



www.avonvalemanor.ie



Exquisite 3 & 4 Bed Family Homes

A stone's throw away from the picturesque town of Wicklow lies a stunning new development, perfect for discerning families. Tastefully designed and thoughtfully positioned, these 3 and 4-bed homes have been created with quality and longevity in mind. If you're looking for a place to put down lifelong roots, you can be sure to find it here. This is where the rest of forever starts.

Wicklow Town is the jewel in the crown of County Wicklow, known as the Garden of Ireland; and for good reason. Perched a convenient distance from Dublin, without the rush and bustle of city living, County Wicklow is renowned for its glorious views, invigorating fresh air and welcoming people. With mountain vistas in one direction and the sea in the other, Wicklow is the best of natural Irish beauty all in one place.

These spacious homes have been created for families to grow into, with plenty of room to fill with memories. Whether your family loves to spend their days exploring the great outdoors, or cosying up in comfort, looking at the world outside your window, there's a place for you to make a lasting family home at Avonvale Manor.

Amenities



Cafés, Restaurants & Shops:

- 1 - O'Shea's Corner Pub
- 2 - Costa Coffee
- 3 - Aldi
- 4 - Centra
- 5 - The Bridge Tavern
- 6 - The Brass Fox
- 7 - Blue Seafood Restaurant
- 8 - Avoca Mount Usher
- 9 - Phil Healy's Pub
- 10 - Sorrel & Eve
- 11 - Nick's Coffee
- 12 - Lidl
- 13 - Tesco
- 14 - Supervalu



Schools:

- 15 - Gaelscoil Chill Mhantáin (P)
- 16 - Wicklow Educate Together NS (P/S)
- 17 - Glebe National School (P)
- 18 - Coláiste Chill Mhantáin (S)
- 19 - Clermont Campus



Hotels:

- 20 - Tinakilly House Hotel
- 21 - Hunter's Hotel



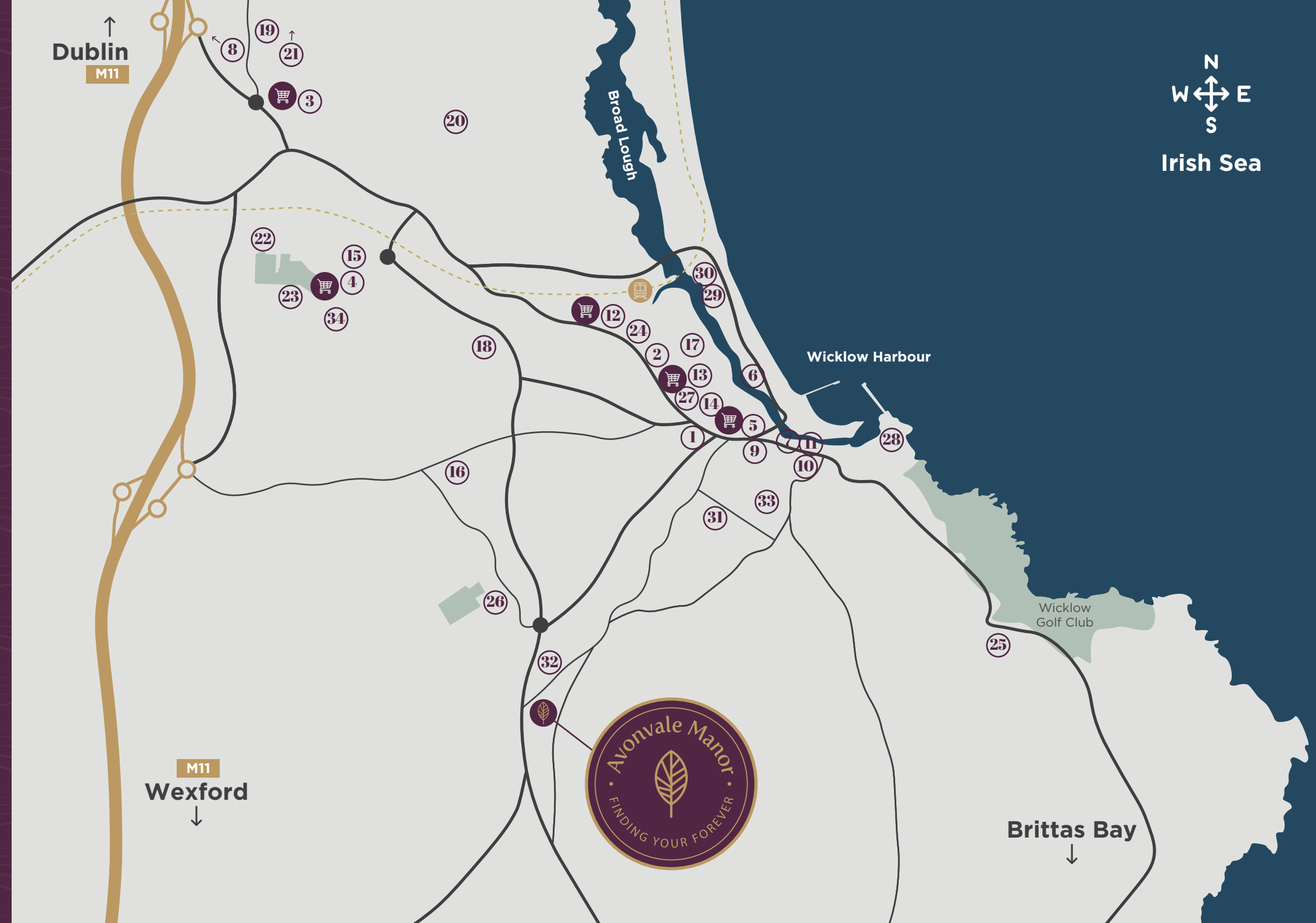
Sports Clubs & Parks:

