



NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

A LIFESTYLE LOCATION



NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

A LIFESTYLE LOCATION

Your New Home Awaits




Brian Gleeson
Property
SELLING AGENT


NA CAIRÉIL
Ballinroad, Dungarvan, Co. Waterford


Kingston
New Homes
DEVELOPER



NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

Brian Gleeson Property and Kingston New Homes proudly present this exceptional new residential development, a collection of beautifully designed homes set within one of West Waterford's most sought-after locations.

Perfectly positioned in the townland of Kilminion, these contemporary homes offer a unique opportunity to enjoy the very best of coastal living, where quality, convenience, and lifestyle come together in perfect harmony. Situated just moments from the N25 Waterford-Cork route, residents benefit from excellent connectivity while enjoying the tranquillity of a truly outstanding setting.

Designed with modern family living in mind, each home combines thoughtful architecture, quality craftsmanship, and energy-efficient design to create a place you will be proud to call home. Whether you are a first-time buyer, growing family, or downsizer seeking a more relaxed pace of life, this development offers an exceptional standard of living in an unrivalled location.

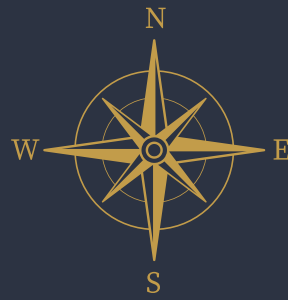




Located only a short distance from the vibrant town of Dungarvan, residents can enjoy an abundance of amenities including Abbeyside/Ballinacourty GAA Club, Dungarvan Rugby Club, championship golf courses, Clonea's Blue Flag Beach, the Waterford Greenway, Dungarvan Sailing Club, Causeway Tennis Club, renowned schools and childcare facilities, boutique shopping, award-winning restaurants, and a host of recreational pursuits.



Only a short stroll from the stunning coastline of Ireland's Sunny South East and your morning coffee in the Railway Cottage, this bespoke development presents a rare opportunity to acquire a home in a location that truly has it all. Combining natural beauty with everyday convenience, this is a lifestyle destination where lasting memories are made and a place where you can look forward to the future with confidence.



NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

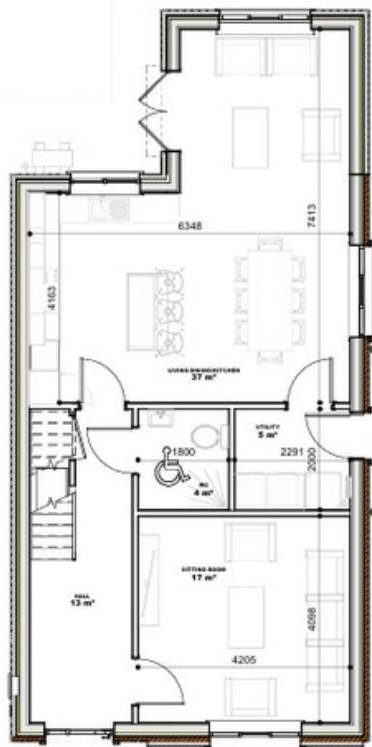


SITE PLAN / HOUSE TYPES

-  A2 - 5 Bed Detached 185 sq.m.
-  A2M - 5 Bed Detached (To be released)
-  B - 4 Bed Semi-D 130 sq.m.
-  C - 4 Bed Semi-D 130 sq.m.
-  C1 - 4 Bed Semi-D 130 sq.m.
-  D1 - 3 Bed Terrace (To be released)
-  D1A - 2 Bed Terrace (To be released)
-  D2 - 3 Bed Terrace (To be released)
-  D2A - 2 Bed Terrace (To be released)
-  E - 3 Bed Semi-D + Study (To be released)

