

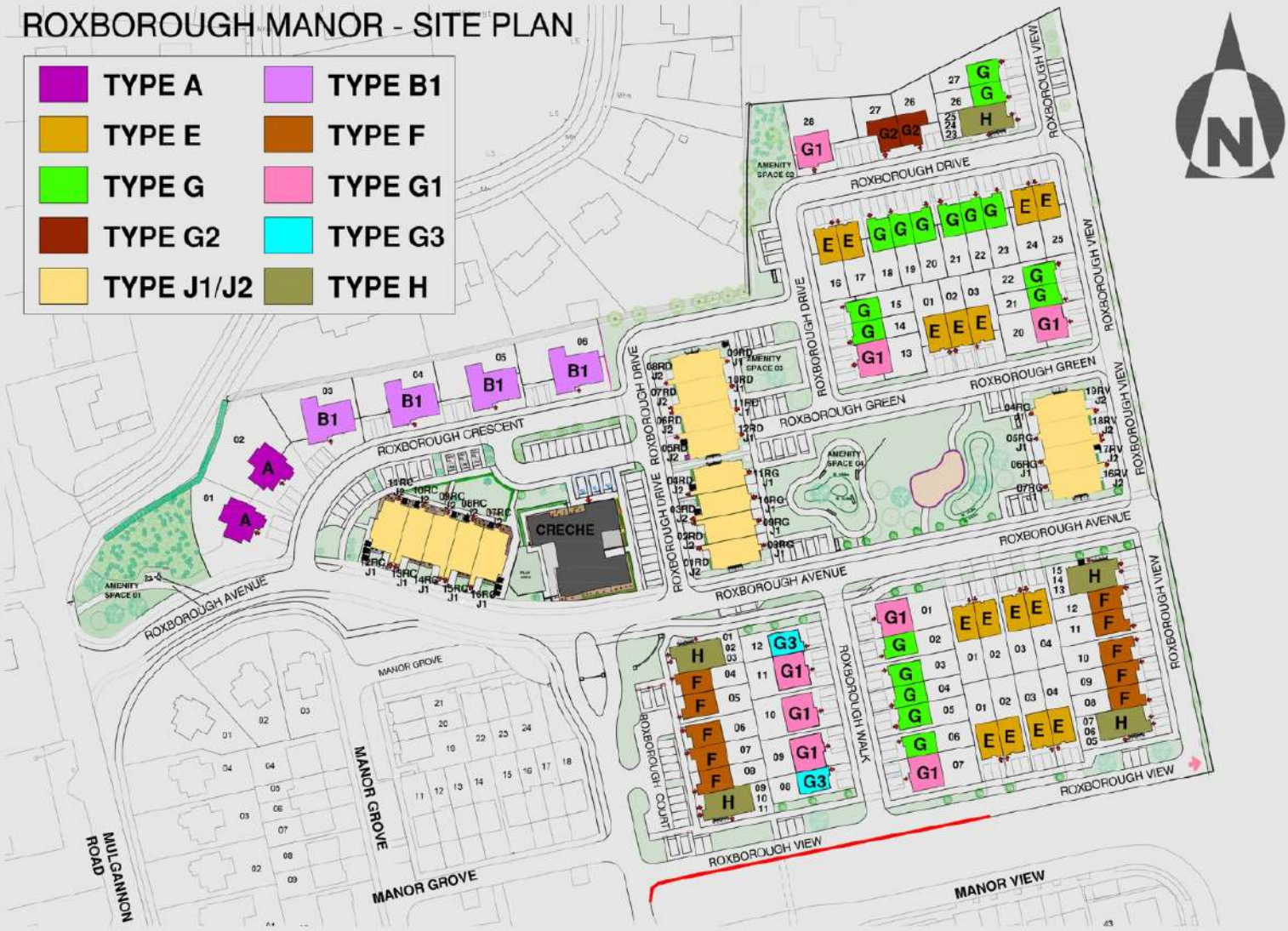
ROXBOROUGH MANOR

MULGANNON | WEXFORD

Homes only a stroll from Wexford Town with panoramic views overlooking Wexford Harbour and beyond

