

# UPTON MEADOW



Green Developments are delighted to introduce you to **Upton Meadow**,  
a development of luxury 2, 3 and 4 bedroom homes  
in the centre of Kilmuckridge village set in stunningly landscaped grounds.

**BER** > **A2** > **A3**

## Location, Location, Location!

At Upton Meadow, Green Developments have created the epitome of accessible living. This prime development of homes is nestled in the centre of Kilmuckridge village with footpaths leading to every conceivable amenity including the beautiful Morriscastle Beach which holds the prestigious Blue Flag award. The wide range of amenities include both primary and secondary schools, supermarkets, post office, pubs, restaurants, GP and pharmacy.

This popular village is just a short drive from the main R741 giving easy access to the main Dublin road. Enniscorthy is 20km west, Wexford 25km south and Gorey 20km north. Location here is really first class!

## Our Homes

Our bright, elegant homes are finished to the highest possible standard and are beautifully presented with numerous special features. Upton Meadow homes also benefit from excellent energy efficiency and achieve an A Building Energy Rating ensuring constant hot water whilst also providing steady and comfortable internal temperature. Each house is wired for an EV car charging point.

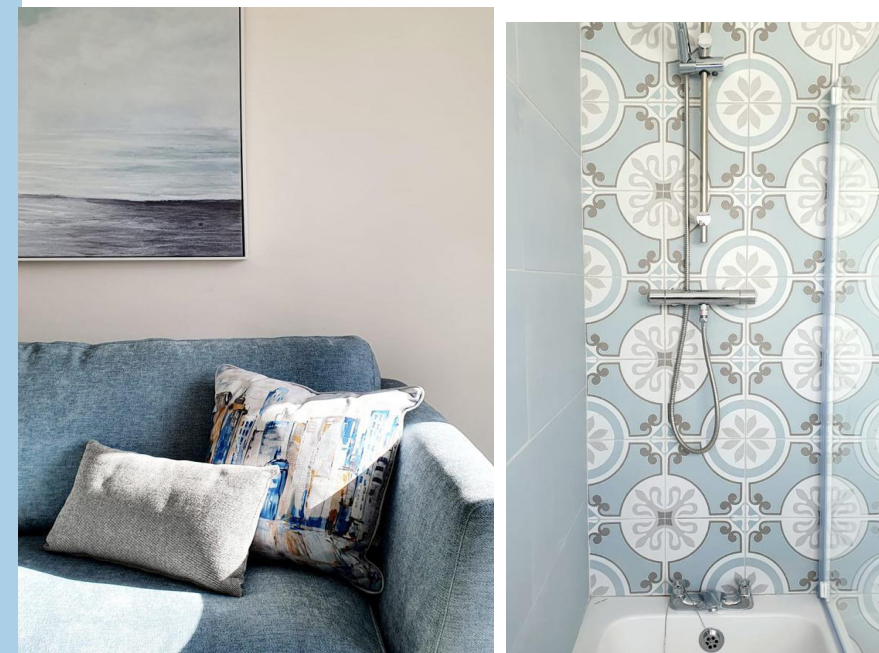
The Builder and Architect in unison have produced outstanding design quality with attention to detail throughout the homes with hard-wearing finishes. Features include contemporary fitted kitchens which open to a rear garden where a generous patio provided an extension of living space in all house types.

All homes qualify for the Help To Buy Scheme for First Time Buyers, maximum amount of €30,000. The First Home Scheme (FHS) is a shared equity scheme which is also available 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)



