

SILVER WOOD

KILRUSH, DUNGARVAN

A community of A-rated
3 & 4 bedroom homes

SILVER WOOD

KILRUSH, DUNGARVAN, CO. WATERFORD

BER A0

WELCOME TO SILVER WOOD

Set within the vibrant coastal town of Dungarvan, Silver Wood is a residential community of A-rated 3 and 4 bedroom homes created around comfort, connection and everyday living.

Located in Dungarvan, Co. Waterford, residents can enjoy the convenience of nearby schools, shops, cafés and everyday amenities, while also benefiting from the natural beauty and outdoor lifestyle the area is known for. With the Waterford Greenway on the doorstep, walking, cycling and exploring the surrounding countryside becomes part of everyday life.

Landscaped green spaces and well-connected surroundings come together to create an environment suited to modern family life.

From growing families to those looking for a better pace of life, Silver Wood offers homes designed for coastal living.

CGI for illustrative purposes only. Images are indicative and subject to change. Final finishes, layout, landscaping and specifications may vary.

A UNIQUE COMMUNITY BUILT FOR MODERN LIVING

Quantum Homes are proud to introduce Silver Wood, a thoughtfully planned development creating a residential community that feels both connected and comfortable.

Contemporary homes, landscaped green spaces and carefully considered streetscapes come together to support modern living and create a strong sense of place throughout the development.

Designed with energy efficiency and practicality in mind, the homes at Silver Wood combine well-proportioned layouts with quality finishes suited to everyday family life.

With strong connections to Waterford City, Cork and the wider South-East region, Silver Wood is ideally positioned for those seeking a more balanced pace of life without losing access to work, education or amenities.



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THE LOCATION

LIFE IN DUNGARVAN

Dungarvan is one of Ireland's best-loved coastal towns, known for its scenic harbour, welcoming atmosphere and strong sense of community.

Set along the Waterford coastline in Ireland's Sunny South East, the town combines everyday convenience with access to beaches, greenways and outdoor amenities that support an active lifestyle.



The town has grown steadily in recent years while retaining its character and charm.

A vibrant town centre offers a mix of independent retailers, cafés, restaurants and local businesses alongside essential services and major supermarkets.

















The Waterford Greenway has become one of the region's most valued amenities, offering over 45km of scenic walking and cycling routes connecting Dungarvan and Waterford City.

Running through coastline, countryside and historic railway paths, the Greenway supports an active outdoor lifestyle right on Silver Wood's doorstep.

Dungarvan also serves as a gateway to the Copper Coast, a scenic coastal route known for its beaches, coves and dramatic coastline stretching towards Tramore.