ROXBOROUGH MANOR

MULGANNON | WEXFORD



ROXBOROUGH MANOR

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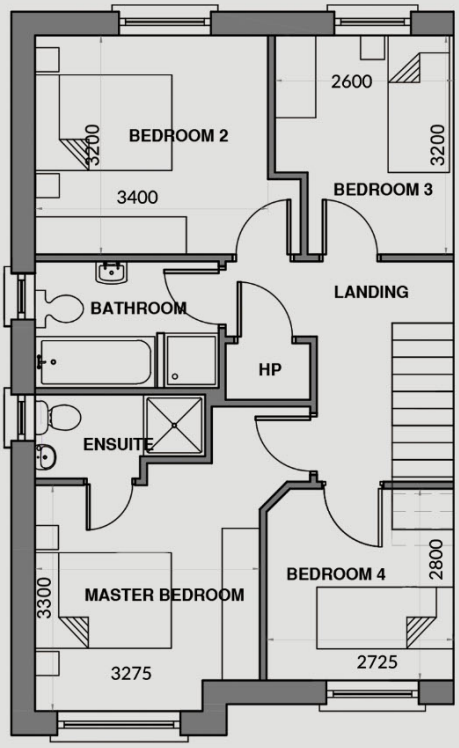
ROXBOROUGH MANOR

MULGANNON | WEXFORD

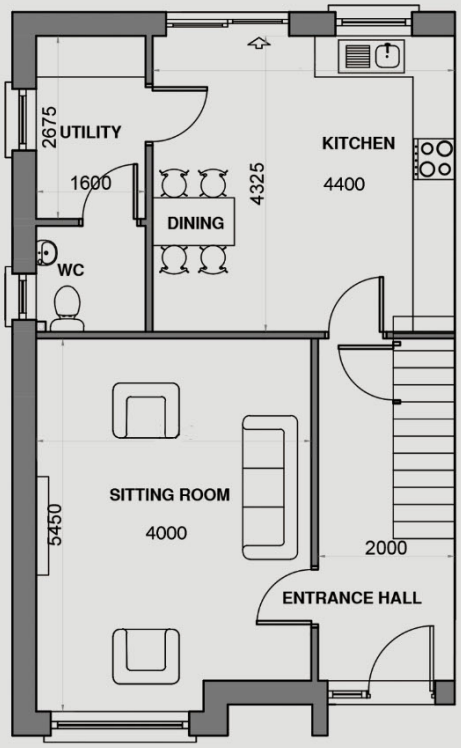
HOUSE TYPE E 1259 sq.ft | 117 sq.m



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Drawings are approximate and for illustration purpose only and are not to scale. We take no responsibility for omissions and errors. All should be verified by the buyer.

