



WELCOME TO

Woodbrook

A development of one, two, three and four-bedroom quality A-rated homes with a modern, contemporary design and generous, high-quality specification in Waterford.



ABOUT

Woodbrook

Superbly located in Waterford City with easy access to major transport routes and within walking distance of the busy industrial centres. The homes are available in detached, semi-detached, mid-terrace and end-of-terrace configurations. All properties qualify for the First Time Buyers – Help to Buy Scheme as well as the First Home Scheme, where purchasers can avail of help with up to 30% of the cost of these new homes.

Woodbrook is one of Waterford's newest and most sought-after development with homes to suit the needs of everyone, from couples with or without growing families to retirees who may be looking to downsize and everything in between!



Style and Substance

The homes are finished in a mix of attractive low-maintenance brickwork, nap plaster render and dry dash render, with high-performing prestige PVC double-glazed windows and patio doors, along with a prestige solid hardwood front door from Munster Joinery. Other features include low-maintenance PVC fascia, soffits and downpipes complete with seamless aluminium gutters.

Internally, space is maximised to ensure comfortable and spacious living with open-plan kitchen/dining areas to amply accommodate busy families or social gatherings. Dual aspects ensure natural light is maximised throughout the house. A high-quality fitted kitchen consisting of Zola Soft Matte doors, top shape worktop and slimline handles, supplied and fitted by Cedarwood Kitchens & Bedrooms as standard.

Upstairs, the master bedrooms are afforded the luxury of convenient ensuite bathrooms with high-quality Sonas sanitary ware fitted throughout.

Quality built-in wardrobes complete with Fenwick 5-Piece doors, supplied and fitted by Cedarwood Kitchens & Bedrooms, are fitted to bedrooms as per the layout drawings.

The homes will all be B.E.R A-rated meaning lower energy bills. An A-rated 3-bedroom semi-detached house at Woodbrook is likely to be approximately €750 a year cheaper to heat than a similar house built before 2005.

Outside, each home is finished with low-maintenance paving brick and benefits from private parking. Rear gardens feature a large patio area, also finished in stylish paving bricks. This is beautifully complemented by lush lawns at the rear and front of each property as standard.

Extensive hard and soft landscaping adds a pleasing aesthetic to the development with open spaces planted and grassed to elevate the overall look and feel.

The Location

Woodbrook is excellently situated on the Carrickpherish Road, in the Gracedieu area of Waterford City.

The Outer Ring Road is within close proximity as is the Southlink Bridge, offering easy access to all major routes, including Dublin and Belfast. The N25 to Cork is also within easy reach.

Waterford Industrial Estate and the Cleaboy Business Park are within walking distance. Thriving local and international businesses have made this area of the city their home. These developments continue to grow and expand, year on year. Woodbrook is a short walk to a bus stop with routes servicing University Hospital Waterford (UHW) and Waterford City.

Families can enjoy close proximity to a host of excellent primary schools, including Gael Scoil na nDeise and Waterford Educate Together NS. A short drive will give access to secondary schools such as Saint Paul's Community College, Our Lady of Mercy Secondary School and Presentation Secondary School.

Those who enjoy sporting activities can avail of the state-of-the-art facilities at the nearby SETU Arena, including a world-class gym, all-weather pitches, cafe and spotless changing facilities. Roanmore GAA, Mount Sion GAA and De La Salle GAA Clubs as well as the Carrickpherish Community Sports Hub are all situated close by.

Waterford named the best place to live in 2021, is considered the jewel in the crown of the southeast. Families can enjoy the magnificent Mount Congreve House and Gardens, Suir Valley Railway, Kilmeaden Village and comfortably cycle the award-winning Greenway. This old railway line from Waterford City to Dungarvan is a scenic 46km off-road cycling and walking trail crossing eleven bridges, three historic viaducts and a long atmospheric tunnel all the way from the River Suir to Dungarvan Bay.

