



AN LISÍN MÓR

WHERE HERITAGE MEETS MODERN LIVING...



Welcome to An Lisín Mór

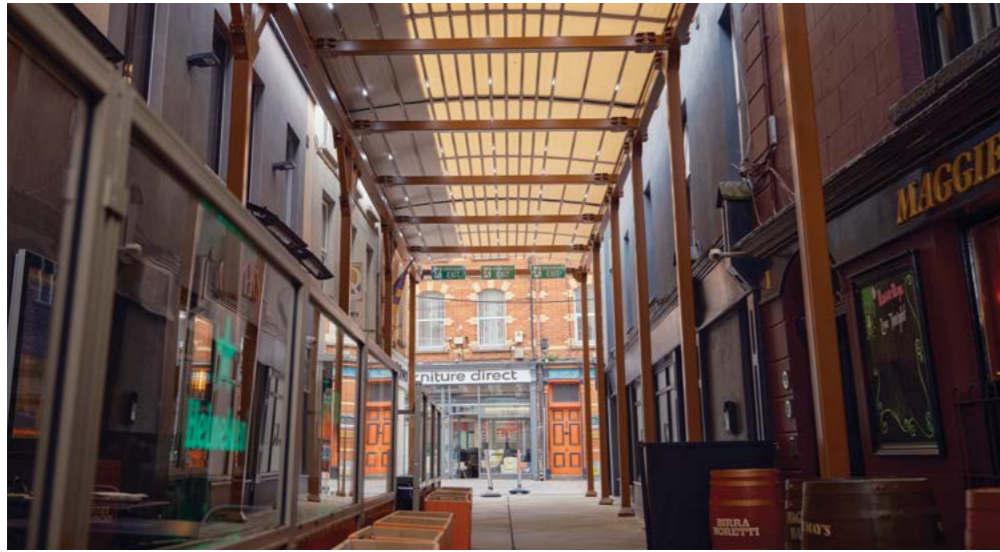
Where heritage and contemporary living are elegantly interwoven. Ideally located just outside Wexford Town, An Lisín Mór enjoys a superb setting in the tranquil surroundings of Kerlogue, just off the Coolballow Road.

Extending to approximately 6 acres, this exceptional development comprises 74 beautifully designed, energy-efficient homes, thoughtfully crafted to suit every stage of life. Whether you are a first-time buyer, growing family, downsizer, or seeking a fresh start in Wexford, An Lisín Mór offers a home that adapts effortlessly to your lifestyle.

With generous open green spaces, a strong sense of community, and close proximity to Wexford's renowned coastline, residents can enjoy the perfect balance of calmness, connectivity and modern convenience.

More than just a place to live, An Lisín Mór is a place to belong-offering high-quality, future-focused homes in one of Wexford's most desirable and well-connected locations.

An Lisín Mór, a place to live, grow and belong.



WEXFORD

Where Timeless Charm Meets Modern Living

Wexford Town offers a truly exceptional lifestyle, combining rich heritage with a vibrant, modern energy. Steeped in history and culture, the town is renowned for its colourful streets, lively waterfront and the internationally acclaimed Wexford Festival Opera, which draws visitors from across the globe each year.

An excellent selection of cafés, award-winning restaurants, boutiques and well-known retailers ensures there is something for every taste, making Wexford an ideal setting for both everyday living and social enjoyment.

Perfectly positioned for convenience and connectivity, An Lisín Mór places you within easy reach of everything the South-East has to offer. The beautiful grounds of Johnstown Castle & Gardens are just moments away, while the stunning beaches of Rosslare Strand provide an abundance of coastal walks, water sports and outdoor pursuits.

The nearby Rosslare Road offers a key transport link throughout the region, making commuting simple and efficient. With a strong choice of schools, established employment hubs and a wealth of recreational and cultural attractions close at hand, Wexford offers a balanced and fulfilling lifestyle for families, professionals and those seeking to enjoy a more relaxed pace of life.



