



PARK  
CLOSE  
CLÓS NA PÁIRCE



## Exclusive Development

of 1, 2, 3 & 4 Bedroom Homes  
Just Minutes from Wexford Town

parkclose.ie







# Welcome Home To Park Close

Tucked just outside the vibrant town of Wexford, Park Close is a thoughtfully designed collection of beautifully built 1, 2, 3, and 4-bedroom homes. With a focus on refined living, earthy tones, and elegant surroundings, this development combines the peace of nature with the convenience of town life - ideal for families, couples, downsizers, and first-time buyers alike.



parkclose.ie

## A Grove-Inspired Sanctuary

The name Park Close, reflects the development's natural setting - symbolised in the logo by a gentle grove of trees. These soft, calming homes are surrounded by greenery and offer a strong connection to the land while featuring sleek, modern interiors that support everyday living.



# Superior Specifications

The homes at Park Close stand testament to the masterful craftsmanship that was employed in their making, and each home is imbued with the pride and skill of their makers – brick by brick.

Each room in every home was designed for making memories, for relationships to thrive, for children to grow, and for lives to take root. From the outside, the brick facades tell of the warmth held inside, and wide windows share light that pours into each room and out onto the cobblelock driveway by evening.

Highly energy efficient, these homes are fitted with air to water high efficiency heat pumps that are now the standard for home heating, and the double glazed windows hold that inner warmth and keep the elements at bay.

Park Close homes are, from top to bottom, built with comfort and longevity in mind – which is why we cannot call their specifications anything less than superior.

- **10 Year HomeBond Structural Guarantee**
- **Timber Frame Built “A” Rated Homes**
- **Strip Type Foundations to Building Regulations and Engineers’ Specification**
- **High-Density Insulation to External Walls & Fibre Glass Quilt to Attic Space**
- **Air to Water Heat Pump with Radiators (first floor) and Underfloor Heating (ground floor)**
- **Double Glazed uPVC Windows & Composite Front Door**
- **Rear Patio Doors in Double Glazed uPVC**
- **Brick & Metal Cladding to Front Elevation; Low Maintenance Dry Dash external finish to sides and rear of houses with black concrete roof tiles**
- **High Quality Fitted Kitchen with Quartz Worktops & Stainless Steel Sink**
- **Generous Fitted Wardrobes (to 2 bedrooms in 3-Bed homes, 3 bedrooms in 4-Bed homes)**
- **Fully Tiled Bathrooms & Ensuites (floors and walls)**
- **Quality Sanitaryware including Vanity Units**
- **Painted Internal Doors with Chrome Handles**
- **Internal Walls & Ceilings Painted in White Emulsion**
- **Rear Gardens Graded, Seeded & Paved Patio Area**
- **Blockwork Boundary Walls with Concrete Capping**
- **Timber Side Gates with Lockable Bolt**
- **EV Charging Point Provision**





# Close To Wexford – Connected To Everything

Enjoy the benefits of living just minutes from Wexford Town, with easy access to all its amenities. Whether it's a quick trip into town or a stroll through the nearby countryside, Park Close offers the perfect balance between accessibility and serenity.

- Excellent primary and secondary schools;
- A wide range of supermarkets, cafes, and restaurants;
- Wexford General Hospital;
- Beautiful beaches and coastal walks (Curracloe, Rosslare);
- Vibrant arts scene including the National Opera House;
- Sports clubs, fitness centres, and community facilities;
- Quick links to the N11 and national road network.







# Built for Modern Living

These A-rated homes are constructed to the highest standards with longevity, sustainability, and comfort at the heart of every decision.

Specifications Include:

- 10-Year Homebond Structural Guarantee;
- Timber Frame “A” Rated Construction;
- Air to Water High-Efficiency Heat Pumps;



- Quality Brick and Render Finishes;
- Double-Glazed uPVC Windows;
- Stylish Fitted Kitchens and High-Spec Bathrooms;
- Fitted Wardrobes and Fully Painted Interiors;
- EV Charging to All Units;
- Landscaped Gardens



# A Lifestyle Worth Growing Into

Park Close isn't just a place to live - it's a place to grow. Surrounded by nature, a thriving local community, and all the advantages of Wexford living, your new home here offers:

- Space to raise a family;
- Comfort to settle into retirement;
- Flexibility for working professionals;
- Access to natural beauty and daily convenience.





# Rooted in Community, Connected to Convenience

Park Close is ideally positioned in the sought-after suburb of Wexford – a prestigious and peaceful community that offers the perfect blend of serenity and accessibility. Just a 10-minute stroll from Wexford Town centre, and within easy reach of some of the county's best schools, it's a location that supports every stage of life.

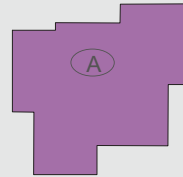
## Local Attractions:

1. Wexford Wanderers Rugby Club
2. Wexford Harbour Boat and Tennis Club
3. Wexford Racecourse
4. Wexford General Hospital
5. Whites of Wexford
6. Crown Bar
7. Ferrycarrig Hotel
8. Tesco Extra
9. Pettitt's SuperValu
10. Aldi
11. St. Peter's College Secondary School
12. Wexford Train Station

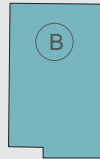




# SITE PLAN



1 no 3 BED 2 STOREY APT.  
1 no 2 BED GROUND FLOOR APT.



