Dún Gréine

COOLGREANY, CO. WEXFORD

SALES BROCHURE

A-RATED 3 & 4 BEDROOM HOMES



COOLGREANY / WEXFORD

A place to *belong.*

Thoughtfully designed homes for the moments that make life yours.

NEW RELEASE · 17 OCTOBER 2026

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	17 OCT
BEDROOM HOMES	ENERGY RATING	HOMEBOND*	2026 SALES LAUNCH

*Subject to individual home / warranty documentation.

A WARMER WELCOME





Village character. *Everyday connection.*

Nestled in north County Wexford, Coolgreany offers an appealing village setting within reach of Arklow, Gorey and the M11 corridor. Local amenities and countryside walks make it easy to balance a calm home life with the connections you need.

COUNTRYSIDE

LOCAL COMMUNITY

COASTAL ACCESS



THE DEVELOPMENT

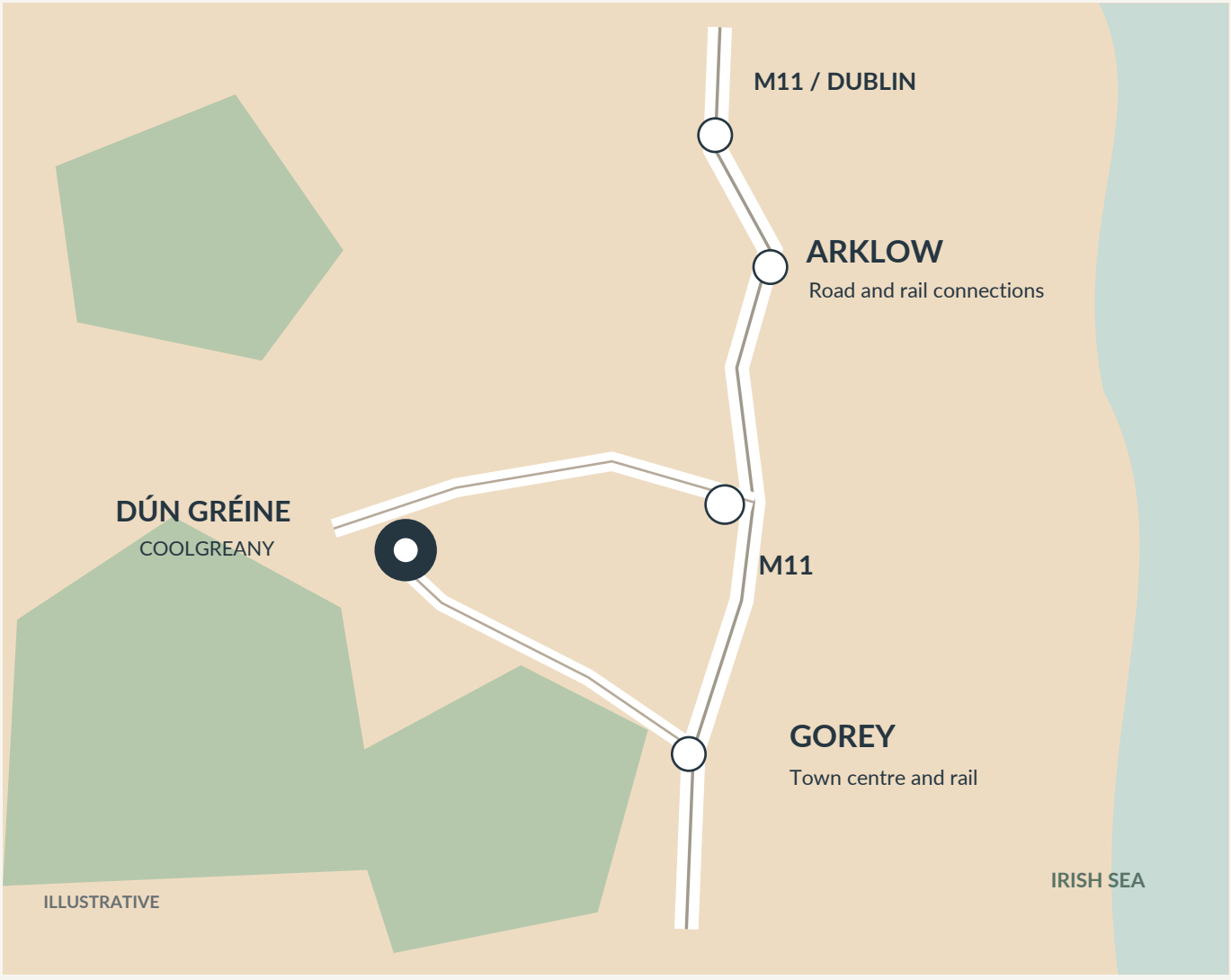
Beautifully considered.
Naturally at home.

