Arbourmount

FINAL PHASE



Arbourmount is an exciting new development of exceptionally spacious three bedroom, A-rated homes situated in one of the most sought after locations on the outskirts of Ferrybank. These homes are beautifully designed, offering a well-thought out layout across three floors, perfect for the contemporary lifestyle.

LOCATION

Arbourmount is conveniently located in Ferrybank. The Ferrybank area sits on the boarder of County Waterford and County Kilkenny. However, is widely considered as an extension of and suburb of Waterford City.

Winner of the 2021 Irish Times Best Place to Live in Ireland contest, Waterford is Ireland's oldest and fifth-largest city. With a population of just shy of 55,000 people, Waterford maintains a wonderfully friendly vibe, while also enjoying the many benefits and amenities a city has to offer.

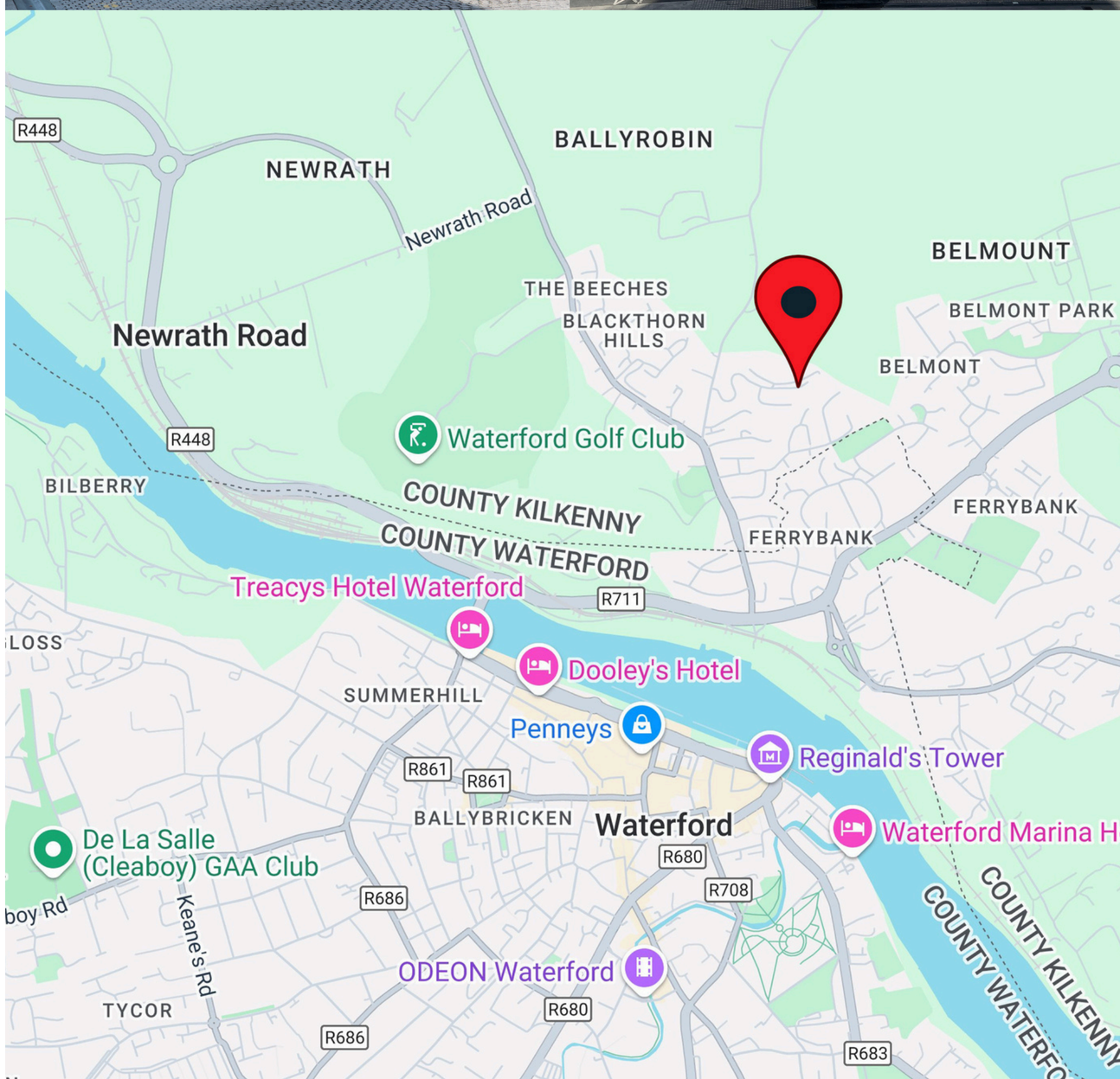
There are a whopping 21 primary and 9 secondary schools in the city. The City also benefits from Third Level Education with South-East Technological University Waterford. Job Opportunities are plentiful with prestigious employers such as Glaxo Smith Kline, Bausch & Lomb, Nypo Healthcare, Sanofi, West Pharmaceuticals, Hasbro, Honeywell and Teva Pharmaceuticals all operating in well-established business parks.

