

AN EXQUISITE NEW DEVELOPMENT  
OF 2 & 3 BEDROOM FAMILY HOMES  
IN THE HEART OF GOREY TOWN



presented by **James Millar Developments**









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## WELCOME

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Hunters Hill is located in the heart of Gorey, Co. Wexford, a friendly and well established town, enriched with a vibrant town centre, exceptional infrastructure and a host of local amenities which makes Gorey the ideal location for families of all ages.

From pre-schools to secondary schools, every child can enjoy an excellent education without travelling far, practically on your doorstep.

The countryside and coastline offer a wide range of sporting activities, including golf, water sports and cycling., but if you prefer the camaraderie of team sports, there's a host of clubs and teams in the area.

James Millar Developments are proud to present Hunters Hill, a collection of exquisitly designed 2 & 3 bedroom homes in the heart of Gorey, Co. Wexford.





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## LOCATION

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Hunters Hill is located on the crest of Gorey town centre, a short walk from your front door and all is at your fingertips. Whether it's shopping, walking the kids to school or dashing off to work in Dublin, Hunters Hill has that enviable location that will take the stress out of every day life.

Gorey has transformed itself from a small market town in North Wexford into one of the most desirable locations in the region. It's no surprise that so many people have decided to make a home in Gorey in recent years. Gorey has always enjoyed an enviable location beside the coast in the "sunny south east" and new local infrastructure has only increased its attractiveness. Hunters Hill is an exquisite development in a town with distinctive charm, the perfect balance for family lifestyle.





## HUNTERS HILL

James Millar Developments Limited has a reputation for excellence in building new homes. Over decades they have poured their expertise into delivering exceptional and sustainable new homes. With their dedicated team it's comforting to know your new home is in safe hands, going that extra mile with every detail.

Behind every door is a promise of a better lifestyle. Hunters Hill is stunning residential development of 2 & 3 bedroom semi-detached and terraced new homes, built to the highest of standards. Tastefully designed throughout, meticulously finished with a contemporary and stylish interior. Awarded A2 energy efficiency affords new home owners the highest level of comfort and peace of mind with low running costs. Luxury new homes that are designed for a life time and generations to come .

