THE GROVE
BRIDGETOWN

Village Living - Coastal Lifestyle - Timeless Setting

3 & 4 Bedroom - Detached New Homes
A New Chapter in Village Living











The Grove

Discover **3 & 4 bedroom detached new homes,** offering contemporary comfort in a **timeless village setting, with an exceptional coastal lifestyle and a new chapter in village living.**

Kehoe & Associates and **Jana Construction Ltd** are delighted to present **The Grove** – an exclusive collection of beautifully designed **3 & 4 bedroom new homes** in the thriving village of Bridgetown, Co. Wexford.

Combining contemporary architecture, generous proportions and exceptional energy efficiency, The Grove offers an impressive choice of 3-bedroom semi-detached homes, 4-bedroom detached two-storey residences and superb detached bungalows. Homes extend from approximately 111 sq. m. to 150 sq. m. (1,195 – 1,615 sq. ft.), each thoughtfully designed around the requirements of modern family life.

Built to the exacting standards associated with Jana Construction, every home delivers an exceptional specification with stylish interiors, excellent insulation, **Air-to-Water heating, zoned digital heating controls and an impressive A-rated energy performance.** High-speed **1Gb fibre broadband to the door** further enhances these homes for today's connected lifestyle and working from home.

Location

A Village Lifestyle – Minutes from the Wexford Coast

One of The Grove's greatest attractions is its superb location, within **5 minutes' walk from the centre of Bridgetown Village**. An excellent range of amenities is quite literally on the doorstep, including supermarket, pharmacy, GP surgery, post office, coffee shops, pubs, convenience stores, recreational facilities, and walking track, together with **Bridgetown College** and Local Link bus services.

The wider location offers an enviable coastal lifestyle. **Kilmore Village is approximately 3 km away**, while the picturesque fishing village of **Kilmore Quay is approximately 8 km** and the sandy shoreline of **Ballyhealy Beach is approximately 6 km**, placing some of South Wexford's finest beaches, coastal walks, restaurants and leisure amenities within a short drive. Wexford Town is also easily accessible, while excellent road connections provide convenient onward access to the **N25, N11 and M11 motorway towards Dublin.**



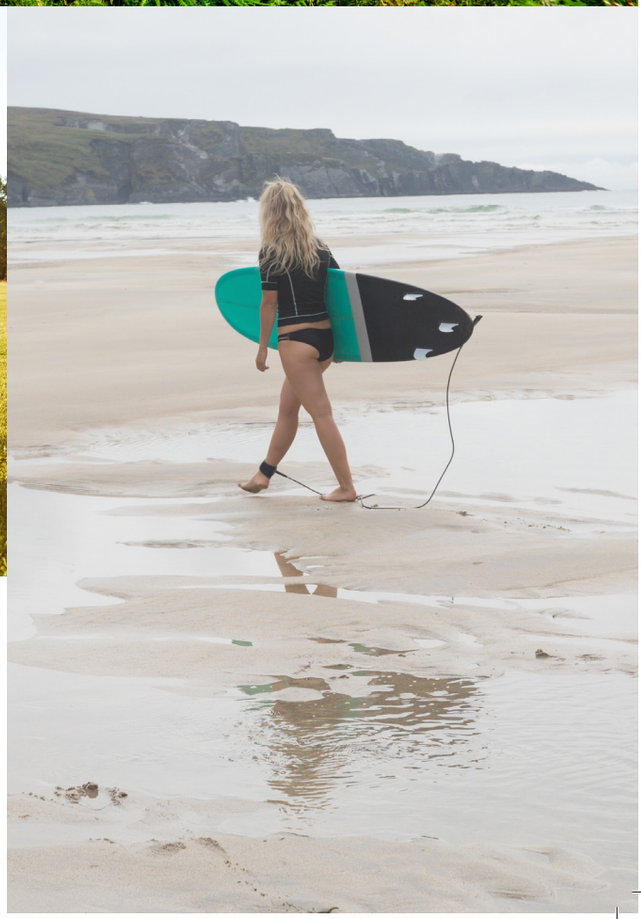
The Grove presents a rare opportunity to combine the comfort and efficiency of a brand-new A-rated home with the character, convenience and community of village life – all within easy reach of Wexford Town and the spectacular South Wexford coastline.