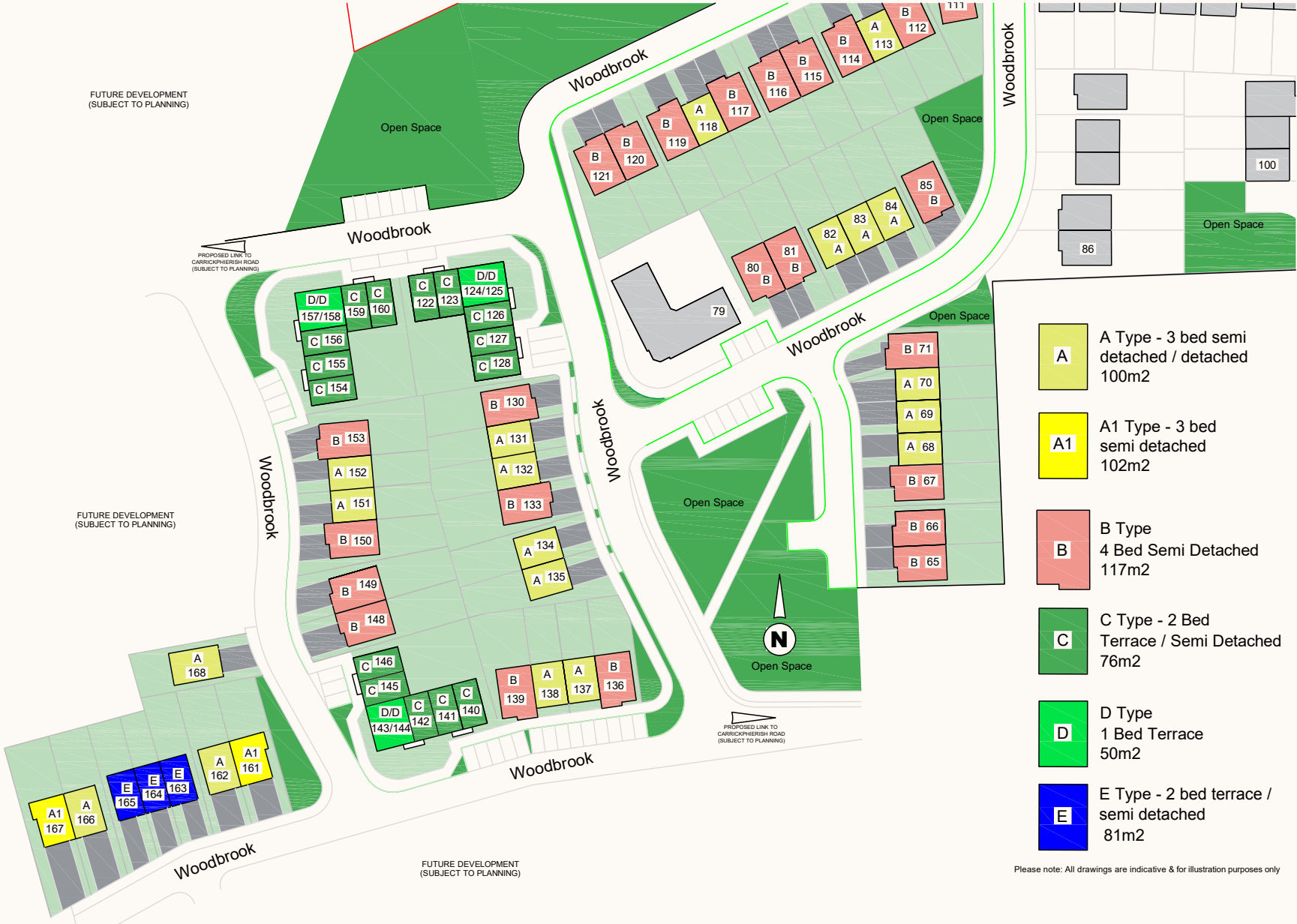
Waterford City is home to a host of shops, quality bars and restaurants. Leisure venues include two

cinemas, theatres, music venues, a bowling alley, a soft play centre and more.