YOUR NEW NEIGHBOURHOOD AWAITS



← WEXFORD TOWN

WEXFORD
GOLF CLUB

ROSSLARE
ROAD

NOLAN
WAREHOUSING &
LOGISTICS

ZURICH
INSURANCE

ROSSLARE
STRAND

ROSSLARE
EUROPORT



Home Features & Finishes

Thoughtfully designed and expertly crafted, each home at An Lisín Mór combines quality materials, contemporary design and practical detailing to create a comfortable, energy-efficient living environment

EXTERNAL FEATURES

- Attractive, low-maintenance external finishes designed for long-term durability
- Contemporary architecture with clean lines and considered detailing
- Finished to complement the surrounding landscape and overall development aesthetic
- Feature island unit with seating overhang included in a range of layouts
- As it is such a personal choice, Arcona will not be providing the kitchen appliances, but we will provide the doors for your integrated appliances, which can be fitted by your supplier.
- Integrated pull-out bin system for added convenience

WINDOWS & PATIO DOORS

- Double-glazed high performance, energy-efficient windows & sliding patio doors
- Designed to maximise natural light while enhancing thermal comfort
- Secure, modern glazing systems for added peace of mind

GARDENS & OUTDOOR SPACES

FRONT GARDEN

- Tared driveway providing convenient off-street parking
- Pre-wired electric car point (charger not included)

REAR GARDEN

Private rear garden with generous patio area, ideal for outdoor living

- Gardens levelled, prepared and seeded – ready to enjoy.
- Outdoor tap and side gate (depending on house type)

KITCHEN

At the heart of each home, the kitchen is designed for both everyday living and entertaining.

- Bespoke, contemporary kitchen with soft-close cabinetry
- Thoughtfully designed layout offering generous storage
- Quartz worktop and upstand with integrated drainage detail

UTILITY & PANTRY

Designed to enhance functionality while maintaining a refined aesthetic

- Separate utility room with pantry area included in a range of layouts
- Ideal for additional storage, food preparation and laundry needs
- Plumbing, power and space provided for washing machine and dryer

BATHROOM AND EN-SUITE

Beautifully finished spaces designed with comfort, practicality and understated luxury in mind.

- Contemporary sanitaryware, including WCs and vanity units with integrated storage
- High-quality bath with fitted side panel in the main bathroom
- Stylish washbasins with modern fittings
- Shower tray with integrated upstand for durability and ease of maintenance
- Thermostatically controlled showers for comfort and precision
- Premium porcelain tiling to floors and key wall areas (bath and shower zones).

WARDROBES

- Walk-in fitted wardrobe to the master bedroom, offering generous and well-proportioned storage

Sustainable Living

DESIGNED FOR TODAY. BUILT FOR THE FUTURE.

At An Lisín Mór, every home is thoughtfully designed to deliver exceptional energy efficiency, reduced environmental impact and enhanced everyday comfort—creating a more sustainable way to live without compromise.

ENERGY PERFORMANCE HIGHLIGHTS

- **A-Rated Homes:** Delivering outstanding energy efficiency and lower environmental impact
- **Renewable Technologies:** Integrated as standard to reduce energy consumption and running costs
- **High-Performance Insulation:** Superior insulation throughout floors, walls and roofs for year-round comfort
- **Airtight Construction:** Individually tested homes to minimise heat loss and maximise efficiency

ADVANCED ICF CONSTRUCTION

At the core of every home is an innovative Insulated Concrete Formwork (ICF) system, combining structural strength with continuous insulation for superior performance.

KEY BENEFITS:

- **Reduced Heat Loss:** Continuous insulation on both sides of external walls significantly improves thermal performance
- **Lower Energy Bills:** Reduced heating requirements mean long-term savings for homeowners
- **Smaller Carbon Footprint:** Efficient design helps reduce overall energy demand
- **Consistent Indoor Comfort:** Even temperatures maintained throughout the home, all year round
- **Enhanced Sound Insulation:** Creates a quieter, more peaceful living environment
- **Long-Term Durability:** Precision-engineered structure reduces maintenance and increases longevity

BETTER FOR YOU. BETTER FOR THE ENVIRONMENT.

An Lisín Mór brings together intelligent design, advanced construction and sustainable thinking to create homes that are not only comfortable and efficient, but truly future-focused—supporting a better way of living for years to come.



