

TRIA studio

RESIDENTIAL DEVELOPMENT PRESENTATION

COOLGREANY · CO. WEXFORD

Dún Gréine

3 & 4 bedroom new homes

A TRIA STUDIO PRESENTATION

WELCOME HOME

Life feels brighter *at Dún Gréine.*

A welcoming collection of A-rated three and four-bedroom homes in the village of Coolgreany, Co. Wexford - thoughtfully planned for growing families, everyday comfort and the space to make a home your own.



3 & 4	BER A	10 YEAR
BEDROOM HOMES	ENERGY RATING	HOMEBOND*

*Subject to individual home / warranty documentation.

Dún Gréine

A beautiful place to come home to.

A reassuring sense of arrival, with a distinctive stone-built identity and a timeless family-home setting.





BEAUTIFULLY CONSIDERED.

Naturally at home.

Find your natural pace.



COASTAL LIVING



CROGHAN MOUNTAIN, COOLGREANY

REGIONAL CONNECTIONS

Perfectly *placed.*

From village life to coastal towns and onward travel, Dún Gréine combines local charm with a useful connection to the south-east road network.

M11 - J21

5 km

5-10 min by car

GOREY

11 km

10-15 min by car

ARKLOW

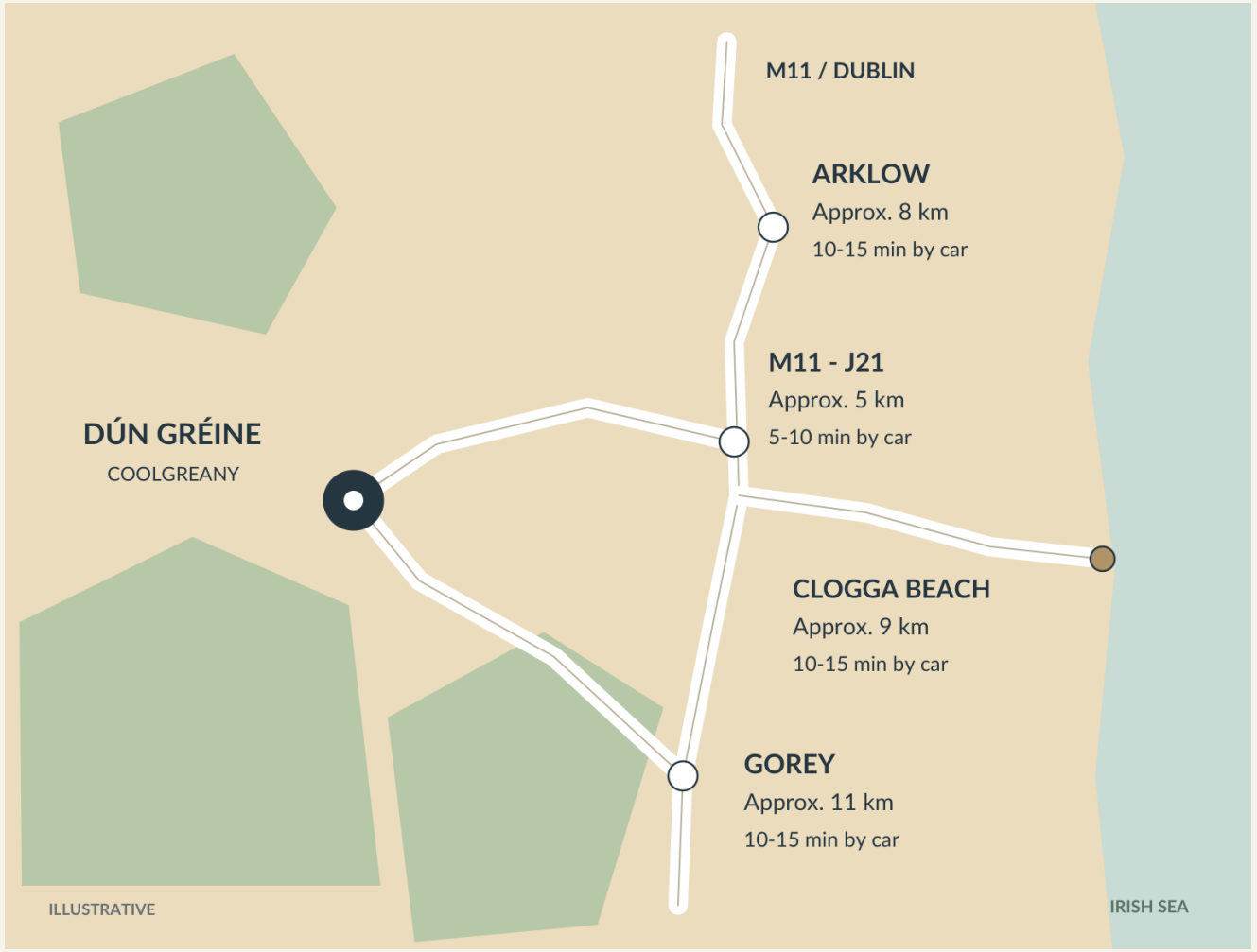
8 km

10-15 min by car

CLOGGA BEACH

9 km

10-15 min by car



Approximate road distances and indicative driving times; traffic, routes and destinations affect journeys. Map is schematic, not to scale. Route estimates: OpenStreetMap / OSRM, October 2026, as shown in the supplied brochure.

