

**Sherry
FitzGerald**
O'Leary Kinsella

RADHARC AN CHUAIN CASTLEBRIDGE

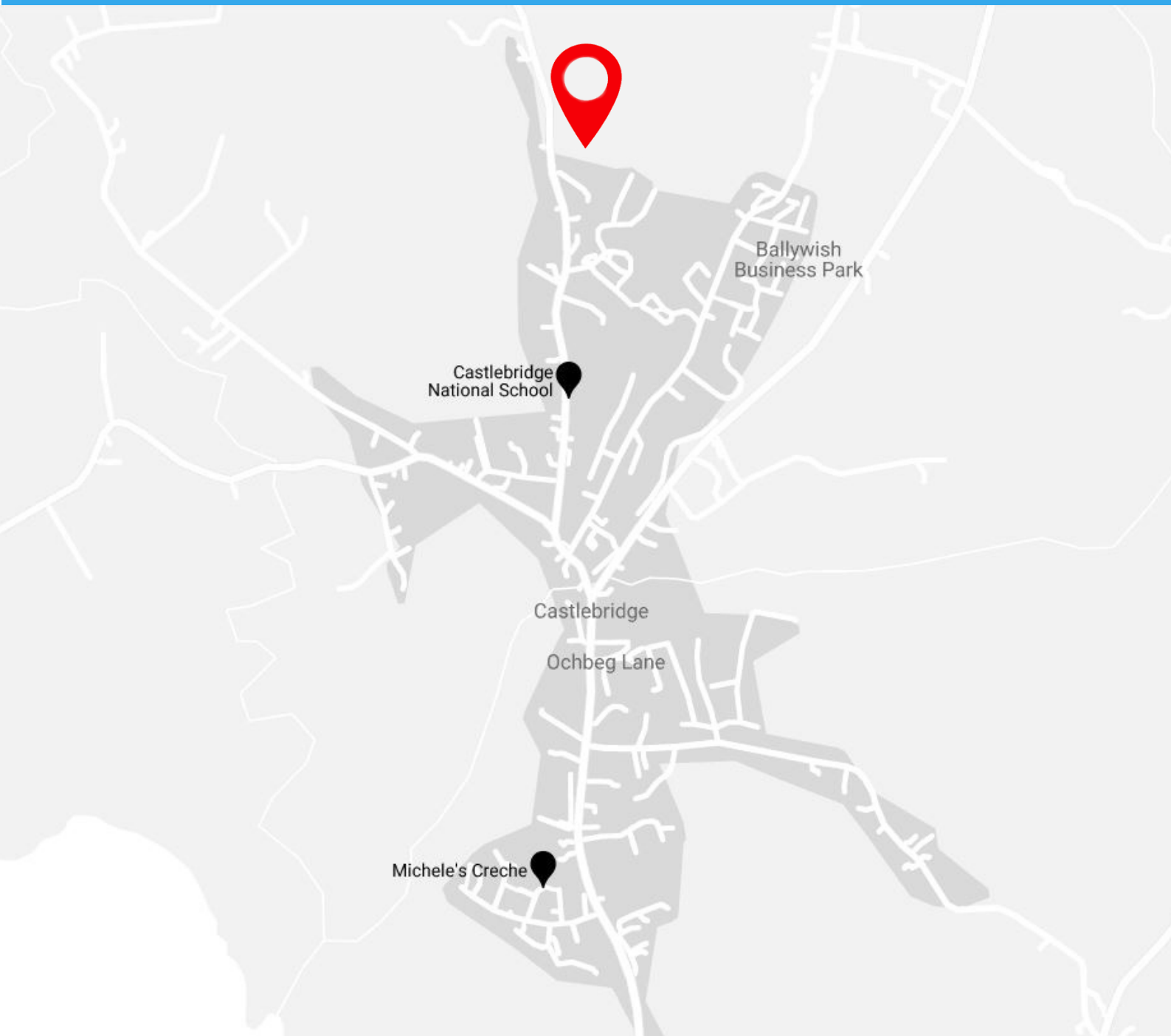


NEW DEVELOPMENT OF JUST 24 HOMES

BER A2

New development of state of the art A2 rated houses within a small estate of just 24 houses within walking distance of all amenities of Castlebridge village.

