



SUNRISE MEADOW DUNMORE EAST

*A beautiful new development of
27 carefully designed and crafted
3 & 4 bedroom homes, located in
one of Ireland's most picturesque
seaside villages, ideally situated only
600 meters from the beach.*





SUNRISE MEADOW
DUNMORE EAST





SUNRISE MEADOW DUNMORE EAST

Sunrise Meadow in Dunmore East is a new A Rated development of three and four bedroom luxurious homes in the highly sought-after and charming seaside village of Dunmore East in County Waterford. Located only 15 minutes drive from Waterford City; living in Sunrise Meadow provides a wonderful lifestyle opportunity for the discerning buyer.

Sunrise Meadow homes are constructed to the highest of standards by renowned Waterford builders Carey Homes. A large range of amenities

are close by, including top quality primary schools, golf course, beaches/coves, park, harbour and sailing club, adventure centre, coastal walks and a number of hotels and restaurants/bars.

Dunmore East is one of the most beautiful fishing villages in the country. It is picturesquely situated in a valley, gently sloping towards the sea. Its excellent Fishing Harbour has a magnificent lighthouse which together with her sister lighthouse across the bay at Hook Head guards the entrance to Waterford Harbour.

In 1649 Oliver Cromwell uttered the famous words by "Hook or by Crooke". Due to its stunning and breath-taking scenery, Dunmore East is a popular location shoot for television and film producers and directors.

Such is the beauty of the area, many people from all points of the compass dream of having a home here. Treat yourself to a trip to idyllic Dunmore East... and have a private viewing at Sunrise Meadow. Your family will be living here for generations.



Waterford

Ireland's Best Place To Live (Irish Times Winner 2021)

Waterford City is a historic and cultural hub in Ireland, founded by the Vikings in 914 AD. It boasts a wealth of heritage sites, museums, and landmarks that reflect its long history. Key attractions include Viking Triangle, Waterford Crystal and Reginald's Tower

The city features several shopping centres like John Roberts Square and City Square Shopping Centre, offering a mix of local and international retailers. Waterford has various markets including farmers' markets that provide local produce and crafts.

Offering a diverse culinary scene with restaurants, cafes, and pubs. From traditional Irish fare to international cuisines, there are plentiful options for dining out. People's Park and Waterside Walk

offer scenic spots for relaxation and outdoor activities. Numerous sports clubs, including football, rugby, and GAA, along with leisure centres that provide swimming and gym facilities. Waterford also has many golf courses including Faithlegg Golf Club and Waterford Castle Golf Club. Theatre Royal, a venue for performances, concerts, and events, enriching the cultural landscape of the city.

Southeast Technological University Offers a range of higher education courses and has a significant student population, contributing to the vibrant atmosphere of the city.

Waterford City is well-connected through road networks and has a reliable public transport system. Bus services operate frequently within the city and to nearby towns. The city is also in proximity to Waterford Airport, which offers limited flights, while larger airports are available in Cork and Dublin for international travel.

This combination of amenities, cultural experiences, and recreational opportunities makes Waterford City and its surrounding areas a vibrant place to live, work, and visit.

Surrounding Areas

- **Tramore:** A coastal town known for its beautiful beach, surfing opportunities, and the scenic Tramore Valley Park. It's a popular destination for outdoor enthusiasts.
- **Dungarvan:** A picturesque town with a harbour, known for its seafood and Dungarvan Castle. It's an excellent starting point for exploring the surrounding countryside and coastlines.
- **Comeragh Mountains:** located just outside the city, offering hiking trails and stunning views of the landscape. The area is perfect for outdoor activities like hiking, biking, and nature walks.
- **The Greenway:** A popular cycling and walking path that stretches from Waterford City to Dungarvan. The path follows the old railway line and provides a scenic route for outdoor enthusiasts.



Welcome to SUNRISE MEADOW



SUNRISE MEADOW
DUNMORE EAST

SUNRISE MEADOW HOMES



SUSTAINABILITY

Our Homes are A Rated for energy efficiency with a Mechanical Extract Ventilation System, Air to Water Heat Pumps and PVC Future Proof Windows all sourced from our approved suppliers.