- 22 - Rathnew GAA
- 23 - Rathnew AFC
- 24 - Wicklow Rovers AFC
- 25 - St. Patrick's GAA
- 26 - Wicklow Rugby Club
- 27 - Wicklow Tennis Club
- 28 - Wicklow Sailing Club
- 29 - Murrough Skate Park
- 30 - Murrough Playground
- 31 - Ballynerrin Playground



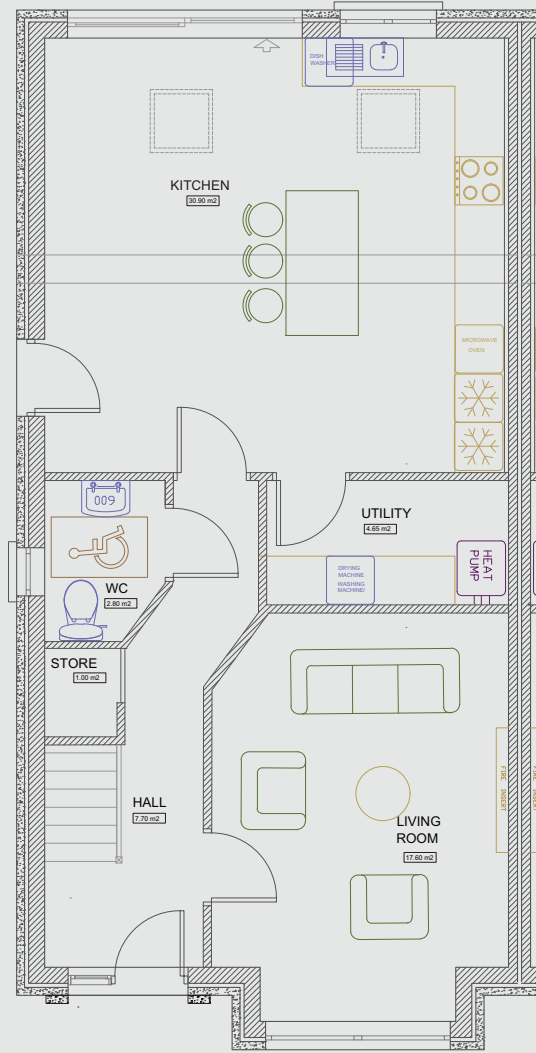
Crèches:

