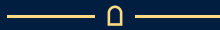




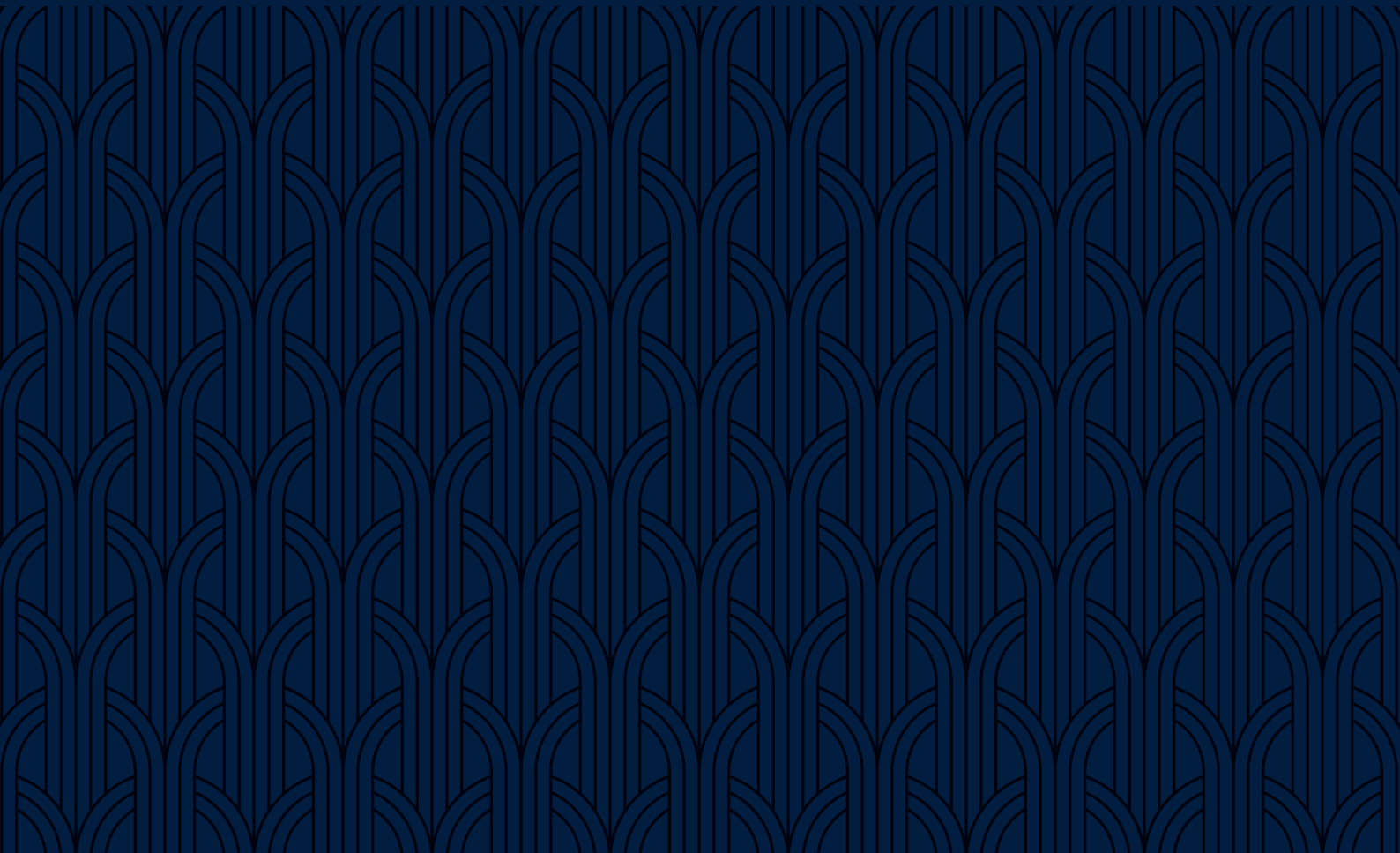
CHURCHFIELDS



GOREY

PHASE 2

These are A0 rated homes and are some of the most energy-efficient houses available today.





WELCOME TO THE SUNNY
SOUTHEAST



North Wexford has some superb beaches which are renowned as some of the best in the country. The coast is less than a ten minute drive from Churchfields.



AMPLE MODERN CONVENIENCES



Gorey is a great place to live! It is bustling with activity and has an unrivalled list of amenities. Add to that, it's great connectivity to Dublin, the M/N11, Wexford Town and its position close to the coast, you have the perfect place to put down roots.

