

Templar's Way

Sli na Teamploir

LIVE AND BREATHE BY THE SEA

COASTAL COUNTRYSIDE LIVING ON THE HOOK PENINSULA



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Coastal Countryside Living

Located on the Hook Peninsula, the pinnacle of the sunny South East, is the countryside location of Templar's Way. Nestled between the fishing villages of Fethard-on-Sea and the Fort of Duncannon, Templar's Way is situated in an idyllic location close to beautiful shimmering sandy beaches and bays.

Renowned for its unique natural beauty, the Hook Peninsula attracts tourists and water sporting enthusiasts from all over the world. The Hook Lighthouse on the tip of the peninsula is one of the oldest working lighthouses in Europe. For generations it has attracted visitors to its dramatic waves that ebb & flow.

Wexford town 20 miles away with its narrow medieval winding streets, and Waterford City 13 miles via the ferry, offer relaxed boutique shopping plus fine hotels & restaurants. Nearby, the Dunbrody House Hotel offers spa retreats and exquisite cuisine by local celebrity chef Kevin Dundon.

The Hook Peninsula

The Ballyhack/Passage East car ferry provides an easy route to Waterford City, while New Ross town home of the Dunbrody Famine Ship is only 15 miles away.

On the door step of Templar's Way are the beaches of Dollar and Booley Bay, you can smell the sea and stroll the headlands – Living in Templar's Way gives you the freedom to relax and enjoy the natural beauty of this unique area in South County Wexford.

With all that the Hook region has to offer, unspoilt natural scenery, fresh clean sea air, it's not surprising that this area of the South East is one of the most desirable locations to live in. With an abundance of activities, from fishing, diving, boating, golfing, to kite surfing on Duncannon beach, there's plenty to see and do.

Living in Templar's Way allows you to the space to live and enjoy life in this beautiful coastal countryside setting.

Dollar & Booley Bay beaches - on your door step



House Type A

House Type A has a very large generous ground floor living area, the property offers a total of 2,200 sq feet. House Type B with it's extra generous first floor area provides for very roomy living with 2,800 sq feet. Both properties contain two floor levels, are spacious and have lots of light flowing throughout.

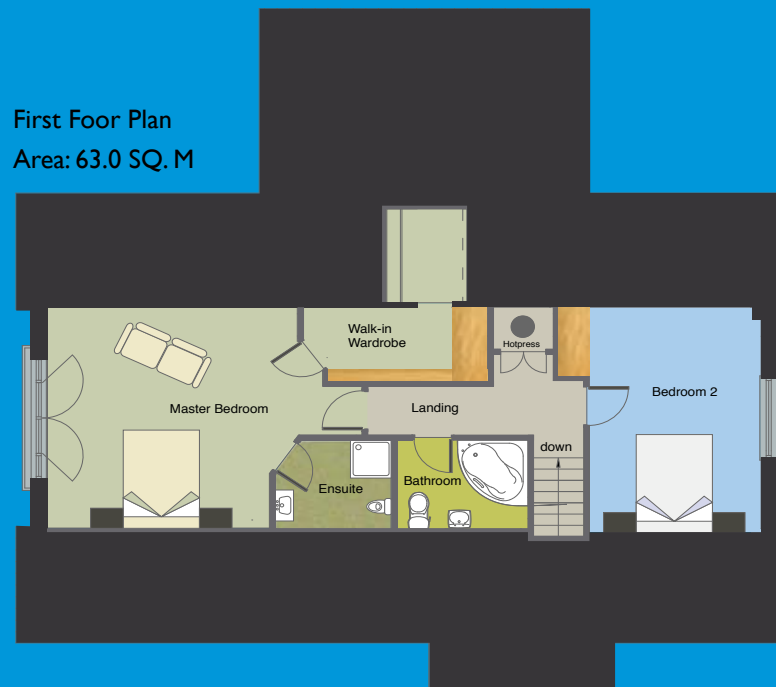
In house type A, the master bedroom has an extensive walk-in wardrobe and a feature window opening onto secure railed metalwork, allowing the occupant to unwind and take in the views of the countryside.

Just off the dining room in house type A, a sun-filled conservatory brings the outside in, further bathing the house in natural light. For long summer evenings the conservatory opens out onto a paved patio area, where you can sit outside and smell the sea air.

Both properties are complete with stylish kitchens, utility and storage space, offering the selective buyer a sense of value and space.



