

THE MEADOWS

Marlton Road, Wicklow Town

A DEVELOPMENT OF QUALITY LARGE CONTEMPORARY
3 & 4 BEDROOM HOMES WITH A LANDMARK BLOCK
OF 6 APARTMENTS.

More than a house. It's a home.



BER A3



THE MEADOWS

Location, Location, Location

The Meadows is the latest residential development by Redmond Homes who have an excellent reputation for building High Quality Spacious Homes at Exceptional Value. Other successful developments completed in Wicklow town include Marilton Hall, Marilton Springs, Marilton Demesne, Marilton Grove, Marilton Park, Marilton Court, Springfield and Highfield Court.

Redmond Homes have also completed successful housing developments, in Bray, Arklow, Gorey and Rathdrum together with various commercial developments and 2 prestigious hotels in Gorey – The Ashdown Park and Amber Springs Hotels.

“The Meadows” is superbly located, just off Marilton Road and within a few moments walk of Wicklow town centre. The combination of contemporary house design with established quality workmanship and attention to detail will ensure the delivery of exceptional homes in this highly desirable location. The Homes are “A” Rated, bringing energy efficiency and low heating costs together with generous room sizes in each of the 5 house designs.

County Wicklow is renowned for its natural beauty, known as the garden of Ireland and Wicklow town enjoys both coastal amenities and close proximity to forest walks and country pursuits.

You will be surrounded by beautiful countryside adjacent to coastal amenities while only 30 minutes from Dublin city centre, with easy access via quality roads, commuter rail & bus service.

Living on the coast you will enjoy an array of activities on your doorstep to include, sailing, fishing, windsurfing, scuba diving, as well as fabulous coastal walks. There is a very progressive active Tennis Club which is a short walk from The Meadows, catering for all ages and skill levels. Other sporting clubs are close by to include Gaelic, Soccer, Rugby, Hockey, Golf, Swimming & Rowing. Wicklow town centre, a few moments walk from The Meadows boasts an extensive array of shops from the largest supermarkets to craft boutiques, cafes and restaurants.

Educational facilities are top class in Wicklow town and include the new Educate Together Primary School, the newly built Co Ed Secondary School – Coláiste Chill Mhantain, together with the Gaelscoil, Traditional primary and secondary Schools, plus Wicklow County Campus, the third level facility at Clermont which is linked to Carlow IT.

Local Healthcare is a priority in Wicklow as indicated by the recent opening of the state of the art Primary Care Centre.





GROUND FLOOR

High density Xtratherm insulation under a concrete ground floor slab achieving a U-value rating of 0.14W/m²k.

EXTERNAL WALLS

325mm Cavity wall consisting of a 4" solid concrete block internal and external leaf with 125mm Full Fill CavityTherm insulation achieving a U-value rating of 0.16W/m²k.

ROOF

Roof construction consists of timber truss rafters weathered with a breathable membrane and finished with tegral slates. The attic is insulated with 300mm of mineral wool achieving a U-value of 0.13W/m²k.

AIR TIGHTNESS

All homes are constructed to provide a high level of air tightness and a high level of care & attention is taken when dealing with vital junctions like windows and doors.

VENTILATION

All dwellings are ventilated through natural ventilation by using the appropriate size and quantity of vents throughout the home.

HEATING

The latest energy efficient air to water heatpumps have been installed to provide a manageable and cost effective heating system with good control to the end user. This includes underfloor heating downstairs and radiators upstairs.

ELECTRICAL

There is a generous amount of double sockets and light fittings throughout and an Ethernet circuit is installed in the kitchen, sitting room and main bedroom. One T.V. point and two phone points are fitted as standard on ground floor. The first floor is fitted with one T.V. Point and one phone point. Bulkhead lights are fitted above all external doors and bathrooms are fitted with a shaving light and extractor fan as standard.

STAIRS

All homes feature a high quality red deal staircase with glossed white handrails, spindles and newels.

INTERNAL DOORS

High quality 6 panel regency doors fitted throughout framed with a moulded architrave all receiving a high white gloss finish.

WINDOWS

All homes feature large 4" window cills and are fitted with the latest Future Proof windows containing triple glazed glazing achieving an overall U-value of 0.7W/m²k.

BATHROOMS

The bathrooms are fitted with stylish Cassabella sanitary ware from the RT Large range and will be fitted with elegant chrome fittings to give a sophisticated feel. Bathrooms and en-suites will be generously tiled in the necessary wet areas and floors completely tiled. The main bathroom will be fitted with a stylish bathtub and shower mixer tap and the en-suite will be fitted with a pumped shower unit.

KITCHEN

Shaker style kitchen incorporating classic lines and stylish design. Soft closing doors and drawers that close with one silent and graceful action. All kitchens are fitted with an extractor hood and wiring point for an electric cooker as standard. A generous amount of units and workspace is provided to facilitate the needs of all homeowners.

WARDROBE

Shaker style custom built double wardrobe in the main bedroom and a 2nd double wardrobe in the secondary bedroom giving a contemporary and sophisticated feel to the home.