SUNRISE AT COURTTOWN BEACH



SOMETHING FOR EVERYONE



Churchfields is situated off Clonattin Road and just 1km from Gorey's Main Street.



Every convenience is at hand including excellent shopping a short walk away; great schools and multiple recreational amenities. Naomh Eanna GAA Club, Gorey Rugby Club and the Tennis Club are just metres away and there are two excellent golf clubs close by at Ballymoney and Courtown. A future road from the development will link directly to the Courtown Road.



*Churchfields is a marketing name only. The development will be known as Kilmakilloge, Clonattin, Gorey.



UNPARALLELED CONNECTIVITY



From Churchfields, the junction with the main M11 is just 3km away and this provides as easy run to Dublin, Wexford, and Rosslare Europort. Access to Junction 23 on the M11 will be even easier in the future with a proposed new through road from the site, connecting to the Courtown Road. This proposed new road will be delivered as part of future phases of the development.



Travel time to the M50 is less than an hour, so Churchfields is particularly accessible. An excellent regular direct bus service links Gorey with Dublin City Centre and the train station at Gorey is also very convenient.





EXPLORE THE COAST

1. Courtown Beach
2. Ballymoney Beach
3. Kilgorman Strand
4. Clone Strand
5. Kilmichael Point Lookout
6. Clogga Beach
7. The Cove
8. Arklow South Pier



A BUSTLING NEIGHBOURHOOD



DISCOVER RESTAURANTS

1. Katie Daly's Bar
2. The Kitchen @ Gorey
3. Eco Pizzeria
4. Hungry Bear Cafe
5. Masala House
6. Table Forty One
7. Mi Street Food
8. The Book Café
9. Marfield House



EXPLORE AMENITIES

1. Gorey Park
2. ALDI
3. Dunnes Stores
4. Tesco Extra
5. Gorey Little Theatre
6. The Mill Retail Park
7. Lidl
8. Circle K
9. Ballymoney Golf Course
10. Courtown Golf Club
11. Tara Glen Golf Club
12. Gorey Rugby Club
13. Naomh Eanna GAA Club
14. Movies at Gorey



DISCOVER SCHOOLS

1. Bunscoil Loreto Gorey
2. Gorey Community School
3. Giant Steps Montessori
4. Gorey Central School
5. Little Crickets Creche
6. Gorey Educate Together
7. Creagh College
8. Gaelscoil Moshíológ
9. St Joseph Primary School



EXPLORE NATURE

1. Wexford Lavender Farm
2. Ballyfad Nature Walk
3. Creagh Woods
4. Ramsfort woods
5. Tick Tock Activity Farm
6. Kia Ora Mini Farm

Churchfields is now established as one of the premier new developments in Gorey. The latest phase will comprise 91 houses in total – with a selection of spacious quality houses built to the highest standards by Axis Living



STANDARD FEATURES AT CHURCHFIELDS

Kitchens

- Quality contemporary styled bespoke kitchen units.
- Quartz counter tops with splashback and upstand.
- Composite granite undermount sinks with chrome mixer taps.

Utility Room

- House Types A,D and E have separate utility areas, plumbed and wired for combined washer dryer.

Bathrooms & En-Suites

- Stylish and contemporary bathrooms, ensuite and guest WC with high quality sanitary ware.
- Pressurised water to sinks & baths.
- Contemporary tiles in all bathrooms.
- Vanity units in all ensuites and main bathrooms included.

Internal Finishes

- High level of soundproofing and insulation.
- Painted skirting, architraves & balustrades.
- All walls and ceilings will be plaster skimmed and painted a neutral colour throughout.
- High level of air tightness to provide superior comfort and emissions reduction.

External Finishes

- Contemporary styled external elevations incorporate a mix of brick slips and render.

- Elevations vary, with houses varying from full render, half-brick, or full-brick. Ensure you check the elevation style of each house.

- An attractive high-quality low maintenance exterior finish.
- All off street driveways are cobble lock. All on street parking spaces are tarmac finish.

- Low-maintenance uPVC fascia, soffits, downpipes, and Seamless aluminium gutters.

- Rear gardens of houses are top soiled, raked and seeded. Some gardens are split level – please check with agent.

- Decorative concrete verticrete walls and post/panel balcrete fencing to all rear gardens.
- External power socket and outside tap fitted as standard in houses.

Windows, Doors & Ironmongery

- Top quality PVC double glazed windows and doors.
- Composite front door with multipoint locking system
- High specification joinery and internal door and ironmongery fit out.
- Large sliding or double doors to external areas.

