

NORTH



CÚIRT BHOIRNE

Situated along the picturesque coastline of Galway Bay, ideally located between the bustling village of Oranmore and the University City of Galway. Cúirt Bhoirne is a mixed residential development of architecturally designed detached, semi-detached and terraced 3, 4 & 5 bedroom properties which will make perfect family homes.

THE BRIANNA

Type B - 4 Bedroom Detached & Semi-Detached House



Key Colour: BRIANNA (Type B)

LOCATION

SHOW HOUSE

No. 2 Cúirt Bhoirne, Roscam, Galway
Eircode: H91PDP8
Longitude: 53.274465
Latitude: -8.966381



HOUSE TYPE

- Aoife (Type A)
- Aisling (Type A1)
- Aine (Type A3)
- Aoibhe (Type A4)
- Brianna (Type B)
- Cara (Type C)
- Dearbhla (Type D)
- Eimear (Type E)



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Beautiful Homes for Happy Living



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.odonnelljoyce.com
O'DONNELLAN & JOYCE
5 Mary Street, Galway.

This development is supported by:



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THE BRIANNA

Spacious 4 Bedroom Family Home
(Type B, Detached & Semi-Detached, 131m², 1,410ft²)

This stylish property cleverly incorporates natural light throughout its intelligent design. Here you will find an exceptionally large master bedroom - complete with full en-suite and a further three large bedrooms. The spacious kitchen is complemented by a smartly designed dining area plus utility room and access to the rear garden through double patio doors.

To the front is a large sitting room with fire surround which completes this highly desirable home.



Ground Floor



First Floor

Features

- Hollowcore flooring to the first floor.
Concrete stairs.
- Thermostatically controlled underfloor heating on the ground floor. Fully pressurised system.
- Generous kitchen, tiling, fire surround & bedroom furniture allowance included.
- Select brick with granite surrounds, detailing to include window heads & cills.
- Air to Water heat pump with zoning, thermostat controls and time clock.
- Energy efficient double glazed PVC windows & high security front door.
- Down lighters to selected rooms
- Each house is wired and ready for connection to telephone, broadband, Eir, Siro & Virgin Media cable.
- Rear garden 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 Home Bond 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 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.



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.