



The Green

ABBEE MEADOWS

A Neighbourhood That
Works Around You



WhiteBOX

Mortgage 
by First Choice Financial Services



Waterford
Ireland's best
place to live
2025

Live Smarter. Live Connected.

Modern life can feel non-stop between work, school runs, after-school clubs and weekend catch-ups, time often disappears. That's why The Green was designed for those who value ease, balance, and a life with more room to breathe.

These A-rated homes sit in a peaceful, walkable neighbourhood that's perfectly positioned to support how you actually live with everything you need right on your doorstep.

Everything You Need - Right Across the Road

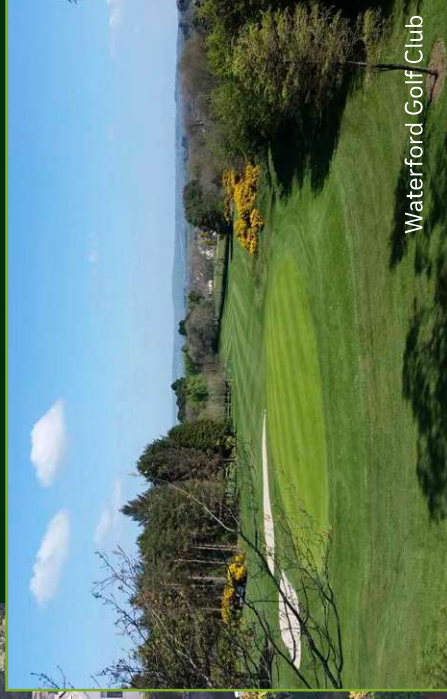
Ross Abbey Town Centre is just steps away meaning your essentials are never more than a quick stroll. From Tesco and Mr Price, to Bloom Café, plus much more. There's a local barber, hairdresser, beauty salon and even the dog can enjoy a little pampering at the nearby groomers. Whether you're grabbing groceries, a quick coffee, or treating yourself to a blow-dry, everything is close, calm, and connected.

Walk to What Matters

From schools and sports clubs to gyms, dance studios and scenic walks, life here is designed to flow. Say hello to more relaxed, meaningful time, whether it's for yourself or those you share your home with.

The 15-Minute City, Brought to Life

Inspired by the 15-minute city concept, The Green puts you within walking or cycling distance of everything that matters education, health, leisure, shopping and nature. Nestled close to the River Suir and seamlessly linked to Waterford City, this is a new kind of neighbourhood one that works around you. Not to forget the pedestrian bridge on the North Quays is coming soon.



Waterford Golf Club



Don't Miss Out – Sign Up for
Updates and Helpful Information
about The Green

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Welcome to Ferrybank, A Thriving Riverside Hub

Ferrybank is rapidly evolving into one of the South East's most vibrant and connected neighbourhoods with a thriving mix of local shops, green spaces and transport links that make everyday life both easy and enjoyable.

Whether you're raising a family, launching your next chapter, or investing in your future, Ferrybank balances convenience, community, and calm in perfect harmony.

Local Amenities at a Glance

Shopping & Services

- ✓ Tesco Express & Mr Price
- ✓ Bloom Café
- ✓ Alchemy Hair Salon
- ✓ Exhale & Relax Skin + Body (beauty salon)
- ✓ Ferrybank Barbers
- ✓ Time to Paws Dog Grooming Parlour
- ✓ Cubex Kids Party Venue
- ✓ Waterford Warriors Fitness Gym

Education (all within walking distance)

- ✓ Playschool
- ✓ Two primary schools
- ✓ Secondary school

Health & Wellbeing

- ✓ The Bank Fitness & Nutrition
- ✓ Dance studios, sports clubs, football & GAA grounds
- ✓ Walking and cycling trails via the Waterford–New Ross Greenway

Play & Leisure

- ✓ Community playground and 5-a-side pitch
- ✓ Waterford Golf Club
- ✓ Even the dogs have their own social scene — at the new outdoor dog park in Newrath.

Employment & Industry

Proximity to major employers and logistics hubs, including:

- ✓ Belview Port
- ✓ Glanbia
- ✓ Kilkenny Cheese
- ✓ Marine Point
- ✓ Little Sisters Nursing Home
- ✓ Dawn Meats



Easy Access to Education for Every Stage

When it comes to your family's education, The Green is in a class of its own with many pre-school, primary, secondary and third level educational facilities all within easy reach.

