



Cnoc na Gréine

ENNISCORTHY



Enniscorthy Blooming with Culture

Enniscorthy is a welcoming and diverse community located in the heart of Wexford. With a wide range of local clubs, organizations and activities you are sure to find something that will peak your interest. Located only 15 minutes from the wonderful beaches of County Wexford along with the picturesque Slaney sidewalk, you're never too far away from nature even when living in the heart of town.



Welcome to Cnoc na Gréine



Spacious family homes built around landscaped green spaces, creating a development perfect for families.

Cnoc na Gréine offers a great balance between style and comfort. These homes are very efficient in their use of energy and the internal spaces are designed to suit a modern lifestyle.

The historical town of Enniscorthy has everything you could wish for; a short distance to the motorway network for commuting to work, excellent schools, close proximity to wonderful beaches and a huge variety of outdoor activities.

GENERAL

- Each house will achieve an A Rating and will be NZEB compliant to ensure the highest level of comfort at a lower cost.
- High levels of insulation are incorporated in the walls, floors and roofs.
- Homes are completed with an exceptionally low air-tightness to protect against heat loss and further reduce running costs.
- Many features combine to ensure lower energy usage and a more sustainable way of living.
- Extra high ground floor ceilings giving a feeling of extra space and comfort.
- No gas or oil bills.
- Each house has private off road car parking.
- Infrastructure provided for EV Charging.
- 10 Year Homebond Structural Guarantee.
- All walls and ceilings are skimmed and painted in a neutral colour throughout as standard



ELECTRICAL

- Broadband - wired for Siro services which will provide fibre to the home, giving fastest speed broadband available.
- Low energy light fittings throughout to ensure lower running costs.
- Contemporary switches and sockets throughout.





HEATING AND PLUMBING

- Under floor heating to ground floor, ensuring a radiator-free ground floor in your home.
- High efficiency Air Source Heat Pumps will provide all heating and hot water needs.
- Heat pump system is designed to operate at lower temperatures ensuring ample ambient temperatures whilst cost saving on energy bills.
- The heating system is controlled by a digital remote panel which allows the user ease in creating a comfortable living environment.
- The hot water system is pressurised to ensure ample water pressure along with quick recovery to guarantee hot water availability.

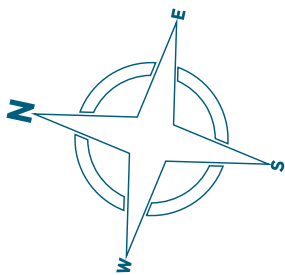
KITCHENS & BEDROOMS

- Superior quality bespoke kitchens in a classic yet contemporary style, featuring stone-effect worktops as standard. The kitchen includes an oven, hob and extractor fan (subject to T&Cs).
- Spacious utility rooms are featured in a selection of house types.
- Contemporary fitted wardrobes



EXTERNAL AND INTERNAL FINISHES

- External wall finish will consist of a pre-coloured cement based low maintenance render and modern brick facades and concrete roof tiles.
- Maintenance free PVC fascia and soffits.
- Majority of homes to enjoy ultra-modern standing seam metal canopies.
- State of the art energy efficient double glazed PVC windows and a composite front door.
- Secure five-point locking to all external doors.
- All homes are fully decorated ready for turnkey living.
- Bathrooms are fully floored with generous tiling to walls.
- Pumped thermostatic showers and shower enclosures are fitted to all homes.
- Flooring allowance provided, giving the homeowner the opportunity to customise their new home.



