

# For Sale

Prices from €340,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



## NEW PHASE OF "A RATED" 3 & 4 BEDROOM HOMES

Carrigmacogue Park,  
Bree,  
Enniscorthy,  
Co. Wexford

[sherryfitz.ie](https://sherryfitz.ie)

Exclusive new phase of only 6 A rated three and four bedroomed homes within walking distance of Bree village.

Larger than the standard house types.!

- 3 bed semi detached 122 sq mts –No. 22 (kitchen already installed),23,24, Price €340,000
- 4 bed semi detached 137 sq mts – No.26,& 27 **Reserved**

Qualifying for the new first time buyers 'Help to Buy' scheme, the 'A' Rated Building Energy Rating will ensure these new homes are not only stylish but exceptionally energy efficient, with low running costs.

Located in Bree Village which is a popular, quiet, residential village with Primary School, Church, Community Centre, Supermarket , PO, Pub and all other associated amenities only a stone's throw away.

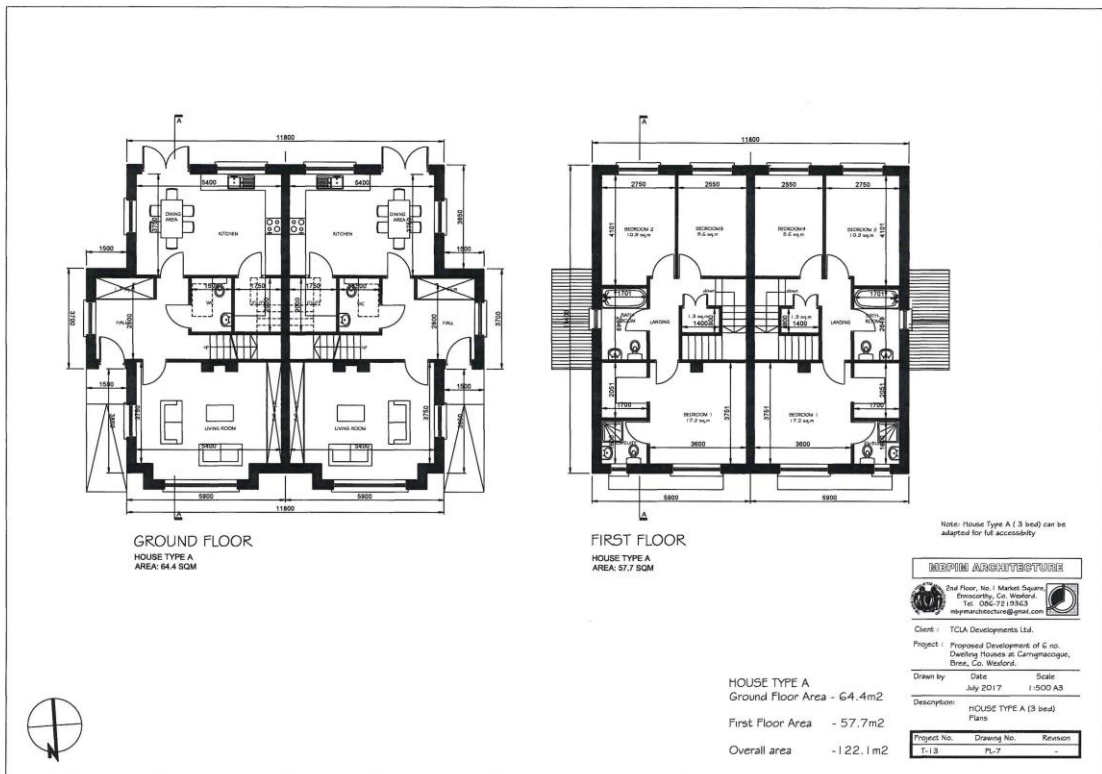
Only 10 minutes drive from Enniscorthy and 15 minutes drive Wexford towns.

Developers: TCLA Developments Ltd.