DESIGN

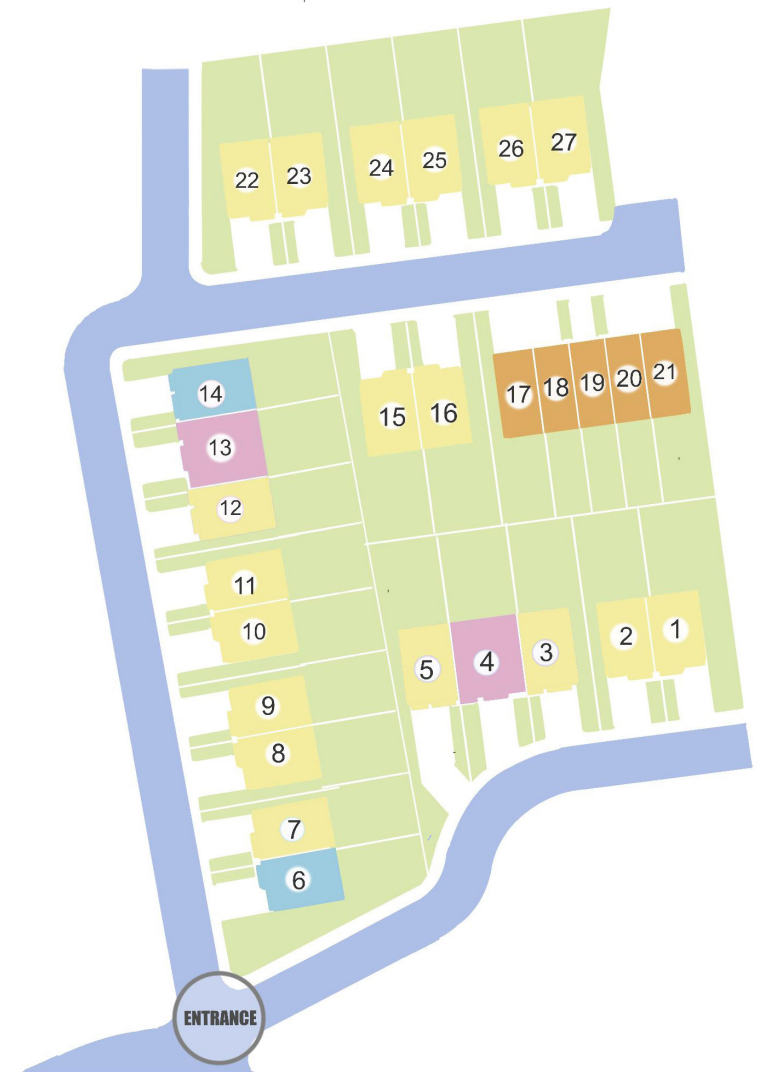
Sunrise Meadow had been designed and perfected by Carey Homes over our many years of experience, giving you and your family your dream home.



QUALITY

Carey Homes have been building numerous Developments in Waterford City and County for close to 40 years.