3 BED  
2 STOREY  
HOUSE



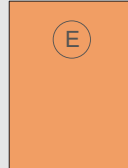
3 BED  
2 STOREY  
HOUSE



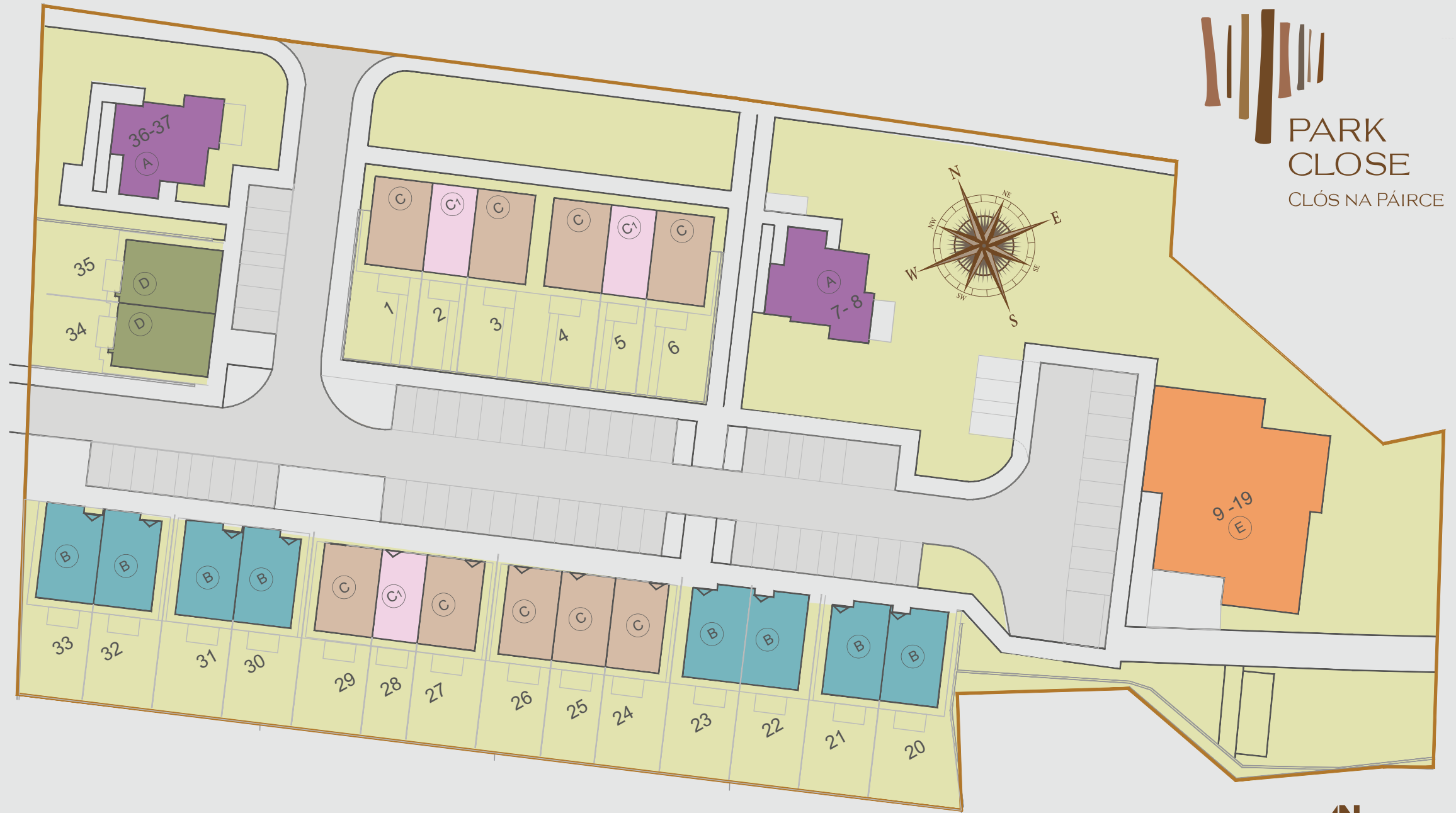
2 BED  
2 STOREY  
HOUSE



4 BED  
2 STOREY  
HOUSE



9 no 2 BED APT.  
2 no 1 BED PENTHOUSE APT.



**PARK CLOSE**  
CLÓS NA PÁIRCE

Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

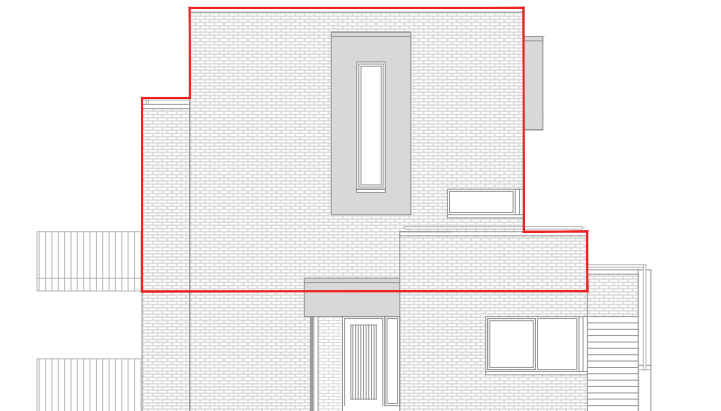


# House Type A

1 no 3 BED 2 STOREY APT.