Wardrobes

- Wardrobes are shown in showhouses but are not standard.

Electrical

- High Quality PV panels provided

as standard adding to energy efficiency of these homes.

- Generous and well-designed electrical and lighting specification.
- Provision for broad band and TV points in sitting room and master bedroom.
- Provision for electrical car charging points.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Provision for Siro broadband.
- High specification Underfloor heating on ground floor.

Structural Warranty

- For additional peace of mind, each home is certified with a Homebond 10-year structural Guarantee.

Heating & Ventilation

- A0 BER. Exceptional A0 BER rating for maximum comfort and minimum running costs.
- On-Demand (DCV) Ventilation provided.
- Heat Pump central heating system providing energy efficient central heating and a large capacity of hot water storage.
- High specification air tightness and insulation.

Most of the homes in Churchfields qualify for the Help-to-buy and First Home Schemes



PUT DOWN THE FAMILY'S ROOTS

Most of the houses are semi-detached and they have good sized private gardens and ample parking. The houses are spacious and well laid out and enjoy excellent living rooms and beautiful fitted kitchens. The development is set out in a series of cul-de-sacs and have a variety of elevations to ensure very attractive streetscapes and a large open space area will be located beside the development.

All the homes in Churchfields are A0-rated and benefit from exceptional levels of efficiency. These are amongst the most energy efficient homes currently available. With air source heat pumps providing state-of-the-art green and efficient heating, very high levels of insulation in the walls, floors and attics, these houses will be extremely cost efficient to run.

SITE PLAN

There are extensive landscaped open space areas to the north and south of Phase 2, Churchfields. A proposed future road will eventually connect to Courtown road at Movies at Gorey, near J23 on the N11.



- **HOUSE TYPE A**
Spacious extended 4 Bedroom Semi Detached / Detached House
(approx. 139 sq.m/1495 sq.ft)
- **HOUSE TYPE AI**
Spacious extended 4 Bedroom Semi Detached / Detached House
(approx. 139 sq.m/1495 sq.ft)
- **HOUSE TYPE B**
Large 3 Bedroom Semi-Detached House
(approx. 109 sq.m/1180 sq.ft)
- **HOUSE TYPE D**
Large 4 Bedroom Semi Detached / Detached House
(approx. 140 sq.m/1500 sq.ft)
- **HOUSE TYPE E**
Very Spacious 4 Bedroom Semi-Detached House
(approx. 159 sq.m/1710 sq.ft)
- **HOUSE TYPE F**
2 Bedroom Semi Detached Bungalow
(approx. 79 sq.m/850 sq.ft)
- **HOUSE TYPE G**
1 Bedroom Semi Detached Bungalow
(approx. 47 sq.m/505 sq.ft)
- **HOUSE TYPE GI**
1 Bedroom Detached Bungalow
(approx. 47 sq.m/505 sq.ft)
- **HOUSE TYPE H**
2 Bedroom Semi Detached House
(approx. 86 sq.m/925 sq.ft)



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HOUSE TYPE A

Spacious extended 4 Bedroom
Semi Detached / Detached House

approx. 1495 sq.ft

approx. 139 sq.m



Plans are for illustrative purposes only. Layouts may vary.



