



Gort Na Carraige

by Woodfort

Gort!Na
Carraige





Gort Na Carraige is a exceptional development in the heart of Cavan, designed to create a community that will grow and thrive.

Thoughtfully planned with the buyer in mind, every detail has been carefully considered to ensure there's a home to suit a range of needs.

*Enjoy nature on your doorstep
in the vibrant and picturesque
town of Cavan.*



EVERYTHING WITHIN EASY REACH

Cavan is ideally situated for commuters, with easy access to the M50, Meath, Dublin, and Belfast. The N3/M3 is just minutes from Gort Na Carraige, and Cavan Bus Station is a stones throw away.



BY CAR

Cavan Hospital	3 mins
M50	1h 10 mins
Navan	55 mins
Enniskillen	40 mins



BUS ROUTES

Cavan	TFI Local Link
Dublin	109x
	Expressway 30
Belfast	Goldliner / 270u



CAVAN LIVING

SPORT & LEISURE

- 01 Kingspan Breffni Park
- 02 Cavan Swimming Pool & Leisure Complex Cavan
- 03 County Cavan Rugby Club
- 04 County Cavan Golf Club
- 05 Odeon Cinema
- 06 County Cavan Cricket Club

SHOPPING

- 07 Dunnes Stores
- 08 24hr Tesco
- 09 Tarpey's Centra
- 10 Penny's

PARKS & AMENITIES

- 11 Con Smith Park
- 12 Killykean Forest Park
- 13 Cavan Library

SCHOOLS

- 14 Cavan Institute
- 15 St. Patrick's College
- 16 Loreto College
- 17 Breifne College
- 18 Royal School
- 19 St. Felim's National School
- 20 St. Clare's National School
- 21 Cavan No. 1 National School

EATERIES

- 22 The Oak Room
- 23 Peoples Restaurant
- 24 Shades Bar & Grill
- 25 Chilli Lounge
- 26 Luso Casual Dining
- 27 Chapter Cavan
- 28 Imperial Hotel
- 29 Cavan Crystal Hotel
- 30 Farnham Estate
- 31 Hotel Kilmore



CAVAN AMENITIES

A lively town with a strong sense of community and the arts, offering a great selection of venues, restaurants, bars, supermarkets, and local shops.

