



CHURCHFIELDS



GOREY





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.

SUNRISE AT COURTOWN BEACH



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.





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

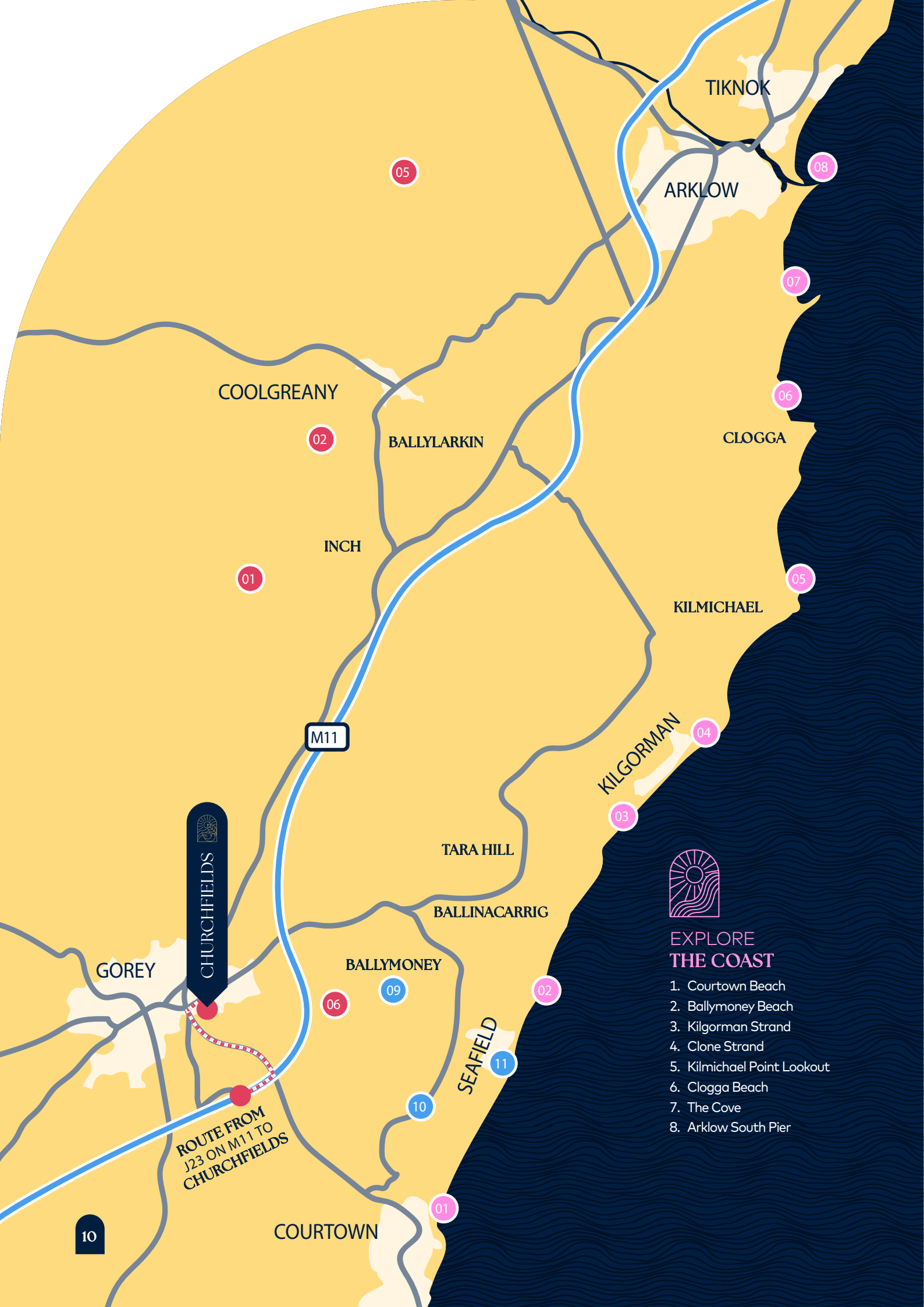


From Churchfields, the junction with the main M11 road is just 3km and this provides an easy run to Dublin, Wexford, and Rosslare Europort. Access to Junction 23 or M11 will be even easier with access the new road from the site to the Courtown Road which will be delivered as part of a later phase of 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. Marlfield 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

The first phase of the development will comprise 39 houses and will offer a range of spacious three- and four-bedroom house styles. The development is being constructed by leading developers Axis Living.



