



# Knightswood

A Luxury Development  
- Phase 2 & 3 -

[WWW.KNIGHTSWOOD.IE](http://WWW.KNIGHTSWOOD.IE)

# THE 'BENVOY'

155 SQ M / 1,668 SQ FT

TYPE B  
4 BED SEMI-DETACHED

Price: On Application



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# HOUSE SPECIFICATION

- included in property purchase price -

## External Finishes

- Elegant, low maintenance, high quality elevations comprising of brickwork and painted rendered finishes.
- 'Passive House' insulated, double glazed windows from Munster Joinery - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

## Internal Finishes

- Walls fully painted - Heaven's Breath Matt Emulsion
- Ceilings are painted white
- Doors, stairs, skirting and architraves painted white
- High quality contemporary style doors
- Brushed chrome contemporary ironmongery
- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Exceptional floor to ceiling mirrored sliding wardrobes to all bedrooms

## Electrical

- Generous electrical spec
- Chrome sockets & switches to ground floor
- High speed broadband (Siro)
- Wired for an intruder alarm
- Wired for electric car charger
- Smoke alarms
- Mechanical Ventilation System (MEV) installed

## Kitchen

- Exceptional spec fitted kitchen - contemporary black or taupe door with brass handles
- Stone Quartz counter to kitchen
- A-Rated appliances - electric 60cm hob, oven, integrated extractor hood & integrated fridge/freezer

## Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Under floor heating to ground floor
- Low temperature radiators to first floor

## Bathrooms

- Main bathroom & en-suite fitted with high quality sanitary ware including pressurised T Bar showers & bidet hoses
- Fully tiled ensuite & main bathroom

## Attic

- Attic is structurally designed to be easily converted in the future into another room
- Stira & light

## Outdoor

- Cobbled driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap, socket & SWA cable



# THE 'CLONEA'

136SQ M / 1,463SQ FT

TYPE L

4 BED SEMI-DETACHED

Price: On Application



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# HOUSE SPECIFICATION

- included in property purchase price -

## External Finishes

- Elegant, low maintenance, high quality elevations comprising of brickwork and painted rendered finishes.
- 'Passive House' insulated, double glazed windows from Munster Joinery - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

## Internal Finishes

- Walls fully painted - Heaven's Breath Matt Emulsion
- Ceilings are painted white
- Doors, stairs, skirting and architraves painted white
- High quality contemporary style doors
- Brushed chrome contemporary ironmongery
- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Exceptional floor to ceiling mirrored sliding wardrobes to double bedrooms

## Electrical

- Generous electrical spec
- High speed broadband (Siro)
- Wired for an intruder alarm
- Wired for electric car charger
- Smoke alarms
- Mechanical Ventilation System (MEV) installed

## Kitchen

- Fabulous fitted kitchen - contemporary handleless taupe cabinets
- Stone Quartz counter to kitchen
- A-Rated appliances - electric 60cm hob, oven, integrated extractor hood & integrated fridge/freezer

## Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Under floor heating to ground floor
- Low temperature radiators to first floor

## Bathrooms

- Main bathroom & en-suite fitted with high quality sanitary ware including pressurised T Bar showers & bidet hoses
- Tiled ensuite & main bathroom - floors, shower walls & bath walls

## Attic

- Attic is structurally designed to be easily converted in the future into another room
- Stira & light

## Outdoor

- Cobbled driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap, socket & SWA cable



# THE 'SALEEN'

130SQ M / 1,404SQ FT

TYPE C

3 BED SEMI-DETACHED

Price: On Application



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# HOUSE SPECIFICATION

- included in property purchase price -

## External Finishes

- Elegant, low maintenance, high quality elevations comprising of brickwork and painted rendered finishes.
- 'Passive House' insulated, double glazed windows from Munster Joinery - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

## Internal Finishes

- Walls fully painted - Heaven's Breath Matt Emulsion
- Ceilings are painted white
- Doors, stairs, skirting and architraves painted white
- High quality contemporary style doors
- Brushed chrome contemporary ironmongery
- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Exceptional floor to ceiling mirrored sliding wardrobes to all bedrooms