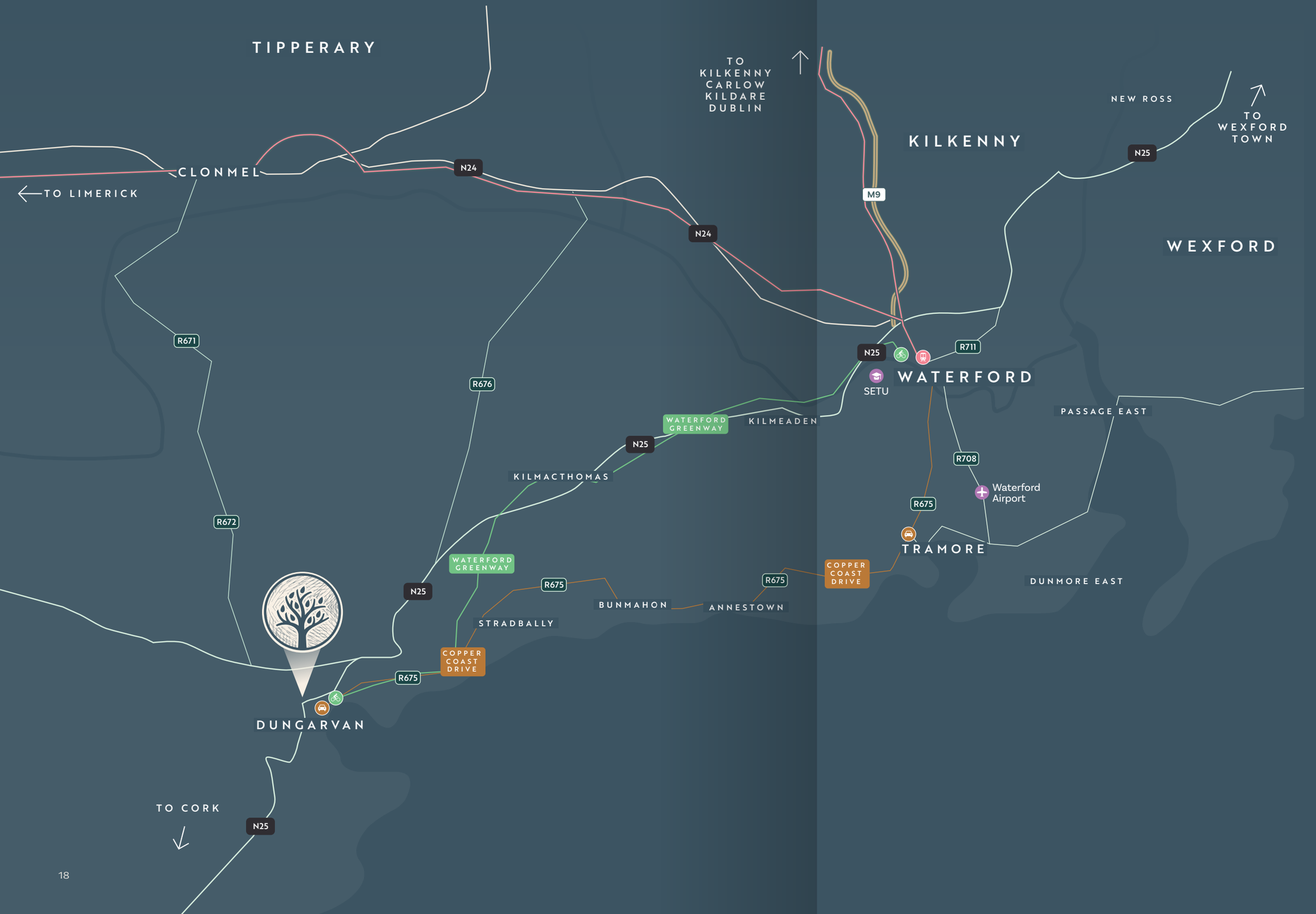






With a strong community spirit, excellent amenities and access to both coastline and countryside, Dungarvan continues to attract families, professionals and those seeking a more balanced way of living.

LOCATION & CONNECTIVITY



WELL CONNECTED LIVING

Silver Wood is within walking distance of Dungarvan town centre, placing schools, shops, cafés, sports facilities and everyday amenities close to home.

Positioned along the N25, Dungarvan offers convenient access to Waterford City, Clonmel and Cork, connecting residents to employment, education and regional transport links across the South-East.

While offering the benefits of coastal town living, Dungarvan remains well connected to surrounding urban centres, making it an increasingly attractive location for families, professionals and remote workers seeking a more balanced pace of life.

Rail services are accessible from nearby Waterford City and Clonmel, providing onward connections to Dublin and other major urban centres.

CAR TRAVEL TIMES*

Waterford City	**40 min**
Clonmel	**45 min**
Cork City	**1 hour**
Cork Airport	**1h 10min**
Clonea Beach	**10 min**

*approximate times

AMENITIES & EVERYDAY LIVING

Dungarvan offers a wide range of amenities that support modern family life, with schools, supermarkets, cafés, restaurants and sports facilities all located nearby.

The town is home to a strong selection of local businesses and independent retailers, alongside supermarkets including SuperValu, Lidl, Aldi and Dunnes Stores, making day-to-day living both convenient and accessible.

For those who enjoy an active lifestyle, Dungarvan provides excellent access to sports clubs, golf courses, beaches and outdoor recreation. The Waterford Greenway, local harbour walks and surrounding coastline offer opportunities for walking, cycling and outdoor activities throughout the year.

