

# NEXT GENERATION A RATED HOMES



CRIEVE MOR  
AVENUE

The logo features a stylized graphic of three white trees above a white swoosh line. Below this, the words "CRIEVE MOR" are written in a large, white, serif font, and "AVENUE" is written in a smaller, white, serif font below it, also underlined with a white swoosh.

LETTERKENNY'S  
MOST EXCITING  
DEVELOPMENT





**Crieve Mor Avenue is a very sought after development of Next Generation Energy Efficient 2,3,4 Bedroom Homes in one of the most convenient locations in Letterkenny – stunning views and only a short walk to town centre as well as nearby schools, shops and restaurants.**

Designed to sit behind impressive entrance pillars and railings, the developments winding tree lined avenue and extensively landscaped open spaces augment this superb setting with wonderfully designed and finished homes making Crieve Mor Avenue the perfect place to live.

An extremely high specification of superb standard features together with an unrivalled attention to detail and beautiful finishing materials has created a most pleasant and comfortable environment for family living.

An example of some features included as standard are A Energy Rating, Triple glazed windows, Geo-Thermal air source Heating System, Air Tightness tested, 1 GB High speed Fibre Broadband to each home, Electric Vehicle charging points standard at every house, 10-year structural guarantee and much much more.

If you haven't visited this wonderful development yet, we strongly recommend you do and you won't be disappointed.

**To arrange a viewing please contact us or our selling agents, details overleaf.**



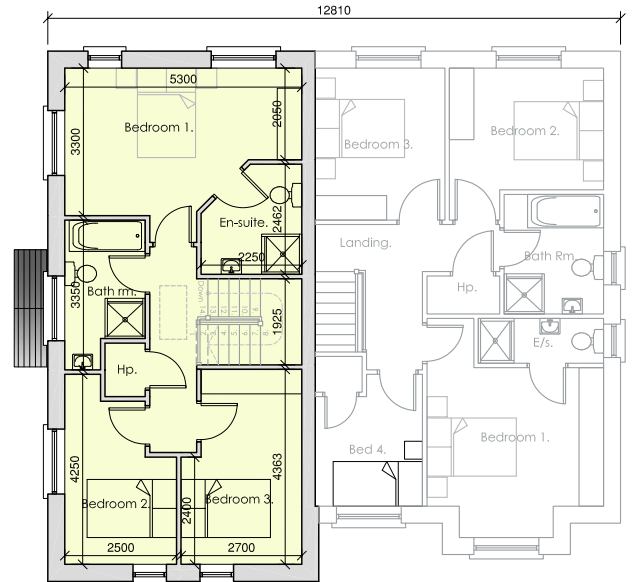
- A Energy Rating
- Triple Glazed Windows
- 100% Energy Efficient Lighting
- Quality Fitted Kitchens
- Floor Coverings Throughout
- Quality Internal Doors
- Appliances
- Burglar Alarm
- Extensive Electrical Specification
- Wired for Smart TV and Media Pack Installation
- Quality Sanitaryware
- Tiling to WHB, Baths and Showers, Floors tiled in Bathroom, Ensuite & WC
- Walls and Ceilings Painted
- Highly Insulated
- Geo-Thermal Air To Water Heating System
- Air Tightness Tested
- Up To 1GB High Speed Fibre Broadband To The House
- Electric Vehicle Charging Point as standard on every house
- 10 Year Structural Guarantee
- Finished Lawns
- Quality Traditional Build
- Finished Driveways
- Beautiful Frontage Pillars and Grand Entrance Railings
- Open Winding Tree Lined Main Avenue
- Extensively Landscaped Pleasant Open spaces

