





# WELCOME TO Carraig Mhór



Carraig Mhór offers an unmissable opportunity to experience the perfect balance of contemporary luxury living and convenience. Tucked away on a mature site on the outskirts of Wexford Town, this exclusive new development consists of just 29 architecturally designed 2, 3 & 4 bedroom homes.

Your dream home awaits at Carraig Mhór...

# The perfect setting for convenient modern living.

Carraig Mhór is tucked away on the outskirts of Wexford Town in the popular location of Rocklands, offering the convenience of town living in a quiet cul de sac setting. Positioned on an elevated site with stunning panoramic views of the Wexford coastline, this exclusive development offers the perfect setting for convenient modern living.



## Offering the ultimate in exclusivity.

Carraig Mhór provides a selection of contemporary 2, 3, & 4 bedroom homes ranging in size from 1031sqft - 1856sqft. Offering ultimate exclusivity this development is comprised of just 29 homes in total. Each home has been purposefully designed to make the most of the picturesque surroundings and elevated mature site, making Carraig Mhór the perfect place to call home for a wide range of buyers.



## Location.

Situated just 1.7km from Wexford Town Centre (approx), Carraig Mhór boasts the highest level of convenience. Rocklands is a popular location for families due to an excellent range of amenities on the doorstep and easy access to established primary and secondary schools.

Carraig Mhór offers easy connectivity to all major road networks (N25, N11, M11, etc.) as well as local and national public transport links. You will find a host of amenities and services close to hand including hotels, golf clubs, and sporting facilities. Some of Wexford's most renowned tourist spots and picturesque sandy beaches are all easily reached including Curracloe, Rosslare Strand, and Kilmore Quay to name a few.





## Beautifully designed both inside & out.

Carraig Mhór sets a new standard for buyers in the new homes market with energy efficient properties that are beautifully designed inside and out. Designed by Dermot Troy Architects, the interiors have been curated to maximise light and space, and capture stunning water views in this unique setting.

The luxury interiors include fitted kitchens and tiling as standard (see specifications for more details). These stunning interiors are combined with contemporary exteriors to enhance the surroundings; making Carraig Mhór the perfect place to call home for the modern homeowner.



# Built to the highest modern standards.

Carraig Mhór homes are A-Rated energy efficient and built to the highest modern standards. Featuring underfloor heating, air to water heating systems, and high levels of insulation; these contemporary homes have been purposefully built to be easy and cost effective to run and heat.

## Specification.

- Generous kitchen & wardrobe allowance
- Standard tiling
- Choice of downstairs floor samples
- Nzeb energy rated
- Gardens sown and seeded
- Wired for electric cars
- Triple glazed windows
- Air to water heating system
- Fully painted