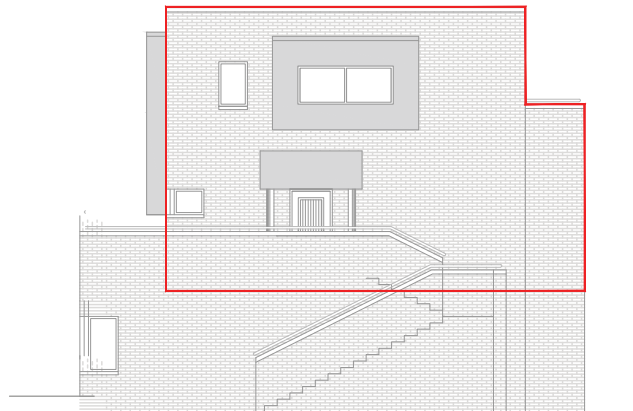
ELEVATION 1



ELEVATION 2



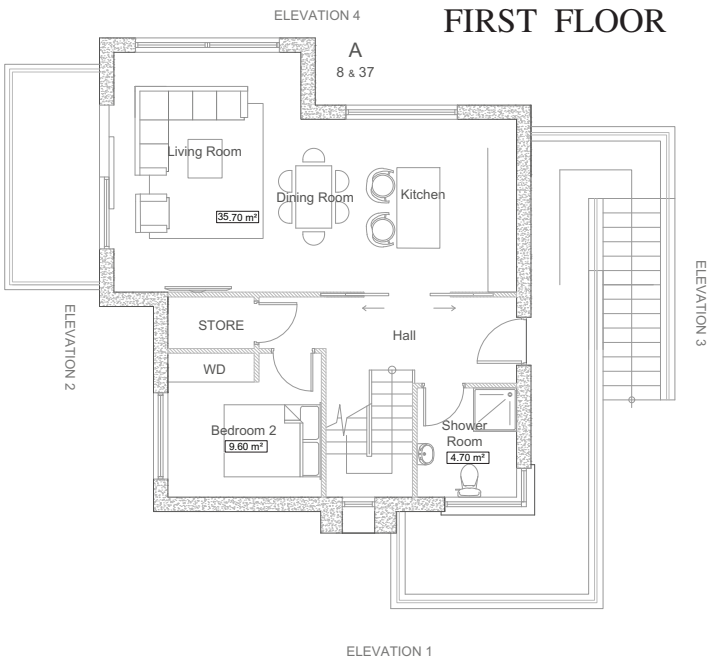
ELEVATION 3



ELEVATION 4

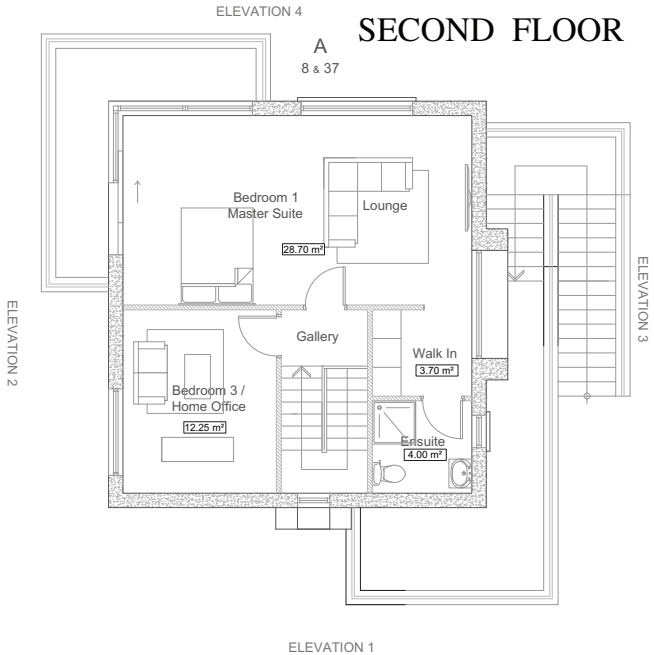


FIRST FLOOR



Total floor area 123.00 m2

SECOND FLOOR



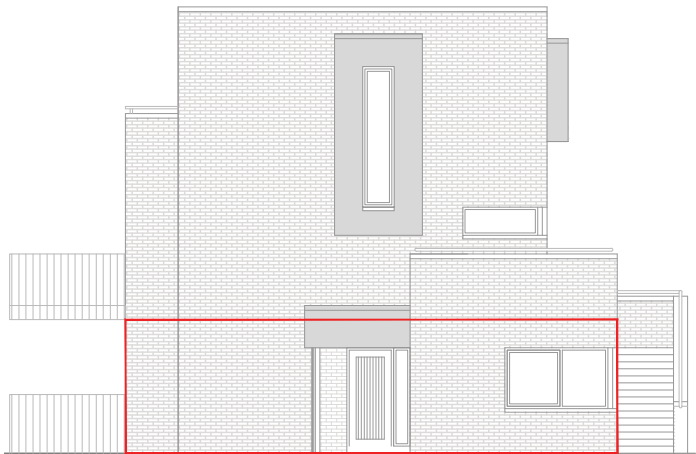


# House Type A

1 no 2 BED GROUND FLOOR APT.