GARDENS

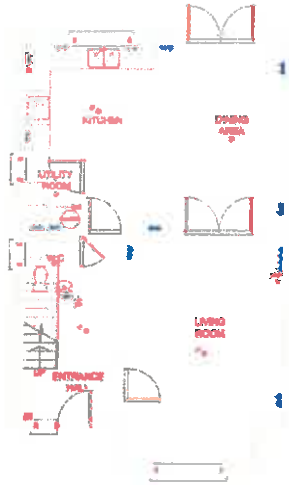
Featured tar drive to the front to facilitate ample parking. To the side a concrete foot-path has been installed and lined with treated timber garden panels. The concrete path surrounds the house and the rear garden is levelled and seeded and surrounded by treated timber garden panels.

WARRANTY

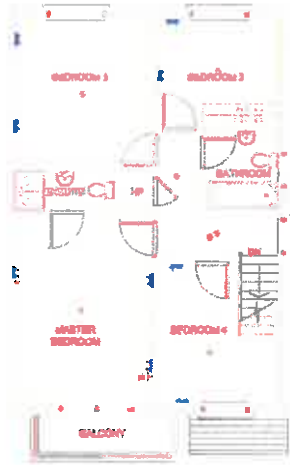
All homes come with a 10 year Homebond Structural guarantee and a 5 year Homebond Mechanical and Electrical Inherent Defects guarantee.



Type A1: 4 Bedroom Semi-Detached
 Total floor area 138m² / 1485ft²

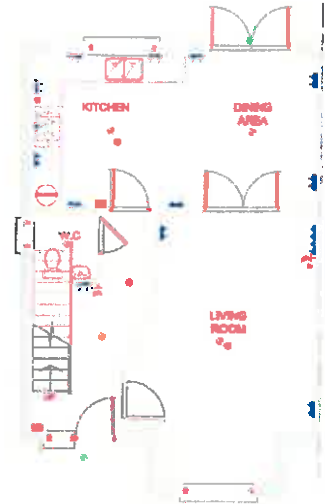


Ground Floor



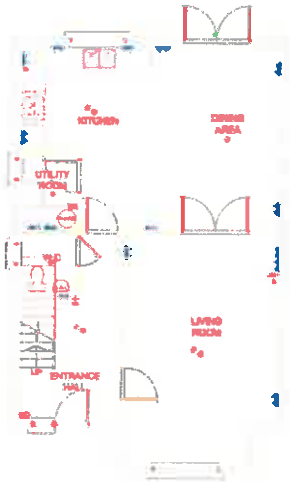
First Floor

Type B: 3 Bedroom Semi Detached
 Total floor area 114m² / 1227ft²

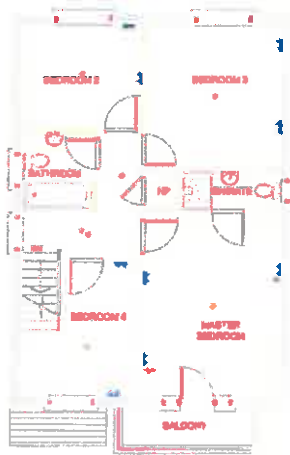


Ground Floor

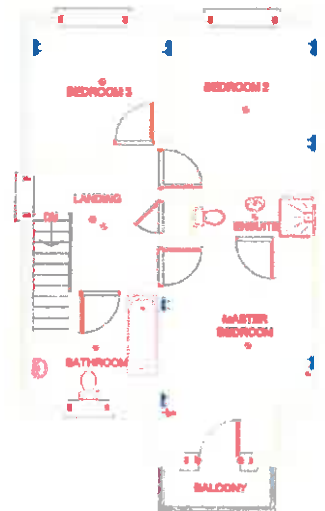
Type A2: 4 Bedroom Detached
 Total floor area 138m² / 1485ft²