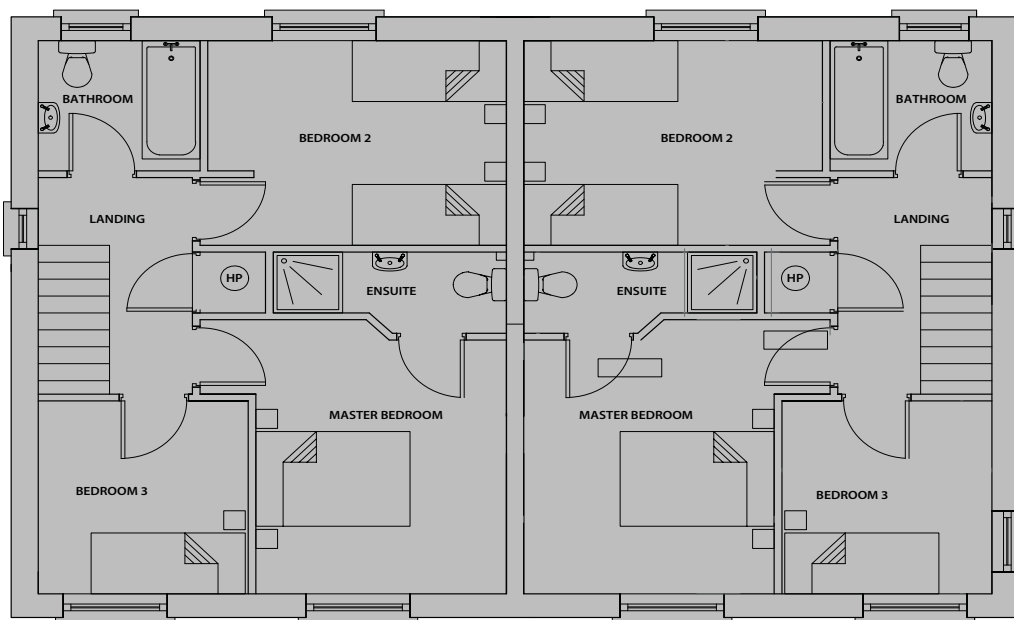
### SITE MAP





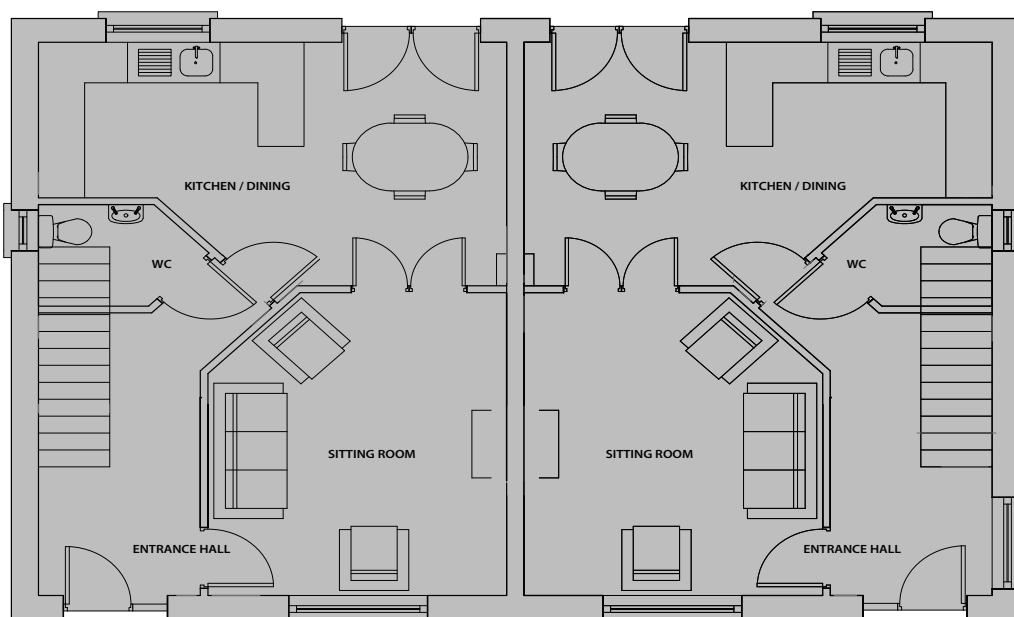
## HOUSE TYPE A

TYPE A - 3 BED SEMI DETACHED - c 100 sqm/ 1076 sqft



FIRST FLOOR

**BER A2**



GROUND FLOOR

Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.