The Ferrybank area itself has several options for infants all the way to Leaving Certificate age, but there are many more to choose from a short walk, bus or bike ride away.



Pre-Schools & Childcare

Bumblebee Creche
Nurture & Grow
Ferry Fun Ferrybank

Tel. 051 830 542
Tel. 085 212 4104
Tel. 051 833 280

Primary Schools

St Mary's Boys National School
Our Lady of Good Counsel
St. Ursula's Primary School
Waterford Educate Together National School
Gaelscoil na Deise

ferrybankbns.ie
Tel. 051 832 984
ursulinewaterford.com
wethns.ie
gaelscoilnandeise.ie

Secondary Schools

Abbey Community College
Gaelscoil Phort Láirge
Waterpark College
Gaelcholáiste Phort Láirge
Newtown School
De La Salle College

abbeycommunitycollege.com
gaelscoilphortlairge.ie
waterparkcollege.com
gcpl.ie
newtownschool.ie
delasallewaterford.com

Third Level

Waterford College of Further Education
South East Technological University

wcfe.ie
setu.ie

Easy Access to the Best of Waterford

Closeby, Waterford City offers the culture, commerce, and connectivity of a thriving regional capital. And with the upcoming North Quays regeneration, featuring a new train station and transport hub — Ferrybank is set become a highly desirable commuter location.

Leisure Activities

-  **5 minutes** from the Greenway
-  **20 minutes** from the seaside town of Tramore
-  **25 minutes** from Dunmore East
-  **5 minutes** from Waterford Golf Club
-  **12 minutes** Mounte Congreve Gardens

Work | Education | Health

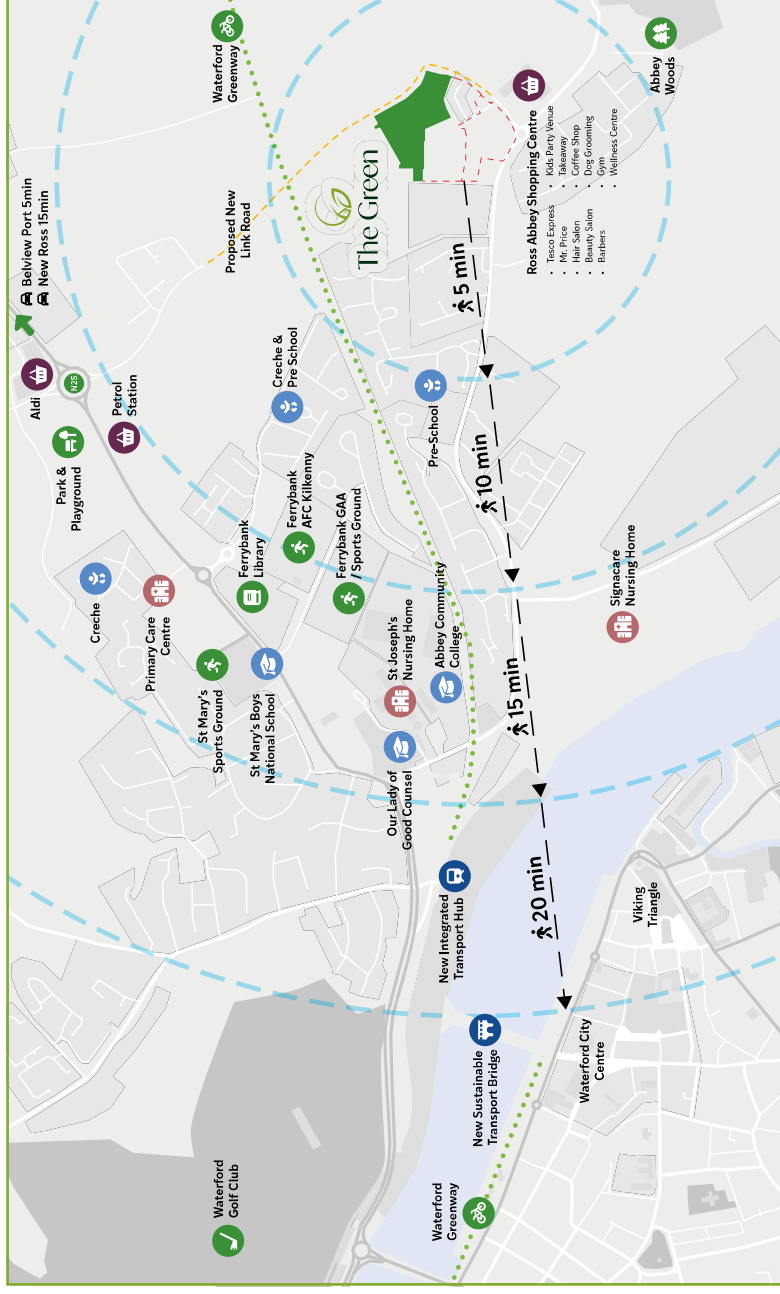
-  **10 minutes** from Waterford City Centre
-  **20 minutes** from University Hospital Waterford
-  **30 minutes** from Waterford Industrial Estate²
-  **30 minutes** from SETU²
-  **5 minutes** from Belview Port
-  **15 minutes** from New Ross