ELEVATION 1



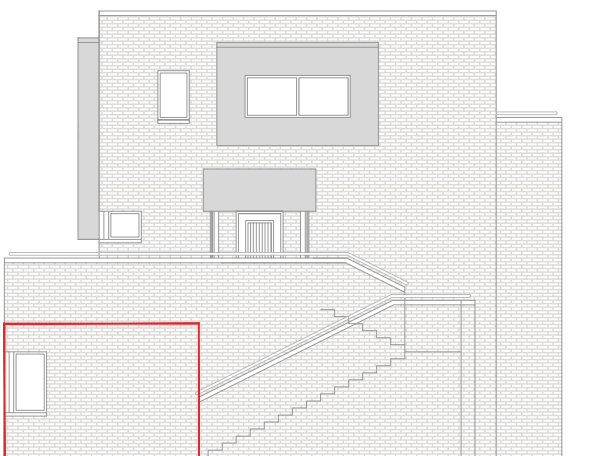
ELEVATION 2



ELEVATION 3

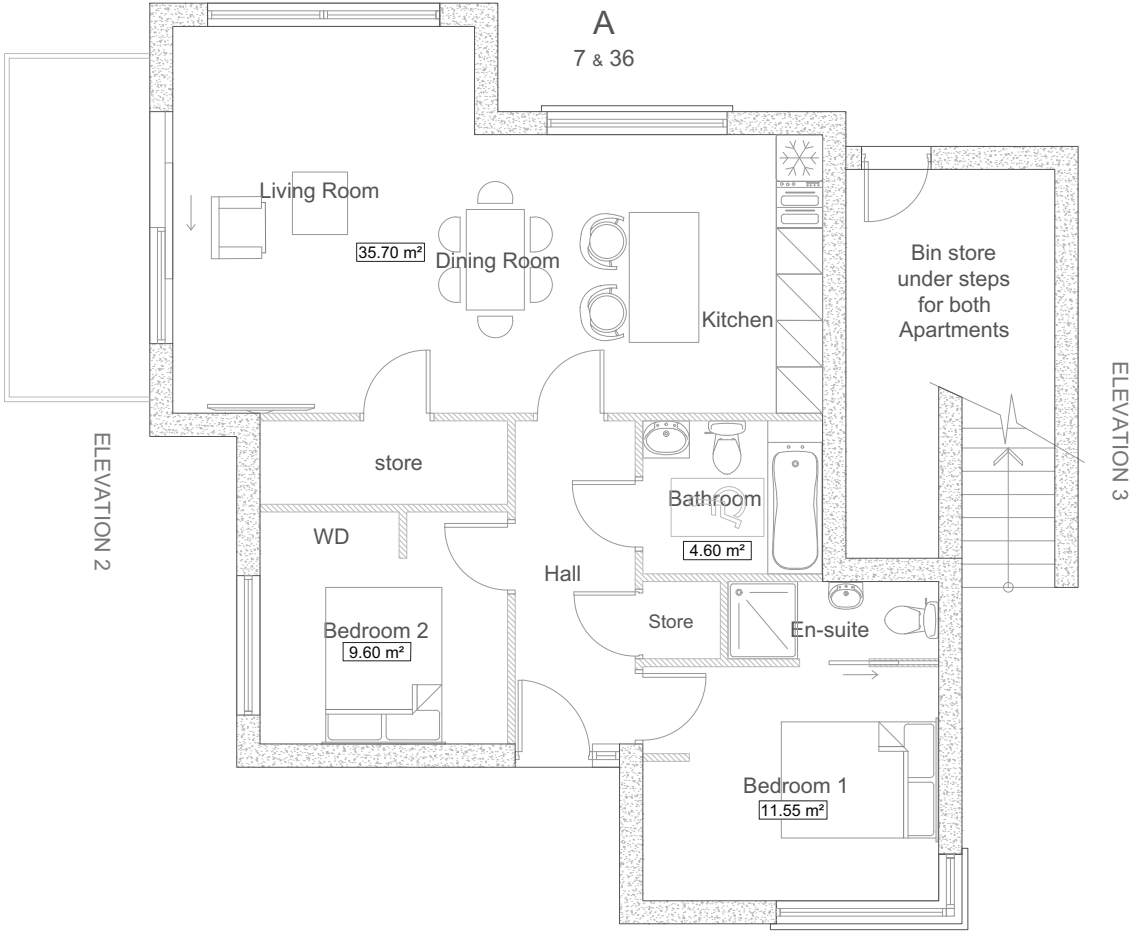


ELEVATION 4



ELEVATION 4

## GROUND FLOOR



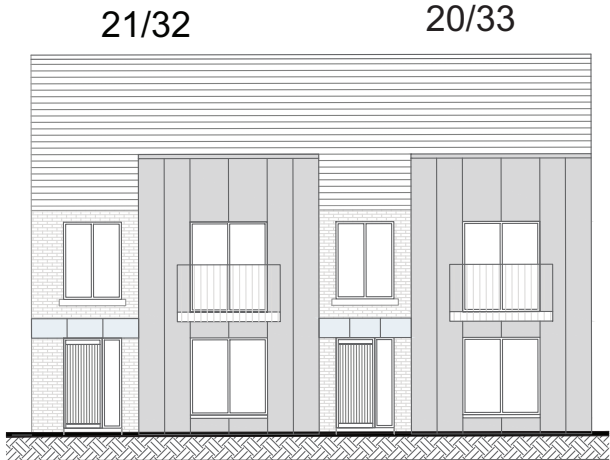
Total floor area 77.00 m2

ELEVATION 1

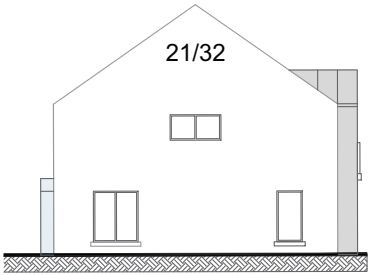


# House Type B

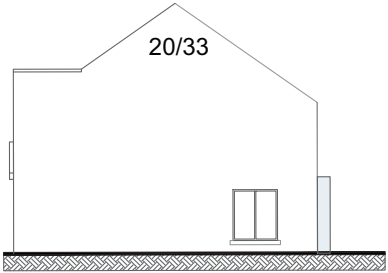
3 BED 2 STORY HOUSE