Key Features

- **Exclusive new development** of 3 & 4 bedroom A-rated homes extending from approximately **111 sq. m. to 150 sq. m. (1,195 – 1,615 sq. ft.),** including semi-detached, detached two-storey and detached bungalow designs.
- **Exceptional modern specification** including Air-to-Water heating, zoned digital controls, high levels of insulation and **1Gb fibre broadband to the door.**
- **Superb village setting** approximately 5 minutes' walk from Bridgetown's shops, services, secondary school, recreational amenities and Local Link connections.
- **Outstanding coastal location** – approximately 3 km from Kilmore Village, 6 km from Ballyhealy Beach and 8 km from the renowned coastal village of Kilmore Quay.
- **Excellent connectivity** to Wexford Town and onward via the N25, N11 and M11 towards Dublin, offering an attractive balance between village, coastal and commuter living.

General Specification - Phase One

THE GROVE, BRIDGETOWN, CO. WEXFORD

Foundations:
Strip type foundations to building regulations.

Main Structure:
The timber frame structure is supplied and erected by Castle Timber Frame whose quality system complies with the requirements of the NSAI. This highly insulated structure is easy and economical to heat. External leaf will be block built and rendered with part brick façade.

Floors:
- Ground floor shall consist of a solid concrete slab on 150mm thermal insulation. Power floated finish.
- First floor to be constructed O.S.B board, glued and fixed on metal web posi joists.

Roof:
Roof shall be constructed from concrete interlocking tiles on fixed battens and laid on roofers felt on proprietary trusses.

Fascia, Soffit, & Gutters:
PVC fascia and soffit, seamless aluminium gutters and PVC downpipes.

Windows:
Windows shall be PVC; double glazed throughout with moisture resistant M.D.F painted window boards.

Doors
All internal doors will be a shaker style, finish painted in a satin finish, with chrome handles.
External doors: The front door is from the Munster Joinery Ultratech range, part glazed. The utility room door and patio doors are PvC double glazed.

Stairs
Stairs shall consist of red deal strings with modern newel posts and balustrades and red deal treads, risers and handrail.

Kitchen
- A fitted kitchen will be provided including a stainless steel sink unit and mixer tap, in accordance with the kitchen plan. Laminate worktop.
- Kitchen layout allows space for the purchaser to install a hob, oven (electric/ gas), extractor, non-integrated dishwasher & fridge-freezer.
- Kitchen Appliances: Joyces Electric voucher €1,500. Purchasers can choose their own appliances by visiting Joyces Electrical. Note the purchaser is responsible for fitting appliances and appliances must be delivered to the property post sale for insurance reasons.
- Non-live first fix gas pipework will be provided behind the kitchen units to facilitate the purchaser installing a gas hob after the sale is closed. All costs associated with the installing, connecting and certifying the gas hob will be the purchaser's responsibility.

Tiling/Floor Finishes
There will be tiling of the bathroom and en-suite floors and part tiling of the walls, tiling of the floors in the kitchen/diner, utility room, hall and ground floor W.C and also tiling of the splashback in the kitchen.

Architraves & Skirtings:
- Skirting's will be moisture resistant MDF, with a contemporary chamfered finish.
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Finishes
- Part brick facades, in accordance with Planning Permission.
- External Plastering: External wall finish will be a smooth knapped render finish, which does not require painting.
- Internal Plastering: Hard wall finish throughout.

Plumbing
- Main Bathroom: Bath with bath shower mixer, close coupled toilet, wash hand basin.
- En-suite: Shower tray, close coupled toilet and wash hand basin.
- Ground floor W.C: Close coupled toilet and wash hand basin.
- There will be one outside tap fitted to the rear of each house.
- Insulated hot water cylinder.

Central Heating
Central heating is from a high efficiency air to water heat pump with underfloor heating at ground floor level and aluminium radiators at first floor level.

Electrical
- See separate electrical schedule for each house type.

Insulation
- All insulation will comply with current building regulations, to A2 BER Rating Standard.

Painting and decorating
- All internal walls and ceilings to have three coats of emulsion paint.
- All timber work to have three coats (primer, undercoat and satin wood finish).
- All softwood to be painted in under coat and satin wood finish.
- Stairs: stings and spindle will have a painted satin finish.

Wardrobes
A two door slide-robe is provided in the master bedroom of each house and a two door wardrobe is provided in another bedroom.

Boundary Fencing
- Inter site boundaries will be a 1.8m high privacy block wall. Rear garden boundaries will be similar block walls or natural ditches in accordance with Planning Permission.
- Dual aspect houses will have a low-level wall to facilitate visibility from the gable windows.

Drives and Paths
- There will be parking for two cars at each house.
- Public footpath will have a concrete finish, and public roads will have a tarmacadam finish in accordance with Wexford County Council specification.

Landscaping
Gardens will be laid to grass. A generous patio in cobble lock will be provided to the rear.

Disclaimer:: The Developer reserves the right to make minor alterations to this General Specification at its own discretion.

