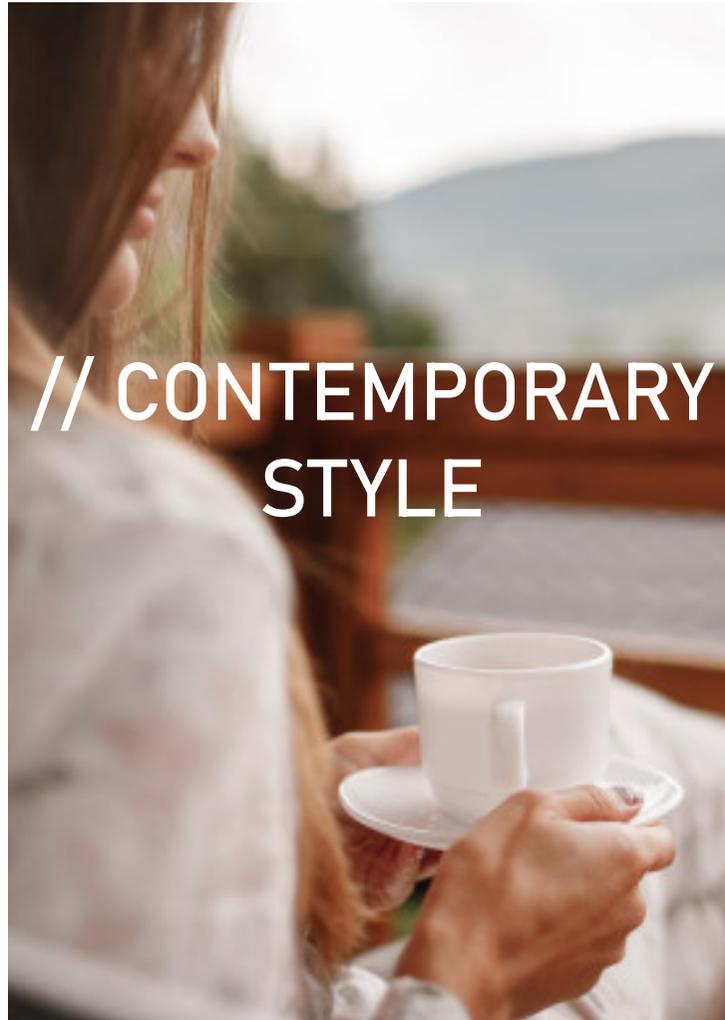


TAOBH NA COILLE

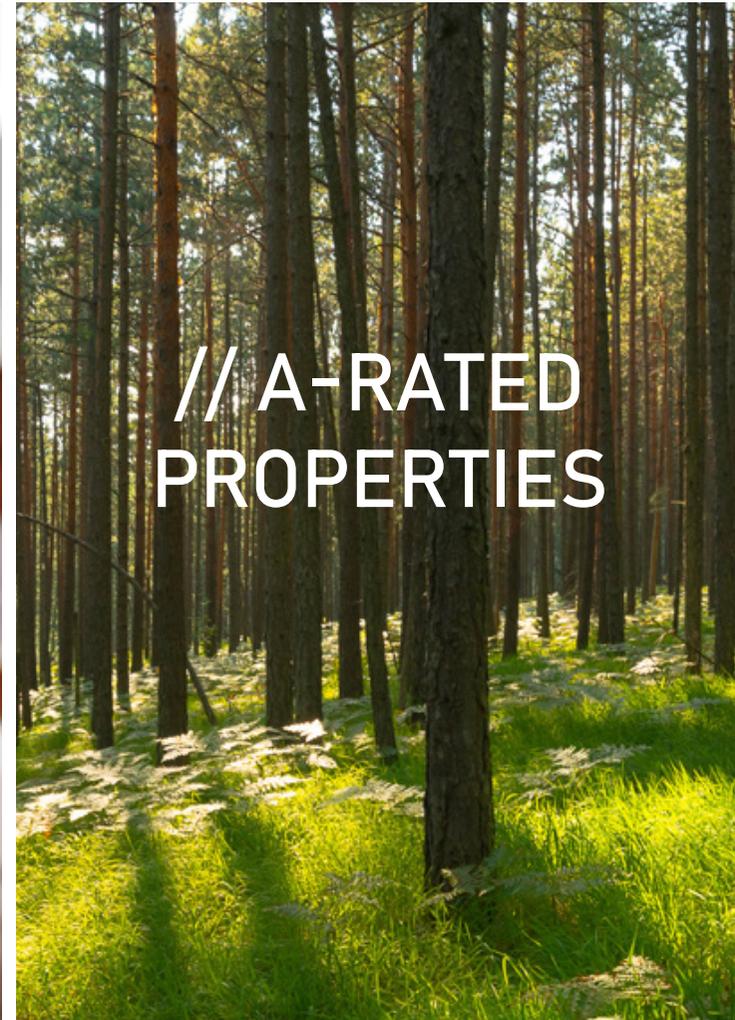
WELCOME TO TAOBH NA COILLE



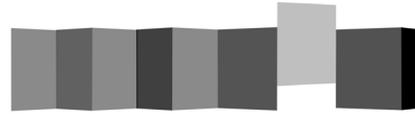
// EXCLUSIVE
DEVELOPMENT



// CONTEMPORARY
STYLE



// A-RATED
PROPERTIES



TAOBH NA COILLE

// STEP INTO YOUR OWN SPACE

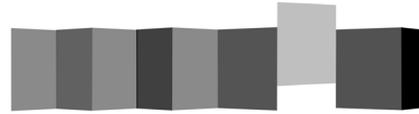
A RATED 4 BED SEMI-DETACHED
CONTEMPORARY HOMES
WITH GARAGES



DEVELOPER:  **Sheville**
Property Development Ltd.

AGENT: Mooney Property Rafter Street Gorey Co Wexford
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SOLICITOR: Emmet O'Gorman O'Gorman Law
Main Street Gorey Co. Wexford | 053 948 9413 | info@ogormanlaw.ie



TAOBH NA COILLE

WELCOME TO KILANERIN

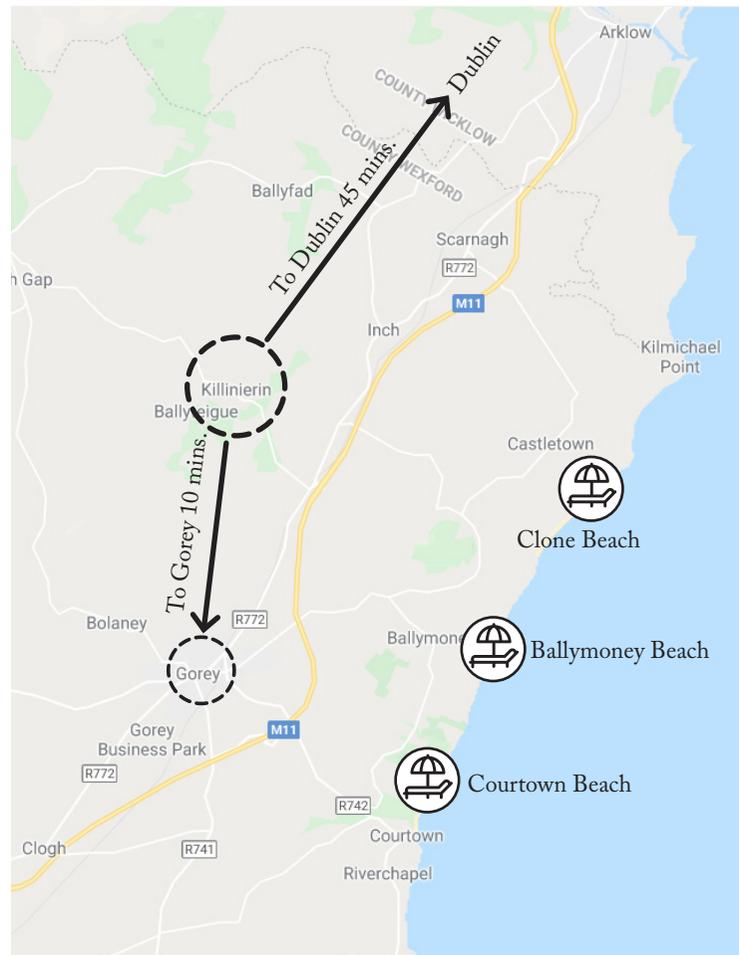
KILANERIN is a picturesque village just north of the vibrant town of Gorey, Co. Wexford. The village is situated just 2 kilometres from Junction 22 of the M11 motorway taking you to South Dublin in just 45 minutes. The community take great pride, time and care in making the village both charming and welcoming. Kilanerin boasts amenities and services such as a Primary School, Supermarket, Café, Church, Sports Pitches and a Leisure Centre, all located conveniently on your doorstep with local transport available to the Secondary Schools in Gorey Town. Hot desk workspace options are also available

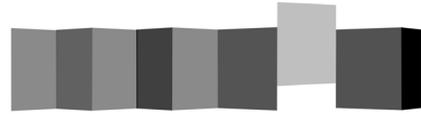
in Kilanerin just 1 minute walk from Taobh na Coille. Surrounding the village there are fantastic Woodland Walks through Curragh Woods leading to Wexford Lavender Farm. Some of Wexford's most idyllic blue flag beaches including Ballymoney, Clone and Courtown are all minutes' drive from Kilanerin.