Residents also benefit from a growing café and food culture, with the town becoming well known for its restaurants, artisan food offering and relaxed coastal atmosphere.

The annual Waterford Festival of Food continues to highlight the town's strong connection to local food and community.

Shopping

1 ALDI Dungarvan
2 Dungarvan Shopping Centre
3 Dunnes Stores Dungarvan
4 Lidl Dungarvan
5 SuperValu Dungarvan

Sports and Leisure

6 Causeway Tennis & Bowls Club
7 Dungarvan GAA Club
8 Dungarvan Golf Club
9 Dungarvan Rugby Club
10 Dungarvan Sports Centre
11 Dungarvan United Soccer Club
12 Gold Coast Golf Club
13 West Waterford Golf Club

Health

14 Cloneety Pharmacy
15 Dungarvan Community Hospital
16 HSE Dungarvan Primary Care Centre
17 Connolly's Pharmacy

Parks and Outdoor

18 Abbeyside Strand
19 Clonea Beach
20 Colligan Woods
21 Dungarvan Harbour Walks
22 Walton Park & Playground

Attractions and Culture

23 Dungarvan Castle
24 Old Market House Arts Centre
25 The Lookout & Harbour Area
26 Waterford County Museum

Cafés & Restaurants

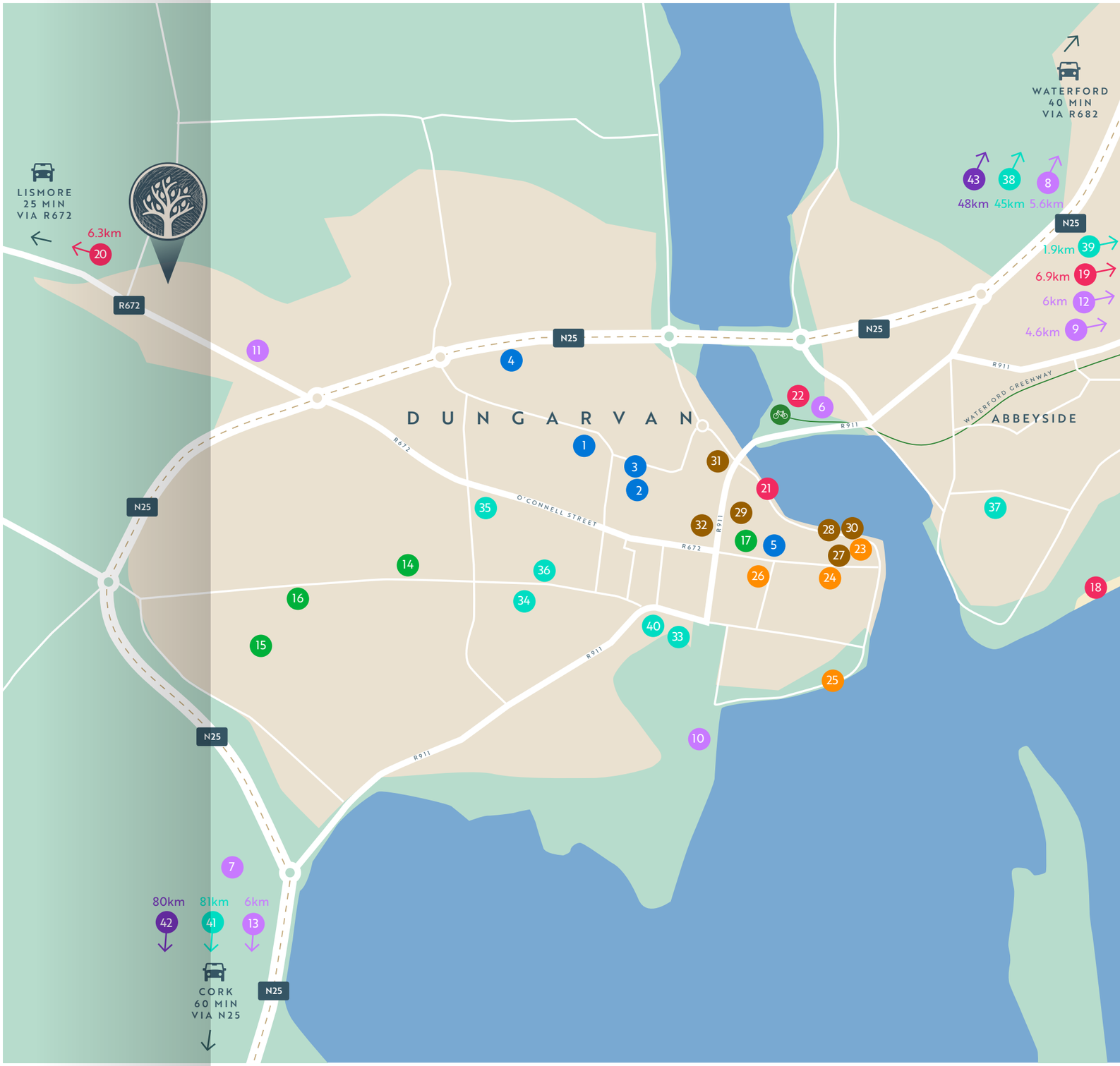
27 360 Cookhouse
28 AndChips by Eunice Power
29 The Local, Grattan Square
30 The Moorings
31 The Old Bank Dungarvan
32 The Square Grill

