

For Sale

Prices from €330,000

**Sherry
FitzGerald**
O'Leary Kinsella



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

Carrigmacogue Park,
Bree,
Enniscorthy,
Co. Wexford

sherryfitz.ie

Exclusive new phase of only 6 A rated three and four bed roomed 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 €330,000
- 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.

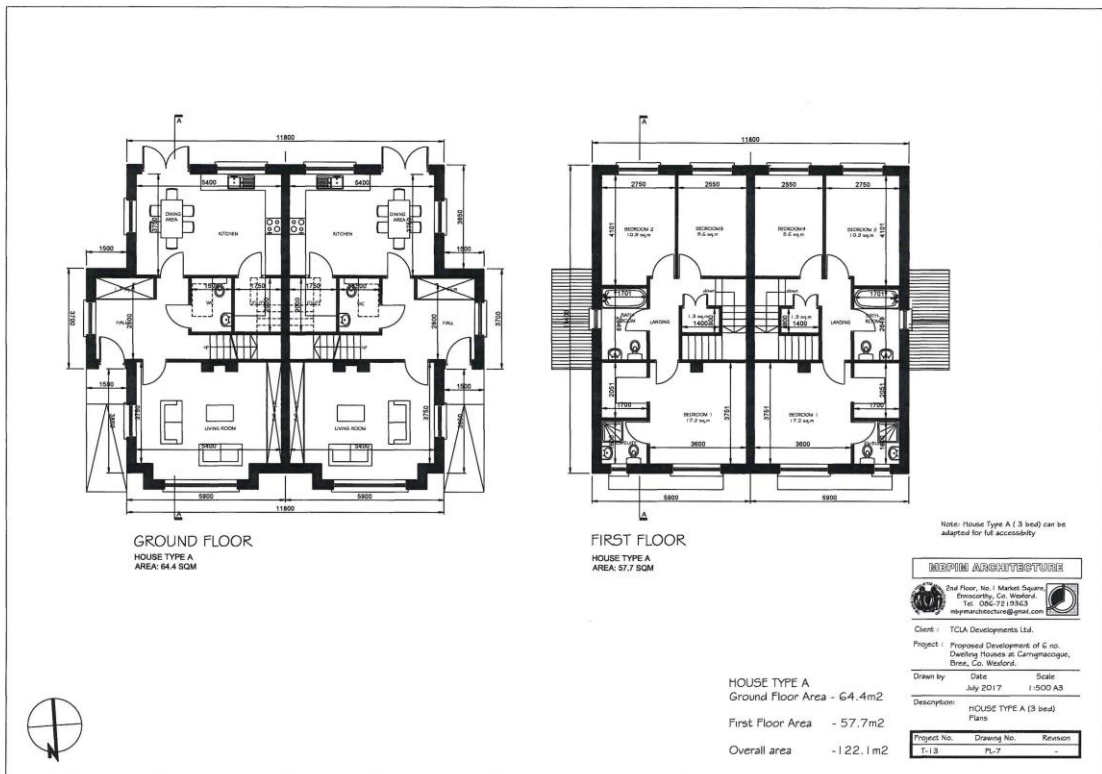
Only 10 minutes drive from Enniscorthy and 15 minutes drive Wexford towns.

Developers: TCLA Developments Ltd.