THE FORT



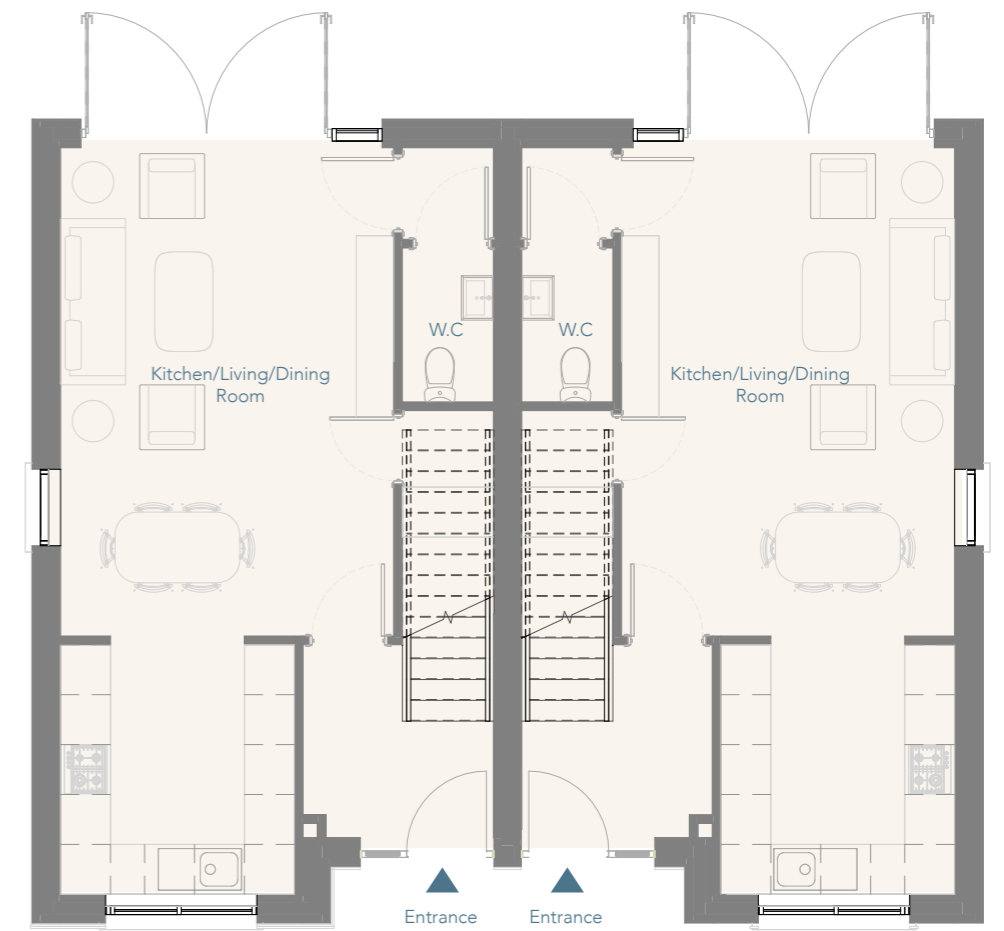
THE FORT

2 BED SEMI-DETACHED
Smartly designed for modern, low-maintenance living.

Ground Floor: 45.2m² / 486.5 sq ft

First Floor: 45.2m² / 486.5 sq ft

Total: 90.4m² / 973 sq ft



THE FORT
Ground Floor Plan



THE FORT
First Floor Plan

THE RAMPART



THE RAMPART

3 BED SEMI-DETACHED
Spacious and versatile homes, ideal for growing families

Ground Floor: 58.7m² / 631.8 sq ft

First Floor: 58.7m² / 631.8 sq ft

Total: 117.4m² / 1263.6 sq ft



THE RAMPART
Ground Floor Plan



THE RAMPART
First Floor Plan

SITE LAYOUT

- THE FORT**
2 BED SEMI-DETACHED
90.4m² / 973 sq ft
- THE RAMPART**
3 BED SEMI-DETACHED
117.4m² / 1263.6 sq ft
- THE BASTION**
3 BED END OF TERRACE
113.4m² / 1220.6 sq ft
- THE BAILEY**
2 BED MID TERRACE
90.4m² / 973 sq ft
- THE CITADEL**
3 BED SEMI-DETACHED
113m² / 1216 sq ft
- THE KEEP**
4 BED SEMI-DETACHED
131m² / 1410 sq ft



