



Knightswood

A Luxury Development
- Phase 2 -

WWW.KNIGHTSWOOD.IE

ABOUT US

- a small overview -

WHO WE ARE & WHAT WE DO...

Frisby Homes is a privately family owned company with a loyal team of employees and a leader in the construction industry in Ireland. For over 35 years Frisby Homes has been influencing the construction community by building quality homes and developing commercial properties around the South East.

Frisby Homes is committed to the highest standards of design, quality of construction and customer service. We are leading the competition in the construction of sustainable and energy efficient new homes in Waterford. From the design stage each homes' external fabric is carefully thought out to minimise heat loss and maximise thermal comfort.





CONTENTS

- everything you need to know -

ABOUT US

KNIGHTSWOOD | LOCATION

SITE PLAN | HOUSE TYPES

THE 'KILMURRIN' - TYPE A: DETAILS | PLANS

THE 'BENVOY' - TYPE B: DETAILS | PLANS

THE 'SALEEN' - TYPE C: DETAILS | PLANS

THE 'BONMAHON' - TYPE J: DETAILS | PLANS

SPECIFICATION: STANDARD | UPGRADE

KNIGHTSWOOD

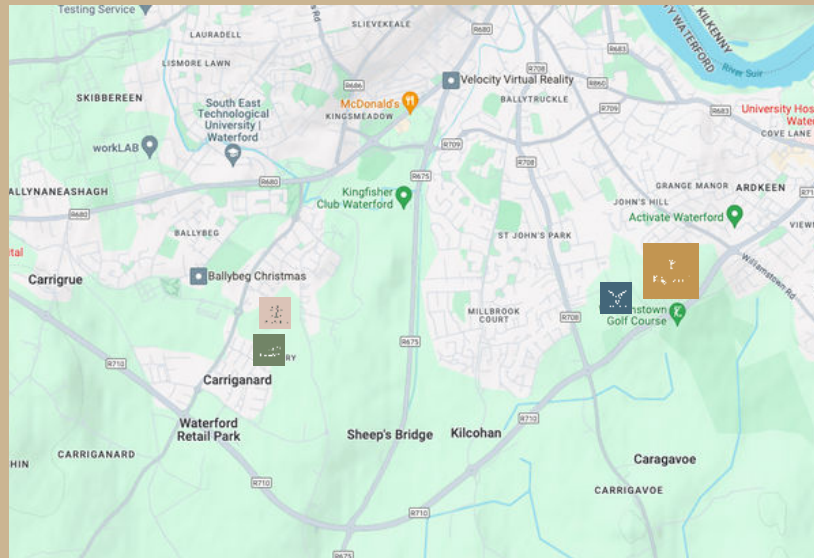
- phase 2 in a luxury development -

LOVE YOUR NEW HOME,
LIVE WITH SPACE TO BREATHE & GROW

Frisby Homes has rigorous quality control measures in every home we build. We know that everyone loves green open space where they live so we continue to enhance the local environment so that you can love where you live inside and out.

Whether you need a space to work from home or want space for your family, our exceptional homes offer the flexibility you will need to make your home your sanctuary. With our years of experience we design each house type to accommodate real furniture sizes to ensure furnishing your home is as easy as possible. All homes are energy efficient with an A2 BER rating, mechanical ventilation system plus the highest standards of insulation and air tightness in all our properties





LOCATION

- Waterford City -

EXCEPTIONAL CITY LIVING

Waterford City is Ireland's oldest city, with a vibrant cultural scene with numerous festivals, art galleries, theaters and music events throughout the year. With its blend of urban amenities and proximity to nature, Waterford City offers a balanced lifestyle.

Situated in an outstanding location overlooking the Williamstown Golf Course. Ideally located on the Ring Road providing easy access to a wide variety of amenities and services including creches, primary and secondary schools, shops, restaurants and sports clubs. Tesco, Ardkeen Food Stores and Waterford Regional Hospital within walking distance.

Mount Congreve Gardens are situated on the outskirts of Waterford & are a 12 minute drive from Knightswood. They are spectacular gardens that often host events during the summer months.