First Floor Plan
Area: 63.0 SQ. M



Features

- Spacious master bedroom with en-suite and generous walk-in wardrobe
- Master bedroom features a large window opening with metal balustrade to appreciate the views
- Bathrooms feature a jacuzzi
- Kitchen and appliances
- Feature fireplace
- Wooden and tiled flooring throughout
- Wooden staircase
- Conservatory in Ivory PVC by Munster Joinery
- Conservatory floor tiling options available

Space to live...
and breathe by the sea
Templar's Way, Coastal Countryside Living



Ground Floor Plan
Area: 143.0 SQ. M

Specifications

Specifications

- Block built
- Master bedroom en-suite
- Jacuzzi baths and high quality sanitary ware
- Extensive walk-in wardrobes
- Oil fired central heating (optional wood chip alternative)
- Energy saving solar panel hot water system
- Choice of under floor heating in bathrooms
- Generous electrical specification
- Wired for security alarm system
- Smoke alarms fitted
- Argon gas filled double glazed Ivory PVC windows
- Ivory PVC conservatory with optional tiling
- Vacu flow vacuum system
- External doors in solid teak
- B1 Energy rating
- Insulated floor, walls & roof
- PVC fascia & soffit
- 10 year structural guarantee with Homebond

External Finishes

- Painted with Dulux Gardenia
- Truetone slate roofing
- Selected cobbleblock paving
- Stone pebble driveway
- Generous lawns set on half to three quarter acre sites
- Landscaped private & communal areas
- Communal pathways by Roadstone
- Paved patio area to the rear of house
- Secure post & rail fencing between individual homes

Siteplan Layout

A House Type A

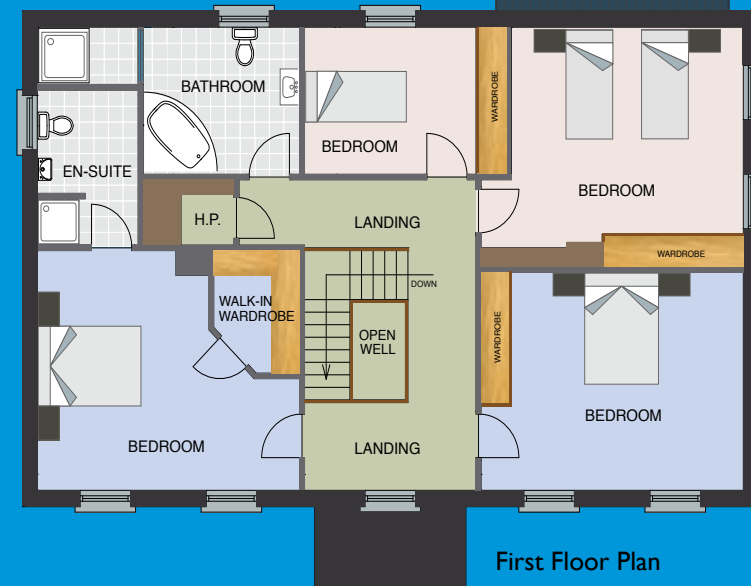
B House Type B



Internal Finishes

- Interior designed & decorated
- Extensive kitchen unit layout with optional worktops
- Quality kitchen appliances
- Wall and floor tiling to kitchen, bathroom and en suites
- Optional flooring throughout
- Feature fireplaces
- Electric power showers
- Recessed lighting in kitchen
- Sliding glass patio doors
- Wired for TV – living room, sitting room and master bedroom
- Extensive lighting and generous power points
- Interior glazed doors
- Deep moulded skirtings and architraves
- Low maintenance fascias & soffits
- Eircom, ESB, and water services
- Homebond 10 year structural guarantee

Space to relax...
 architecturally designed homes
 built for families who appreciate quality



Features

- Master bedroom features a generous walk-in wardrobe and en-suite
- Bathrooms feature a jacuzzi
- Kitchen + appliances
- Feature fireplace
- Wooden and tiled flooring throughout
- Wooden staircase
- Conservatory in Ivory PVC by Munster Joinery
- Conservatory floor tiling options available

The builders Ballinruan Properties have a reputation of craftsmanship with attention to detail that is second to none. They have carried out projects in the Wexford/Waterford area including the 'Seana Phairc' development in Dungarvan.

Ballinruan Properties have worked closely with the architects, John Santry. The Waterford based practise have broad experience in residential housing design in the South East of Ireland. Throughout the development of Templar's Way, they have created a luxurious countryside development that is both functional, stylish and in-keeping with it's local environment.

These distinctive new homes cater for people who appreciate a well designed living space, in a location that provides numerous opportunities for a unique coastal countryside lifestyle.



House Type B

Live at Templar's Way

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Location

The Hook Peninsula is well sign posted, follow these directions to view your potential new home on the Hook.

On exiting the fishing village of Fethard-on-Sea along the R734, take the second road on the left hand side, passing by the National School of Poulfur. Templar's Way is situated on the right side of the road.

From the beach side village of Duncannon, take the R737, at the first major cross road junction, take the road to the right, continue along towards a fork in the road. Take the left road signposted Fethard-on-Sea, to Templar's Way.

Just imagine... experiencing a different beach everyday of the week, living at Templar's Way.

Approximate distances to major towns and routes are:

Fethard-on-Sea 3 miles / 5 Km

Duncannon 2 miles / 3.5 Km

Ballyhack Car Ferry 6 miles / 10 Km

New Ross 14 miles / 23 Km

Wexford Town 20 miles / 33 Km

Waterford City 27 miles / 45 Km (via N25 New Ross)

Waterford City 13 miles / 21 Km (via Ballyhack Car Ferry)

Cork 85 miles / 140 Km

Dublin 102 miles / 165 Km

The proposed new roads and bridges in the South East, will reduce travelling times significantly in the not too distant future.



Dollar Bay - for an evening stroll along the beach



Professional Team

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Disclaimer

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