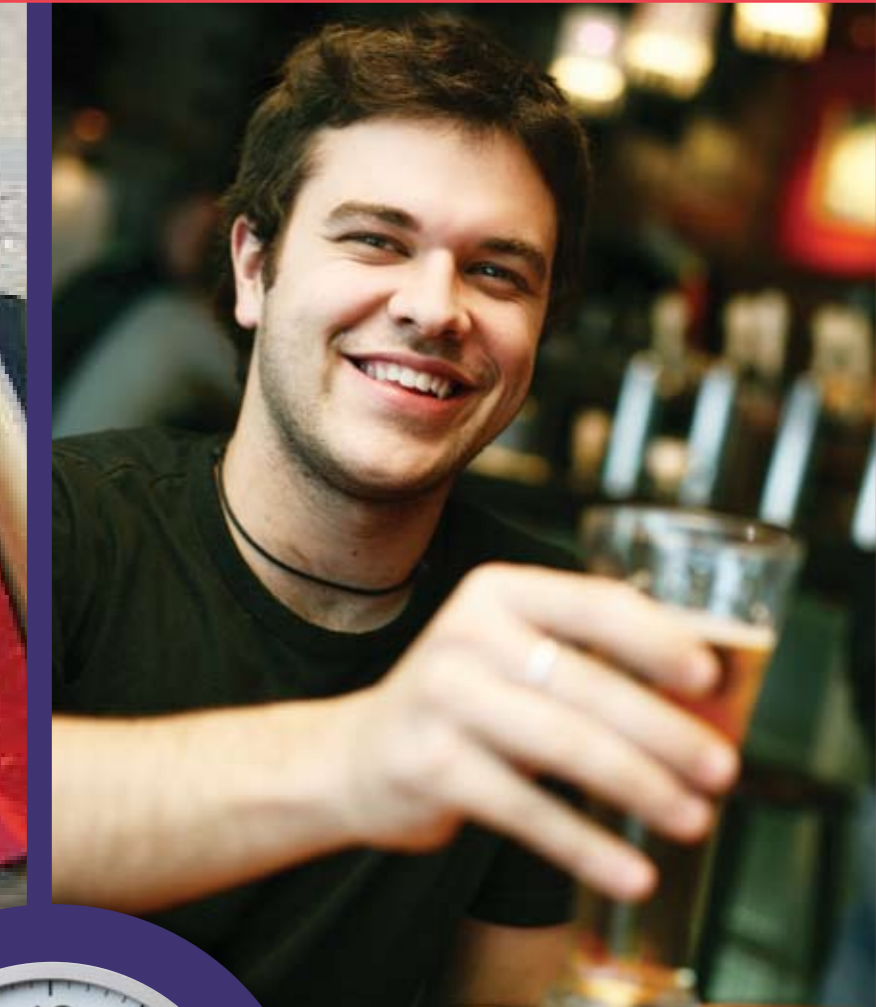


Description

Clonattin Village Centre is the focal point of a Cleary Doyle development comprising 420 residential units incorporating a mixture of town houses, apartments and duplexes. Cleary Doyle are currently in planning for Phase 3 of Clonattin Village comprising an additional 230 residential units.

The Village Centre will become the core of the development providing a focal point to the expanding residential community whilst uniquely serving Clonattin Village, Gorey Town and the surrounding hinterland.

The commercial element, comprises retail units, office accommodation, crèche and pub/restaurant opportunities. The residential element within the Village Centre comprises a mix of modern 1 & 2 bedroom apartments.



Clonattin Village Centre



The Best Time to Make an Investment

The retail units would suit a wide variety of occupiers including convenience stores, hairdressers, pharmacies, ladies' and gent's fashions, food users/takeaways and bookmakers.

The first floor offices are ideal for local enterprises providing self-contained bright modern accommodation in this new commercial district.

The apartments provide for bright spacious accommodation ideal for both investors and first time buyers.

Clonattin Village will be extensively landscaped to incorporate cobble locked pavements and a wide variety of mature trees, shrubbery and hedgerows designed by Mullin Design Associates, Landscape Architects. Ample on site parking is provided.



There's Never Been a Better Time to Invest



Clonattin CENTRE

AT CLONATTIN VILLAGE GOREY

Joint Agents:
Quinn Agnew
 (01) 662 3113
www.quinnagnew.ie

20 Clanwilliam Square
 Grand Canal Quay,
 Dublin 2.

Tel: 01 6623113
 Fax: 01 6623114
 Email: info@quinnagnew.ie



Esmonde Street, Gorey,
 Co. Wexford.

Tel: 053 94 22184
 Fax: 053 94 22883
 Web: www.kavanaghauctioneers.ie
 Email: sales@kavanaghauctioneers.ie

Developer:



Larkins Cross,
 Co. Wexford.

Tel: 053 91 65900
 Fax: 053 91 65999
 Web: www.clearydoyledevelopments.com
 Email: info@clearydoyledevelopments.com

Solicitors

Arthur O' Hagan Solicitors
 Charlemont Exchange
 Charlemont Street
 Dublin 2

Tel: 01 475 8701
 Fax: 01 478 1583

Disclaimer: These particulars are issued on the understanding that they will not be construed as forming part of any contract. Measurements are approximate and maps are not drawn to scale. The developers reserve the right to make alterations to the design and specification in the overall interest of the development.



Location

Clonattin Village Centre is a natural extension of Gorey Town located close to the N11, linking Dublin to the South East of the country. At the heart of the sunny southeast, Gorey is a traditional market town, which has seen major expansion in recent years without losing any of its original charm.