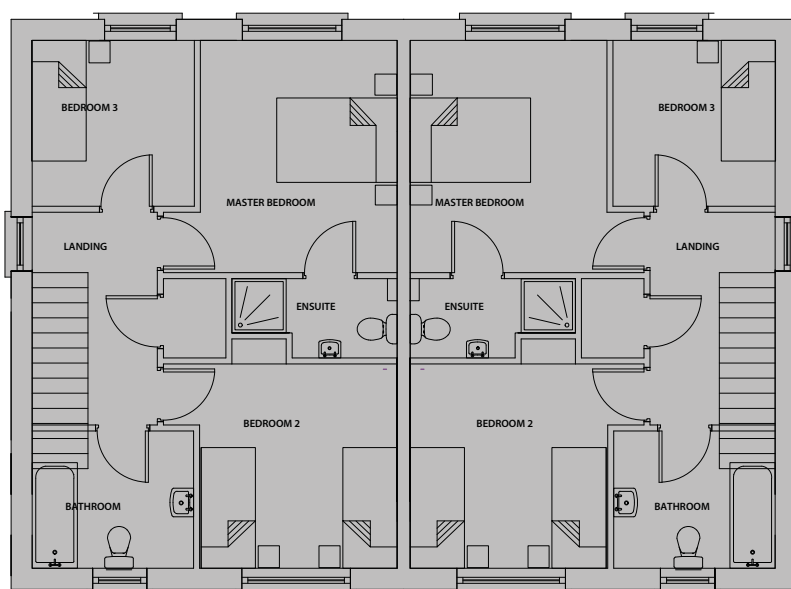




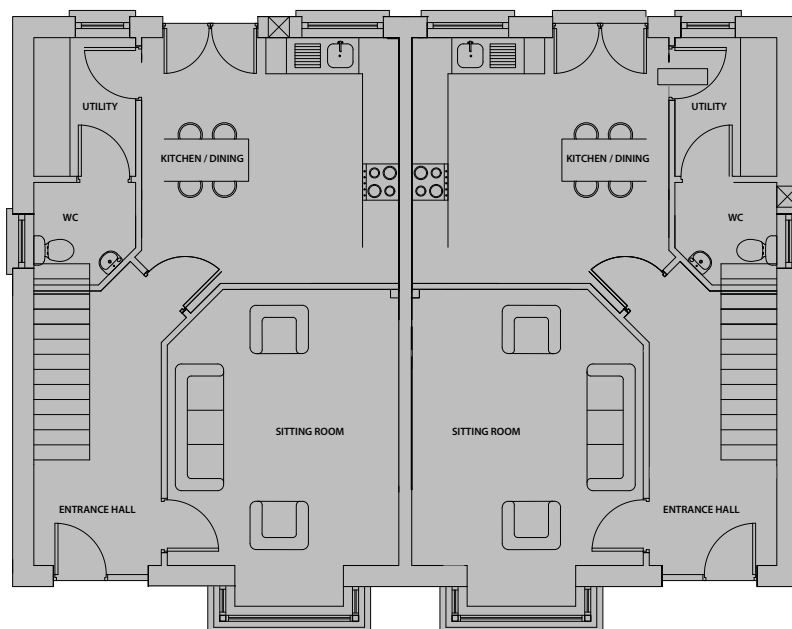


## HOUSE TYPE C

3 BED SEMI DETACHED - C107sqm / 1152 sqft



FIRST FLOOR



GROUND FLOOR

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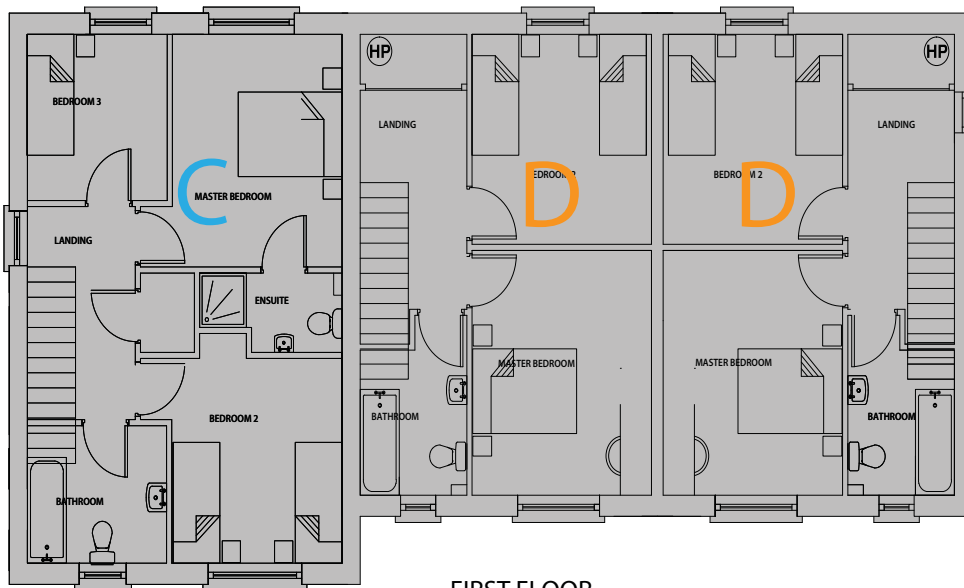