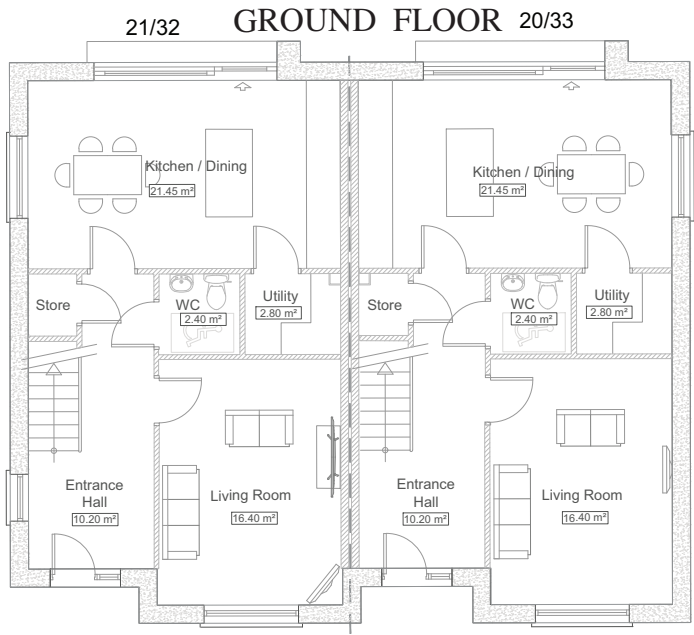
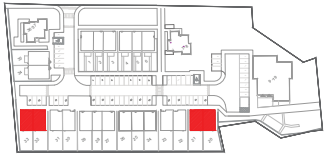
FRONT ELEVATION



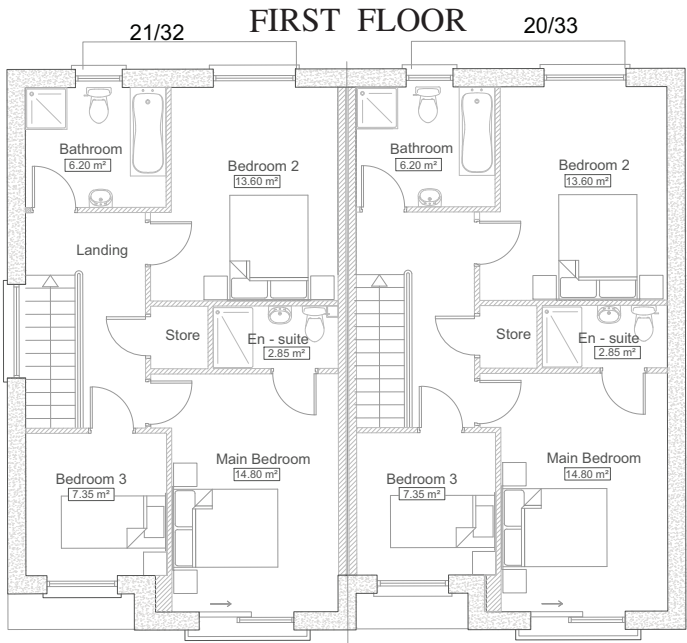
SIDE ELEVATION



BACK ELEVATION



Total floor area 116.00 m2





# House Type C

3 BED 2 STORY HOUSE  
1/6



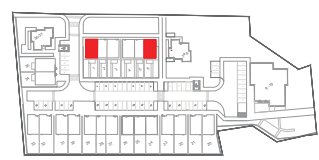
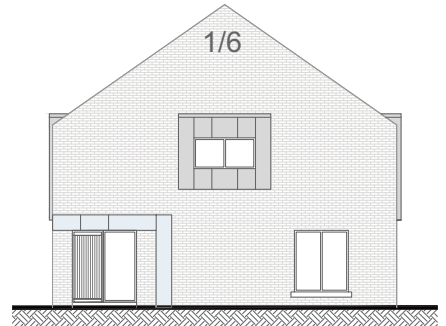
1/6 FRONT ELEVATION



