



Rams Brooke

GOREY

**A - rated development of 3 and 4 bedroom
semi-detached & detached homes.**





Rams Brooke GOREY

Rams Brooke is the latest development by Redmond Construction who have an excellent reputation for building high quality spacious homes at exceptional value. The 'A2' Building Energy Rating ensures these new homes are not only stylish but exceptionally energy efficient with low running costs, air to water heating, triple glazed windows etc.

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 super range of shops from the larger supermarkets to craft, boutiques, cafés and restaurants.

Buying a house in Rams Brooke is not just buying a home, it's a positive lifestyle choice. Gorey and North Wexford is renowned for its 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, scuba diving, wind surfing, golf, tennis and trekking in the Wexford hills and along the coast.

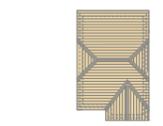


Successful developments completed in Gorey town by Redmonds include: OakHill, Hazelwood and Meadow Gate, Millquarter. They have also built quality developments in Wicklow, Bray, Arklow and Rathdrum.

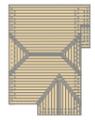
Qualifying for the new first-time buyers 'Help to Buy' scheme, Rams Brooke is superbly located adjacent to Gorey Town Centre and is a very short walk to Tesco Extra, Gorey Shopping Centre, The Amber Springs Hotel and Health Spa, The M11 Business Campus and Gorey Railway Station.

Rams Brooke is very close and accessible to the M11 motorway and is accessed off the R741. The development is also near to the 'Banogue Road' which allows for a short walk out to the Courtown Road plus Gorey town centre and the northern side of Gorey town.

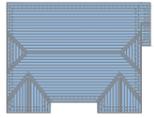




House Type - A
4 Bed Detached
142.6m²



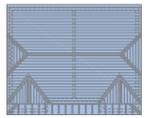
House Type - A2/A3
4 Bed Detached Dual Aspect
150m²



House Type - B1/B2
4 Bed Semi Detached Dual Aspect
142.6m²



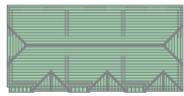
House Type - B3
4 Bed Semi Detached
142.6m²



House Type - B4
4 Bed Semi Detached
138.2m²



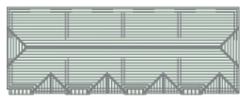
House Type - C1
3 Bed Semi Detached
112m²



House Type - D1
3 Bed Terraced
103.2m²



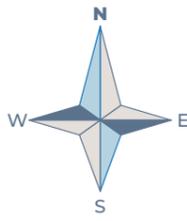
House Type - D2
3 Bed Terraced Dual Aspect
103.2m²

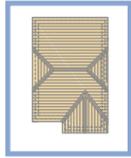


House Type - D3
3 Bed Terraced
103.2m²



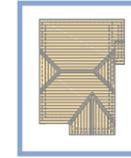
House Type - D4
3 Bed Terraced Dual Aspect
103.2m²





House type A - 4 Bedroom Detached

Total Floor Area - 142.6 m.sq. / 1535 sq.ft.



House type A2/A3

4 Bedroom Detached Dual Aspect

Total Floor Area - 150 m.sq. / 1611 sq.ft.



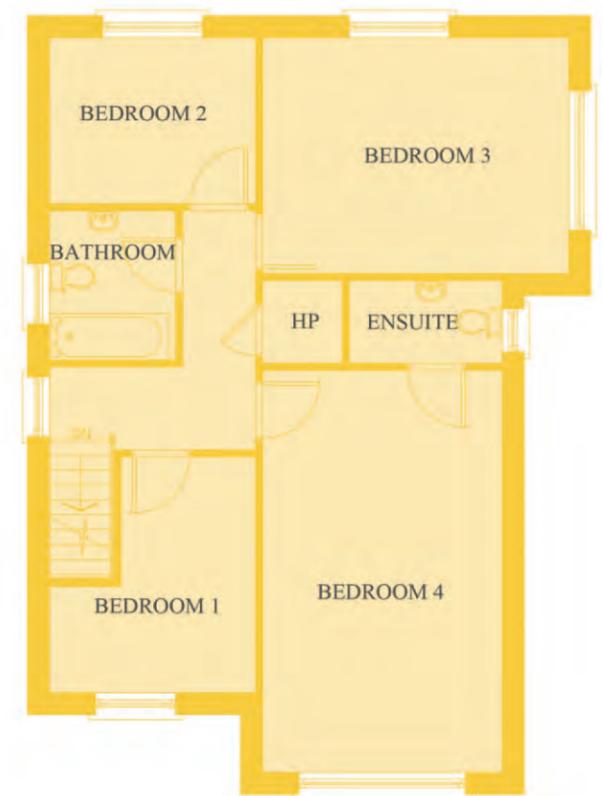
4 BED DETACHED - Ground Floor = 71.3m² / 767.5 sq ft