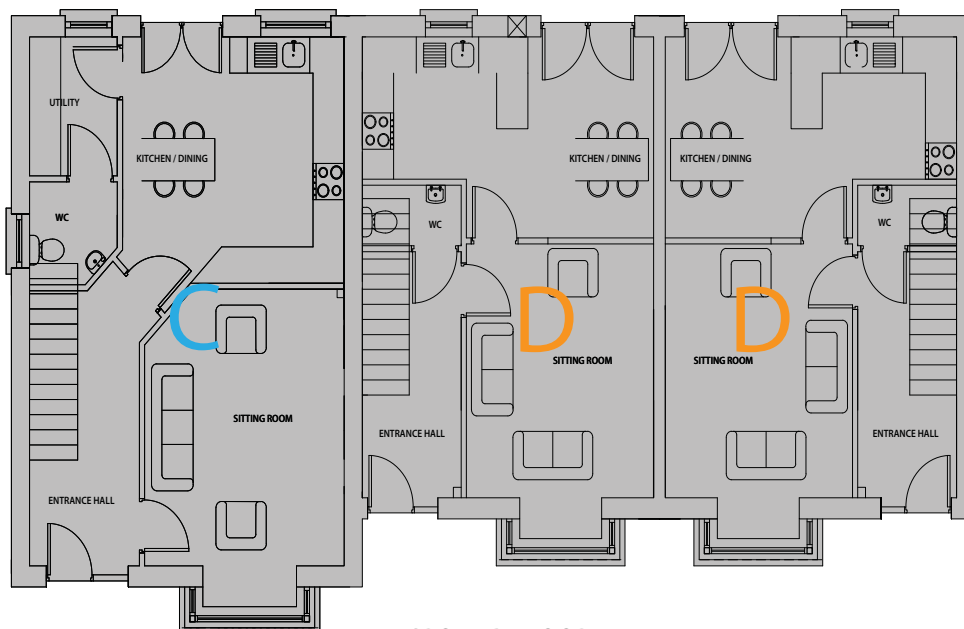
## HOUSE TYPE C & D

TYPE C - 3 BED END TERRACE - C107sqm / 1152 sqft

TYPE D - 2 BED MID & END TERRACE - c 86 sqm/ 930sqft