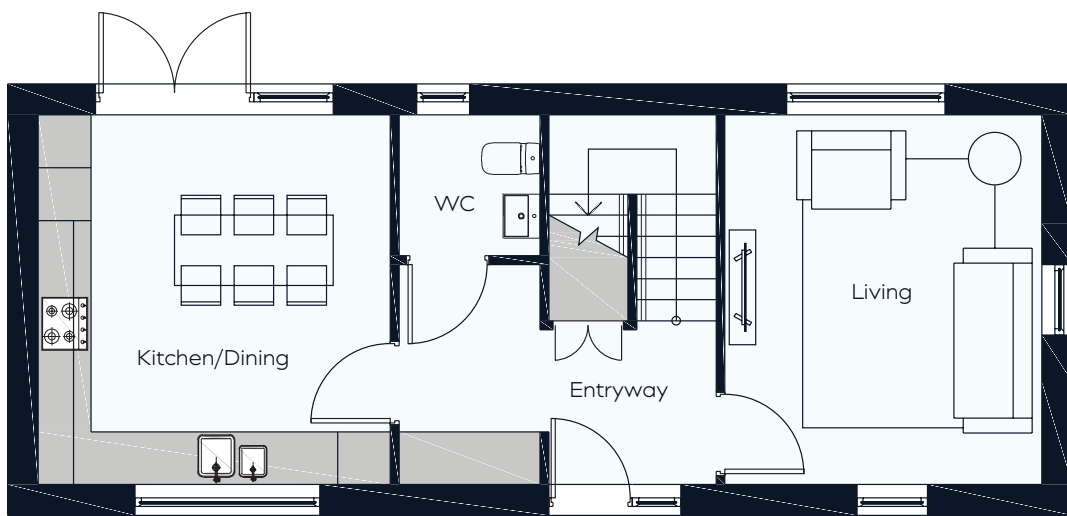




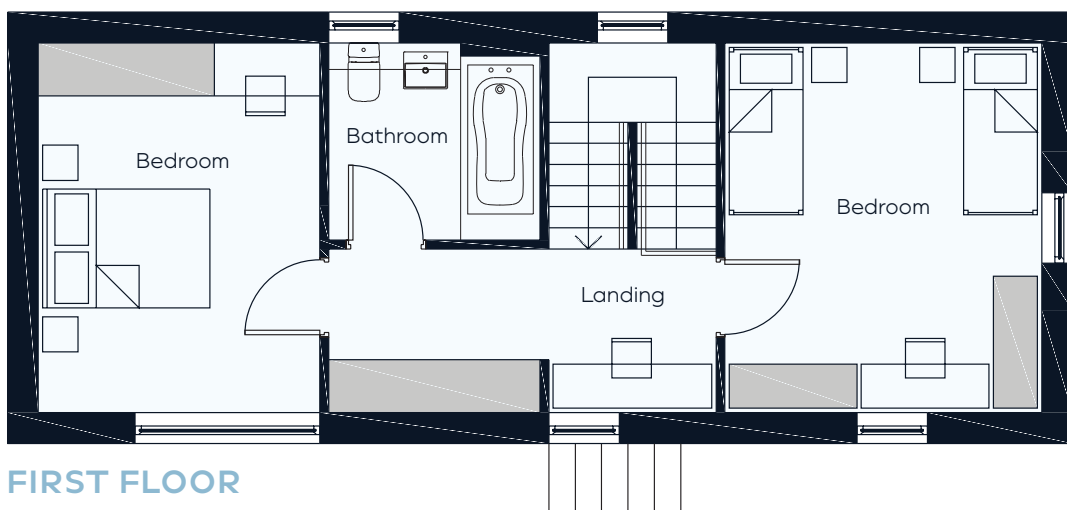
# HOUSE TYPE A

2 Bedroom Detached

1031sqft · 95.8sqm



GROUND FLOOR



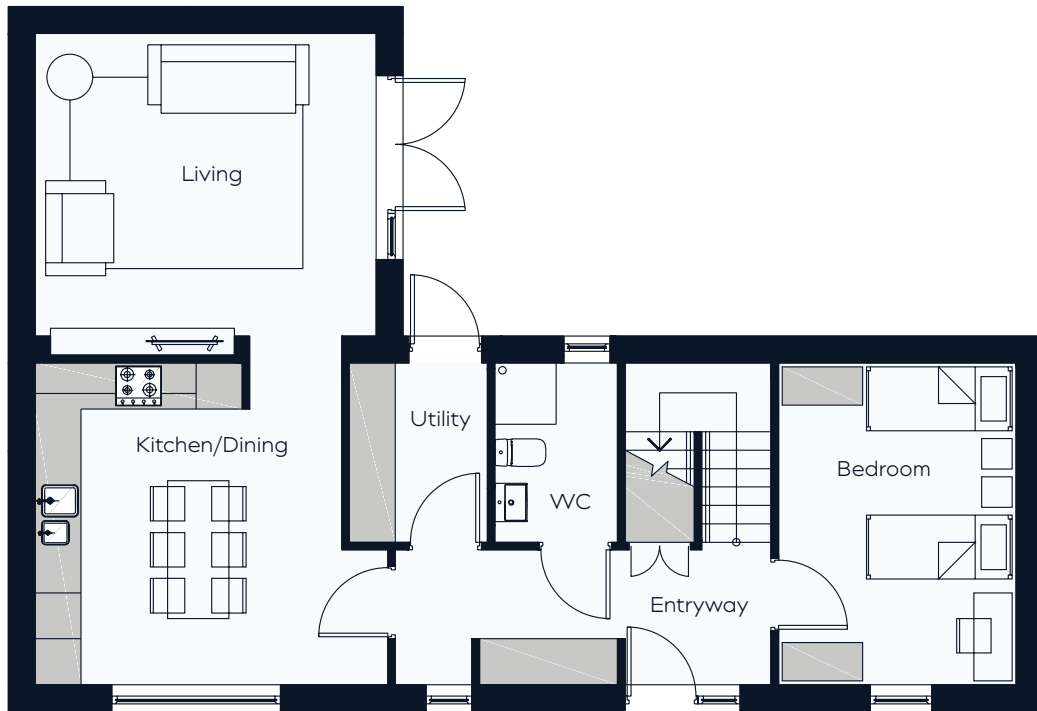
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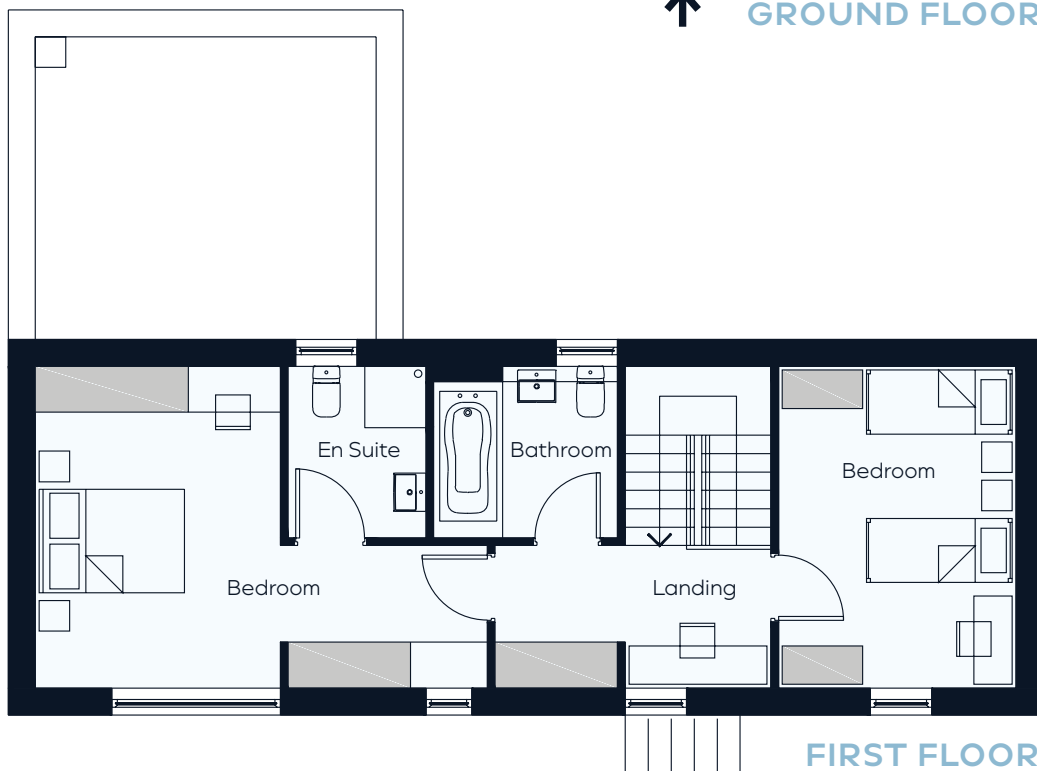
# HOUSE TYPE B

3 Bedroom Detached

1364sqft · 126.7sqm



GROUND FLOOR



FIRST FLOOR

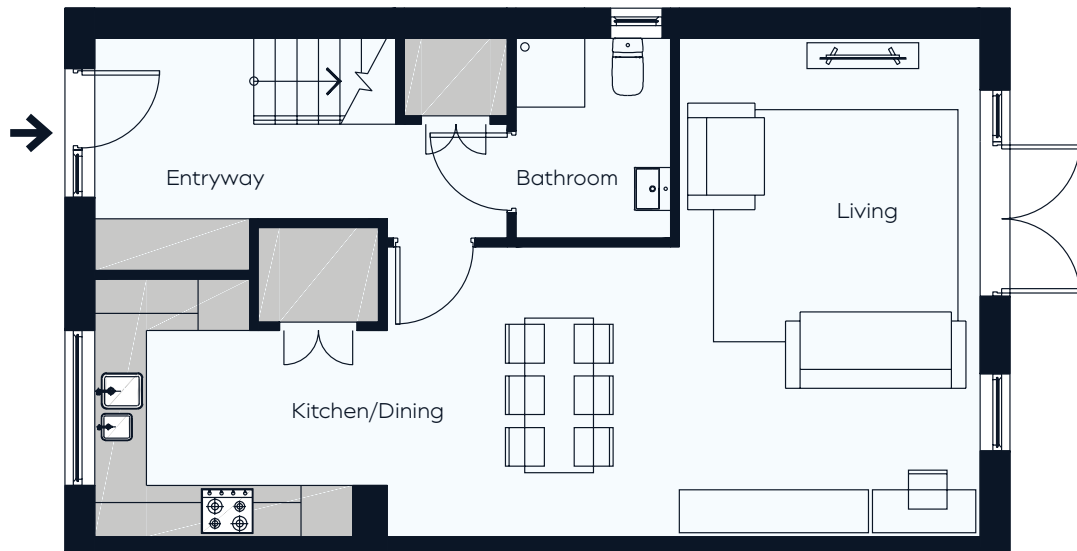
Plans are for illustrative purposes only. Variations may occur. Layouts may vary.



