



MILLQUARTER

❖ Gorey, North Wexford ❖

A PRIVATE RESIDENTIAL DEVELOPMENT OF
3, 4 & 5 BEDROOM SEMI-DETACHED & DETACHED HOMES





MILLQUARTER

❖Location, Location, Location❖

Ask anyone about North Wexford in the Sunny South East and you will get a flood of loving sentiment and nostalgia.

MillQuarter is the latest residential development by Redmond Construction who have an excellent reputation for building high quality spacious homes at exceptional value.

Other successful developments completed in Gorey Town include Oakhill, HazelWood and Meadow Gate. They have also built quality developments in Wicklow, Bray, Arklow and Rathdrum.

Qualifying for the new first time buyers 'Help to Buy' scheme, MillQuarter is superbly located, adjacent to Gorey Town Centre and is a very short walk to Tesco Extra, Gorey Shopping Centre, 'The Amber Springs Hotel and Health Spa', 'The M11 Business Campus' and Gorey Railway Station. MillQuarter is accessed off of the R741 beside the Amber Springs Hotel and the development will also connect to the 'Banogue Road' allowing for a short walk out to the Courtown Road and the northern side of Gorey town.

A well planned private residential development of large 3,4 & 5 bedroom semi-detached and detached private homes built to a high specification with new look, contemporary aesthetics. The estate will have the benefit of a children's play area and a mini sports pitch.

The 'A' Rated Building Energy Rating will ensure these new homes are not only stylish but exceptionally energy efficient, with low running costs.

Gorey and North Wexford is renowned for it's natural beauty, known as the Sunny South East, and Gorey Town is approximately 45 minutes from the M50.

You will be surrounded by beautiful countryside, while living in an area recognised as having one of the best infrastructures in Ireland.

Living near the coast you will enjoy an array of activities on your doorstep, such as, fishing, windsurfing, scuba diving, as well as golf, tennis and trekking in the Wexford hills and along the coast.

Gorey town centre is a hive of activity and one can't help but be enthused by the infectious vibrancy of what Gorey has to offer. Here you will find a good range of shops from the larger supermarkets to craft, boutiques, cafés and restaurants.

Buying a house in MillQuarter in Gorey town is not just buying a home, it's a positive lifestyle choice.



STRUCTURE

Quality built traditional (insulated cavity wall) concrete block work construction throughout giving an extremely solid structure. 10 year structured Homebond guarantee.



KITCHENS

Shaker Style Kitchen, incorporating classic lines and stylish design. Soft closing doors and drawers close with one silent and graceful action.



BATHROOMS

High quality white sanitary ware is fitted in the Bathroom, en suite, and ground floor W.C. as per the showhouse. Tiling in bathroom will be over bath and on floor. Tiling in ensuite will be in shower and on floor.



HEATING

Highly efficient air to water heating system with under floor heating on ground floor and radiators upstairs. (No more expensive gas or oil bills!). This system not only ensures constant hot water it also provides a steady and comfortable internal temperature which can be controlled remotely with your smart phone.

ELECTRICAL

Generous electrical outlets installed throughout the dwelling. Cat 6 I.T. points in Lounge and master bedroom wired back to central point, WiFi, lighting and video doorbell linked to smart phone and broadband, High speed e fibre broadband on site.

DOORS / WINDOWS

Triple glazed 'A' rated windows fitted throughout with a high energy efficiency front door and high energy efficiency rear patio French doors.

WARDROBES

Shaker Style wardrobe custom made to incorporate a contemporary and sophisticated look.

INTERIOR FINISHES

All dwellings finished internally in a Egyptian Cotton paint finish. Contemporary internal doors, skirting and architraves fitted throughout with a white gloss finish to all woodwork including balustrades and newel posts of staircase.