## Electrical

- Generous electrical spec
- Chrome sockets & switches to ground floor
- High speed broadband (Siro)
- Wired for an intruder alarm
- Wired for electric car charger
- Smoke alarms
- Mechanical Ventilation System (MEV) installed

## Kitchen

- Exceptional spec fitted kitchen - contemporary black door with brass handles
- Stone Quartz counter to kitchen
- A-Rated appliances - electric 60cm hob, oven, integrated extractor hood & integrated fridge/freezer

## Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Under floor heating to ground floor
- Low temperature radiators to first floor

## Bathrooms

- Main bathroom & en-suite fitted with high quality sanitary ware including pressurised T Bar showers & bidet hoses
- Tiled ensuite & main bathroom - floors, shower walls & bath walls

## Attic

- Attic is structurally designed to be easily converted in the future into another room
- Stira & light

## Outdoor

- Cobbled driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap, socket & SWA cable



# THE 'BONMAHON'

123SQ M / 1,329SQ FT

TYPE J  
3 BED SEMI-DETACHED

Price: On Application



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# HOUSE SPECIFICATION

- included in property purchase price -

## External Finishes

- Elegant, low maintenance, high quality elevations comprising of brickwork and painted rendered finishes.
- 'Passive House' insulated, double glazed windows from Munster Joinery - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

## Internal Finishes

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- Doors, stairs, skirting and architraves painted white
- High quality contemporary style doors
- Brushed chrome contemporary ironmongery
- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Exceptional floor to ceiling mirrored sliding wardrobes to all bedrooms

## Electrical

- Generous electrical spec
- High speed broadband (Siro)
- Wired for an intruder alarm
- Wired for electric car charger
- Smoke alarms
- Mechanical Ventilation System (MEV) installed

## Kitchen

- Fabulous fitted kitchen - contemporary handleless taupe cabinets
- Stone Quartz counter to kitchen
- A-Rated appliances - electric 60cm hob, oven, integrated extractor hood & integrated fridge/freezer

## Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Under floor heating to ground floor
- Low temperature radiators to first floor

## Bathrooms

- Main bathroom & en-suite fitted with high quality sanitary ware including pressurised T Bar showers & bidet hoses
- Tiled ensuite & main bathroom - floors, shower walls & bath walls

## Attic

- Attic is structurally designed to be easily converted in the future into another room
- Stira & light

## Outdoor

- Cobbled driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap, socket & SWA cable





# Knightswood

[WWW.KNIGHTSWOOD.IE](http://WWW.KNIGHTSWOOD.IE)

## FRISBY HOMES

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Old Tramore Road, Waterford X91 VA09