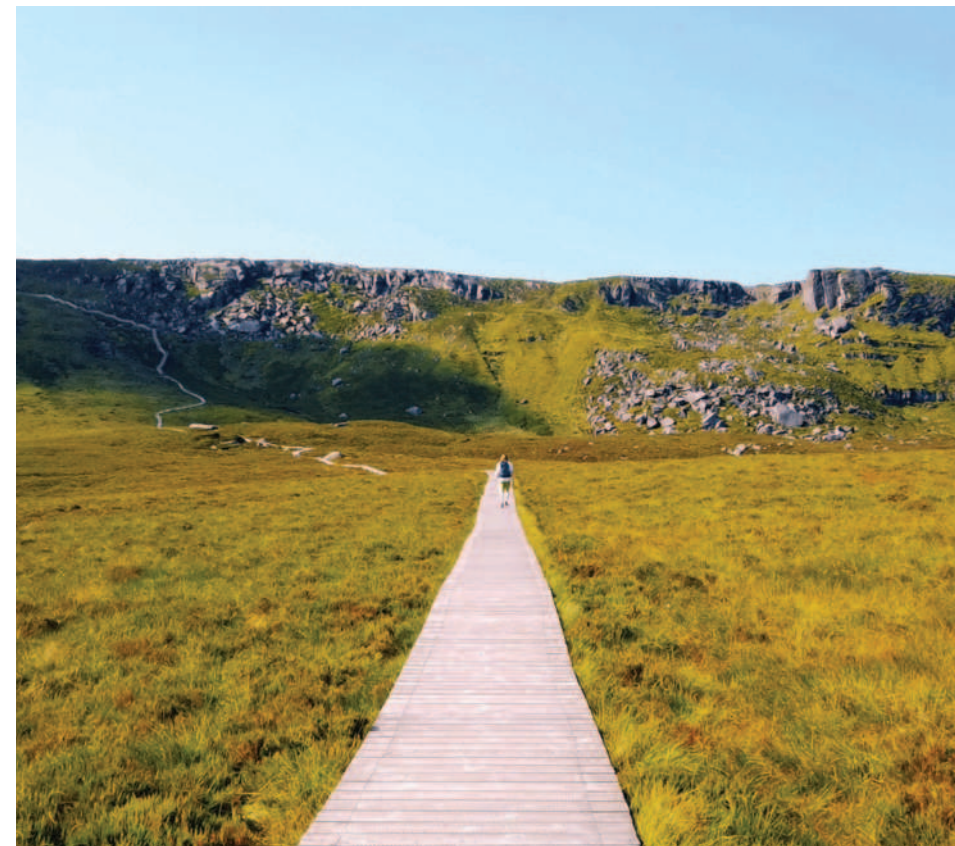




CAVAN FOR SCHOOLS

As a well-established and family-oriented county, Cavan offers an excellent selection of educational facilities, with a full range of primary, secondary, and third-level options available.





GREAT FOR LEISURE

Cavan boasts a wide range of sports clubs, fitness & gym facilities and attractions for all ages, including golf, rugby, GAA, soccer, bowls, cricket, kayaking, swimming, walking and athletics, ensuring there's something for every member of the family.





BUILT TO A STANDARD YOU CAN TRUST

EXTERNAL FINISHES

- Maintenance-free, tasteful brick with render exteriors.
- PVC fascia, downpipes, and gutters.

GARDENS

- Seeded gardens with a side gate and secure boundaries to the rear garden.
- Modern light fittings fitted to front and rear gardens.
- Privately owned car parking for every house.

INTERNAL FINISHES

- Walls and ceilings painted in a neutral tone.
- High-quality joinery throughout including painted doors, architrave, skirting, stairs and handrails.
- The ground floor will be a concrete finish. The first floor will be plywood or similar.

WINDOWS & DOORS

- High-performance PVC double-glazed windows.
- Multi-point locking system on all external doors.

ELECTRICAL

- Generous lights, sockets, and power points.
- TV & Data points to main rooms.
- Smoke and fire detectors fitted as standard.
- Wired for intruder alarm panel.

HEATING

- Air to water heat pump with zonal controls.
- Wall-mounted radiators throughout.
- Pressurised hot and cold water.

BATHROOMS & ENSUITE

- Stylish bathrooms and ensuites with high-quality sanitary ware.
- Carefully selected tiles for flooring and wet areas.

KITCHENS

- Quality crafted kitchen in matte finish with durable hardwearing worktops, matching upstands, under cabinet strip lights and extractor hood.

WARDROBES

- Beautifully crafted wardrobes are full height, contemporary style with assorted storage and hanging options.

ENERGY EFFICIENCY

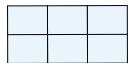
- A2 Building Energy Rating (BER).
- All homes incorporate sustainable and modern technology that result in lower energy costs.
- Efficient level of insulation incorporated into walls, floors, and roofs.
- High level of airtightness in each home.
- Green Mortgage qualification.

WARRANTY

- Each house is covered by a 10-year Homebond Latent Defects Insurance.