# HOUSE TYPE B

3 Bedroom | Semi-Detached



House Type B

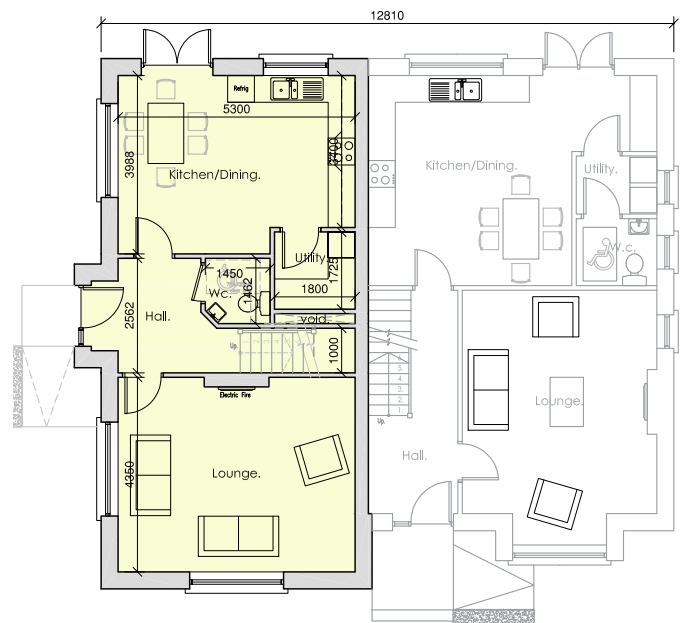


First Floor Plan



House Type B

Floor area - 118.80m<sup>2</sup>  
(1278sq.Ft)



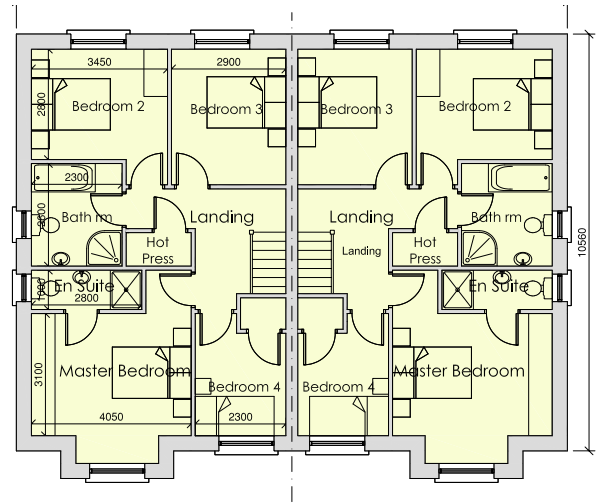
Ground Floor Plan

# HOUSE TYPE C

4 Bedroom | Semi-Detached



House Type C

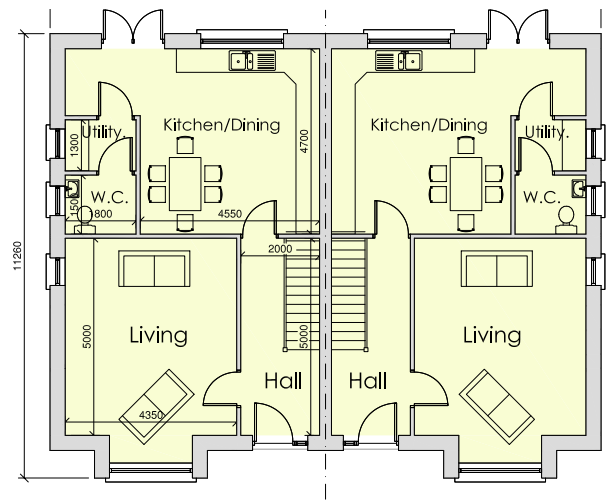


First Floor Plan



House Type C

Floor area - 129.40m<sup>2</sup>  
(1393sq.Ft)



