

THE ELM

Spacious 3 Bedroom Family House
(Type B Semi-Detached; Floor area approx. 112 m²/1207 ft²)



O'Malley
Construction (Ballymoneen)
T: 091 509 970 • W: www.omco.ie
Established 1971



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VISIT OUR SHOWHOUSE

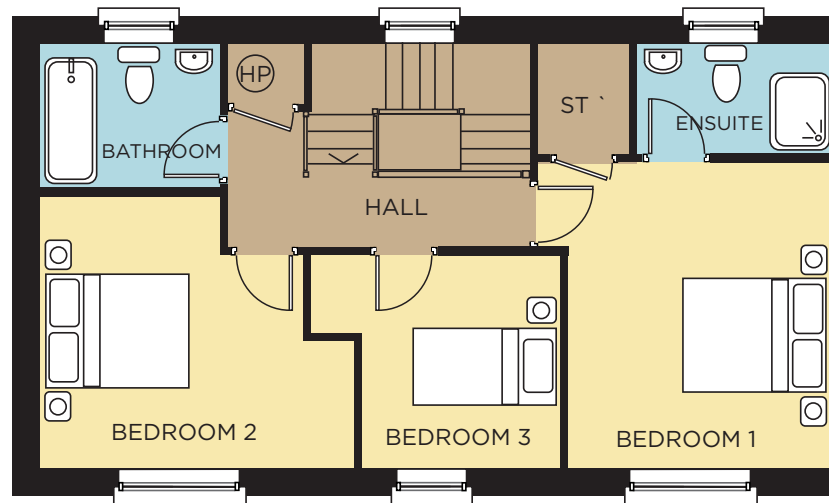
7 Maolchnoc,
Ballymoneen Road,
Galway, Hg1 T86H



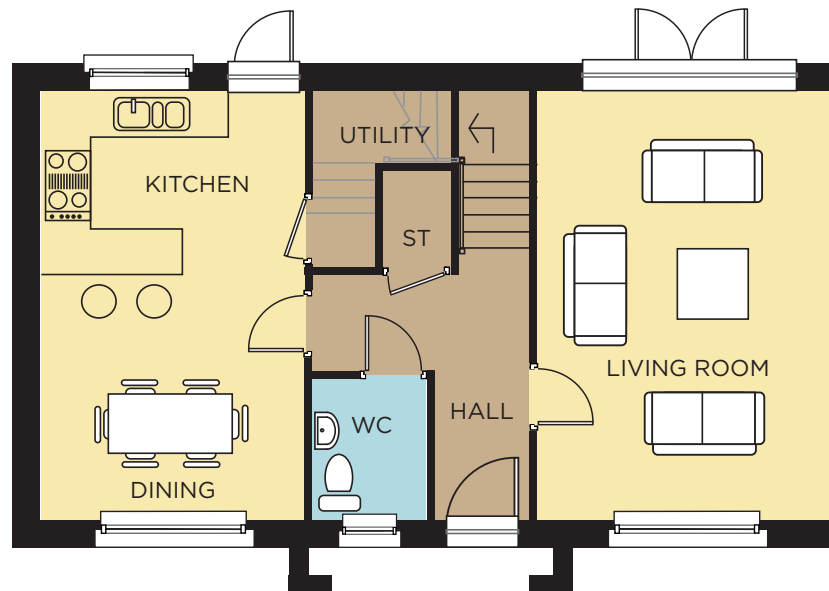
Ballymoneen Road, Galway
www.maolchnoc.com

FLOOR PLANS

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



TYPE B - FIRST FLOOR



TYPE B - GROUND FLOOR

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Designed to provide optimum living space in this beautiful 3 bedroomed house. These houses offer an exceptional sense of space thanks to their intelligent layout. There is a large kitchen/dining area on the ground floor while upstairs you will find three bedrooms, one of which is en-suite.

This is a modern home with a private back garden accessible through patio doors. Ample storage and downstairs W.C making this house a perfect 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.

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 or two on street designated spaces.

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.





MAOLCHNOC

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.



www.maolchnoc.com



O'Malley
Construction
(Ballymoneen)

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

SELLING AGENTS:



FUNDING:

Activate
Capital

PEARL
RESIDENTIAL EQUITY FUND



These particulars are for guidance purposes only and do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors, or agents shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form.