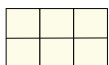


SITE PLAN



The Shannon

3 Bed - 2 Storey - Terraced / Semi-detached
99 sq.m / 1,065 sq.ft



The Erne

2 Bed - 2 Storey - Terraced / Semi-detached
83.6 sq.m / 900 sq.ft



The Annalee

4 Bed - 2 Storey - Semi-detached
124.2 sq.m / 1,337 sq.ft



The Cladagh

2 Bed - Bungalow - Terraced / Semi-detached
72.4 sq.m / 780 sq.ft



The Blackwater

1 Bed - Bungalow - Terraced
56.4 sq.m / 607 sq.ft



SCAN ME

YOUR NEW HOME
STARTS HERE



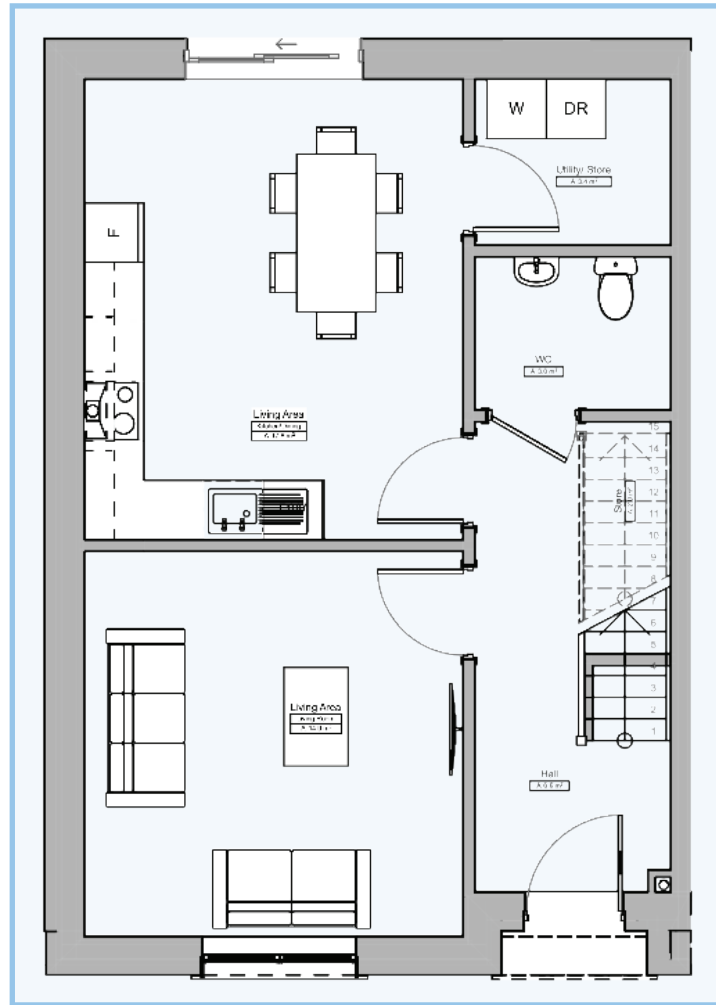
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Floor plans and dimensions are indicative only and subject to change. Woodfort may alter the layout, building style, landscape, and spec without notice. The finished home may therefore vary from the information provided.

