réileán

ROSCAM • GALWAY

Beautiful homes located by the sea ...

The Catrina

Spacious 3 Bedroom Family Home

O'Malley Construction Company

T: 091 509 970 • E: info@omco.ie • W: www.omco.ie • Estd. 1971

The Catrina
House Type C6
1,293 ft²

The Location

Situated along the picturesque coastline of Galway Bay, ideally located between the bustling village of Oranmore and the University City of Galway. Réileán is a mixed residential development of architecturally designed detached, semi detached & terraced properties which will make perfect family homes.

House Types

- Catrina (Type C6)
- Fiona (Type F)
- Fionnuala (Type F1)
- Florence (Type F2)
- Faith (Type F3)
- Gráinne (Type G)
- Grace (Type G1)
- Nicole (Type N)
- Niamh (Type N1)
- Orla (Type O)

Location Map

Latitude 53.274414
Longitude -8.965589

Site Map

The Catrina

Key Colour

O'Malley Construction Company
Augustine House, St. Augustine Street, Galway, Ireland.
T: 091 509 970 • F: 091 564 503 • E: info@omco.ie • W: www.omco.ie • Estd. 1971

Galway's Complete Property Service
091 564212 www.odonnjoyce.com
O'DONNELLAN & JOYCE
5 Mary Street, Galway.

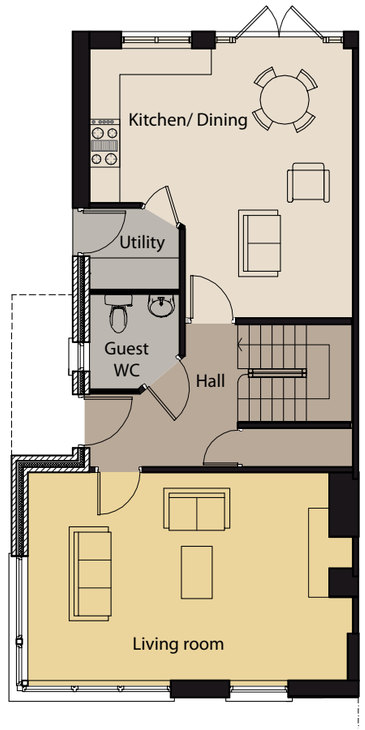
This development is supported by:
National Asset Management Agency

The Catrina

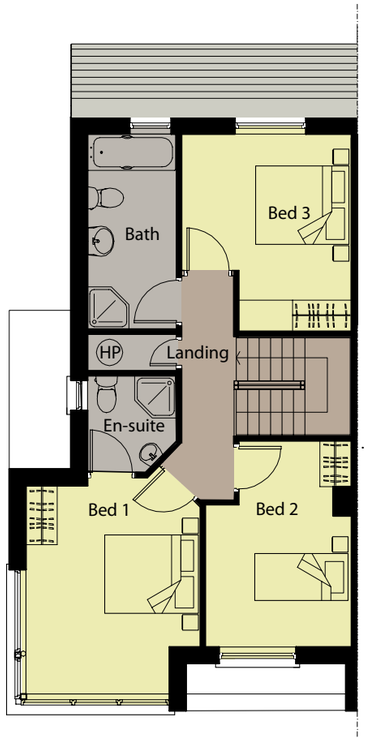
Spacious 3 Bedroom Family Home
(End of Terrace Type C6)

This is a stunning property with incredible living space and modern styling. Among the many features on offer here you will find three spacious bedrooms. The master bedroom is a very large room with feature windows and private en suite.
There is a generous utility room and downstairs wc plus a large fitted bathroom upstairs. There is a large and impressively fitted kitchen/dining area. The living rooms boasts feature floor to ceiling windows and fireplace. To the rear of the house double doors open onto a patio area.

Floor Plans



Ground Floor



First Floor

Features

- Generous Kitchen, Tiling & Bedroom Furniture allowances included.
- Fully Painted Walls, Ceilings & Wood Work.
- Heating by efficient Gas Fired Central Heating Condenser Boiler with zoning and Thermostat Controls with Time Clock.
- Energy Efficient Double Glazed PVC Windows.
- Generous Electrical Specification throughout.
- Each House is wired and ready for connection to Telephone, Broadband & Virgin Media cable.
- Rear Gardens levelled and seeded.
- Common areas landscaped 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.
- All homes come with HomeBond providing a 10 Year Structural Insurance for Major Structural Defects, 5 Years Mechanical & Electrical Inherent Defects Insurance and 5 Years Latent Defects Cover.

Energy Efficiency

- **BER Rating**
  All Homes will have a BER rating of B2 or better.
- **Airtightness**
  Airtight detailing will achieve reductions in energy and heat loss through the Building Fabric.
- **Insulation**
  High levels of Insulation will be provided to the Floor, Walls & Roof to ensure heat conservation.

BER B2

Home Bond

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.

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