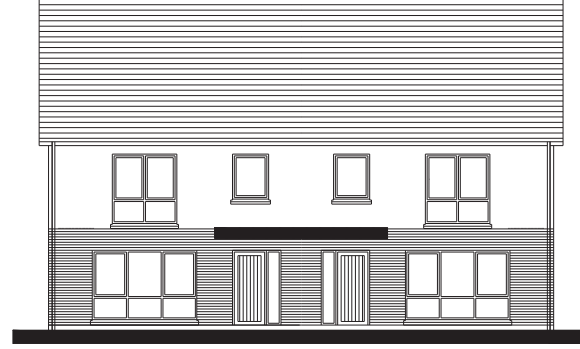
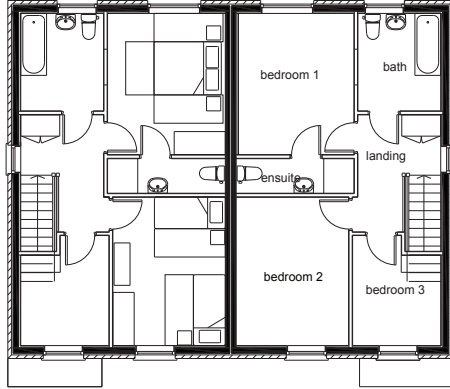
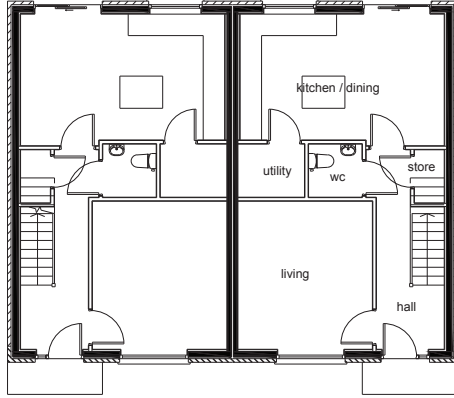
## Standard Features:

- A-rated homes
- Double Glazed u PVC Windows
- Fitted Kitchen with undermounted sink by Fine Edge Design
- Air Source Heat Pump – super efficient
- Tiling Allowance
- Pressurised shower
- Painted internally and externally in white
- Patio area to rear garden
- Outdoor double electric socket to rear as standard
- Outdoor tap to rear as standard
- Home wired for intruder alarm
- Side gate as standard
- Cobblelock Driveway
- Gardens will be seeded
- Wired for electric charging point
- Superior build, fully insulated timber framed construction.
- Each Upton Meadow Home is covered with the 10 year HomeBond Guarantee Scheme
- Upton Meadows will be (NZEB – Nearly Zero Energy Buildings) compliant in line with building regulations.

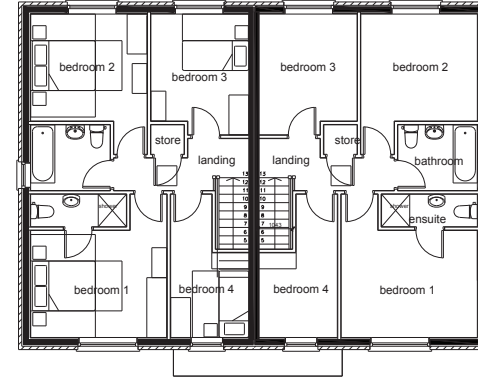
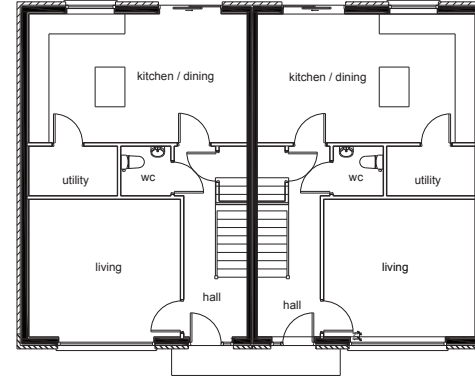


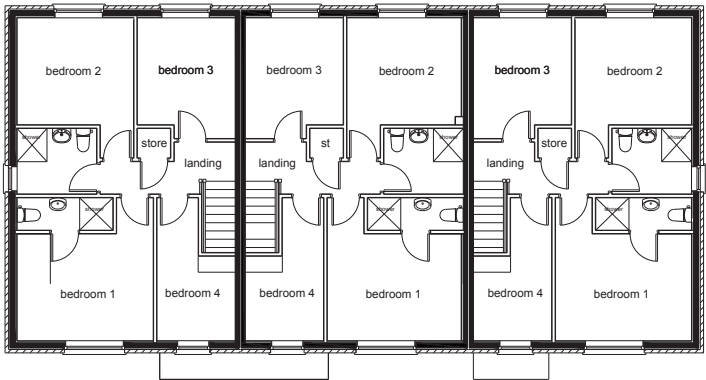
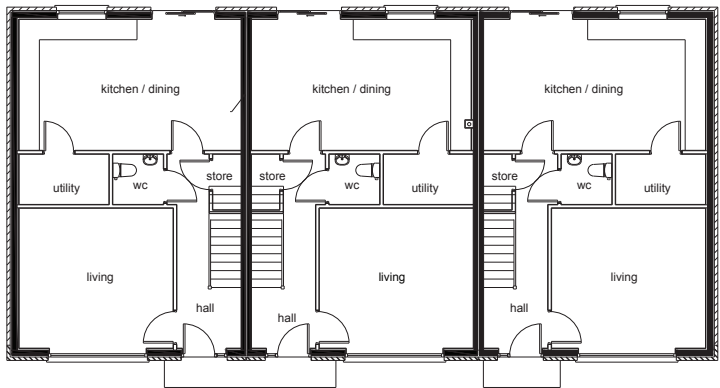