There is both three bedroom and four bed roomed semi-detached properties available and are larger than the standard house types. The three bedrooms extends to approx. 118 sq. mts while the four bed roomed properties extend to approximately 140 sq. mts. They will have fitted kitchens or allowance, painted internally and tiled bathroom and en-suites or allowance.





**THREE
BEDROOM**

HOUSE TYPE 1

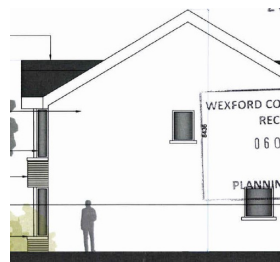
118 SQ MTS



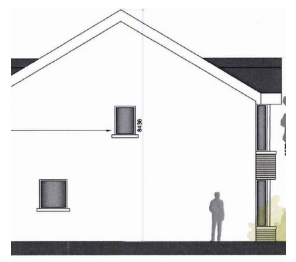
FRONT



REAR

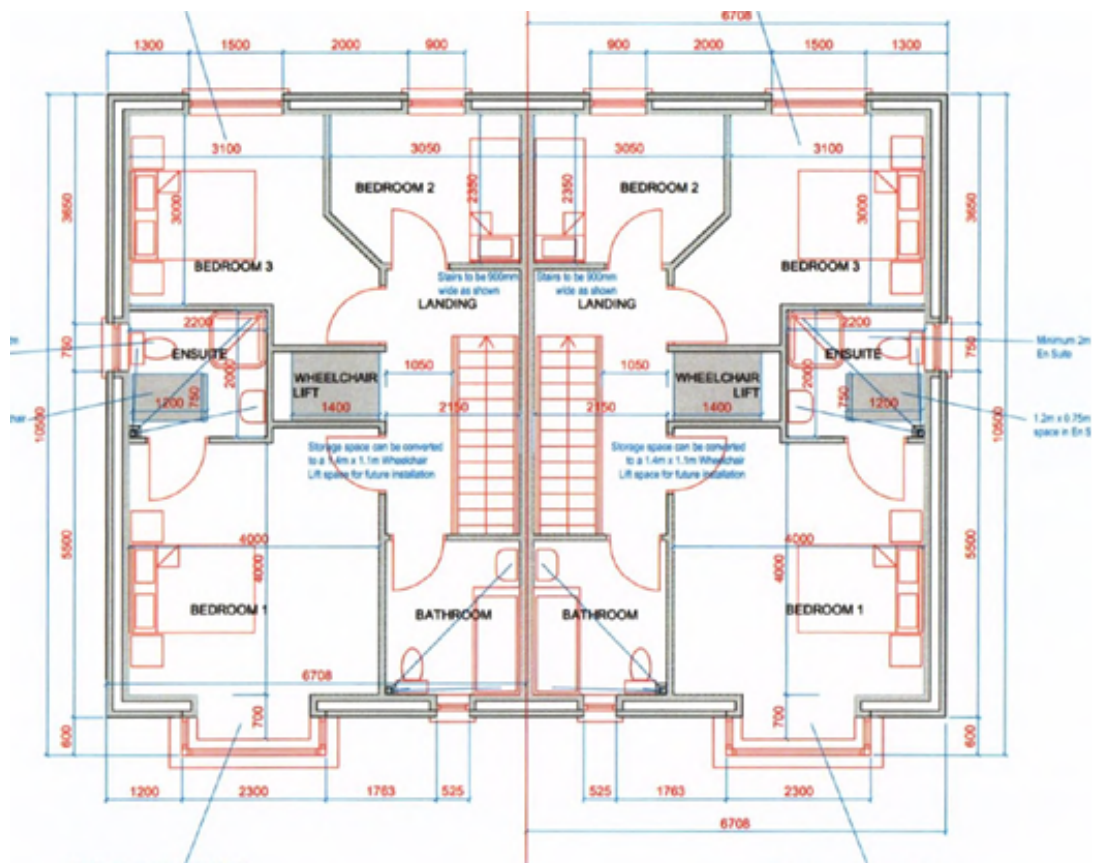
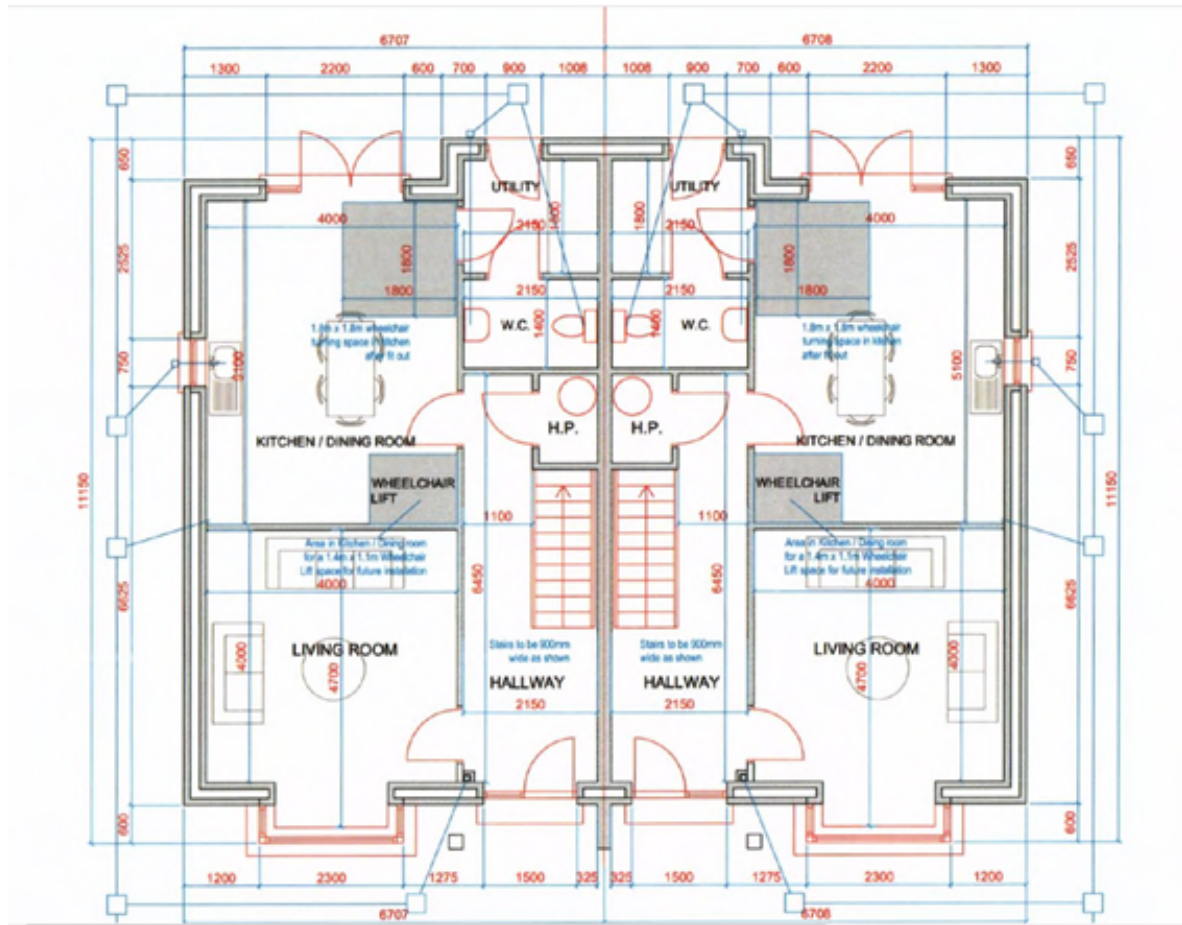


