

THE ASH

Spacious 4 Bedroom Family Home
(Type A1, Semi-Detached, approx. floor area 132.6 m² / 1,427 ft²)



O'Malley
Construction (Ballymoreen)
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Established 1971



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VISIT OUR SHOWHOUSE

7 Maolchnoc,
Ballymoneen Road,
Galway, H91 T86H

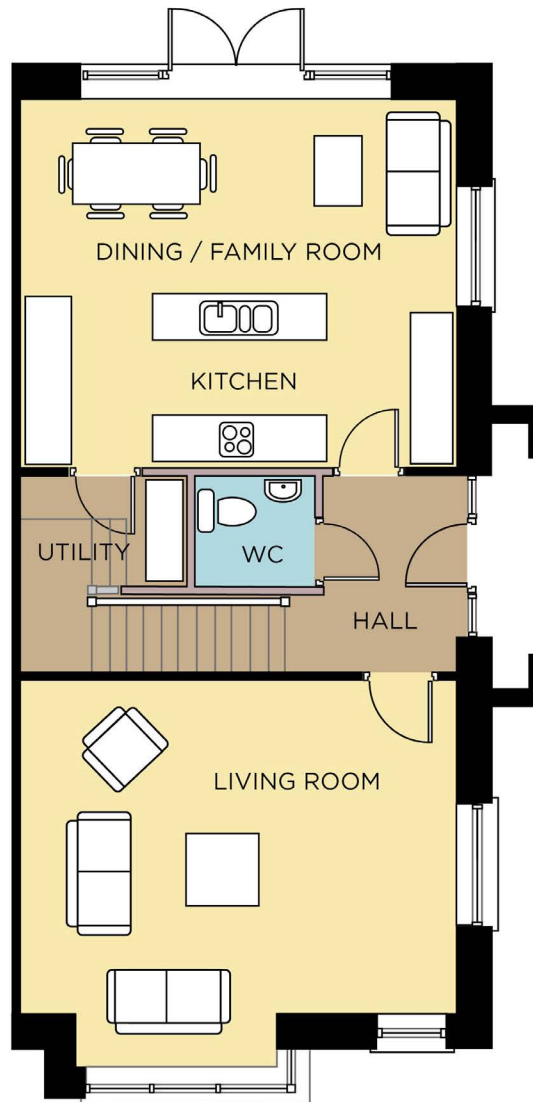


Ballymoneen Road, Galway
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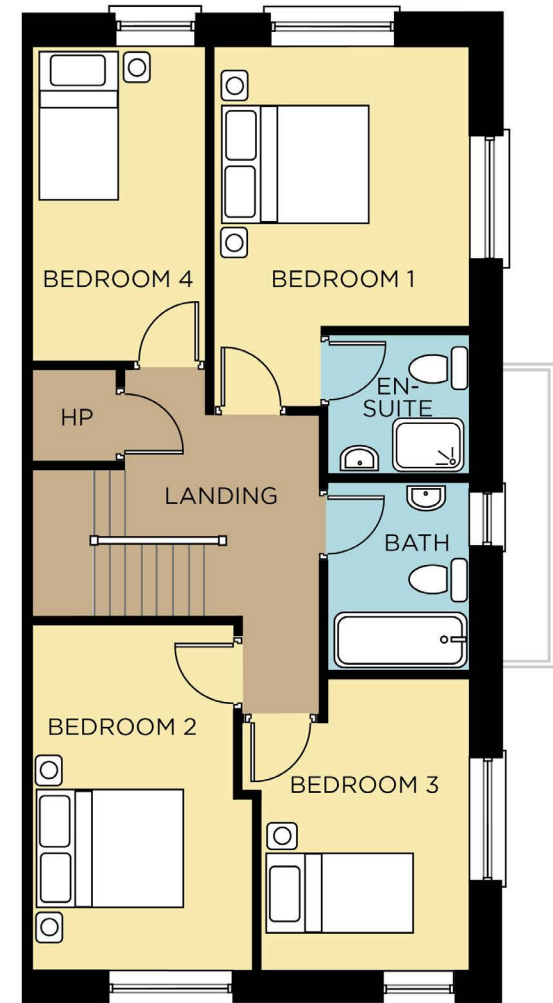
FLOOR PLANS

BER A2

All Homes will have a BER rating of A2 or better



GROUND FLOOR



FIRST FLOOR

THE ASH

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The architecturally designed entrance with large feature windows allows for a bright interior.

A spacious kitchen as the centre of the home gives plenty of room for family get togethers, while energy-efficient features ensure that these homes are as practical and cost-efficient as they are beautiful. Patio doors out onto a private garden completes this family home.