This prestigious new development is located north of the town on the Clonattin Road and a proposed new distributor road linking to the Courtown Road will enhance access further.

Clonattin Village Centre is ideally located c.300 metres north East of Esmonde Street and is within walking distance of the town centre. The subject development is surrounded by all essential facilities including local primary and secondary schools, shopping, leisure



A Dynamic New Village Centre



Serving An Expanding Community

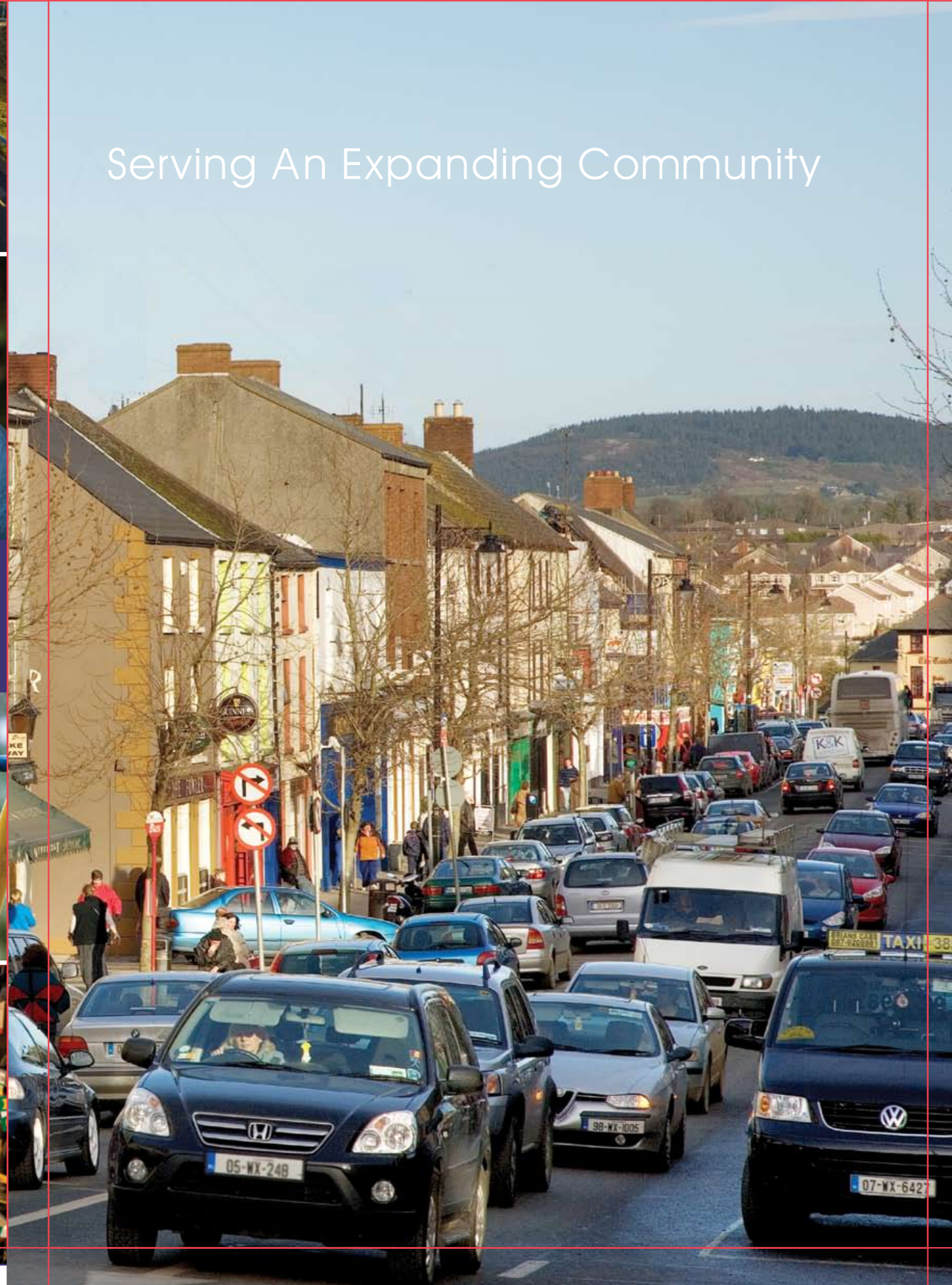


and commercial facilities. In close proximity to Gorey are ample beaches including Courtown and Ballymoney and golf clubs such as Seafield, Courtown and Ballymoney. There is an abundance of additional outdoor activities to hand including hill walking, fishing and tennis.

Gorey, which continues in its role as a market town, is now recognised as an established commuter town. It has been identified in recent times by developers, investors and homebuyers as one of the fastest growing towns on the South East Coast. The area is well serviced by public transport with buses and commuter trains serving the capital, while direct access to the new Gorey bypass ensures Clonattin Village is within commuting distance of Dublin, Wexford Town and Waterford City.



Serving An Expanding Community



Terms

Available For Sale or To Let.

Viewing

Strictly by appointment with the joint agents Quinn Agnew and Ben Kavanagh Auctioneers.

VAT and Stamp Duty

Any VAT and stamp duty arising out of the transaction will be the sole responsibility of the lessee/purchaser.

Management Company

In order to maintain an established quality the common areas of Clonattin Village will be managed by a professional management company of which owners will become members.

Full details of the management company and service charges are available from the joint agents.



Clonattin CENTRE

AT CLONATTIN VILLAGE GOREY