



# Deer park

by Clancy Homes



Welcome  
Home!



# Deerpark

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Clancy Homes, one of Ireland's leading residential developers are excited to launch a brand new development, Deerpark, at Creagh, Gorey. These high specification family homes are tailored to perfection for modern family living and enjoying a prime position Each property will achieve a BER Rating of A2 thanks to the excellent energy efficient features such as air to water heating system and exceptional airtightness.





## Developer

Clancy Homes' origins date back to 1947 and with history comes experience. The 76 years of experience is reflected in the delivery of a service that will make your life easier as a home buyer. Clancy Homes pay careful attention to quality and design with particular emphasis on the building of quality homes that stand the test of time in areas that offer a great quality of life. The beautiful new homes in this development will be built by Clancy Homes to the highest standards.



# Development & Location

If you are looking for a high quality A rated new home that offers you the ideal lifestyle, in an area surrounded by countryside, with all the amenities you could want on your doorstep, then look no further than Deerpark. Perfectly positioned to enjoy local beaches, parklands, countryside and golf courses - plus easy access to Dublin via M50 motorway and with regular bus & rail links. The town has great local shopping, schools, leisure activities and amenities all making Deerpark a great place to call home. Ideally situated close to 'The Deerpark Trail', a mixed woodland loop which was once part of the Ram Estate. From the 1800s

onwards, the Ram family gifted the people of Gorey access to the demesne land for walks, so it is fitting they have been made available again in the 21st century. 'Sweet Walk trail' starts just outside the Deerpark development. Deerpark is only 5 mins from Gorey town centre, known as the retail hub of the sunny southeast with an array of independent boutiques, restaurants and coffee shops dotting its streets. With a population just under 10,000, it has become a popular commuter town for people working in Dublin, or more recently, hybrid working from a Dublin office. However, in recent years there's been significant investment in the area to attract those seeking a better work-life balance, such as Wexford County Council's 'Hatch Lab', a dynamic technology business space offering hot desks and permanent office solutions.







## Education

**G**orey has a wide range of primary and secondary schools all within close proximity to the town.

### Primary

- Bunscoil Loreto
- Gorey central school
- St. Joseph's Primary School
- Educate Together
- Gaelscoil Moshíológ

### Secondary

- Gorey Community school
- Creagh College
- Educate Together Secondary school

The Deerpark development is close to the town's inner relief road which connects to Creagh College Secondary School and multiple primary schools (St. Joseph's Primary School, Educate Together and Gaelscoil Moshíológ) while Bunscoil Loreto and Gorey central school are approximately 10mins walk away. Also within walking distance is Gorey community school, one of the largest secondary schools in the country, offering a wide range of subject choices to its students and also incorporates an The Adult Education Department.

# Shopping

**G**orey, whose origins can be traced back to the 13th century, has become known as a cosmopolitan shopping destination thanks to its wide variety of independent boutiques who have steadily built an excellent reputation, offering exclusive fashion brands with first class customer service and a warm welcome. This along with Gorey Shopping Centre, which is anchored by the largest Dunnes Stores in the South-East, large scale department stores, all the major supermarkets i.e., Tesco Extra, Dunnes Stores, Super Valu, Lidl, Aldi, Iceland, independently run specialist shops, award winning garden centres, food havens, hair & beauty, local producers and services. Gorey has it all!



# Leisure & Sports

**G**orey has an array of Sports facilities and clubs including GAA, soccer, rugby, tennis, hockey, boxing, martial arts and numerous gyms. The town park which is currently undergoing a €1.2m redevelopment includes a skate park, playground and walking track dotted with outdoor municipal gym equipment.

Hotels in the area include the Ashdown Park and Amber Springs hotels both with leisure centres, while Marlfield House Hotel and Seafield Spa & Hotel resort are a short drive away. Nearby Courtown Harbour offers sailing and water sport activities and is also home to the Active Tribe adventure and leisure centre, a state-of-the-art swimming, gym, outdoor activity fitness and wellness facility. There are numerous fabulous beaches, nature & woodland walks all within a 10 min drive from the development.





## Entertainment

**G**orey has a wealth of Cafés, gastro-pubs, restaurants, and hotels to cater for every taste. The town also boasts many cultural amenities such as galleries, a cinema and library. The Gorey Little Theatre, a 330 seater state-of-the-art facility, hosts the annual South Leinster Drama Festival and a one act festival in which amateur drama groups from all over the country come to perform, along with a Christmas

pantomime, the annual summer play running for July and August, musicals and many more live events. The Gorey Market House open-air Festival features live music from top acts as well as tribute bands that proved very popular with a wide range of age groups. Busking competitions, art and cultural exhibitions also take place with the events attracting locals and visitors alike.



# Enhanced Features

## BER & Energy Efficiency

- A2 Rated BER
- Fully NZEB compliant
- All houses are individually tested for airtightness
- High performance, energy efficient windows & doors
- Substantial levels of insulation to walls, floors and ceilings.

## Interior Finishes

- Extra high ceilings at ground floor level
- Sleek contemporary doors, skirtings and architraves
- Generous areas of tiling included with a choice of colours
- Modern chrome door handles
- "Stira" type attic access provided

## Exterior

- Low maintenance finishes
- Attractive brickwork at the front of all houses
- Front and rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters, and downpipes
- High performance windows throughout
- High security, multi-point locking, high performance timber doors
- Modern brick paving to front drives
- Paved patio area to rear gardens
- Space to park two cars comfortably

## TV, Telephone & Media

- TV points provided to living room and main bedroom
- Data cabling as standard
- USB power points provided to kitchen and main bedroom

## Kitchens

- Modern contemporary design
- Choice of styles and colours
- Soft close doors and drawers
- Lighting provided under wall units
- Separate utility with space for washing machine, dryer, and storage

## Heating & Plumbing

- Highly efficient air to water heat pumps
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled shower to en-suite a
- External tap provided as standard

## Electrical

- Abundant power points throughout
- Chrome face plates to electrical points downstairs
- Shaver points to bathrooms and en-suite bathroom
- Smoke and heat alarms fitted
- Lights provided externally
- Light provided to attic
- External socket provided
- Pre-wired for electric car charging point

## Guarantees & Warranties

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance
- Clancy Homes after care service includes a service visit after six months
- Clancy Quality Management System is certified to ISO 9001

# Deerpark

by Clancy Homes

DNG Pierce Properties, established in 2006, are specialists in real estate with a prime location on Esmonde Street in Gorey. With an abundance of local knowledge and experience as a DNG franchise partner, Ireland's premier property brand, they guarantee a personalised service, promising to guide you seamlessly through the process of buying your home.



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**PIERCE PROPERTIES**

📍 47 Esmonde Street, Gorey, Co. Wexford

License Number: 001416



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