



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.

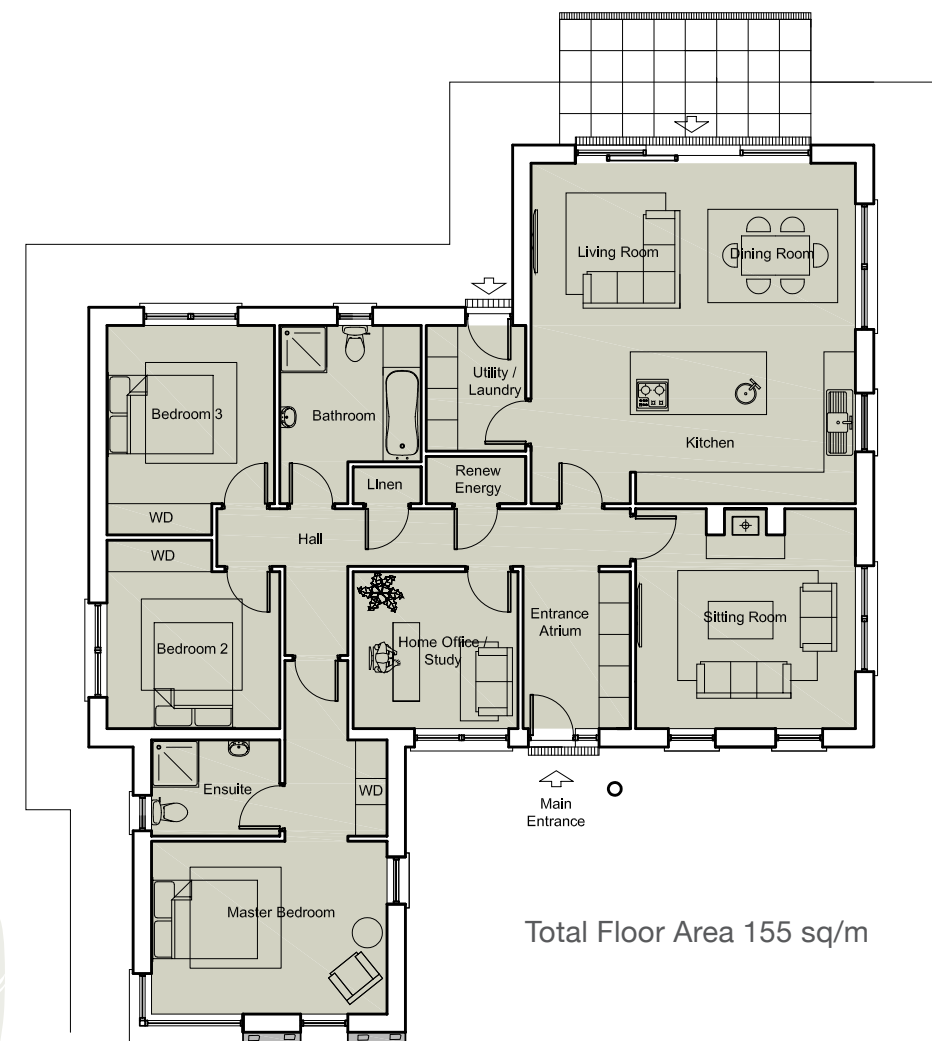
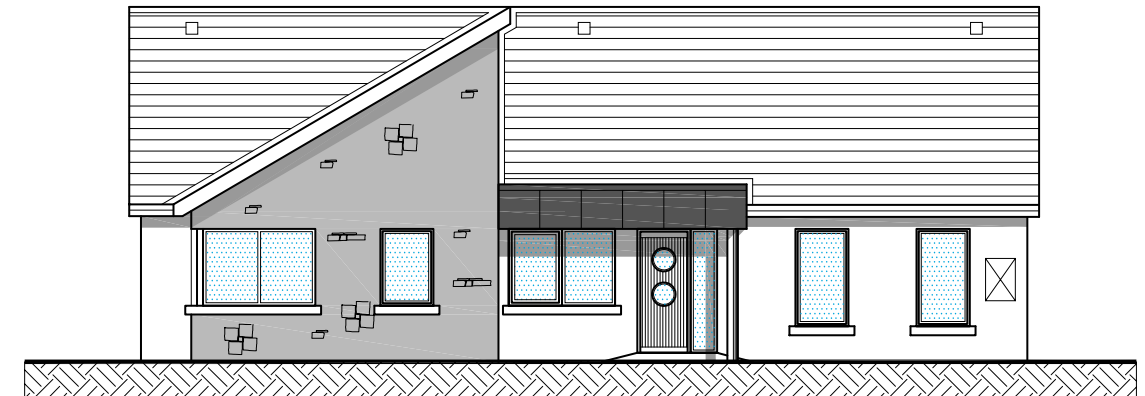