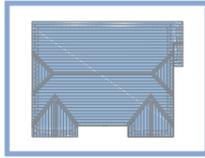
4 BED DETACHED - First Floor = 71.3m² / 767.5 sq ft



4 BED DETACHED DUAL ASPECT -
Ground Floor = 75m² / 805.5 sq ft

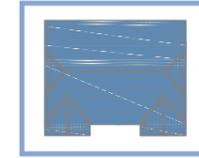


4 BED DETACHED DUAL ASPECT -
First Floor = 75m² / 805.5 sq ft



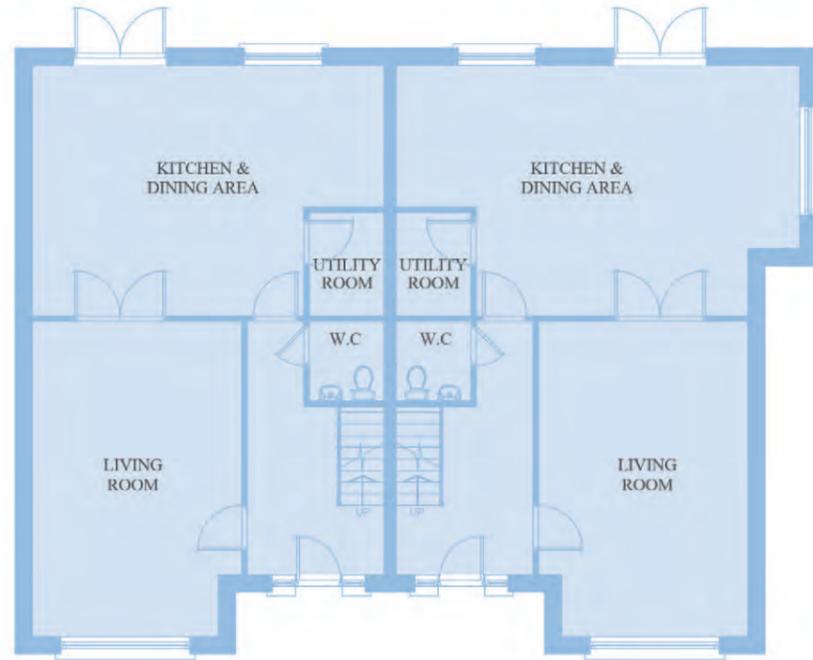
House type B1/B2
4 Bedroom Semi Detached
Dual Aspect

Total Floor Area - 142.6 m.sq. / 1535 sq.ft.