HOUSE TYPE A2

5 Bed Detached 185 sq.m.



1 A2 GROUND FLOOR



2 A2 FIRST FLOOR



3 A2 2ND FLOOR



4 A2 FRONT ELEVATION



5 A2 REAR ELEVATION

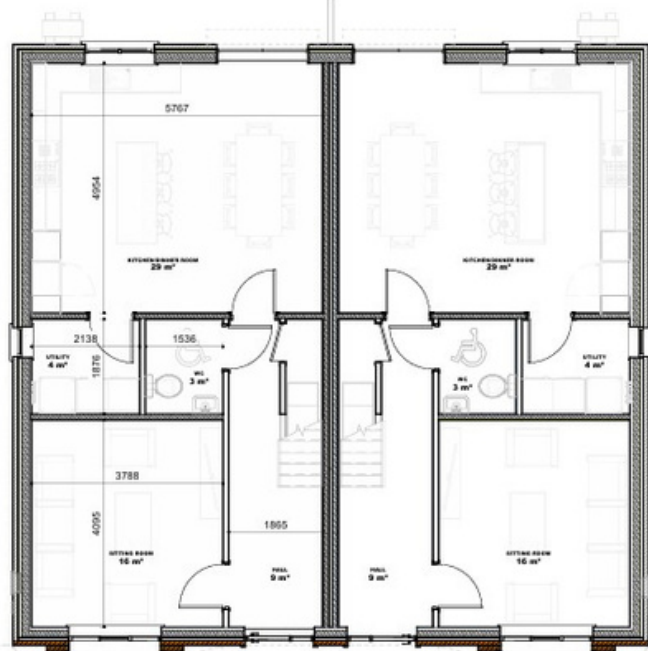


TYPE A2 / DETACHED / 5 BEDROOMS
FLOOR AREA x Unit = 185 m2 / 2000 sq ft



HOUSE TYPE B

4 Bed Semi-D 130 sq.m.



1 BB_GROUND FLOOR
1:75



2 BB_FIRST FLOOR
1:75



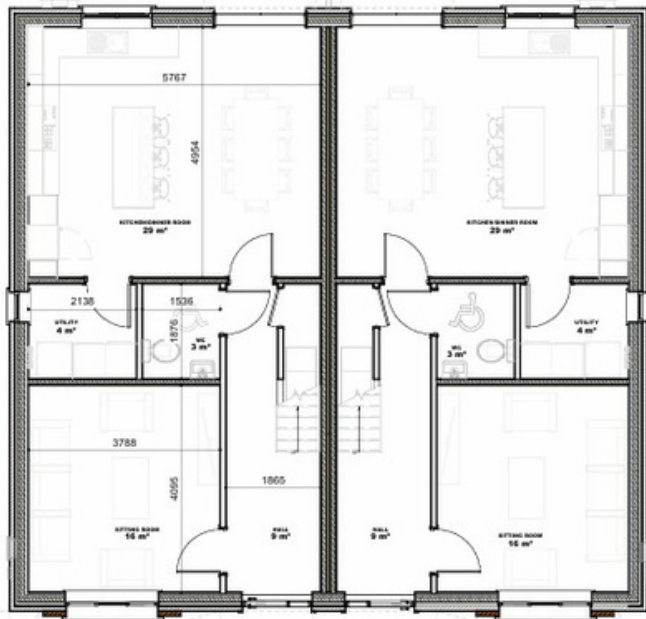
3 BB_FRONT ELEVATION
1:100



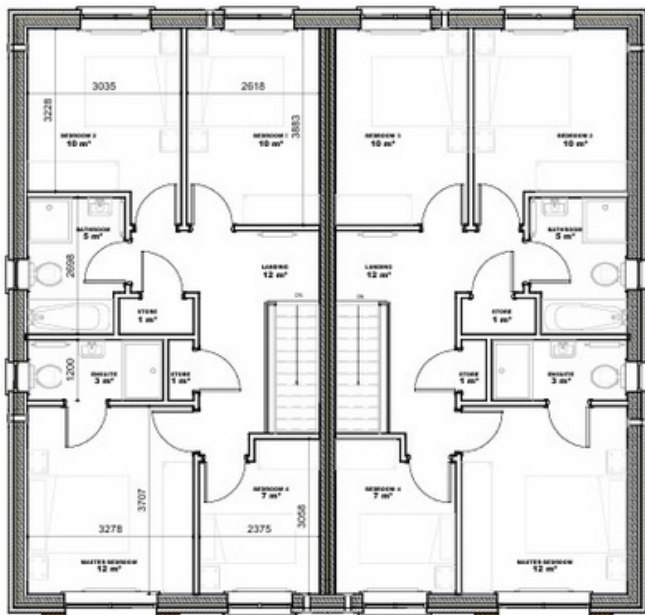
4 BB_REAR ELEVATION
1:100



TYPE BB / SEMIDETACHED / 4 BEDROOMS
FLOOR AREA x Unit = 130 m² / 1400 sq ft



1 CC_GROUND FLOOR
1:75



2 CC_FIRST FLOOR
1:75



3 CC_FRONT ELEVATION
1:100

HOUSE TYPE C

4 Bed Semi-D 130 sq.m.



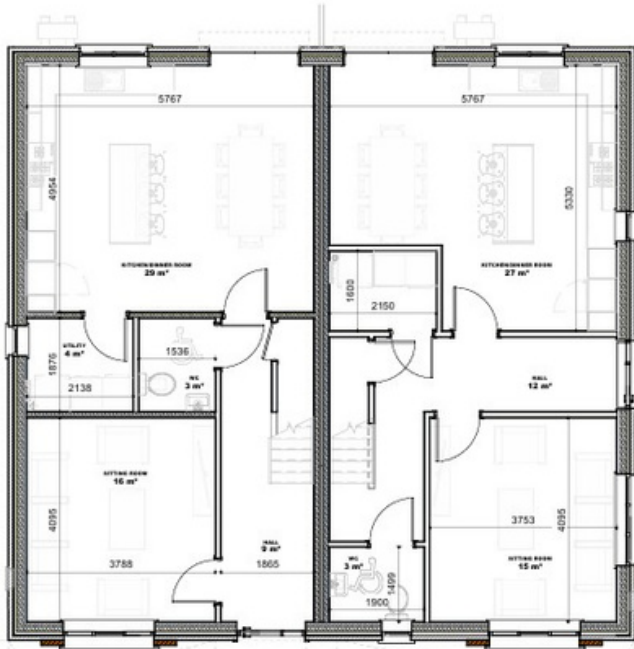
5 CC_REAR ELEVATION
1:100



TYPE CC / SEMIDETACHED / 4 BEDROOMS
FLOOR AREA x Unit = 130 m² / 1400 sq ft

HOUSE TYPE C1

4 Bed Semi-D 130 sq.m.



1 CC1_GROUND FLOOR
1:75



2 CC1_FIRST FLOOR
1:75



3 CC1_FRONT ELEVATION
1:100



4 CC1_REAR ELEVATION
1:100



TYPE CC1 / SEMIDETACHED / 4 BEDROOMS
FLOOR AREA x Unit = 130 m² / 1400 sq ft



NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

FEATURES & SPECIFICATIONS

- A Rated Home
- Built to nZEB Compliance
- Tiled Roof
- PVC Future Proof Windows
- PVC Fascia, Soffits & Downpipes
- Eco Joists at first floor level
- Brick & plaster finish to front elevations
- Shaker Doors, Skirting & Architraves
- Mitsubishi Air to Water Heat Pump & Pressurised System
- Underfloor Heating on ground floor
- Mechanical Extract Ventilation System
- Natural Planting (Seeded Lawn - front and rear)
- Fully Fitted Kitchen
- Fitted Units in Utility
- High Spec High U Value Windows and Doors
- Stira Attic Stairs
- Sanitary Ware
- Internal walls, ceilings & woodwork painted
- Cobble lock Driveway for 2 vehicles
- Charging point provision for electric car
- Electrical Specification
- Insulation to floors, walls and roof space to A rated specification
- Wired for TV in Living Room and master bedroom
- Smoke Alarm fitted
- Ten Year Structural Guarantee /Homebond
