



BEECHFIELD

CLONARD | WEXFORD

Superior 'A1' Rated Homes
With A Modern Contemporary Design

Spacious 3 and 4 Bedroomed Designs Available

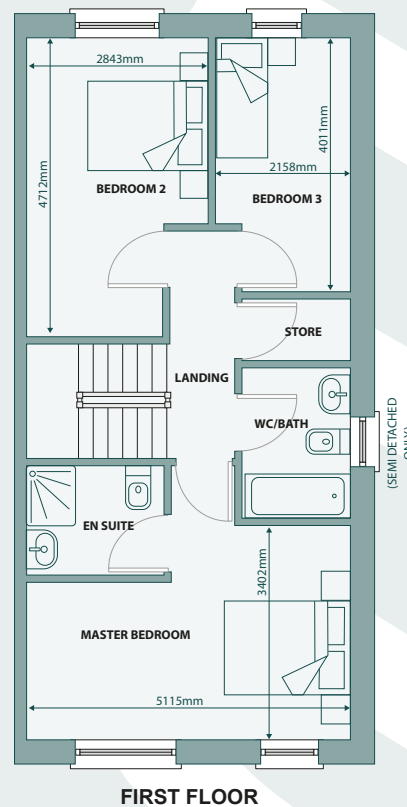
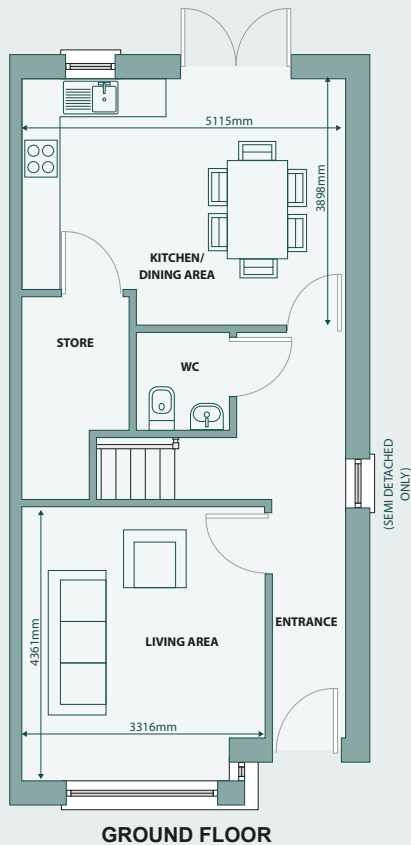


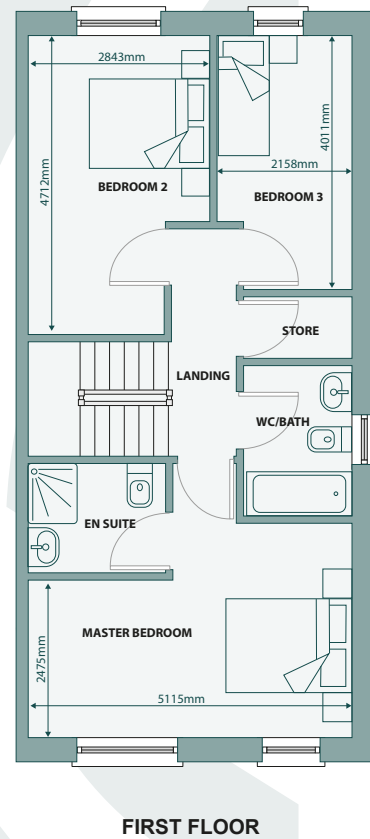
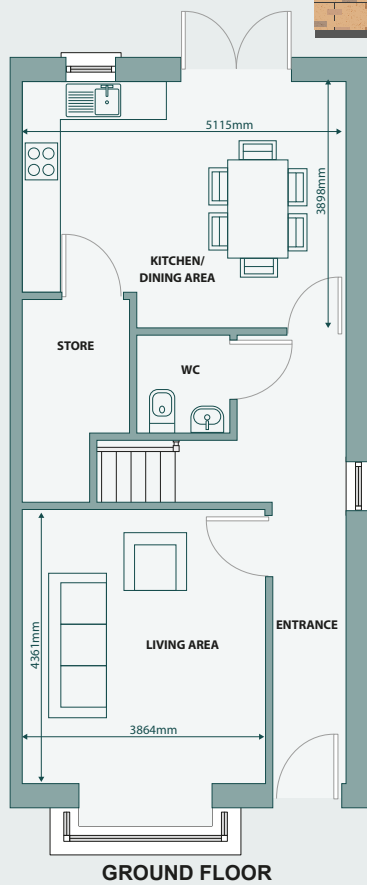
Beechfield is located in a prime position in Wexford Town with dual access to the Newline Road at Killeens and the Clonard Road, within easy walking distance of local Business/Retail/Industrial Parks, EPA, Wexford County Council and Wexford General Hospital. Access to the N11 and national roads network is less than 1 km away.