2. Average bus journey times average based on time of day and connections

Retail & Entertainment

-  **20 minutes** to Waterford City Centre¹
-  **25 minutes** to the Viking Triangle¹
-  **20 minutes** from the Cultural Quarter¹

1. Walking times based on use of new Sustainable Transport Bridge, due to open in 2026



More Than a Home, it is a Way of Life

At The Green, you're not just buying a home, you're stepping into a way of life that values simplicity, space, and meaningful connection. Whether it's slow breakfasts in the sunlit kitchen, evening walks along the Greenway, or knowing your essentials are just across the road, life here is thoughtfully designed to feel easier, calmer, and more rewarding



Here's what makes life at The Green different:

Live Smarter

- ✓ A-Rated Energy Efficiency – warm, quiet, and cost-effective, these homes are built with sustainability and comfort in mind.
- ✓ Car EV charger – ready for the future, with smart features for modern living.
- ✓ High-Speed Broadband Wiring – seamless digital connectivity for working from home, studying, or relaxing online.

Space to Breathe

- ✓ Light-Filled Living Areas
- ✓ Spacious open-plan layouts perfect for everything from morning coffee to movie nights.
- ✓ Private Back Gardens – a quiet space to relax, play, or grow, your own slice of the outdoors.

Modern Finishes Throughout

- ✓ Contemporary kitchens and bathrooms designed with both function and style in mind.

Optional Upgrades Available

- ✓ Tailor your home to suit your taste

Naturally Well Connected

- ✓ Schools, shops, cafés, gyms, playgrounds – all just a walk away.
- ✓ Moments from the River and Greenway

With Ross Abbey Town Centre on your doorstep and excellent transport routes nearby, life flows effortlessly here. At The Green, every detail has been considered so you can feel at home from the moment you step inside.

Sustainably built for generations to come

Every home at The Green has been designed and built with sustainability as a priority. We know how much it means to you and your family to know that care has been given to the materials, building and resource efficiency of your new home.

Energy Efficiency

- ✓ Each home is A-rated for energy performance
- ✓ Air-to-water heat pumps for sustainable heating and hot water
- ✓ Smart glazing to maximise natural light while minimising heat loss
- ✓ High-performance insulation in floors, walls, and roofs to keep your home warm in winter and cool in summer
- ✓ Airtightness testing to ensure minimal heat loss and maximum efficiency

Durability for a Lifetime

A sustainable home is a long-lasting home. At The Green, we select durable, high-quality materials such as brick facades, ensuring your home remains solid and efficient for generations. This means lower maintenance costs, fewer repairs, and more sustainability.



Cleaner, Healthier Air

We go beyond energy efficiency to create a healthier living environment. Unlike standard homes that may contain harmful chemicals from paints and adhesives, The Green homes are designed with carefully chosen materials that improve indoor air quality. Features like natural ventilation systems, eco-friendly building fabrics, and thoughtfully designed green spaces contribute to fresher, cleaner air inside and out.