FIRST FLOOR



GROUND FLOOR

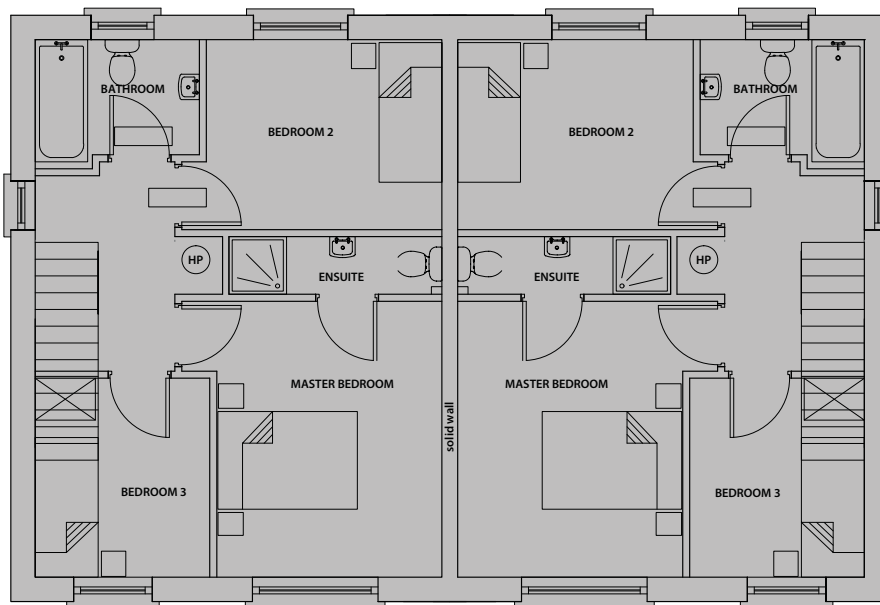
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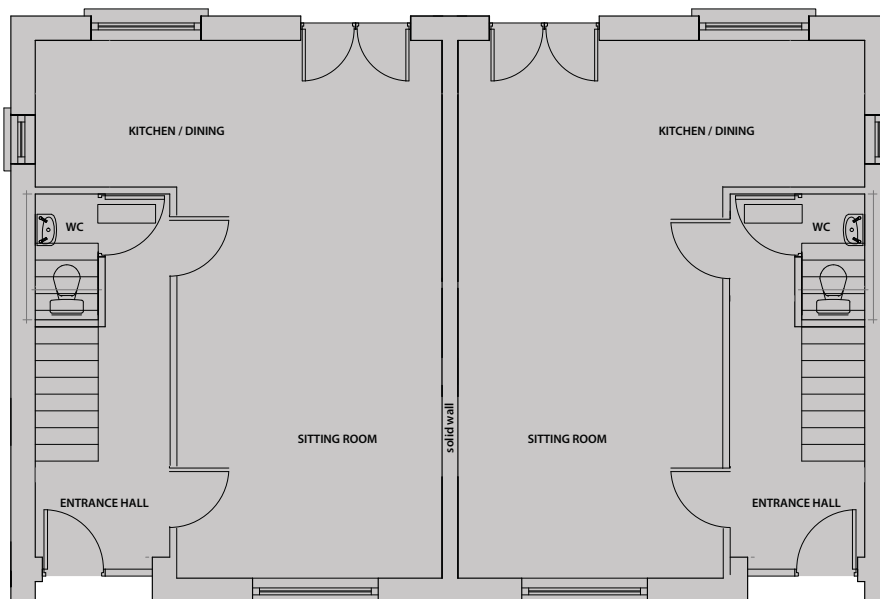