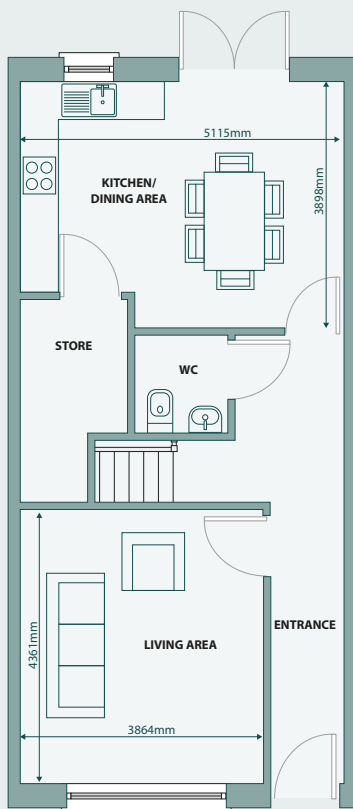
Wexford is a vibrant town steeped in culture and history, home to the National Opera House and fabulous Waterfront Promenade. Offering a host of excellent amenities including schools, supermarkets, shops, cafes, restaurants, pubs, hotels, sports clubs, leisure facilities literally on your doorstep.

Wexford offers an abundance of lifestyle pursuits including fabulous coastal walks, beautiful sandy beaches, forest trails and places of historical interest within easy reach of Beechfield.

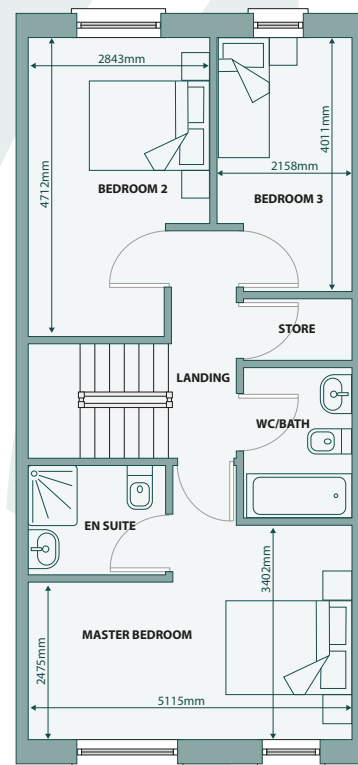




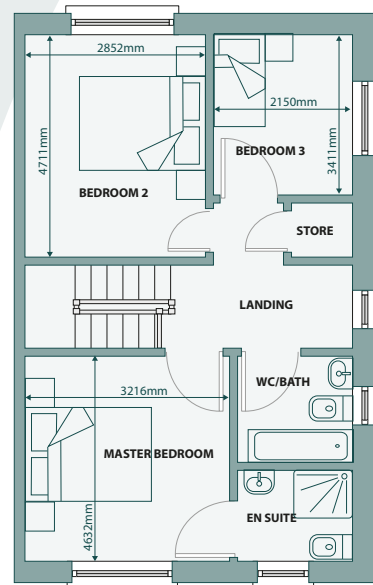
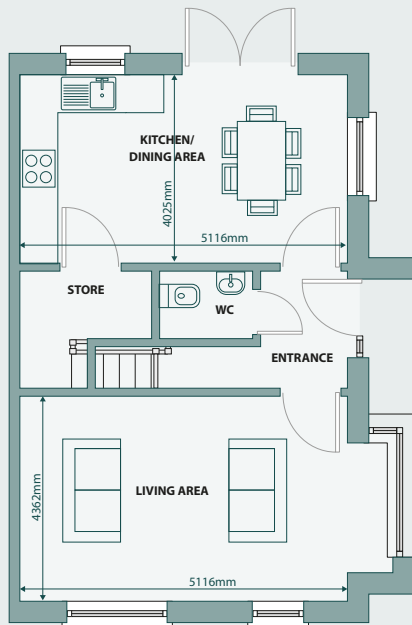