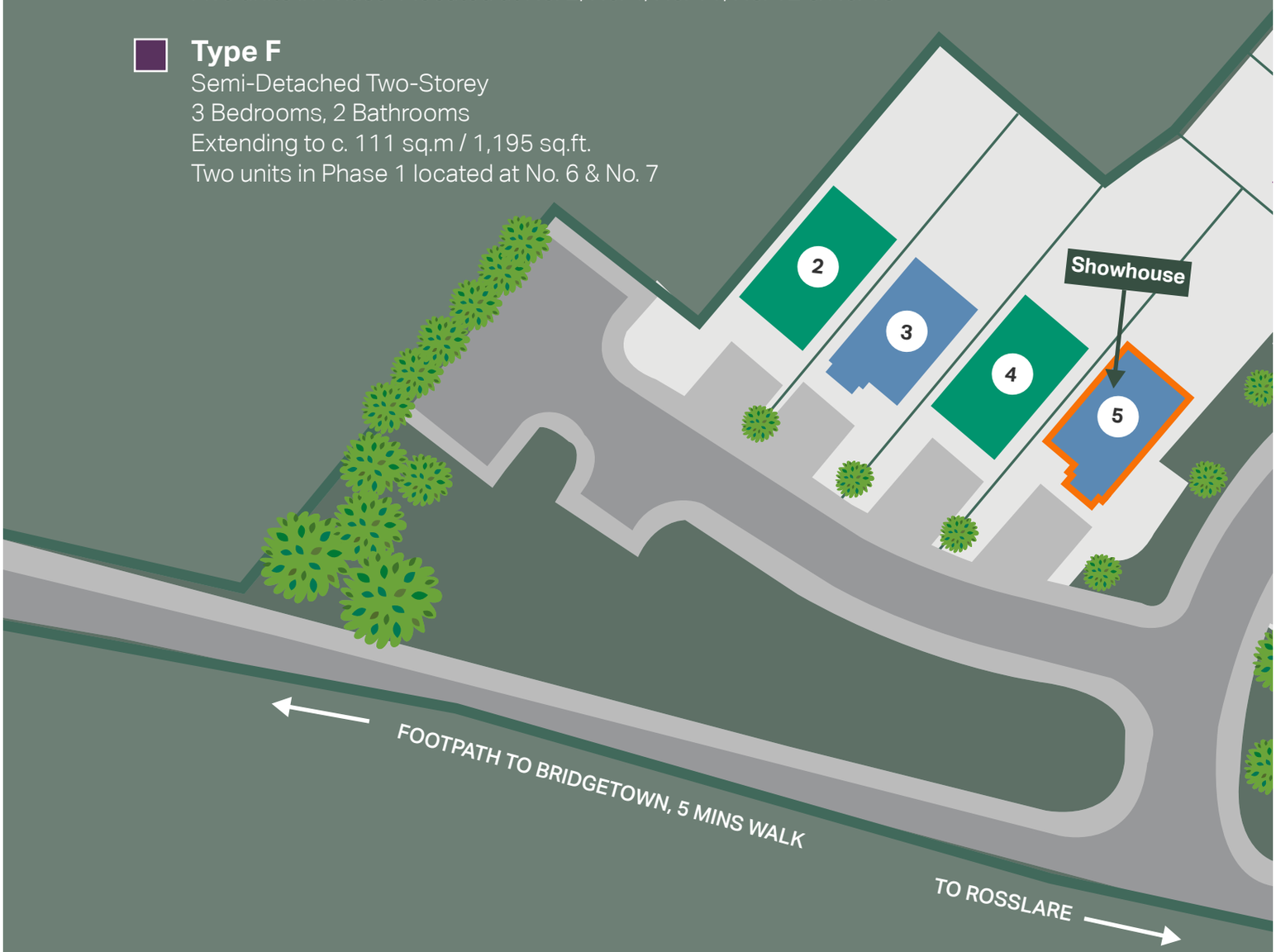
Site Layout

Type B
Detached Bungalow
4 Bedrooms, 2 Bathrooms
Extending to c. 148 sqm / 1,593 sq.ft.
Two units in Phase 1 at No. 8 & No. 9

Type D
Detached Two-Storey
4 Bedrooms, 3 Bathrooms
Extending to c. 132 sq.m. / 1,421 sq.ft.
Three units in Phase 1 at No.3, No. 5 (Show House) & No. 10

Type E
Detached Two-Storey
4 Bedrooms, 3 Bathrooms
Extending to c. 150 sq.m. / 1,615 sq.ft.
Five units in Phase 1 located at No. 2, No. 4, No. 11, No. 12 & No. 13