The heart of the home.

Welcoming kitchens and dining spaces offer a natural setting for slow mornings, shared meals and everything in between.







MADE FOR EVERYDAY MOMENTS

Space to *settle in.*

Bright, adaptable living rooms provide an inviting backdrop to family life. From relaxed afternoons to entertaining friends, every detail aims to make daily living feel effortless.



DÚN GRÉINE / INTERIORS

A place to unwind.

A peaceful backdrop to the end of the day, with flexible spaces that feel personal from the moment you arrive.

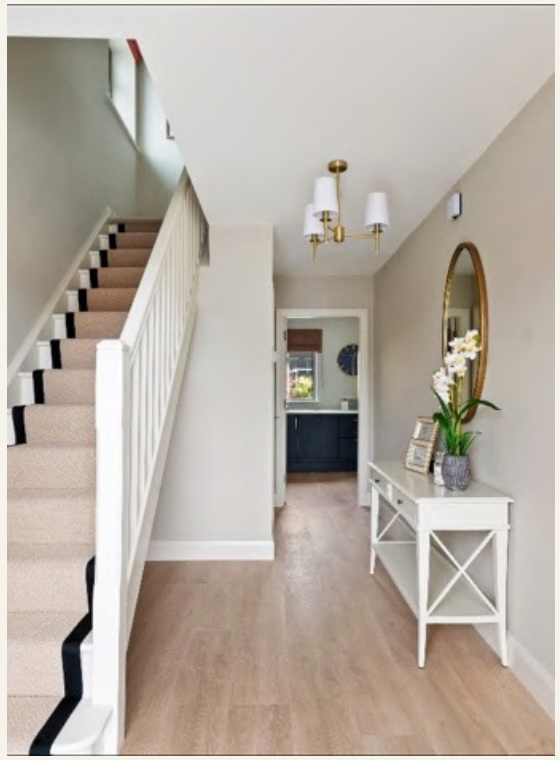






Thoughtfully finished.

Practicality and style come together in the details that make a house a home.



ARRIVAL



BATHROOMS



FINISHES



DETAILS

Find your fit.

A considered mix of terraced, semi-detached and detached homes, designed to suit different stages of family life.

MID-TERRACE

3 BEDROOM



93
sq m

999 sq ft

END-TERRACE

3 BEDROOM



113
sq m

1,213 sq ft

SEMI-DETACHED

4 BEDROOM



133
sq m

1,430 sq ft

Overview areas reproduced from the supplied brochure. Unit-specific areas are listed in the Phase 2 schedule; confirm the chosen home against purchaser documentation.

