



Gleann an Ghairdín or "Garden Valley"
is Gorey's newest community





"Gleann an Ghairdín" translates as **Garden Valley** and is Gorey's newest community

**At the Wexford Low Energy Home Family,
we have been building communities for 25 years.**

"Ballyfán" in Carne, "Ard Uisce" in Wexford Town, "Cluain Buí" in Enniscorthy, "Shingán" in Enniscorthy, and "Cúil Na Tíre" in Gorey, to name but a few, are all success stories we are proud to stand over.

Our philosophy is simple. From the foundation of each of our Homes, to the final brush strokes, we pride ourselves on our professional manner.

We build traditional, robust, Low Maintenance, Highly Energy Efficient Homes, essential and truly valued by today's busy families. Working closely with our Contractors we can offer Homes all the way to turn key.

As we continue to build your new community, we finalise the infrastructure of each phase of the development, right through to landscaped greens, lighting, pathways and roadways.

Above all, we commit to deliver a **Home** that will exceed your expectations. That's our commitment to you.

Dan Morrissey

Dan Morrissey - Managing Director

For more information on your new Home contact our sales office.

- ✓ Gorey's main street is a mere 15 minute walk
- ✓ Boutiques, café's, restaurants & bars await you there
- ✓ Lidl and local shops less than 10 minutes away
- ✓ Located just 10 minutes drive from the M11 Motorway
- ✓ Just 40 minutes to Dundrum
- ✓ Many blue flag beaches & historical town's near by
- ✓ Several schools and sports clubs
- ✓ Gorey - a great place to live

Peace and Tranquilityon your doorstep



Gleann an Ghairdín

3 Bedroom Semi-Detached House Type 1 (HT1)

Our home building approach is to start from the outside and work our way inside, as we take absolutely everything into account.

Beginning with design, combined with solid traditional block construction, to create a robust exterior.

Inside we start with a sense of space and an airiness that allows for convenient comfortable living.

After all, Home is exactly where everyone longs to be.



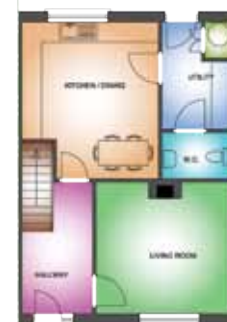
- ✓ A Rating energy efficient homes
- ✓ Over 1200 sq. feet of living space
- ✓ Traditional robust block construction
- ✓ Central location with a rural feel
- ✓ Fantastic fitted kitchen or generous allowance
- ✓ Tiling Allowance
- ✓ HomeBond 10 year warranty
- ✓ Painted inside and out
- ✓ Photovoltaic solar panels
- ✓ Walled rear back gardens
- ✓ Surrounded with generous landscape open-space areas



GROUND FLOOR PLAN 1:100
TOTAL FLOOR AREA = 1210 SQ. FT



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100
TOTAL FLOOR AREA = 1210 SQ. FT



FIRST FLOOR PLAN 1:100

Please contact our Sole Agent below for further details, viewing appointments and bookings.



Kinsella Estates, 4 St. Michaels Road, Gorey, County Wexford
 T: 053 94 21718. M. 087 928 5122 (out of hours)
 F: 053 94 21597 E: michael@kinsellaestates.ie

Gleann an Ghairdín

3 Bedroom Semi-Detached House Type 2 (HT2)

Our home building approach is to start from the outside and work our way inside, as we take absolutely everything into account.

Beginning with design, combined with solid traditional block construction, to create a robust exterior.

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- ✓ Traditional robust block construction
- ✓ Central location with a rural feel
- ✓ Fantastic fitted kitchen or generous allowance
- ✓ Tiling Allowance
- ✓ HomeBond 10 year warranty
- ✓ Painted inside and out
- ✓ Photovoltaic solar panels
- ✓ Walled rear back gardens
- ✓ Surrounded with generous landscape open-space areas



GROUND FLOOR PLAN 1:100
TOTAL FLOOR AREA = 1244 SQ FT



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100
TOTAL FLOOR AREA = 1244 SQ FT



FIRST FLOOR PLAN 1:100

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Gleann an Ghairdín

3 Bedroom Detached House Type 3 (HT3)

Our home building approach is to start from the outside and work our way inside, as we take absolutely everything into account.

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After all, Home is exactly where everyone longs to be.



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- ✓ Fantastic fitted kitchen or generous allowance
- ✓ Tiling Allowance
- ✓ HomeBond 10 year warranty
- ✓ Painted inside and out
- ✓ Photovoltaic solar panels
- ✓ Walled rear back gardens
- ✓ Surrounded with generous landscape open-space areas



GROUND FLOOR PLAN 1:100
TOTAL FLOOR AREA = 1244 SQ FT



FIRST FLOOR PLAN 1:100







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Gleann an Ghairdín SITE PLAN



-  HOUSE TYPE 1
DENOTES 3 BEDROOM SEMI-DETACHED HOME
-  HOUSE TYPE 2
DENOTES 3 BEDROOM SEMI-DETACHED HOME
-  HOUSE TYPE 3
DENOTES 3 BEDROOM DETACHED HOME
-  HOUSE TYPE 4
DENOTES 3 BEDROOM DETACHED HOME
-  REPRESENTS PUBLIC OPEN SPACE
-  REPRESENTS PRIVATE GARDEN SPACES



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Disclaimer: The contents shall not be construed to form the basis of any contract, conveyance or lease. Whilst every care is taken in their preparation, the vendor and their advisors shall not be held responsible for any inaccuracies contained therein. Enquirers must satisfy themselves regarding the description, layouts and measurements. Site maps, measurements and artist's impressions are for illustration purposes only and may not be accurate. The developer reserves the right to change the façade or house design as construction progresses.



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