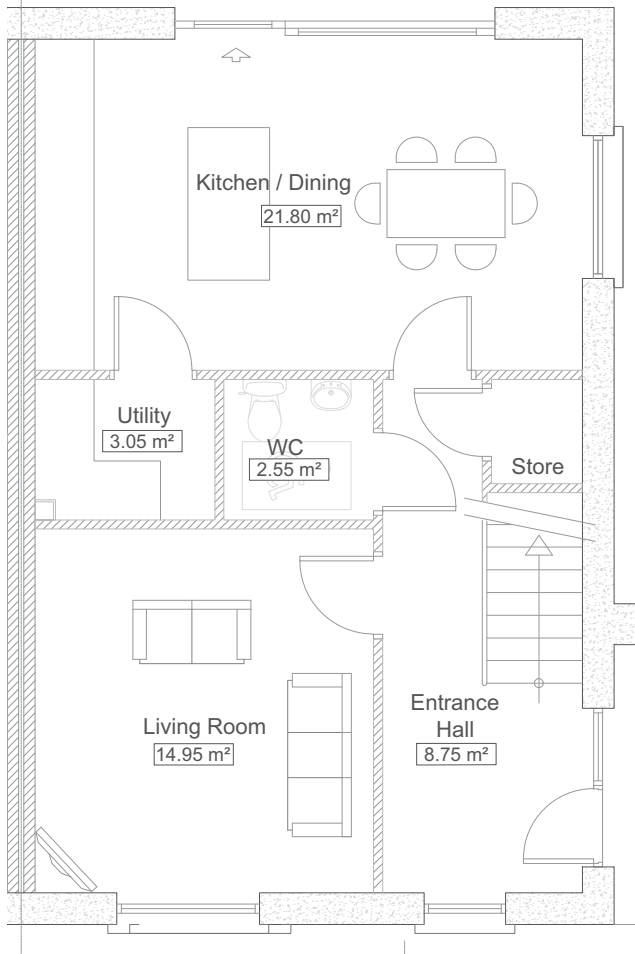
BACK ELEVATION 1/6



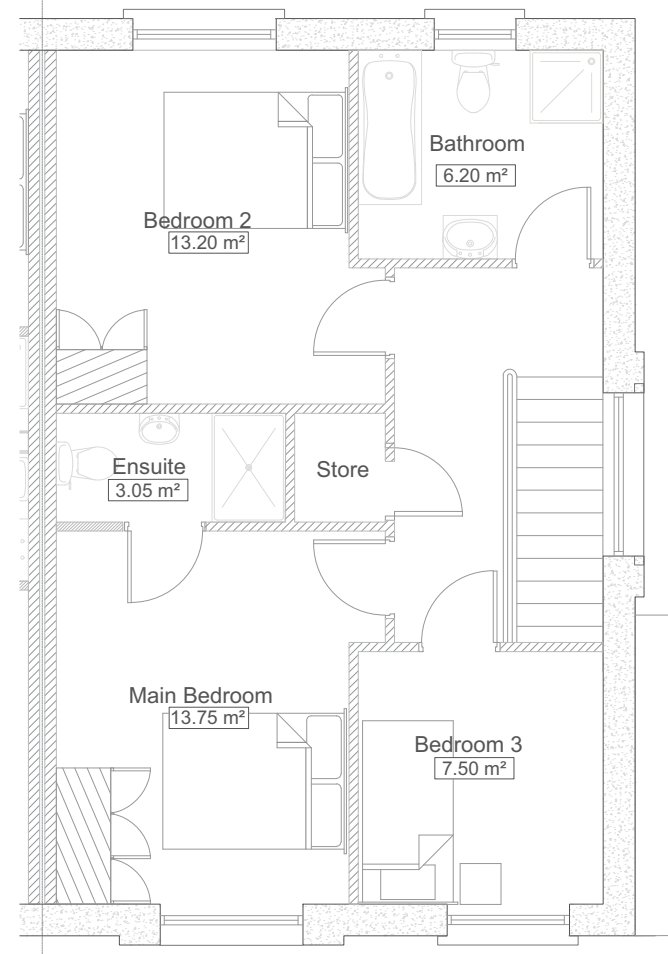
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



Total floor area 112.00 m2



# House Type C

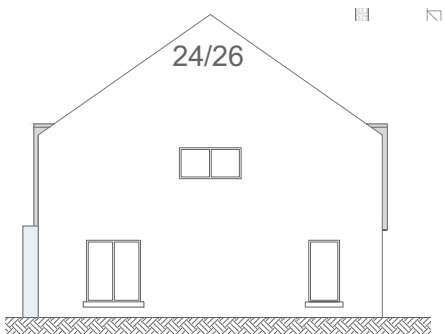
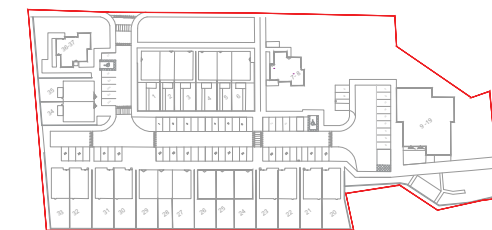
3 BED 2 STORY HOUSE  
24/26



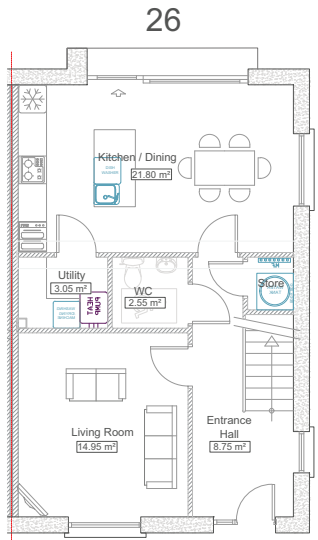
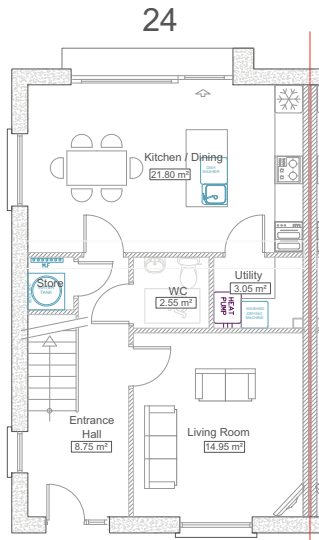
FRONT ELEVATION



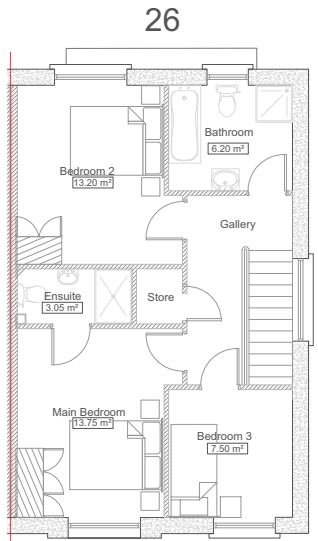
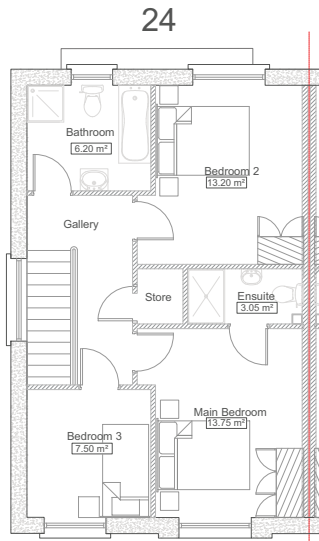
BACK ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

Total floor area  
112.00 m2



# House Type C

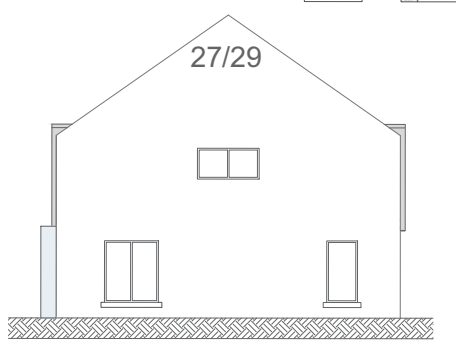
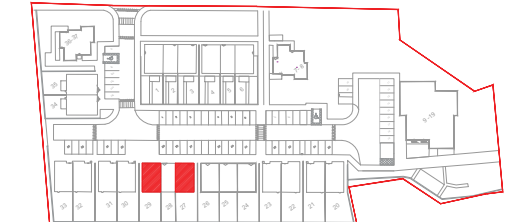
3 BED 2 STORY HOUSE  
27/29