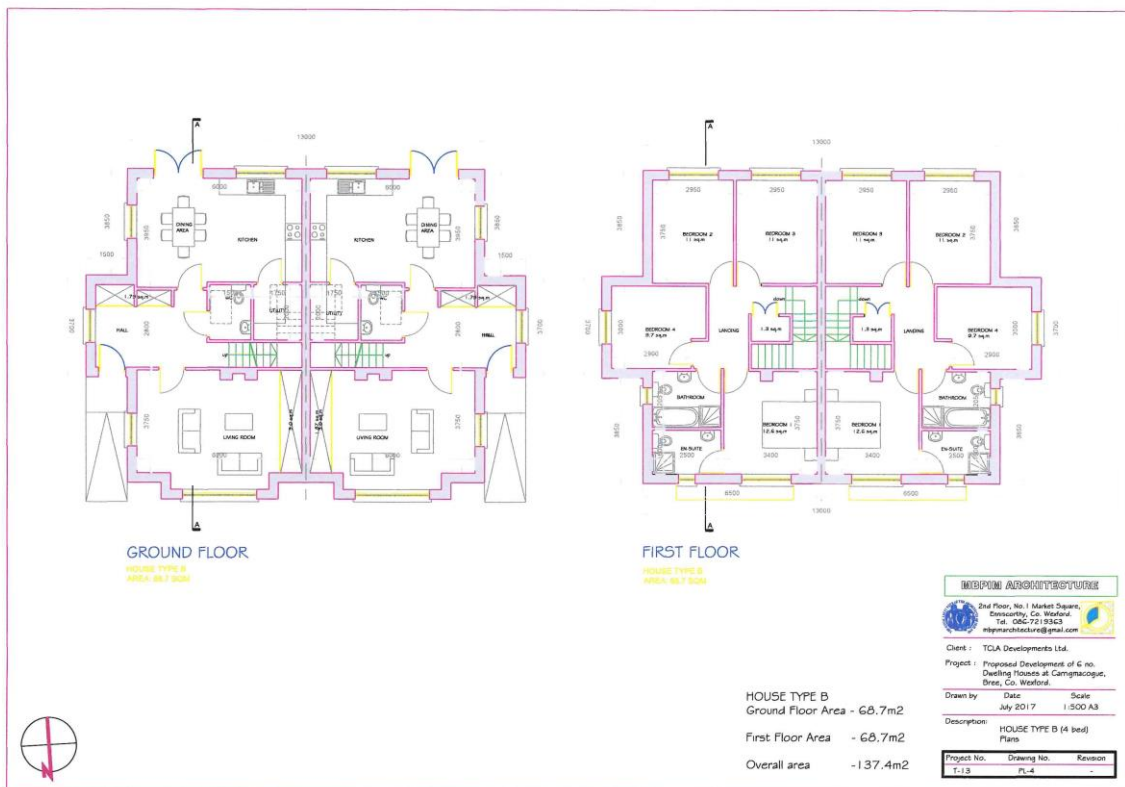
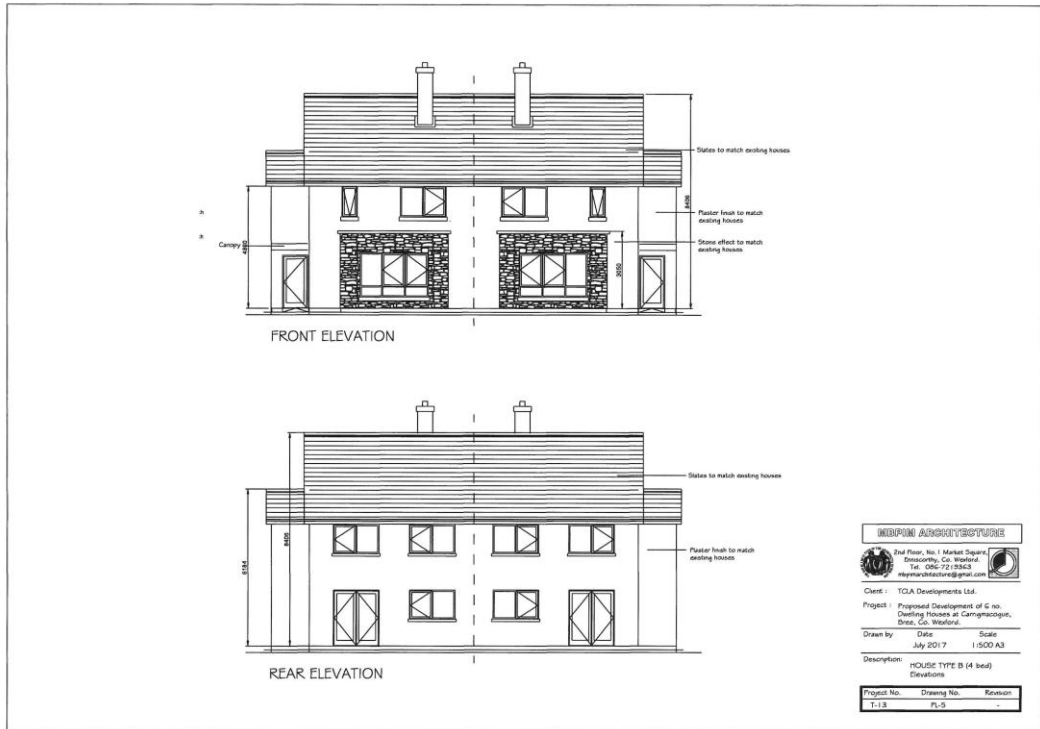




3 bed Semi detached



4 bed semi detached 137 sq mts





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

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