- 32 - Ashvale Crèche
- 33 - Smarties Pre-School
- 34 - Little Harvard

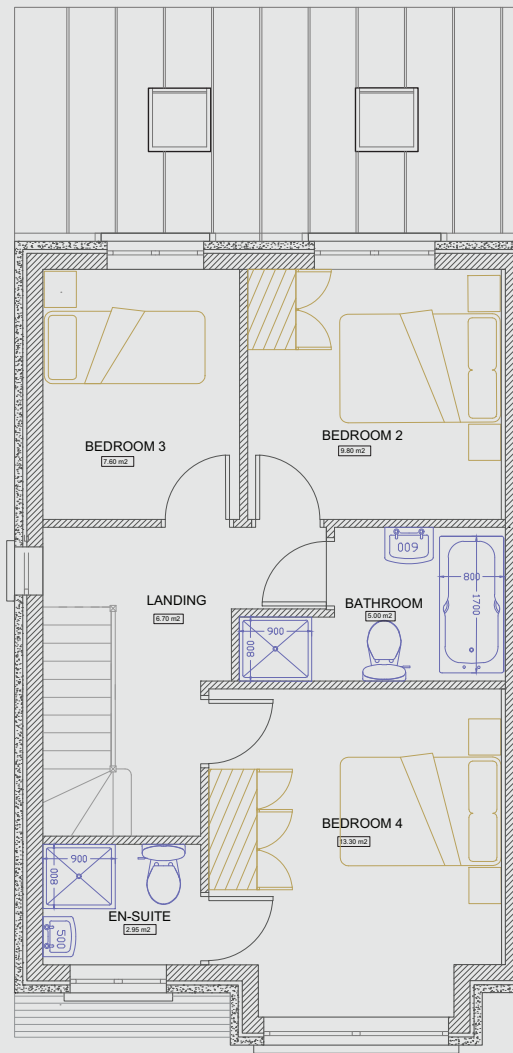




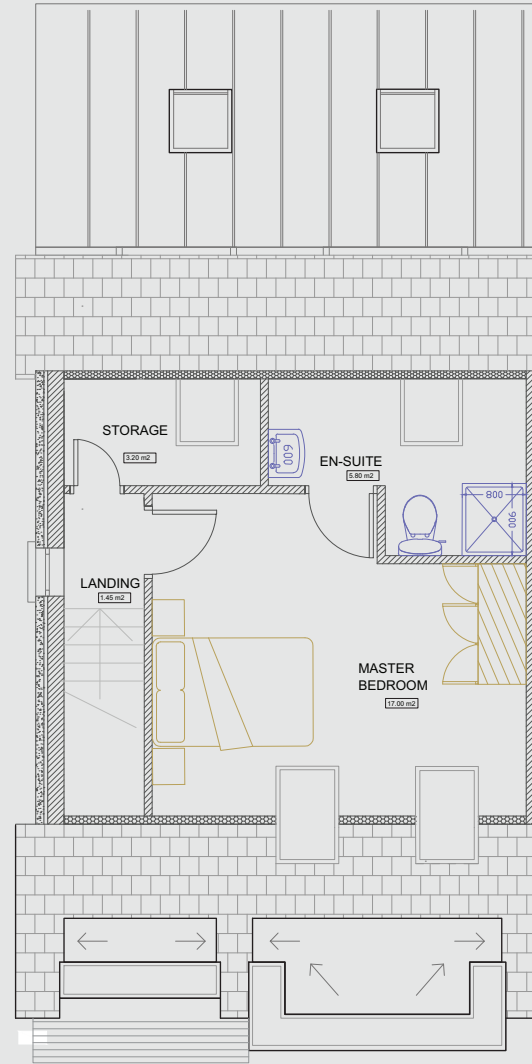
GROUND FLOOR
68.00 m²