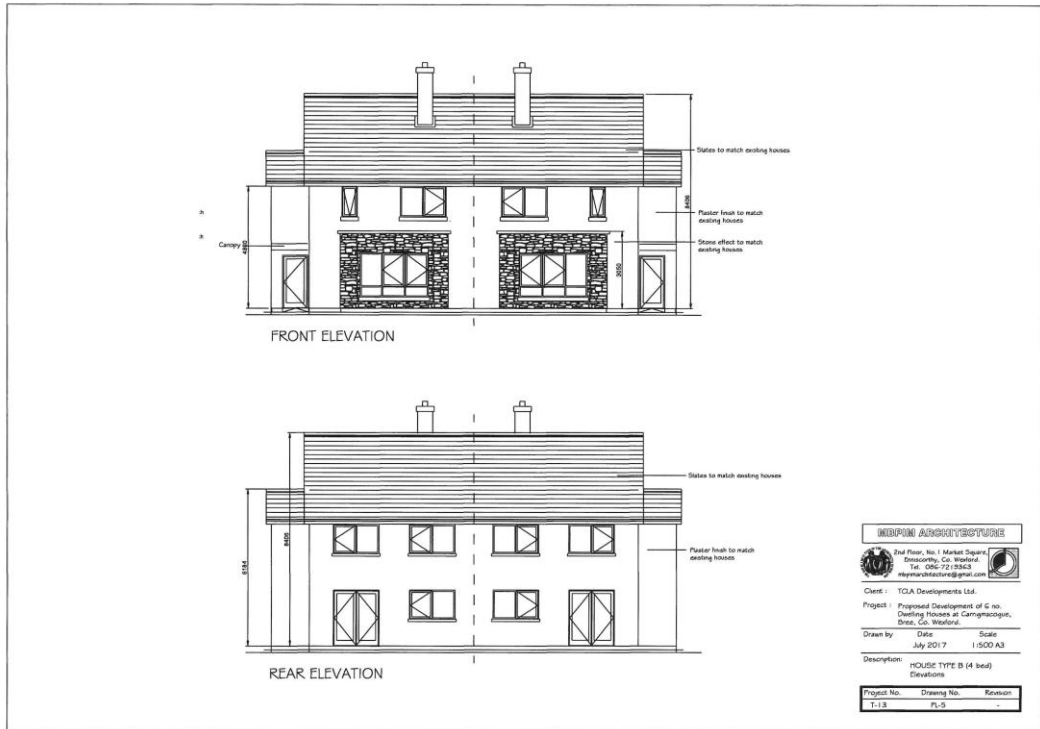




**3 bed Semi detached**



**4 bed semi detached 137 sq mts**



**MBPM ARCHITECTURE**

2nd Floor, No. 1 Market Square,  
Embsay, Co. Wexford  
Tel: 086-7215843  
mbpmarchitecture@gmail.com