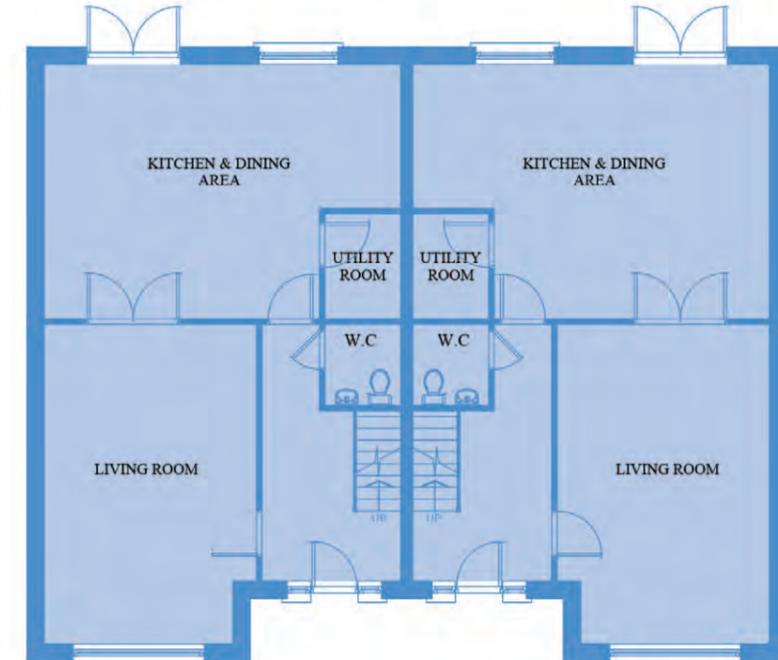


House type B3
4 Bedroom Semi Detached

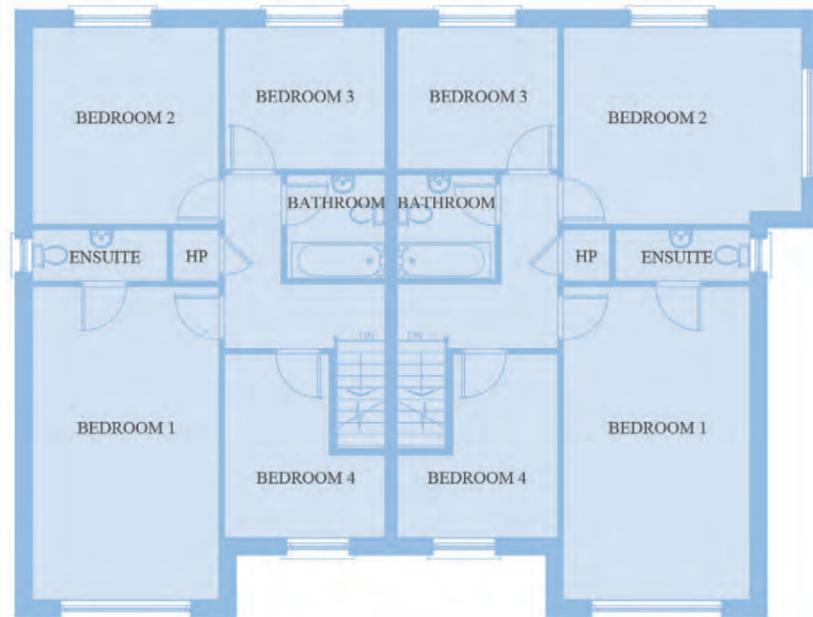
Total Floor Area - 142.6 m.sq. / 1535 sq.ft.



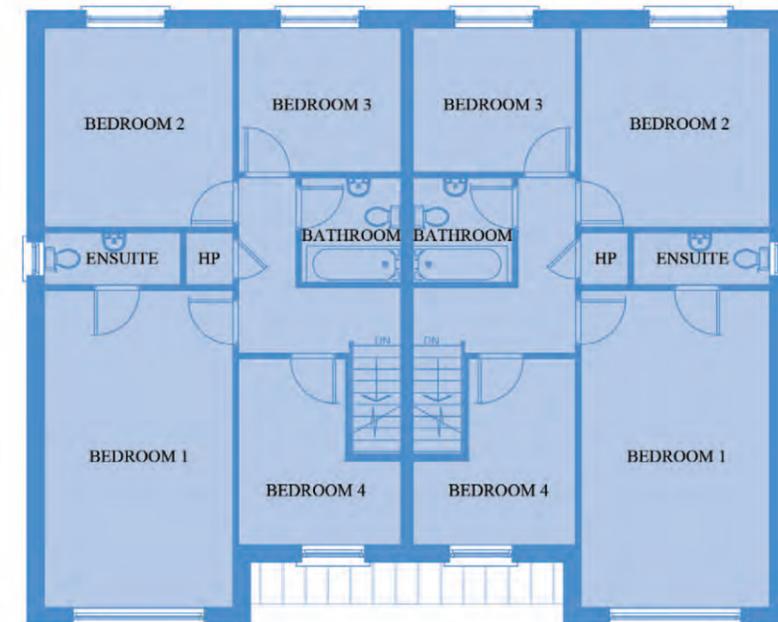
4 BED SEMI DETACHED - Ground Floor = 71.3m² / 767.5 sq ft



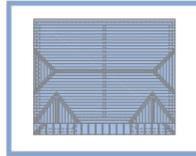
4 BED SEMI DETACHED - Ground Floor = 71.3m² / 767.5 sq ft