Sustainable Construction & Green Building

We integrate modern construction techniques to reduce waste and carbon emissions. A significant portion of construction is completed off-site, minimising on-site waste and energy use. We also implement a waste management plan from the very beginning, ensuring responsible removal and disposal of materials.

Landscaping & Biodiversity

Nature plays a vital role in making The Green a truly sustainable community. We prioritise native planting and carefully planned landscaping to support biodiversity, creating green spaces that enhance both the environment and your everyday life.

Specifications

Kitchens & Utility

- ✓ Custom designed modern kitchen*
- ✓ Fresh and minimalist
- ✓ Elegant countertop with integrated splashback
- ✓ Integrated extractor fan
- ✓ Utility room plumbed for washing machine and dryer
- ✓ Fitted with a countertop with additional storage

Bathrooms & Ensuites

- ✓ Chrome fittings
- ✓ Enclosed close coupled toilets – no unsightly pipes
- ✓ Porcelain wall tiles to shower enclosures
- ✓ Toughened glazed shower door with low profile shower tray
- ✓ Bath in the main bathroom with chrome mixer valve
- ✓ Ground floor guest toilet

Decoration & Finishes

- ✓ Your choice of modern laminate or carpet* for floors**
- ✓ Walls painted in neutral tones throughout

Doors and Carpentry

- ✓ Separate cloakroom
- ✓ Modern white doors
- ✓ Modern chrome door furniture

- ✓ Glass door to living room giving natural Light throughout
- ✓ Timber staircase and handrail
- ✓ Contemporary skirting boards and architraves with gloss painted finish
- ✓ Easy access to the attic via Stira folding stairs
- ✓ Media wall available as an optional extra

Garden and External

- ✓ Garden to the rear of the property is fenced
- ✓ Timber side gate for access
- ✓ Your lawn is levelled and seeded and ready to grow
- ✓ The brick driveway is constructed Roadstone Aqua Castlestone 60mm concrete brick permeable paving for longevity.

Exterior

- ✓ Timber front door with secured locking system, by Munster Joinery 'Ultra-Tech' for durability, security and style.
- ✓ Glazed patio doors open onto rear garden
- ✓ Munster Joinery Passive uPVC windows provide additional insulation
- ✓ Attractive Roadstone rustic brick front facades
- ✓ External lights over both front and rear door

Guarantee

- ✓ Homebond 10 Year Structural Guarantee

Mechanical & Electrical

- ✓ Pre-wired for electric vehicle charging point
- ✓ Low energy light fittings throughout
- ✓ Energy efficient Daikin Altherma 3 third generation air to water heat pump unit or equivalent, complete with intuitive user interface 'Hive' or equivalent controller
- ✓ Smoke and heat detectors fitted in line with all current regulations
- ✓ USB charging points in living areas and bedrooms
- ✓ Low surface temperature radiators throughout for safety
- ✓ Efficient zoned heating controls
- ✓ Fresh air ventilation is provided by a modern, efficient and low maintenance intelligent heat recovery ventilation system

Disclaimer

- ✓ Plans and dimensions are solely for guidance and may change. Whitebox Developments may modify layouts, building styles, landscaping and specifications without notice. The final home may differ from the details provided.
- ✓ Details for illustration only.

Choice Deadline

- ✓ Selection of flooring options etc. will need to be made within a certain timeframe, to be advised.

*Or an allowance

**Bathroom and kitchen tiles not included

Finance & Mortgage Partner

Mortgage Support Made Simple. Our mortgage partners at Mortgage ABC are available to guide you through every step of the home-buying process from approval to keys in hand.

- ✓ *First-time buyer mortgage support
- ✓ *Help with grants and schemes
- ✓ *Advice tailored to your financial goals

Talk to us today - your new home could be closer than you think.

Mortgage

by First Choice Financial Services



Contact Details

Mortgage ABC Advisors:

Joanne Madden, Laura Mansbridge,
Michelle Powell & Deirdre McGrath

Scan here to start
your mortgage
application online



📍 www.mortgageabc.ie

☎ 0818 183033



hello@mortgageabc.ie

Why Choose Mortgage ABC?

