



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

### House Types

- Aideen (Type A)
- Aisling (Type A1)
- Aoife (Type A2)
- Brianna (Type B1, Semi Detached)
- Brianna (Type B, Detached)



### The Aideen



Key Colour A



Site Map

### Location

**SHOW HOUSE**  
 No. 48 Tuairin, Roscam, Galway  
 Eircode: H91 A6YN  
 Longitude: 53.273607  
 Latitude: -8.978476



# The Aideen

BEAUTIFUL 4 BEDROOM SEMI DETACHED HOME



ON THE COAST ROAD • ROSCAM • GALWAY

**O'Malley Construction Company Ltd.**  
 Augustine House, St. Augustine Street, Galway, Ireland.  
 T: 091 509 970 • E: info@omco.ie • W: www.omco.ie  
 Established 1971

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

This development is supported by:

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The Aideen  
 House Type A  
 135.1 m<sup>2</sup>/1,454 ft<sup>2</sup>

# The Aideen

Spacious 4 Bedroom Family Home  
(Semi Detached, Type A)

An impressively large four bedroomed home combining the best of privacy and style.

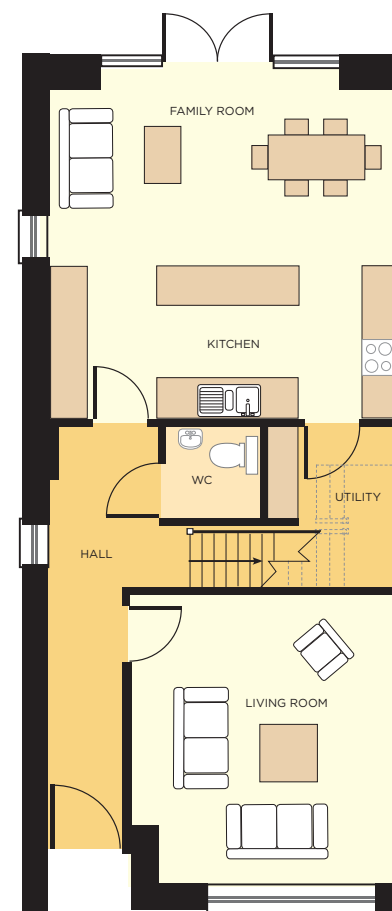
With master bedroom en suite, plus a large additional bathroom on the first floor the Aideen (Type A) can easily cater to growing families.

On the ground floor the sizeable dimensions of this property are immediately apparent thanks to the large kitchen with utility room, the sizeable dining area and the generous living room.

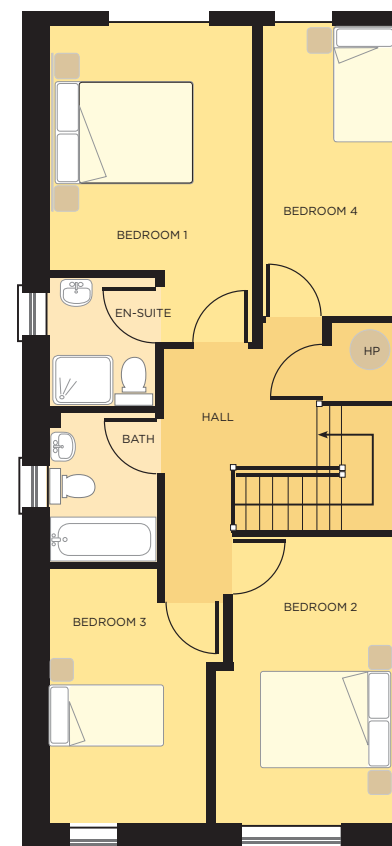
Double patio doors open out on to a paved patio and seeded lawns.



## Floor Plans



Ground Floor



First Floor

## Features

- Generous Kitchen, Tiling, Fire Surround & Bedroom Furniture allowances included.
- Select Brick with Limestone Surrounds with detailing to include Window Heads & Cills
- 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 & High Security Front Door.
- Down Lighters to Select Rooms
- 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.



## 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 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.