Closer to home, all amenities in Ferrybank are just a short drive from Arbourmount and the amenities include: Spar, The Keogh Practice, Aldi, The Mandarin Palace Chinese Restaurant, Ferrybank GAA and more! The Ferrybank area will further benefit from the North Quays development currently ongoing which will expand Waterford City Centre to Ferrybank Quays.

All this while also being no more than a 2 minute drive to the countryside or 30 minute drive to the coast.



















LEISUIRE

Arbourmount offers a superb lifestyle opportunity with a huge variety of things to see and do, with some of the most picturesque spots in Ireland on your doorstep. Waterford offers a choice of exquisite beaches along the scenic Copper Coast Drive.

Head to the fishing village of Dunmore East and enjoy a walk along the harbour or a choice of seaside activities or explore the sand dunnes or surf the waves in Tramore. Escape to the Comeragh Mountains offering numerous hiking and walking trails for all ability levels. Hike around Coumshingaun Lough or take a stroll up to Mahon Falls.

If walking is not for you, rent a bike for a leisurely cycle along the Waterford Greenway, a spectacular 46km off-road trail that offers mountain and sea views. For the family one can visit Mount Congrieve Gardens, Lafcadio Hearn Japanese Gardens, Suir Valley Railway, Waterford Medieval Museum, King of the Vikings, Copper Coast Mini Farm and more!

TRANSPORTATION

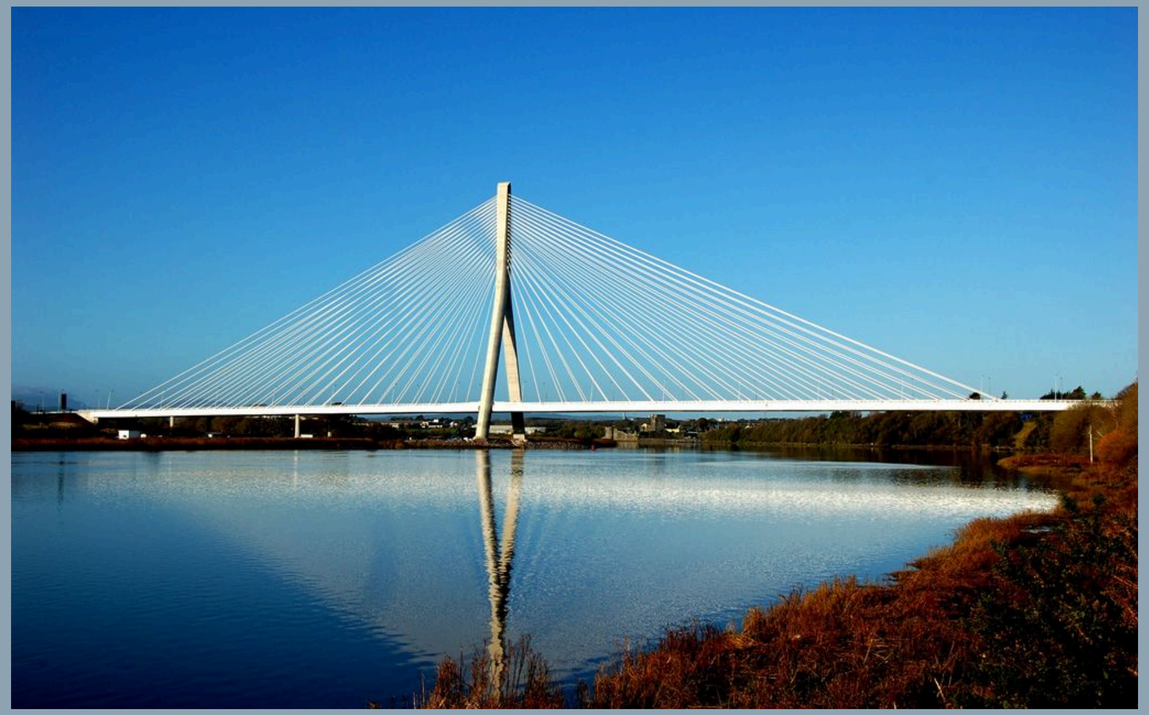
Go anywhere in the Country with ease with Ferrybank's extremely well connected road network.