The Copper Coast, a UNESCO Global Geopark is a spectacular 25km drive from the coastal towns of Tramore to Dungarvan. Dotted with stunning sandy beaches and coves including Bunmahon and Annewstown. Lovers of sea swimming, surfing, paddleboarding, kayaking and sea angling will be spoilt for choice with so many locations to indulge in their favourite pastimes at their disposal.



Site Plan



Please note: All drawings are indicative & for illustration purposes only

Woodbrook Features

Energy Rating

- B.E.R. A rating
- Nearly Zero Energy Buildings (NZEB) ensuring maximum energy efficiency

Structure

- Ten Year homebond structural guarantee

External Finishes

- External elevations finished in a mix of low maintenance brickwork and nap plaster render to the front, with a dry dash finish to side and rear.
- High performing prestige PVC double glazed windows and patio door along with a prestige solid hardwood front door from Munster Joinery
- Low maintenance PVC fascia, soffits and downpipes complete with seamless aluminium gutters
- Rear gardens have large patio area finished in paving bricks
- External tap to rear garden of each home
- Extensive hard and soft landscaping will be carried out within the development. The public open spaces will be planted and grassed. The front and rear gardens of each home will be sown down in grass as standard

Internal Finishes

- Internal ceilings and walls to be finished in two coats of Almost White onto smooth plaster finish, with all internal softwood timbers to be painted in French White Satin
- All internal doors will be finished with chrome door furniture. Door Frame surrounds to be softwood with a painted finish. Chamfered skirting and architrave throughout in softwood, painted in French White Satin
- Built in wardrobes complete with Fenwick 5 Piece doors, supplied and fitted by Cedarwood Kitchens & Bedrooms, will be provided to bedrooms as per layout drawing

Tiling

- Extensive floor and wall tiling carried out to main bathroom and en-suite, with floor tiling to the kitchen / dining, living room, hall and W.C.

Kitchen

- A high quality fitted kitchen consisting of Zola Soft Matte doors, top shape worktop and slimline handles, supplied and fitted by Cedarwood Kitchens & Bedrooms, will be provided as standard

Central Heating

- Central heating will be by means of an energy efficient air to water heat pump serving all radiators and hot water cylinder

Plumbing & Sanitary ware

- High quality Sonas sanitary ware fitted throughout

Electrical Finishes

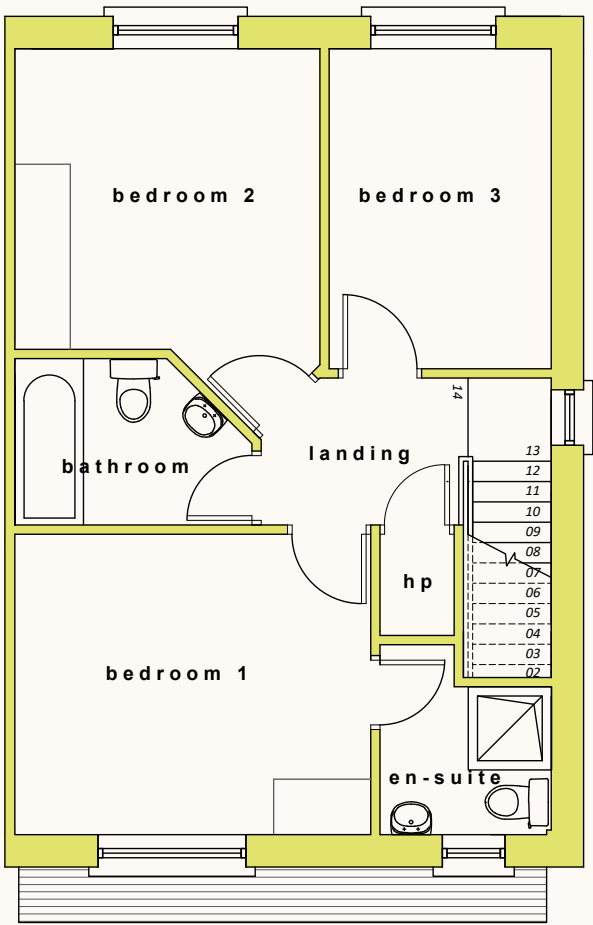
- Generous electrical layout will be provided (as per layouts)
- Feature electric fuel effect wall mounted fire installed to the living room
- Pre wired for intruder alarm
- High speed broadband available (Siro & Virgin)