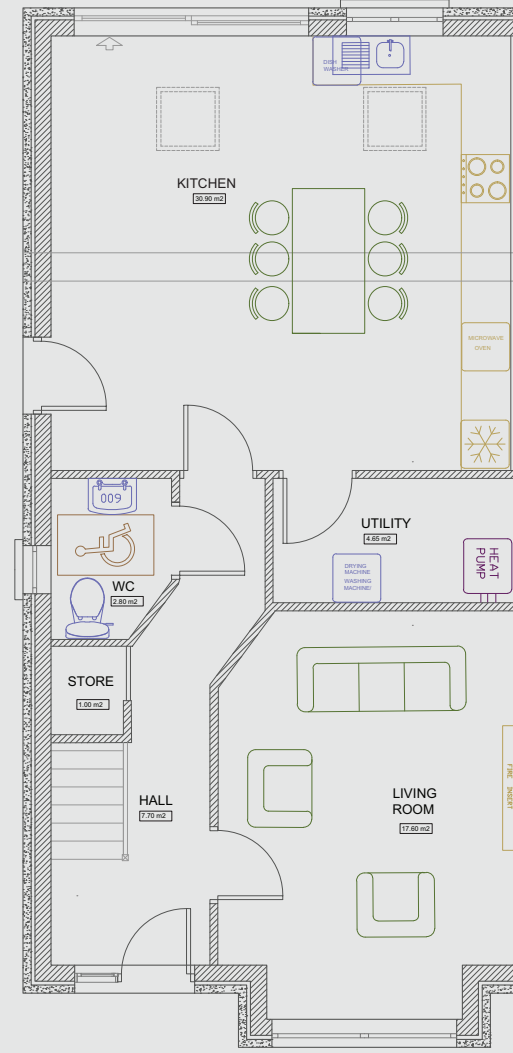
FIRST FLOOR
50.50 m²



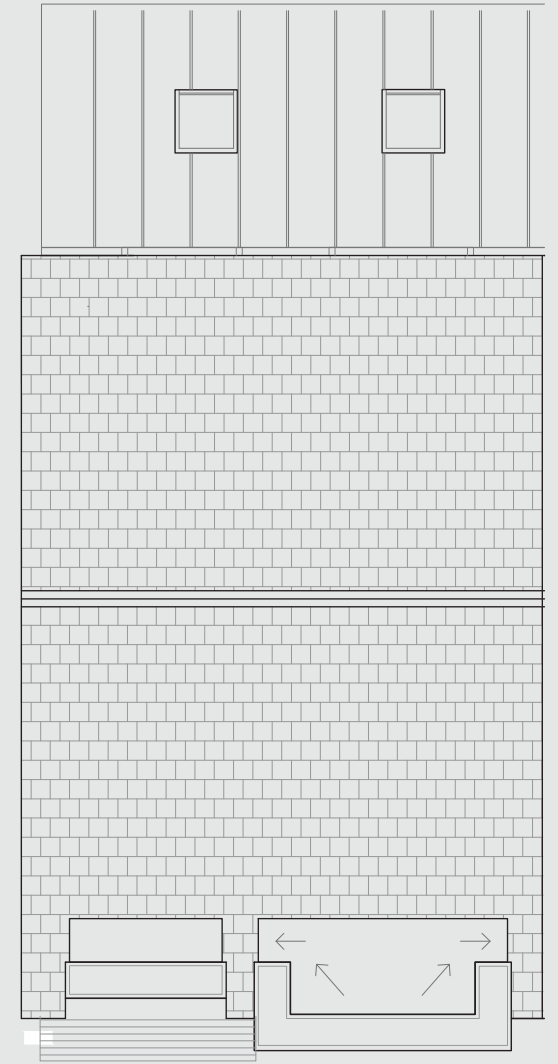
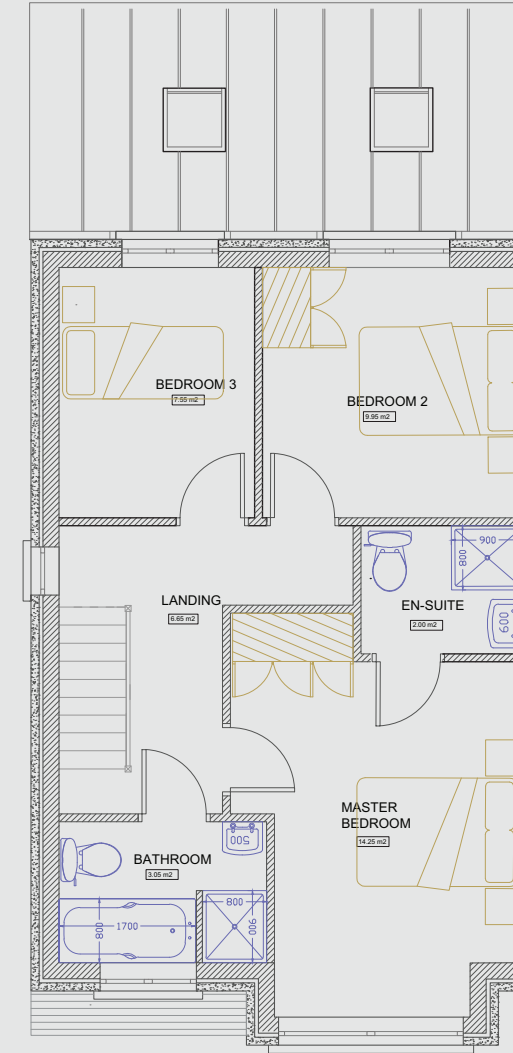
SECOND FLOOR
13.30 m² (from 2.1 height)