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

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.



ARKLOW

Coastal town

Road + rail

GOREY

Market town

Road + rail

M11 TO M50

Main road corridor

Traffic-dependent

Diagram is schematic and not to scale. Typical road times vary with traffic and route.



THE ART OF EVERYDAY LIVING

A little room *to breathe.*

From a quiet coffee outdoors to a table set for friends, the best moments often happen at home.

KITCHEN & DINING

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.

MATERIALITY / THE SMALLER MOMENTS

It is all in the detail.









Light. Texture. Space. A home is made of all the small things that feel just right.

REST & RETREAT

A place to unwind.

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







PRIVATE SPACES / A HOME FOR EVERYONE

Made for your story.







THE FINER DETAILS

Thoughtfully finished.

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









THREE & FOUR BEDROOM HOMES

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	END-TERRACE 3 BEDROOM	SEMI-DETACHED 4 BEDROOM
92.86 sq m	112.76 sq m	132.93 sq m
999 sq ft	1,213 sq ft	1,430 sq ft
FROM €385,000	**€400,000**	**€479,000**
Indicative typology. Refer to unit schedule for exact availability.	Indicative typology. Refer to unit schedule for exact availability.	Indicative typology. Refer to unit schedule for exact availability.

MORE WAYS TO LIVE

The full unit schedule includes 3-bedroom semi-detached and detached homes, with several new plots due to launch on 17 October 2026. Areas vary by house type and plot - see availability on the following pages.

THE DEVELOPMENT

Planned with purpose.

