



AN GOIRTÍN GLAS



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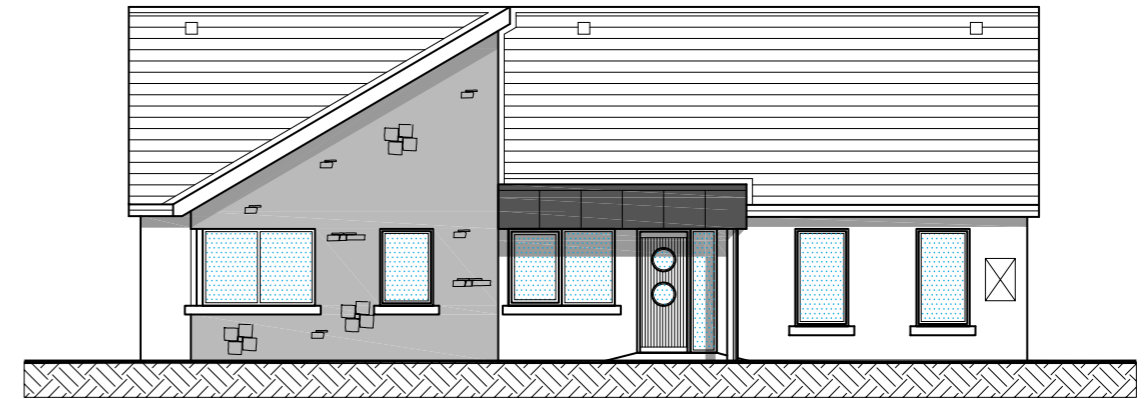
An Goirtín Glas is a beautiful residential development of just 12 detached homes by Gralor Homes Limited. The development presents a superb opportunity to own a contemporary, energy efficient home that has been thoughtfully designed, making it the perfect place to call home. The scheme comprises of a selection of 3 and 4 bedroom spacious 'A' rated detached homes. On offer are both bungalows and dormer homes, all of which are detached on lovely spacious sites.

An Goirtín Glas is conveniently located just a short stroll from the well-established village of Blackwater which offers bars, a café, a supermarket, the local primary school and the GAA pitch and only a short drive to all of the wonderful amenities that the thriving town of Wexford has to offer which is just 15 km away. Ballyconnigar Beach is 3 kilometres away offering a beautiful sandy beach with stunning walks. Blackwater is sitting pretty as in 2023 it was named Ireland's Best Kept Village. Blackwater Golf course is just 5km away.