GROUND FLOOR
68.00 m²

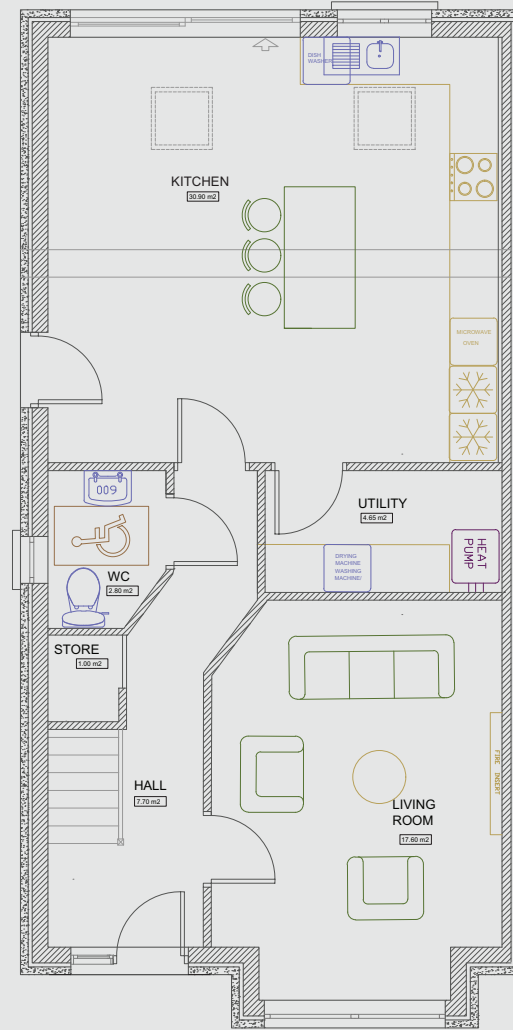


FIRST FLOOR
50.50 m²

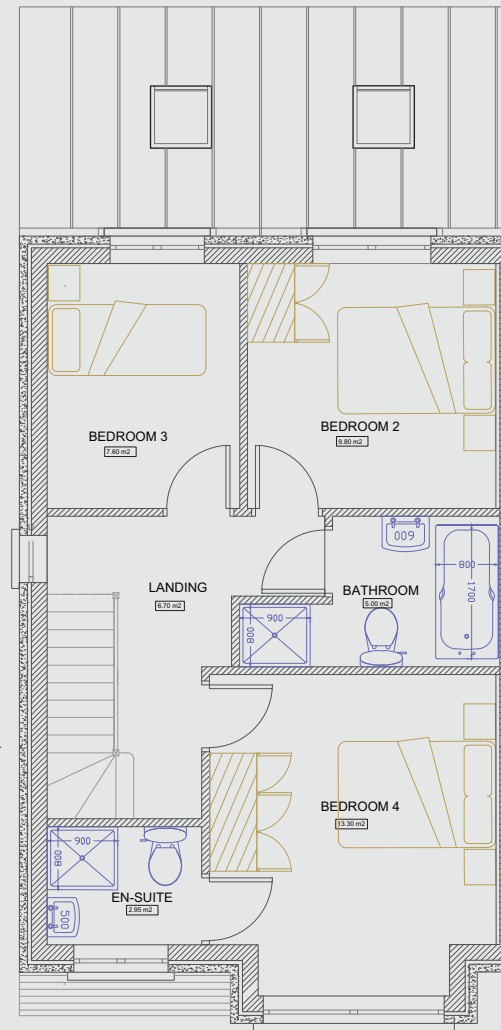