TAOBH NA COILLE is a small exclusive development comprising of just eight 'A rated' contemporary 4 bed homes, each with their own garage. The houses measure a generous 1450 sq. feet with 3 Double Bedrooms, Master Bedroom with En Suite, a spacious Kitchen and Dining area, Living room and an enclosed private rear garden. Exemplifying the belief that 'concrete built is better built', the houses are constructed in a traditional concrete block cavity structure and utilise passive double-glazed windows to ensure the houses are thermally efficient.

The houses use a highly efficient air to water heat pump to supply hot water and heating with a pressurised water system, underfloor heating on the ground floor living area and aluminium radiators upstairs. The interior consists of bespoke finishes such as contemporary solid doors, a bespoke olive hue kitchen, high quality built-in wardrobes in three of the bedrooms and each room wired with CAT6 cables.

Taobh Na Coille has been carefully designed to provide attractive spacious houses finished to the highest standards in this most sought after of locations.





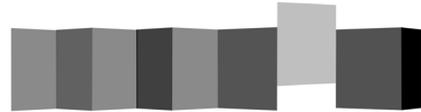
TAOBH NA COILLE

GOREYTOWN CENTRE is just 10 minutes' drive away from Kilanerin village. Gorey is a vibrant town with a number of fabulous restaurants, cafés, a cinema and shopping options including beautiful boutiques. Gorey offers extensive commuting options

including an excellent commuter train service and both public and private buses that run frequently to both Dublin City Centre & Dublin Airport.



Exterior artist impression

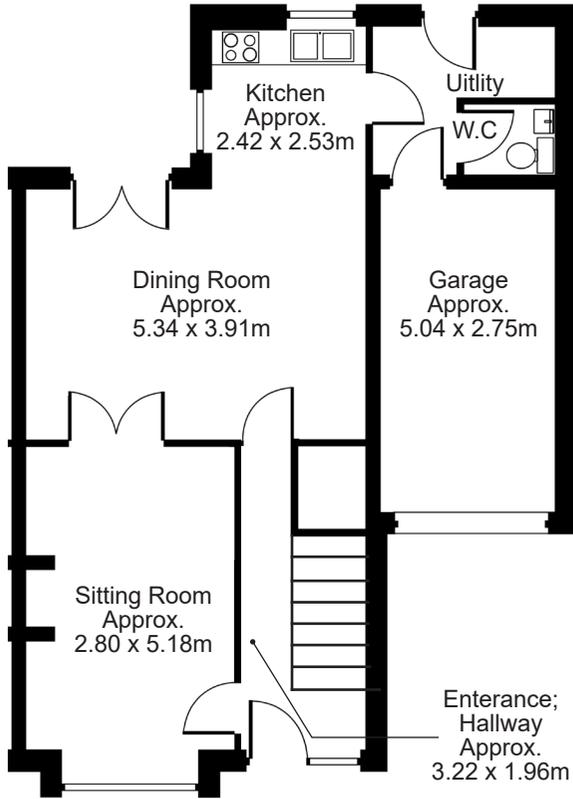


TAOBH NA COILLE

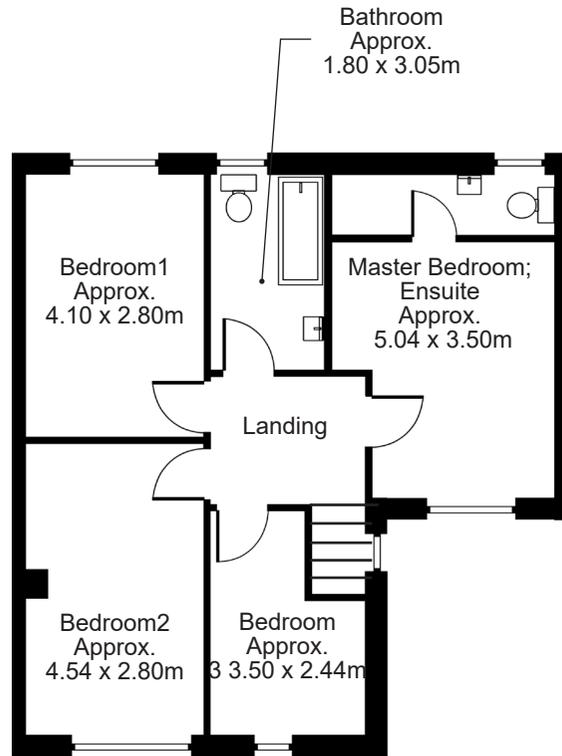
SINGLE DWELLING FLOOR AREA
approx (Unit m²)