## HOUSE TYPE E

TYPE E - 3 BED SEMI DETACHED - c 90 sqm/ 969 sqft



FIRST FLOOR



GROUND FLOOR

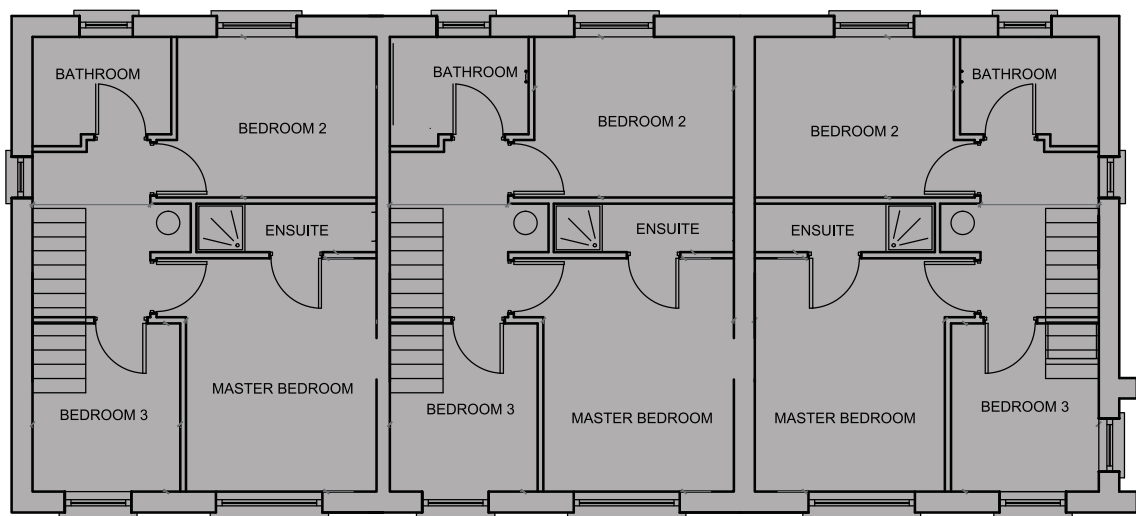
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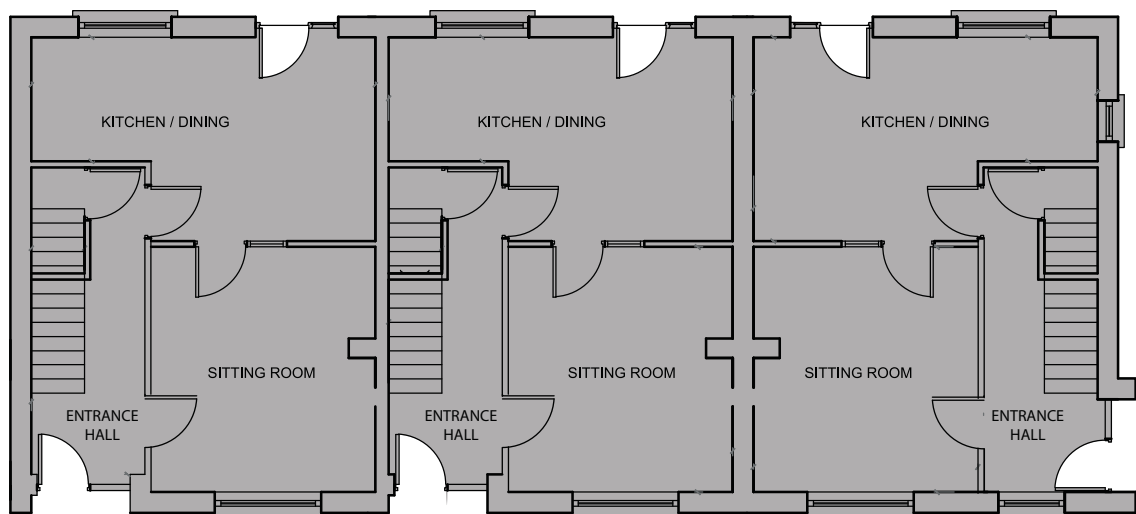


