



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

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



Site Map

The Aisling



Key Colour A1

Location

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



The Aisling

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

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

This development is supported by:

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The Aisling
 House Type A1
 136.6 m²/1,470 ft²

The Aisling

Spacious 4 Bedroom
Family Home
(Semi Detached, Type A1)

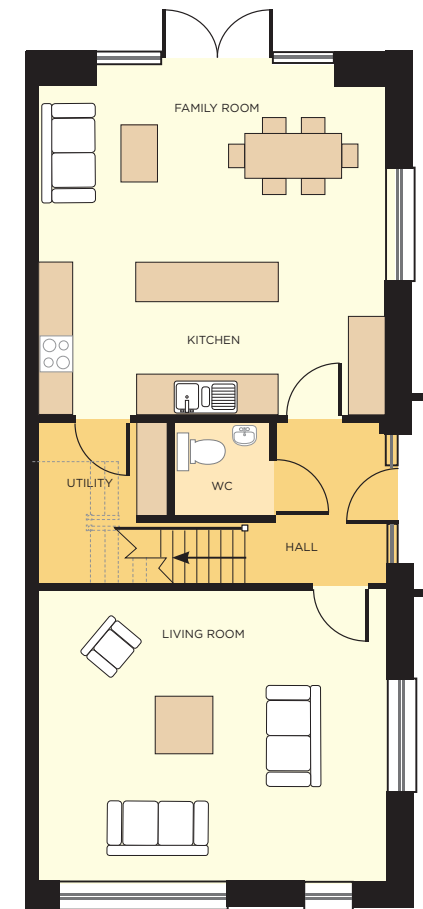
Feature house designed to provide optimum living space.

This beautiful four bedroomed home is architecturally designed and offers spacious master bedroom with en suite, exceptionally large kitchen/dining room and luxurious sitting room to the front.

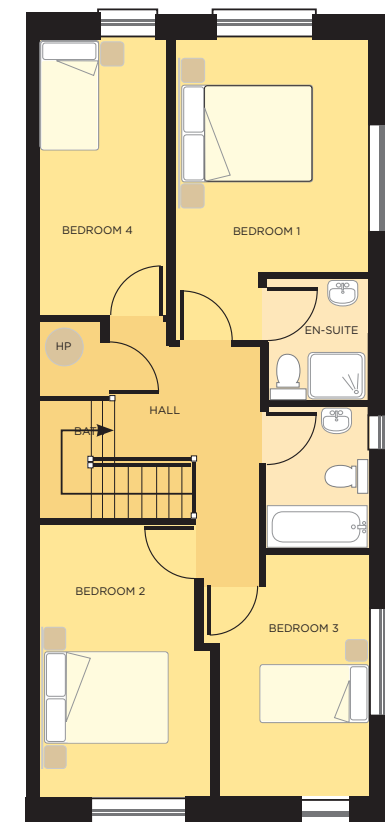
The statement entrance with feature windows allows for a bright interior. Patio doors out onto a private garden completes this family home.



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.