



• OAK GROVE •

Bunclody Woods



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## BUNCLODY

The vibrant Bunclody area is now one of the most popular and sought after areas in which to live and grow, for those who wish to escape the frantic modern urban life and experience a strong community, good quality services and employment prospects, Bunclody in the North Wexford area offers a life to be lived as it should be lived!

Bunclody at the foot of Mount Leinster, offers a choice of primary and secondary schools, churches, soccer and Gaelic clubs, swimming pool, golf course, shopping, restaurants and leisure facilities – a truly community grounded neighbourhood.

## OAK GROVE

OAK GROVE development offers energy efficiency that far exceeds the average home. Numerous features combine to ensure lower energy usage. Every fabric of the building, combined with the latest efficiencies in building technology result in a truly cost effective home providing living comfort and a healthy home environment.

OAK GROVE will not only allow you to contribute positively to the environment as you live in a highly efficient A-rated home, but you will also feel close to nature nestled neatly among the mature trees surrounding Bunclody Golf and Fishing Club.





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## FEATURES

- A energy rated homes
- Air to water heat pump system provides domestic hot water and efficient heating
- Heat recovery ventilation unit
- Energy-efficient double glazed windows and doors
- Interior fully painted in a subtle contemporary colour
- Driveways set with stylish cobble paving
- Contemporary fitted kitchen
- Quality bathroom suites
- Power showers in ensuite and main bathroom
- All homes plumbed for dishwasher and washing machine
- Generous electrical/TV wiring specification
- Front gardens levelled and seeded
- Back gardens levelled and seeded
- All wired for electric vehicle charging point
- 10 Year Homebond Guarantee







## LOCATION

Superbly positioned, OAK GROVE is in the most desirable location of Bunclody Golf Club, right in the heart of Bunclody town. Standing on the bank of the River Slaney, it is a truly special place. Approximately 100km from the M50, Bunclody Woods is within easy commuting distance of Dublin. While Gorey and Carlow towns are little more than 30km away.