THE DEVELOPMENT

Planned with *purpose.*

An indicative view of the development arrangement, landscaped spaces and access, based on the supplied planning material.



Illustrative site layout. Unit positions, boundaries and design details require confirmation against current approved sales drawings.

Dún Gréine - Phase 2

House types, areas, prices and status as supplied.

HOUSE NO.	HOUSE TYPE	BEDS	TYPE	SIZE SQ. M	PRICE	STATUS
18	A2	4	Semi Detached	132	**€455,000**	AVAILABLE
19	A1	4	Semi Detached	132	**€449,500**	AVAILABLE
20	B1	3	Semi Detached	110	€400,000	S/A
21	B2	3	Semi Detached	110	€400,000	S/A
22	B3	3	End Terrace	112	€400,000	S/A
23	B4	3	Mid Terrace	92	€385,000	S/A
24	B4a	3	Mid Terrace	92	€385,000	S/A
25	B3a	3	End Terrace	112	€400,000	S/A
26	B2a	3	Semi Detached	110	**€400,000**	AVAILABLE
27	B1a	3	Semi Detached	110	**€400,000**	AVAILABLE
28	A1a	4	Semi Detached	132	**€479,000**	AVAILABLE
29	A2a	4	Semi Detached	132	**€479,000**	AVAILABLE
30	B6	3	Semi Detached	92	€400,000	S/A
31	B6a	3	Semi Detached	92	€400,000	S/A
32	B5	3	Detached	111	**€430,000**	AVAILABLE

Prices and status are reproduced from the supplied schedule, not live availability. Please reconfirm with the selling agents. Status abbreviations are retained as supplied.



House types A1 & A2. Supplied floor-plan artwork reproduced without alteration. Final purchaser drawings should be checked for the chosen plot.