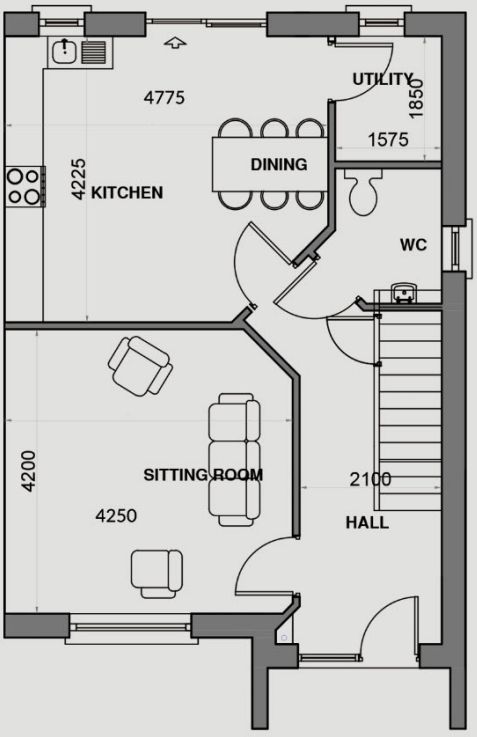
ROXBOROUGH MANOR

MULGANNON | WEXFORD

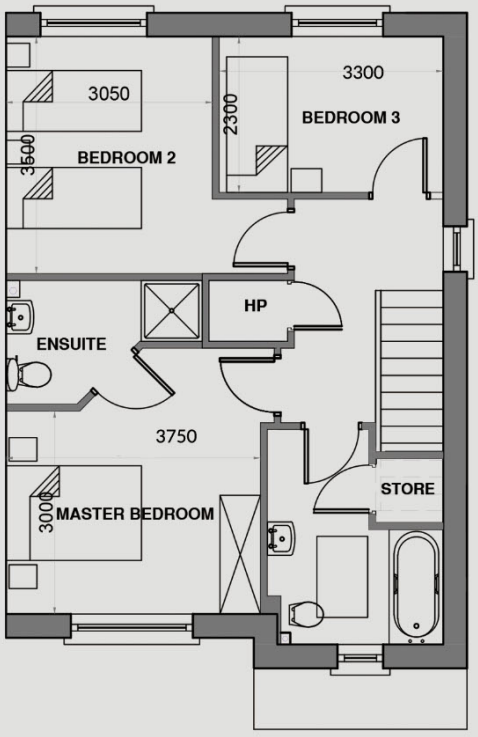
HOUSE TYPE F 1206 sq.ft | 112 sq.m



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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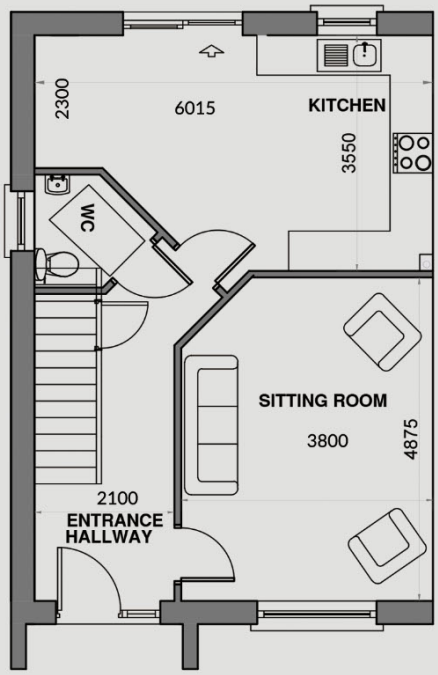
ROXBOROUGH MANOR

MULGANNON | WEXFORD

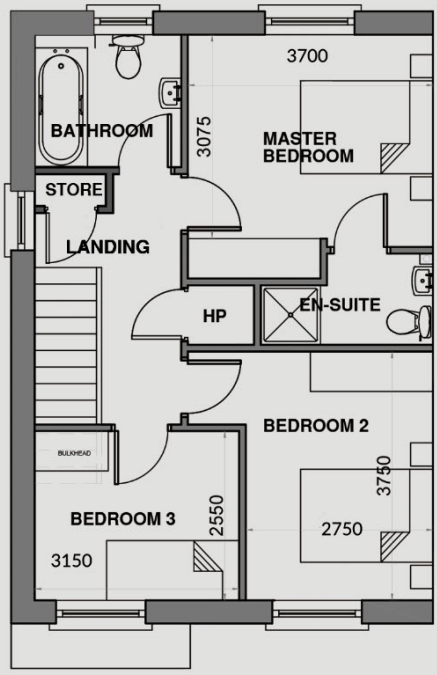
HOUSE TYPE G 1102 sq.ft | 102.4 sq.m



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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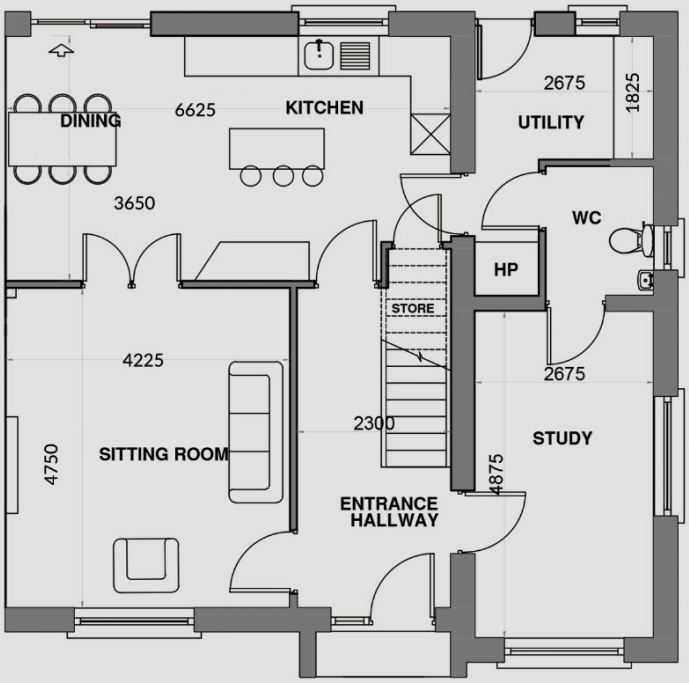
ROXBOROUGH MANOR