The main access route (R711) connects the M9 to Dublin, the N24 to Tipperary and Limerick, the N25 to Cork via the Thomas Francis Meagher Bridge and Waterford Bypass and the N25 to New Ross/Rosslaire.

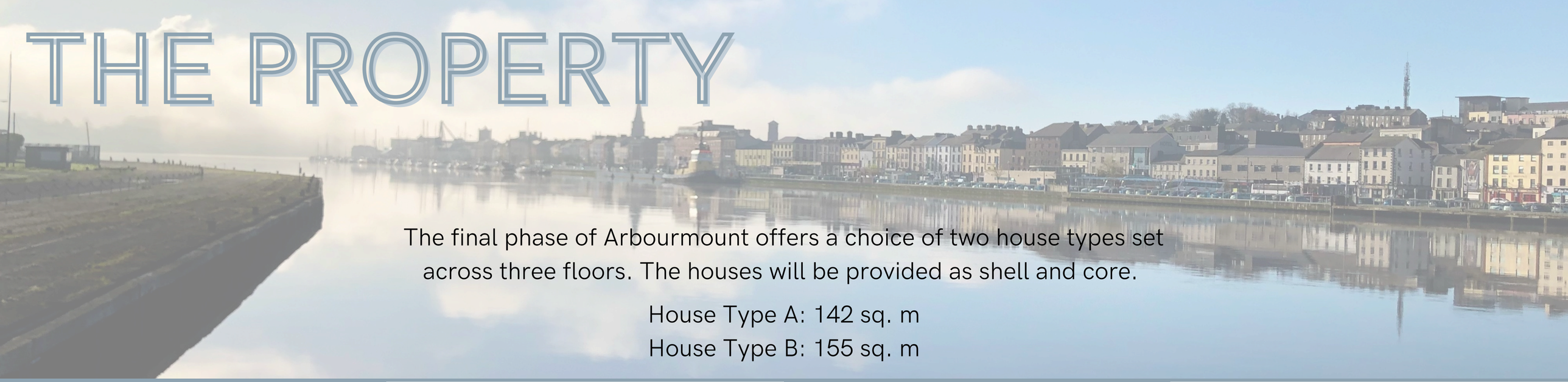
If you are not driving, Waterford City's rail network operates from Ferrybank with Plunkett Train Station, which has lines operating to Dublin and Limerick Junction, situated on the Rice Bridge Roundabout.

Waterford City Bus Terminus is also just a short drive away on the city quays! We note that the area may benefit in due course from the proposed North Quays Development, which will be located along the R711.





THE PROPERTY



The final phase of Arbourmount offers a choice of two house types set across three floors. The houses will be provided as shell and core.

House Type A: 142 sq. m
House Type B: 155 sq. m

Energy Efficiency

- A2 BER energy rating, all homes incorporate sustainable and renewable technology resulting in lower energy costs.
- High levels of floor, wall and roof insulation throughout offering superior thermal performance.
- Centralsed Mecanical Extract Ventilation (CMEW) for control of the home's ventilation requirements.
- Airtight construction detailing to ensure minimal heat loss through the building fabric.
- Heat pump with dual zone controls.