Type F
Semi-Detached Two-Storey
3 Bedrooms, 2 Bathrooms
Extending to c. 111 sq.m / 1,195 sq.ft.
Two units in Phase 1 located at No. 6 & No. 7



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House Type B



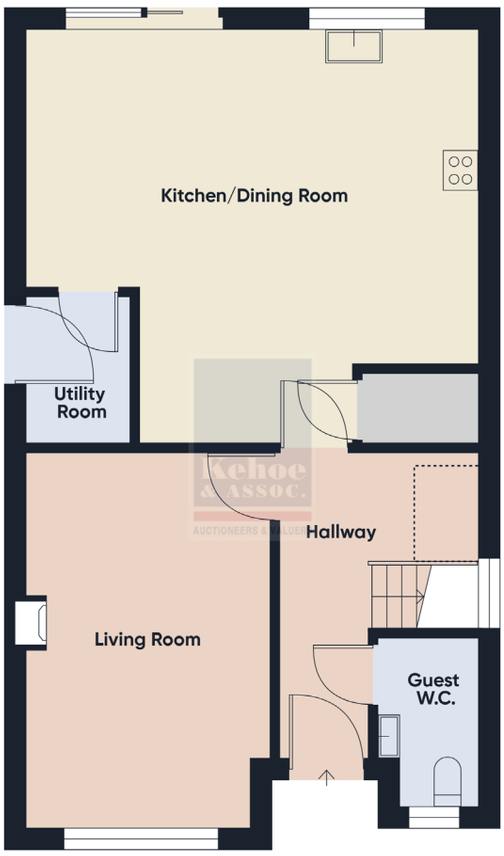
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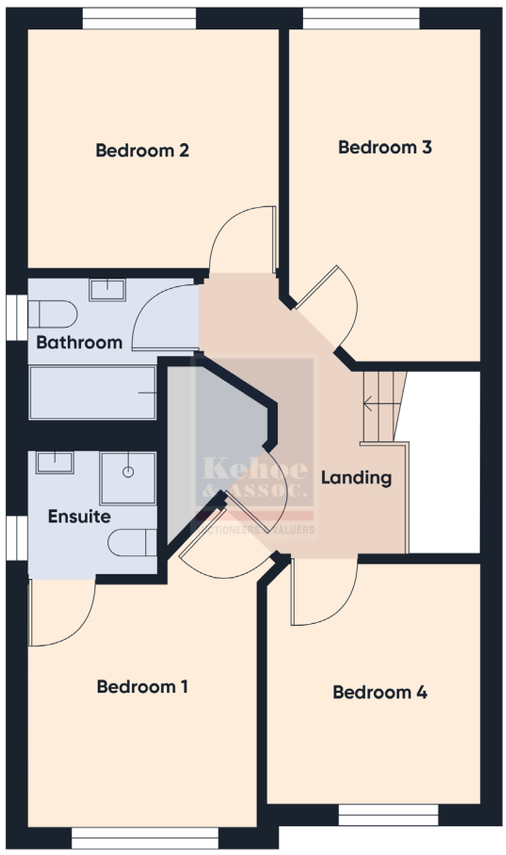
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GROUND FLOOR PLAN