MULGANNON | WEXFORD

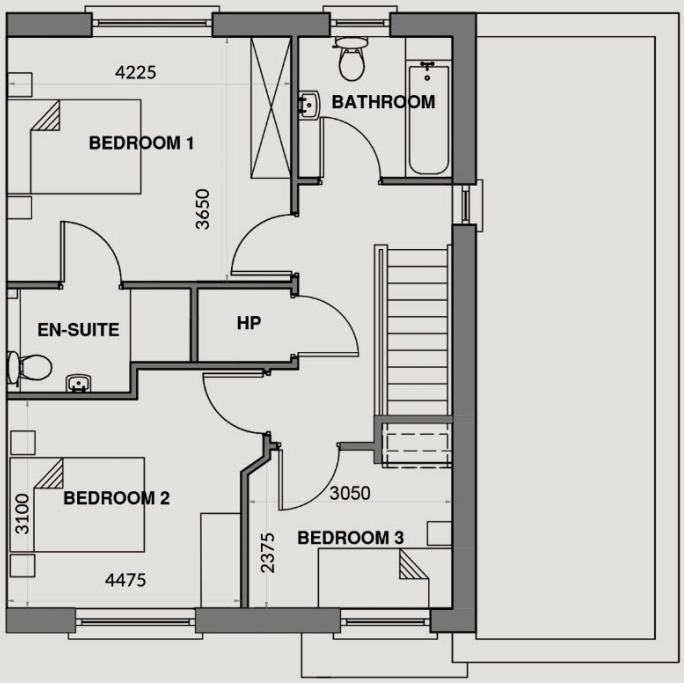
HOUSE TYPE G1 1507 sq.ft | 140 sq.m



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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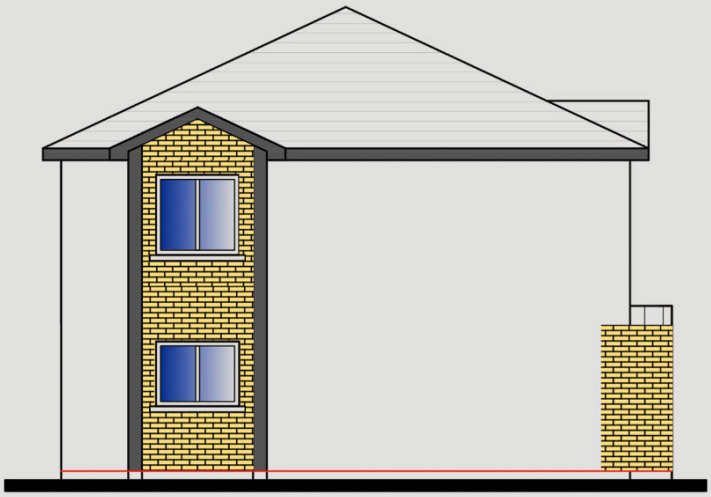
ROXBOROUGH MANOR