- Best Choice** Unparalleled access to a wide array of lenders
- Best Deal** They search out the very best rates and solutions for you
- Experienced** Mortgage ABC have already helped thousands of people in Ireland to buy their own home, including other Waterford developments
- Trusted** Rated 5 stars on Google and 94% 5 star on TrustPilot
- Simplicity** Streamlined, fast and easy to use online application process

What will my Mortgage Repayments be*?

The representative figures below apply to first time buyers only

Property purchase price	€365,000
Combined Salary	€75,000
Mortgage available from participating lender	€300,000
Savings	€25,000
Help to Buy Scheme	€30,000
First Home Scheme	€10,000
Monthly Repayment	€1,170
Over 35 years, 4 Year fixed rate of 3.1%	

Property purchase price	€395,000
Combined Salary	€70,000
Mortgage available from participating lender	€280,000
Savings	€25,000
Help to Buy Scheme	€30,000
First Home Scheme	€65,000
Monthly Repayment	€1,092
Over 35 years, 4 Year fixed rate of 3.1%	

*for illustration purposes only

**First Choice Financial Services DAC t/a
Mortgage ABC is regulated by the Central
Bank of Ireland**



Government Incentives to Consider

| When buying your new home at The Green



Liberty
Blue
ESTATE AGENTS

Learn More – How the First
Homes Scheme works -
Waterford Property Watch

CLICK
HERE



Help to Buy Scheme

Could you avail of the Help to Buy Scheme? If you qualify, you may be able to claim €30,000 or 10% of the value of your new home (whichever is the lesser), or the amount of income tax or deposit interest retention tax (DIRT) you've paid in the four years before you apply.

Find out more here <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

First Home Scheme

This is a shared equity scheme that could help you to buy your new home with up to 30% of the purchase price funded (or 20% if you are getting the Help to Buy Scheme support too). Click here to find out more:

<https://www.firsthomescheme.ie/>

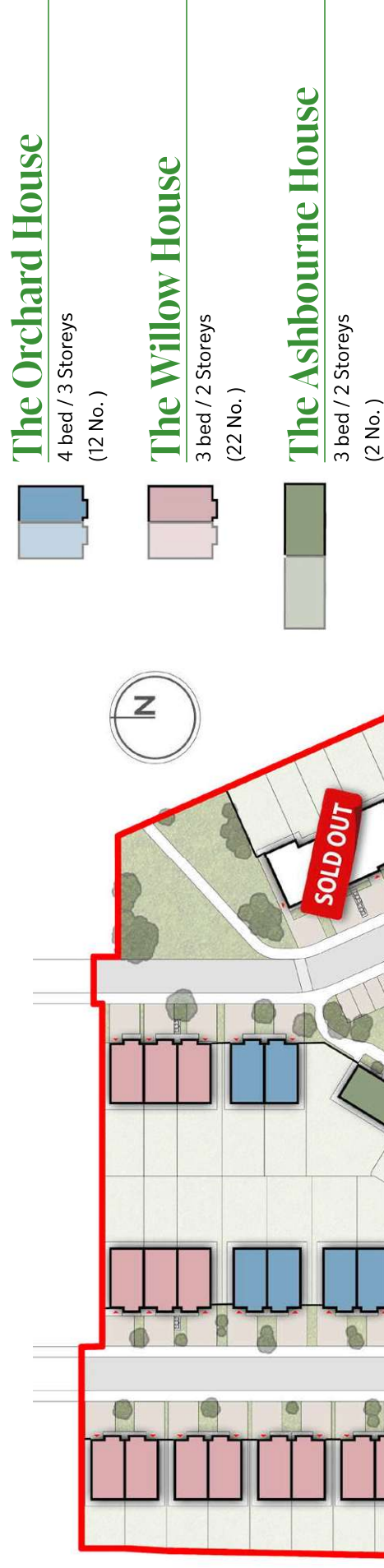
Green Mortgage

Your new home at The Green will be certified as an Energy Efficient A rated home. This means that you can benefit from the best possible mortgage interest rates available in the market. To find out more contact Mortgage ABC.