General

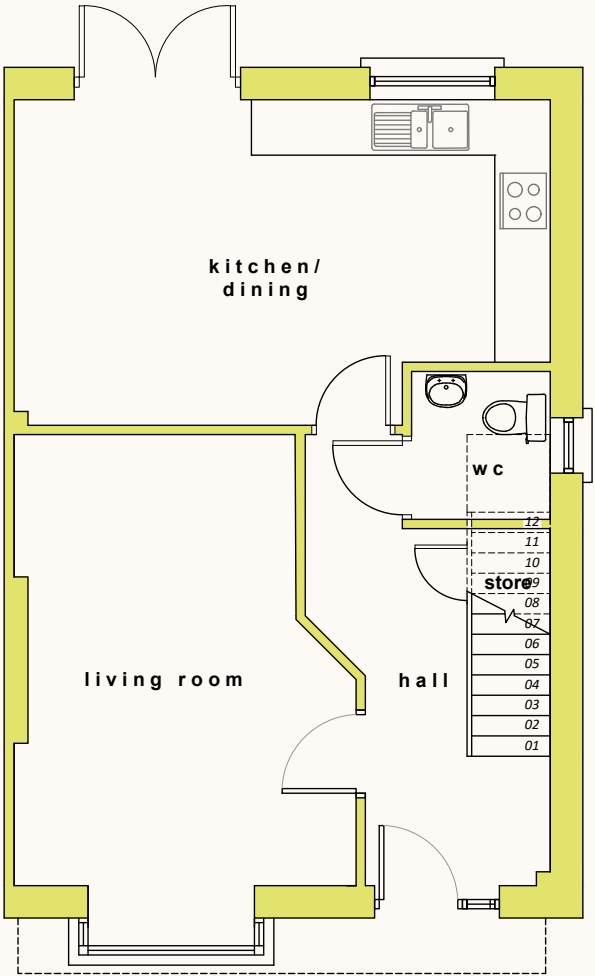
- Development qualifies for the 1st time Buyers Help to Buy Scheme
- Development qualifies for the First Home Scheme