SUPERIOR SPECIFICATION:

- 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 and may also avail of the First Home Scheme which is a shared equity scheme where the state and participating banks pay up to 30 % of the market value in return for a stake in your home. *(Terms and conditions apply)*

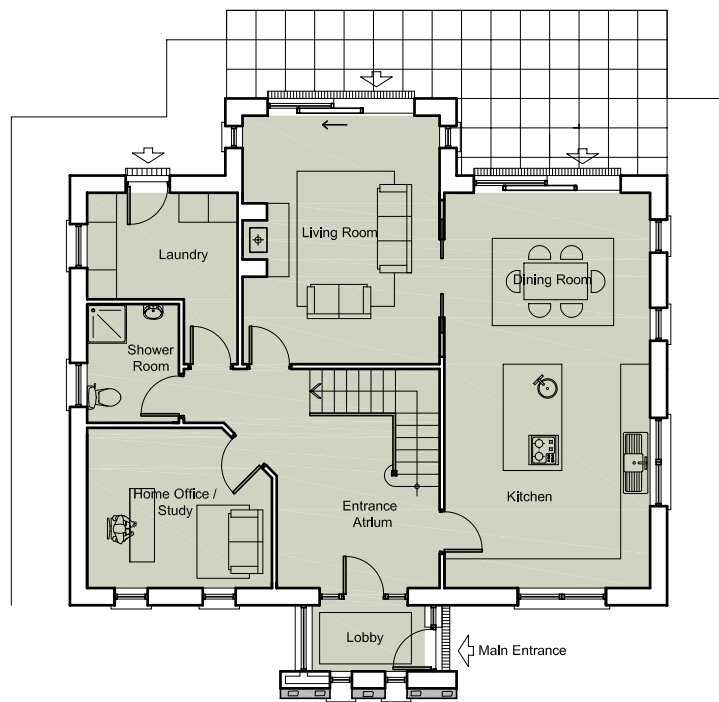
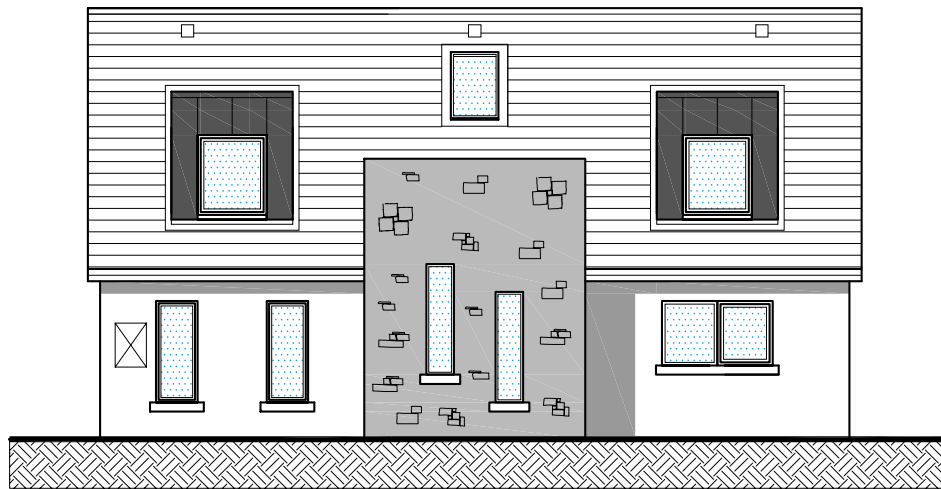
HOUSE TYPE A



