



WEXFORD  
LOW ENERGY  
HOMES

# OLD FORGE ROAD

Enniscorthy, Co Wexford

A stunning development of **Smart & Efficient  
Family Homes** in Enniscorthy, the heart of the South East

[www.liveinwexford.ie](http://www.liveinwexford.ie)

Old Forge Road is an area historically linked to metal forge works, manufacturing everything from swords to pikes. As it was then, it's location is ideal, close to the action and all amenities of Enniscorthy.

At the Wexford Low Energy Homes family, we have been building communities for over 25 years. Our philosophy is simple: from the foundations to the final brush strokes, we pride ourselves on our professional manner.

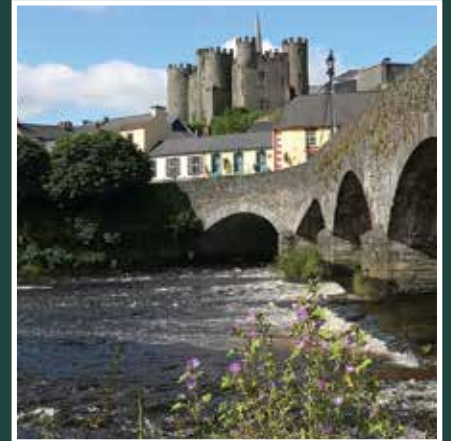
We build traditional, robust, low-maintenance and highly efficient homes, designed perfectly for the Irish climate. And we are the only developer offering Gigabit Fibre Broadband in all our homes from day one. We know what matters to you! Teaming up with some of the most progressive companies, we can offer you a complete turn-key solution with smart homes technology, interior design, landscaping and even financing available.

And it's not just about your home but also your new community, we ensure all the infrastructure and landscaping, along with lighting, paths and roadways are completed to the highest standards.

Our commitment to you, is to deliver a Home that will exceed your expectations.

*Dan Morrissey*

Dan Morrissey - Managing Director



## Our Location - Enniscorthy, Co. Wexford

Situated on the banks of the River Slaney and overlooked by historic Vinegar Hill, Enniscorthy is home to key attractions like Enniscorthy Castle, the National 1798 Centre, and the majestic Pugin Cathedral St. Aidan's. Enniscorthy is also the summer festival capital of County Wexford, while the area is renowned for its local pottery studios.

Old Forge Road sits near The Lyre, an elevated site above Enniscorthy. The location is the perfect balance between rural and urban, only minutes to Enniscorthy's town centre. There are several nearby schools, crèches and sports clubs as well as supermarkets.

Enniscorthy is bustling with cafés and restaurants and gorgeous boutiques and shops offering everything you could want for easy living. And the recreation facilities are second to none, with world-class golf courses, GAA, Rugby and Soccer clubs all close by. The stunning blue flag beaches of Wexford including Curracloe, Wexford Beach, Courtown and Morriscastle are only a short drive away.



# What Makes a Wexford Low Energy Home Different



As our name suggests we're all about bringing the best technology to our homes to ensure they not only save you money, but also have a much more positive impact on the environment. From the renowned Grant air-to-water heating system, and superior water tank "fridge" technology, to our exceptional seals, zoned thermostats, and super-insulation we will ensure you're always cosy.



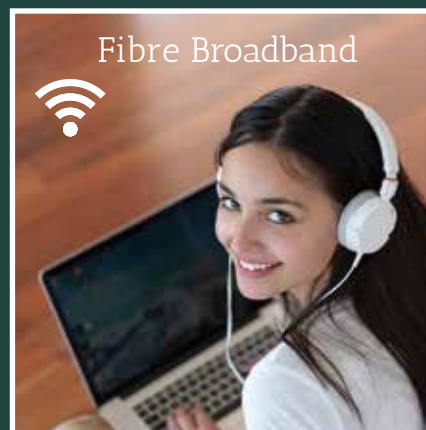
Utility costs are kept to an absolute minimum in a Wexford Low Energy Homes home with our host of energy efficient features not only saving the environment but meaning less monthly expenditure on utilities too! Combined with a smart thermostat and lighting you won't believe the savings!