EXTERIOR FINISHES

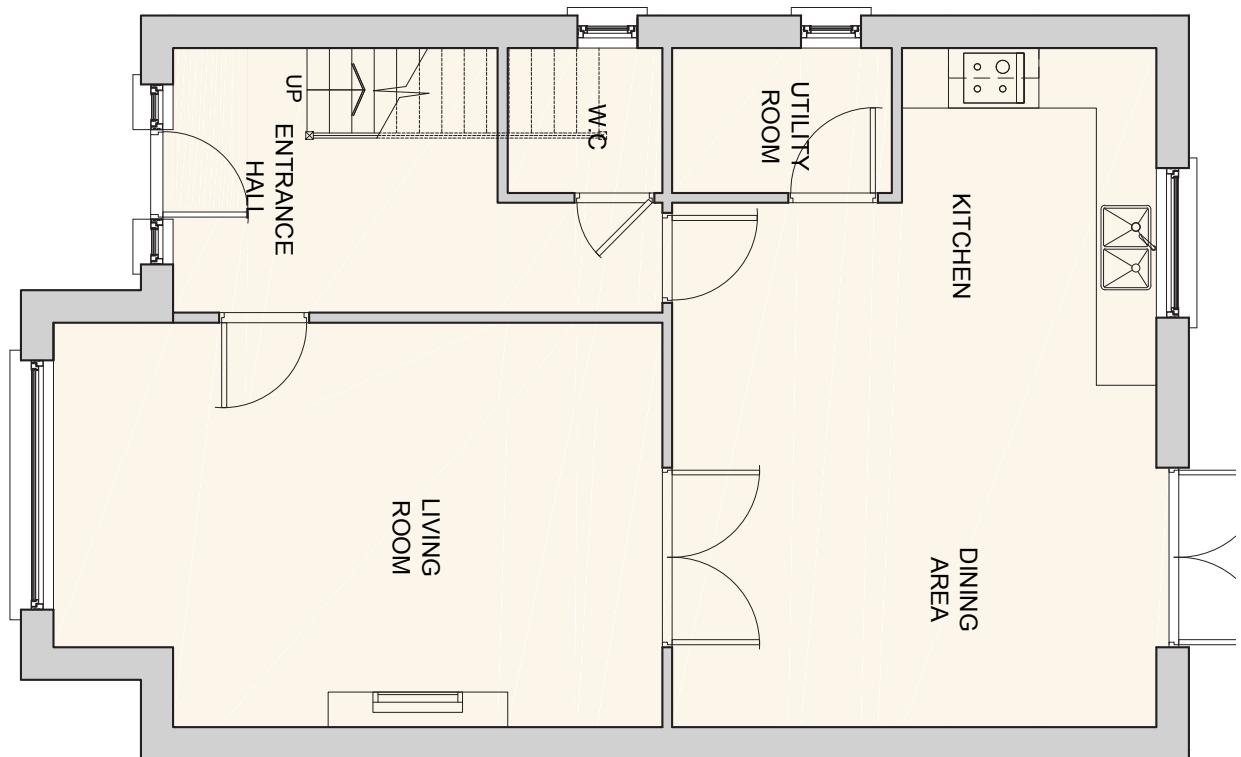
The gardens offer a wonderful extension of the living space. Gardens to the rear are levelled and seeded with block wall boundary. There is a tarmacadam driveway with kerbing. The house is finished externally in a knap plastered finish for ease of maintenance.

ENERGY EFFICIENCY

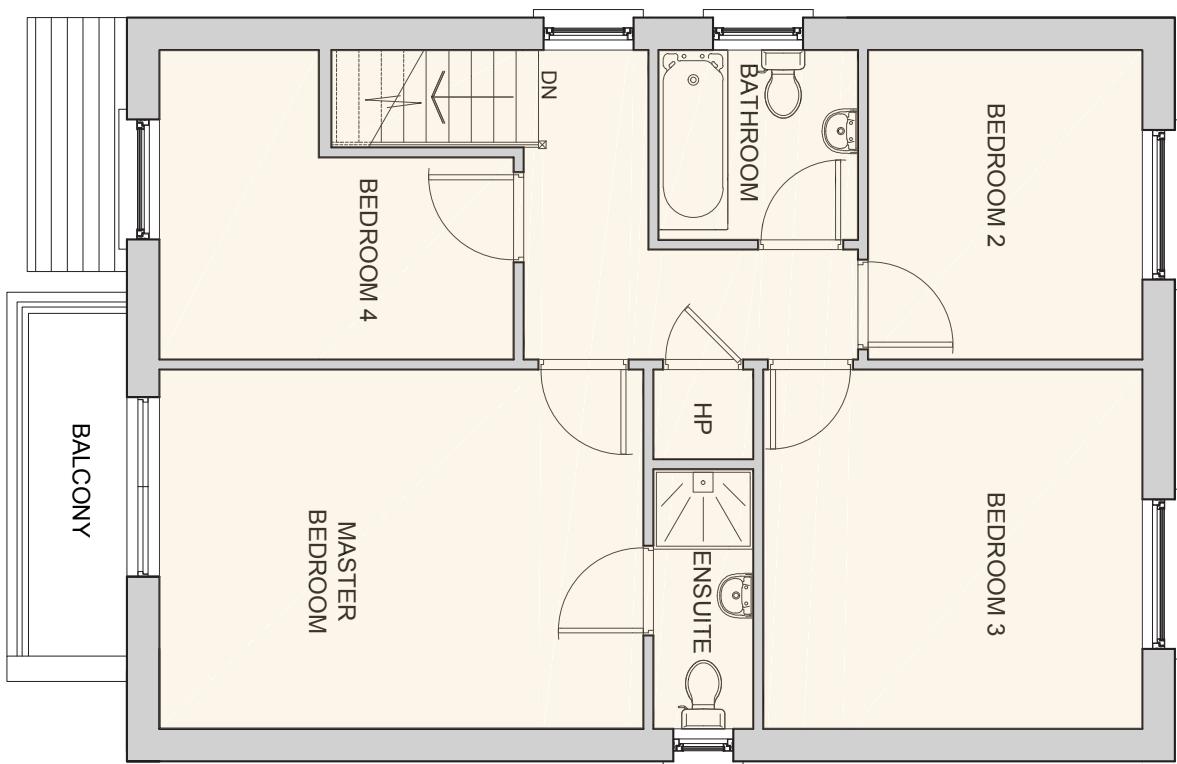
The latest technology of insulation and air tightness has been incorporated in the walls, floor and attic space to ensure minimal heat loss through the building fabric which in turn will lead to lower energy bills for the occupant and a more comfortable living space which is highly efficient and economic.