Education

33 CBS Dungarvan
34 Déise Day Centre
35 Dungarvan Adult Education Centre
36 Le Chéile
37 Scoil Mhuire Abbeyside
38 South East Technological University Waterford
39 St Augustine's College
40 St Joseph's Primary School
41 University College Cork

Transport

42 Cork Airport
43 Waterford Train Station



EDUCATION & COMMUNITY

Dungarvan is a well-established and family-friendly town with a strong network of schools, sports clubs and local organisations that contribute to everyday community life.

The area offers a range of well-regarded primary and secondary schools, alongside childcare facilities and early learning centres that support growing families settling into the area.

From sports clubs and community groups to cultural events and local initiatives, Dungarvan offers an environment where long-standing residents and newcomers alike can feel connected to the wider community.















EMPLOYMENT & OPPORTUNITY

Dungarvan is home to a diverse range of employers across healthcare, manufacturing, retail and hospitality. The town is also increasingly popular with remote and hybrid workers seeking a better work-life balance while remaining connected to larger employment hubs including Waterford and Cork.

Strong regional connectivity, combined with the town's quality of life and expanding amenities, continues to make Dungarvan an attractive place to live and work.

THE DEVELOPMENT



A COMMUNITY DESIGNED FOR EVERYDAY LIVING

Silver Wood has been created as a welcoming residential community that feels connected to the surrounding town while offering a comfortable place to call home.

The development combines high-quality homes with landscaped green spaces and pedestrian-friendly streets that encourage a strong sense of community.

Designed with energy efficiency and practicality in mind, the homes at Silver Wood combine generous layouts with quality finishes suited to everyday family life.

Positioned within walking distance of Dungarvan town centre and the Waterford Greenway, residents can enjoy the best of coastal living alongside everyday convenience.