MULGANNON | WEXFORD

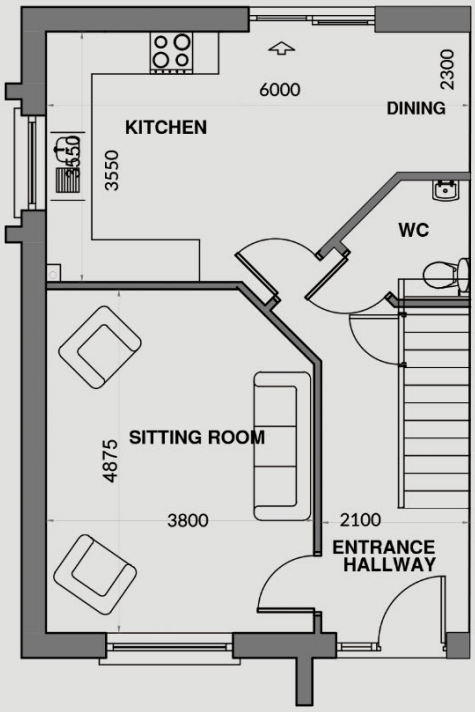
HOUSE TYPE G3 1102 sq.ft | 102.4 sq.m



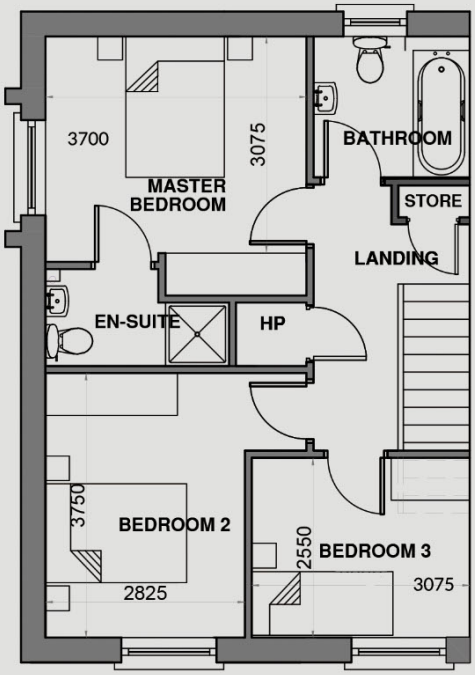
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

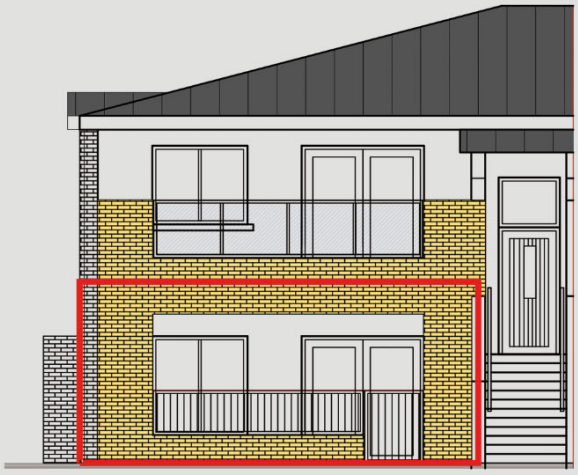
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ROXBOROUGH MANOR