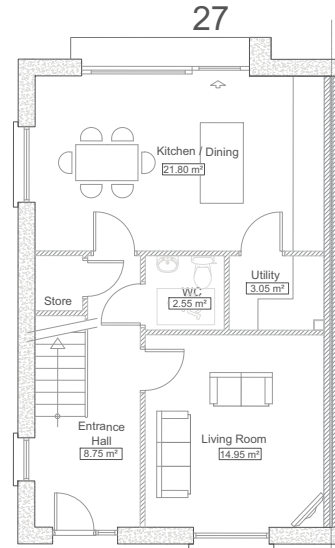
FRONT ELEVATION



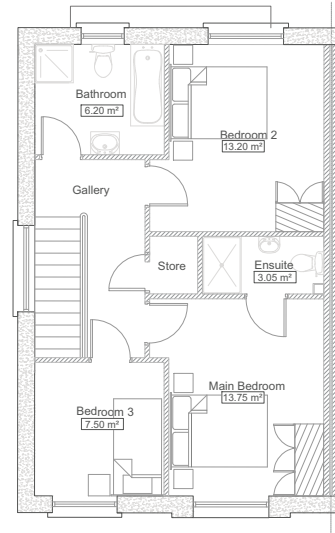
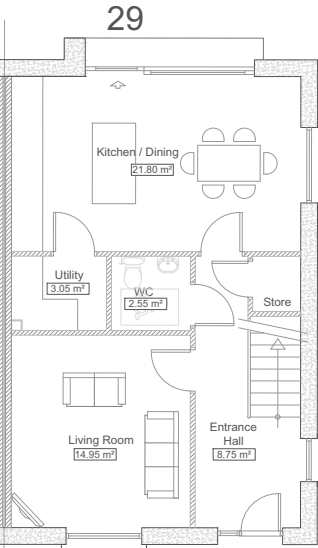
BACK ELEVATION



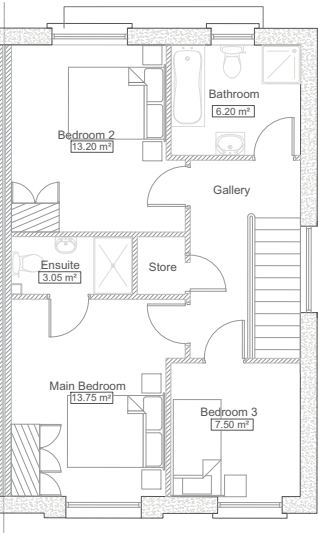
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