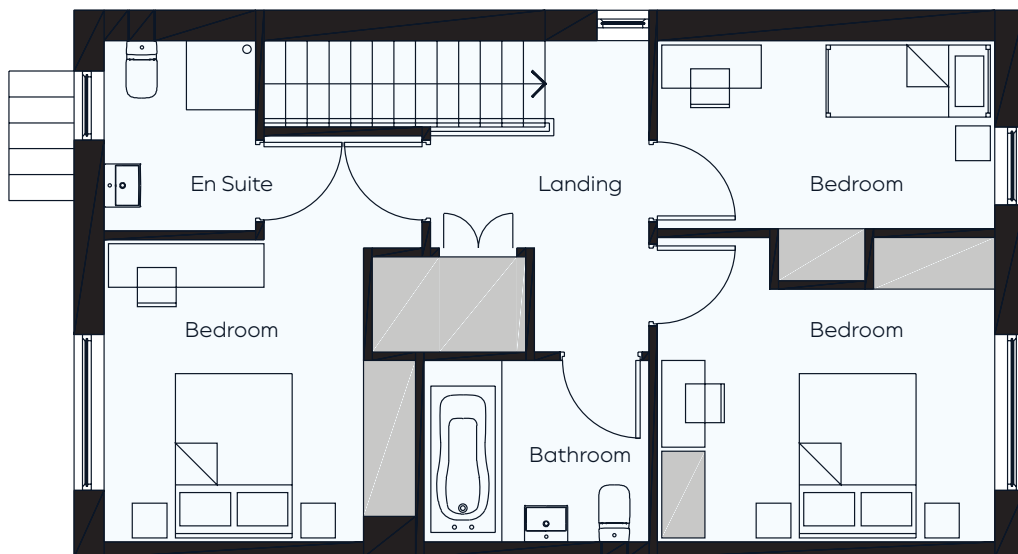
# HOUSE TYPE C

3 Bedroom Semi Detached

1278sqft · 118.7sqm



GROUND FLOOR



FIRST FLOOR

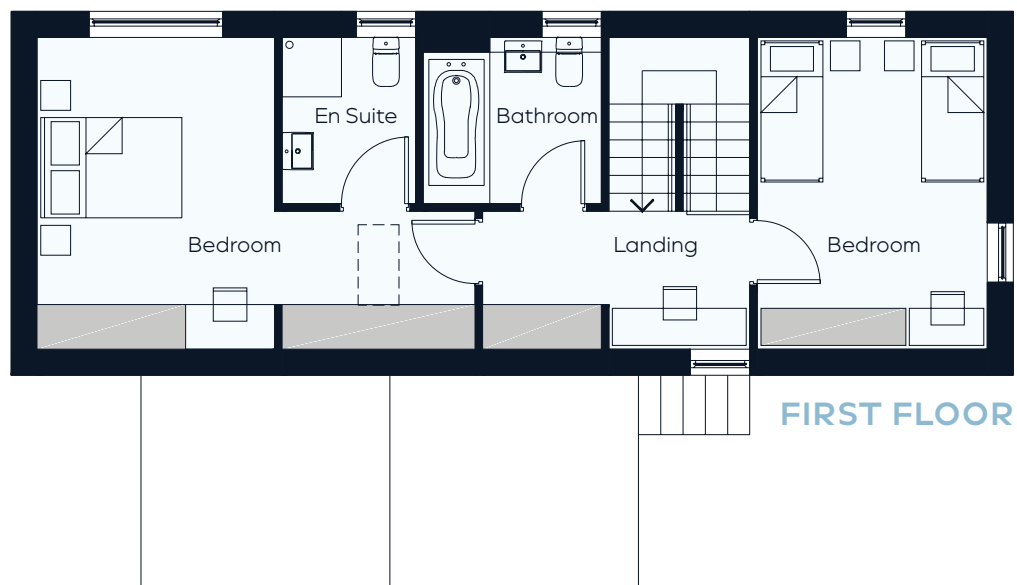
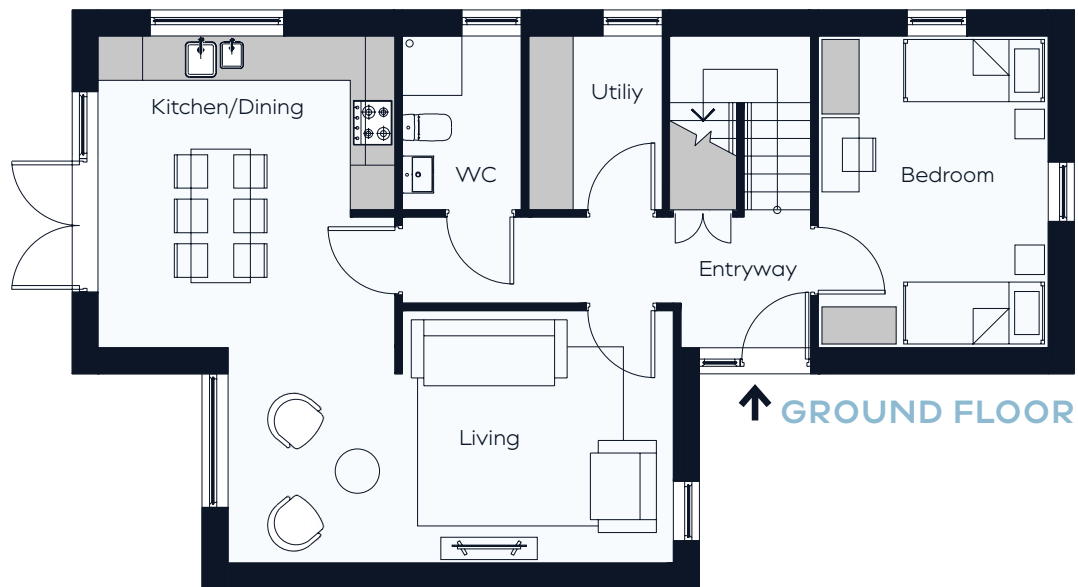
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# HOUSE TYPE D