Site Plan

The Green, Abbey Meadows



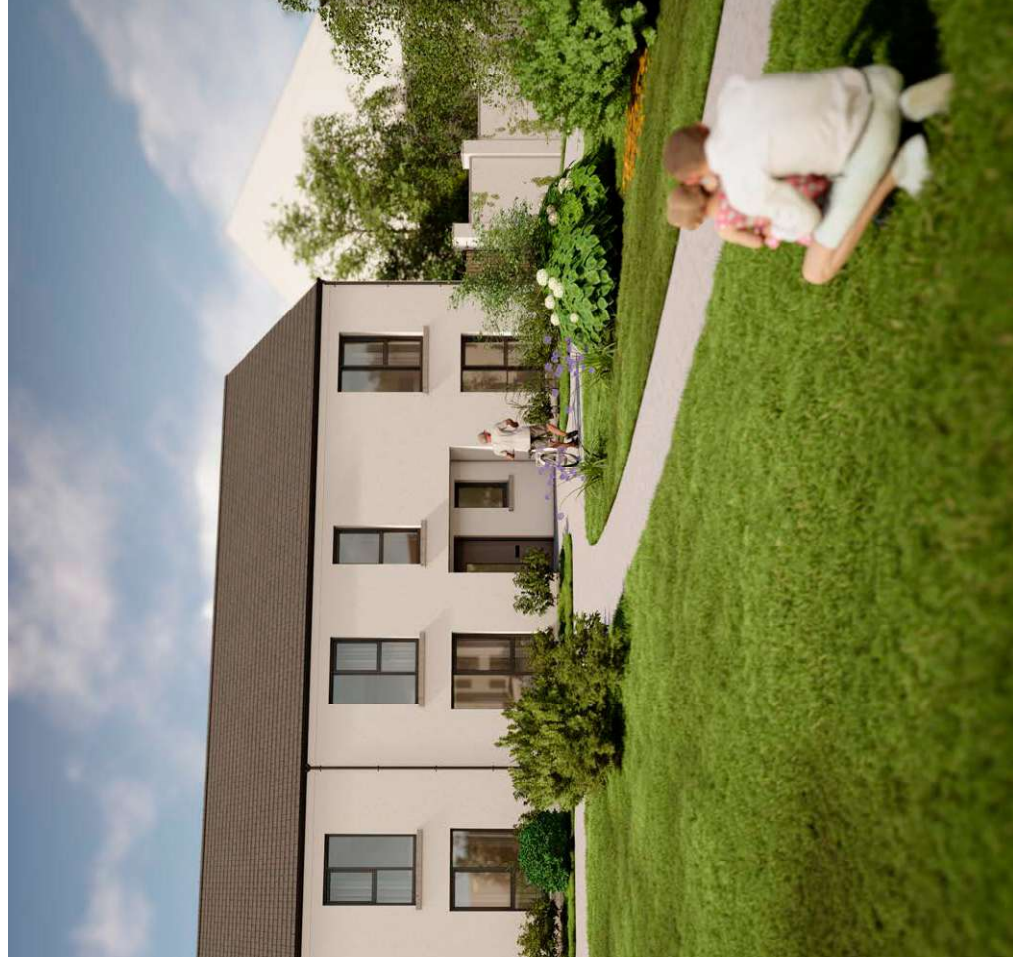
Ashbourne

3 Bed Semi-detached

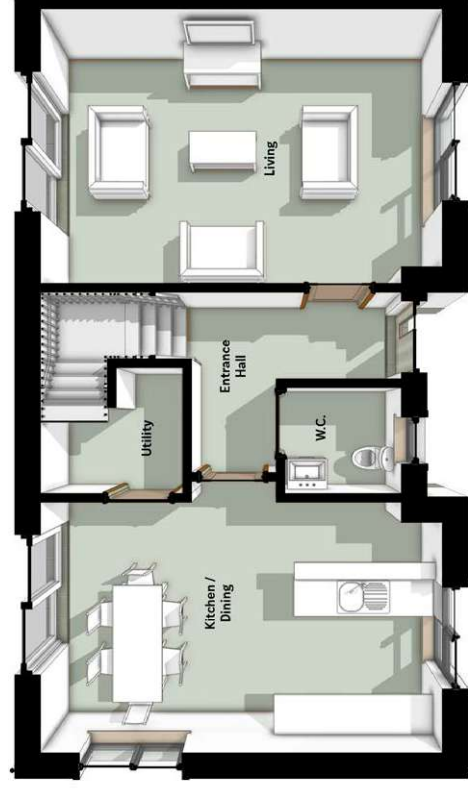
€375,000

Bright, welcoming and designed for everyday comfort. These contemporary three bedroom semi detached homes offer 115 m² of well planned interiors. A spacious kitchen and dining area sits at the heart of the home, ideal for family living or gatherings with friends.