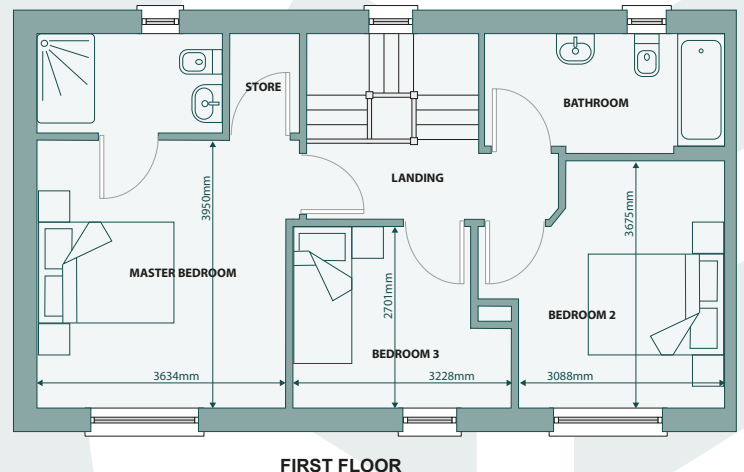
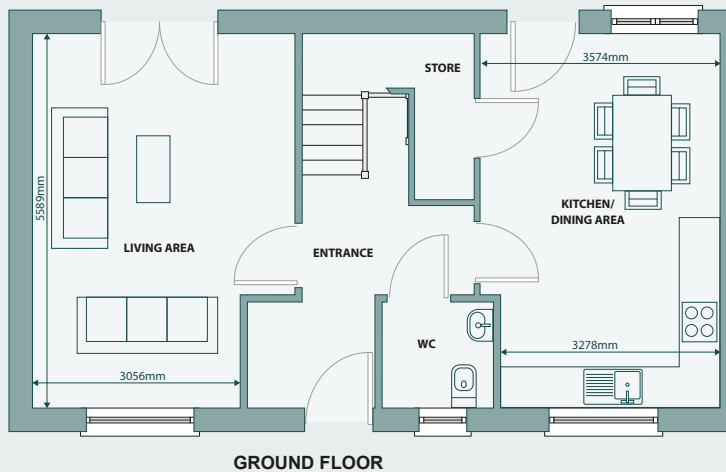


