

# Fermoyle Manor

## Kilanerin Gorey Co Wexford



Luxurious detached country homes in idyllic village setting. Providing practical spacious living in a totally contemporary environment.

Four house types ranging in size from 160M2 to 226M2.

FERMOYLE MANOR



KILLINIERIN VILLAGE  
GOREY CO. WEXFORD

**Mooney**  
PROPERTY

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**Jana**  
Construction Ltd

Fermoyle Manor is a prestigious development of 11 large, detached, contemporary properties being constructed to the highest modern standards to provide for luxurious modern living in a wonderfully private cul-de-sac location adjacent to all the facilities of this most picturesque and progressive village. Fermoyle Manor offers four different house types, all designed to provide practical spacious, living in a totally contemporary environment. Ranging in size from 160M<sup>2</sup> (1720 Sq Ft) to 226M<sup>2</sup> (2437 Sq Ft), all these superior properties boast large front and rear gardens with generous private parking space.



SITE LAYOUT

## VILLAGE LIFESTYLE

In purchasing a property in Fermoy Manor one is not just acquiring a superior modern residence in a superb location but actually buying into a complete lifestyle in this delightful village and a wonderful, tranquil environment where families can enjoy all the benefits of living in peaceful, picturesque surroundings yet within easy access of all amenities.

## LOCATION & AMENITIES

- Kilanerin is a picturesque, progressive village less than a 5 minute drive from Exit 22 of the M11 north of Gorey town and only a 45 minute drive from South Dublin.
- State of the Art new Leisure Centre incorporating Gym, Sports Hall, Café, Hairdressers, Beauty Salon and Office Pods.
- Woodlands walks.
- Primary School.
- Supermarket.
- Village Pub.
- G.A.A. Grounds.
- Wexford Lavender Farm adjacent to the village.
- Less than a 10 minute drive from the village are the beautiful sandy beaches of Kilgorman, Clone, Saleen and Ballymoney.

## GOREY TOWN

The vibrant town of Gorey is only a 7 minute drive away with its fantastic range of shops, bars, and award winning restaurants. All major supermarket chains and high street banks have a presence while the town's Esmonde Street is a boutique shopping destination with a high national profile. There is a huge variety of sporting and cultural organisations e.g. G.A.A., Rugby, Soccer, Tennis, Golf, Athletics, Musical Society, Theatre Group, Historical Society and many more. Gorey has 3 modern second level schools and 5 primary schools.

## ACCESSIBILITY

There is a 24 hour bus service to Dublin city and Airport operated by Wexford Bus and Bus Eireann and an excellent train service from Gorey to Dublin, including an early morning commuter service. Rosslare Europort, with its excellent ferry links to the U.K., France and Spain is a 40 minute drive and is also serviced by bus and train from Gorey.





**House Type A 4 Bed Two Storey**  
**226.42M2 (2437 sq ft) Site 12**



**Ground Floor Plan**



**First Floor Plan**



**House Type A1 4 Bed Two Storey**  
**226.42M2 (2437 sq ft) Sites 7 & 18**



**Ground Floor Plan**



**First Floor Plan**



**House Type B** 4 Bed Two Storey  
224.24M2 (2414 sq ft) Sites 8 & 11



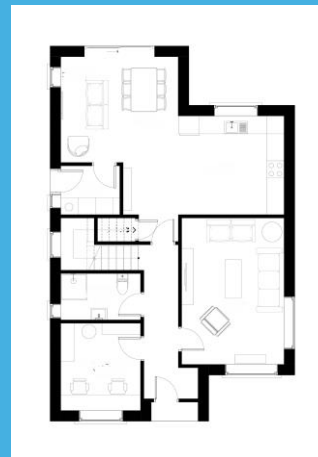
**Ground Floor Plan**



**First Floor Plan**



**House Type C** 4 Bed Two Storey  
160M2 (1720 sq ft) Sites 15 16 & 17



**Ground Floor Plan**



**First Floor Plan**



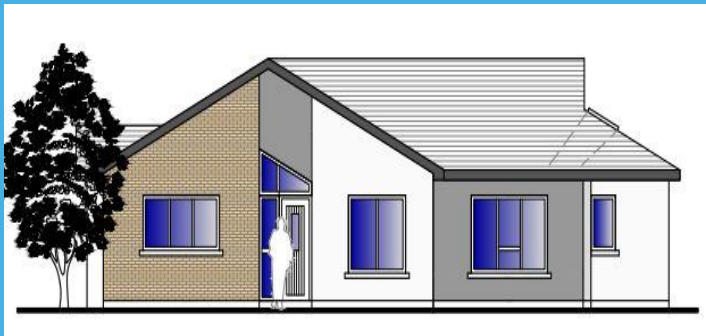
**House Type C1** 4 Bed Two Storey  
 160M2 (1720 sq ft) Sites 6 & 10