-  Semi-detached
-  3 bed
-  3 bathrooms
-  Gross floor area of 115 m²
-  Render Finish
-  BER A2



First Floor



Ground Floor

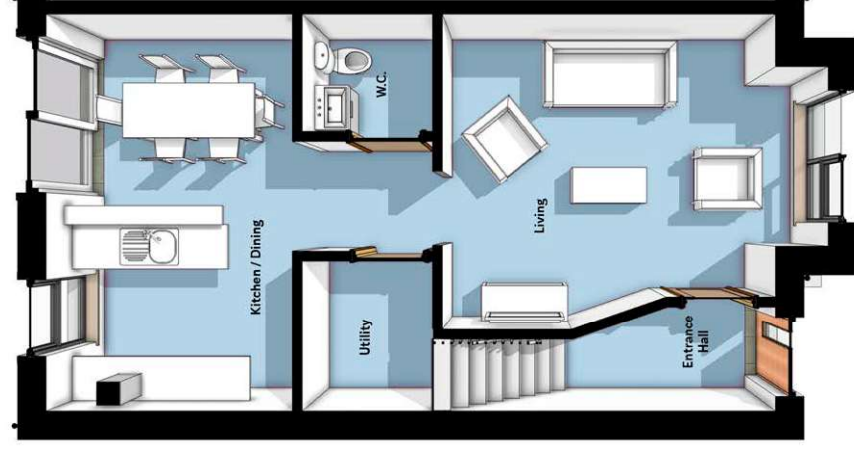
Orchard House

4 Bed Semi-detached

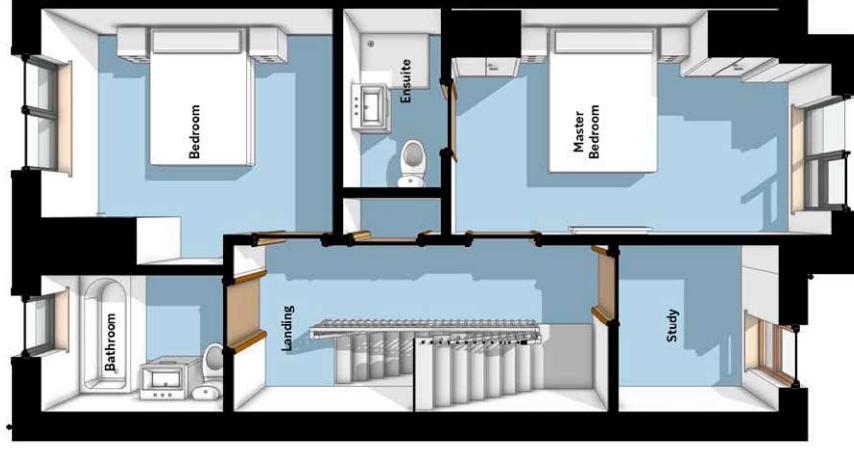
€395,000

Space and style for family living at its best. Bright and modern, these four bedroom semi detached homes extend to 142 m². A generous kitchen and dining area is perfect for family life or entertaining, while the layout throughout ensures comfort, style and easy living.

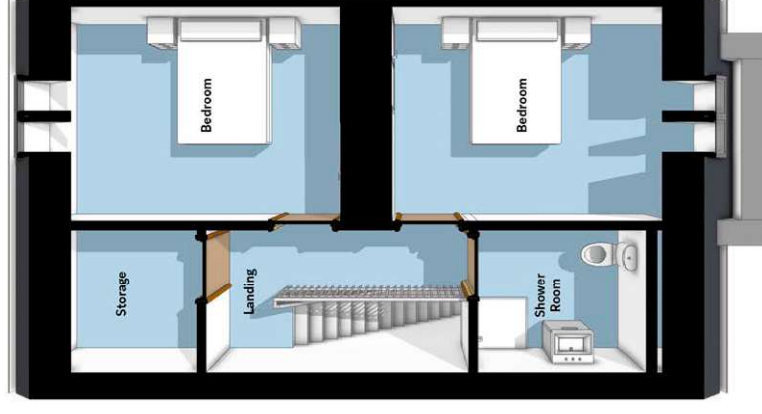
-  Semi-detached
-  4 bed
-  4 bathrooms
-  Gross floor area of 142 m²
-  Render Finish
-  BER A2