-  House Type G
-  House Type C
-  House Type B
-  House Type E



SUNRISE MEADOW

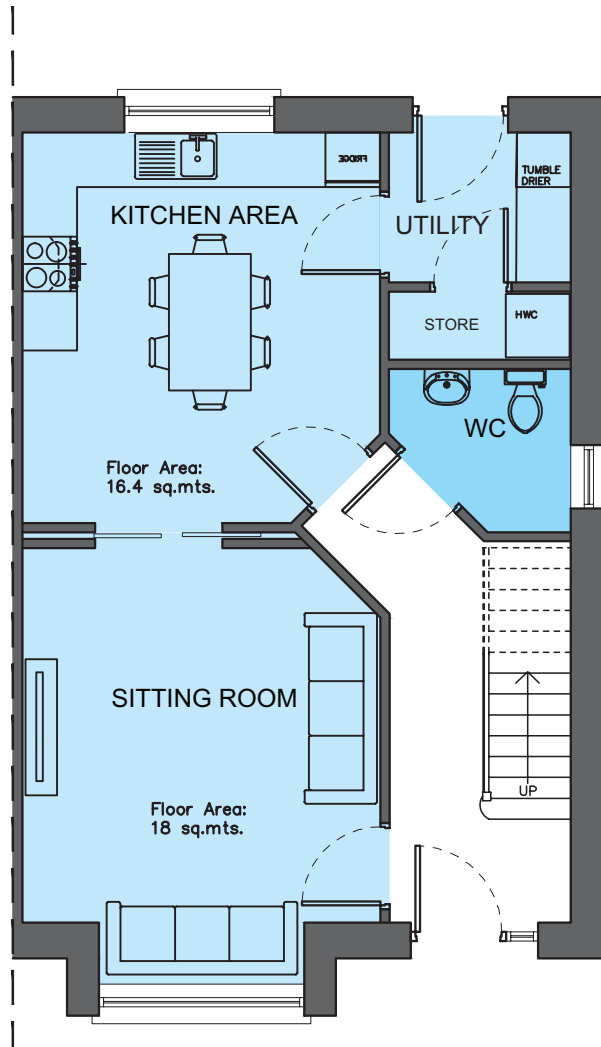
House Type B

🏠 Semi Detached / End Terrace

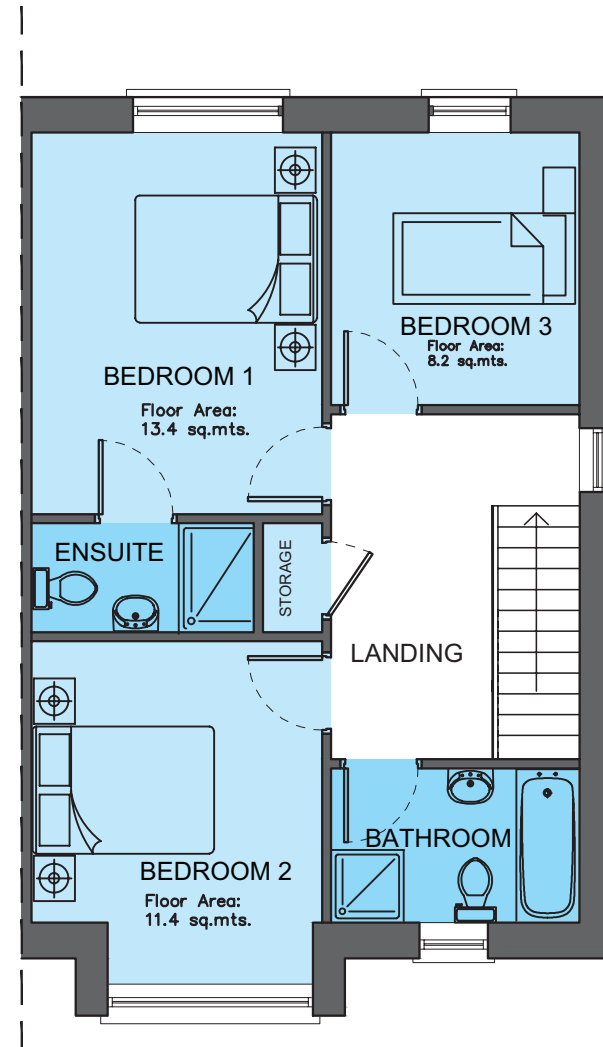
🛏️ 3 Bed

🚿 3 Bathrooms

📏 Floor Area 108m²



GROUND FLOOR



FIRST FLOOR

SUNRISE MEADOW

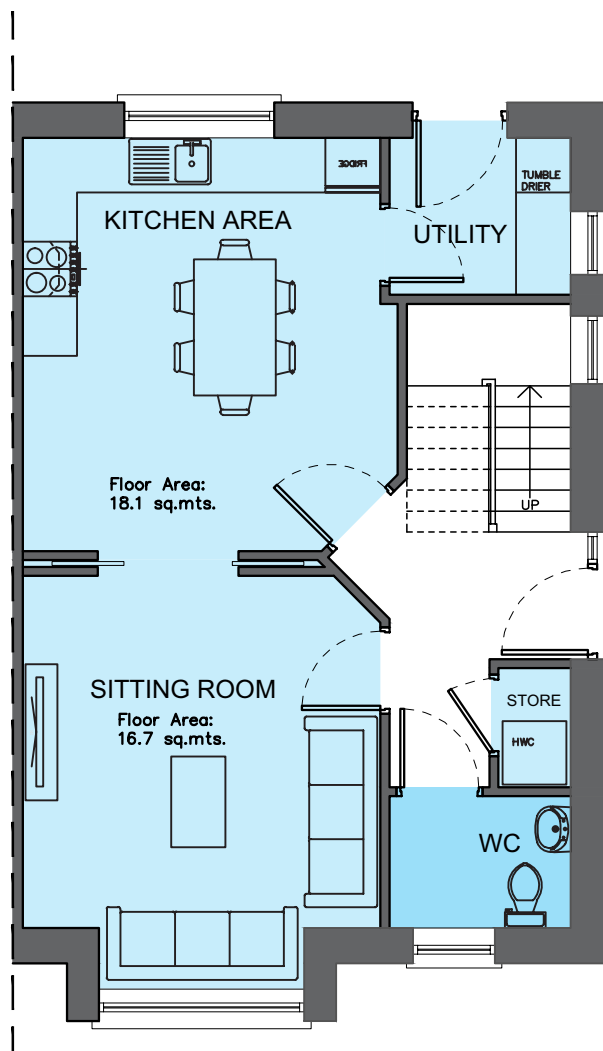
House Type C

🏠 Semi Detached / End Terrace

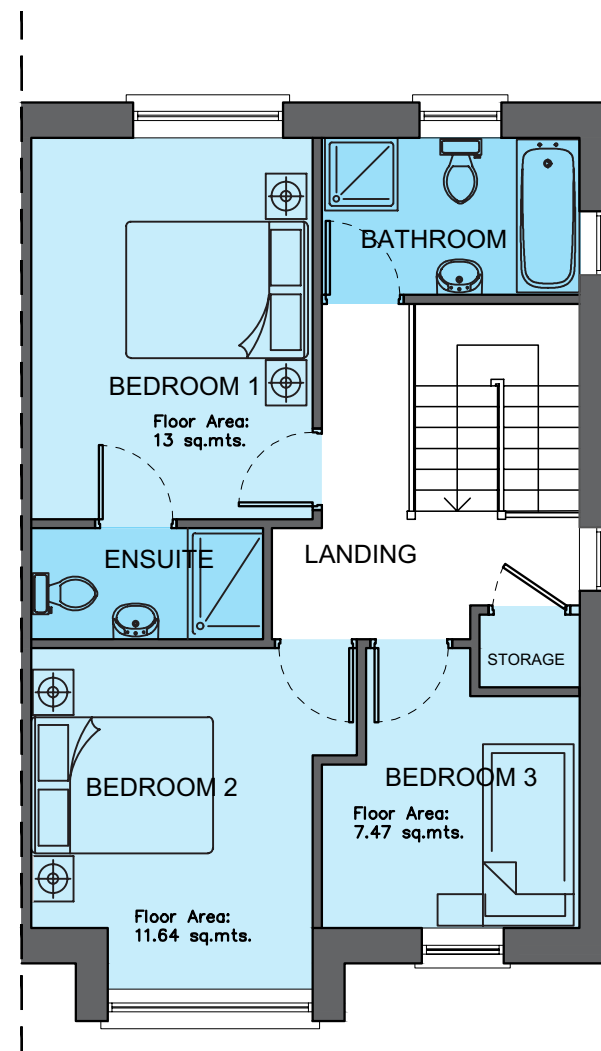
🛏 3 Bed

🚿 3 Bathrooms

📏 Floor Area 108m²



GROUND FLOOR

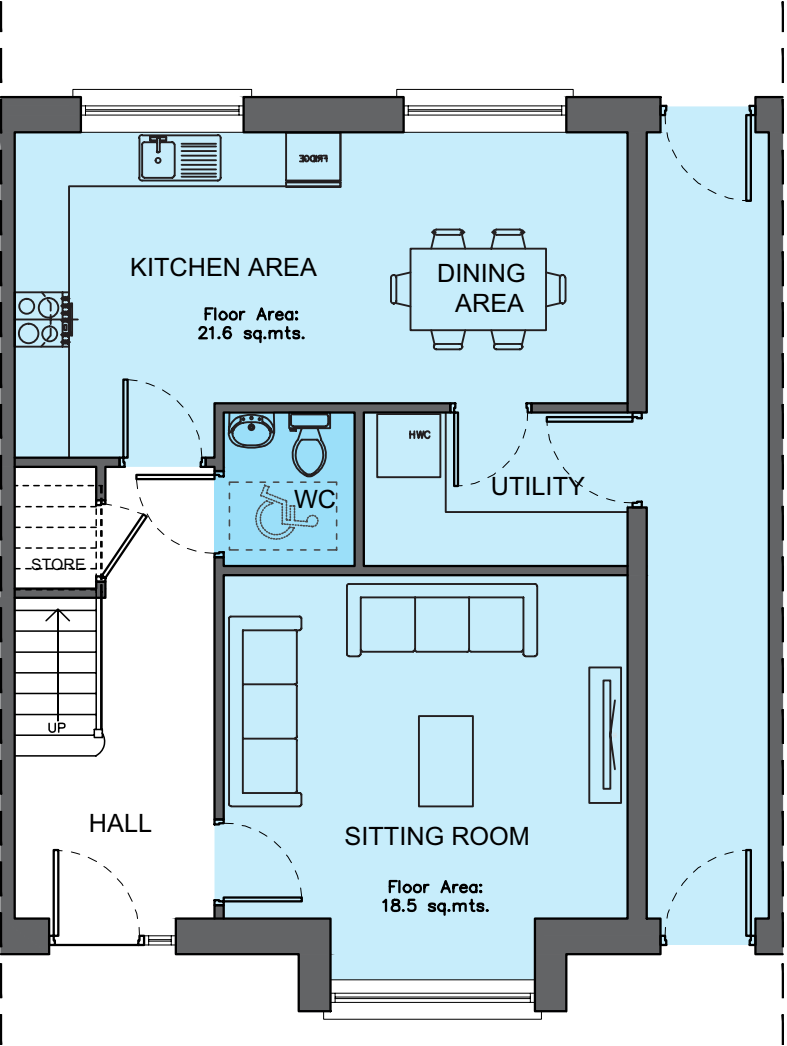


FIRST FLOOR

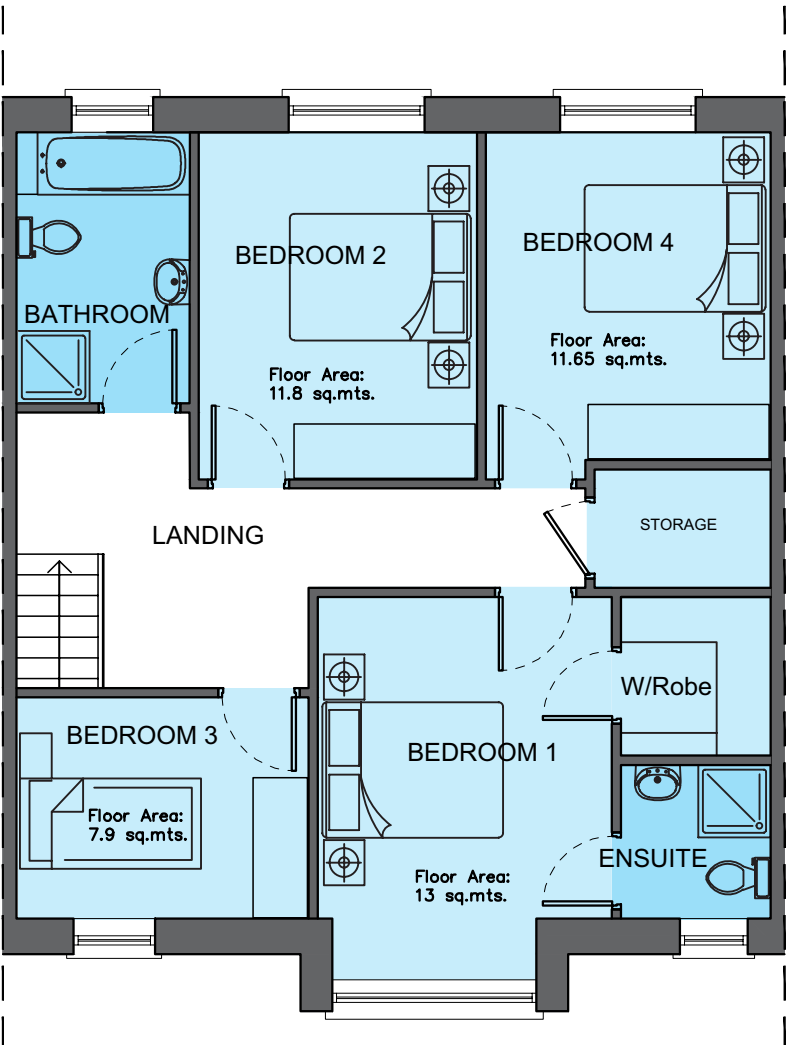
SUNRISE MEADOW

House Type G

- 🏡 Mid Terrace
- 🛏 4 Bed
- 🚿 3 Bathrooms
- 📏 Floor Area 134.5m²



GROUND FLOOR



FIRST FLOOR

Specifications

General

- Block built homes
- Two car cobble lock driveways

Gardens

- Seeded gardens both front & back

External Features

- Maintenance free exteriors
- Tasteful mix of brick and/or render
- PVC fascia, gutters and downpipes
- Composite front doors with secure locking system
- PVC future proof windows
- Outside tap
- Back boundary wall blockwork