3 Bedroom Detached

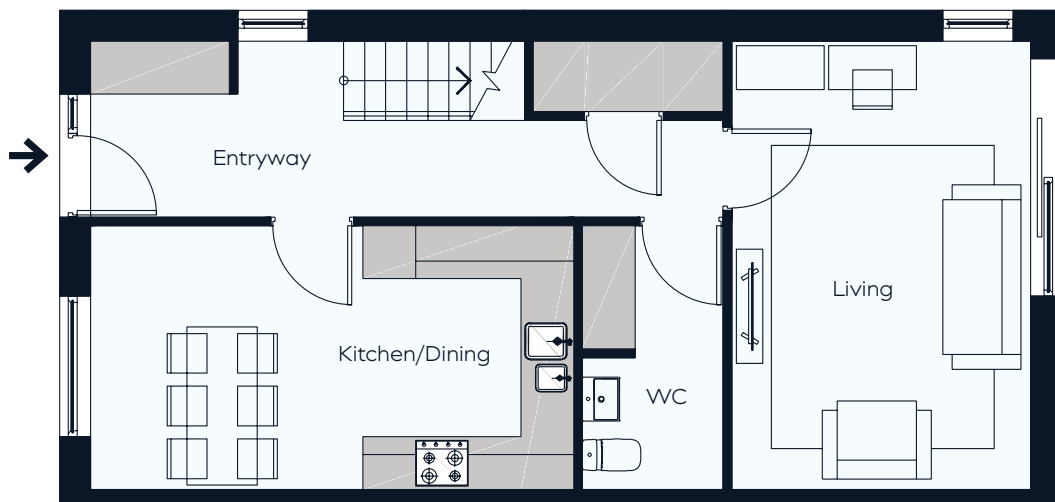
1306sqft · 121.3sqm



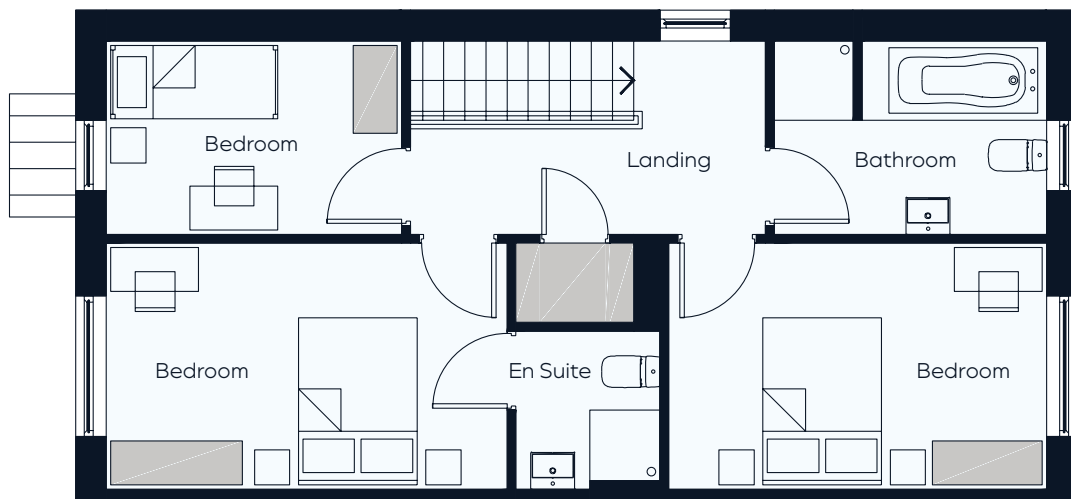


# HOUSE TYPE E

3 Bedroom Semi Detached  
1175sqft · 109.2sqm



GROUND FLOOR



FIRST FLOOR



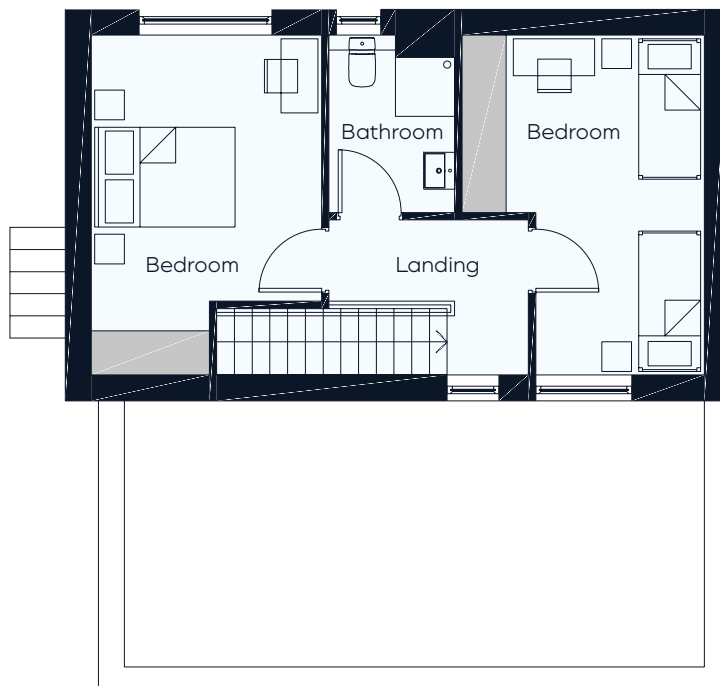
# HOUSE TYPE F

3 Bedroom Detached

1156sqft · 107.4sqm



GROUND FLOOR



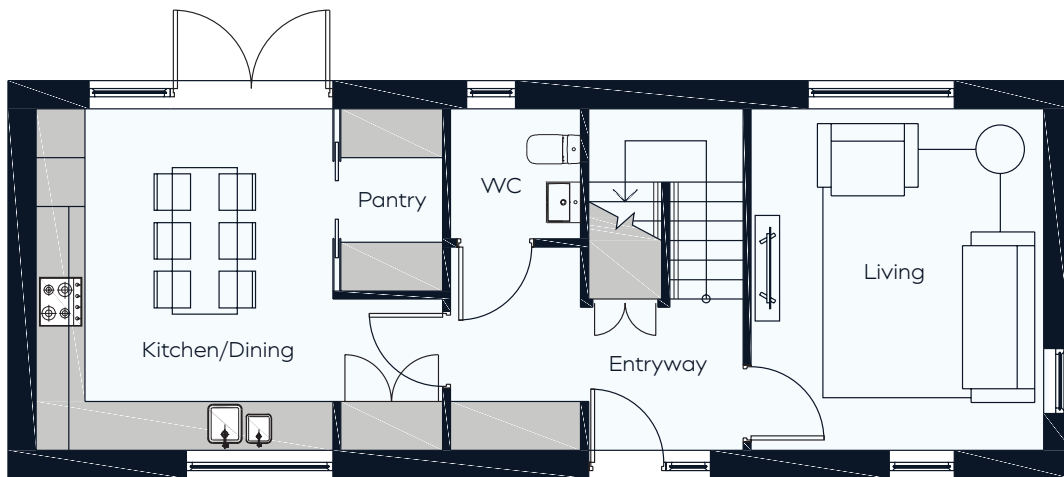
FIRST FLOOR

Plans are for illustrative purposes only. Variations may occur. Layouts may vary.