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House Types

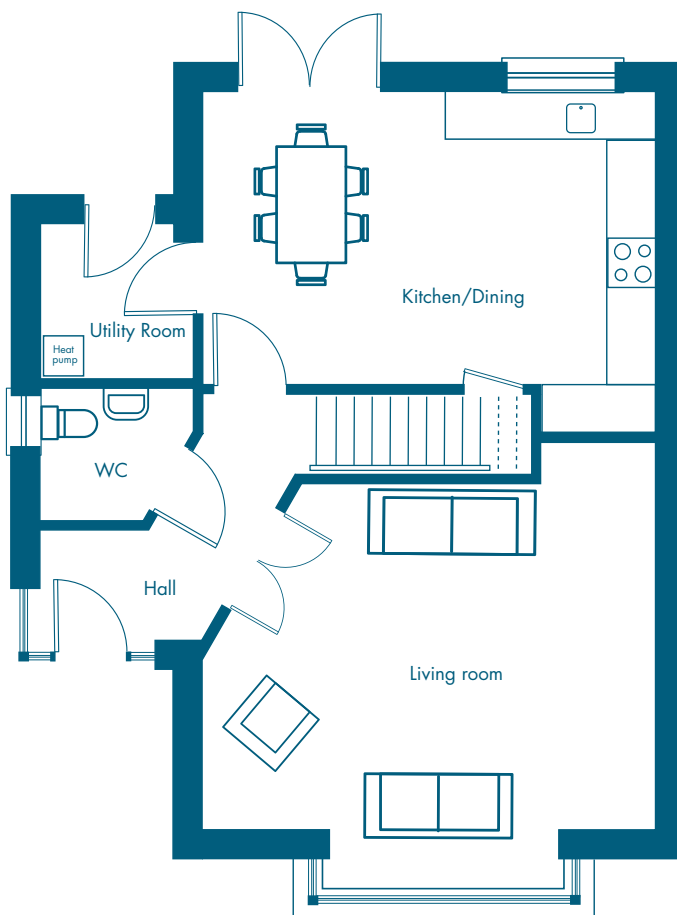
- A 4 bed
- B 3 bed
- C 3 bed
- D 1 bed duplex
- E 2 bed
- F 2 bed
- G 1 bed duplex
- H 4 bed