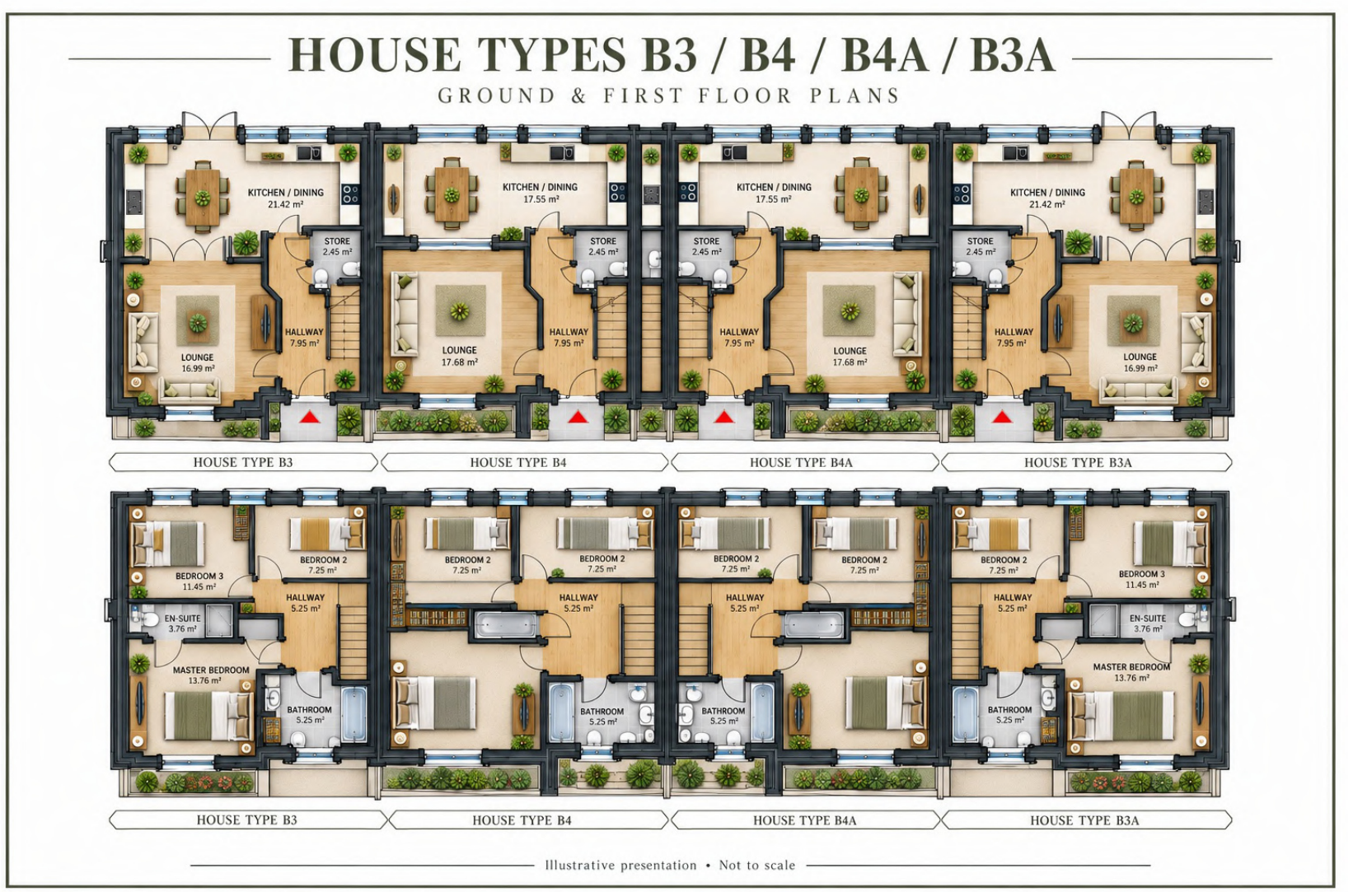
DESIGNED FOR REAL LIFE

B3 / B4 / *B4A / B3A*

Ground and first floor plans.

An introduction to the types of layouts within the development. Final purchaser drawings should be checked for the chosen plot.