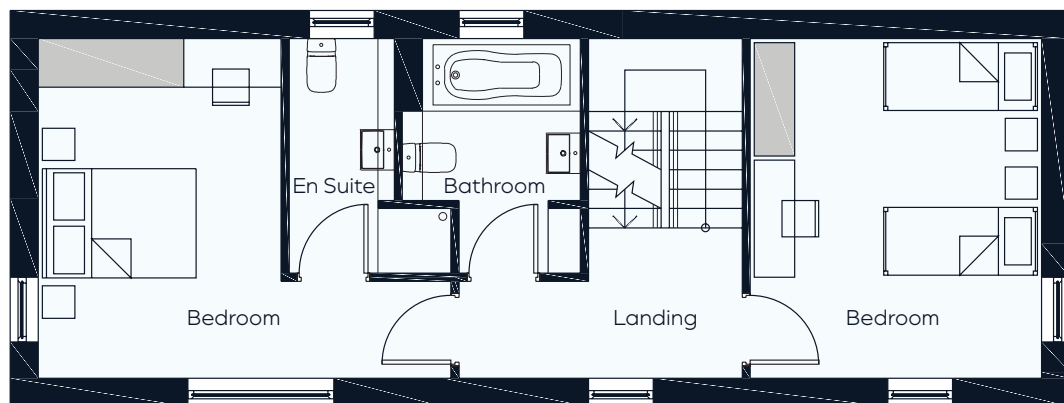


# HOUSE TYPE G1

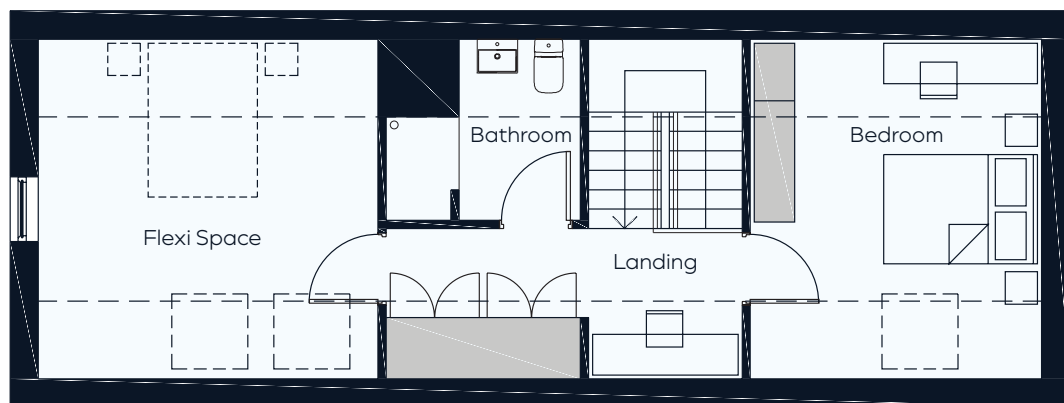
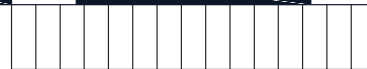
4 Bedroom Detached · 3 Floors  
1680sqft · 156sqm



GROUND FLOOR



FIRST FLOOR



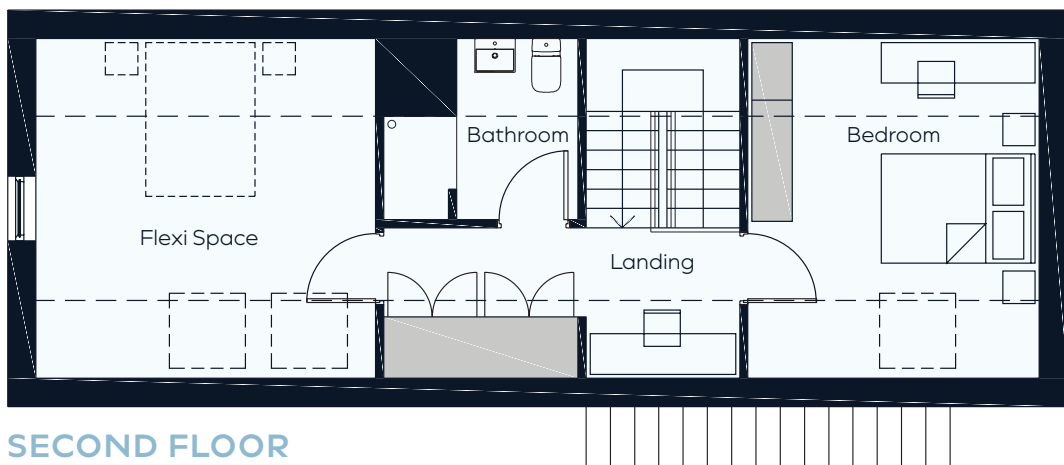
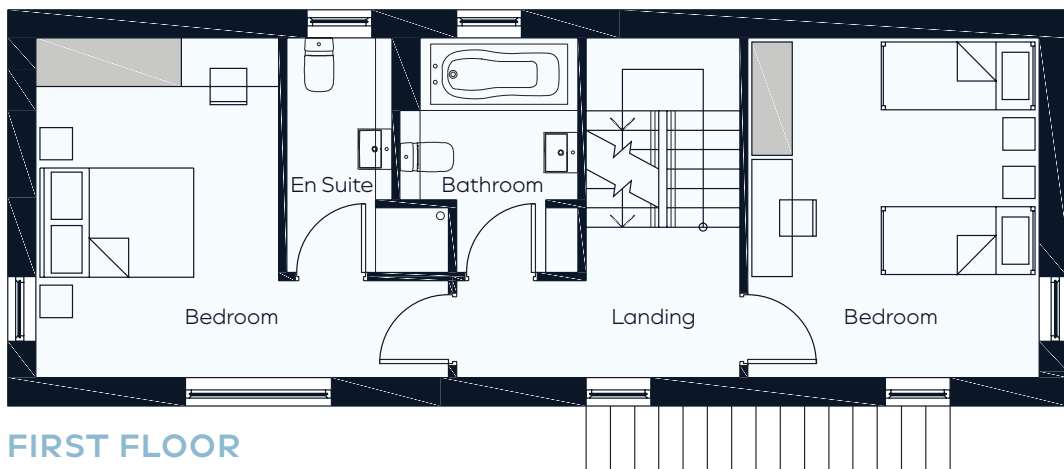
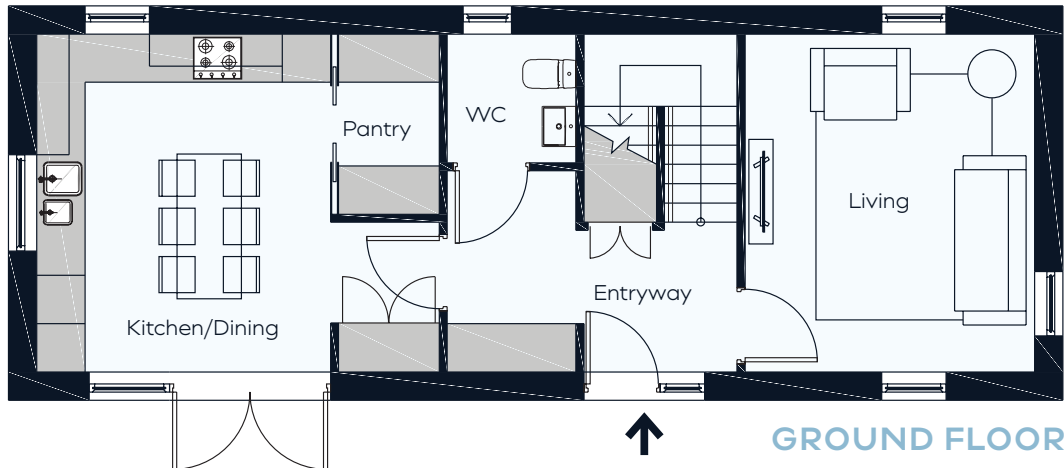
SECOND FLOOR