### DRIVE TIMES

**M50**



1hr 15mins

**M11**

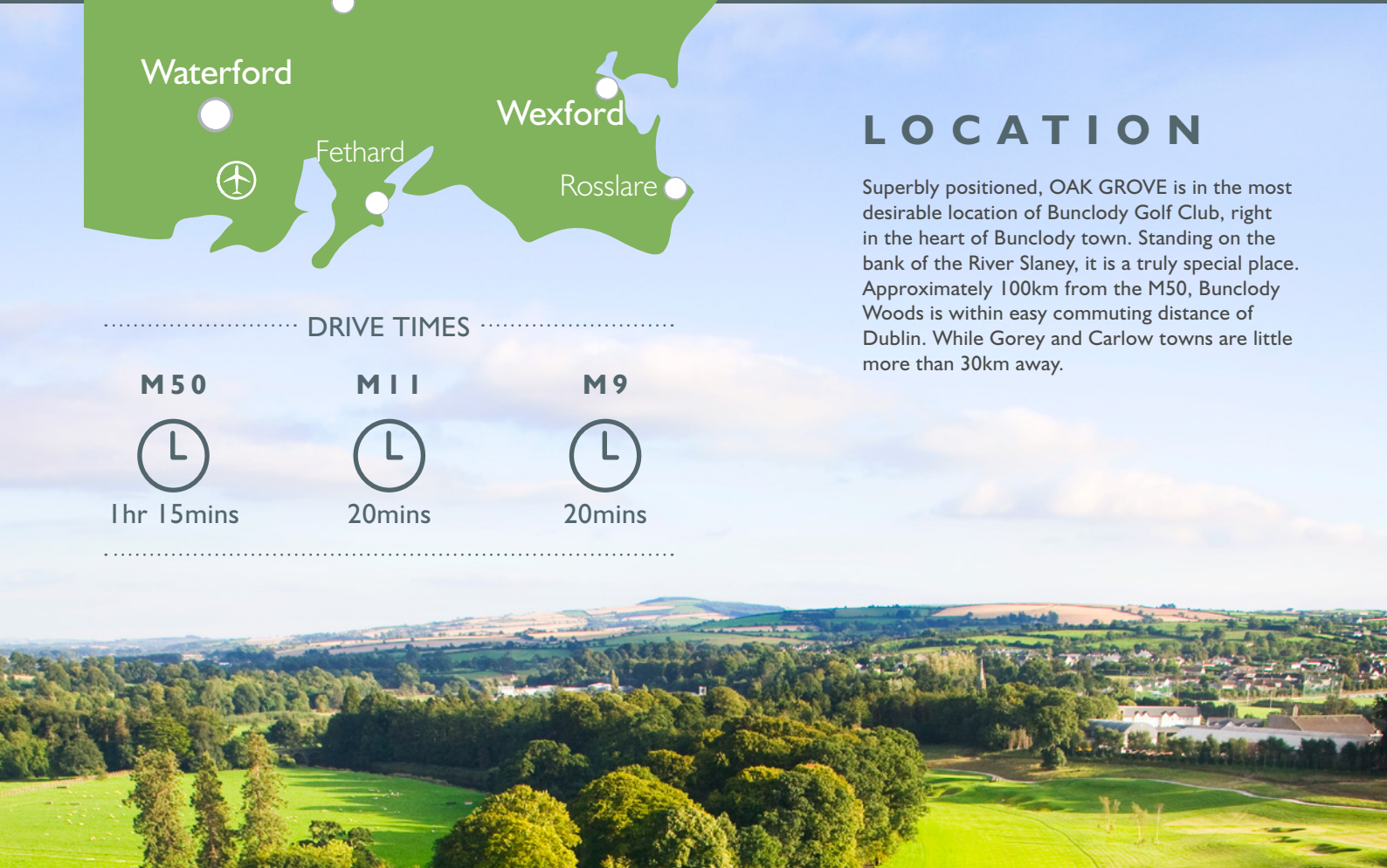


20mins

**M9**



20mins





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### SITE MAP

House Type 1 - Three homes available

House Type 2 - Two homes available

House Type 3 - Three homes available

House Type 4 - One home available

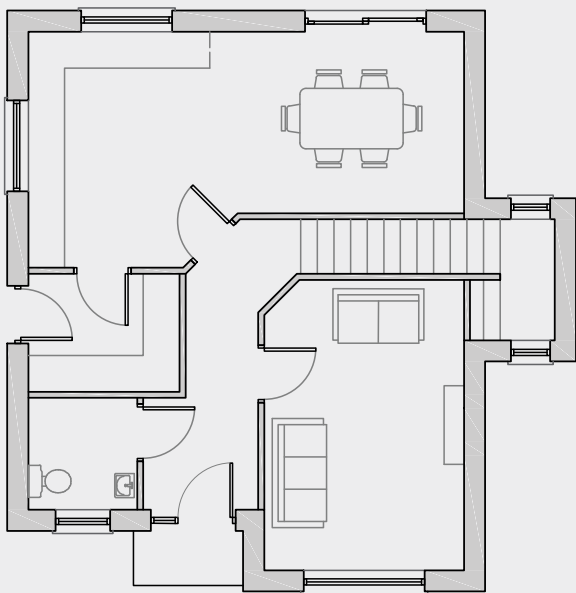
OAK GROVE is positioned at the very front of Bunclody Golf and Fishing Club just inside the entrance and just off Bunclody's Main Street.