HOUSE TYPE - 1 | SEMI-DETACHED  
3 BED 1,100 SQ.FT / 102 SQ.M



HOUSE TYPE - 2 | SEMI-DETACHED  
4 BED 1,250 SQ.FT / 116 SQ.M

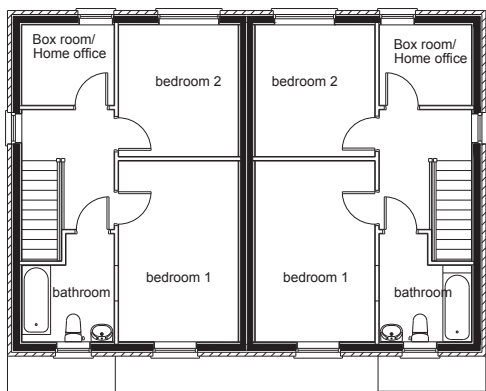
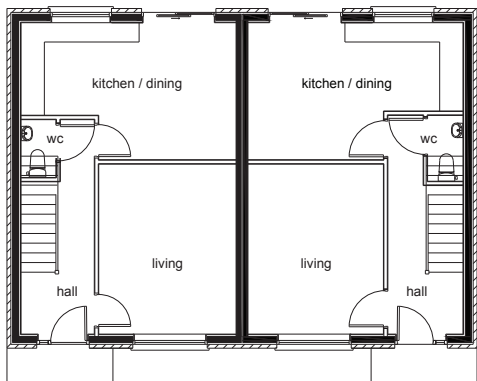




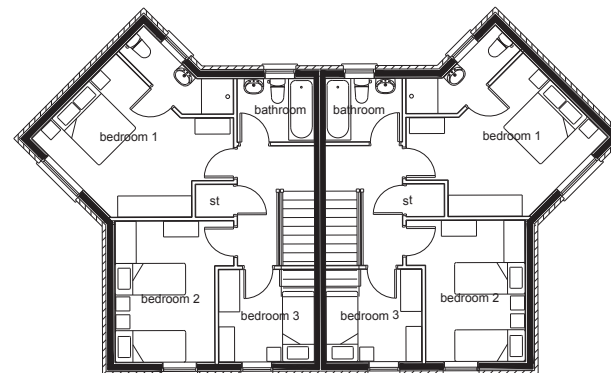
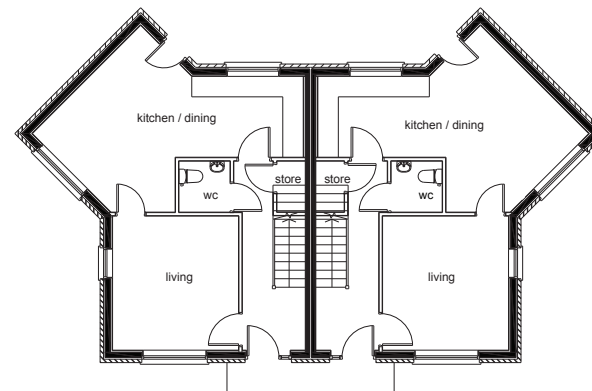
HOUSE TYPE - 2 | TERRACED  
4 BED 1,250 SQ.FT / 116 SQ.M