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



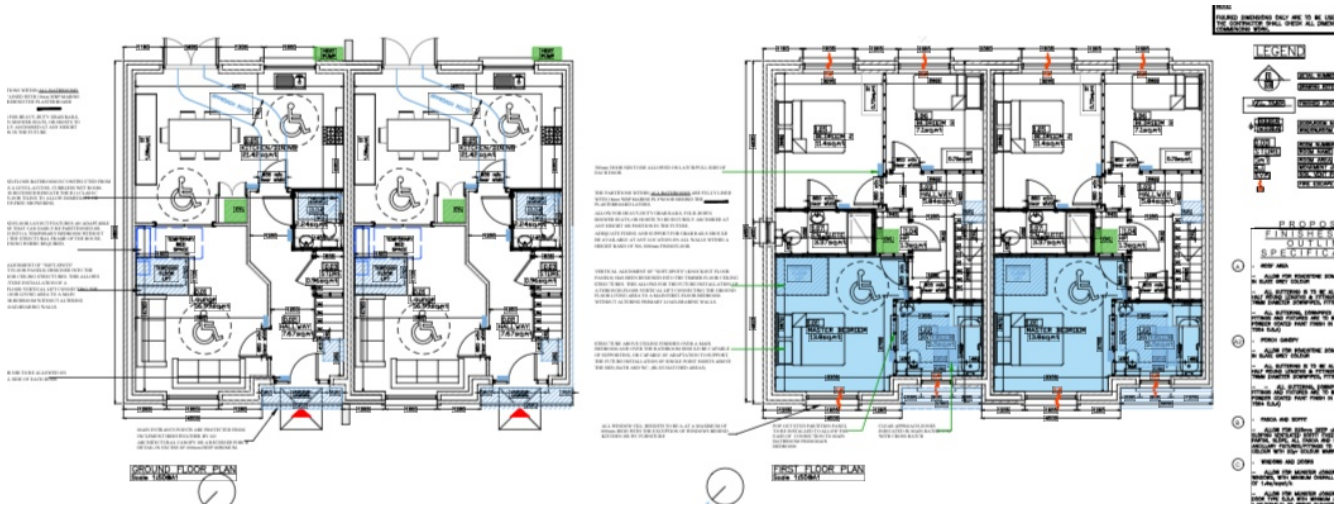
PLANNING REFERENCE

This reproduced planning graphic is not a contractual plan. Unit positions, boundaries and design details require confirmation against current approved sales drawings.

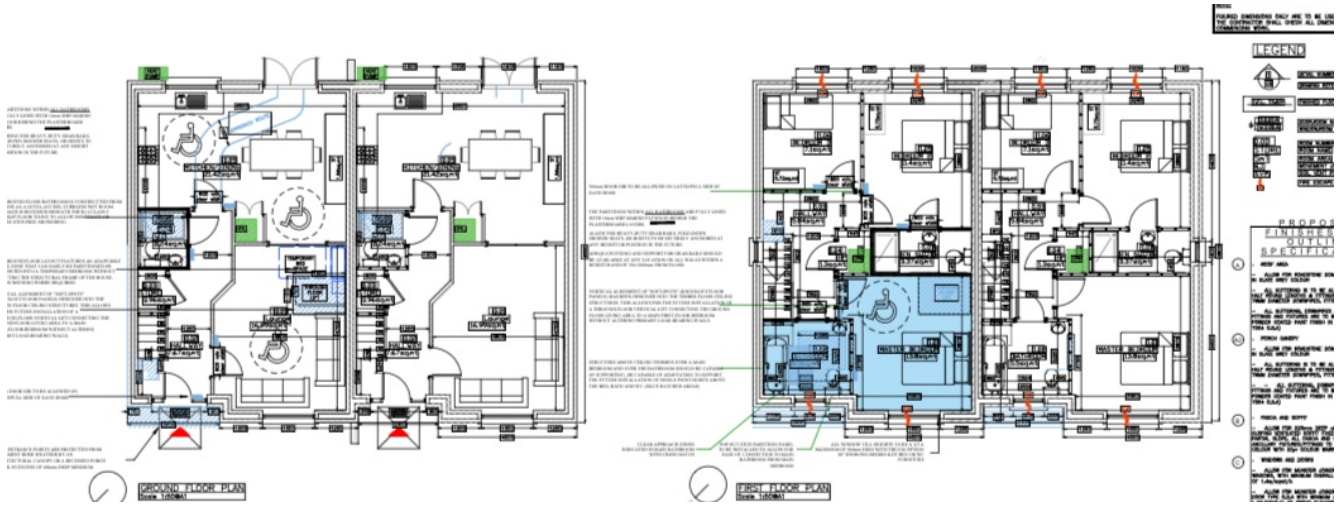
DESIGNED FOR REAL LIFE

Thoughtful by design.

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



3 BEDROOM REFERENCE · SUPPLIED PLANNING DRAWING



ALTERNATIVE LAYOUT · SUPPLIED PLANNING DRAWING

QUALITY THROUGHOUT

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

A-rated.

Built with tomorrow in mind.

A

ENERGY

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

01

HEATING

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

02

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.

OCTOBER 2026 RELEASE

Your next move.

Explore the current guide prices and plot status below. New release: 17 October 2026.

