

BROOKFIELD

LUXURY LIVING

WWW.BROOKFIELD.IE

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

LOCATION

BROOKFIELD

KILBARRY - THE FUTURE OF OUR DEVELOPING NEIGHBOURHOOD

SITE PLAN | HOUSE TYPES

THE 'WILLOW' - 4 BED SEMI DETACHED - TYPE A

THE 'ELM' - 4 BED SEMI DETACHED - TYPE B





LOCATION

- Waterford City -

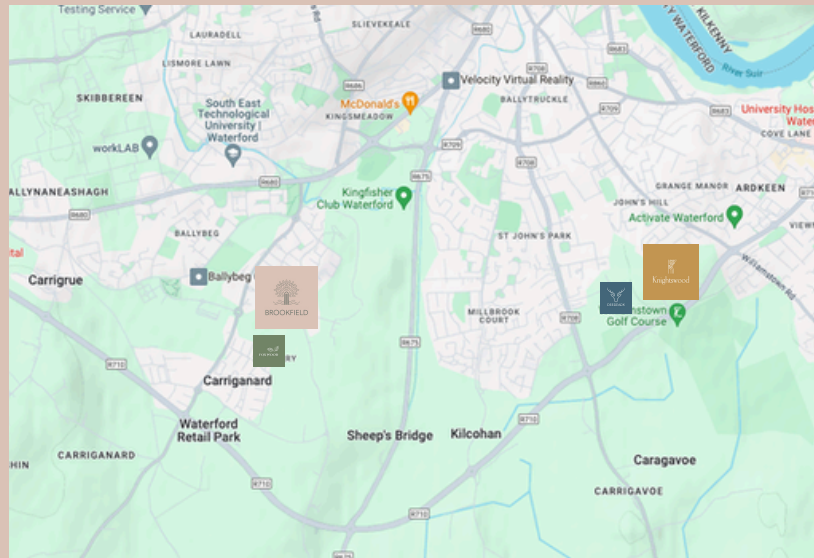
EXCEPTIONAL CITY LIVING

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.

Brookfield is an exciting new development & the most anticipated, highly sought after development in Kilbarry, Waterford. With a beautifully landscaped park area which will be decorated with blossoming plants, indigenous wildflowers and evergreen trees.

Brookfield is the ideal location for professionals and young families searching for stylish homes. On the outskirts of Waterford City, it is the ideal balance between city and country living. With multiple individually styled house types to choose from everyone's tastes are catered for.

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.



BROOKFIELD

- elevate your living experience -

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.





KILBARRY

- an ever developing neighbourhood -

YOUR NEW SURROUNDINGS AND THE FUTURE OF KILBARRY...

Tesco is currently within walking distance along with South East Technological University, while Waterford Shopping Centre Lisduggan is a 5 minute drive. Located close to the Outer Ring Road providing easy access to a wide variety of amenities and services including creches, primary and secondary schools, SETU Arena, gyms, shops, restaurants, sports clubs, UPMC Whitfield Hospital as well as University Hospital Waterford.

Mount Congreve Gardens are situated on the outskirts of Waterford & are a 7 minute drive from Brookfield. 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.





KILBARRY FUTURE DEVELOPMENT PLANS...

We have plans for a new neighbourhood centre in the Kilbarray area. The plan is to start construction on this in the next year. Frisby is committed to developing and growing sustainable community and commercial functions to improve and contribute to the local community.

Our aim is to create pleasant living environments that meet the needs, and lifestyle amenity preferences of the residents, while fostering the development of the Kilbarray community.

The integration of the new developments into the existing natural and built environment in a way that makes a positive contribution to the overall environment of the locality.

This new scheme will have a combination of retail spaces, medical centre, coffee shops, creche & restaurants. It will further establish a lifestyle space within the community by providing additional services.



BROOKFIELD

- a new development -

SITE PLAN

A welcoming, spacious & open development consisting of both 3 & 4 bedroom semi-detached homes. With various house types you are sure to find your dream home in Brookfield.