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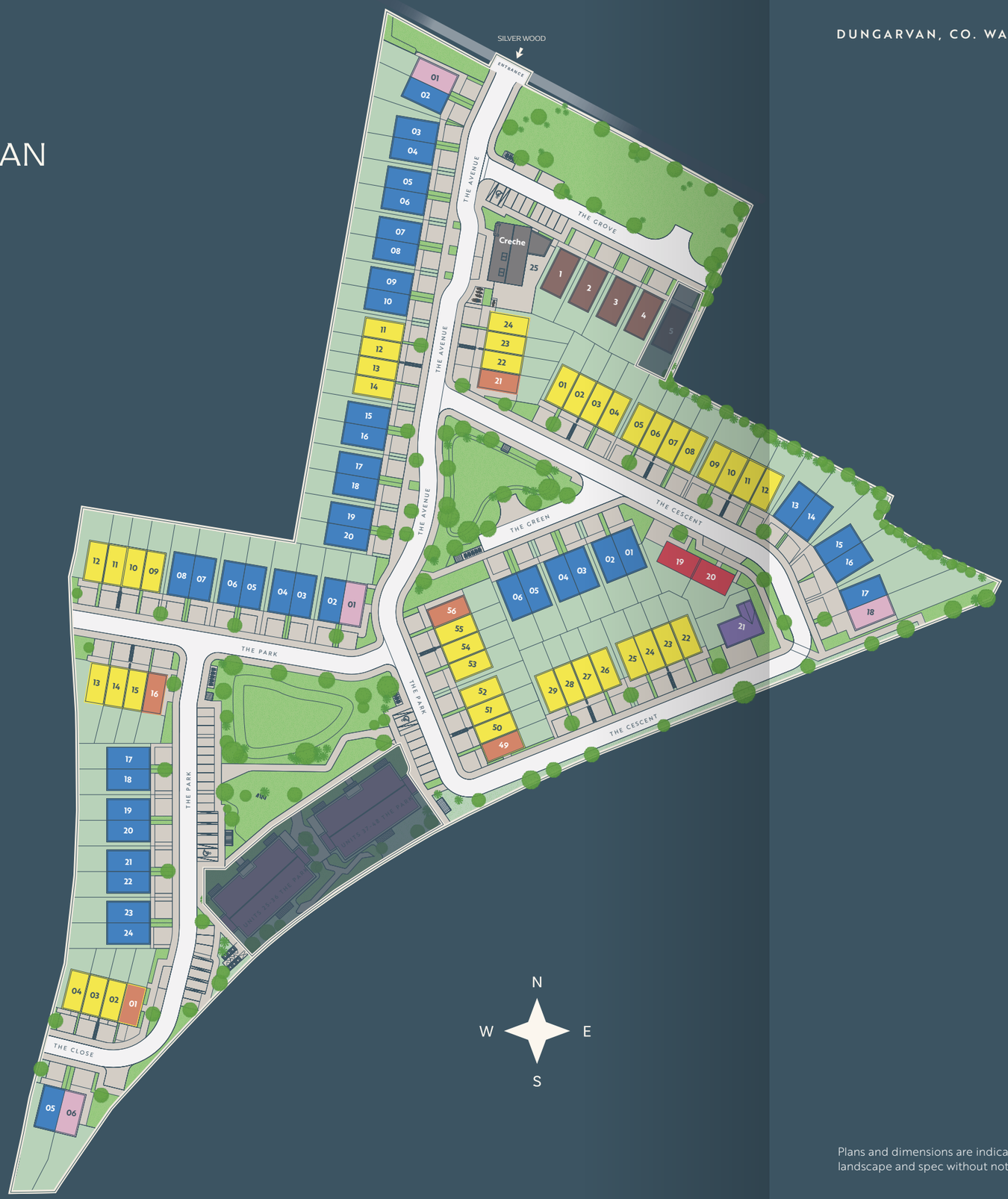
Silver Wood offers kitchens and bedrooms that combine practical layouts with high-quality finishes. Kitchens are fitted with high-quality cabinetry and include a full suite of appliances, while selected bedrooms feature built-in wardrobes designed for everyday use.*

**Kitchen appliances included subject to contracts being signed and returned within 21 days.*





SITE PLAN



HOUSE TYPES

3 Bedroom Houses

C — The Larch
3-Bed (mid & end terrace)
c. 108 SQ M / 1,163 SQ FT

D — The Willow
3-Bed (side entry end terrace)
c. 108 SQ M / 1,163 SQ FT

J — The Ash
3-Bed (semi-detached)
c. 118 SQ M / 1,265 SQ FT

4 Bedroom Houses

A — The Elm
4-Bed (semi-detached)
c. 130 SQ M / 1,395 SQ FT

B — The Cedar
4-Bed (side entry semi-detached)
c. 130 SQ M / 1,395 SQ FT

E — The Sycamore
4-Bed (detached)
c. 138 SQ M / 1,490 SQ FT

L — The Oaks
4-Bed (detached)
c. 147 SQ M / 1,582 SQ FT

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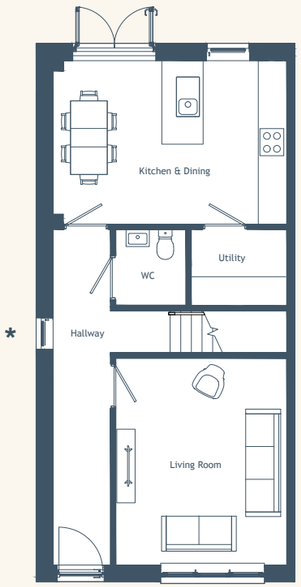
FLOOR PLANS