4 BED SEMI DETACHED - First Floor = 71.3m² / 767.5 sq ft

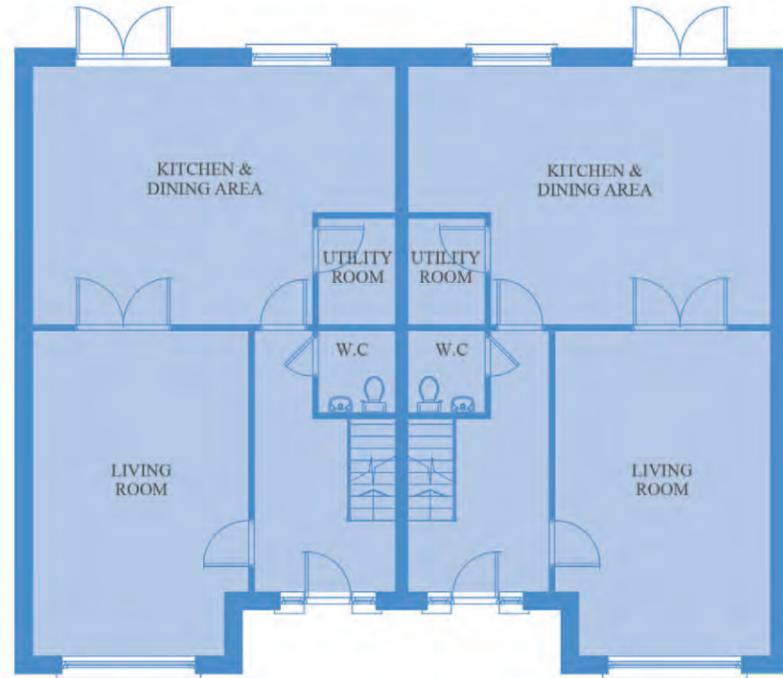


4 BED SEMI DETACHED - First Floor = 71.3m² / 767.5 sq ft

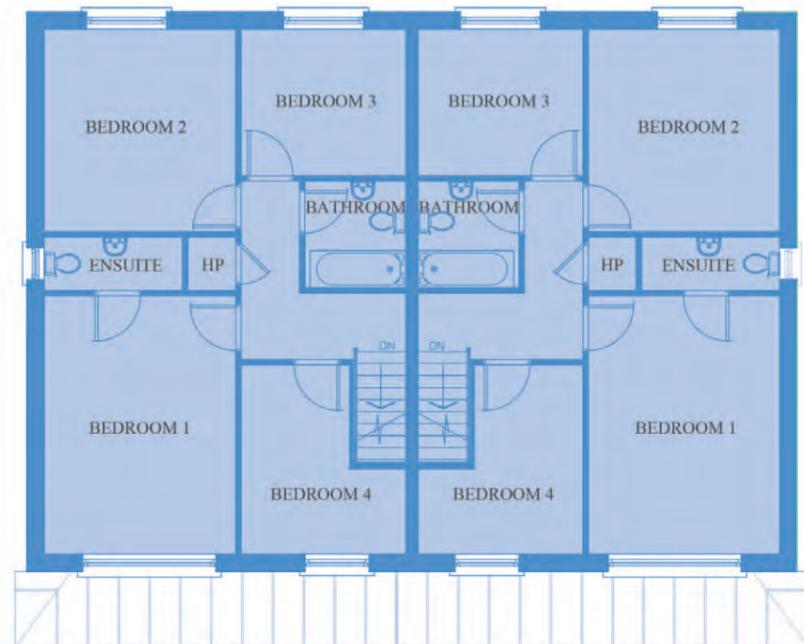


House type B4
4 Bedroom Semi Detached

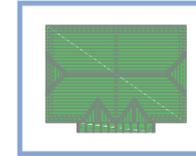
Total Floor Area - 138.2 m.sq. / 1487 sq.ft.