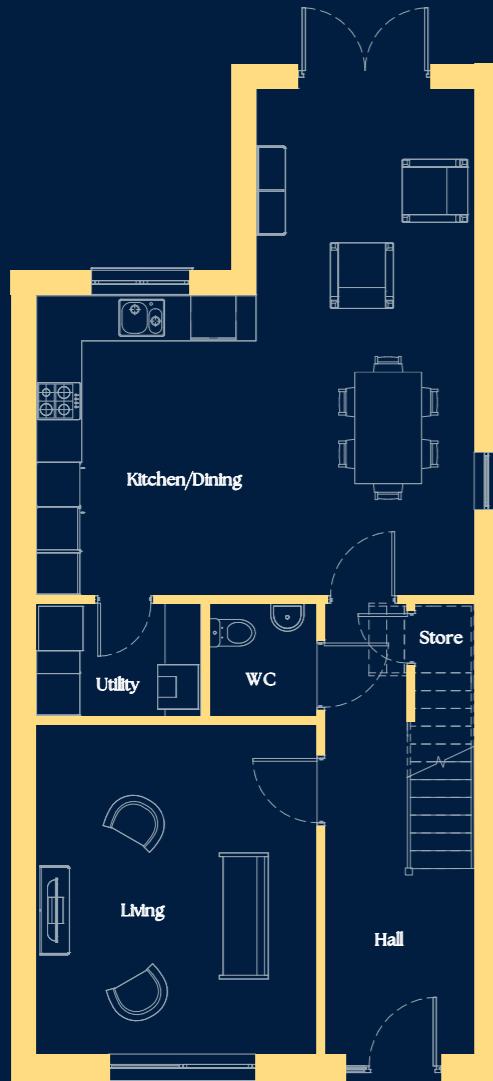
HOUSE TYPE A1

Spacious extended 4 Bedroom
Semi-Detached / Detached House

approx. 1495 sq.ft

approx. 139 sq.m

GROUND FLOOR



FIRST FLOOR



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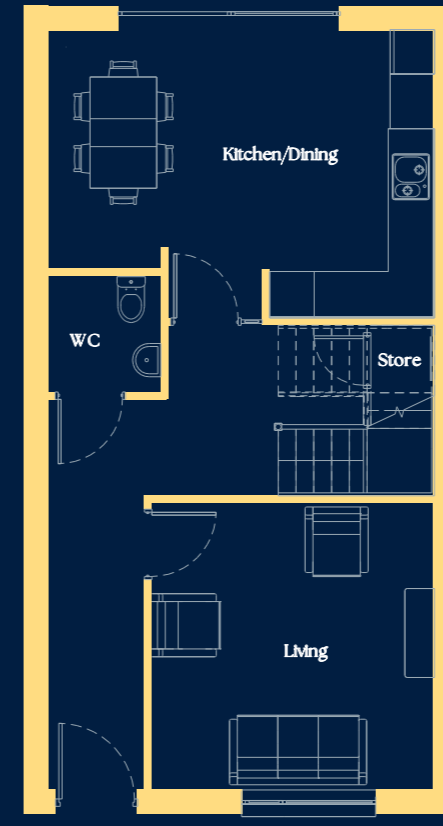
HOUSE TYPE B

Large 3 Bedroom Semi-Detached House

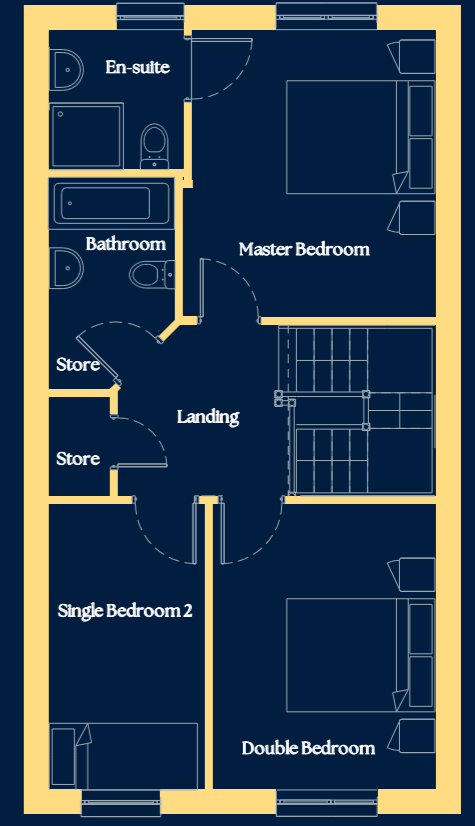
approx. 1180 sq.ft

approx. 109 sq.m

GROUND FLOOR



FIRST FLOOR



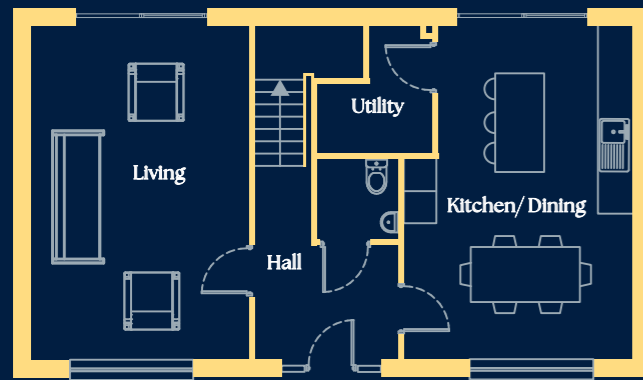
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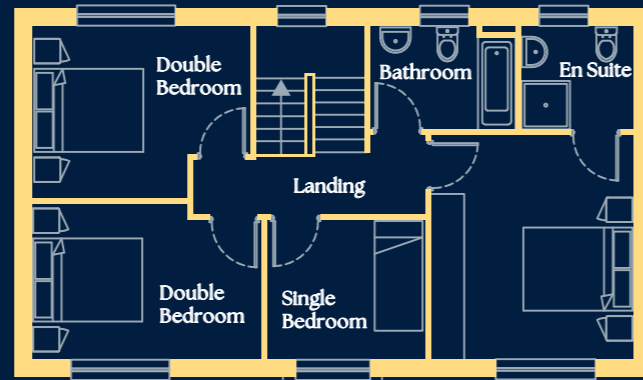
HOUSE TYPE D