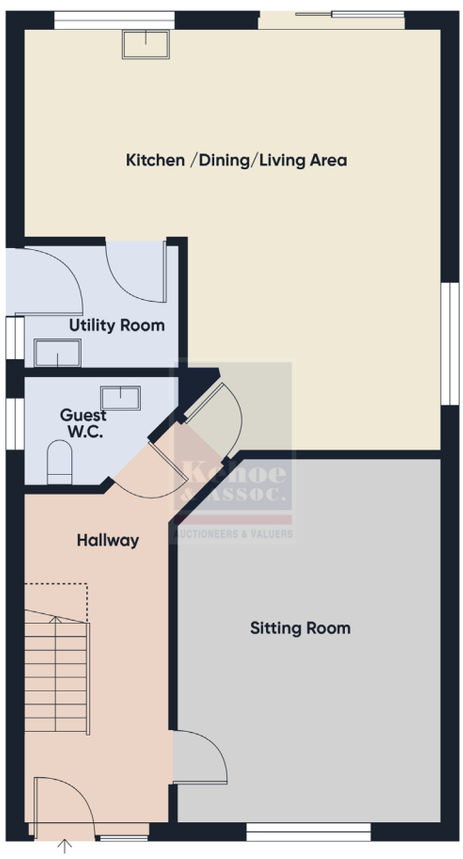
FIRST FLOOR PLAN

House Type E

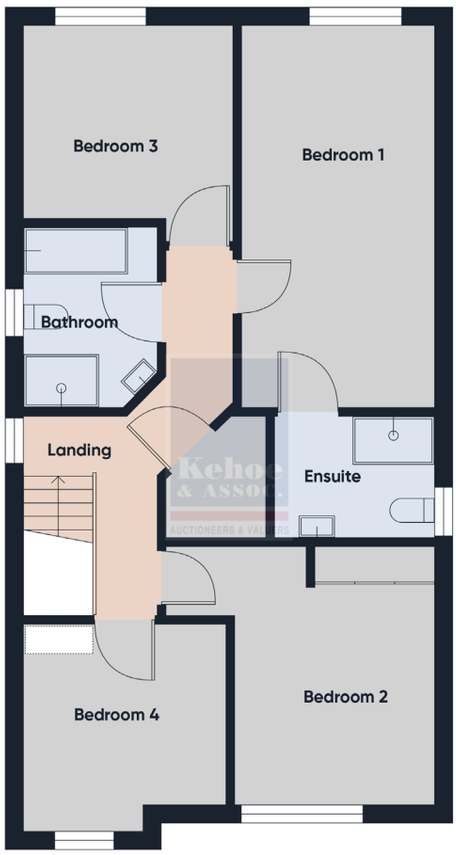


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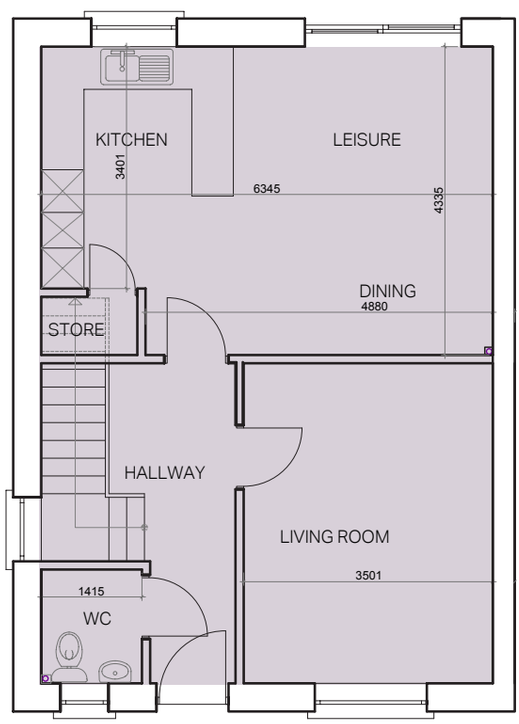


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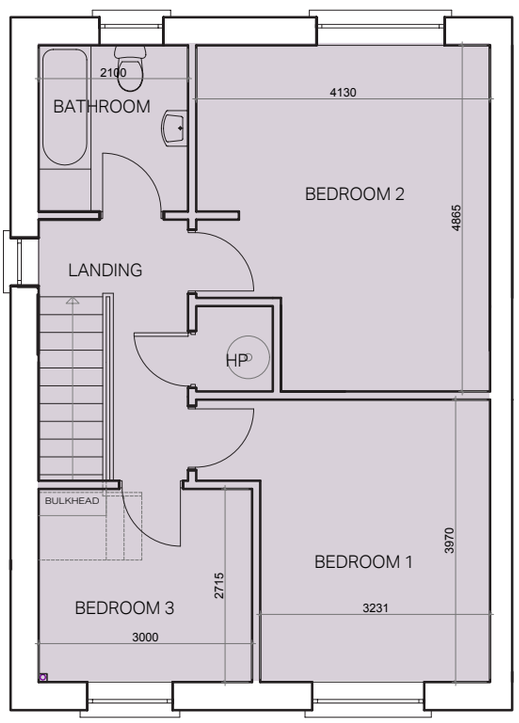
House Type F



Type F
Semi-Detached Two-Storey
3 Bedrooms, 2 Bathrooms
Extending to c. 111 sq.m / 1,195 sq.ft.
Two units in Phase 1 located at No. 6 & No. 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOW FOR SALE & READY TO OCCUPY

The Grove is now for sale, with a selection of beautifully finished A-rated homes ready for immediate occupation.

This is an exceptional opportunity to secure a **brand-new, energy-efficient home without the wait** and begin enjoying everything Bridgetown and the South Wexford coastline have to offer. Prospective purchasers are invited to **view the show house and discover the homes currently available and ready to occupy.**

For current availability, further details and appointments to view, contact Wexford Auctioneers, Kehoe & Assoc. on 053 9144393 or email info@kehoeproperty.com.





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