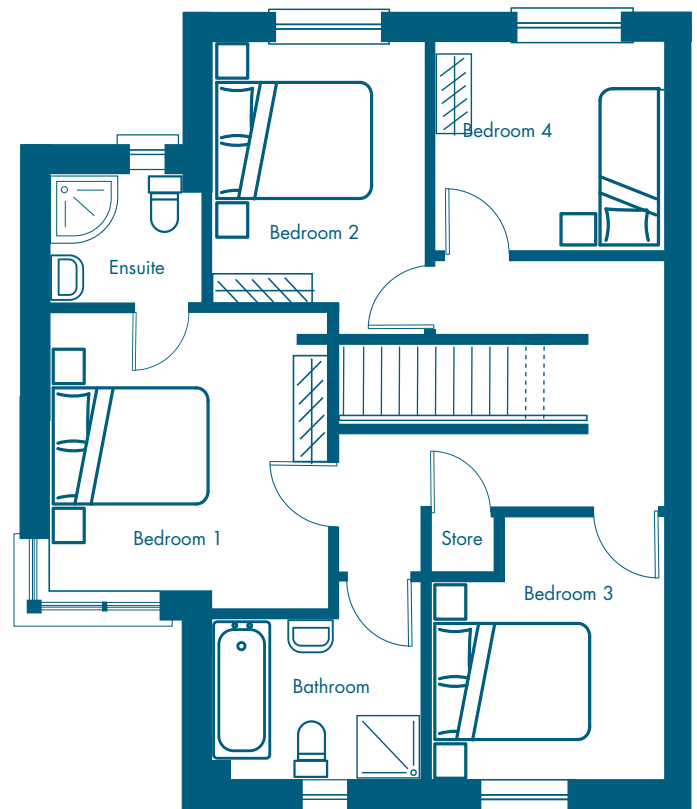
FLOOR PLANS



TYPE A
4 BED SEMI DETACHED
128 SQ.M



GROUND FLOOR



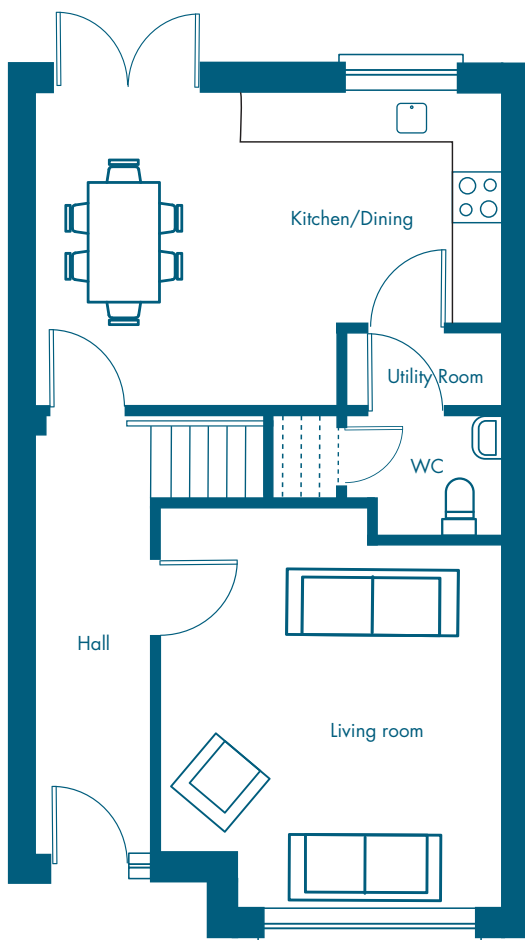
FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, LAYOUT MAY VARY.

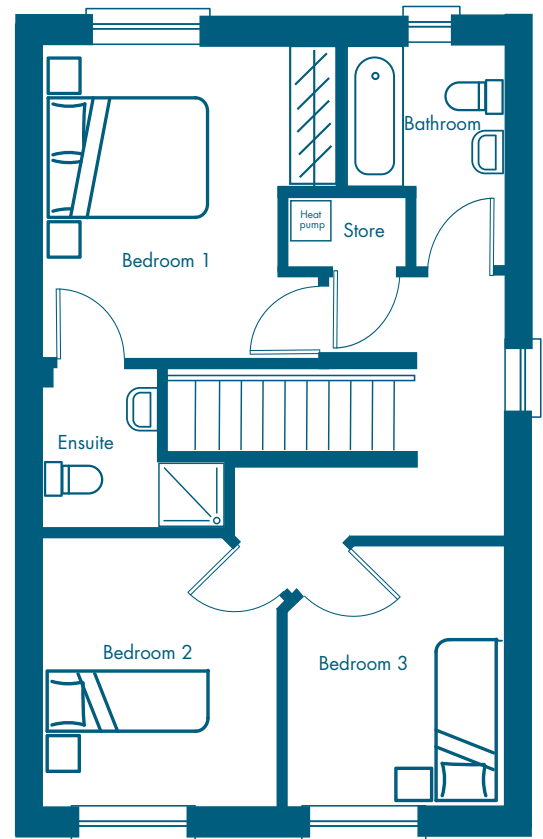
FLOOR PLANS



TYPE B
3 BED SEMI DETACHED
106 SQ.M



GROUND FLOOR



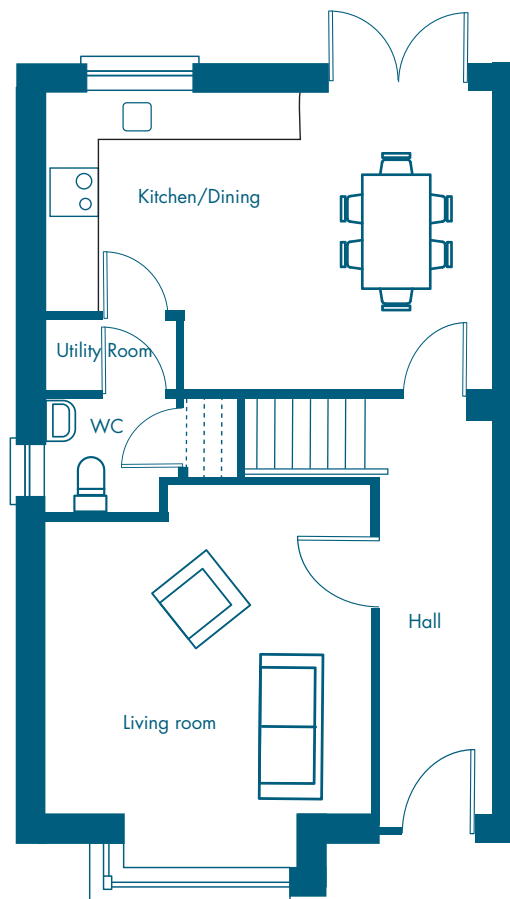
FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY, LAYOUT MAY VARY.