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FRISBY

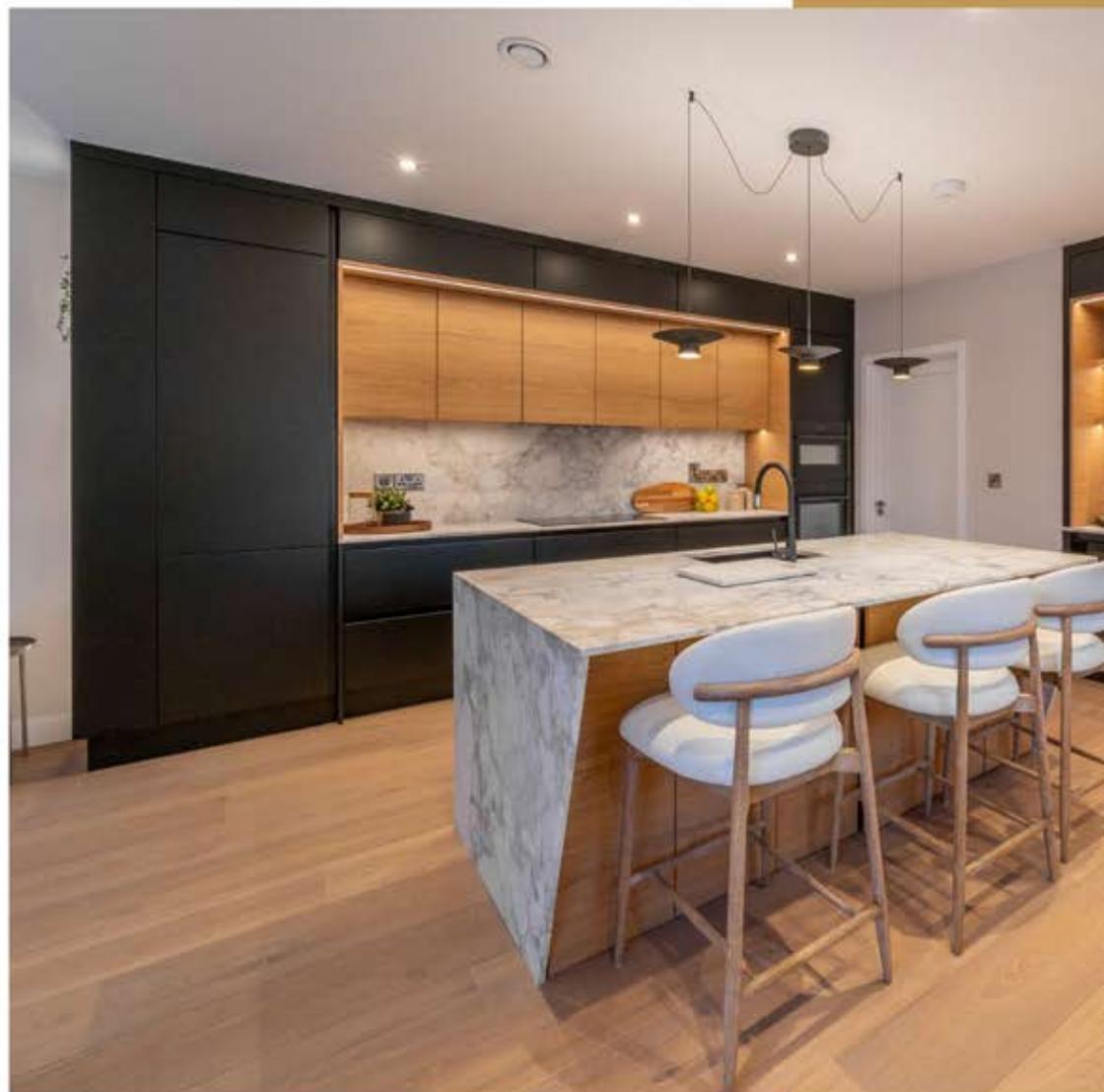
## ABOUT US

- a small overview -

### WHO WE ARE & WHAT WE DO...

Frisby Homes is a privately family owned company with a loyal team of employees and a leader in the construction industry in Ireland. For over 35 years Frisby Homes has been influencing the construction community by building quality homes and developing commercial properties around the South East.

Frisby Homes is committed to the highest standards of design, quality of construction and customer service. We are leading the competition in the construction of sustainable and energy efficient new homes in Waterford. From the design stage each homes' external fabric is carefully thought out to minimise heat loss and maximise thermal comfort.





# CONTENTS

- everything you need to know -

ABOUT US

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THE 'CLONEA' - TYPE L: PLANS | SPECIFICATION

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THE 'SALEEN' - TYPE C: PLANS | SPECIFICATION

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THE 'BONMAHON' - TYPE J: PLANS | SPECIFICATION