4 BED SEMI DETACHED - Ground Floor = 71.2m² / 766.3 sq ft

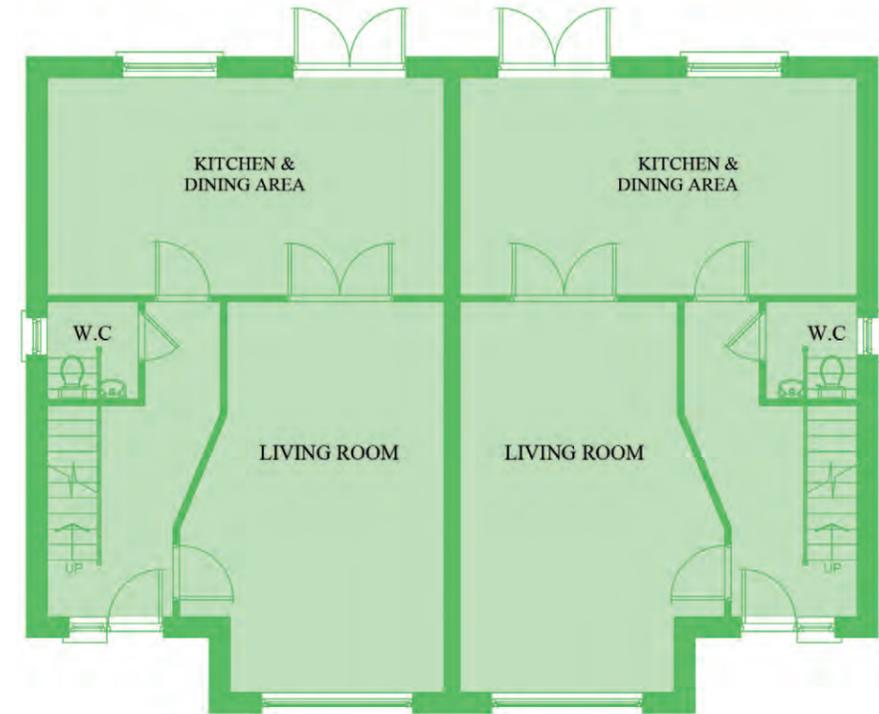


4 BED SEMI DETACHED - First Floor = 67m² / 720.7 sq ft

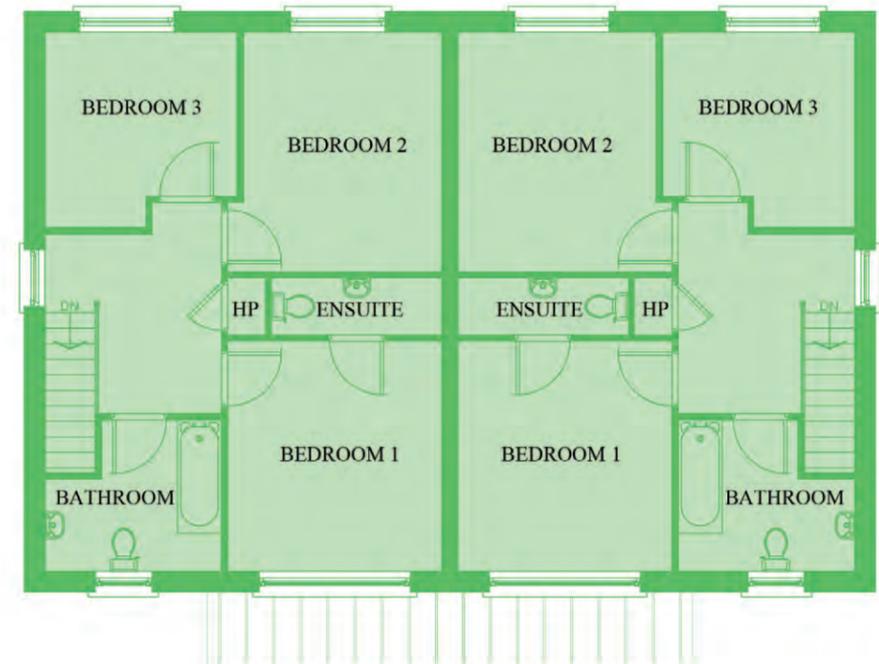


House type C1
3 Bedroom Semi Detached

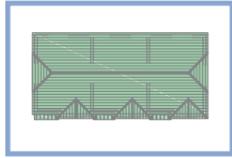
Total Floor Area - 112 m.sq. / 1205 sq.ft.