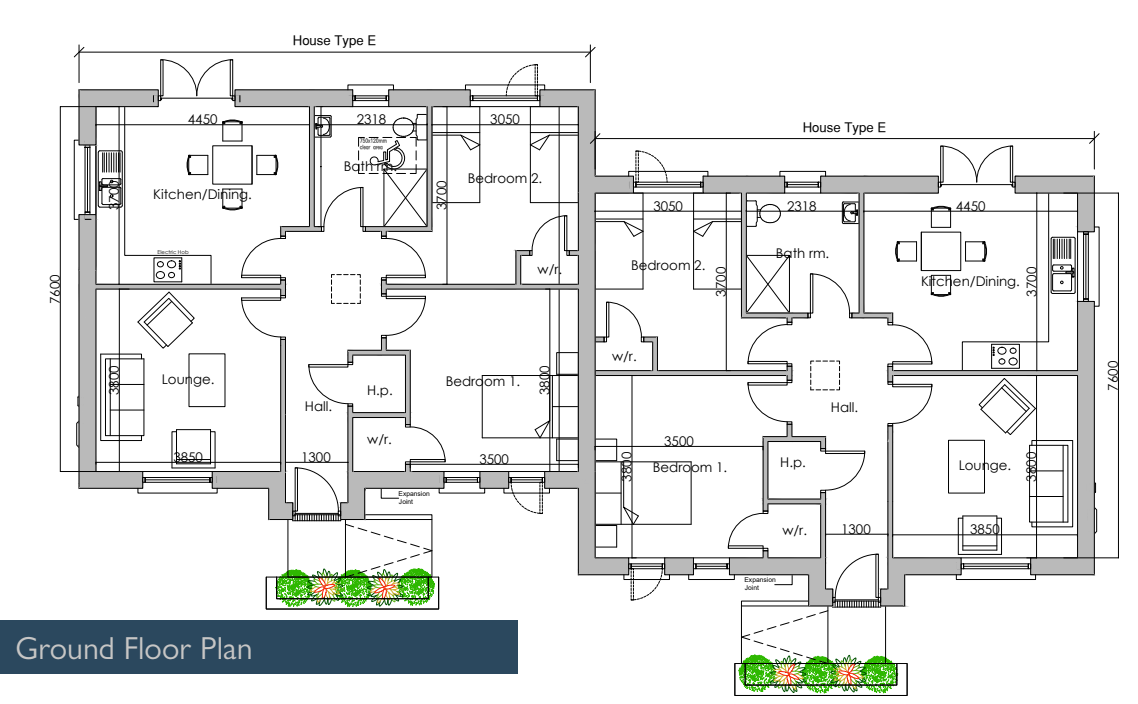
Ground Floor Plan

# HOUSE TYPE E

2 Bedroom | Semi-Detached



House Type E



Ground Floor Plan

Floor area - 77.24m<sup>2</sup>  
(831sq.Ft)