Homeowners will also benefit from approx. 1.2 acres of green communal area with playground.

The development is adjacent to the proposed N6 Galway City Ring Road, which was recently granted planning permission by An Bord Pleanála.

ENERGY EFFICIENCY

BER Rating

All Homes will have a BER rating of A2 or better.

Airtightness

All homes constructed to achieve adequate airtightness, resulting in energy and heat loss reductions.

Insulation

High levels of insulation will be provided to the floor, walls & roof to ensure heat conservation.



MAOLCHNOC

Ballymoneen Road, Galway

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HIGHLIGHTS

Highly efficient air to water heat pump system with zoned heating controls, thermostat controls and time clock.

Pressurised internal water system.

Interior Designed Kitchen comprises of timber structure, painted wood doors, laminated worktops (per Showhouse) with option to upgrade to Natural Stone / Quartz.

Provision for cooker, oven, fridge, dishwasher and other appliances (By Others).

Tiling to kitchen floor, Main Bathroom, En-suite and ground floor W.C. (per Showhouse).

Air quality provided by demand controlled mechanical extract ventilation system with relative humidity sensor.

Registered for Help to Buy scheme.

Homebond Guaranteed (10 year structural/latent defects insurance and mechanical & electrical Inherent defects insurance).



With over 600,000 certified properties, HomeBond provides cover on any structural defects for your new home. HomeBond means peace of mind for Republic of Ireland Home Buyers since 1978.



INTERNAL FINISHES

Internal walls plastered and painted.

Solid Concrete flooring to the first floor.

Concrete stairs.

Thermostatically controlled underfloor heating on the ground floor. Fully pressurised system.

Generous electrical specification (per Showhouse).

USB charging points (per Showhouse). All houses are wired for future installation of a car charging point.

High performance BSI-certified double glazed windows, argon-filled for improved thermal performance.

"Palladio" insulated front door with multipoint locking system.

Down lighters to selected rooms (per Showhouse).

Each house is wired and ready for connection to telephone, broadband, Eir, Siro & Virgin Media cable.

EXTERNAL FINISHES

Solid block wall construction with brick elevations to Architect Design.

External walls plastered and dashed with natural stone.

Paved driveway with space for two cars.

Paved patio area to rear garden with external water tap.

Rear garden levelled and seeded with concrete post and panel fencing to side boundaries.

External lights front & rear.

Common areas per landscape Design and designated play areas equipped and provided.

A Property Management Company has been appointed to manage all common areas and each home owner will become a member of the Owner's Management Company.





SITE MAP

Situated on an elevated site, residents of Maolchnoc will benefit from spectacular views overlooking Galway city, coastline, and surrounding areas.

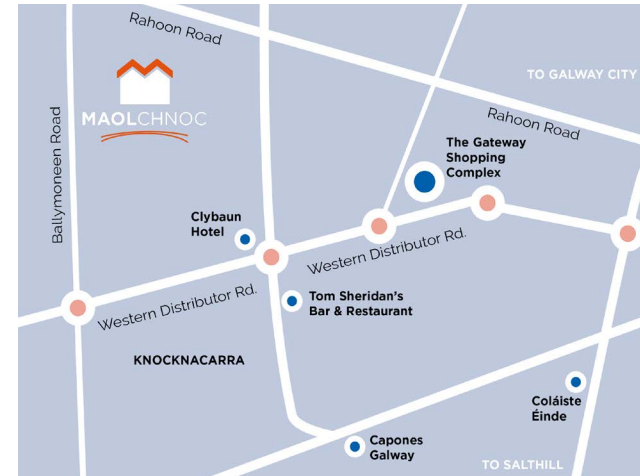
The local area is rich with some of Galway's most well-known amenities – Barna Woods, Silverstrand beach, Salthill Promenade, Golf Clubs and many other amenities, providing residents with an instant sense of a community.

Families can choose from a number of well-established primary schools and secondary schools including Coláiste na Coiribe, while several crèche and pre-school options are also available in the neighbourhood. An on-site Crèche is also planned. Much thought is also given to green space outside the home, both public and private, giving residents the opportunity to enjoy the outdoors in such a convenient location.



KEY: OAK (A) ASH (A1) WILLOW (A3)

Phase 1 location on the complete site. Further phases subject to change.



Location map



Full site map

www.maolchnoc.com



O'Malley
Construction
(Ballymoneen)

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Augustine St.,
Galway

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DEVELOPER:
Augustine
Construction Ltd,
Augustine House,
St. Augustine Street,
Galway

SELLING AGENTS:



FUNDING:

Activate
Capital

PEARL
RESIDENTIAL EQUITY FUND



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