3 BED SEMI DETACHED - Ground Floor = 58m² / 624.3 sq ft

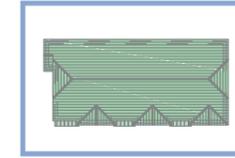


3 BED SEMI DETACHED - First Floor = 54m² / 581.3 sq ft



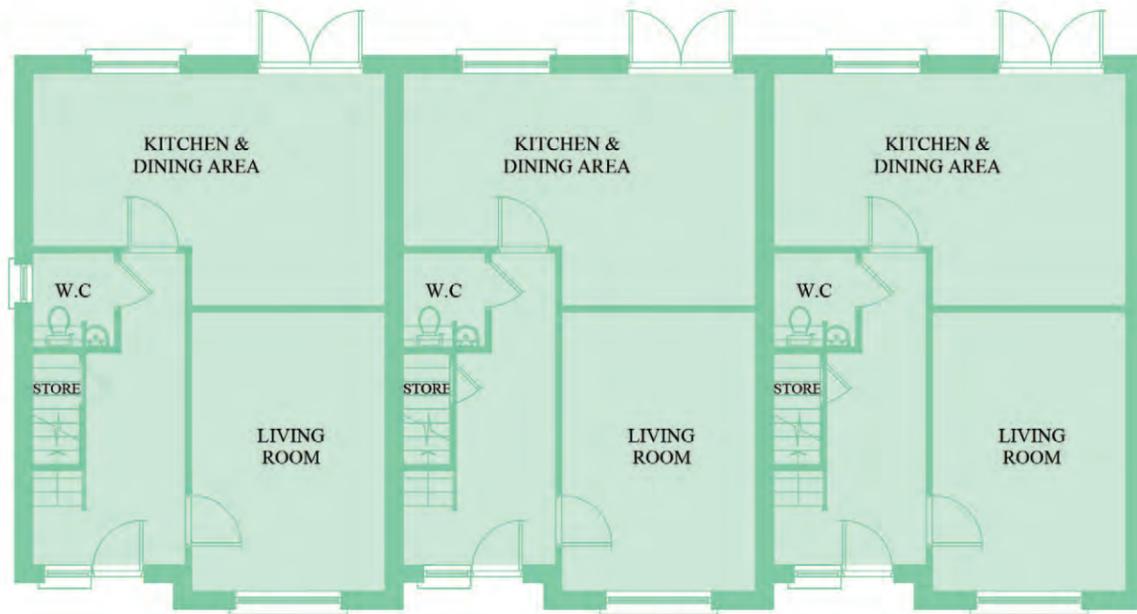
House type D1
3 Bedroom Terraced

Total Floor Area - 103.2 m.sq. / 1111 sq.ft

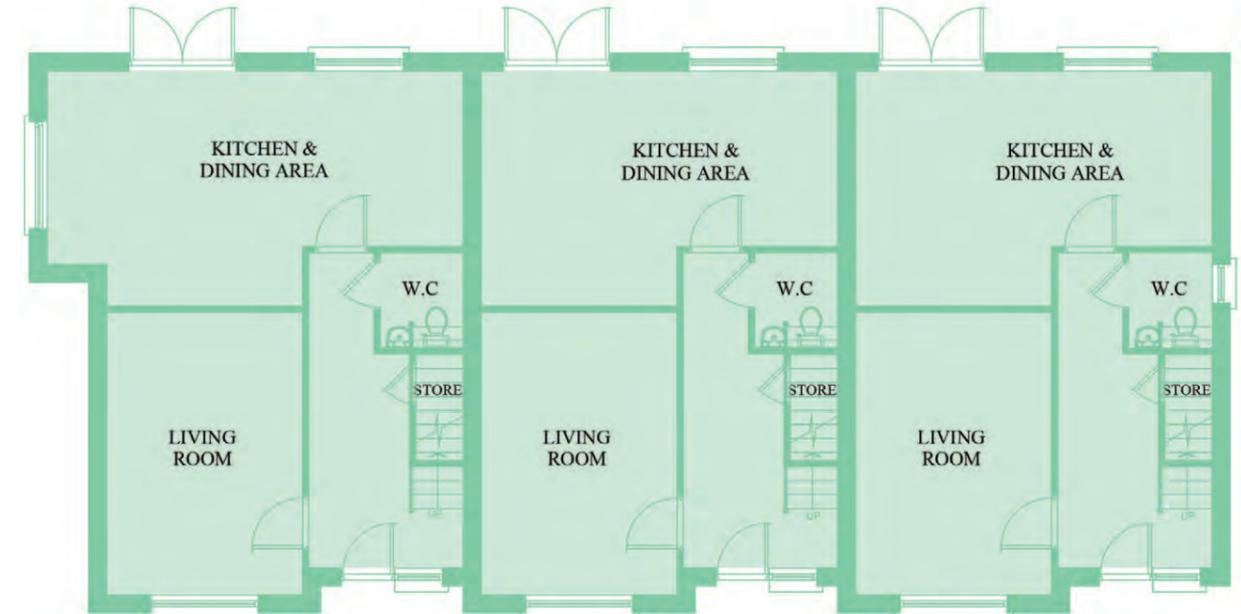


House type D2
3 Bedroom Terraced
Dual Aspect

Total Floor Area - 103.2 m.sq. / 1145 sq.ft.