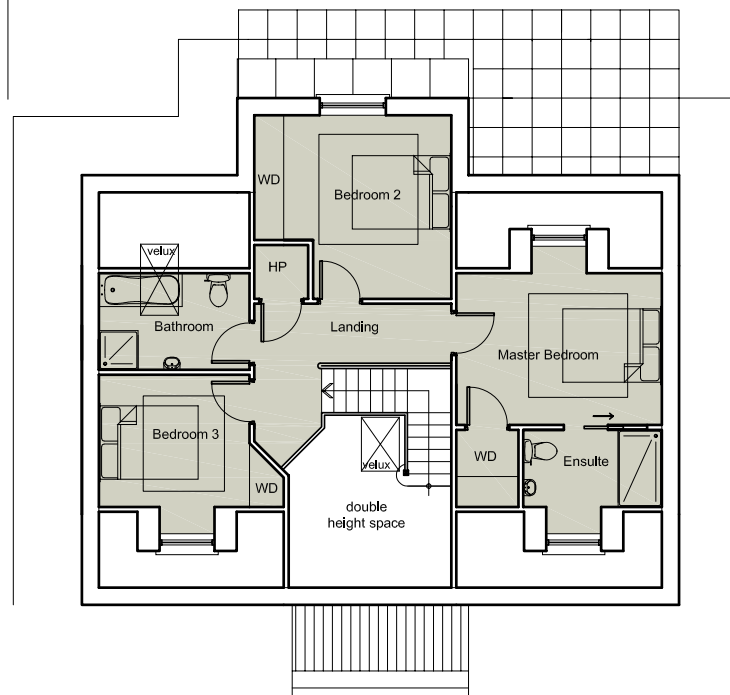
SITE LAYOUT



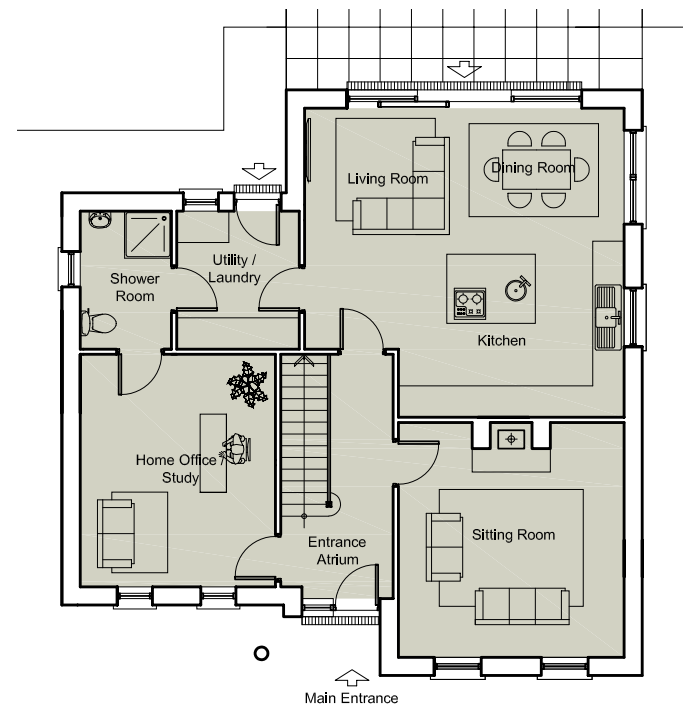
HOUSE TYPE B



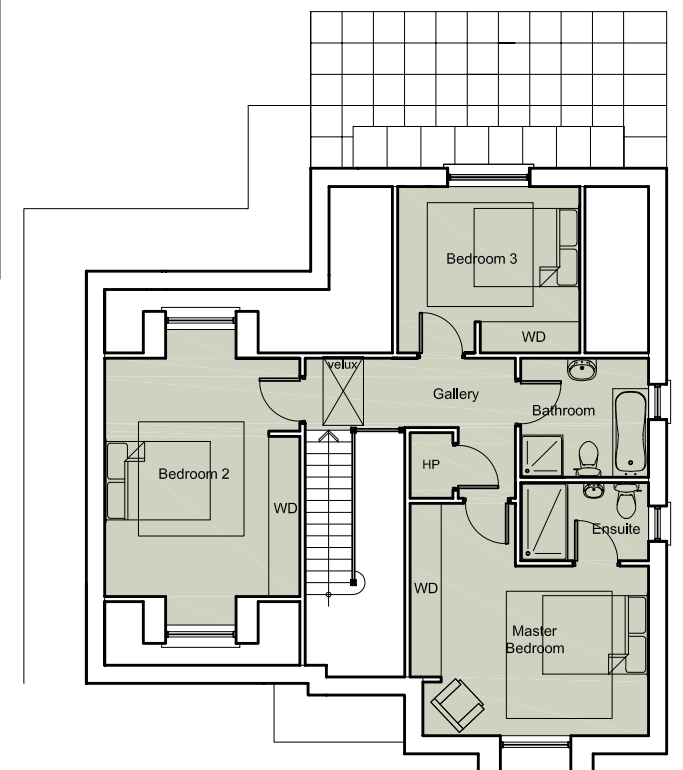
Ground Floor Area - 105 sq/m
First Floor Area - 60 sq/m
Total Floor Area - 165 sq/m



HOUSE TYPE C



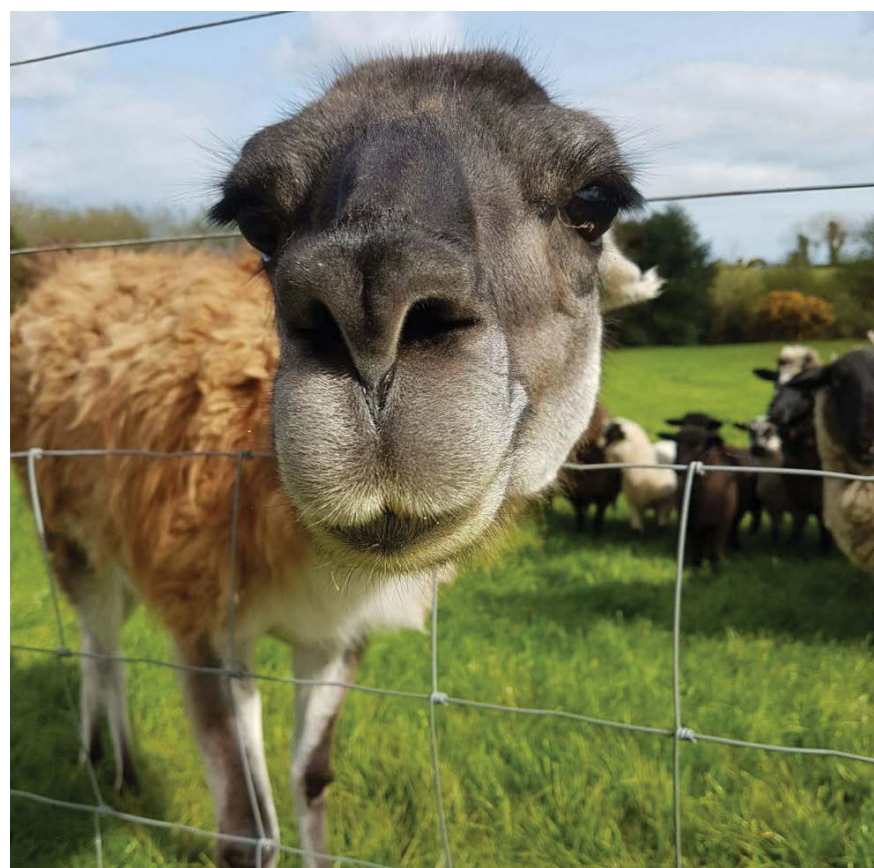
Ground Floor Area - 95 sq/m
First Floor Area - 65 sq/m
Total Floor Area - 160 sq/m



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

Stone Solicitors
The Bull Ring,
Wexford, Ireland
Tel: 053 9146144
Fax: 053 9146099
Email: info@stonelaw.ie

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