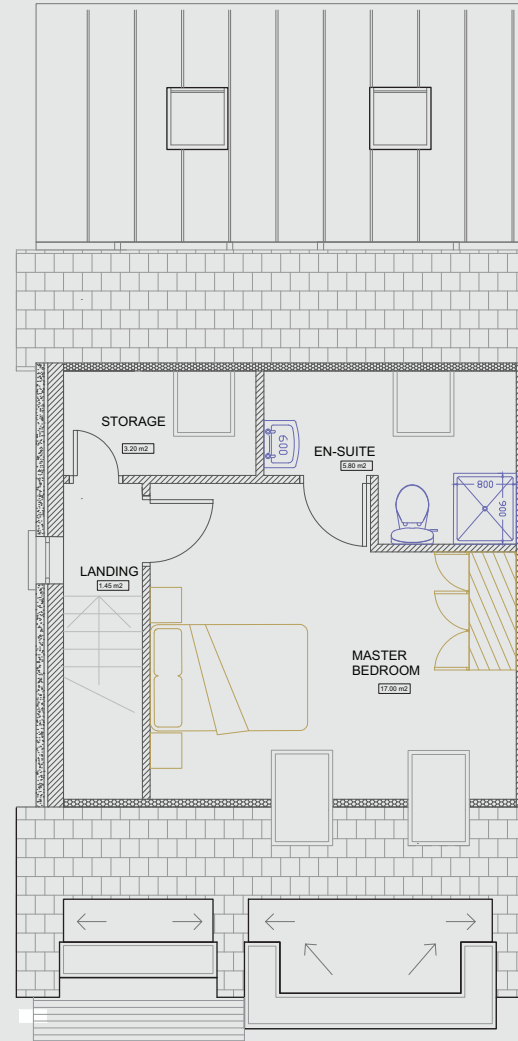
GROUND FLOOR
68.00 m²



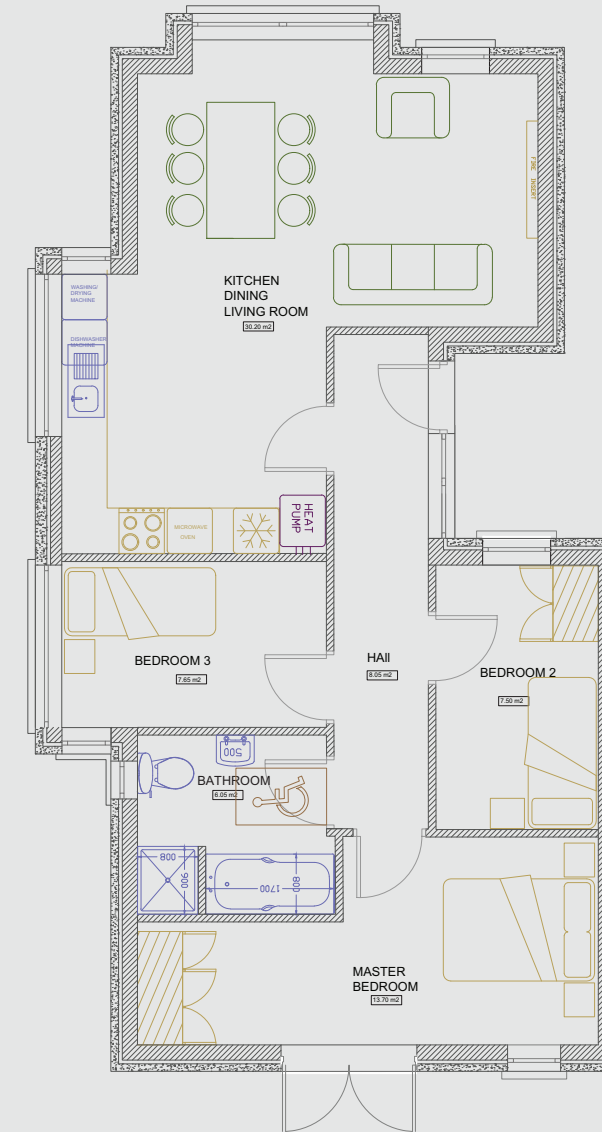
FIRST FLOOR
50.50 m²



SECOND FLOOR
13.30 m² (from 2.1 height)