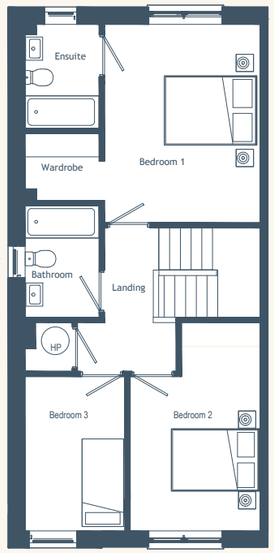
House Type C

THE LARCH

3-BEDROOM - MID & END TERRACE

C. 108 SQ M / 1,163 SQ FT





Ground Floor

First Floor

* Window on End Terrace only

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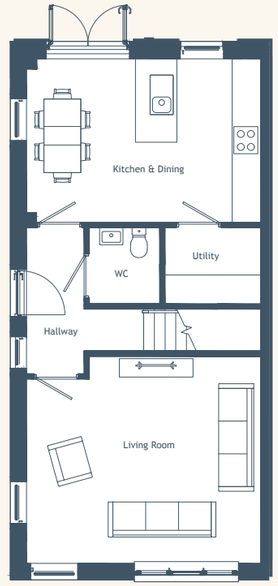
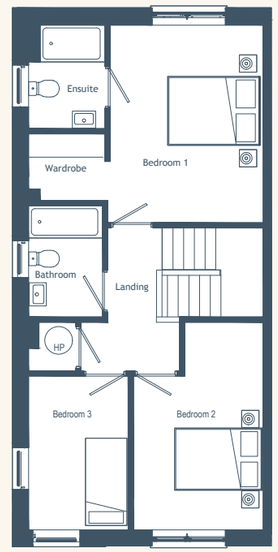
House Type D

THE WILLOW

3-BEDROOM - SIDE ENTRY END TERRACE

C. 108 SQ M / 1,163 SQ FT





Ground Floor

First Floor

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House Type J

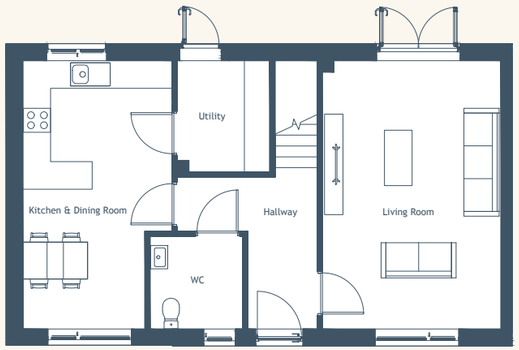
THE ASH

3-BEDROOM - SEMI DETACHED

C. 118 SQ M / 1,265 SQ FT



First Floor



Ground Floor

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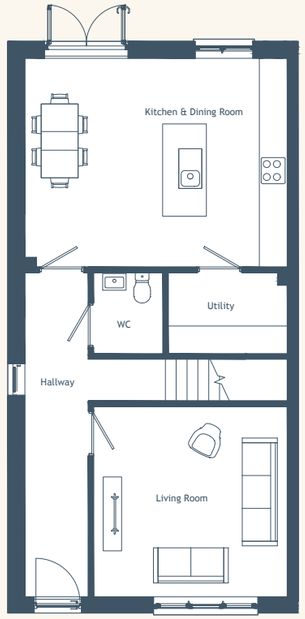
House Type A