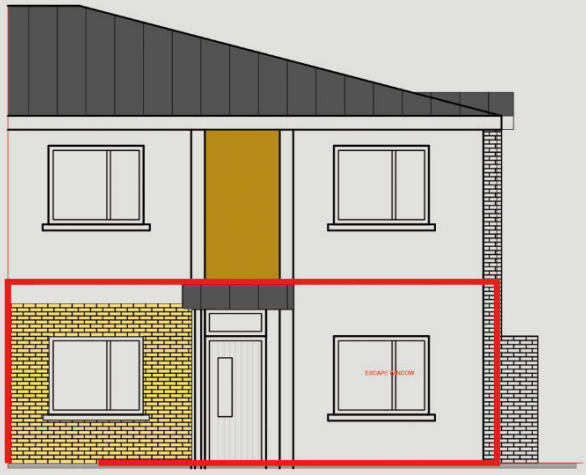
MULGANNON | WEXFORD

HOUSE TYPE J1 GROUND FLOOR APARTMENT

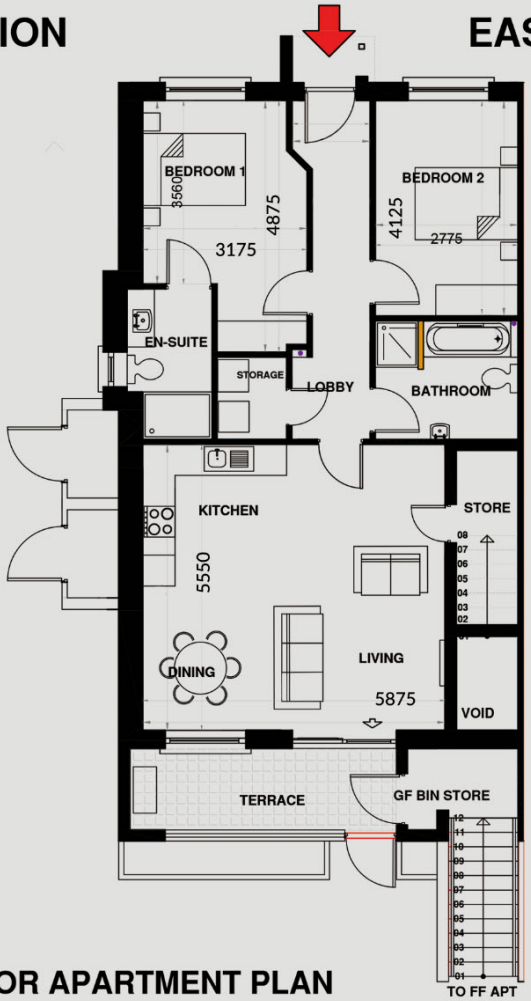
940 sq.ft | 87 sq.m



WEST ELEVATION



EAST ELEVATION



GROUND FLOOR APARTMENT PLAN

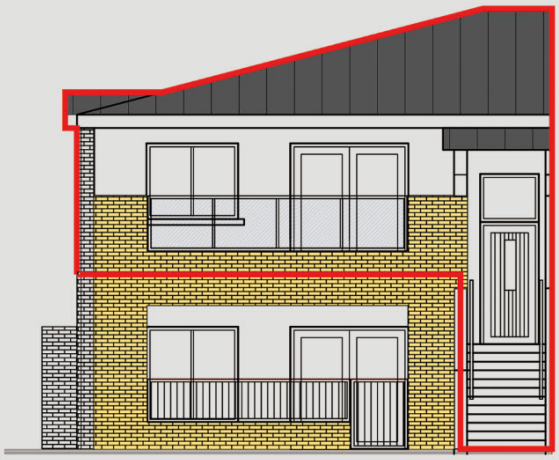
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ROXBOROUGH MANOR