## HOUSE TYPE E

HOUSE TYPE E - 3 BED TERRACED - c 90sqm/ c 969 sqft



FIRST FLOOR



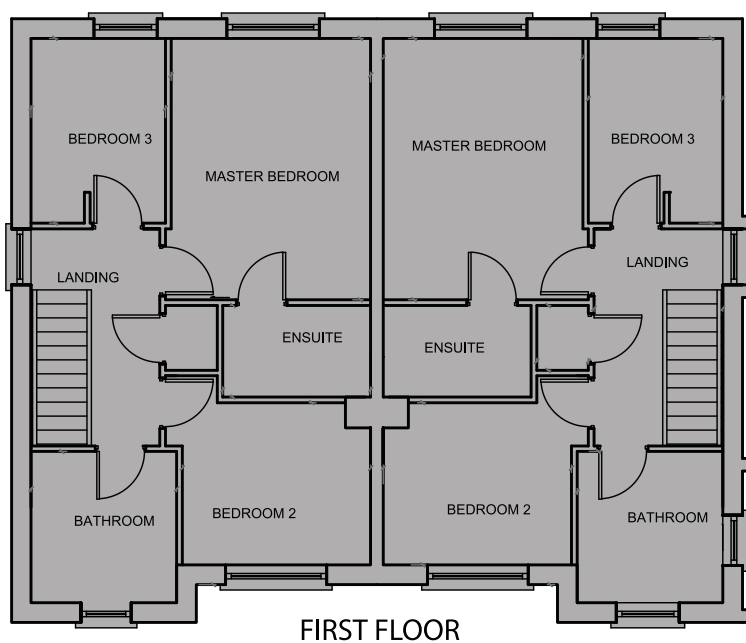
GROUND FLOOR

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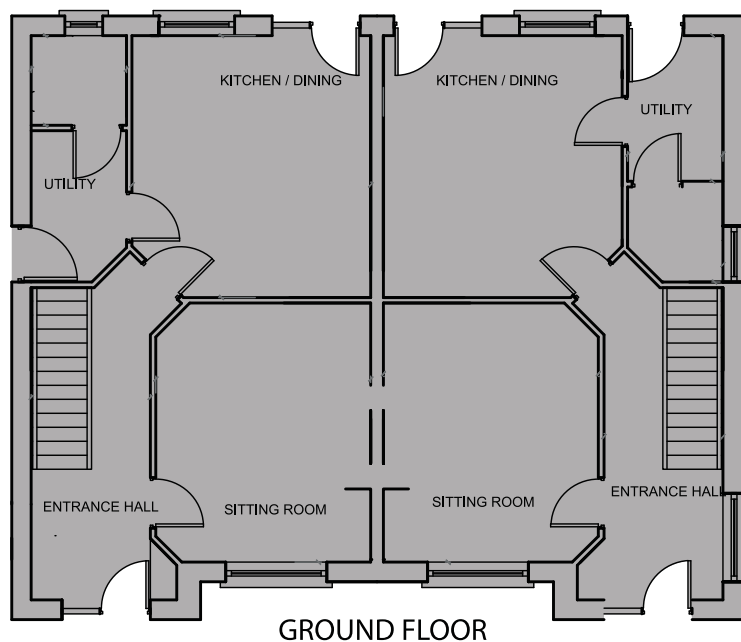


## HOUSE TYPE F

HOUSE TYPE F - 3 BED SEMI – DETACHED - c 117.4 sqm/ 1263 sqft



**BER A2**



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## SPECIFICATIONS

### STRUCTURE

Houses are constructed using a traditional concrete block structure. External render to rear and sides of dual aspect houses consists of maintenance free dry dash and front and side elevations are finished in nap plaster finish with some area's painted to selected colour.

### BEDROOMS

Spacious well - designed bedrooms.

### WINDOWS

High performance passive windows by Munster Joinery, finished in a contemporary White colour with low u-value for energy efficiency.

### KITCHENS

Superior quality bespoke kitchens by Terry Smith Kitchens, classic yet contemporary in style, Heavy duty worktops as standard.

### INTERNAL FINISHES

All walls and ceilings are skimmed and painted in a neutral colour throughout as standard.

### FRONT DOORS

All homes feature GRP Composite doors to the front by Munster Joinery for added peace of mind. Rear Patio doors to kitchen are passive doors.

### GUARANTEE

Covered by the 10-year Homebond Warranty guarantee scheme.

### LIGHTING & ELECTRICAL

Generous and well-designed electrical & lighting specification, to enhance the lighting functions throughout the houses. TV and broadband, available through Sky and Eir. Smoke and carbon monoxide detectors fitted through-out the house.

### GARDENS

Each house features large glazed passive patio doors providing access to a generous garden space which offers a wonderful extension to the living area. All gardens will be cultivated and seeded.

### PARKING

Each house has ample parking.

### EXTERNAL AREAS

All exterior spaces are fully landscaped to a high standard.

### ENERGY EFFICIENCY

The houses at Hunters Hill have been designed to achieve the very best levels of energy efficiency and have upgraded heating and hot water systems to provide Building Energy Rating (BER) A2 efficient homes that are compliant with the current Building Regulations.

Every home at hunters Hill will feature an innovative Panasonic air to water heat pump, with zone controls, providing underfloor heating downstairs and radiators upstairs. The homes feature high levels of insulation throughout.

**BER A2**





## PROFESSIONAL TEAM



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