## KNIGHTSWOOD

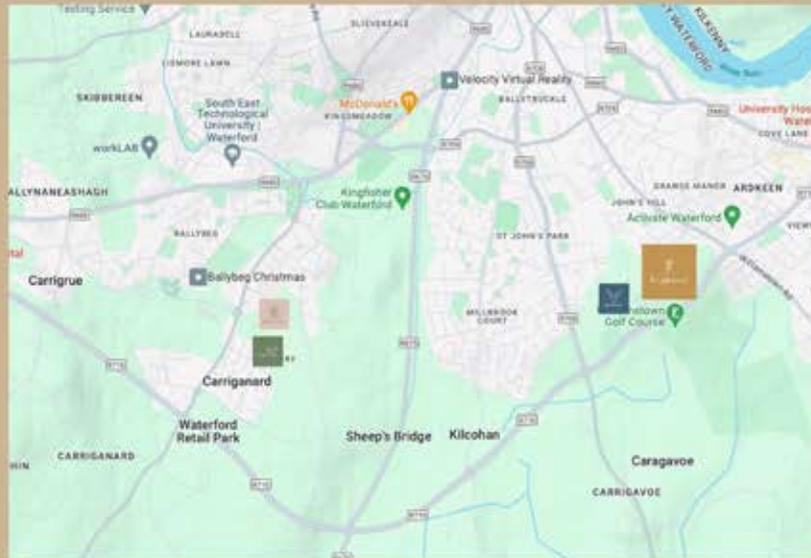
- phase 3 in a luxury development -

LOVE YOUR NEW HOME,  
LIVE WITH SPACE TO BREATHE & GROW

Frisby Homes has rigorous quality control measures in every home we build. We know that everyone loves green open space where they live so we continue to enhance the local environment so that you can love where you live inside and out.

Whether you need a space to work from home or want space for your family, our exceptional homes offer the flexibility you will need to make your home your sanctuary. With our years of experience we design each house type to accommodate real furniture sizes to ensure furnishing your home is as easy as possible. All homes are energy efficient with an A2 BER rating, mechanical ventilation system plus the highest standards of insulation and air tightness in all our properties





## LOCATION

- Waterford City -

## EXCEPTIONAL CITY LIVING

Waterford City is Ireland's oldest city, with a vibrant cultural scene with numerous festivals, art galleries, theaters and music events throughout the year. With its blend of urban amenities and proximity to nature, Waterford City offers a balanced lifestyle.

Situated in an outstanding location overlooking the Williamstown Golf Course. Ideally located on the Ring Road providing easy access to a wide variety of amenities and services including creches, primary and secondary schools, shops, restaurants and sports clubs. Tesco, Ardkeen Food Stores and Waterford Regional Hospital within walking distance.

Mount Congreve Gardens are situated on the outskirts of Waterford & are a 12 minute drive from Knightswood. They are spectacular gardens that often host events during the summer months.

Waterford Greenway is an amazing 46km cycling & walking trail along the old railway line between Waterford and Dungarvan. Enjoy a beautiful journey across three tall viaducts from the river to the sea.

# KNIGHTSWOOD

- phase 2 & 3 -

ONE OF THE MOST PRESTIGIOUS DEVELOPMENTS IN WATERFORD...