HOUSE TOTAL 137.9 m²

- GROUND FLOOR (EXCL GARAGE): 60.6 m²
- GARAGE 15.6 m²
- GROUND FLOOR 76.2 m²
- FIRST FLOOR 61.7 m²



GROUND FLOOR



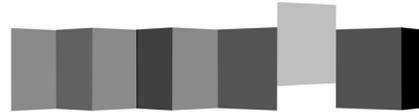
FIRST FLOOR



Ground floor artist impression



First floor artist impression



TAOBH NA COILLE

CONTEMPORARY MODERN LIVING

KEY FEATURES:

- A rated ultra-modern air to water heating system
- Under floor heating down stairs
- Pressurised water system
- Double glazed passive thermally efficient golden oak windows

- Smart home ready - cat 6 cabling
- Contemporary olive hue kitchen
- High quality built in wardrobes in 3 bedrooms
- Contemporary solid internal doors
- Master bedroom ensuite tiled
- Bathroom floor & around bath tiled
- Guest WC floor tiled
- Private garage with roller door
- Private fenced rear gardens
- Off street parking

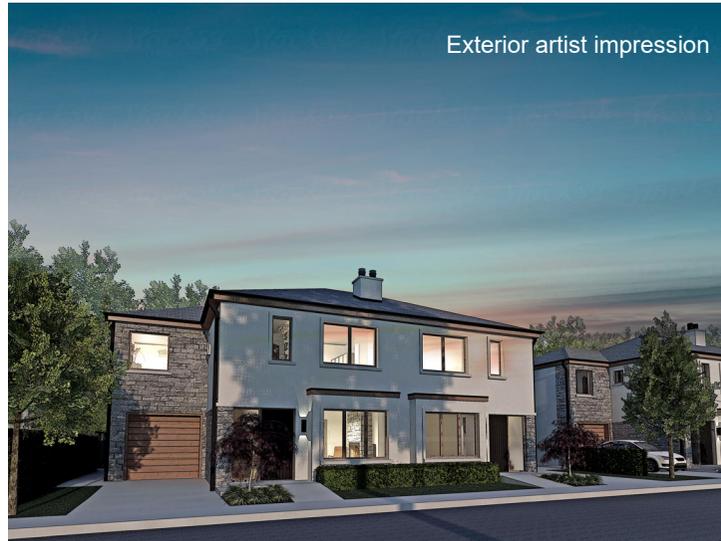


Existing Dwellings
& Green Space

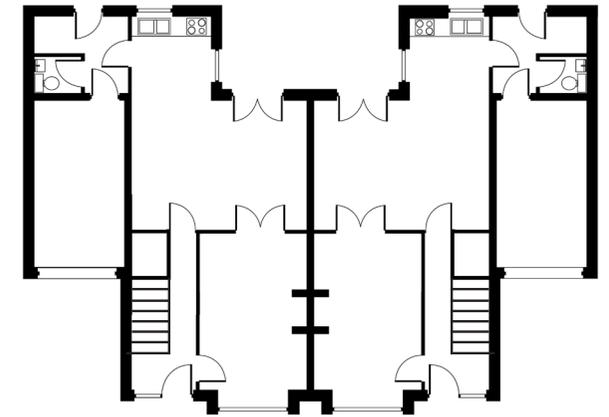
8 No. Site layout



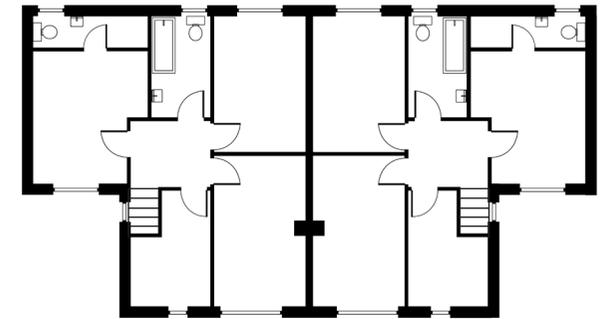
North west elevation



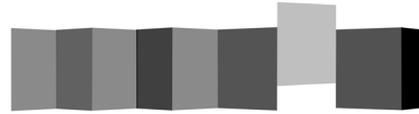
Exterior artist impression



Ground floor layout as semi-detached



First floor layout as semi-detached



TAOBH NA COILLE

// CONTACT US

* These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not to scale. All negotiations should be carried out through Mooney Property, the selling agent. The developer reserves the right to make alterations to the design and specifications in the overall interest of the development.



Exterior artist impression