House Type A

3 bed semi detached / detached | 100m²



HOUSE TYPE 'A'
FIRST FLOOR PLAN



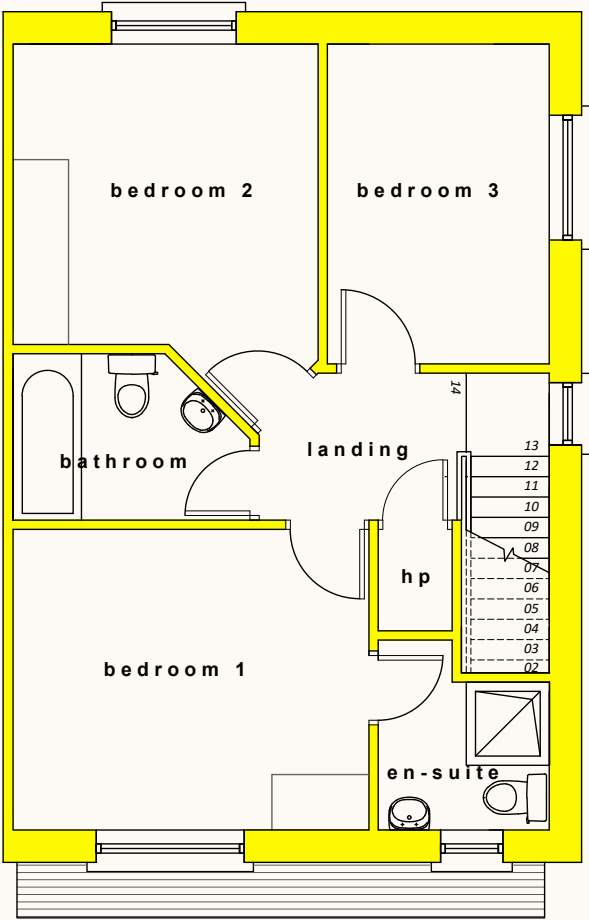
HOUSE TYPE 'A'
GROUND FLOOR PLAN

House Type A1

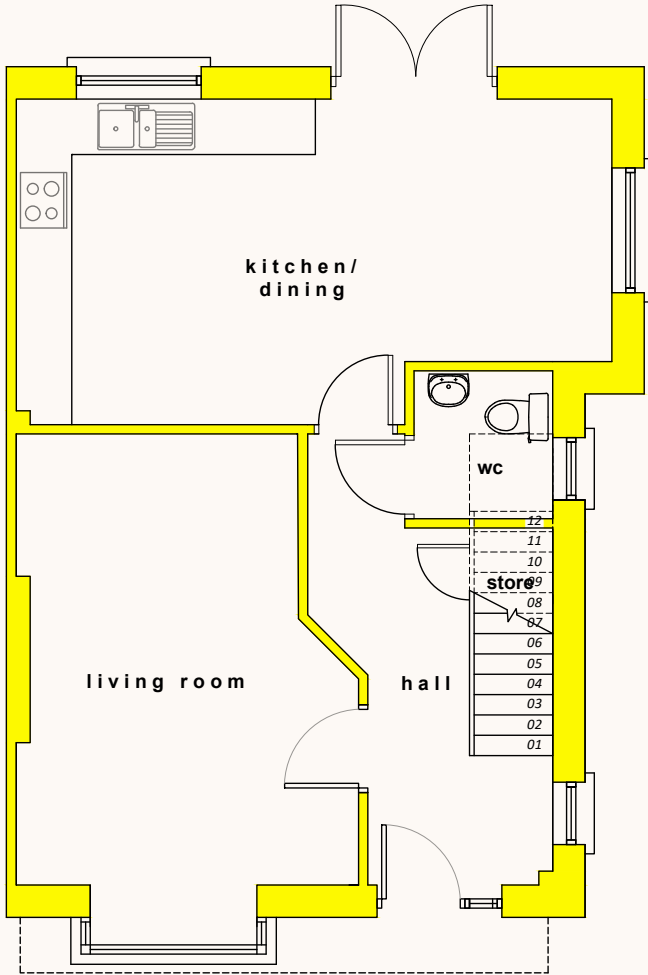
3 bed semi detached | 102m²



Please note : All drawings are indicative & for illustration purposes only



HOUSE TYPE 'A1'
FIRST FLOOR PLAN



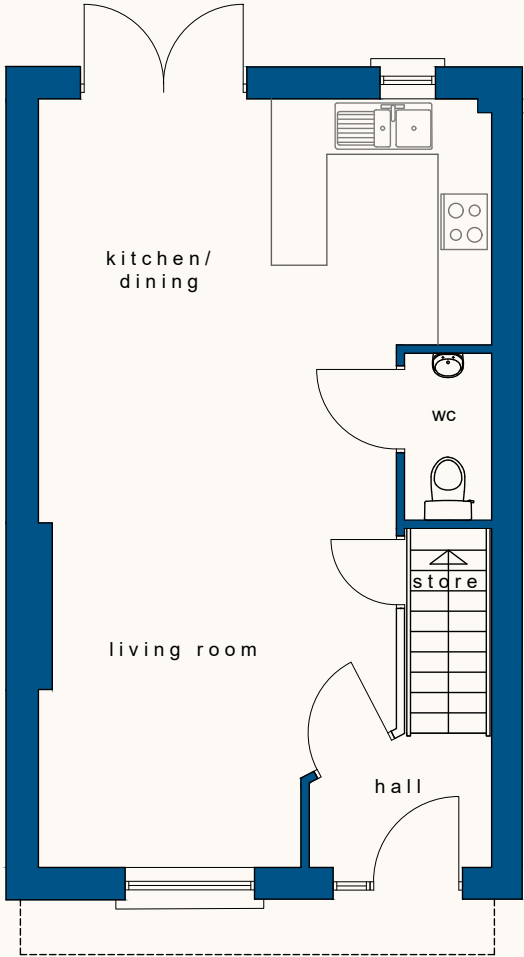
HOUSE TYPE 'A1'
GROUND FLOOR PLAN

House Type E

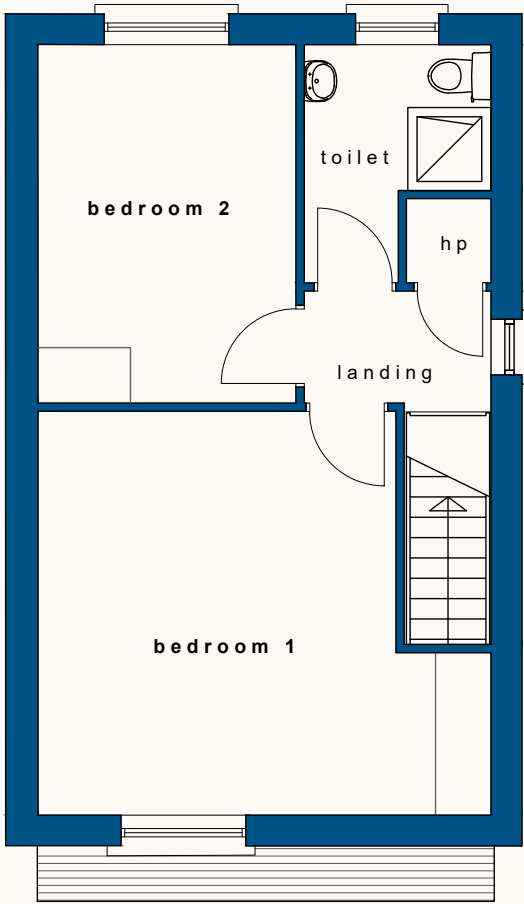
2 bed terrace / semi detached | 81m²



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HOUSE TYPE 'E'
GROUND FLOOR PLAN



HOUSE TYPE 'E'
FIRST FLOOR PLAN



J&B Neville Construction, the developers of Woodbrook, were founded in 2013 and have a long-standing reputation for delivering high-quality homes. Together with local architects Halley Murphy & Associates, have gone to great lengths to design these one, two, three & four bedroom family homes. J&B Neville Construction has just recently finished a successful 82 house development at Radharc na Siuire, Ballygunner, Waterford and a further 10 at the ever-popular Cnoic Caislean development also in Ballygunner, Waterford.

Disclaimer: The particulars contained in this website / brochure were prepared from preliminary plans and specifications and are intended only 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, and are not necessarily comprehensive and may be subject to change.

First Home Scheme (FHS)



The First Home Scheme (FHS) is a partnership between the Government and participating lenders to help first-time buyers

and other eligible homebuyers bridge the gap between their deposit and mortgage, and the price of their new home. This is a shared equity scheme meaning that eligible homebuyers will receive funds from the FHS in return for the FHS taking an equity share in the ownership of their property. The option to buy out the equity share is available. (T&Cs apply).

The FHS can fund up to 30% of the market value of your new property or 20% if you also avail of the Help to Buy Scheme. For more information on The First Home Scheme visit: www.firsthomescheme.ie

Help to Buy Scheme (HTB)



The Help to Buy (HTB) Scheme helps first-time buyers purchase a newly built house or apartment. You can also get it for once-off self-build homes. It only applies to

properties that cost €500,000 or less.

The Help to Buy Scheme gives a refund of the income tax and Deposit Interest Retention Tax (DIRT) you have paid in Ireland for the 4 years before the year you apply. Since 2020, DIRT is charged at 33% on all interest payments.

The HTB Scheme was increased in July 2020. This increase is known as the Enhanced Help to Buy Scheme. The Enhanced Help to Buy Scheme is available until 31 December 2029. For more information, visit: www.citizensinformation.ie or www.revenue.ie

Contact selling agent for more info.

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