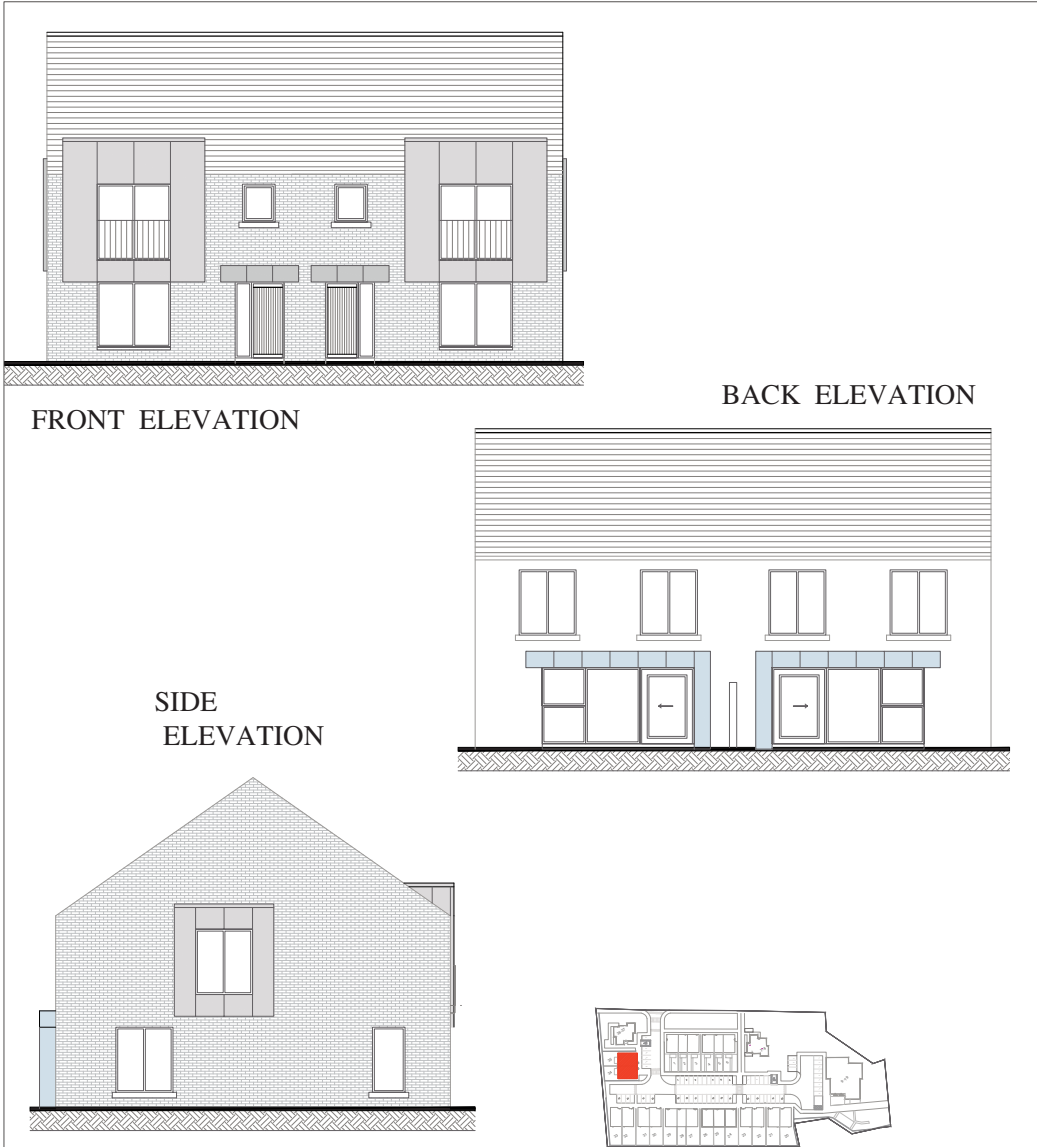


Total floor area  
112.00 m2

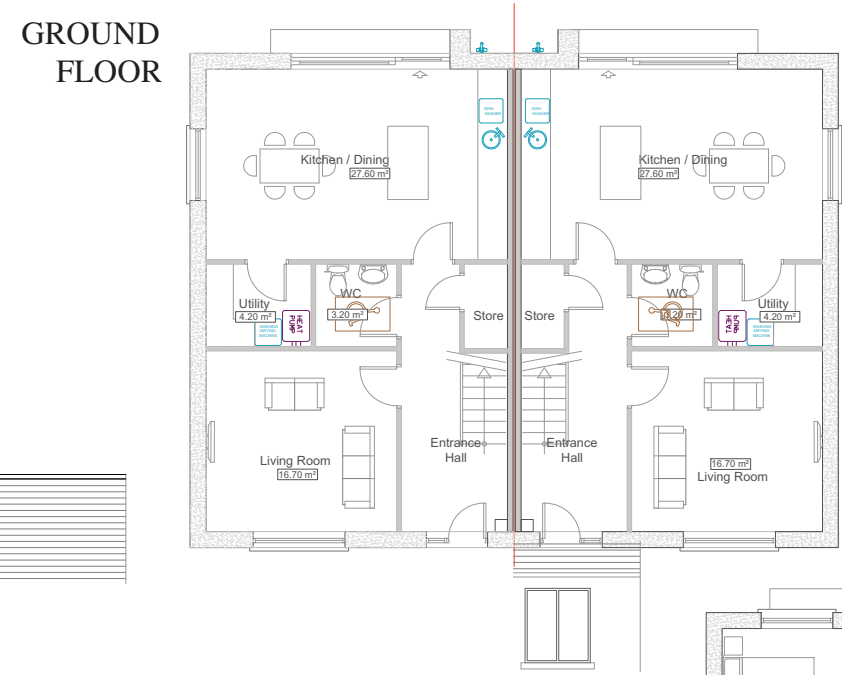


# House Type D

4 BED 2 STORY HOUSE

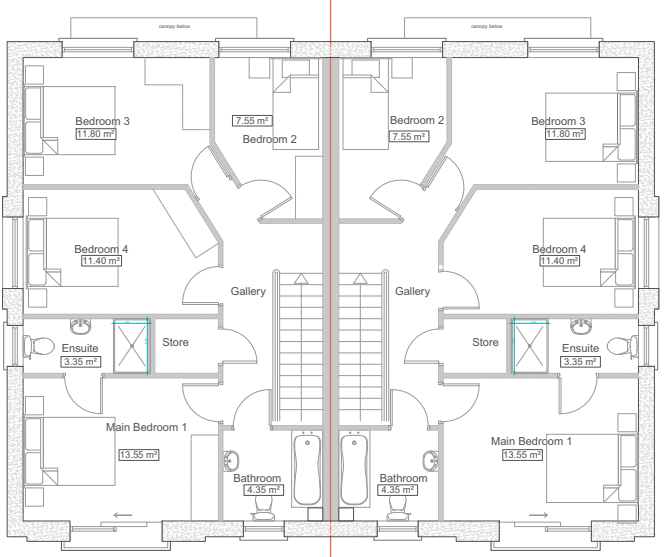


GROUND FLOOR



Total floor area 134.00 m2

FIRST FLOOR





# The Developer

A third generation family firm of home builders with a reputation for honesty, integrity, delivering homes for other families to live and grow up in at great value, sums up Liam Neville Developments.

The Nevilles have constructed quality homes in Waterford, Wicklow, Dublin, Limerick and Belfast, in addition to Wexford and have been working steadily in Laois, Waterford, Wexford and Limerick during the years when construction all but ceased in Ireland. Paying



the closest attention to compliance with all current building regulations and standards means that new owners get A-rated energy efficient homes.

A key to the company's continued success has been the standard of finish of not only new homes but the surrounding open spaces and environment with proper landscaping and children's play area. Homes not just houses is the company's motto.

More information on Liam Neville Developments can be found on their website at [www.liamneville.ie](http://www.liamneville.ie)







## PARK CLOSE

CLÓS NA PÁIRCE



Property Developer

Barntown, Co. Wexford

info@liamneville.ie  
053 91 83004



Selling Agent

Commercial Quay, Co. Wexford

sales@kehoeproperty.com  
053 914 4393

PSRA: 002141

**DISCLAIMER:** The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that LIAM NEVILLE DEVELOPMENTS may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of KEHOE & ASSOC. has the authority to bind LIAM NEVILLE DEVELOPMENTS in any way or to make or give any representation or warranty in relation to this development or any part of it.