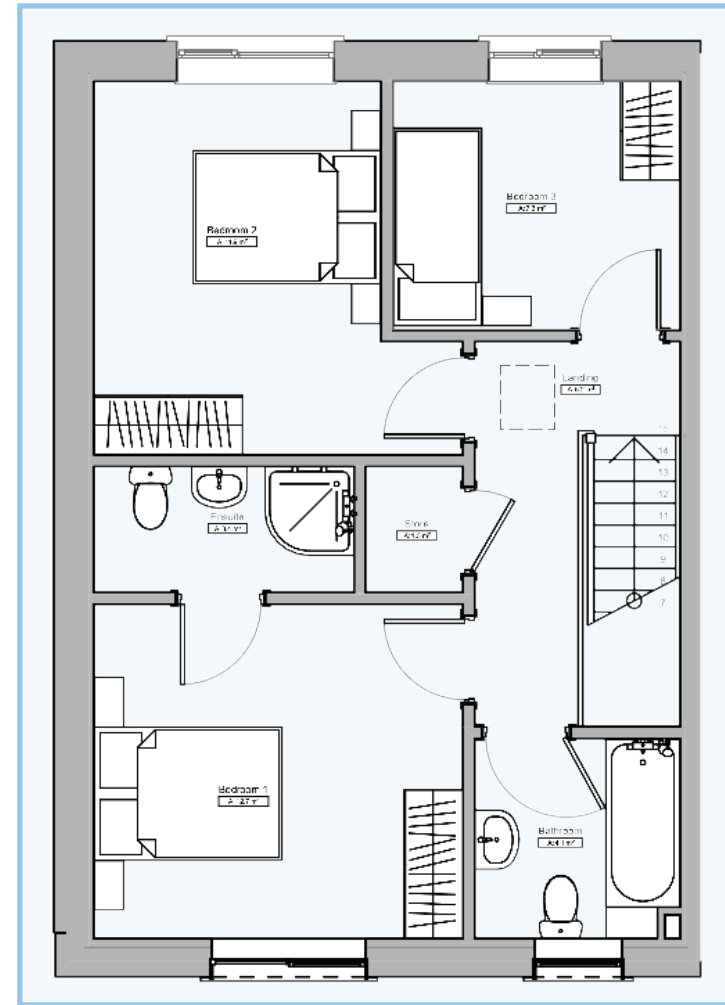
THE SHANNON

3 BED - 2 STOREY - TERRACED / SEMI-DETACHED

99 sq.m / 1,065 sq.ft



Ground Floor



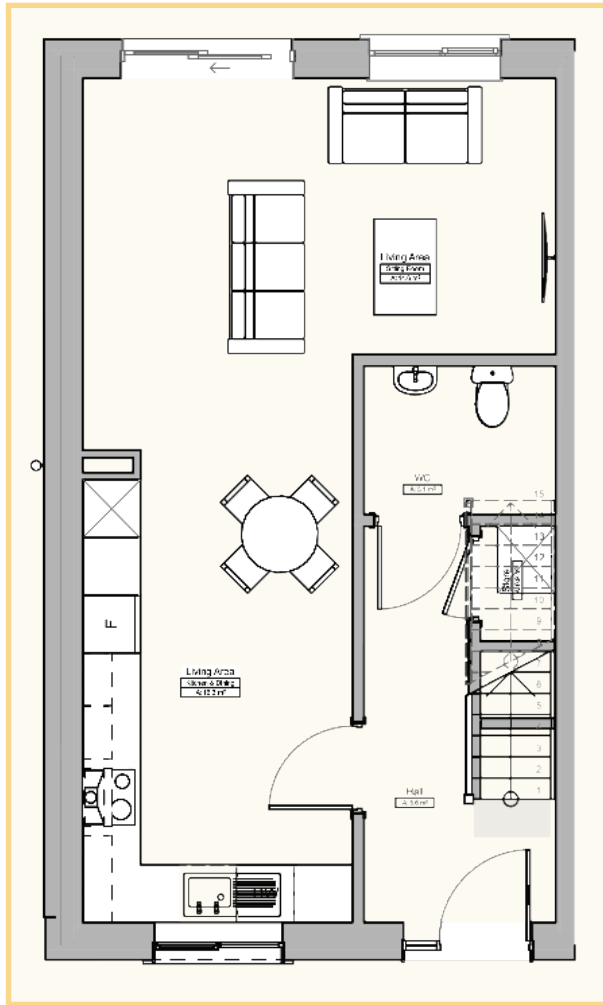
First Floor

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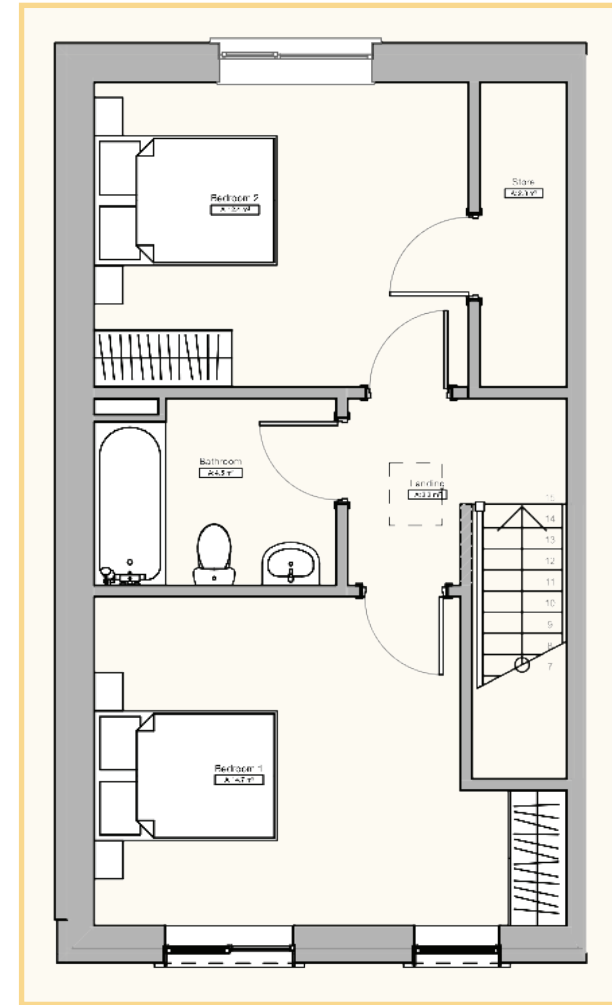
THE ERNE