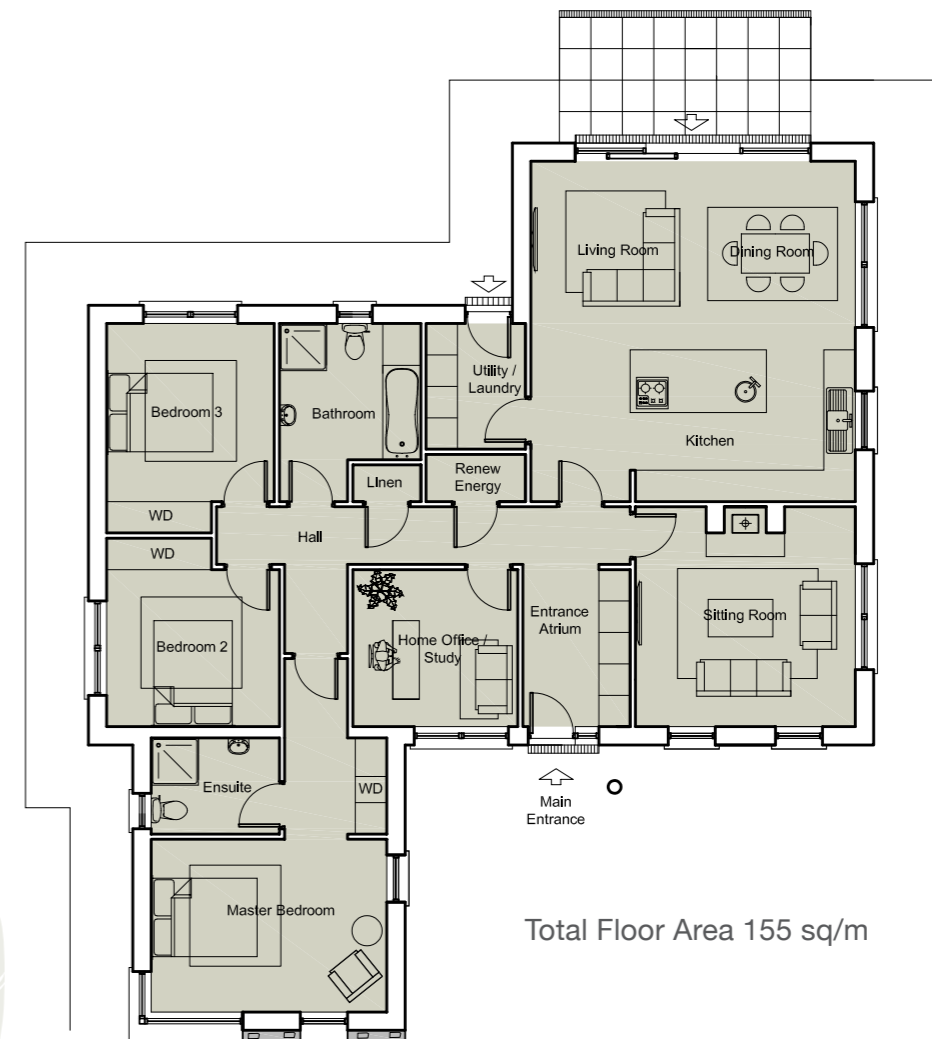


## HOUSE TYPE A



## SUPERIOR SPECIFICATION:

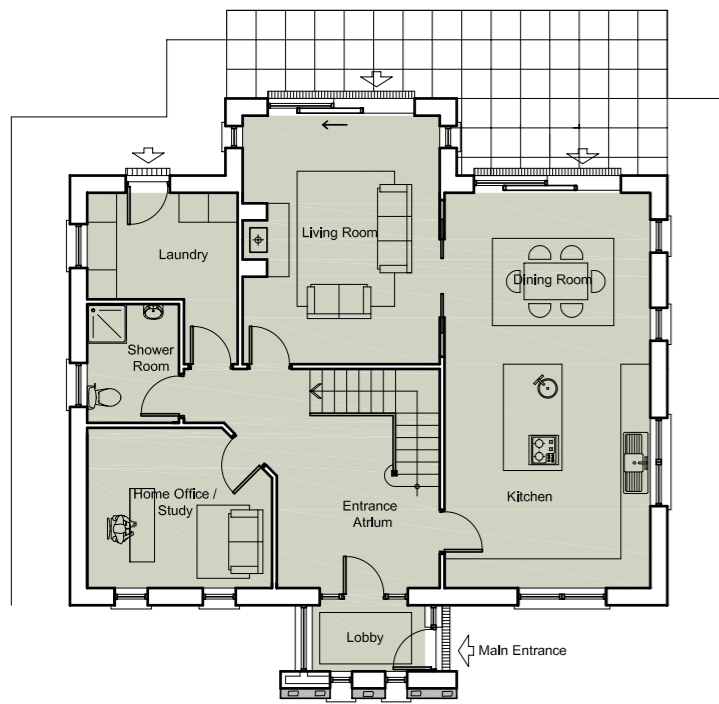
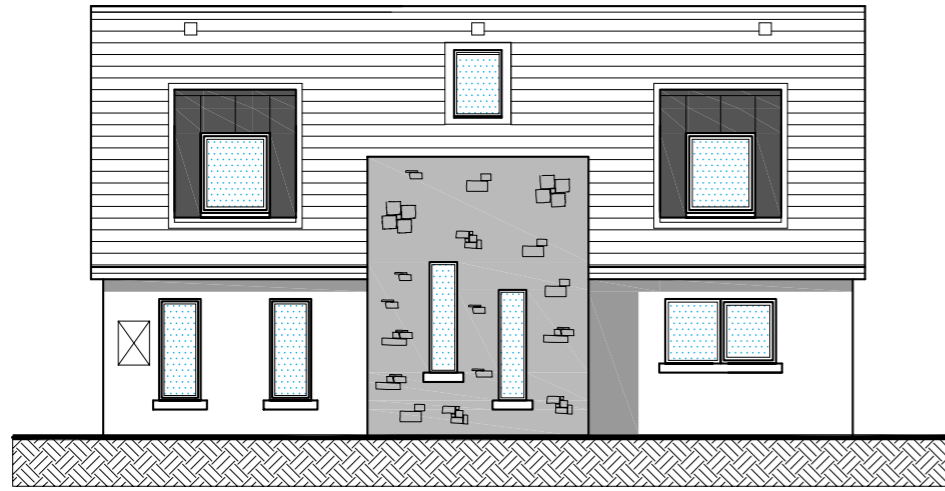
- Highly insulated timber framed construction with A2/ A3 BER rated homes
- Close to a host of both essential and leisure amenities
- Air-to-water heat pumps with radiators throughout for ultra efficient heating and hot water
- High levels of insulation in walls and floors
- High performance low U-value windows and external doors
- Low energy carbon homes
- Extremely economical heating system
- Pressurised domestic water system
- Elegant high quality fitted kitchens / kitchen allowance
- Stylish bathrooms with attractive range of high quality sanitary ware
- Triple glazed units
- Generous electrical spec
- High quality wardrobes to two bedrooms
- Tiling Allowance
- Interior fully painted
- Wired for broadband
- Wiring for EV point
- Side gate provided
- Patio to rear garden
- Garden levelled and seeded
- 10 year Home Bond Structural Guarantee
- 10 Year Homebond Mechanical and Electrical inherent defects insurance
- All houses eligible for Help to Buy Scheme with grant of up to €30,000 available to qualifying purchasers