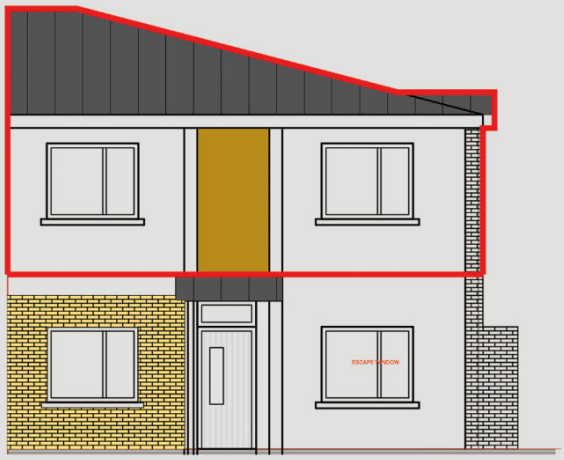
MULGANNON | WEXFORD

HOUSE TYPE J2 FIRST FLOOR APARTMENT

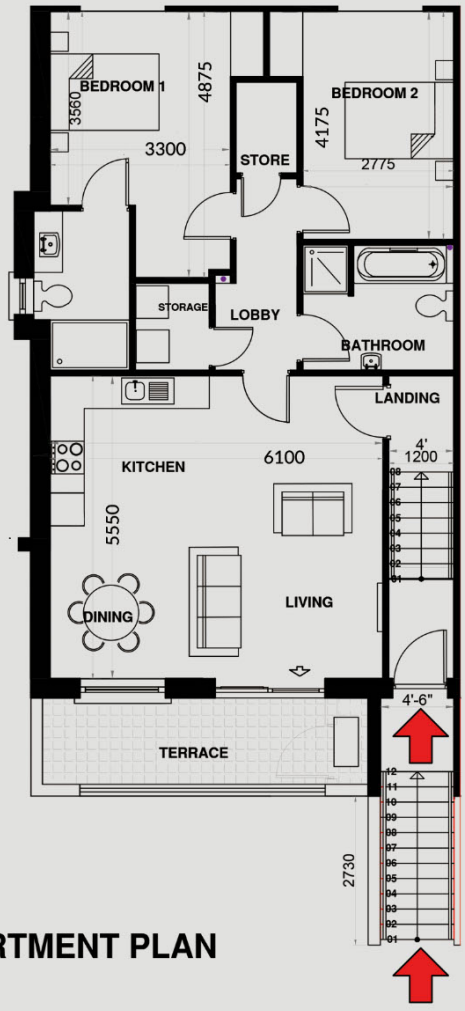
960 sq.ft | 90 sq.m



WEST ELEVATION



EAST ELEVATION



FIRST FLOOR APARTMENT PLAN

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ROXBOROUGH MANOR

MULGANNON | WEXFORD

SUPERIOR SPECIFICATION

- 10 year Homebond Structural Guarantee and 5 year Homebond Mechanical & Electrical Inherent Defect Insurance.
- Concrete Block Built, 'A' Rated Home.
- Samsung Air to Water High Efficiency Heat Pumps.
- Yellow Brick Facades with self-colour white cement plaster to front and selected side elevations.
- Low Maintenance Dry Dash external finish to sides and rear of houses with black concrete roof tiles.
- uPVC Fascia & Soffit with Aluminium Gutters & PVC Downpipes.
- Triple glazed, high security windows and doors by Senator Windows
- Senator "Sentinal" range composite front doors throughout.
- Generous Kitchens to high specification finish.
- Fitted Ceramic Hob and Stainless Steel Extractor included in house price.
- Quality Sanitary Ware and Tiling throughout; wall and floor tiling to ALL bathrooms.
- Shower doors and screens included.
- Pressurised Domestic Water system with integrated pump included.
- Stylish Kilsaran Lismore Pavers to Front Drives, Car park areas and to rear patio area, extending the inside to out.
- All internal walls and ceilings smooth plastered and painted. Timberwork painted throughout.
- Contemporary Shaker style painted doors with brushed stainless door handles throughout.
- Glazed Feature Doors between hallway and kitchen/living.
- Generous fitted wardrobes to ALL bedrooms.
- Insulated Hot water cylinders and zoned heating system.
- High speed SIRO broadband/TV service available to all houses.
- Generous electrical points throughout.
- Duct laid for future Electric Vehicle Point to front of House.
- Back gardens prepared and seeded.
- Outside Tap to all houses with back gardens.
- Separate Bin Stores provided for mid Terrace Houses.
- Side Gate included for end of terrace, semi-detached and detached houses.

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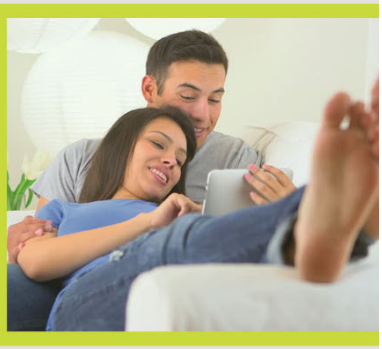
ROXBOROUGH MANOR

MULGANNON | WEXFORD









LOCATION ROXBOROUGH MANOR

Homes enjoying the most premier development location in Wexford ..... only a stroll from the heart of bustling Wexford, with panoramic sea views overlooking Wexford Harbour, Rosslare Harbour and beyond!

All Wexford Town has to offer is literally at your doorstep. Shopping, restaurants, bars, hotels, coffee shops, schools and so much more are all only minutes from Mulgannon. All the flavours of a truly cosmopolitan, vibrant town while steeped in culture and history are yours to enjoy and savour.