THE BASTION & THE BAILEY



THE BASTION

3 BED END OF TERRACE
Light-filled living with added privacy and generous space

Ground Floor: 62.8m² / 676 sq ft
First Floor: 50.6m² / 544.6 sq ft

Total: 113.4m² / 1220.6 sq ft

THE BAILEY

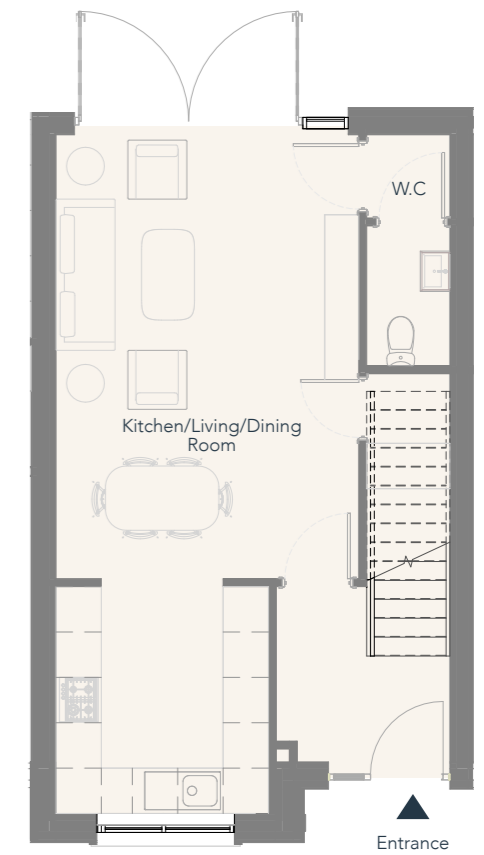
2 BED MID TERRACE
Thoughtfully designed homes offering comfort, efficiency and style.

Ground Floor: 45.2m² / 486.5 sq ft
First Floor: 45.2m² / 486.5 sq ft

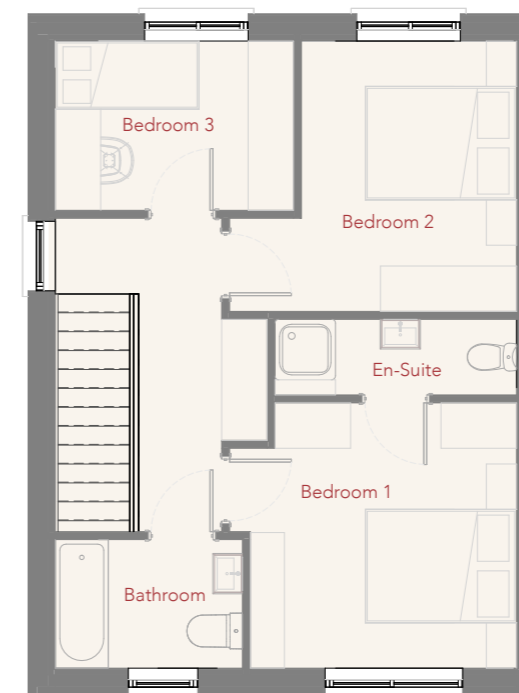
Total: 90.4m² / 973 sq ft



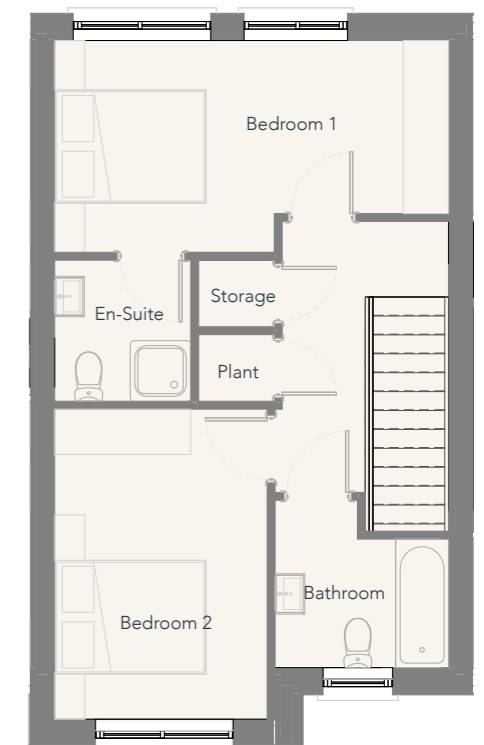
THE BASTION
Ground Floor Plan



THE BAILEY
Ground Floor Plan



THE BASTION
First Floor Plan



THE BAILEY
First Floor Plan

THE CITADEL



THE CITADEL

3 BED SEMI-DETACHED

Elegant, well-proportioned homes crafted for contemporary living.

Ground Floor: 56.5m² / 608 sq ft

First Floor: 56.5m² / 608 sq ft

Total: 113m² / 1216 sq ft



THE CITADEL
Ground Floor Plan



THE CITADEL
First Floor Plan

THE KEEP



THE KEEP

4 BED SEMI-DETACHED

Substantial family homes offering space, comfort and lasting quality.

Ground Floor: 65.5m² / 705 sq ft

First Floor: 65.5m² / 705 sq ft

Total: 131m² / 1410 sq ft



THE KEEP
Ground Floor Plan



THE KEEP
First Floor Plan



SELLING AGENT

PSRA No. 002141

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