Ground Floor



First Floor



Second Floor

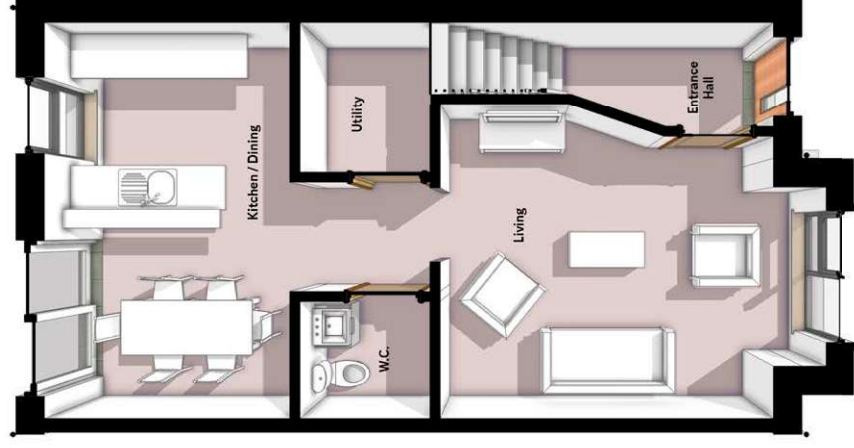
Willow House

3 Bed Semi-detached

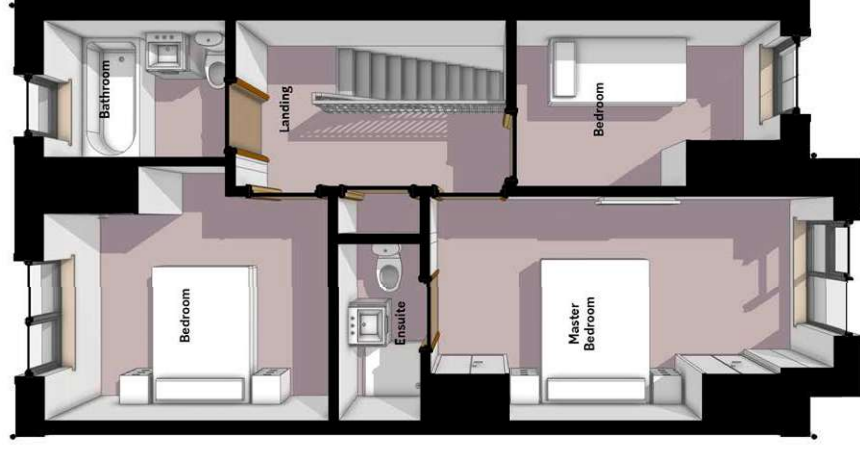
€365,000

Smart design that makes the most of every space. These three bedroom semi detached homes combine style and practicality across 97 m². With a well proportioned accommodation and interiors designed to maximise space, they provide a comfortable and inviting setting for modern living.

-  Semi-detached
-  3 bed
-  3 bathrooms
-  Gross floor area of 97 m²
-  Render Finish
-  BER A2



Ground Floor



First Floor

This Is More Than a Move. It's a New Beginning

If you're searching for something that feels right, a home that brings ease, connection, and comfort to everyday life we would love to introduce you to The Green.

Whether you're starting fresh, moving forward, or simply looking for a better way to live, our team is here to guide you.

Talk to Liberty Blue Estate Agents

We're proud to represent this thoughtfully designed neighbourhood and would be delighted to help you take the next step.

📞 Call us: **051 858 182**

✉ Email: **abbeymeadows@libertyblue.ie**

🌐 Visit: **www.libertyblue.ie**

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