Waterford Greenway is an amazing 46km cycling & walking trail along the old railway line between Waterford and Dungarvan. Enjoy a beautiful journey across three tall viaducts from the river to the sea.

KNIGHTSWOOD

- phase 2 -

ONE OF THE MOST PRESTIGIOUS DEVELOPMENTS IN WATERFORD...

Knightswood at Williamstown is the ideal location for professionals and young families searching for stylish homes, offering a superb standard of living.

A welcoming, spacious & open development consisting of both 3 & 4 bedroom semi-detached homes. Knightswood boasts beautifully landscaped green areas with spacious walkways to guide you through the development. With 4 different house types to offer you are sure to find your dream home in Knightswood.

There are two finishes packages available depending on what level of a purchaser may require. We offer a standard package & an upgraded package. You can refer to the specification pages in this brochure to see what comes included in each option & choose what best suits your needs.

Either way the standard of finish is exceptional and we are sure that the options available will suit all needs.

There will be a mix of affordable & private homes in Knightswood, all of which are eligible for the Help to Buy Scheme. Affordable homes are also eligible for the First Home Scheme. For more information on these fantastic schemes please refer to our helpful guidebooks for both the HTB & FHS.

You are also welcome to contact our sales team, they would be delighted to talk you through the schemes and answer any questions you may have.





HOUSE TYPES

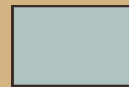
- luxury private homes - Price: On Application -

TIME TO PICK YOUR DREAM HOME...



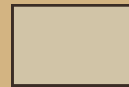
THE 'KILMURRIN'

House Type A - 4 Bed Dual Semi-Detached with Sunroom
163 SQ M / 1,754 SQ FT



THE 'BENVOY'

House Type B - 4 Bed Semi-Detached with Sunroom
155 SQ M / 1,668 SQ FT



THE 'SALEEN'

House Type C - 3 Bed Semi-Detached
130 SQ M / 1,404 SQ FT



THE 'BONMAHON'

House Type J - 3 Bed Semi-Detached
123 SQ M / 1,329 SQ FT

THE 'KILMURRIN'

163 SQ M / 1,754 SQ FT

TYPE A

4 BED SEMI-DETACHED
DUAL ASPECT

Price: On Application





THE 'BENVOY'