# HOUSE TYPE G2

4 Bedroom Detached · 3 Floors  
1680sqft · 156sqm



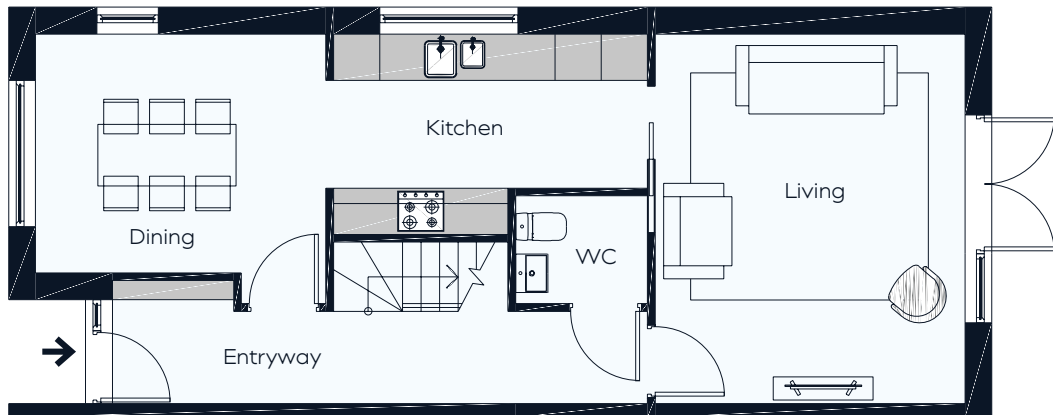
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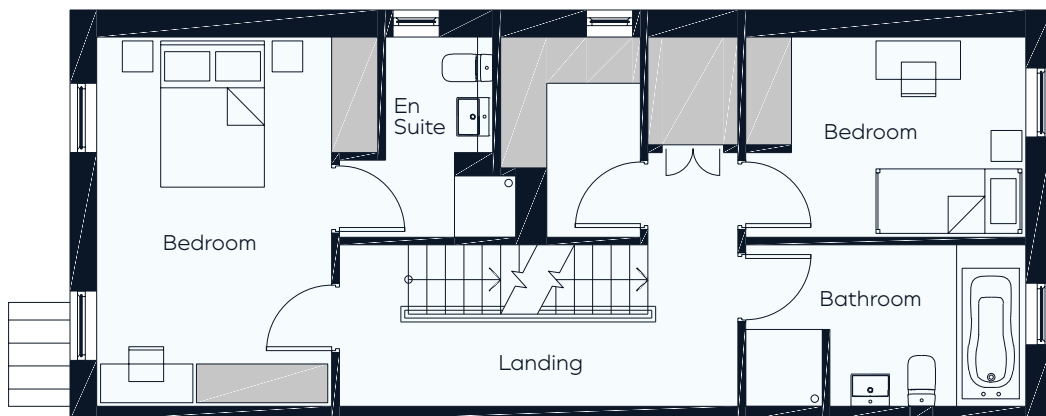
# HOUSE TYPE H