SOPHISTICATED INTERIOR DESIGN

Kitchens

- Quality contemporary styled bespoke kitchen units by Eastwood Kitchens design of Arklow.
- Quartz counter tops with splashback and upstand.
- Composite granite undermount sinks with chrome mixer taps.

Utility Room

- House types A and D have separate utilities areas, plumbed and wired for 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 en-suites 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 parking spaces are cobble locked except house type D which has on-street parking.
- 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 triple-glazed windows.
- Aluminium French style sliding doors.
- Aluminium front door with Multi point 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

- PV panels installed as standard generating electricity to help run the heating system and to generate everyday power. Excess electricity can be returned to the grid proving income for the household.
- Generous and well-designed electrical and lighting specification.
- Wired for TV/ Broadband throughout.
- Provision for electrical car charging points.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Provision for Siro broadband.

Structural Warranty

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

Heating & Ventilation

- A1 BER. Exceptional A1 BER rating on all homes for maximum comfort and minimum running costs.
- All homes are fitted with mechanical heat recovery units.
- Heat Pump central heating system providing energy efficient central heating and a large capacity of hot water storage.
- High specification air tightness and insulation.



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 A1-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

A very large open space area with playground provided. Residents will be responsible for grass cutting and maintenance of this amenity area.



HOUSE TYPE A HOUSE TYPE A1 HOUSE TYPE B HOUSE TYPE C HOUSE TYPE D



HOUSE TYPE A

Large 4 Bedroom Semi-Detached House approx. 1400 sq.ft approx. 131 sq.m



Plans are for illustrative purposes only. Layouts may vary.