- Back boundary wall blockwork
- Blockwork at gable walls and concrete post and Timber fence in rear gardens
- Footpaths surrounding the home
- Eligible for the Help to Buy Scheme

AMENITIES

Na Cairéil enjoys an exceptional location, perfectly positioned to take advantage of the outstanding amenities and vibrant lifestyle that Dungarvan has to offer. Within easy walking distance of the thriving town centre, residents can enjoy the best of coastal living, with a superb selection of shops, cafés, and award-winning restaurants on their doorstep. Home to the renowned Waterford Greenway and the annual West Waterford Festival of Food, Dungarvan is celebrated for its unique blend of outdoor recreation, culinary excellence, and community spirit, making Na Cairéil a truly desirable place to call home.

LOCAL ATTRACTIONS

- Waterford Greenway
- 3 Championship Golf Courses
- Tennis Club & Sailing Club
- Mahon Falls
- Coumshingaun Lake
- Clonea Beach
- The Copper Coast

TRANSPORT

- 40 minutes to Waterford City
- 60 minutes to Cork City

SCHOOLS

- Saint Augustines Secondary School
- Christian Brothers Secondary School
- Ard Scoil Secondary School
- Saint Mary's National School
- Scoil Gharbháin National School
- Scoil Mhuire Abbesside National School
- Tír Na nÓg School of Montessori
- The Little School of Montessori

SHOPPING

- Centra (2.5km)
- Spar (3km)
- Dungarvan Town (3km)
- Waterford City (44km)





NA CAIRÉIL

Ballinroad, Dungarvan, Co. Waterford

Your New Home Awaits



Brian Gleeson
Property

SELLING AGENT



DEVELOPER

Disclaimer: Brian Gleeson Property, for themselves and for the vendors or lessors of the property whose agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Brian Gleeson Property has any authority to make or give any representation or warranty whatsoever in relation to the property or development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Brian Gleeson Property. (v) Brian Gleeson Property disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particulars contained in, or omitted from, these particulars.