HOUSE TYPE - 3 | SEMI-DETACHED  
2 BED 950 SQ.FT / 88 SQ.M



HOUSE TYPE - 4 | SEMI-D CORNER  
3 BED 1,100 SQ.FT / 102 SQ.M



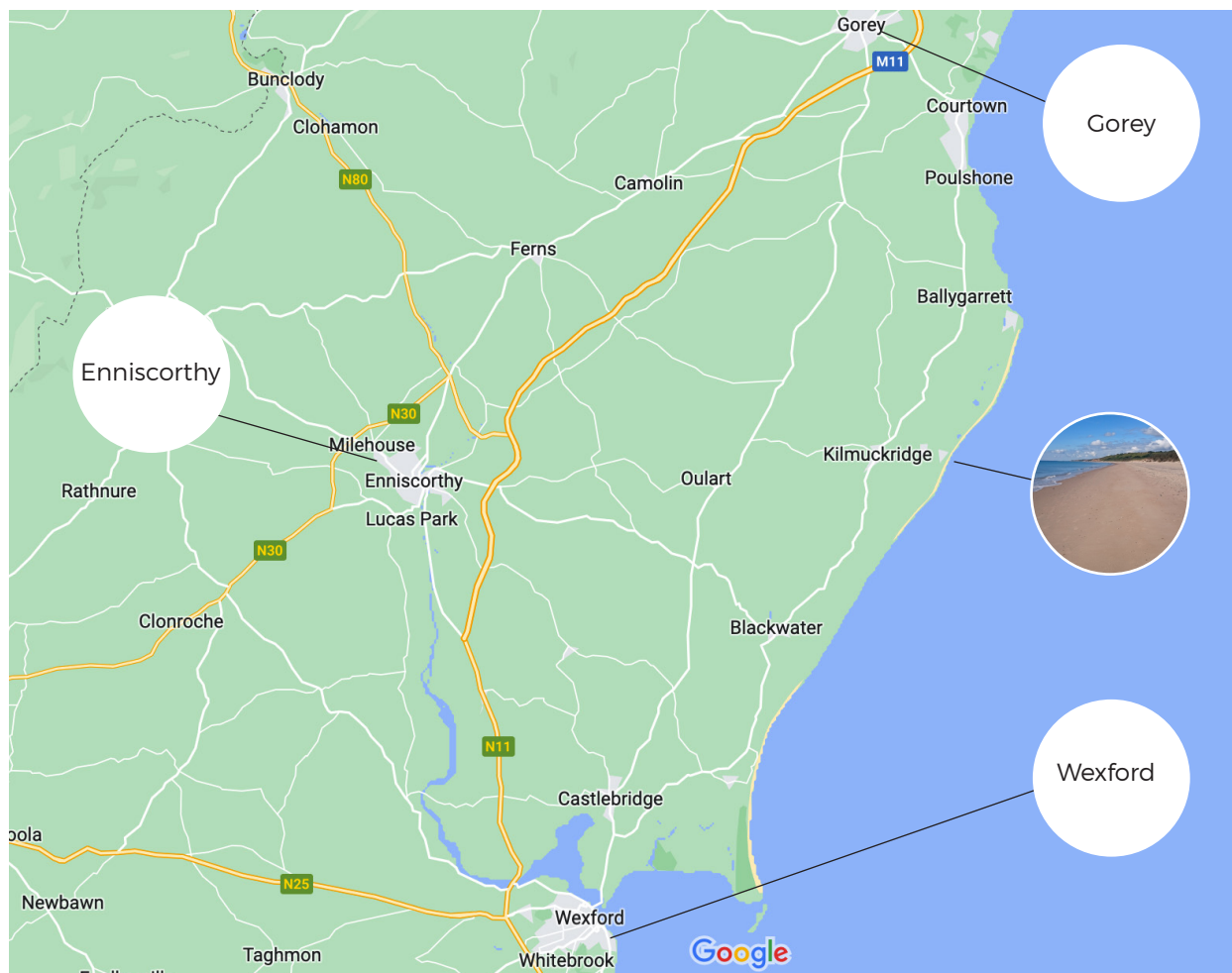
# UPTON MEADOW



- House Type 1  
3 Bed 2-storey house,  
1100 sq.ft (8 No.)
- House Type 2  
4 Bed 2-storey house,  
1250 sq.ft (5 No.)
- House Type 3  
2 Bed 2-storey house,  
950 sq.ft (12 No.)
- House Type 4  
3 Bed 2-storey house,  
1100 sq.ft (16 No.)

SITE MAP LEGEND





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