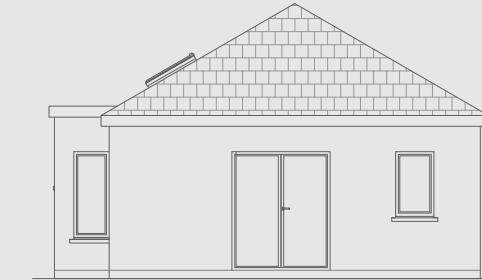
GROUND FLOOR
75.70 m²



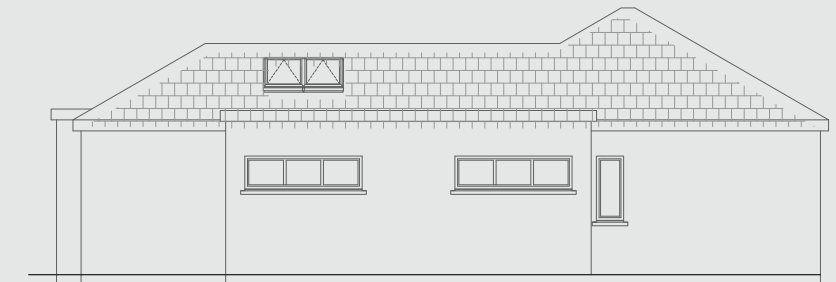
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION





General Specification

Foundations - Strip Type foundations to building regulations.

Walls - All external walls shall be cavity type consisting of 100mm block/brick outer leaf, and 184mm Timeframe structure inner leaf.

Internal Walls shall be of 90mm timber stud partition and gypsum plasterboard lining.

Floors - Ground floor shall consist of solid concrete slab on thermal insulation.

Power floated finish.

First Floor to be constructed of smart Plywood on timber I joists.

Roof - Roof shall be constructed from concrete interlocking tiles on fixed battens and laid on roofers felt on propriety trusses.

Gutters - Gutters and downpipes shall be UPVC.

Windows - Windows shall be P.V.C, Double Glazed throughout, as shown on drawings.

Doors - Main Entrance door shall be a Composite Door.

Rear Entrance Door shall be Double Glazed Patio Doors.

Side Entrance Door shall be a Single Door.

All internal doors will be painted timber with Chrome Handles.

Stairs - Stairs shall be Deal string stairs with Deal risers and threads.

Kitchen - A Fitted Kitchen will be provided to consist of stainless-steel sink unit and mixer tap, Quartz worktop, floor units and high-level units all to be in accordance with kitchen plans.

Feature Fire - There will be an Electric Fire Insert- Gazco eStudio 85r or Similar



Finishes - External Plastering: External front wall finish will be smooth napped render finish, gable end and rear to be dry dashing white limestone plaster. Internal Plastering: Hard wall finish throughout.

Selected Brick as shown on drawings- Woodward Durrow cream antique buff brickwork.

Plumbing - Plumbing to be as drawings: Main Bathroom: Acrylic Bath, shower, fully shrouded toilet, wash hand vanity unit.

Ensuite: Shower, Fully shrouded toilet and wash hand vanity unit.

W.C: Fully shrouded toilet and wash hand vanity unit.

There will be one outside tap fitted to rear of homes.

Central Heating - Central Heating shall be Air to Water Heat pump with radiators.

Controls shall be a 3 channel time clock. 3 Zones: Upstairs, Downstairs and Hot Water.

Alarm Wired - The property will be wired for burglar alarm.

Electrical - See electrical schedule for each house type.

Insulation - Insulation provided via high density Insulation to external walls and fibre glass quilt to the attic space, all installed to achieve a BER A- Rating.

Painting and Decorating - All smooth external walls will be finished with two coats of exterior quality paint.

All internal walls and ceilings to have two coats of emulsion paint, white colour.

All softwood timbers to be painted in undercoat and satin wood finish, French White.

Wardrobes - There will be wardrobes in three of the bedrooms of the 4 Bed Houses.

There will be wardrobes in two of the bedrooms of the 3 Bed Houses.



Tiling - Bathroom, Ensuite floors will be tiled.

Main Bathroom, Ensuite, W.C walls tiled floor to ceiling.

Bath Surround will be tiled same as wall tiles.