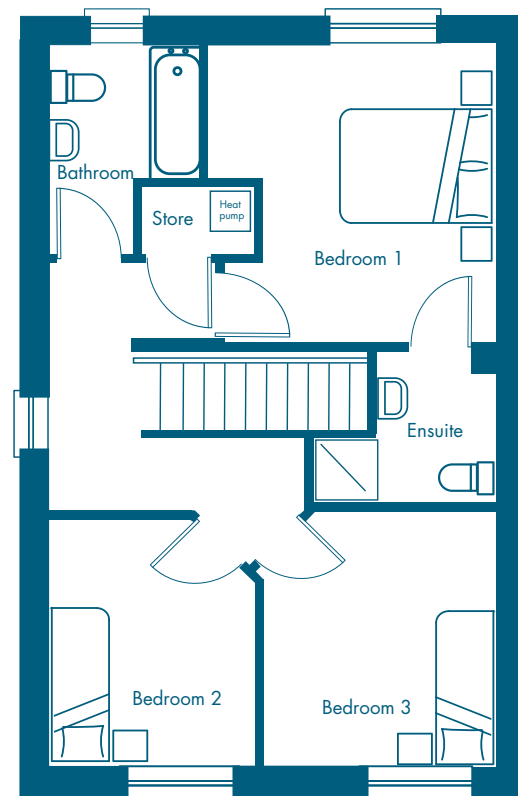
FLOOR PLANS



TYPE C
3 BED SEMI DETACHED
105 SQ.M



GROUND FLOOR

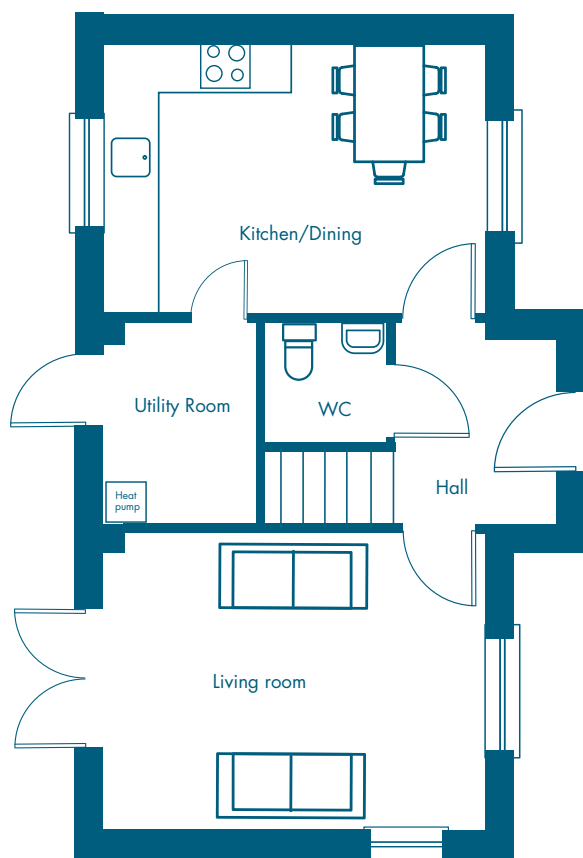


FIRST FLOOR

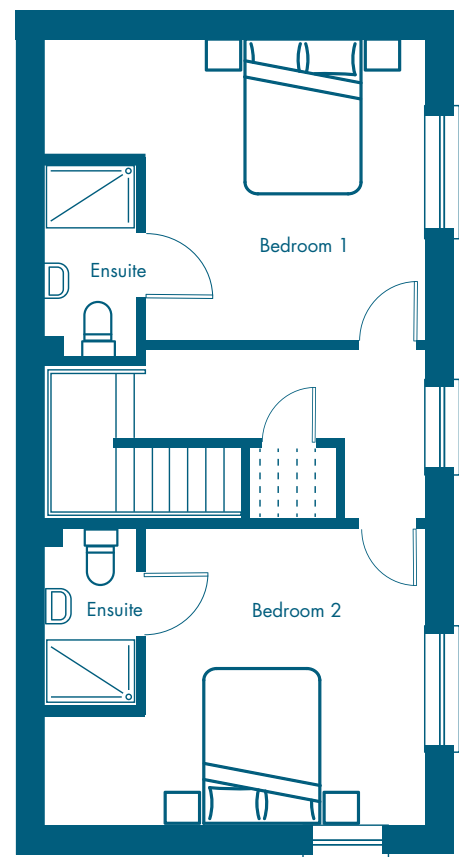
FLOOR PLANS



TYPE E
2 BED SEMI DETACHED
87 SQ.M

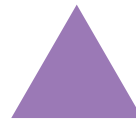


GROUND FLOOR

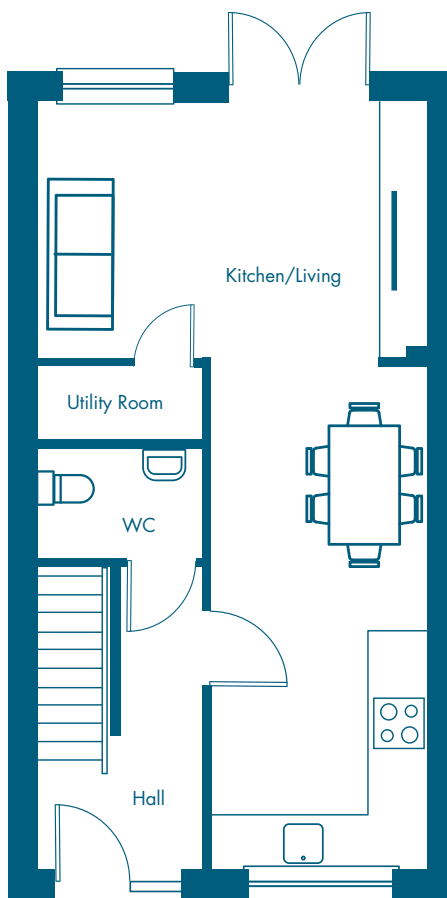


FIRST FLOOR

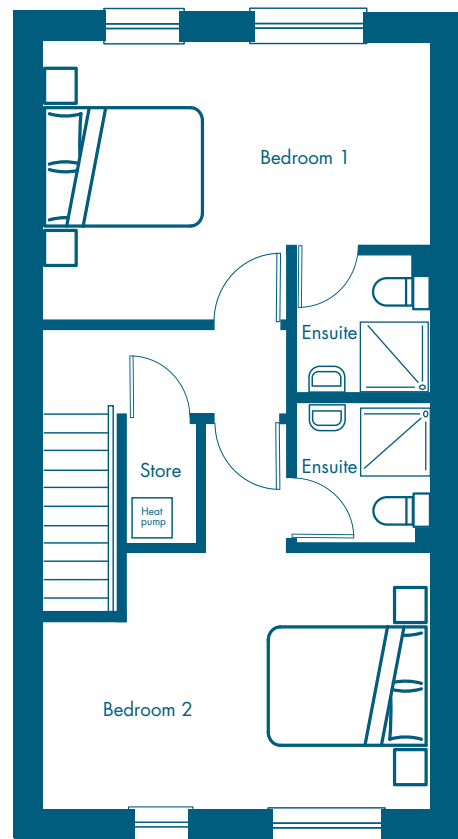
FLOOR PLANS



TYPE F
2 BED SEMI DETACHED
91 SQ.M



GROUND FLOOR

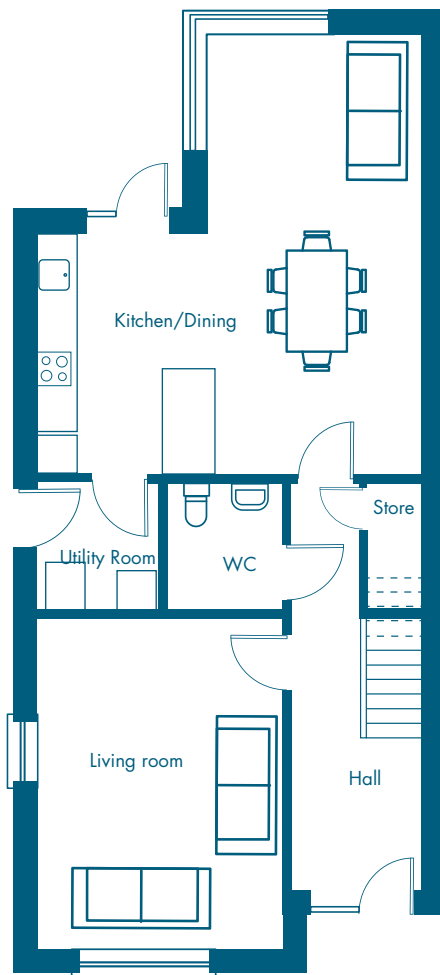


FIRST FLOOR

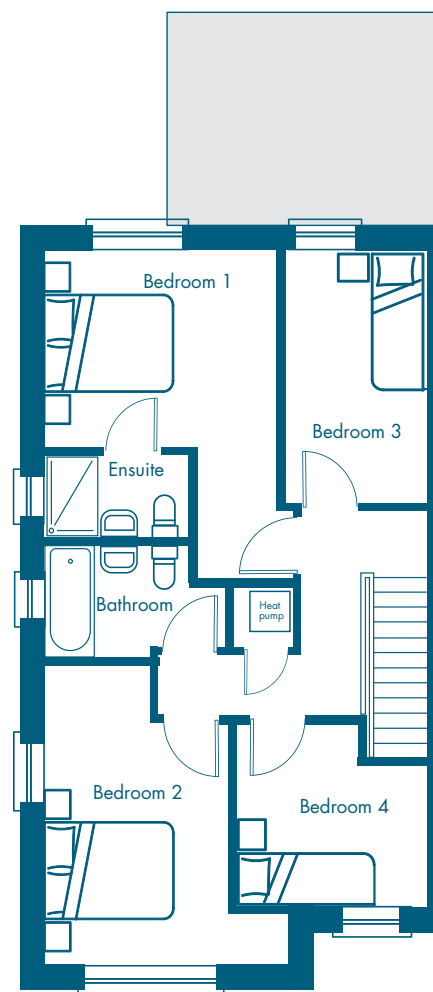
FLOOR PLANS



TYPE H
4 BED
134 SQ.M



GROUND FLOOR



FIRST FLOOR

HELP-TO-BUY SCHEME

The Help-to-Buy incentive is a government initiative designed to help you, as a first-time buyer, to raise the deposit needed to purchase your new build house or apartment.

Under the incentive and in association with Revenue.ie, you may receive a refund or rebate of Income Tax and Deposit Interest Retention Tax (DIRT) paid over the previous four tax years.