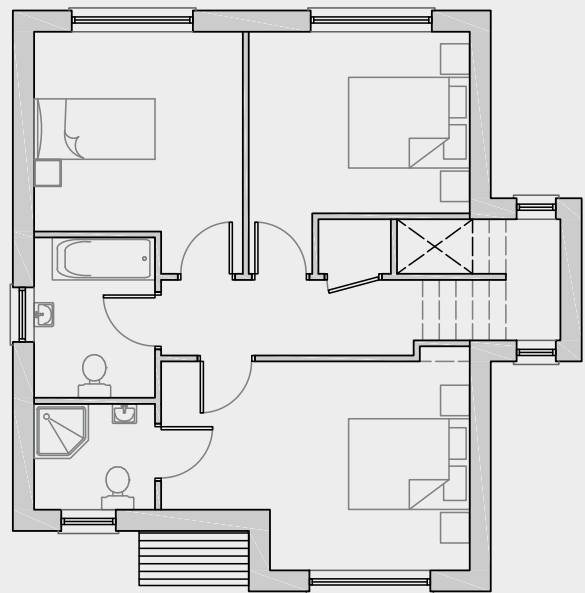




### 3 Bedroom Two Storey Detached House



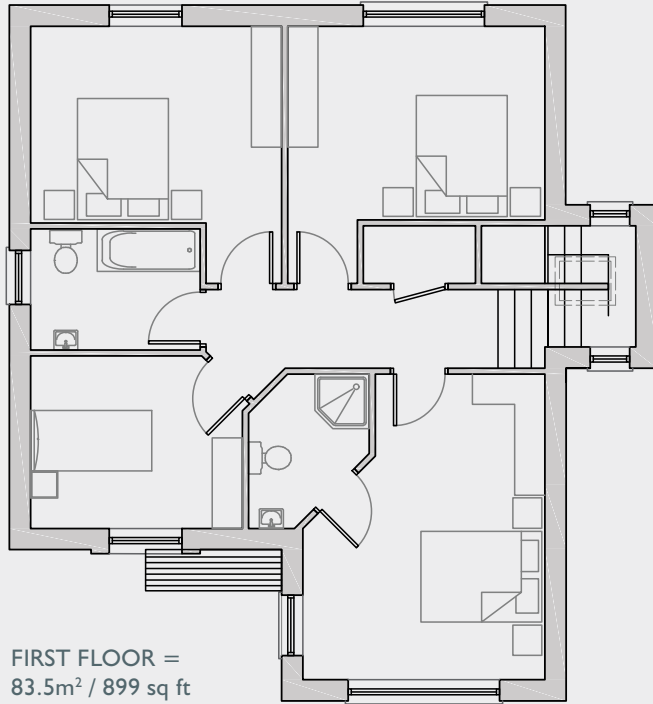
GROUND FLOOR = 63.2m<sup>2</sup> / 680 sq ft