SIDE VIEW



SIDE VIEW

HOUSE TYPE 1 FLOOR PLAN





**THREE
BEDROOM**

HOUSE TYPE 2

118 SQ MTS



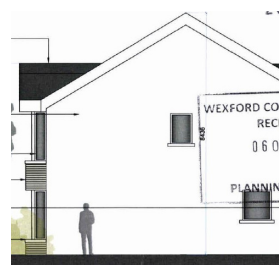
FRONT ELEVATION

FRONT



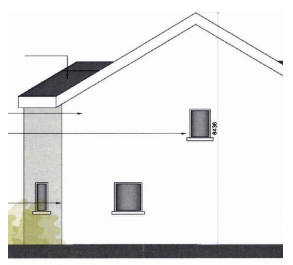
REAR ELEVATION - 3 BEDROOM - 1:100

REAR



DE ELEVATION - 3 BEDROOM

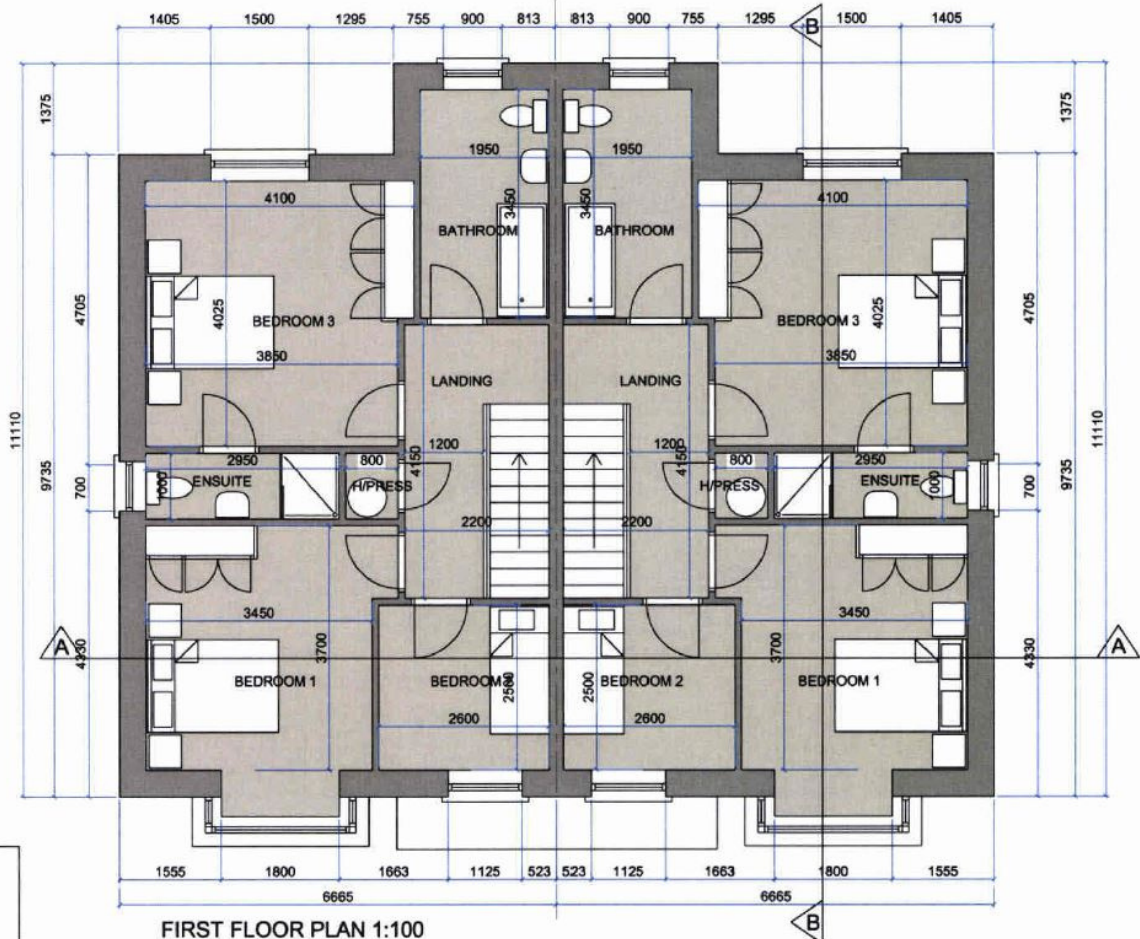
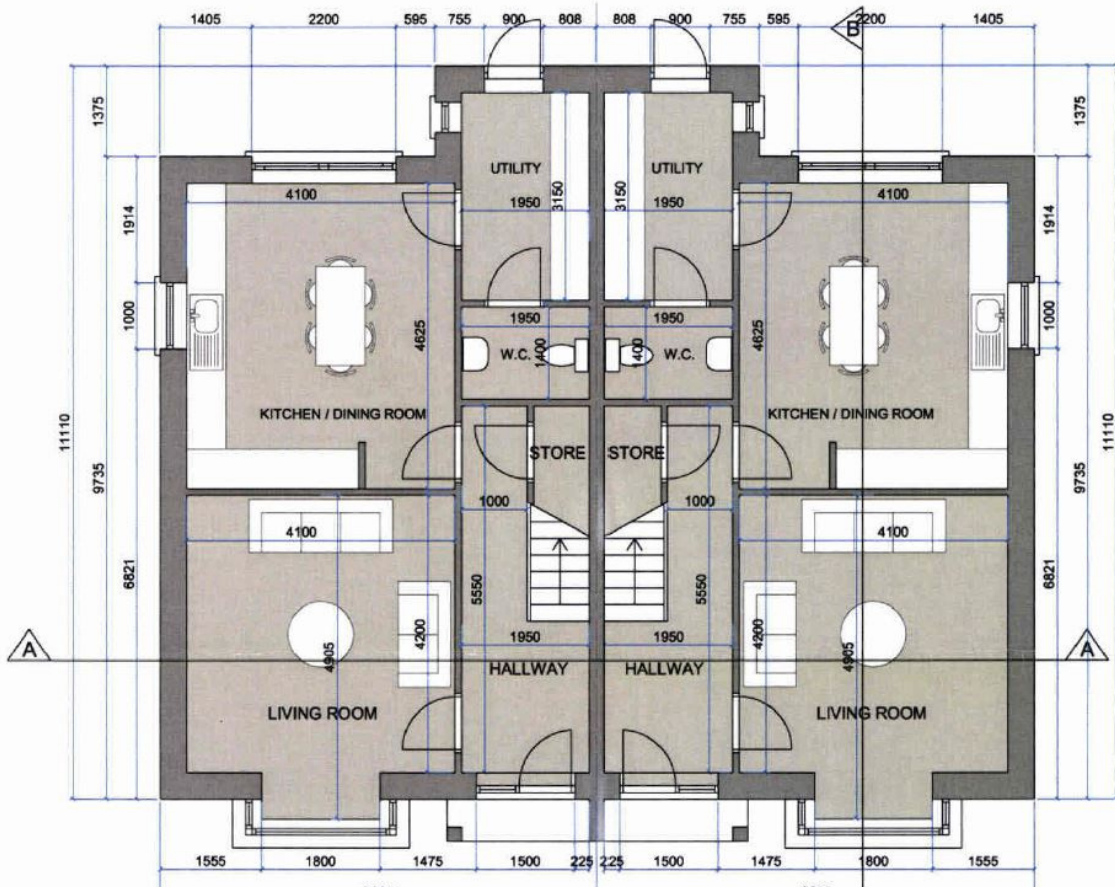
SIDE