External Features

- Maintenance-free exteriors with plaster render finish with black slate roof.
- PVC fascia, soffits, gutters and downpipes.
- uPVC high performance double glazed windows and doors throguhout.
- Privated seeded rear gardens.
- Side passage entryway to rear.
- External lighting to front and rear door.
- Interlocking brick paved driveway to front

Internal Features

- Walls and ceilings are finished smooth and painted a neutral throughout.
- Timber staircase.
- Wired for fiver-optic broadband services
- Generous allocation of sockets and switches throughout.
- Pressurized hot and cold water throughout.
- Sanitary ware in bathrooms.
- Smoke and heat detectors fitted in line with current regulations.
- Hardwood engineered flooring living room
- Fully fitted kitchen with Bosch items & Quartz countertops

Mechanical and Other Features

- Air to water heat pump unit complete with intuitive user interface.
- Two zone heating system with thermostatic controlled radiators throughout.
- Smoke and heat detectors in line with current regulations.
- Safety restrictors provided on upper floor windows.
- The development is designed to comply with all requirements of TGD Part M - Access and Use.

Site Plan

House Type A
3-bedroom
Semi-detached
142 sq. m / 1528.48 sq. ft

House Type B
3-bedroom
Semi-detached
155 sq. m / 1668.41 sq. ft

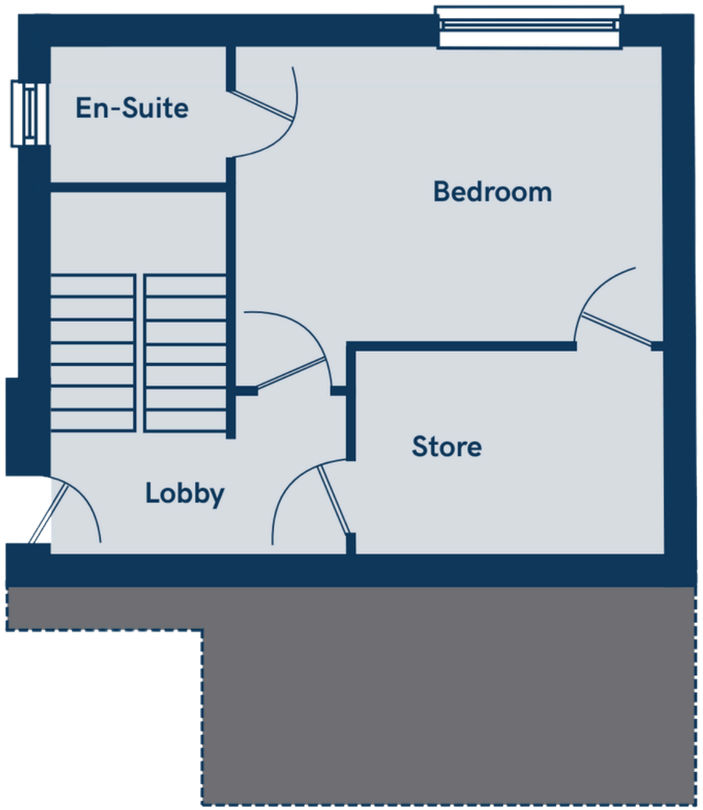


House Type A

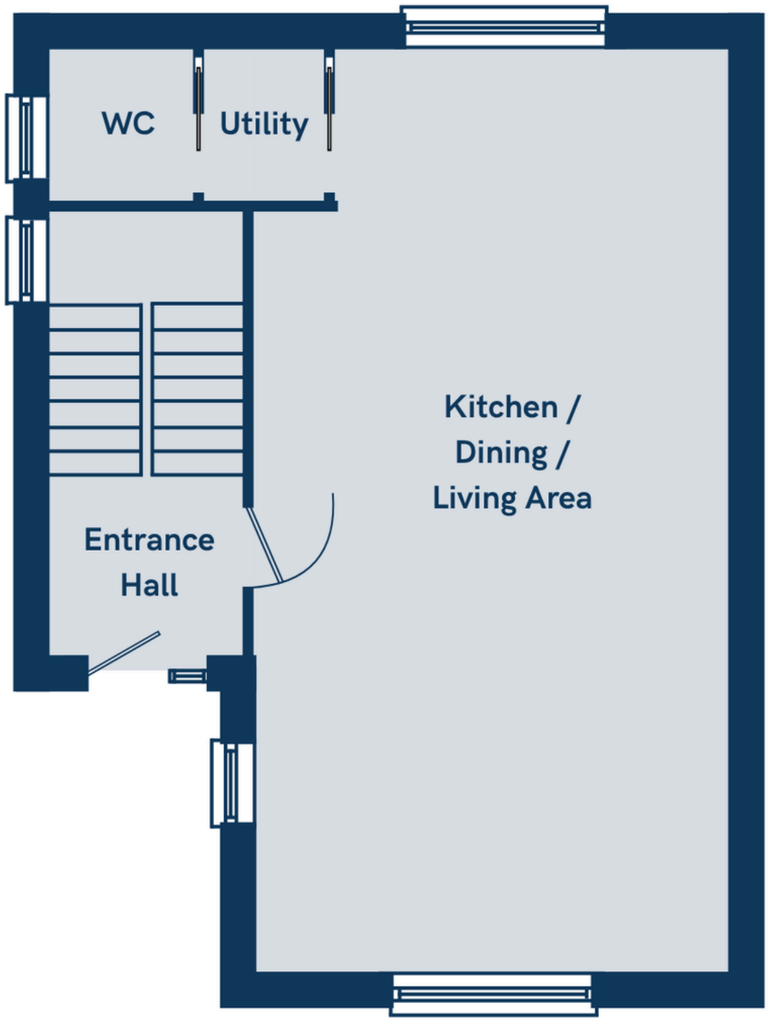
3-bedroom, semi-detached

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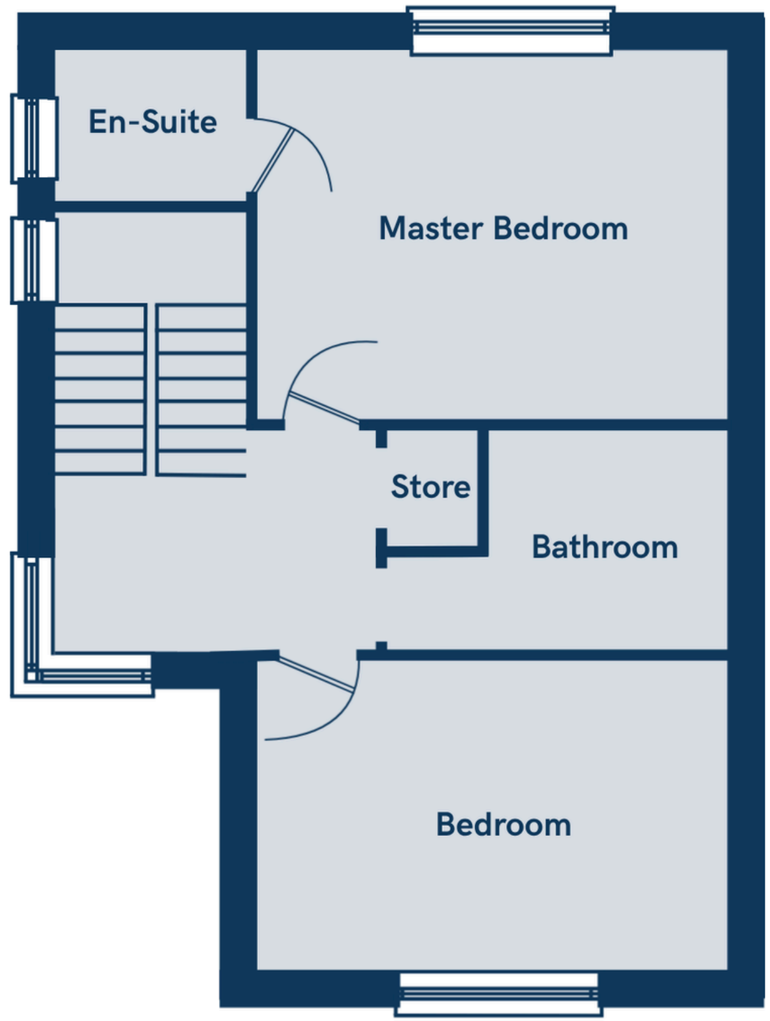
Lower Ground Floor