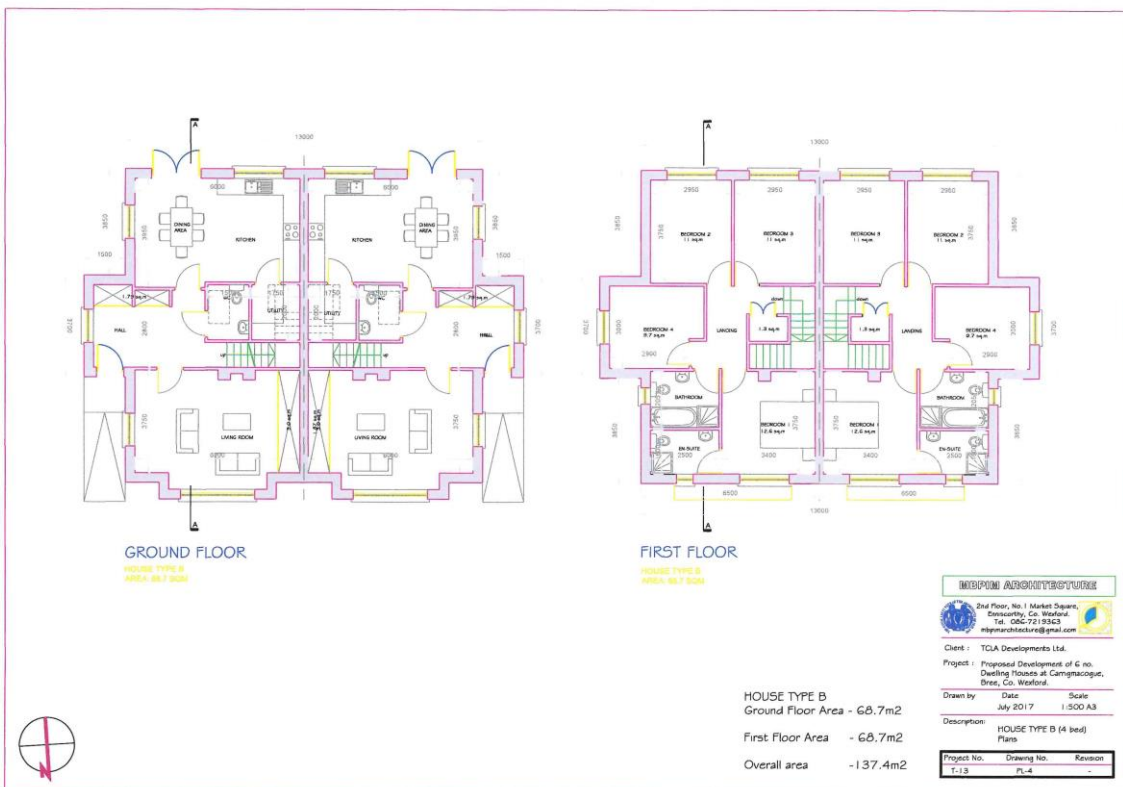
Client : TCA Developments Ltd.

Project : Proposed Development of 6 no.  
Detached Houses at Carrigrohogue,  
Droz, Co. Wexford.

Drawn by : Date : Scale :  
July 2017 1:500 A3

Description: HOUSE TYPE B (4 bed)  
Elevations

Project No.	Drawing No.	Revision
T-13	FL-3	-



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Description: HOUSE TYPE B (4 bed)  
Plans

Project No.	Drawing No.	Revision
T-13	FL-4	-

HOUSE TYPE B  
Ground Floor Area - 68.7m<sup>2</sup>

First Floor Area - 68.7m<sup>2</sup>

Overall area - 137.4m<sup>2</sup>





## **House Specification**

### **Internally**

- NZEB A Rated Homes - 3 & 4 Bed
- Kitchen allowance €4,000
- Mechanical extraction in kitchens, bathroom, utility, and en-suite
- Air to water heating system ( unit in utility room )
- Painted internally
- Sockets in pearl white range.
- All sanitary ware included.
- Shaker doors throughout.
- All timber work painted white
- Passive vents in all rooms
- Cream uPVC 1.2 U value double glazed windows
- Composite Front door
- Patio door from Kitchen
- Wired for electric vehicle
- Wired for intruder alarm
- Fibre in Bree Village

### Externally

- Outside socket
- External tap
- Grass seeded
- Painted externally
- Brown granite stone cladding to front
- Concrete post and fence dividing boundaries

### Services

Mains water & sewerage, electricity



## Directions:

From Enniscorthy proceed out Waterford/New Ross Road and proceed past Davis Old Mills for 400 yards and take a left turn (towards Ballyhogue) proceed past petrol station and less than ½ mile take 2nd road to right, proceed straight on this road and just before you enter Bree village the development is located on the right hand side with sign on same.



### NEGOTIATOR

Sherry FitzGerald O'Leary

Kinsella

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