The Help-to-Buy scheme has been enhanced to the current maximum level of €30k or 10% of the property value (whichever is the lower) and has been extended to the 31st December 2029.

Find out more at [Revenue.ie](https://www.revenue.ie)



FIRST HOME SCHEME

The First Home Scheme (FHS) in Ireland helps first-time buyers and eligible purchasers afford a new home by providing a shared equity loan from the government and participating banks. You can get up to 30% of the home's price (or 20% if using the Help to Buy grant) to reduce the mortgage amount you need. In return, the government owns a share of your home that you can buy back over time. You don't pay anything on this equity share for the first five years, but fees apply after that. FHS makes homeownership more affordable by lowering your monthly mortgage payments, making it easier to get loan approval. For more information on the scheme and how to apply, visit [firsthomescheme.ie](https://www.firsthomescheme.ie).

HERE'S HOW THE SCHEMES COULD WORK FOR YOU

A combined salary of €70,000 and the Help-To-Buy and First Home Schemes would purchase your new home to the value of €310,000 as follows.

Property Price	€310,000
Household Income	€70,000
Deposit	€20,000
Help-to-Buy	€30,000
First Home Scheme	€62,000(=20% equity share)
Mortgage Monthly Repayments	€898(based on 35 years and at 3.8% interest rate)



[Contact us for more details about government support schemes](#)





Cnoc
na Gréine
ENNISCORTHY

Enniscorthy to M50 – 60 mins,
Enniscorthy to SETU Carlow – 45 Mins
Enniscorthy to Kilkenny – 50 mins
Enniscorthy to Waterford 45 mins



Scan for directions



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PSRA Licence no - 001146
053 92 42140
info@paulatreacy.ie
www.paulatreacy.ie

Val Stone Solicitors

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www.nevillehomes.ie

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