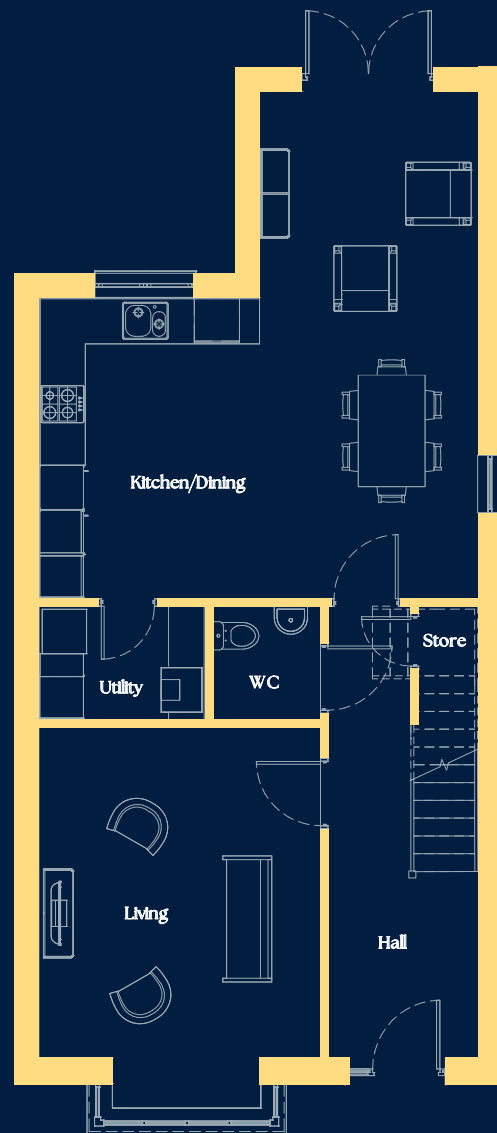
HOUSE TYPE A1

Large 4 Bedroom Semi-Detached House

approx. 1400 sq.ft

approx. 131 sq.m

GROUND FLOOR



FIRST FLOOR



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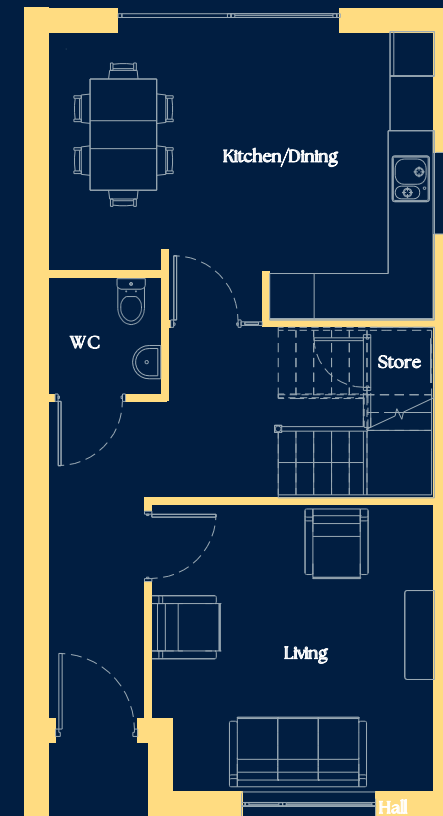
HOUSE TYPE B

3 Bedroom Semi-Detached House

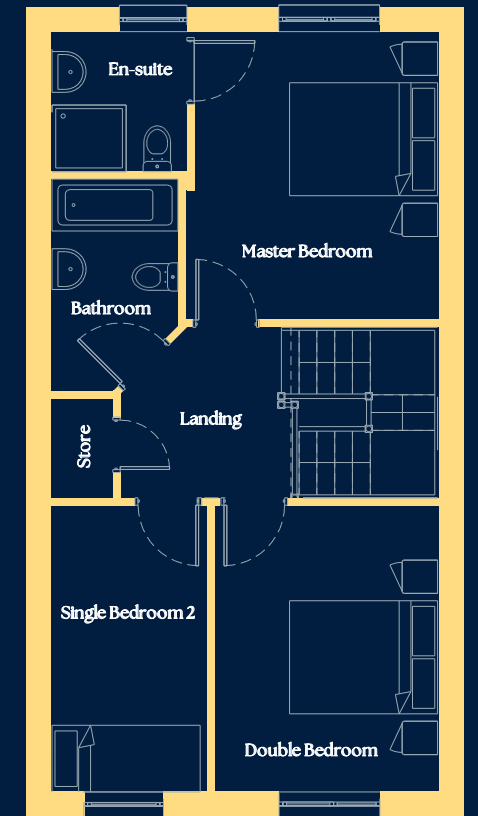
approx. 1120 sq.ft

approx. 104 sq.m

GROUND FLOOR



FIRST FLOOR



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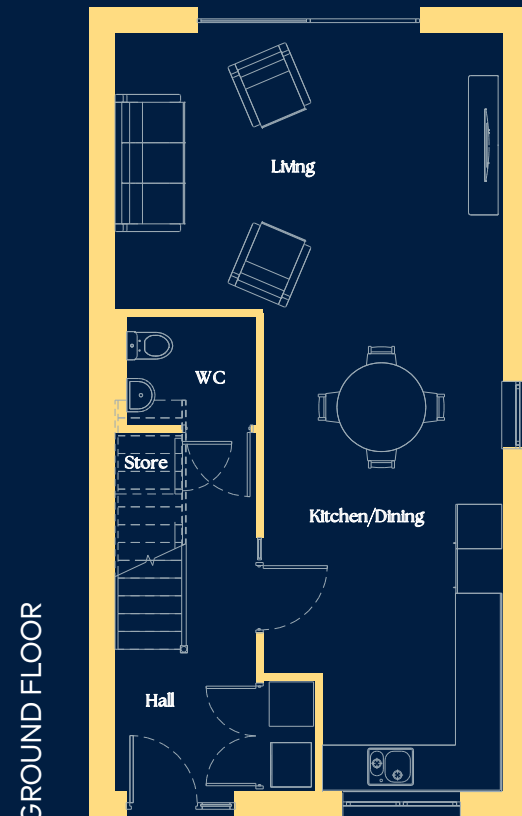