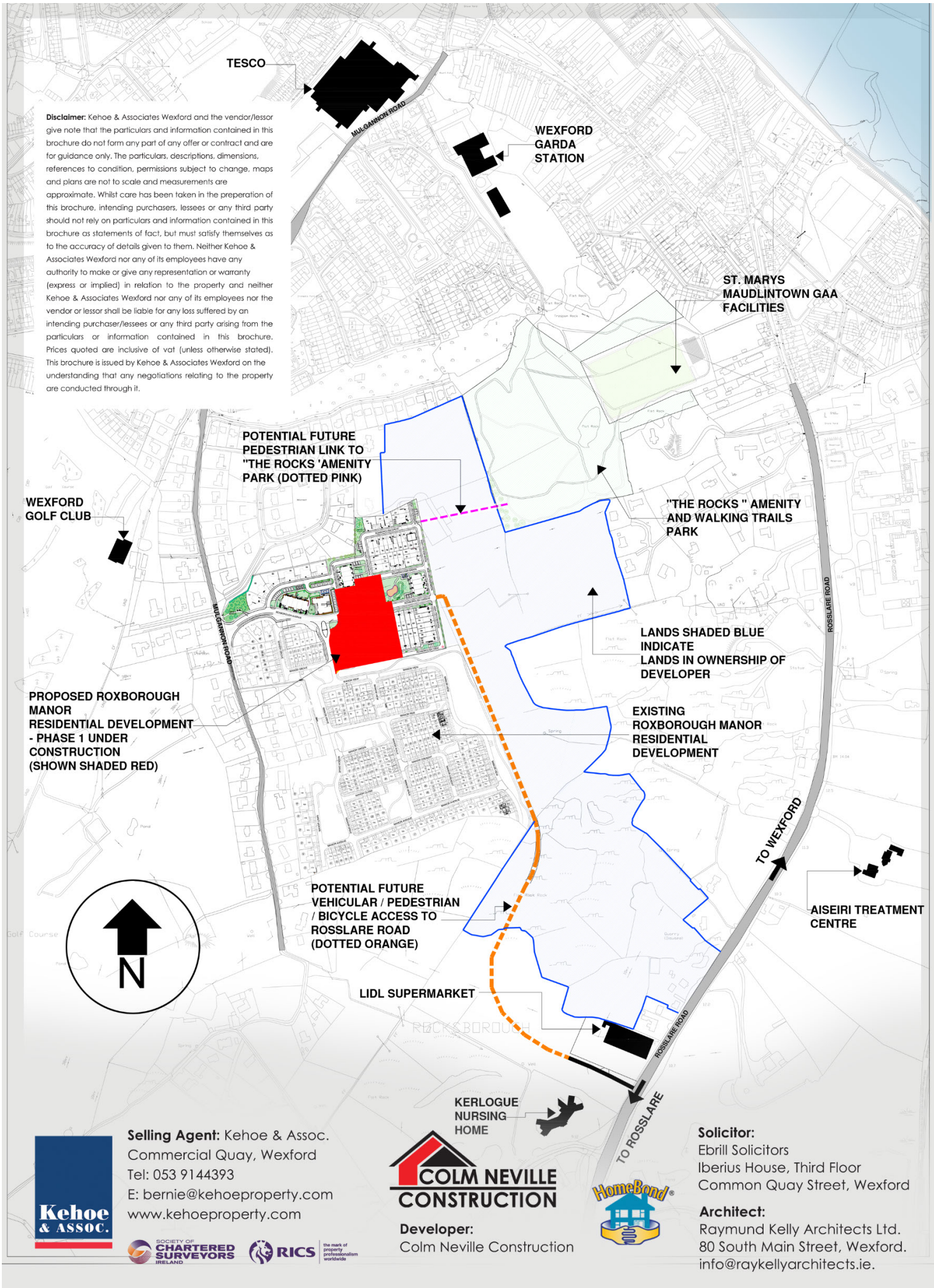
A new link road remains part of the Wexford long term plan to run directly from Roxborough Manor to the Rosslare Road. This will allow convenient access to many employers such as Zurich, Danone, Waters Technology, Infosys, Atlantis Sea Food and the Enterprise Centre. It will also deliver quick and easy access to the Wexford ring road, Wexford Onmiplex, McDonalds, Rosslare and beyond.

The greater Wexford area has long been appreciated as extra special with an abundance of lifestyle pursuits on your door step. Whether your pleasure is taking a stroll on Curracloe or Rosslare Beaches, a Forest Walk at the beautiful Raven Point Nature Reserve or a leisurely afternoon spent relaxing at Johnstown Castle, such pursuits are only a short drive from Home, at Roxborough!

ABOUT COLM NEVILLE CONSTRUCTION

Colm Neville Construction is a company from the local Neville Family of house builders who have been building family homes for over 40 years. Together with their local architects, Ray Kelly Architects they have gone to great lengths to design family homes of distinction, combining practical home layouts with contemporary design. The design has incorporated open spaces with natural trees preserved in a setting of spectacular views overlooking Wexford Harbour.

Roxborough Manor is constructed with some of the best products on the market, everything from high quality block built structures to Senator triple-glazed uPVC windows, cobble-lock parking areas and low maintenance facades in brick and dry dashed finish.



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Iberius House, Third Floor
Common Quay Street, Wexford

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Raymund Kelly Architects Ltd.
80 South Main Street, Wexford.
info@raykellyarchitects.ie.