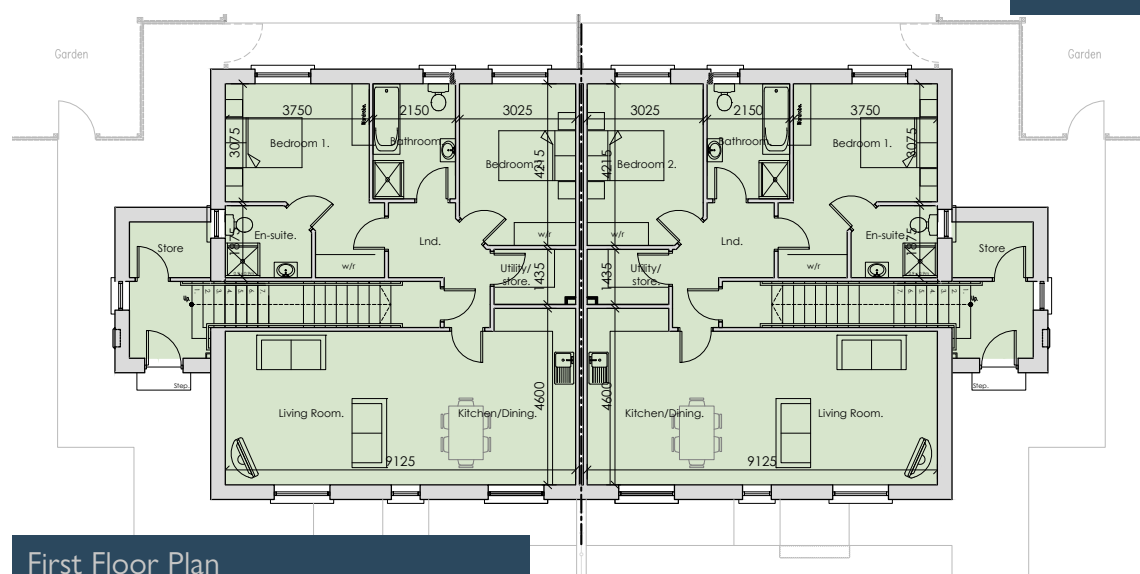
# HOUSE TYPE G



2 Bedroom | Apartment

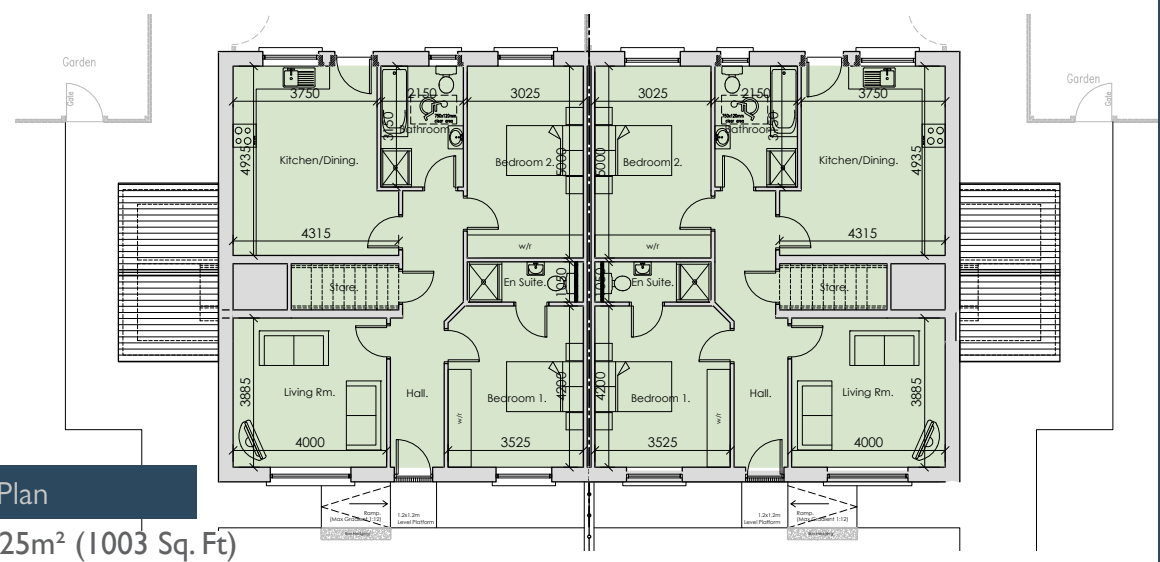


House Type G



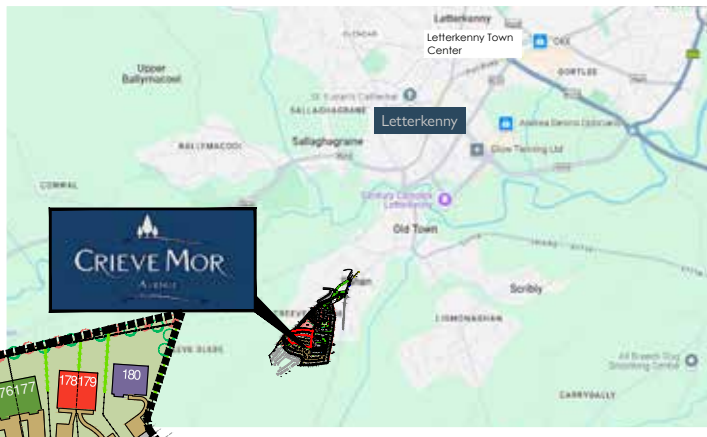
First Floor Plan

Floor area - 103.35m<sup>2</sup> (1112sq.Ft)



Ground Floor Plan

Floor area - 93.25m<sup>2</sup> (1003 Sq. Ft)



**Legend:**

- House Type A.** Semi-detached. (3 Bed) ■
- House Type B** Semi-detached. (3 Bed) ■
- House Type C** Semi-detached. (4 bed) ■
- House Type D** Detached. (4 bed) ■
- House Type E** Det.Bungalow. (2 bed) ■
- House Type F** Apartment. (2 bed) ■
- House Type G** Apartment. (2 bed) ■





**GDC**  
Property Developers

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Or Register your interest at [gdcirl.com](http://gdcirl.com)



**CRIEVE MOR**  
AVENUE



QUALIFIED FOR