4 Bedroom Semi Detached · 3 Floors

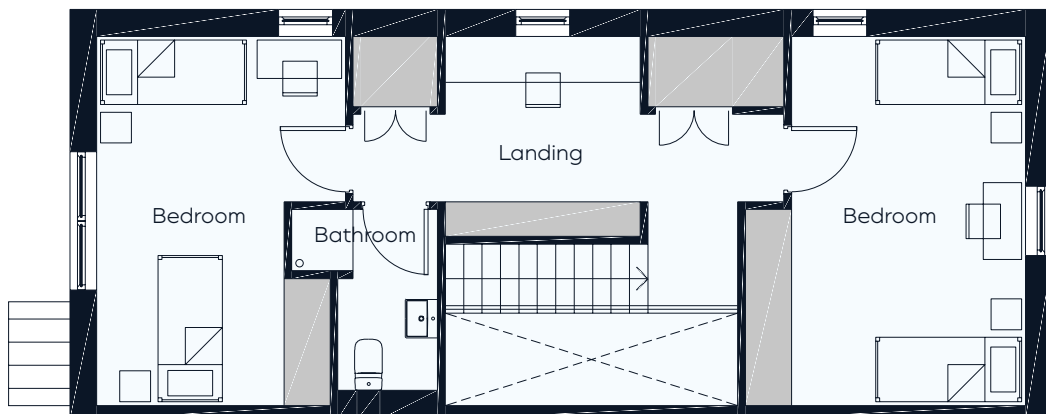
1856sqft · 172.4sqm



GROUND FLOOR



FIRST FLOOR



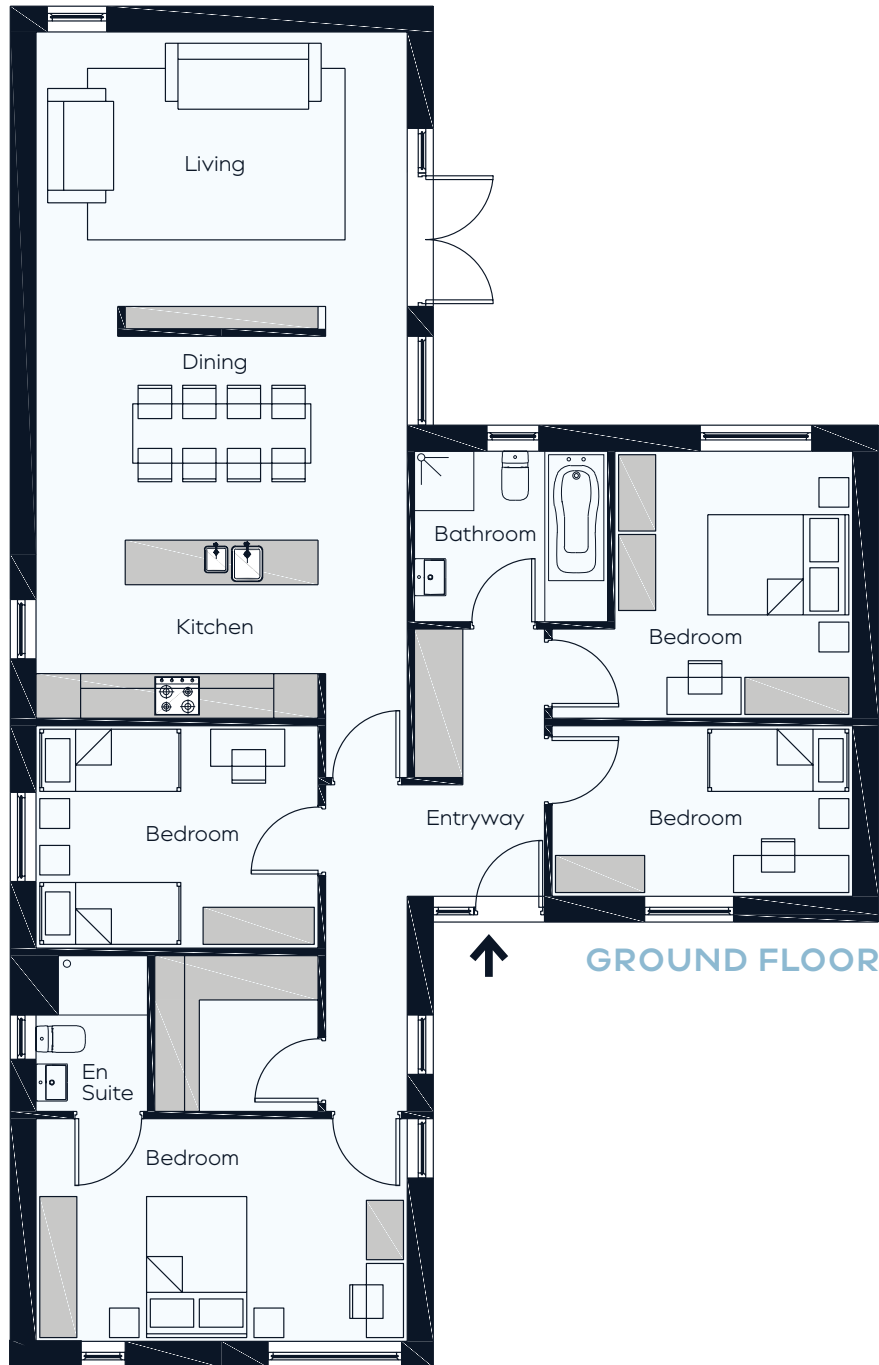
SECOND FLOOR

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# HOUSE TYPE I

4 Bedroom Detached Bungalow  
1442sqft · 134sqm



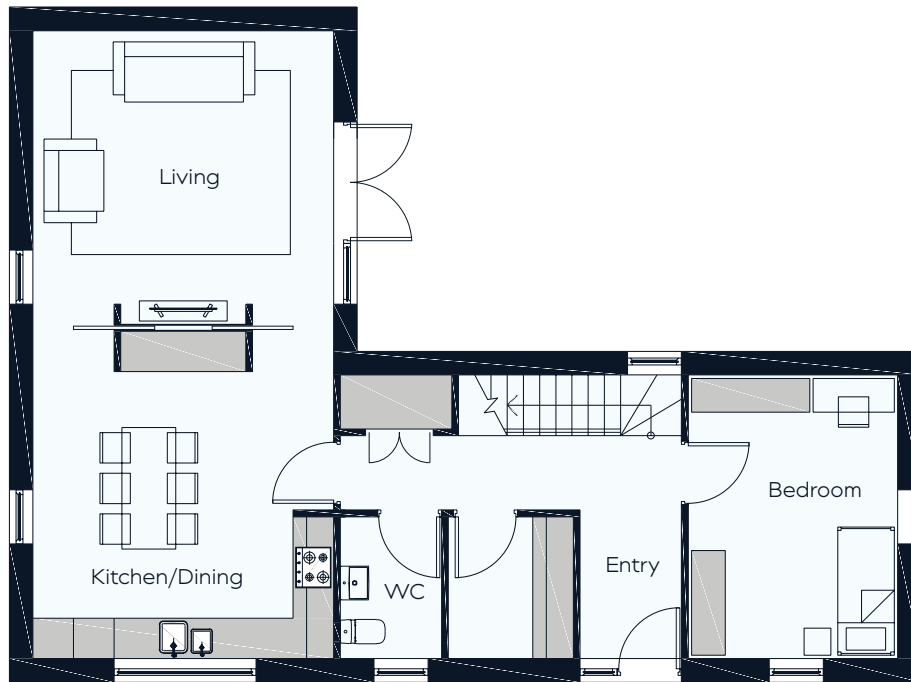
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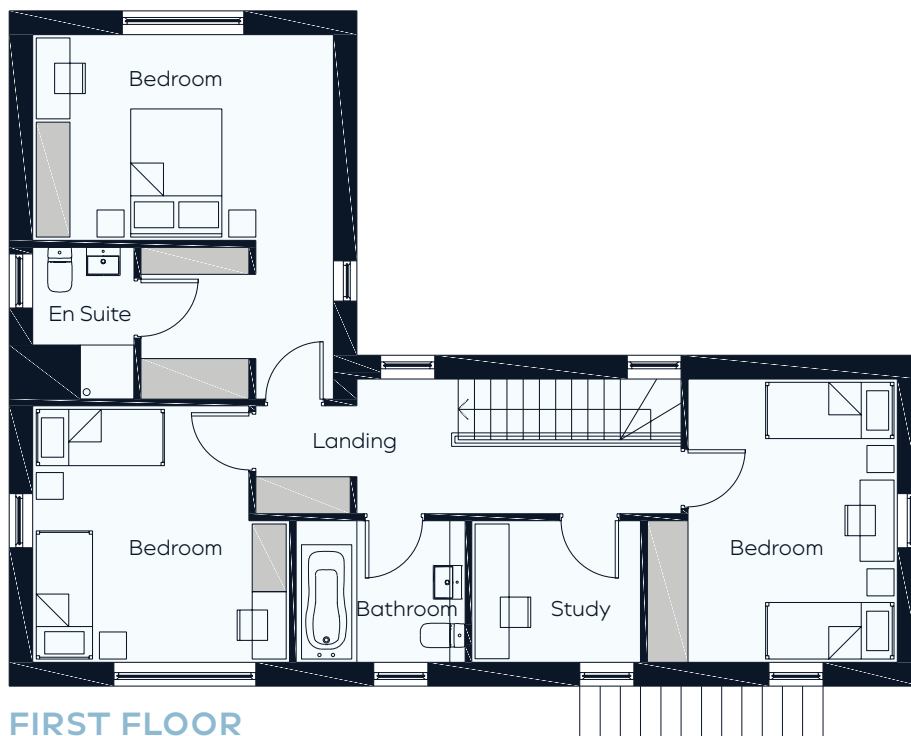
# HOUSE TYPE J