FIRST FLOOR = 57.7m<sup>2</sup> / 621 sq ft

TOTAL FLOOR AREA = 120.90m<sup>2</sup> / 1,301.4 sq ft

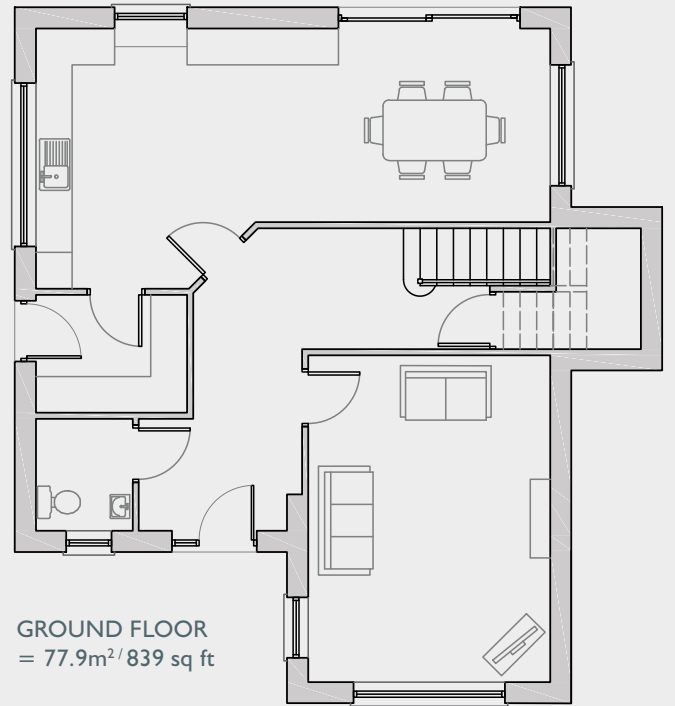




FIRST FLOOR =  
83.5m<sup>2</sup> / 899 sq ft

## 4 Bedroom Two Storey Detached House

TOTAL FLOOR AREA =  
161.52m<sup>2</sup> / 1,738.6 sq ft



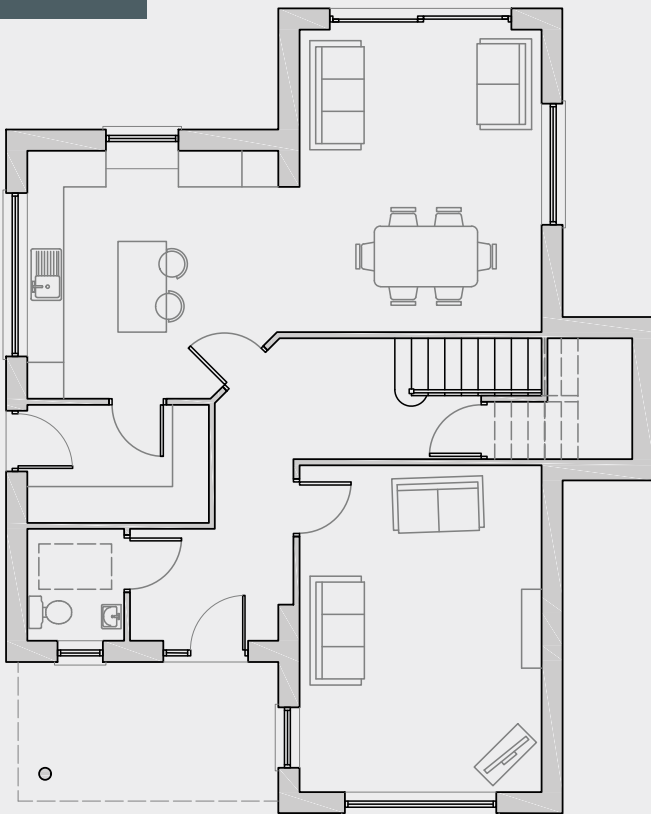
GROUND FLOOR  
= 77.9m<sup>2</sup> / 839 sq ft