Large 4 Bedroom
Semi Detached / Detached House

approx. 1500 sq.ft approx. 140 sq.m



GROUND FLOOR



FIRST FLOOR

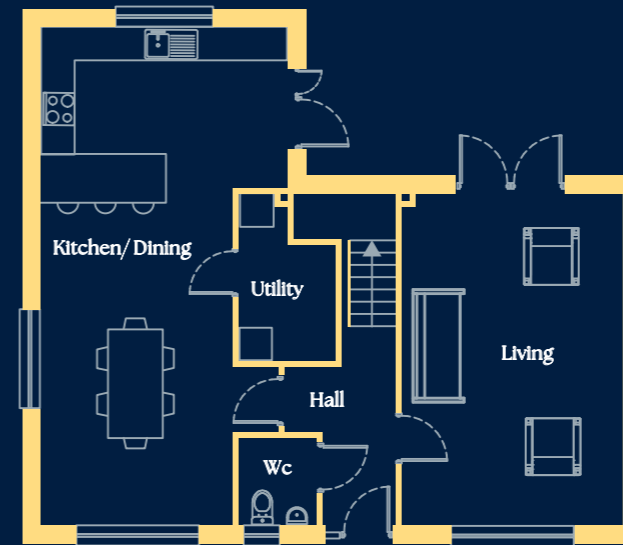
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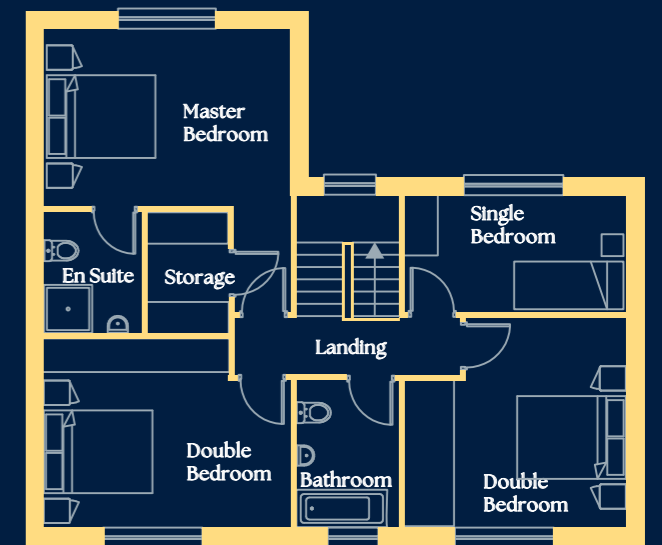
HOUSE TYPE E

Very Spacious 4 Bedroom
Semi-Detached / Detached House

approx. 1710 sq.ft approx. 159 sq.m



GROUND FLOOR



FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.

AXIS THE DEVELOPER

Axis Living, arm of Axis Construction are a property development company, specialising in the residential, nursing home, and hotels sectors.



Our experienced workforce and carefully selected sub contractors embrace a "can-do" attitude that is built on strong family values inherent within AXIS. Our experience as a developer and contractor is often what differentiates us from many of our competitors in that we completely understand the expectations and requirements of our customers and clients. We work hard to understand Client objectives in each specific project and our knowledge of the market sectors enable us to deliver added value beyond expectations. We are a dynamic and progressive organisation with a determination to succeed for our Customers and in doing so we build on the history and success of our own company.

PROFESSIONAL TEAM



Axis is an Irish owned company and is all about Commitment. Commitment to extremely high design and build quality. Commitment to energy efficiencies and a sustainable green future. Commitment to our people who deliver our promises.

ARCHITECTS

K Design Studio
41 Dean Street
Kilkenny

SOLICITORS

Beauchamps Solicitors
Riverside 2, Sir John Rogerson's Quay,
Grand Canal Dock,
Dublin 2, D02 KV60

INTERIORS

Adele Roche Design Consultant
6C Robinhood Rd
Fox-And-Geese
Dublin 22

JOINT AGENTS



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PSRA NO. 001510



01 667 1888
PSRA NO. 002183

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