NO.	PROPERTY TYPE	SQ M	SQ FT	PRICE / STATUS
18	4 bed semi-detached	132.93	1,430	€479,000
19	4 bed semi-detached	132.93	1,430	€479,000
20	3 bed semi-detached	110.59	1,201	SOLD OUT
21	3 bed semi-detached	110.59	1,201	SOLD OUT
22	3 bed end terrace	112.76	1,213	€400,000
23	3 bed mid terrace	92.86	999	€385,000
24	3 bed mid terrace	92.86	999	€385,000
25	3 bed end terrace	112.76	1,213	SOLD OUT
26	3 bed semi-detached	110.59	1,201	COMING SOON
27	3 bed semi-detached	110.59	1,201	COMING SOON
28	4 bed semi-detached	132.93	1,430	COMING SOON
29	4 bed semi-detached	132.93	1,430	COMING SOON
30	3 bed semi-detached	92.32	999	COMING SOON
31	3 bed semi-detached	92.32	999	COMING SOON
32	3 bed detached	111.29	1,197	COMING SOON

Guide prices are indicative and subject to change. Coming Soon plots scheduled for release 17 October 2026; prices to be confirmed. Sold Out denotes plots marked sold in the supplied sales list.

A LITTLE HELP ALONG THE WAY

Making a move *made easier.*

Explore schemes that may be relevant to qualifying buyers. All supports have individual terms and lender or agency checks.

01

HELP TO BUY

UP TO €35,000

Tax rebate for qualifying first-time buyers of eligible new homes up to €500,000. Amount also depends on tax paid and other criteria.

02

FIRST HOME SCHEME

WEXFORD CAP €400K

Shared-equity support may apply to eligible homes priced at or below €400,000 in Co. Wexford, subject to scheme rules.

03

GREEN MORTGAGE

BER-BASED OPTIONS

Some mortgage providers offer preferential products for A-rated homes. Rates and criteria vary; check with your lender.

Eligibility is never automatic. Confirm with Revenue, First Home Scheme and the lender before relying on any amount; especially for homes priced above €400,000.

PURCHASER NOTES

The details matter.

All descriptions and indicative marketing information should be read together with the final purchaser documentation, approved plans and individual unit specifications.

SALES INFORMATION

Guide prices, availability and scheduled release dates reflect the supplied marketing materials and seller instructions prepared for the October 2026 brochure. Prices and availability may change without notice. No plot is reserved or contracted solely by reason of its inclusion in this brochure.

PLANS, IMAGES & DIMENSIONS

Any 3D views, illustrative images or planning drawings are indicative only; shown furniture, decorative items, landscaped finishes and specifications may not be included. Floor areas are approximate and may vary. Planning graphics reproduced from screenshots are included for visual context, not legal or construction use.

ENERGY & FINANCE

BER A and the 10-year HomeBond wording are based on the supplied sales materials; confirm individual home certification and warranty cover. Government incentives and green mortgages are subject to third-party eligibility, maximum property price thresholds, independent assessment and lender conditions.

OFFICIAL INFORMATION

Help to Buy: revenue.ie | First Home Scheme: firsthomescheme.ie
Green mortgages: refer to your chosen lender; for scheme information see current terms. Location diagrams are illustrative. Actual journey distances and times depend on traffic, destination and route and should be checked independently.

DESIGN REVIEW EDITION: original high-resolution photo files, updated unit status, current purchaser plans and selling-agent details should be checked before external distribution.



DÚN GRÉINE

COOLGREANY · CO. WEXFORD

Your new chapter *starts here.*

JOINT SELLING AGENTS

South East Estates

053 900 7239

info@southeastestates.ie

Property Partners

053 948 1708

dswaine@propertypartners.ie

DEVELOPER

Mascool Developments Limited

Coolgreany, Co. Wexford

Brochure preparation: October 2026

Dún Gréine

COOLGREANY · CO. WEXFORD

Your next chapter *begins here.*

SALES ENQUIRIES · OCTOBER 2026

South East Estates | Property Partners

Contact details inside this brochure