  
attic conversion  
174.94 sq.m



## Optional Attic Conversion



# House Block -4- Bed - Type P3



- Semi Detached
- 3-4 Bed
- 3-4 Bathrooms
- Floor Area:  
114.40 sq.m with  
attic conversion  
138.01 sq.m



E-mail: [sales@careyhomes.ie](mailto:sales@careyhomes.ie) | [www.careyhomes.ie](http://www.careyhomes.ie)

Phone: 051 390585

Ballykinsella, Tramore, Co. Waterford, X91 FFN3