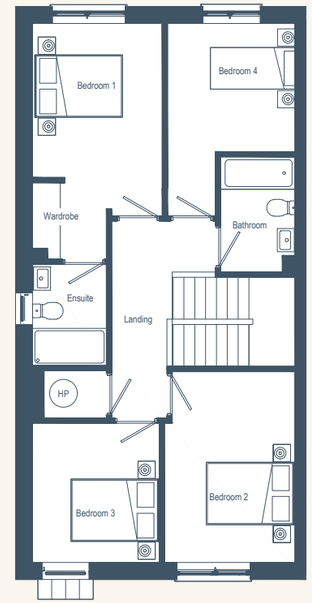
THE ELM

4-BEDROOM - SEMI DETACHED

C. 130 SQ M / 1,395 SQ FT



Ground Floor



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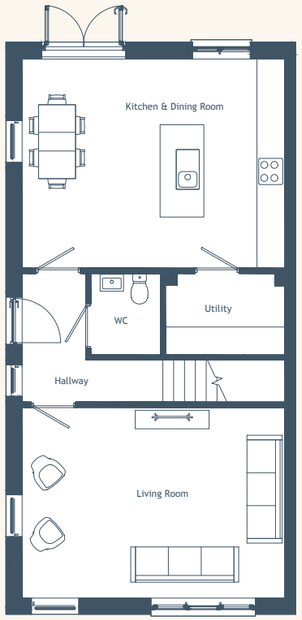
House Type B

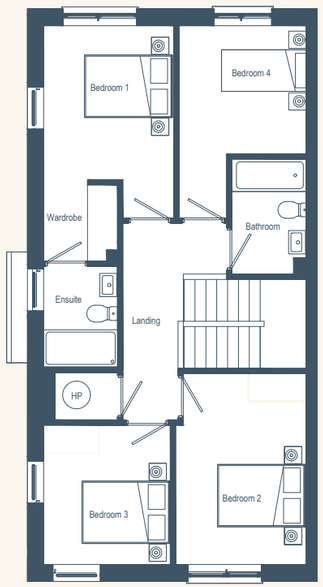
THE CEDAR

4-BEDROOM - SIDE ENTRY SEMI DETACHED

C. 130 SQ M / 1,395 SQ FT



Ground Floor



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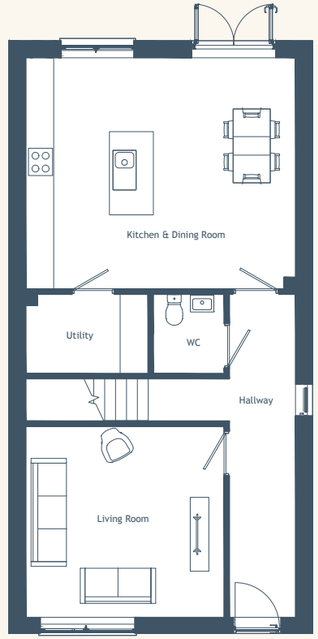
House Type E

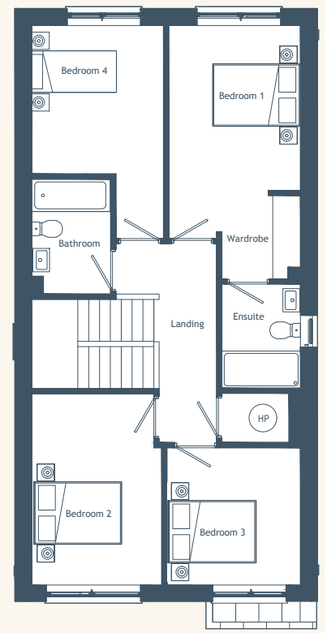
THE SYCAMORE

4-BEDROOM - DETACHED

C. 138 SQ M / 1,490 SQ FT



Ground Floor



First Floor

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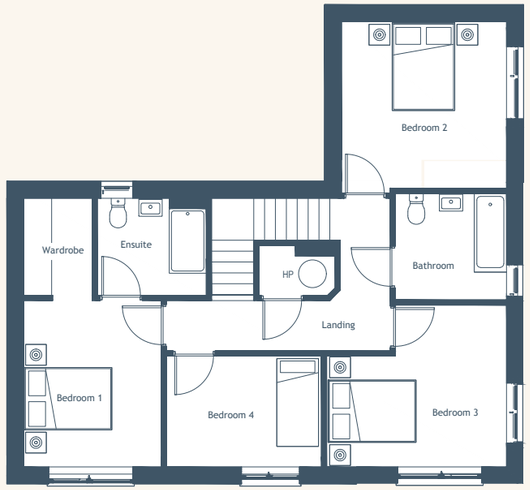
House Type L