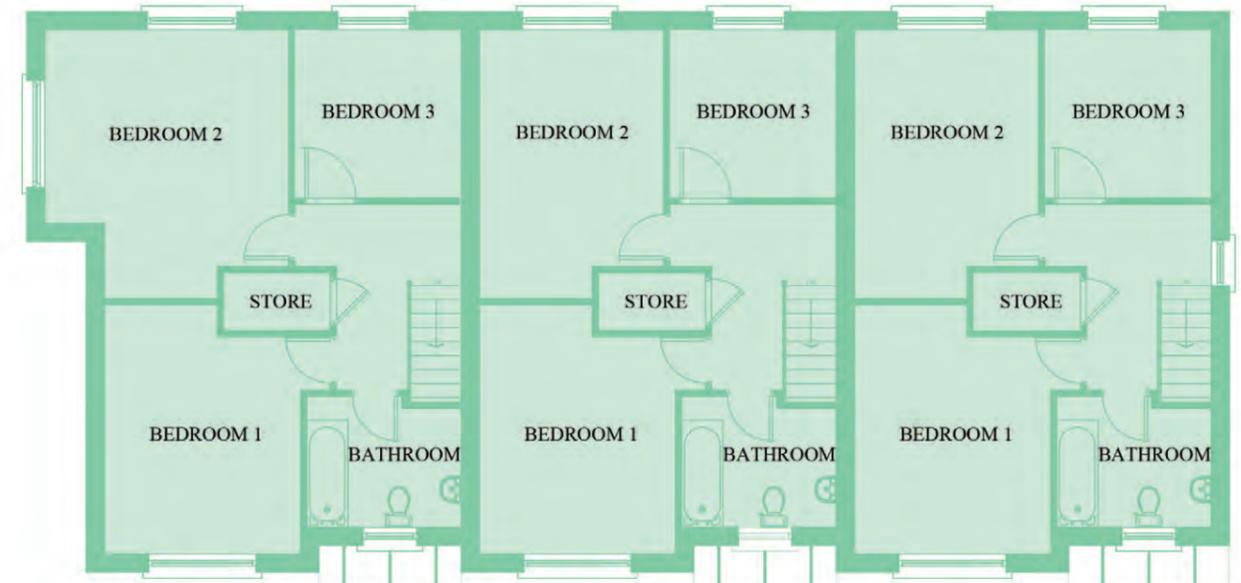
3 BED TERRACE - Ground Floor = 51.6m² / 555.5 sq ft



3 BED TERRACE DUAL ASPECT - Ground Floor = 53.2m² / 572.6 sq ft



3 BED TERRACE - First Floor = 51.6m² / 555.5 sq ft



3 BED TERRACE DUAL ASPECT - First Floor = 53.2m² / 572.6 sq ft

Structure

Quality built traditional construction throughout giving an extremely solid structure. 10 year structural Homebond guarantee. 5 year mechanical & electrical Homebond guarantee.

Kitchens

Shaker style kitchen incorporating classic lines and stylish design. Soft closing doors and drawers which 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 the bathroom will be over the bath and on floor. Tiling in ensuite will be in shower and on floor. Tiling in ground floor W.C. will be on floor & splash back over the sink.

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.

Electrical

Generous electrical outlets installed throughout the dwelling. Data points in lounge and master bedroom wired back to central point.

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 painted throughout internally to a high quality 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. The house is finished externally in a mix of brickwork and 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 A2.





Developers

Redmond Construction,
Gorey, Co. Wexford



Architects

Molloy Architecture & Design Studio,
9 McCurtain Street,
Gorey, Co. Wexford



Selling Agent

Warren Estates
82 Main St, Gorey corporation lands,
Gorey, Co. Wexford, Y25 Y992
Phone: (053) 942 1211



Solicitors

O'Doherty Warren & Associates,
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.