Ground Floor



First Floor

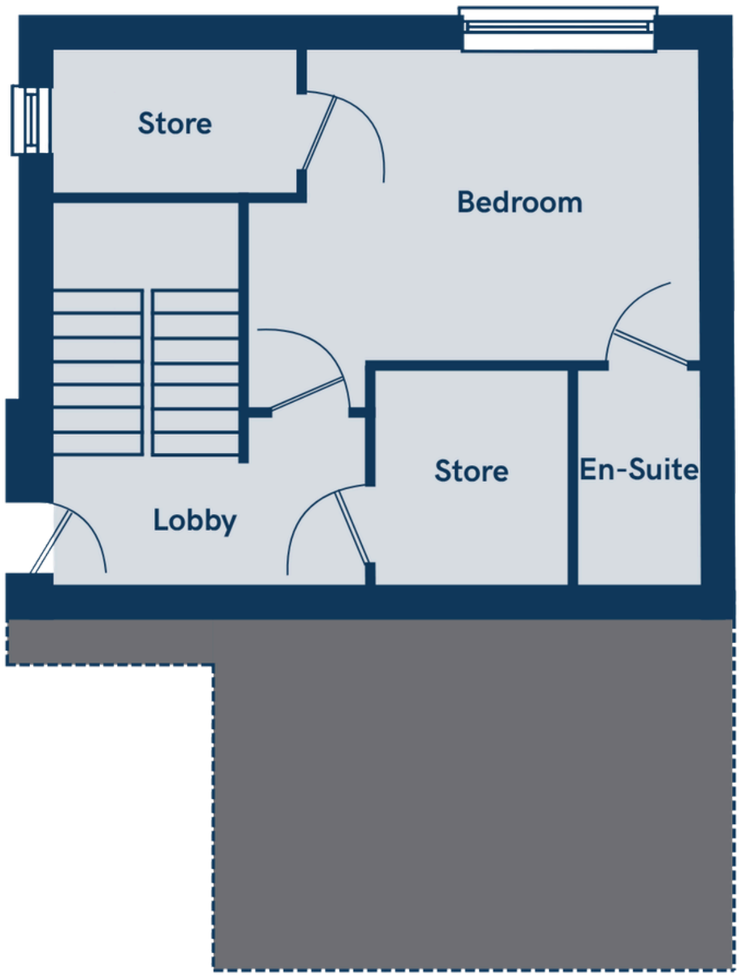


House Type B

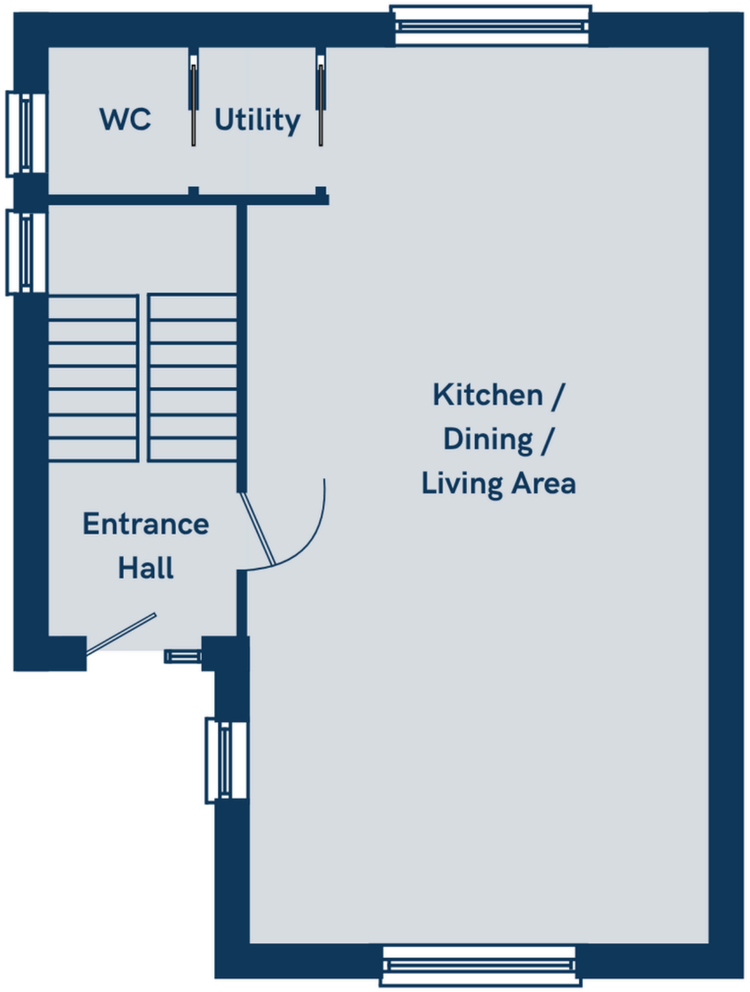
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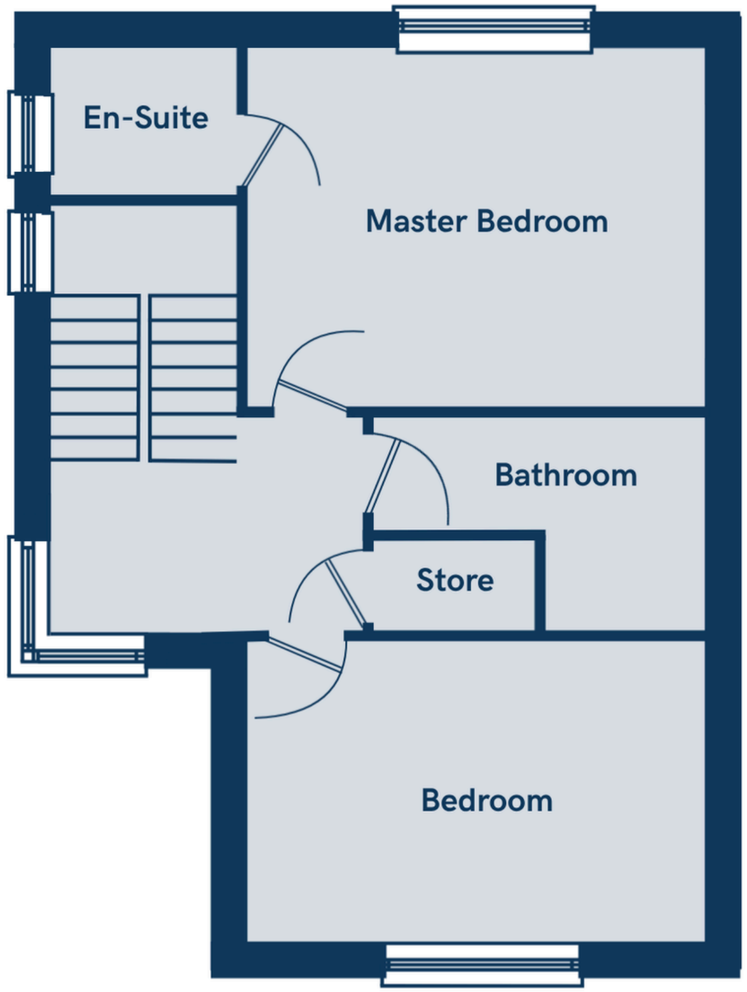
Lower Ground Floor



Ground Floor



First Floor



This development qualifies for the Government Help-to-Buy Incentive Scheme:
www.revenue.ie/en/property/help-to-buyincentive/

Each home is covered by a 10 year structural/latent defects insurance with Homebond Insurance

Mortgage Calculator

First Time Buyer Hub

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