The combined effect of the air to water heating system, triple glazed future proof windows and high level of insulation and air tightness results in a **Building Energy Rating of A3**.

GROUND FLOOR PLAN

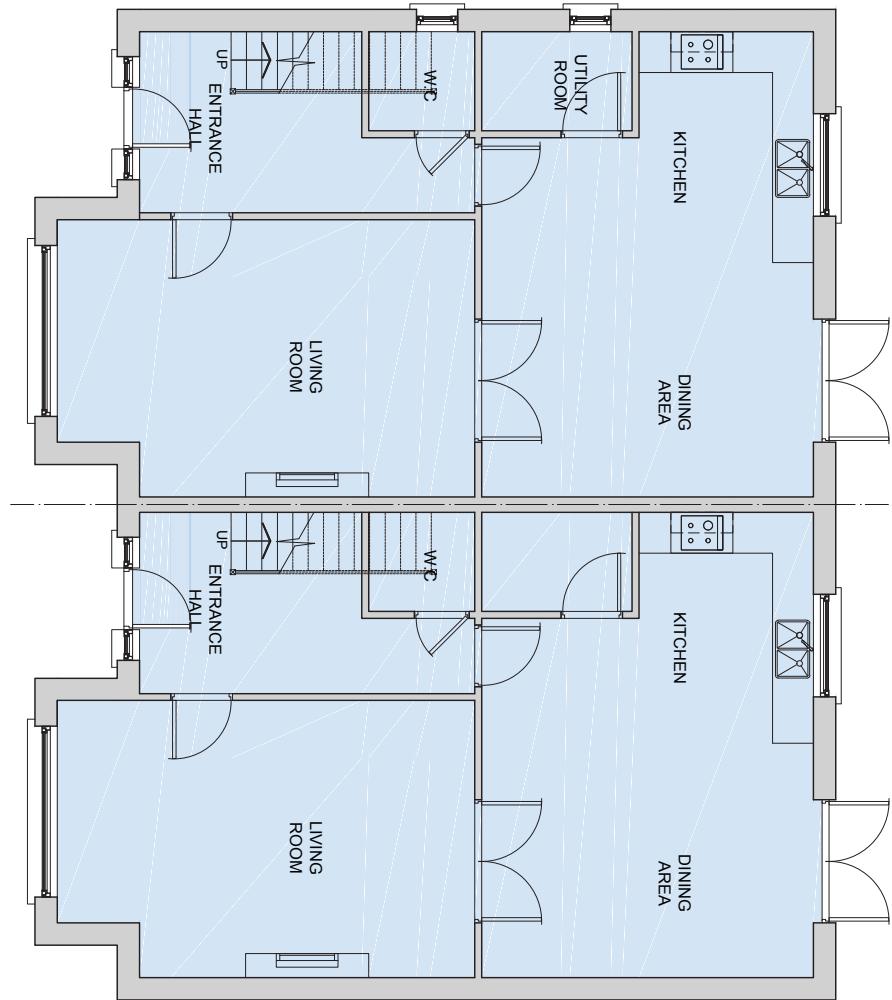


FIRST FLOOR PLAN

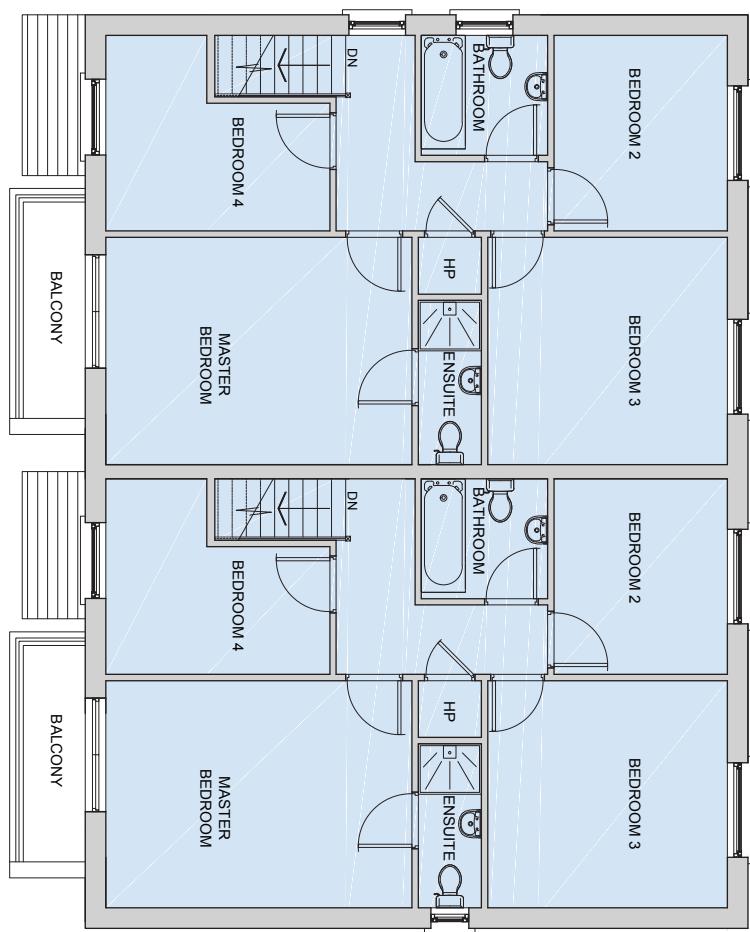


HOUSE TYPE B2 : 4 BEDROOM DETACHED
TOTAL FLOOR AREA: 138m²/ 1485ft²

GROUND FLOOR PLAN

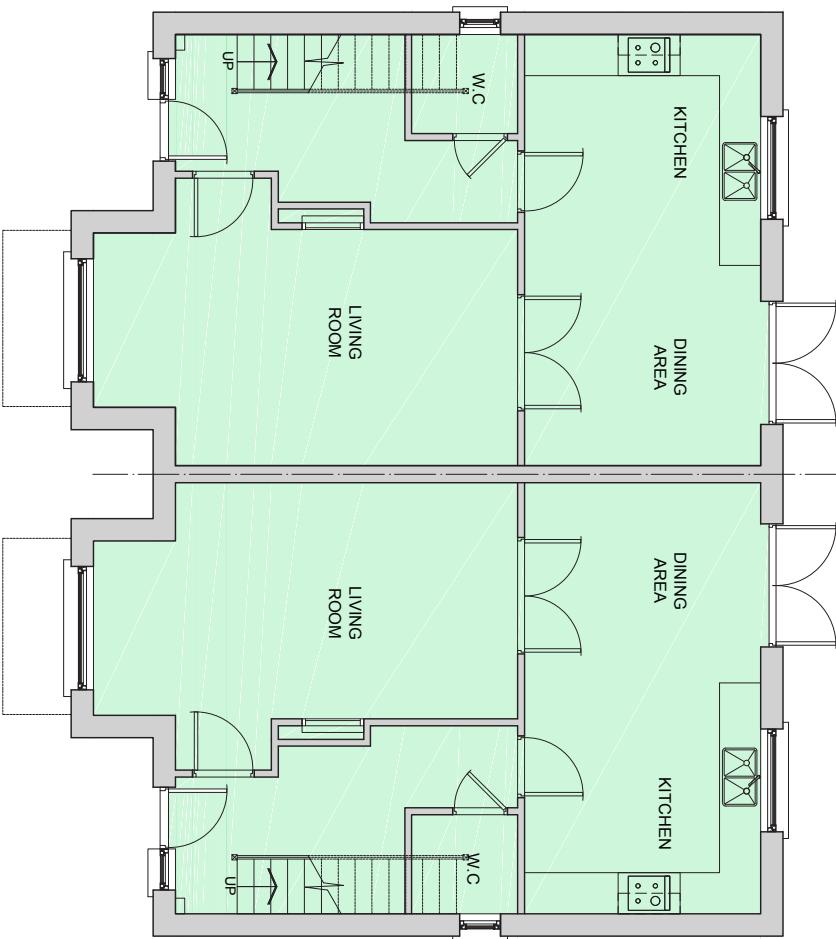


FIRST FLOOR PLAN

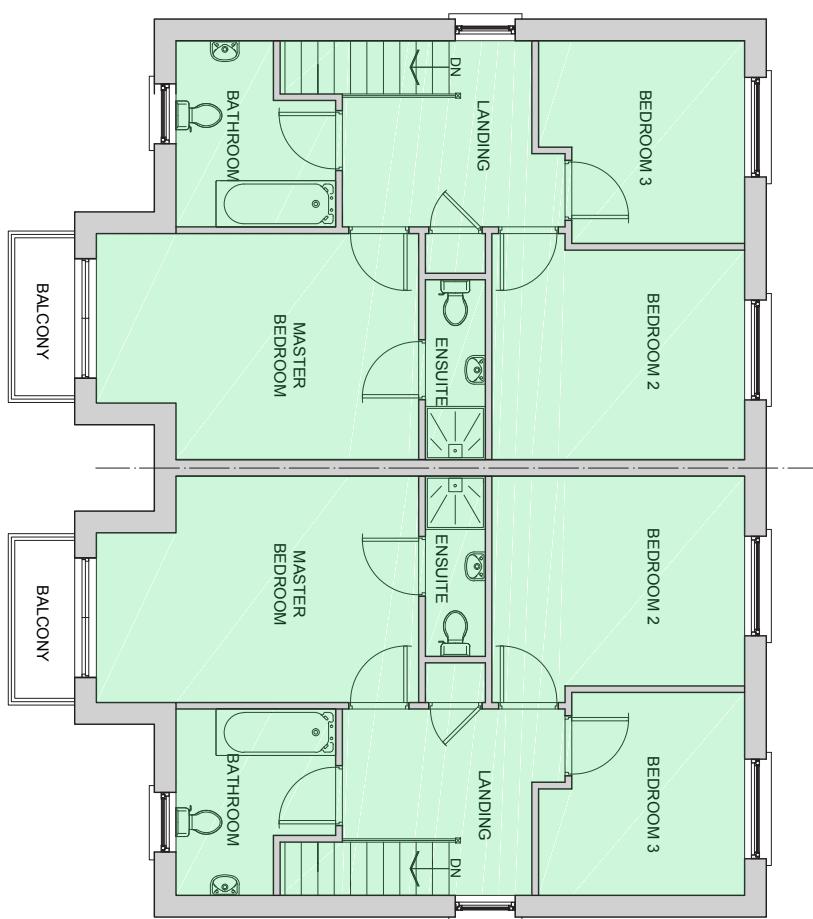


HOUSE TYPE C : 4 BEDROOM SEMI DETACHED
TOTAL FLOOR AREA: 138m²/ 1485ft²

GROUND FLOOR PLAN



FIRST FLOOR PLAN



HOUSE TYPE D : 3 BEDROOM SEMI DETACHED
TOTAL FLOOR AREA: 114m²/ 1227ft²

This plan is for guidance only.
Layout subject to variation during construction stage.



MILLQUARTER

❖ GOREY, NORTH WEXFORD ❖



DEVELOPERS



Redmond Construction
Gorey,
Co. Wexford

ARCHITECTS

Molloy Architecture & Design Studio
9 McCurtain Street,
Gorey, Co. Wexford
Tel: (053) 943 0806

SELLING AGENTS



Sherry Fitzgerald O'Leary Kinsella
Esmonde Street
Gorey, Co. Wexford
Tel (053) 943 0088
info@olearykinsella.com

SOLICITORS

O'Doherty-Warren & Company
Charlotte Row
Gorey,
Co. Wexford

These particulars and price lists are issued on the strict understanding that they will not be construed as forming part of any contract. Maps are not drawn to scale and measurements are approximate. The builder reserves the right to make alterations to the design and specification in the interests of the overall quality of the development.