- Side boundary walls, concrete post and timber fence

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and downstairs guest WC with elegant sanitary ware
- Beautiful taps, shower heads and bath fittings

Internal Finishes

- All walls are skimmed and prepped for painting
- Quality skirting and architraves
- All Timber work and ceilings are painted
- Glazed pocket doors between kitchen and living room giving natural light throughout
- Timber staircase and handrail
- Media wall available as an optional extra

Internal Doors & Ironmongery

- Shaker style internal doors
- Combined chrome lever door handles, locks and hinges

Electrical

- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV Connections in living Room and master Bedroom
- Provisions for the installation of a car charging point
- Wired for fibre broadband

Heating & Ventilation

- The house boasts an A energy rating
- High efficiency heat pump
- Radiators to all rooms and excellent levels of insulation to the walls, roof and floors
- Mechanical Extract Ventilation System

Generous allowances for

• Kitchen & Utility	€7,500
• Tiling & Flooring	€4,000
• Wardrobes	€2,000
• Electric Fire	€1,500
Total	€15,000

Building Guarantee

- 10 Year Homebond Structural Guarantee

Disclaimer

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

Government Incentives to Consider



Help to Buy Scheme

The Help to Buy (HTB) scheme is an incentive for first-time property purchasers. It will help you raise the deposit you need to purchase your new home. The property you are purchasing must be your family home.

Under the scheme, home buyers can claim up to €30,000 or 10% of the Purchase Price of the property. The qualifying amount is based on the amount of tax you have paid over the previous 4 years.

Find out more here:

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

First Home Scheme

The First Home Scheme (the FHS) is a shared equity scheme, funded by the Government of Ireland (Department of Housing, Local Government & Heritage) and Participating Lenders. It aims to bridge the gap for first-time buyers and other eligible homebuyers between their budget (deposit plus mortgage), and the Price of their new home. The Purchase Price must be within property price ceilings set up across the Republic of Ireland, by local authority area.

Find out more here:

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

Green Mortgage

A green mortgage is a mortgage which offers a lower interest rate to people who are buying or building a more energy efficient home. Our A Rated homes at Carey Homes qualify for Green Mortgages.

Sample Mortgage

Purchase Price €385,000

Mortgage €346,500

*Monthly repayment of *€1503.24.*

Clients Deposit - €38,500

(Help To Buy scheme available for qualifying applicants of up to €30,000)

*Based on a 4 year Fixed rate of 3.1% over a term of 35 years with BER rating A or B.

For more information on any of these schemes or to discuss mortgage options, please contact the team at Anita Cambie Financial today!

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Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, measurements, access and other details are given in good faith and believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves (at their own expense) as the correctness of the information given.