2 BED - 2 STOREY - TERRACED / SEMI DETACHED

83.6 sq.m / 900 sq.ft



Ground Floor



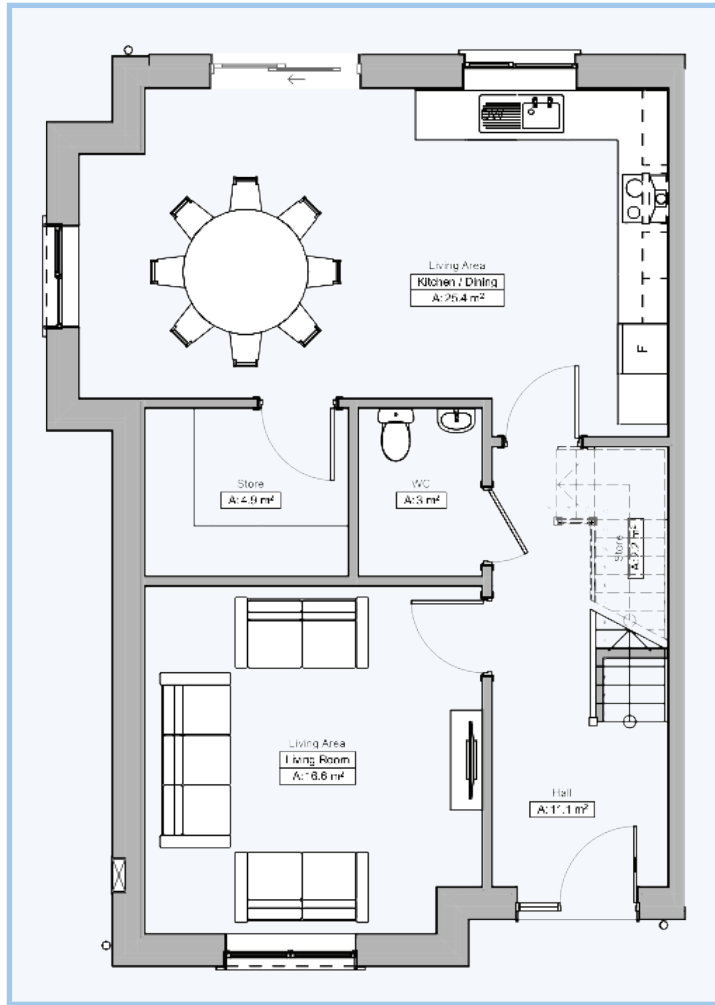
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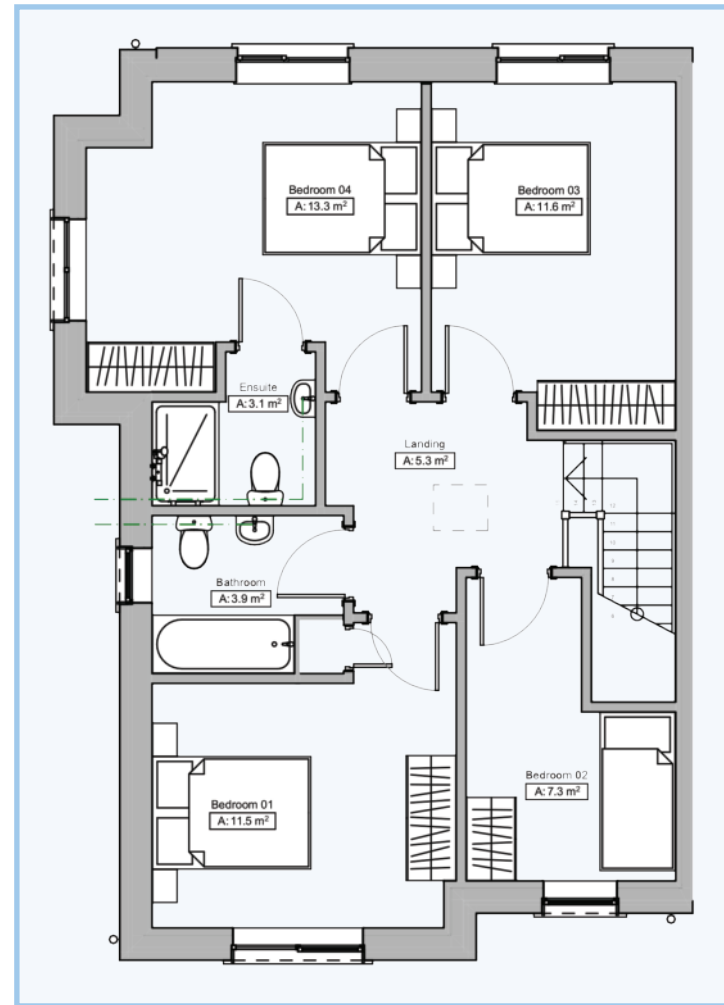
THE ANNALEE