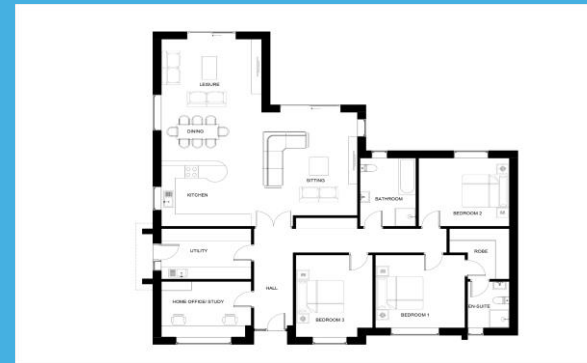
**Ground Floor Plan**



**First Floor Plan**



**House Type D** 3 Bed Single Storey  
 165.40 M2 (1780 sq ft) Site 9



**Floor Plan**

## Special Features & Specifications

### External Features

- Low maintenance external finish of part brick and high spec K-rend plaster that does not require painting.
- Premium Triple Glazed PVC Windows by Senator Windows.
- Large rear gardens with block-built boundary walls. Generous Patio area. Garden shed with electricity and water supply as standard.
- Cobblelock paved private parking.
- Slated Roofs. PVC fascia and soffit with seamless gutters and downpipes.

### Energy Efficiency

- A2 BER Energy Rating.
- Highly insulated Airtight design.

### Electrical

- Very generous electrical spec. with ample power points, brushed chrome on the ground floor and white on first floor/ ground floor bedrooms.
- Recessed lights positioned in entrance hallway and selected areas in kitchen / diner / living.
- Provision for EV car charging point on each house.

### Heating

- Economical to run with air to water under floor heating at ground level and aluminium radiators at first floor. Zoned heating system.
- Pressurised domestic water system.

### Media & Communications

- Each house type with home office, ducted for Eir high speed broadband.
- Multiple Data points.

### Interior Finishes

- Houses fully painted.
- Extensive tiling provided, including fully tiled floors in the hall, wet room, kitchen / diner & utility room. All floors in bathrooms and en-suites with walls part tiled.
- Stairs in red deal with solid oak handrail.
- Solid Eindhoven internal doors. Architraves and skirtings with contemporary chamfered finish.
- Built in wardrobes in Bedroom 2.



## **Kitchens**

- Hand painted bespoke kitchens by Andrew Ryan, individually crafted for each house type - design to include:-
- Solid doors.
- Apollo Mason quartz worktops & Backsplash.
- Custom Design Island Unit with Quartz worktop.
- Custom Open Wall to Counter Units.
- Custom Base Units.
- Handcrafted Freestanding French Style Canopy.
- Wood Solid Oak Drawers.
- Luxury solid brass handles, finish plated and polished by hand.
- Under mounted stainless-steel sink.
- Top quality appliances included as standard ... Falmec Extractor Fan, Siemens hob, oven, combi microwave, dishwasher and Fisher & Paykel American Fridge Freezer (House Types A, B & D) or Integrated Fridge Freezer (House Type C).

## **Utility Room**

- Custom bespoke hand painted built in units by Andrew Ryan.
- Solid doors.
- Apollo Mason quartz worktops & Backsplash.
- Custom tall units.
- Custom Base Units.
- Luxury solid brass handles, finish plated and polished by hand.
- Under mounted stainless-steel sink.

## **Dressing Rooms**

- Custom Bespoke dressing room cabinetry by Andrew Ryan.
- Custom Open Wall Units.
- Custom Tall Open Shelved Units.
- Custom Vanity Unit.
- Drawers - Wood Solid Oak Dovetailed Joint.
- Luxury solid brass handles, finish plated and polished by hand.



## Bathrooms & Ensuite

- Attractive bathrooms and ensuites with extensive tiling to floors and part tiling to walls.
- High Quality contemporary sanitary ware.
- Heated Towel rails.

## Warranty Cover

- 10 year Homebond Structural Guarantee & 5 year Mechanical & Electrical inherent defects insurance in place.









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