Ground Floor



First Floor

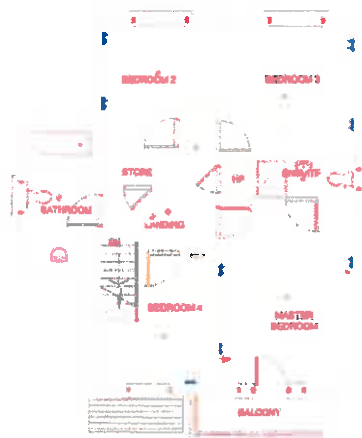


First Floor

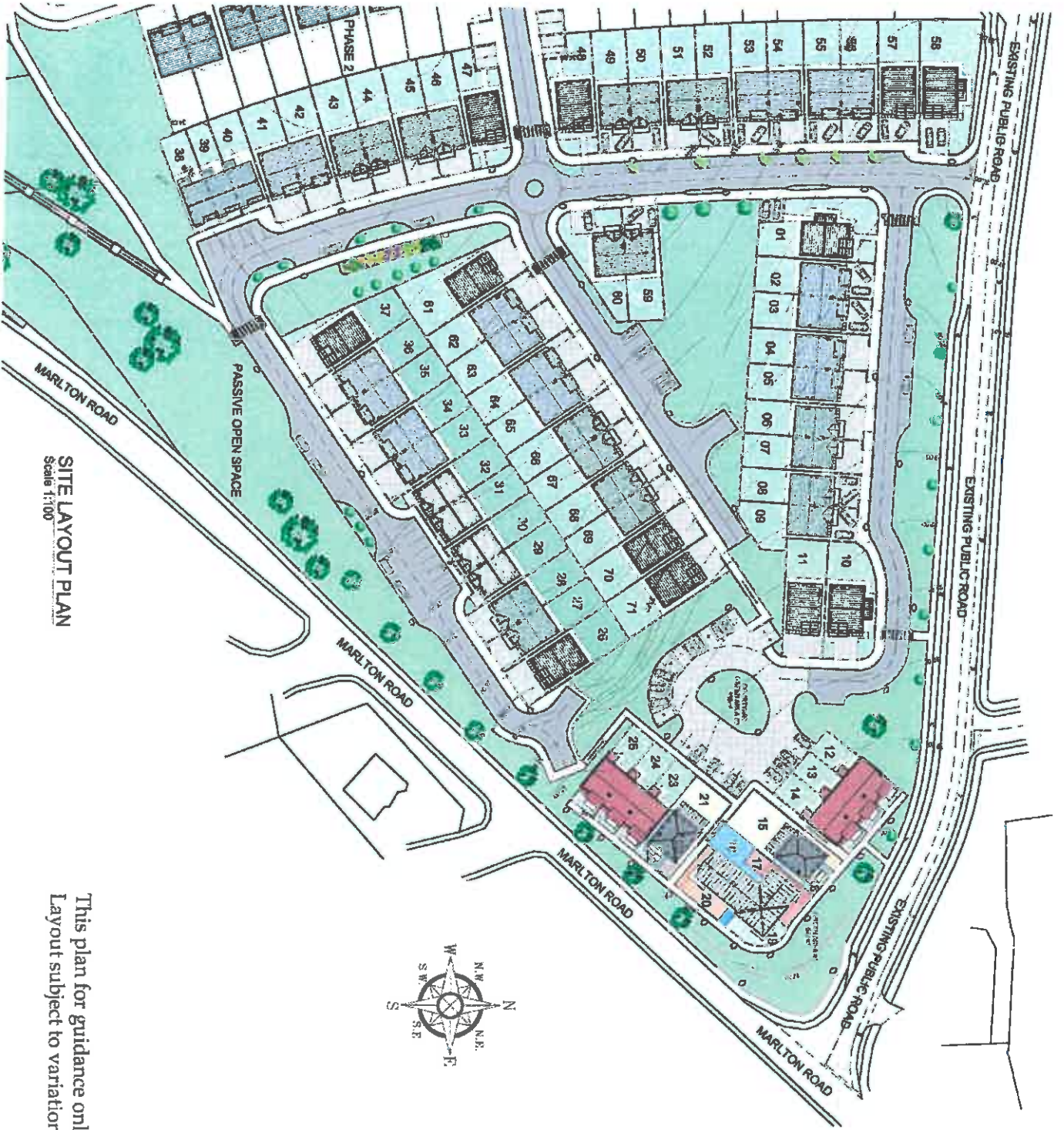
Type A3: 4 Bedroom Detached
 Total floor area 152m² / 1636ft²



Ground Floor



First Floor



SITE LAYOUT PLAN
Scale 1:100

This plan for guidance only.
Layout subject to variation during construction stage.

HOUSE TYPES	
	HOUSE TYPE A1: 4 BEDROOM SEMI DETACHED 1.5 UNITS FLOOR AREA: 120m ² / 1285m ²
	HOUSE TYPE A2: 2 BEDROOM DETACHED: 9 UNITS FLOOR AREA: 120m ² / 1285m ²
	HOUSE TYPE A3: 4 BEDROOM DETACHED: 3 UNITS FLOOR AREA: 150m ² / 1615m ²
	HOUSE TYPE C1: 2 BEDROOM CORNER HOUSES: 8 UNITS FLOOR AREA: 110m ² / 1184m ²
	HOUSE TYPE C2: 3 BEDROOM SEMI DETACHED: 20 UNITS FLOOR AREA: 110.5m ² / 1189m ²
	HOUSE TYPE D1D2: 4 BEDROOMS, 12 UNITS DI FLOOR AREA: 70m ² / 750m ² D2 FLOOR AREA: 110m ² / 1170m ²
	HOUSE TYPE E1E2E3E4: 4 BEDROOMS, 5 UNITS E1/E2 FLOOR AREA: 80m ² / 850m ² E3/E4 FLOOR AREA: 110m ² / 1170m ²

THE MEADOWS

Marlton Road, Wicklow Town



DEVELOPERS



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These particulars and price lists are issued on the strict understanding that they will not be construed as forming part of any contract. Maps are not drawn to scale and measurements are approximate. The builder reserves the right to make alternations to the design and specification in the interests of the overall quality of the development.