SIDE ELEVATION - 3 BEDROOM

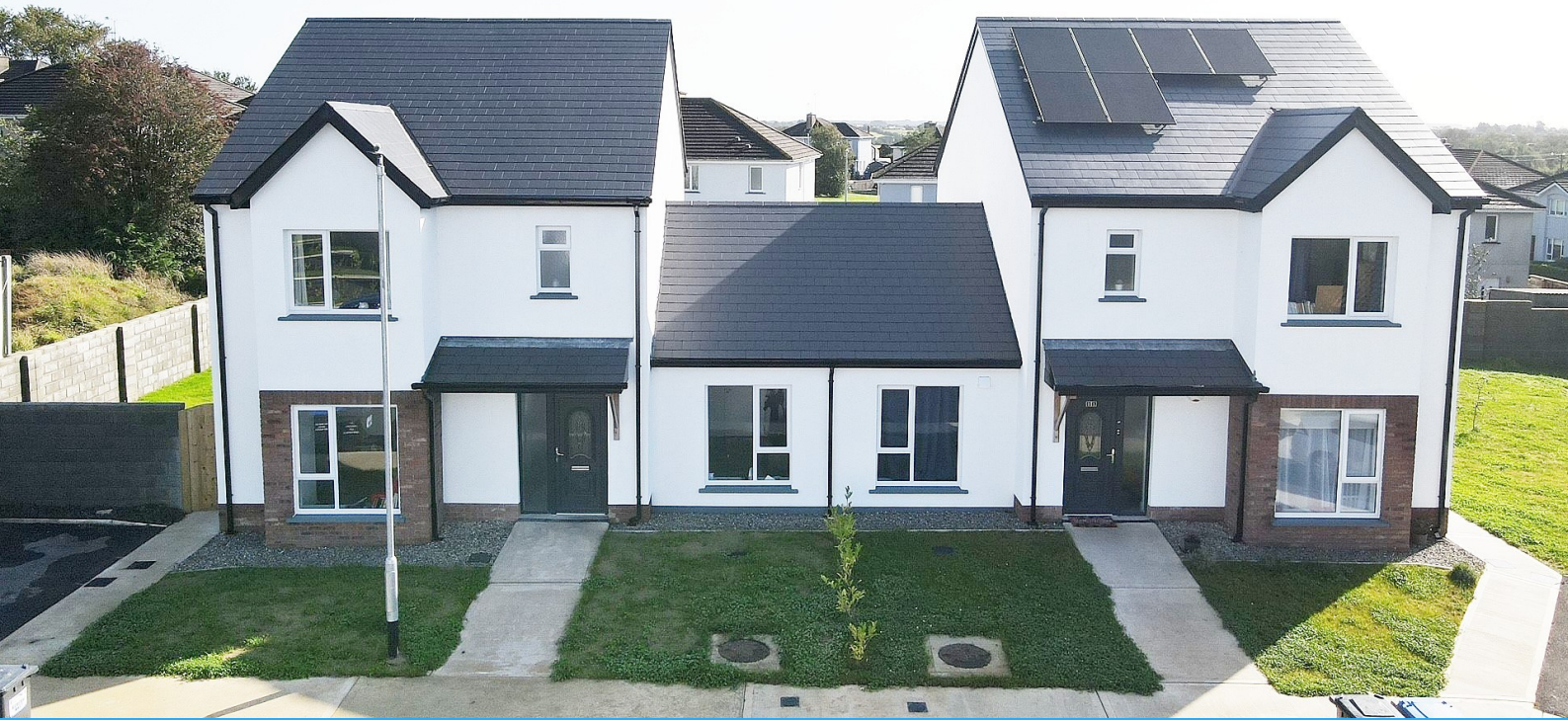
SIDE

HOUSE TYPE 2 FLOOR PLAN



AREA BREAKDOWN:
 GROUND FLOOR AREA 59m²
 FIRST FLOOR AREA 59m²
 TOTAL FLOOR AREA 118m²

FIRST FLOOR PLAN 1:100



**FOUR
BEDROOM**

HOUSE TYPE 3

140 SQ MTS



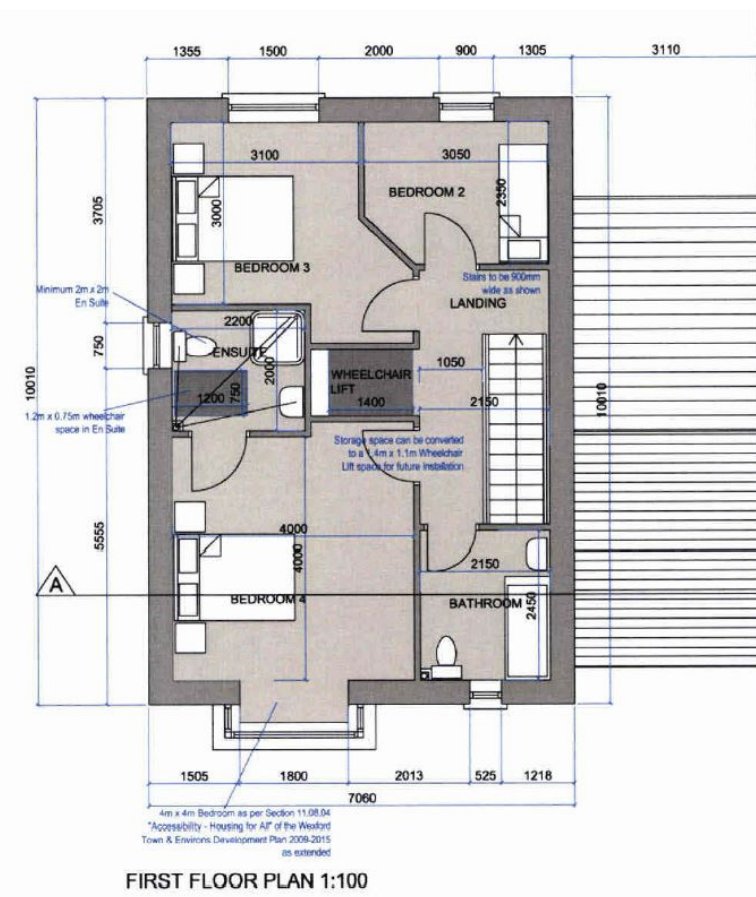
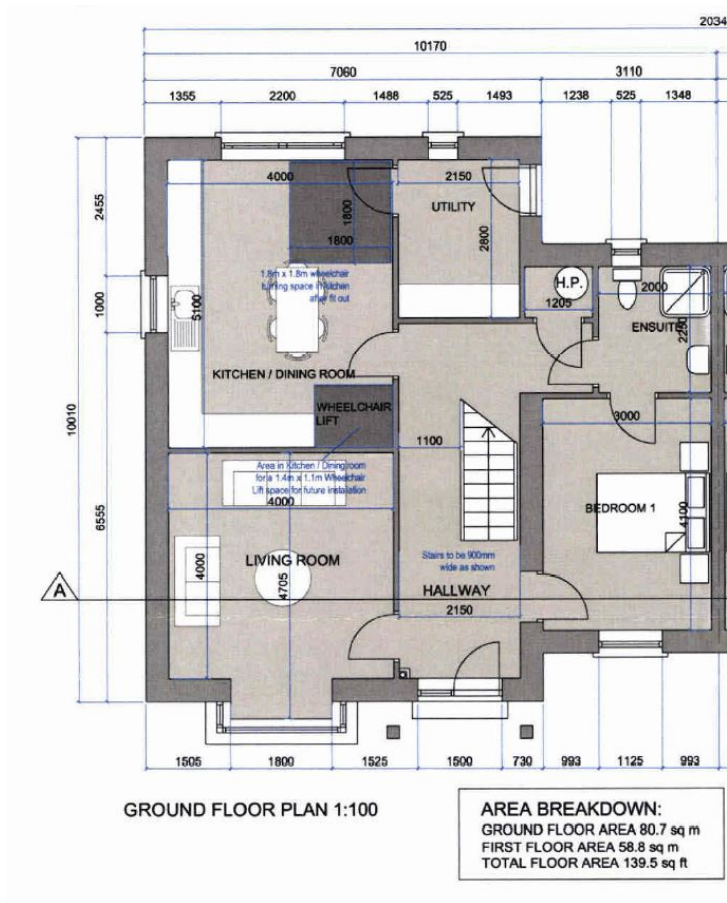
FRONT ELEVATION - 4 BEDROOM - 1:100

FRONT



REAR

HOUSE TYPE 3 FLOOR PLAN





SPECIFICS

- A2 Rated houses.
- High U-value A rated double glazed windows.
- Highly insulated air tight house
- Attic space extra strong joists in all house types if attic needs to be converted. Option to floor attic, €3,500 to include stira stairs, option for velux €1200
- Very low energy consumption.
- Air to water heating system with energy efficient radiators.
- Heating stat points on ground and first floor.
- Fitted kitchen or allowance of €3500.
- High quality sanitary ware.
- Bathrooms, W.C. and ensuite floor tiled and splashbacks to top of shower door (white tile) or allowance of €1500
- Shower doors and screens included.

- Landscaped gardens.
- Tarmac covered parking space to front.
- Fibre broadband available in the area.
- CAT 5 points in main rooms.
- Fully painted white internally.
- Nap plaster finish externally for ease of maintenance.
- French doors to rear garden.
- Generous electrical outlets installed throughout the dwelling.
- Outside tap.
- White electrical points.
- Contemporary internal doors, skirting and architraves fitted throughout with a white gloss finish to woodwork.
- Concrete post and panels between rear gardens.
- 21-24 have a designated parking space with ducting for car charger to property.



Sherry FitzGerald O'Leary Kinsella
11 Slaney Street, Enniscorthy, Co Wexford
T: 053 92 37322
E: sfol@wexproperty.ie