# · HOUSE TYPE · 2

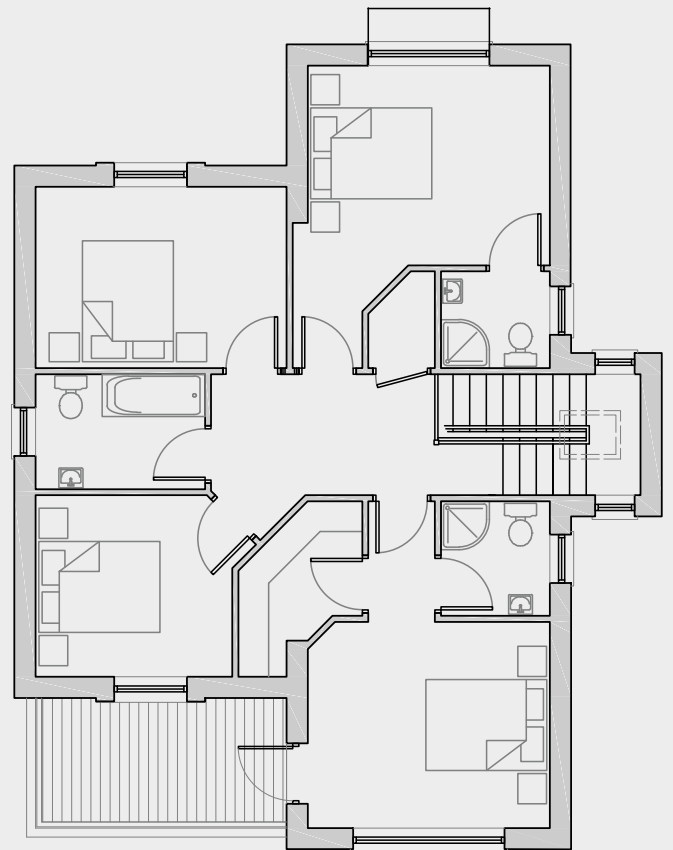




HOUSE TYPE. 3



GROUND FLOOR = 89.85m<sup>2</sup> / 967 sq ft

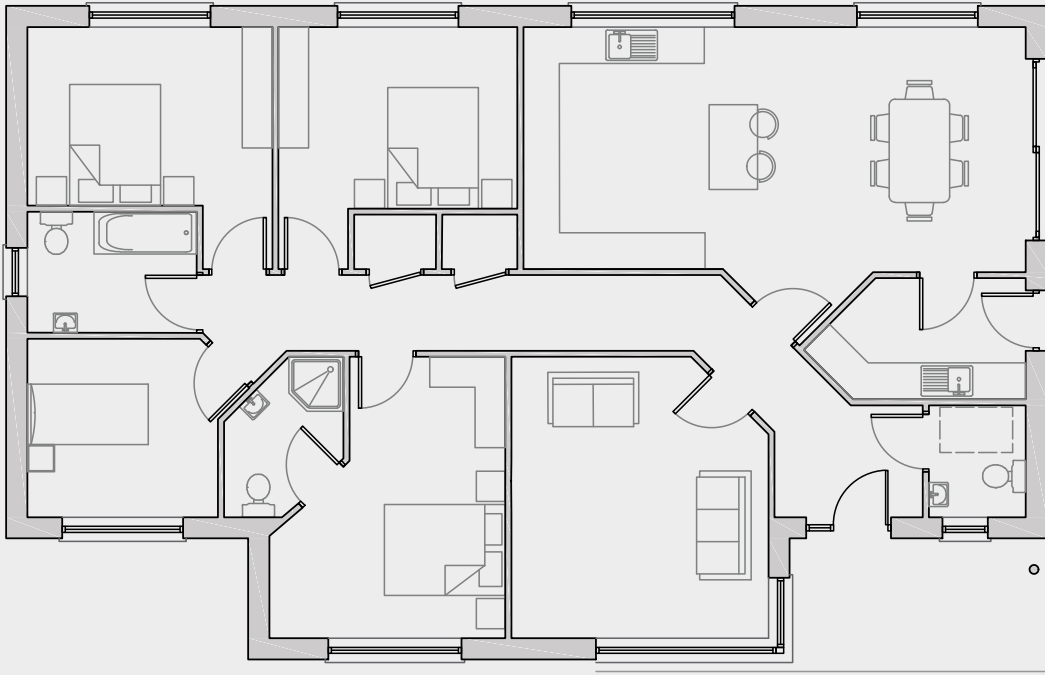


FIRST FLOOR = 86.22m<sup>2</sup> / 928 sq ft

**4 Bedroom Two Storey Detached House**

**TOTAL FLOOR AREA = 176.07m<sup>2</sup> / 1,895 sq ft**





4 Bedroom Single Storey Detached House

TOTAL FLOOR AREA = 150m<sup>2</sup> / 1,615 sq ft







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TEAM DETAILS

**Architect**

Burgess Construction  
Services Ltd., Raheen, Kildavin,  
Bunclody, Co. Wexford

**Engineer**

Dunbar Lunn Structural, Civil  
& Environmental Engineers,  
2 Alder Court, Ferns,  
Enniscorthy, Co. Wexford

**Solicitor**

Crean O'Flaherty Solicitors,  
Mill Wood, Carrigduff, Bunclody,  
Enniscorthy, Co. Wexford

**Developer**

B.G.A.F. Developments Ltd,  
Carrigduff, Bunclody,  
Enniscorthy, Co. Wexford

**Sherry  
FitzGerald**  
O'Leary Kinsella

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