HOUSE TYPE C

3 Bedroom Mid / End Terrace House

approx. 1140 sq.ft

approx. 106 sq.m



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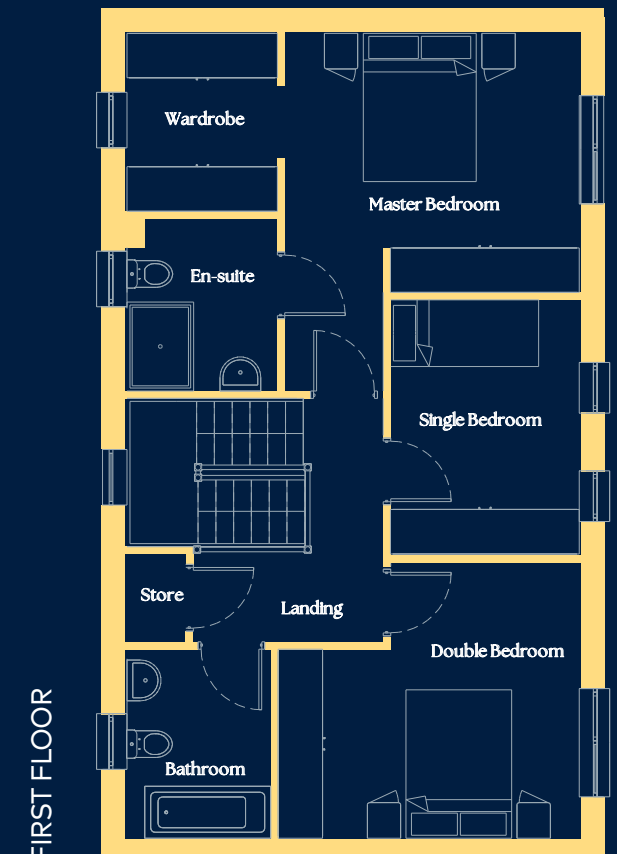
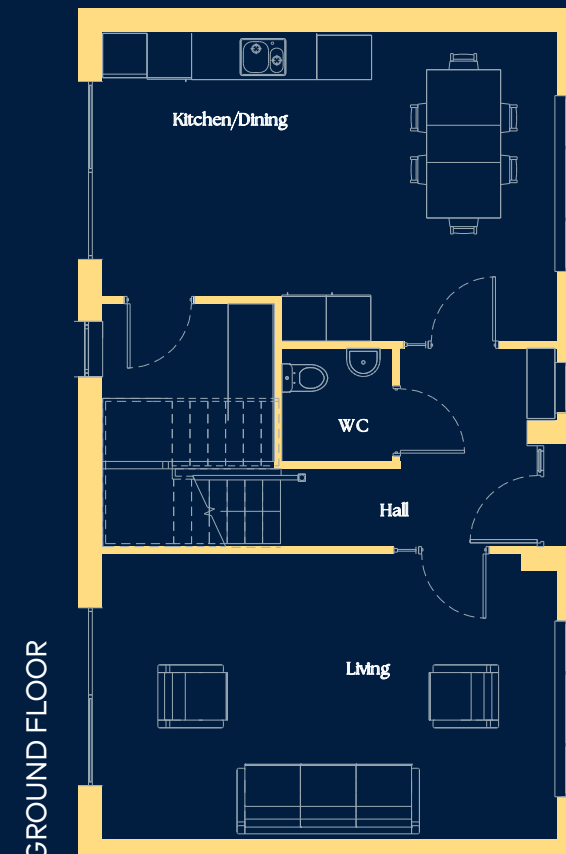


HOUSE TYPE D

Large 3 Bedroom Semi or Detached House

approx. 1315 sq.ft

approx. 122 sq.m



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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
CONSTRUCTION

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

Reddy Architecture
Dartry Mills
Dartry Road
Dublin 6

SOLICITORS

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Riverside 2, Sir John Rogerson's Quay,
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INTERIORS

Adele Roche Design Consultant
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Dublin 22

JOINT AGENTS

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