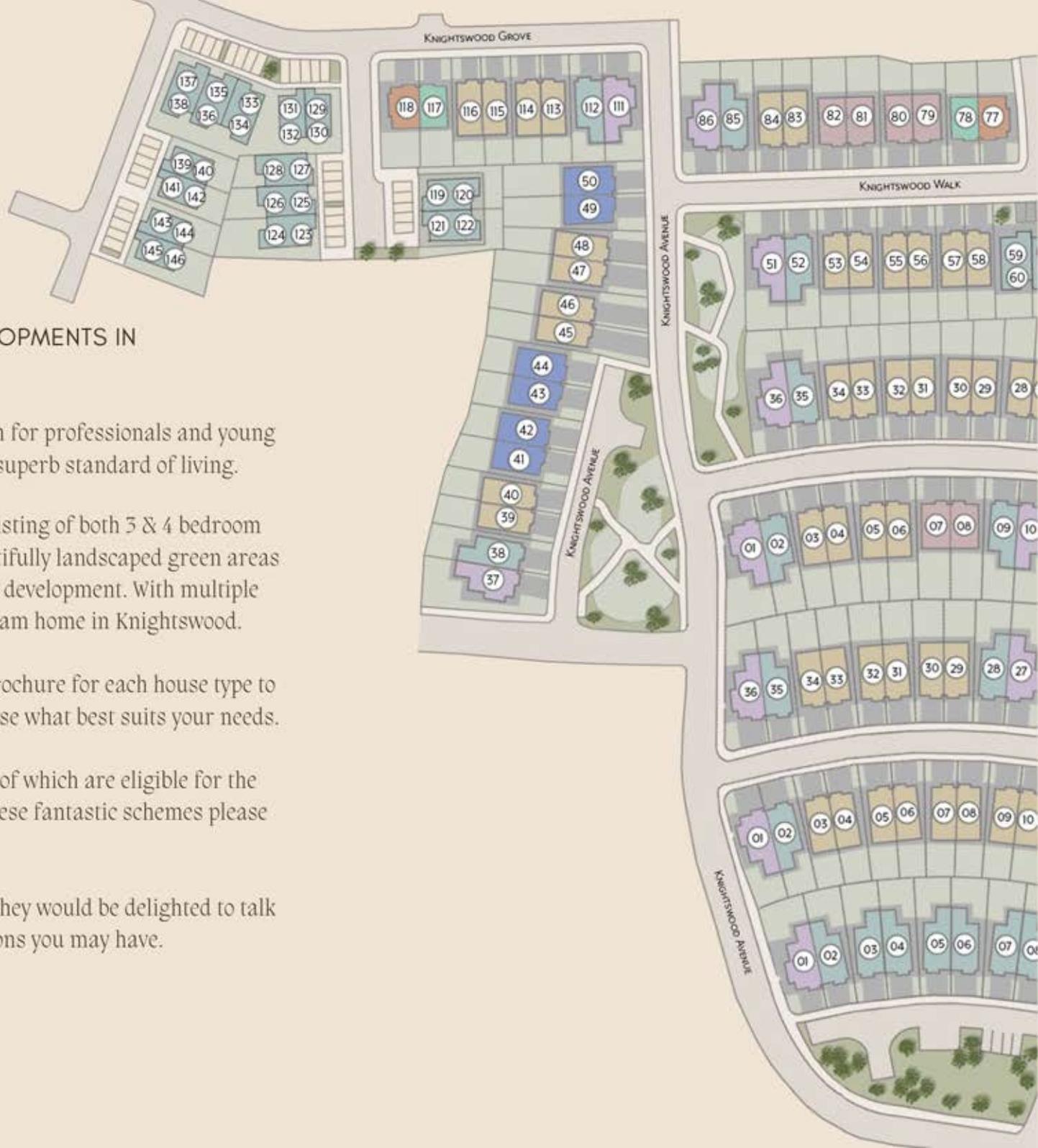
Knightswood at Williamstown is the ideal location for professionals and young families searching for stylish homes, offering a superb standard of living.

A welcoming, spacious & open development consisting of both 5 & 4 bedroom semi-detached homes. Knightswood boasts beautifully landscaped green areas with spacious walkways to guide you through the development. With multiple house types to offer you are sure to find your dream home in Knightswood.

You can refer to the specification pages in this brochure for each house type to see what comes included in each property & choose what best suits your needs.

There will be a mix of homes in Knightswood, all of which are eligible for the Help to Buy Scheme. For more information on these fantastic schemes please refer to our helpful guidebooks for the HTB.

You are also welcome to contact our sales team, they would be delighted to talk you through the schemes and answer any questions you may have.





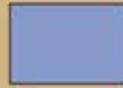
# HOUSE TYPES

- luxury private homes - Price: On Application -

TIME TO PICK YOUR DREAM HOME...

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**THE 'KILMURRIN'**  
House Type A - 4 Bed Dual Semi-Detached with Sunroom  
165 SQ M / 1,754 SQ FT
- 

**THE 'BENVOY'**  
House Type B - 4 Bed Semi-Detached with Sunroom  
155 SQ M / 1,668 SQ FT
- 

**THE 'CLONEA'**  
House Type L - 4 Bed Semi-Detached  
136 SQ M / 1,463 SQ FT
- 

**THE 'SALEEN'**  
House Type C - 3 Bed Semi-Detached  
130 SQ M / 1,404 SQ FT
- 

**THE 'BONMAHON'**  
House Type J - 3 Bed Semi-Detached  
123 SQ M / 1,329 SQ FT

The particulars contained in this brochure were prepared from preliminary plans & specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change without notice at the developers discretion. The purchaser is responsible for making their own enquiries. Images shown are from various Frisby Homes developments.

# THE 'KILMURRIN'

163 SQ M / 1,754 SQ FT

TYPE A

4 BED SEMI-DETACHED  
DUAL ASPECT

Price: On Application



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