

Beautiful homes located by the sea ...

# The Fionnuuala

Spacious 4 Bedroom Family Home



**O'Malley Construction Company**

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

The Fionnuala  
House Type F1  
1,473 ft<sup>2</sup>

## 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 -8.965599



## Site Map



The Fionnuala  
Key Colour



**O'Malley Construction Company**

Augustine House, St. Augustine Street, Galway, Ireland.  
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5 Mary Street, Galway



This development is supported by:



# The Fionnuala

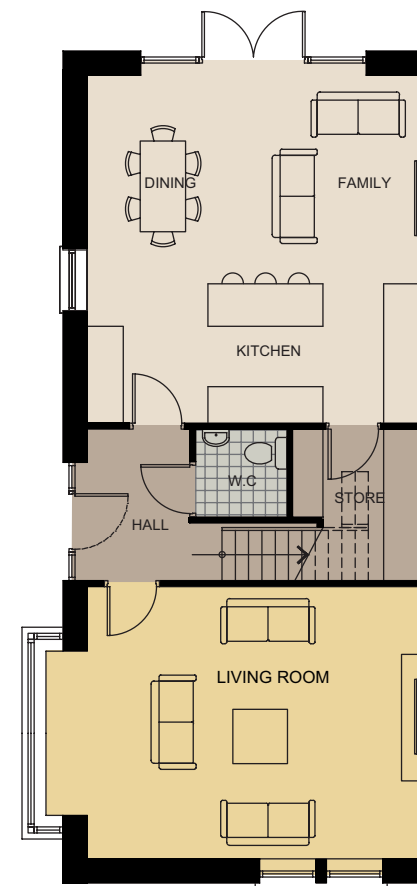
Spacious 4 Bedroom Family Home  
(Semi Detached Type F1)

Designed to provide optimum living space in this beautiful 4 bedroomed home. A stylishly designed home offers a range, which comes complete with one fitted en suite bedroom, exceptionally large kitchen/dining room and luxurious sitting room to the front. The master bedroom is very spacious and provides ample room for storage. Patio doors out onto a private garden completes this family home.

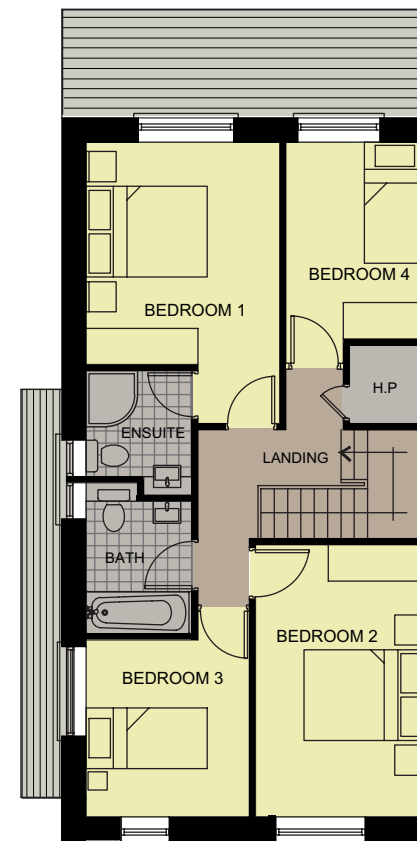


**réileán**  
ROSCAM • GALWAY

## 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 A3 or better.
- **Airtightness**  
Airtight detailing and testing 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.
- **Photovoltaic Panels**  
PV Panels will be provided on the roof surface of each House to generate electricity from Solar Energy thereby reducing the energy use and costs for the property.

**BER A3**

## 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.

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 advisers, 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.