ILLUSTRATIVE / NOT TO SCALE



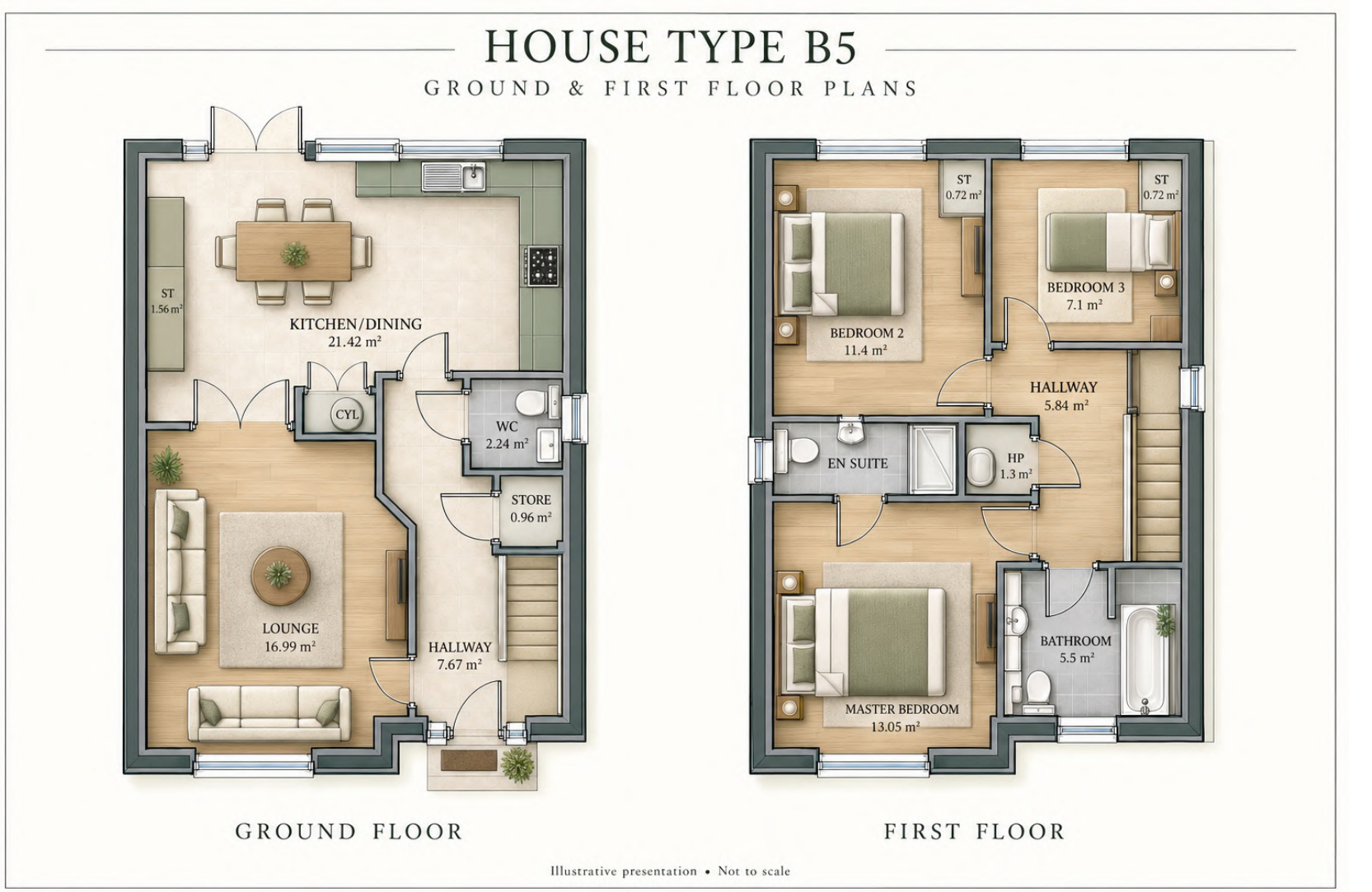
DESIGNED FOR REAL LIFE

House type *B5*

Ground and first floor plans.

An introduction to the types of layouts within the development. Final purchaser drawings should be checked for the chosen plot.