The Selected Tile is Bressica Travertine Grey or Bressica Travertine Light Grey.

Rear Garden Boundaries - Boundaries on rear gardens will be Block Built/ Concrete Walls.

Side Boundary to Back Gardens - Will comprise of Concrete H Posts and Timber Panels.

Side Gates - Where provided side gates are to be timber stained, complete with lockable bolt.

Patio Area Finish - Patio paving to rear of house to be Cobbelock Paving. House Paths to be concrete otherwise.

Drives and Paths - Driveways will be finished with Cobblelock Paving.

Public footpath shall be of concrete

finish and public roads shall be tarmacadam finish in accordance with specification.

Landscaping - The front and back gardens will be levelled and seeded completely.

Boundary Walls to Public Open Spaces - Public boundary walls to open spaces and public roads to be blockwork pointed and Dry Dash on Public Side.

Public Roads and Footpaths - Public roads and footpaths to be finished to Local Authority specification and finished generally in tarmac finish to roads, concrete kerbs and footpaths.



Superior Specifications

- 10 Year Homebond Structural Guarantee

- 5 Year Homebond Mechanical & Electrical Inherent Defect Insurance

- Timber Frame Built “A” Rated Homes

- Air to Water High Efficiency Heat Pumps

- Yellow Brick Facades with Painted Plaster to Front and selected Side Elevations

- Low Maintenance Dry Dash external finish to sides and rear of houses with black concrete roof tiles

- Double Glazed uPVC windows by Munster Joinery

- High Quality Fitted Kitchen

- Electric Feature Fire

- Full Internal Painting
- Quality Sanitaryware and Tiling Throughout
- Choice of Tile Finish
- Generous Fitted Wardrobes to 2/3 bedrooms
- Cobblelock Driveway
- Levelled, seeded and fenced rear gardens with Patio Area.





In your neighbourhood

There is a wealth of culinary opportunities in your new locality. Wicklow Town, Rathnew and the surrounding hinterland offer a wide variety of eateries, cafes and country pubs.

Tinakilly Country House Hotel

Tinakilly is a tranquil escape from the busy pace of the city. Set within 14 acres of landscaped grounds and overlooking the sea, it has gardens to explore and wellbeing classes to enjoy, in the brand-new studio within the hotel grounds.

Brittas Bay Beach

Brittas Bay has been awarded 'European Union (EU) Blue Flag'. With no headlands to interfere with the peaceful rhythm, it is ideal for bathing, surfing and walking. Brittas Bay is designated as a proposed Special Area of Conservation. It is an area of ecological importance and habitats of interest include sand dunes, ferns and grassland areas. The landscape is dominated by the dunes which covers approximately 100 hectares. Brittas Bay is guarded throughout the bathing season.

Wicklow Harbour

Wicklow harbour is the recreational centre of Wicklow Town. A place where swimmers and walkers congregate around the quay wall, and friends and families picnic on the meadows above.



About The Developer

A third generation family firm of home builders with a reputation for honesty, integrity, delivering homes for other families to live and grow up in at great value, sums up Liam Neville Developments Ltd.

The Nevilles have constructed quality homes in Waterford, Wicklow, Dublin, Limerick and Belfast, in addition to Wexford and have been working steadily in Laois, Waterford, Wexford and Limerick during the years when construction all but ceased in Ireland. Paying the closest attention to compliance with all current building regulations and standards means that new owners get A-rated energy efficient homes.

Because reputation is key for the Neville family of builders, new clients get personal attention and guidance through all stages of construction. A key to the company's continued success has been the standard of finish of not only new homes but the surrounding open spaces and environment with proper landscaping and children's play area.

Homes not just houses is the company's motto.

More information on Liam Neville Developments Limited can be found on their website at **www.liamneville.ie**



Property Developer

Barntown,
Co. Wexford

info@liamneville.ie

053 91 83004



PSRA 002719

Selling Agent

REA Forkin,
Main Street,
Wicklow Town,
Co. Wicklow.
A67 D688

info@reaforkin.ie

(0404) 61933

www.avonvalemanor.ie

DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that LIAM NEVILLE DEVELOPMENTS may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of REA FORKIN has the authority to bind LIAM NEVILLE DEVELOPMENTS in any way or to make or give any representation or warranty in relation to this development or any part of it.