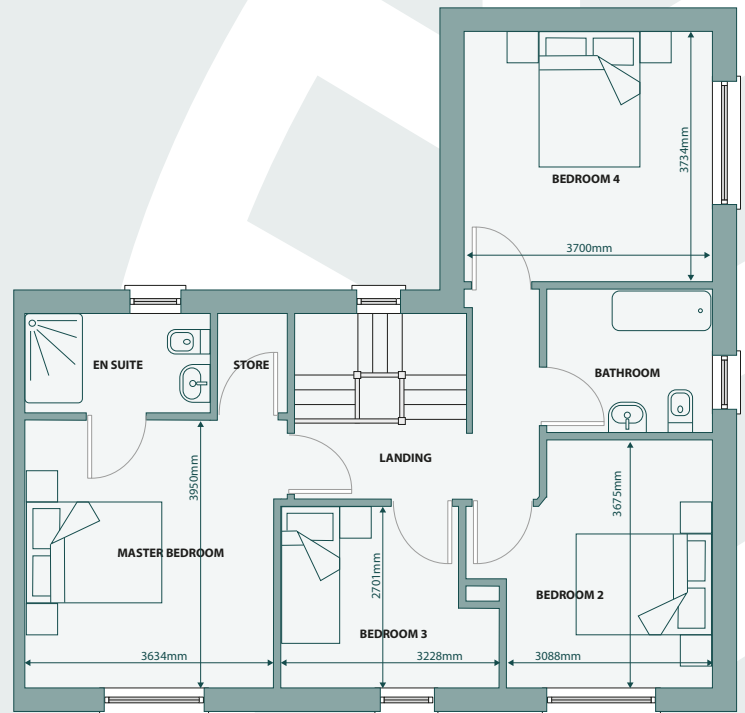
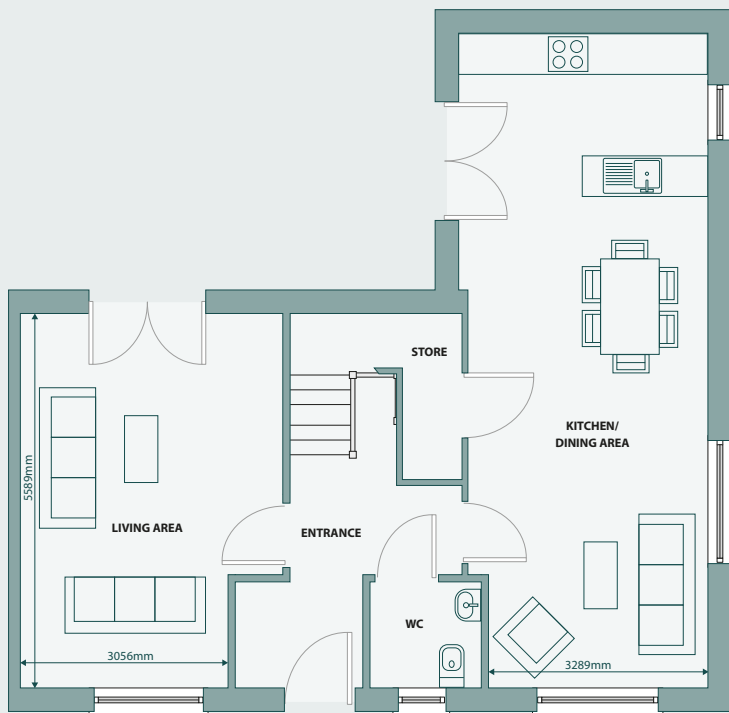
GROUND FLOOR



FIRST FLOOR



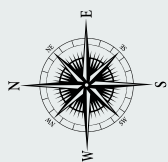






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SELLING AGENTS:

053 9144393 | sales@kehoeproperty.com
www.kehoeproperty.com

PSA NO. 002141



Byrne and Byrne



BEECHFIELD

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High Quality **SPECIFICATION**

- Superior A1 Rated Homes
- Low carbon sustainable timber frame builds with block/brick outer leaf
- Air to water heat pump system provides domestic hot water and efficient heating
- PV Panels installed
- Demand Control Ventilation System
- Energy efficient double-glazed windows and doors
- Interior fully painted in a subtle neutral colour
- Contemporary Fitted Kitchen
- Quality bathroom suites with vanity unit in the main bathroom
- Fitted wardrobes
- Pressurised Water System
- Front and back gardens levelled and seeded
- Driveways set with stylish cobble paving
- Paving to rear patio
- Outdoor electric socket and tap
- Wired for electric vehicle charging point (charging unit not provided)
- Qualifies for Help to Buy Scheme (subject to Government Policy)
- 10 Year Homebond Guarantee
- Mechanical and electrical inherent defect insurance



Byrne & Byrne

Byrne and Byrne has been building high quality homes for over forty years. Based in Bunclody, Co. Wexford, the company has gained a reputation for understanding the needs of the modern homebuyer, offering a professional, customer focused service, using best practice methods to create homes with superb finishes right down to the finest detail. Byrne & Byrne has an extensive portfolio of developments throughout the Southeast including Wexford, Gorey, Carlow and Kilkenny.

All our timber frame units are produced locally by our sister company EOM (Ecological Off-site Manufacturing), who are fully certified by the National Standards Authority of Ireland (NSAI). This certification ensures that all our timber frames meet the highest standards of safety, durability and performance.



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BER > A1



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