155 SQ M / 1,668 SQ FT

TYPE B
4 BED SEMI-DETACHED

Price: On Application

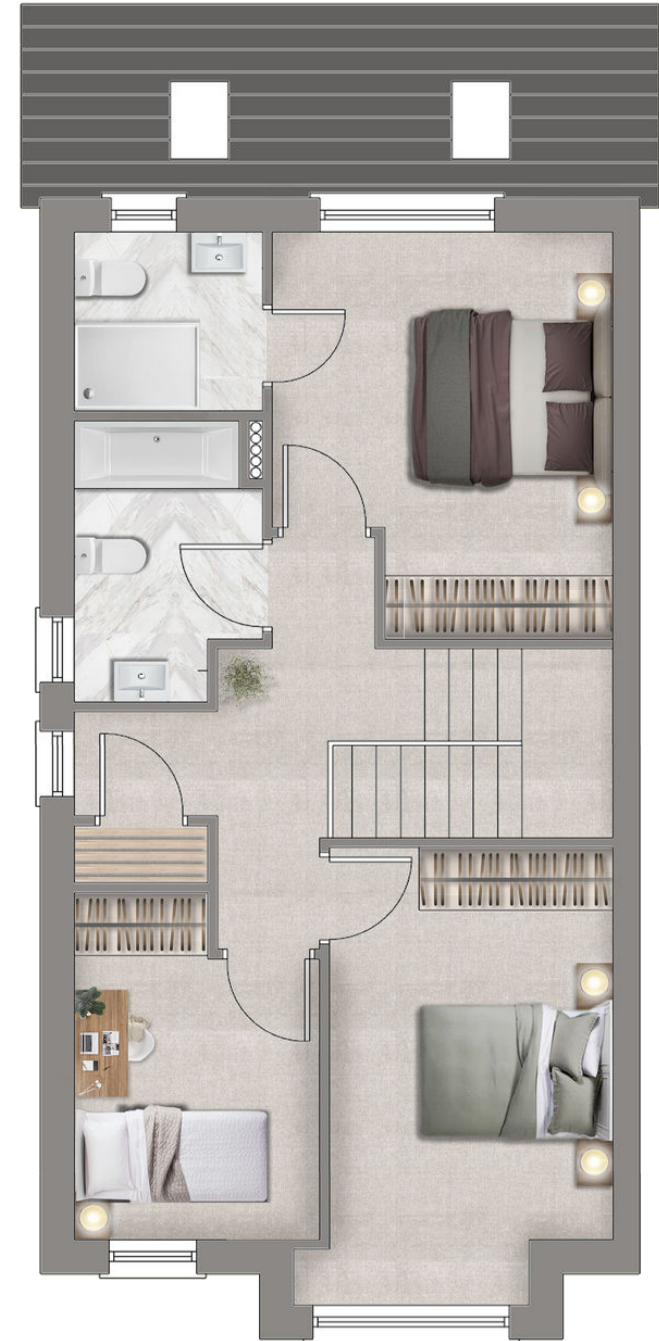


THE 'SALEEN'

130SQ M / 1,404SQ FT

TYPE C
3 BED SEMI-DETACHED

Price: On Application





THE 'BONMAHON'

123SQ M / 1,329SQ FT

TYPE J
3 BED SEMI-DETACHED

Price: On Application



STANDARD FINISHES SPECIFICATION

- included in property purchase price -

EVERY HOME INCLUDES THE FOLLOWING AS STANDARD...

External Finishes

- Elegant, low maintenance, high quality elevations comprising of brickwork and painted rendered finishes.
- 'Passive House' insulated, double glazed windows from Munster Joinery - windows are filled with Argon to reduce heat loss.
- Low maintenance PVC fascia, soffits and gutters throughout.

Internal Finishes

- Walls are mist coated white
- Ceilings are painted white
- Doors, stairs, skirting and architraves painted white
- High quality contemporary style doors
- Brushed chrome contemporary ironmongery

Electrical

- Generous electrical spec
- High speed broadband (Siro)
- Wired for an intruder alarm
- Wired for electric car charger
- Smoke alarms
- Mechanical Ventilation System (MEV) installed

Kitchen

- Fitted kitchen - contemporary handleless door with laminate countertop
- A-Rated appliances - electric 60cm hob, oven, integrated extractor hood & integrated fridge/freezer

Heating System

- Air-To-Water Heat Pump - the most energy efficient on the market
- Under floor heating to ground floor
- Low temperature radiators to first floor

Bathrooms

- Main bathroom & en-suite fitted with high quality sanitary ware including pressurised T Bar showers & bidet hoses - no tiling included

Attic

- Attic is structurally designed to be easily converted in the future into another room
- Stira & light

Outdoor

- Cobbled driveway with box hedging planted in grass
- Levelled & seeded back garden
- Outdoors tap, socket & SWA cable





UPGRADED FINISHES PACKAGE

- Price: On Application -

COMPLETE YOUR HOME TO INCLUDE ALL STANDARD SPECIFICATIONS PLUS THE FOLLOWING ADDITIONAL FINISHES...

- Upgrade to a choice of bespoke kitchen - choose from Morris's, Hogan Bespoke or Editions Kitchen
- Stone Quartz counter to kitchen
- Chrome sockets & switches to ground floor
- Upgrade to tiled ensuite & main bathroom - floors, shower walls & bath walls
- Full painting throughout:
 - Walls fully painted - Heaven's Breath Matt Emulsion
 - Ceilings fully painted - white
 - Doors, stairs, skirting and architraves - white
- Choice of flooring to bedrooms - carpet or laminate with a choice of colours
- Carpet to stairs & landing - choice of colours
- Choice of exceptional bespoke sliding wardrobes to all bedrooms



Knightswood

WWW.KNIGHTSWOOD.IE

FRISBY HOMES

Unit 1A Tramore Road Business Park,
Old Tramore Road, Waterford X91 VA09

T: +353 51 875409 | E: sales@knightswood.ie | W: www.frisbyhomes.com



FRISBY