4 Bedroom Detached

1646sqft · 152.9sqm



GROUND FLOOR



FIRST FLOOR

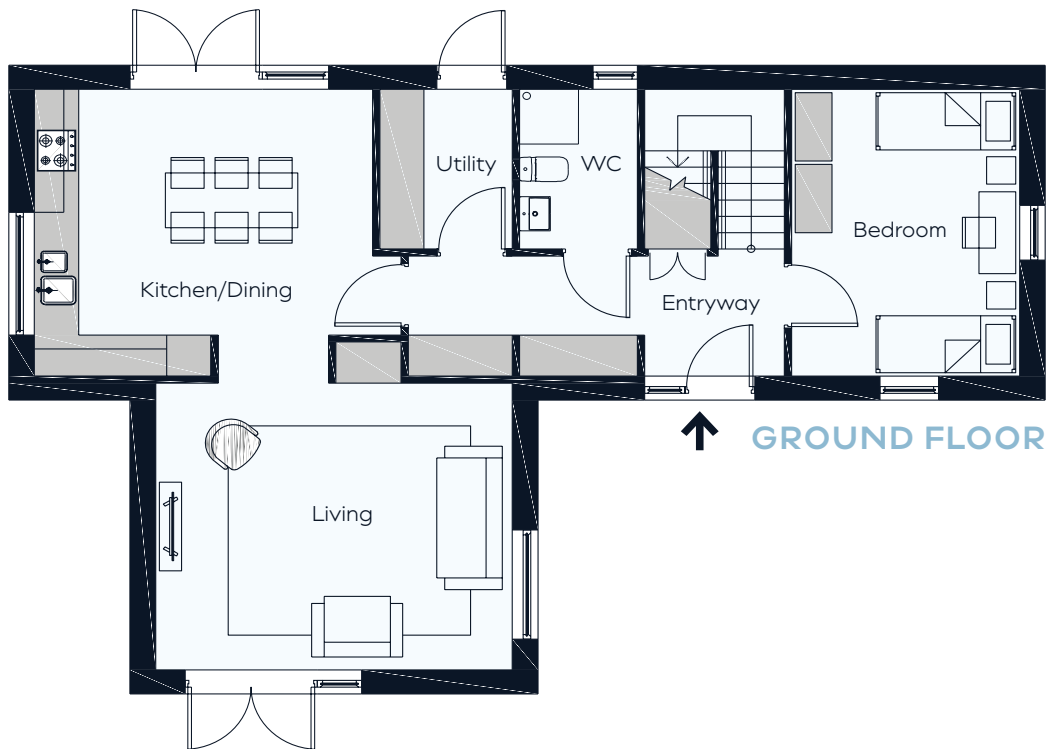
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# HOUSE TYPE K

4 Bedroom Detached

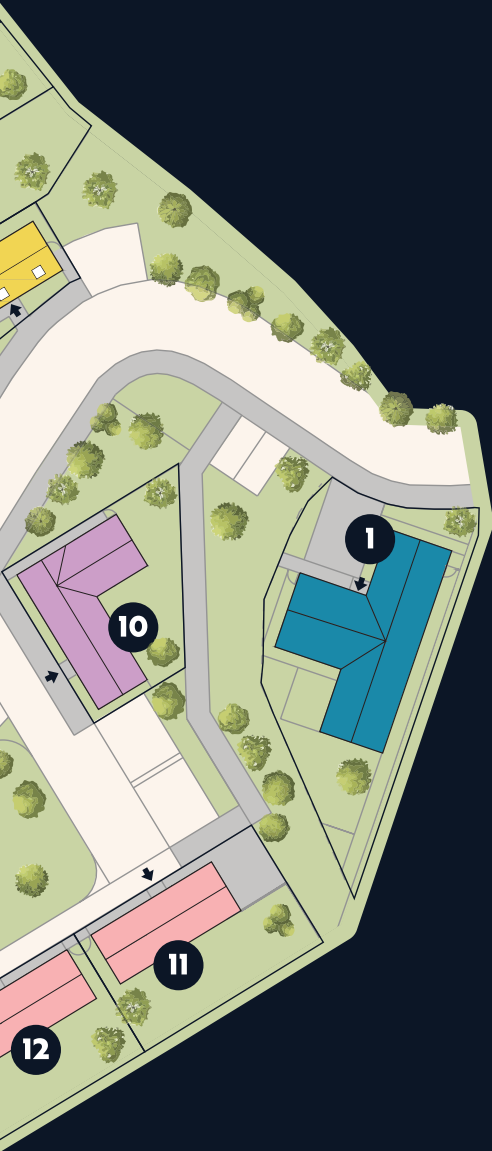
1660sqft · 154.2sqm



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 Site Map.





**House Type A**  
2 Bed Detached  
1031sqft · 95.8sqm

(11) (12)



**House Type B**  
3 Bed Detached  
1364sqft · 126.7sqm

(8)



**House Type C**  
3 Bed Semi Detached  
1278sqft · 118.7sqm

(3) (4) (5) (6)



**House Type D**  
3 Bed Detached  
1306sqft · 121.3sqm

(17) (18) (19)



**House Type E**  
3 Bed Semi Detached  
1175sqft · 109.2sqm

(9a) (9b) (26) (27)



**House Type F**  
3 Bed Detached  
1156sqft · 107.4sqm

(15)



**House Type G1**  
4 Bed Detached  
1680sqft · 156sqm

(2) (7) (13)



**House Type G2**  
4 Bed Detached  
1680sqft · 156sqm

(14) (16)



**House Type H**  
4 Bed Semi Detached  
1856sqft · 172.4sqm

(20) (21) (22) (23) (24) (25)



**House Type I**  
4 Bed Bungalow  
1442sqft · 134sqm

(1)



**House Type J**  
4 Bed Detached  
1646sqft · 152.9sqm

(10)



**House Type K**  
4 Bed Detached  
1660sqft · 154.2sqm

(28)



## Developer



## Selling Agent



Custom House Quay, Wexford. Y35 X21X

[www.keaneauctioneers.com](http://www.keaneauctioneers.com)

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PRSA: 003622

**The particulars contained within this document 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.