ILLUSTRATIVE / NOT TO SCALE



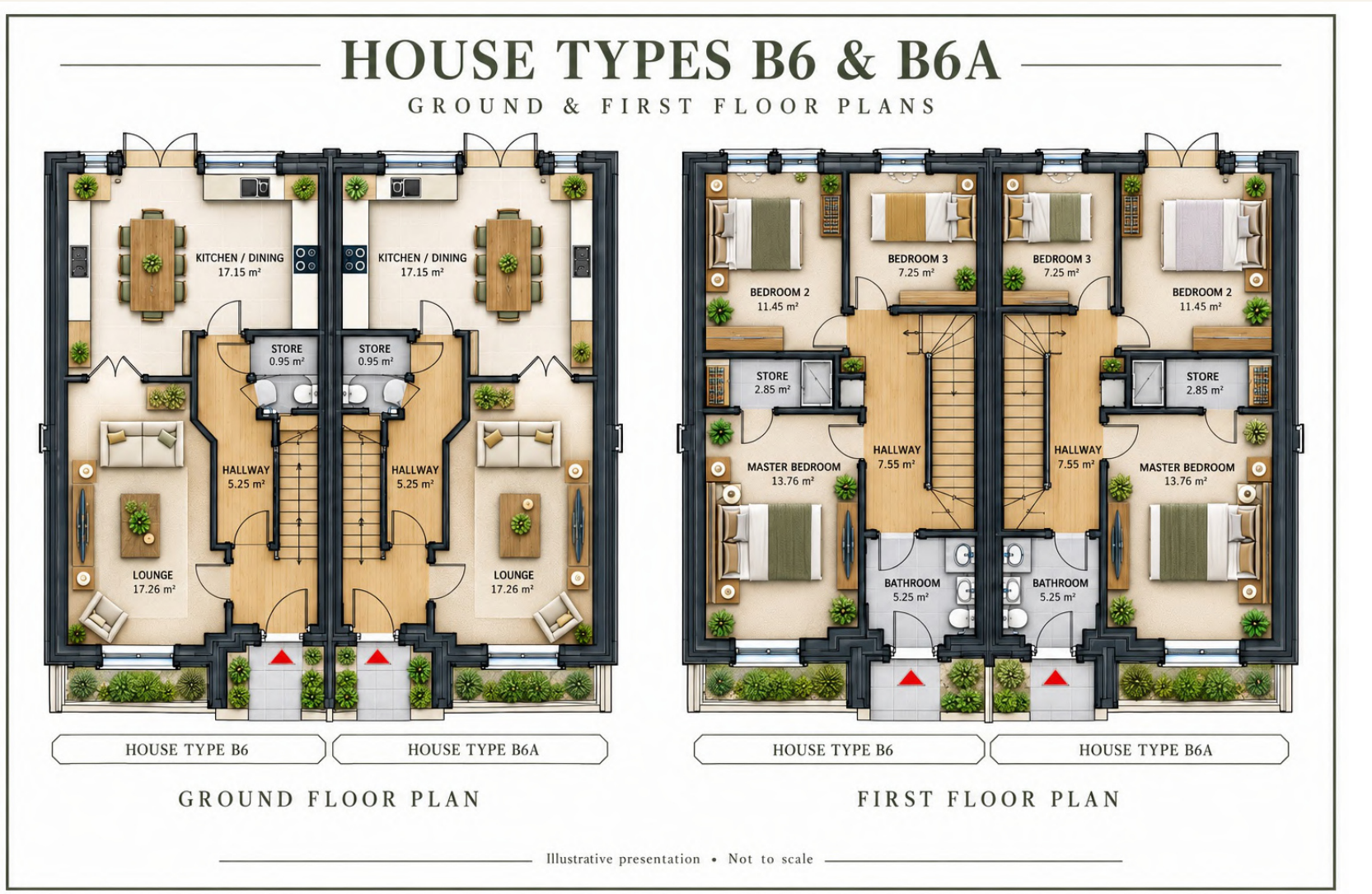
DESIGNED FOR REAL LIFE

House types *B6 & B6A*

Ground and first floor plans.

An introduction to the types of layouts within the development. Final purchaser drawings should be checked for the chosen plot.

ILLUSTRATIVE / NOT TO SCALE



Considered as standard.

A selection of features highlighted in the supplied development material. Specification and finishes should be reconfirmed for the chosen house.

ENERGY & HEATING

- A-rated energy performance
- Air-to-water heating system
- Mechanical extraction
- Wiring for electric vehicle charging

WINDOWS & DOORS

- Triple-glazed uPVC windows and doors
- French doors to rear garden
- Shaker-style internal doors

KITCHEN & UTILITY

- Bespoke fitted kitchen or allowance
- Utility units in four-bed homes
- Plumbing for washing machine and dryer

BATHROOMS

- Sanitary ware included
- Shower in en-suite where applicable
- Shower-over-bath in main bathroom
- Tiling provision / allowance

INTERIOR FINISHES

- Painted internal finishes
- Fitted wardrobe in main bedroom
- White electrical sockets

EXTERNAL AREAS

- Rendered external finishes
- Front and rear gardens grass seeded
- Block dividing boundary walls

Finish specifications and eligibility for warranty schemes are subject to contracts and confirmation.

PERFORMANCE / ENERGY / COMFORT

Built with tomorrow *in mind.*



ENERGY RATING

A-rated energy performance is stated in the supplied development material.

01 ENERGY

A-rated energy performance.

02 HEATING

Air-to-water heating is listed in the supplied specification.

03 EFFICIENCY

Triple-glazed windows and mechanical extraction are listed as features.

BER classification, installed systems and final individual-unit specifications should be confirmed in purchaser documentation.

Your new chapter starts here.

JOINT SELLING AGENTS

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Project imagery, plans, pricing and specifications are reproduced from the supplied Dún Gréine development brochure. Confirm the chosen home, availability and all particulars with the selling agents.