All properties in Brookfield are eligible for the Help to Buy Scheme. For more information on this fantastic scheme please refer to our helpful guidebook for the HTB.

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

Finishes specifications vary per house type, please refer to finishes listed for the each house type for specific details.











HOUSE TYPES

- 3 & 4 bedroom homes -

TIME TO PICK YOUR DREAM HOME...

-  THE 'WILLOW' | HOUSE TYPE A | 160 SQ M / 1,722 SQ FT
4 Bed Dual Semi-Detached with Sunroom
-  THE 'ELM' | HOUSE TYPE B | 145 SQ M / 1,560 SQ FT
4 Bed Semi-Detached with Sunroom
-  THE 'OAK' | HOUSE TYPE E | 117 SQ M / 1,259 SQ FT
3 Bed Semi-Detached
-  THE 'ASH' | HOUSE TYPE G | 110 SQ M / 1,184 SQ FT
3 Bed Semi-Detached
-  THE 'CEDAR' | HOUSE TYPE D | 126 SQ M / 1,356 SQ FT
4 Bed Semi-Detached
-  THE 'MAPLE' | HOUSE TYPE F | 116 SQ M / 1,248 SQ FT
3 Bed Dual Semi-Detached

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 'WILLOW'

160 SQ M / 1,722 SQ FT

4 BED SEMI-DETACHED
TYPE A

Price: On Application



PLEASE NOTE: All drawings are for illustrative purposes only. These particulars 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 the 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.

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
- Senator - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

Internal Finishes

- Full painting throughout:
 - Walls fully painted - Heaven's Breath Matt Emulsion
 - Ceilings fully painted - white
 - Doors, stairs, skirting and architraves - white
- High quality contemporary style doors
- Brushed chrome ironmongery

Kitchen

- Fitted kitchen - contemporary door with choice of colour (Graphite or Taupe) plus laminate countertop
 - option to upgrade counter to Quartz
- A-Rated appliances - electric hob, oven, integrated extractor hood & integrated fridge/freezer

Electrical

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

Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Low temperature radiators throughout

Bathrooms

- High quality sanitary ware
- Tiled ensuite & main bathroom
 - floors, shower wall & bath walls
- Hot & cold bidet hoses to first floor bathrooms

Bedrooms

- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Wardrobes to all bedrooms

Attic

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

Outdoor

- Driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap & socket

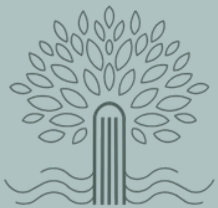


THE 'ELM'

145 SQ M / 1,560 SQ FT

4 BED SEMI-DETACHED
TYPE B

Price: On Application



PLEASE NOTE: All drawings are for illustrative purposes only. These particulars 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 the 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.

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
- Senator - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

Internal Finishes

- Full painting throughout:
 - Walls fully painted - Heaven's Breath Matt Emulsion
 - Ceilings fully painted - white
 - Doors, stairs, skirting and architraves - white
- High quality contemporary style doors
- Brushed chrome ironmongery

Kitchen

- Fitted kitchen - contemporary door with choice of colour (Graphite or Taupe) plus laminate countertop
 - option to upgrade counter to Quartz
- A-Rated appliances - electric hob, oven, integrated extractor hood & integrated fridge/freezer

Electrical

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

Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Low temperature radiators throughout

Bathrooms

- High quality sanitary ware
- Tiled ensuite & main bathroom
 - floors, shower wall & bath walls
- Hot & cold bidet hoses to first floor bathrooms

Bedrooms

- Laminate flooring to bedrooms - neutral Oak colour
- Carpet to stairs & landing - neutral greige colour
- Wardrobes to all bedrooms

Attic

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

Outdoor

- Driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap & socket



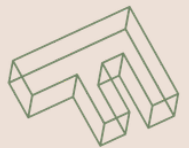


WWW.BROOKFIELD.IE

FRISBY HOMES

Unit 1A Tramore Road Business Park,
Old Tramore Road, Waterford X91 VA09

T: 051 875409 | E: sales@brookfield.ie | W: www.frisbyhomes.ie



FRISBY