THE OAKS

4-BEDROOM - DETACHED

C. 147 SQ M / 1,582 SQ FT



First Floor



Ground Floor

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SPECIFICATION

Homes at Silver Wood are built to high standards, combining quality materials with energy-efficient construction. Carefully selected finishes and well-considered details help create comfortable, practical homes designed for everyday living.

ENERGY EFFICIENCY

- All homes are A0-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Timber Frame structure offering superior thermal and acoustic performance and exceptional levels of air tightness
- Demand controlled ventilation installed in all houses ensuring continual good indoor air quality and saves energy
- High level of insulation incorporated in floors, walls and roof

EXTERNAL FEATURES

- High quality brick and render facades
- Seamless aluminium facias and soffits
- Double glazed argon filled windows; uPVC panelled front door with secure locking system; and uPVC French double doors, all by Munster Joinery

INTERNAL FEATURES

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white
- Quality interior joinery to include painted internal doors, contemporary skirting and architraves finished in a complementary colour
- Brushed chrome ironmongery
- Fitted wardrobes in master bedroom
- Pull down attic ladder leading to attic space

BROADBAND

- Up to 1 Gb Fibre Broadband to your door

ELECTRICAL AND HEATING

- Generous lighting and power points
- Smoke detectors
- TV connection in living and master bedroom
- Air to Water Heatpump — thermostatically controlled for maximum comfort

BATHROOMS AND ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Carefully selected tiles on all bathroom floors and wet areas

KITCHENS

- Superb handcrafted contemporary kitchens with soft-close doors
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood (subject to Contracts being signed and returned within 21 days)
- Utility room plumbed for washer and dryer

GARDENS

- Permeable paving driveway with ample parking for two cars where applicable
- Seeded gardens
- Every detached, semi detached or end of terrace house will have a secure timber gate to the side of their house
- Provisions for the installation of a car charging point where applicable
- External tap provided
- External electrical socket

GUARANTEE

- All homes come with a 10-year Homebond Warranty

ATTIC

- Exceptionally large floored attic space

ELIGIBLE FOR GOVERNMENT INITIATIVES

You may be eligible to avail of the following government schemes to buy your home at Silver Wood:

Help To Buy

You can get up to €30,000 towards your deposit

FIRST HOME SCHEME
Supporting Home Ownership

Helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home

GREEN MORTGAGE ELIGIBLE

A Green Mortgage offers lower interest rates to those who are buying a more energy-efficient home

ABOUT THE DEVELOPER

QUANTUM
BUILDING UNIQUE COMMUNITIES

Quantum Homes is a family-owned residential developer focused on creating thoughtfully designed communities across Ireland.

By combining quality construction, energy-efficient homes and carefully planned green spaces, Quantum builds places where people can settle, grow and feel at home.

The business is led by father and son team Miceál Snr and Miceál Anthony Sammon, whose shared vision guides Quantum's people-centred approach to development and long-term commitment to the communities they help create. Our attention to the planning process, energy efficiency, sustainability and the needs of the end user at all times make our developments attractive, practical, sustainable and simply great places to live and work.

With over 30 years' operational experience in the property sector, we have a long history of using innovation to drive property standards in Ireland. At Quantum, our full-service approach is poised to create communities and deliver sustainable developments that ensure the highest quality product at every stage of the process.

Learn more at quantumgroup.ie



Meadow Mill, Athy, Co. Kildare



Millers Crest, Portlaoise, Co. Laois



Grange Manor, Mountmellick, Co. Laois

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Learn more at silverwood.ie

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QUANTUM

BUILDING UNIQUE COMMUNITIES

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