4 BED - 2 STOREY - SEMI-DETACHED

124.2 sq.m / 1,337 sq.ft



Ground Floor



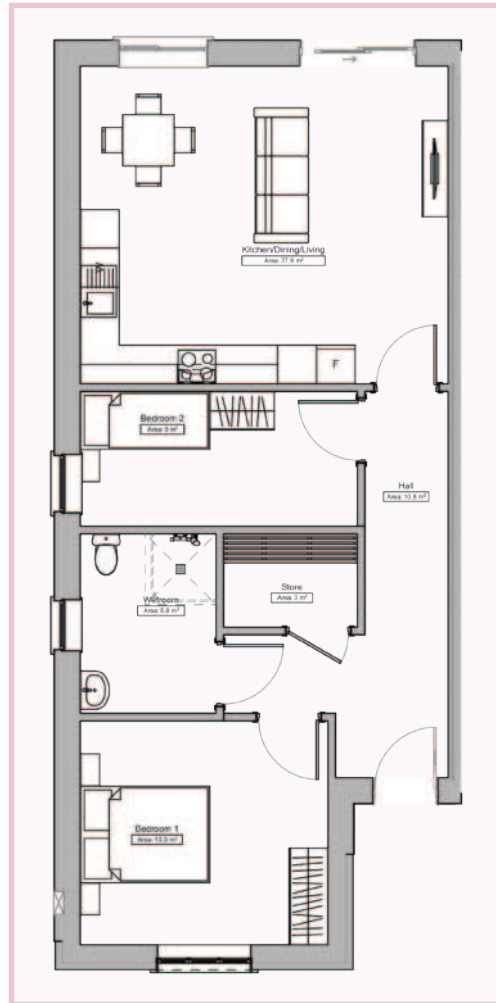
First Floor

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THE CLADAGH

2 BED - BUNGALOW - TERRACED / SEMI DETACHED

72.4 sq.m / 780 sq.ft

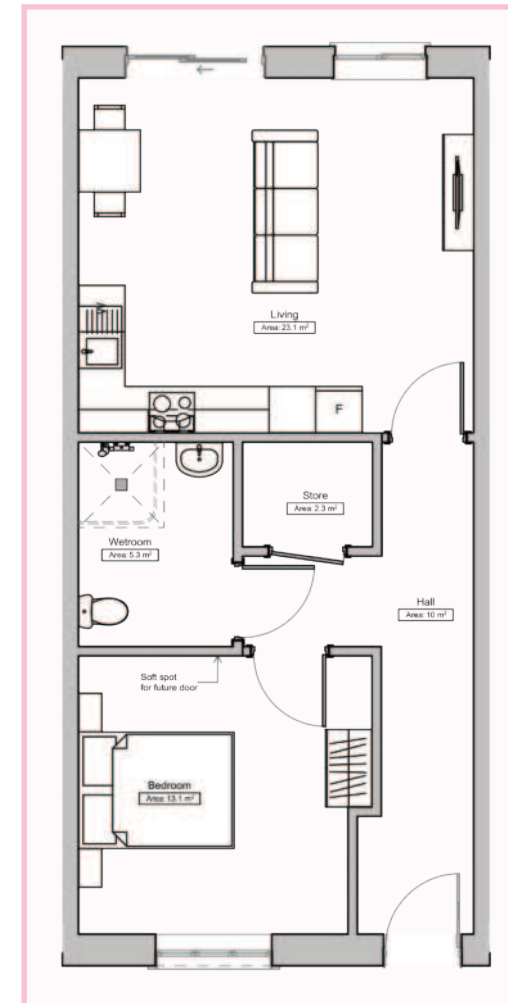


Ground Floor

THE BLACKWATER

1 BED - BUNGALOW - TERRACED

56.4 sq.m / 607 sq.ft



Ground Floor

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WOODFORT HOMES

MODERN DESIGN



Homes by Woodfort are meticulously designed with the buyer in mind.

Their contemporary configuration has resulted in homes by Woodfort, being forever popular.



Woodfort team provide excellent attention to detail across every home.





SELLING AGENT



Farnham Street, Cavan, H12 D1W7
049 436 2244
newhomes@smithproperty.ie
www.smithproperty.ie

DEVELOPER



FUNDING



PROFESSIONAL TEAM

Solicitor: Eversheds Sutherland
Architect: Wynne Gormley Gilsenan Architects
Engineers: CBA Consulting Engineers
& Lawler Consulting Engineers

DISCLAIMER

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STARTS HERE



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