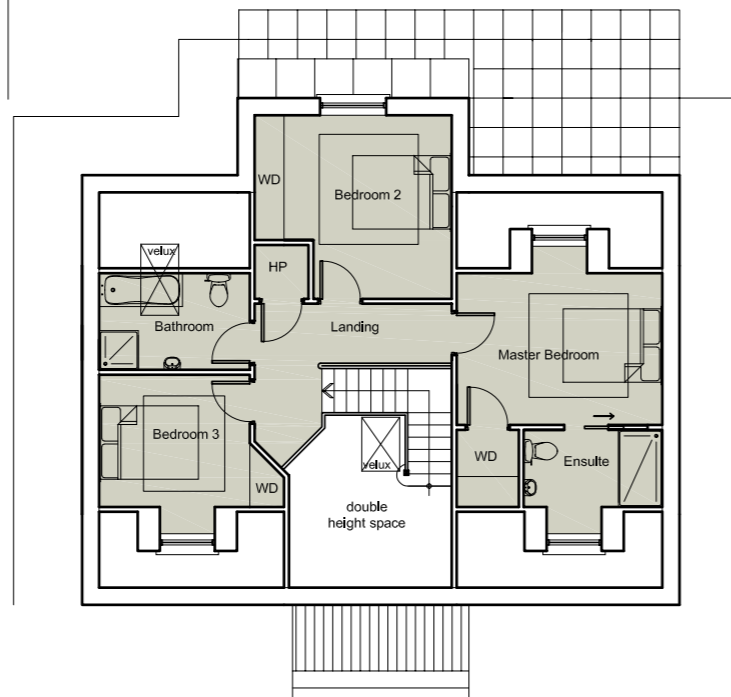
# SITE LAYOUT



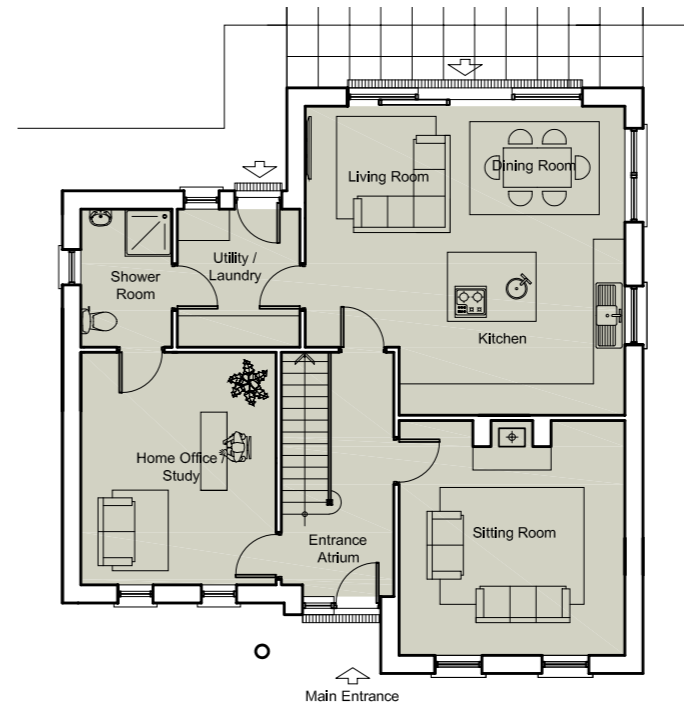
# HOUSE TYPE B



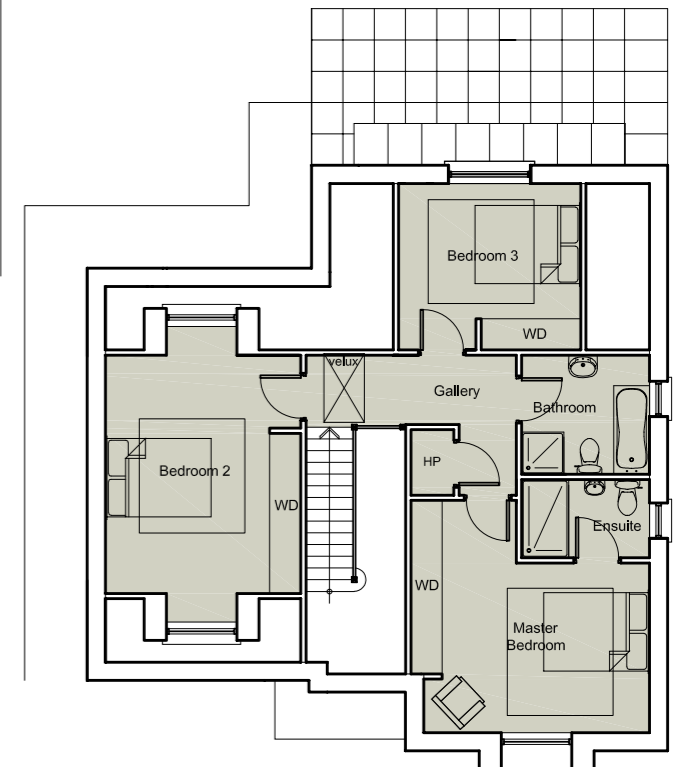
Ground Floor Area - 105 sq/m  
 First Floor Area - 60 sq/m  
 Total Floor Area - 165 sq/m



# HOUSE TYPE C



Ground Floor Area - 95 sq/m  
 First Floor Area - 65 sq/m  
 Total Floor Area - 160 sq/m



SELLING AGENTS:



**Kehoe & Assoc**  
Commercial Quay  
Wexford  
Y35 KT67  
053 91 44393  
sales@kehoeproperty.com  
PSRA No. 002141



BUILDERS:



**Gralor Homes Ltd.**  
Ballyconnigar Lower  
Blackwater  
Enniscorthy  
Co. Wexford  
Y21 RY10

ARCHITECTS:



**Mernagh Whitty Architects**  
Mullanour  
Wexford  
Y35 EA39

SOLICITORS:



**SOLICITORS LLP**

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