All our homes come with Smart Home options offering you and your family the latest in smart security, lighting, sound, entertainment and connectivity. The suite of Google Nest products from a front door video bell to movement sensor cameras inside and outside and lighting solutions, all available to control from your phone - wherever you are.



We use only the best block construction and all our homes are nZEB (near Zero Energy Buildings) ensuring the best in energy efficiency, soundproofing, warmth and comfort. We are members of the Irish Home Builders Association .



Wexford Low Energy Homes work hard with SIRO to ensure that high speed GB broadband is available in the developments.



The beautiful sunny South East has everything you could ask for in a place to live. Vibrant towns, long sandy beaches, rolling hills and welcoming communities. Offering both accessibility to the cities and the relaxed atmosphere of a town.

## House Type A - 3 Bedroom Semi-Detached



## House Type B - 4 Bedroom Semi-Detached



# Specifications

## BUILD CONSTRUCTION

- nZEB (near Zero Energy Build)
- A2 Rated Energy efficient Homes
- 10 Year Home Bond Warranty
- Superior Insulation
- Traditional Robust Block Build

## ROOMS

- Spacious well designed rooms throughout
- Built in Wardrobes in all bedrooms

## KITCHEN

- Contemporary kitchen design, excellent storage and choice of unit colours
- Quality Stainless steel sink unit and mixer tap
- Separate Utility room

## BATHROOMS

- All Bathrooms and WC's fitted with high quality sanitary ware
- Shower doors included
- High Quality showers fitted

## TILING

- Splash back tiling in kitchen and bathrooms included
- Shower enclosure area tiled

## FINISHES

- All internal doors, skirtings, architraves, walls and ceilings painted

## WINDOWS

- Munster Joinery A Rated PVC double glazed windows and external doors

## WATER AND HEATING

- Grant Aerona Air to Water Heating System
- Digital Zoned Heating System
- Digital Thermostats on each floor

## WIRING

- Ample sockets including sockets with USB ports as per the showhouse
- High Speed Siro Fibre Broadband Available

## OUTDOOR AREA

- Gardens cultivated and grass sown
- Concrete Posts and Panels on Rear Garden
- Side Entrance Gate included.
- External Sockets front and Rear. The Front socket wired to take Electric Vehicle Point
- Outdoor tap
- Off Street Parking
- Surrounded by Generous Landscaped open spaces

Registered for the 'Help To Buy Scheme'



ONLINE VIRTUAL TOUR



Disclaimer: The contents shall not be construed to form the basis of any contract, conveyance or lease. Whilst every care is taken in their preparation, the vendor and their advisors shall not be held responsible for any inaccuracies contained therein. Enquirers must satisfy themselves regarding the description, layouts and measurements. Site maps, measurements and artist's impressions are for illustration purposes only and may not be accurate. The developer reserves the right to change the façade or house design as construction progresses.



# Turn Key Options

All Wexford Low Energy homes are available with the following extra features, all installed before you turn the key for the first time. Meaning you can settle into life in your new home straight away.



## Smart Living

Your home will be set up with high speed broadband before your arrival but why not maximize the opportunity this provides by adding some of the superb Google Nest and Phillips Hue smart technology to make your home work for you! Our partner Model Homes can provide lighting that responds to your voice, security cameras and video doorbell that can be seen from your phone, and remote heating controls from wherever you are. Or connect to all your electronic devices in your home with a touch of a button from anywhere at any time!

## Interior Design

Lisa Rossiter from Rooster Designs is our partner Interior Designer and has a superb reputation and incredible eye for detail.

She offers a fantastic range of services to help guide you through creating the perfect ambiance for your new home.



## Financing

We've teamed up with Complete Financial Solutions to assist you in finding your perfect financial partner when purchasing your new home. This experienced company has helped thousands of clients move into their new home offering guidance and excellent financial options.

All our homes qualify for the First Time Buyers Grant and we can help guide you in applying for this fantastic support now the scheme has been extended.



**Discuss all of these options with Ken Murphy of  
Bridge Auctioneers [ken@bridgeauctioneers.ie](mailto:ken@bridgeauctioneers.ie) 087 4668664**



# WEXFORD LOW ENERGY HOMES



Please contact our Agent below for further details, viewing appointments and bookings.



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[www.liveinwexford.ie](http://www.liveinwexford.ie)