



Gort an Duin

Oranhill, Oranmore, Co Galway

 **GREENWAY**
HOMES.IE



To Dublin

M6

Briarhill

N18

Doughiska

Oranmore Business Park

Merlin Park Hospital

Roscam

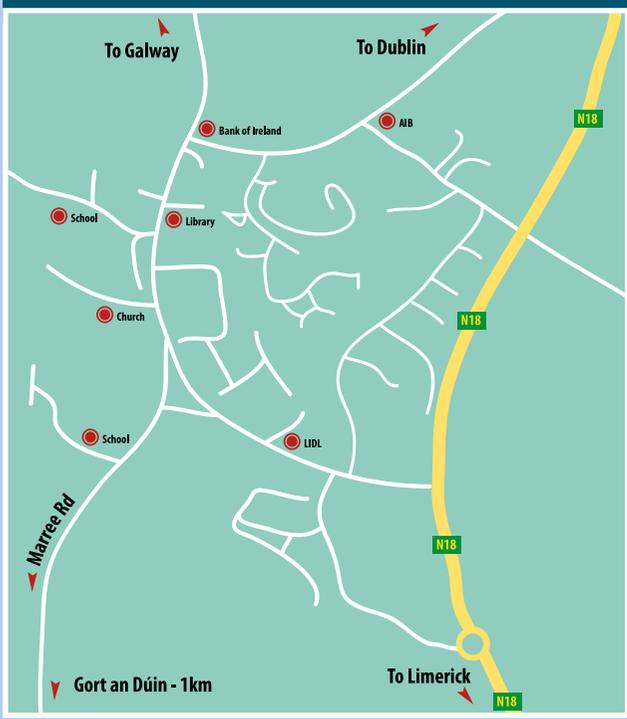
N18

Galway City

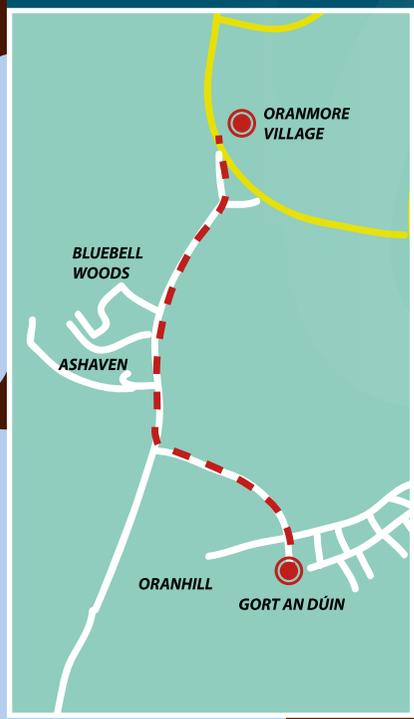
Oranmore Village

N18

Oranmore Village



Oranmore to Gort an Dúin



Galway Bay

Gort an Dúin



A DESIRABLE LOCATION

Oranmore continues to be a highly strategic location and is within striking distance of all major urban areas. It is within easy commutable distance of Athlone and Limerick and is serviced by a rapidly improving road network and an excellent public transport system.



CALL ORANMORE HOME

Oranmore really is the best of both worlds; rural and suburban, historic and modern! A 10 minute drive from Galway city, it is at the crossroads of all major driving routes; Sligo, Dublin and Shannon/Limerick. With an estimated population of over 7,000 residents, a variety of employment opportunities, four national schools and one secondary school, Oranmore truly is a wonderful place to live.



AN ENVIABLE LIFESTYLE

Along with being a great location for schools, shopping and long country walks there are a host of local sports clubs with include, judo, sailing, men and women's GAA, badminton, basketball and golf utilising the spectacular setting of Galway Bay Golf Resort located in Renville, Oranmore. Whatever your tastes you will find a strong and welcoming community spirit in Oranmore.



TRANSPORT LINKS

Oranmore railway station originally opened in 1851, but reopened in July 2013. Trains connect directly with Galway, Athenry, Athlone, Portarlinton, Kildare and Dublin, as well as on the Western Rail Corridor to Ennis and Limerick. You have easy access to the M6 motorway and M18 Galway/Limerick motorway is currently under construction. Oranmore is also serviced by a regular bus service to Galway.





THE DUN AENGUS



The Dun Aengus

4 Bedroom House

A stunning and elegant home encompassing many high spec internal features as standard make this an ideal home for modern living.



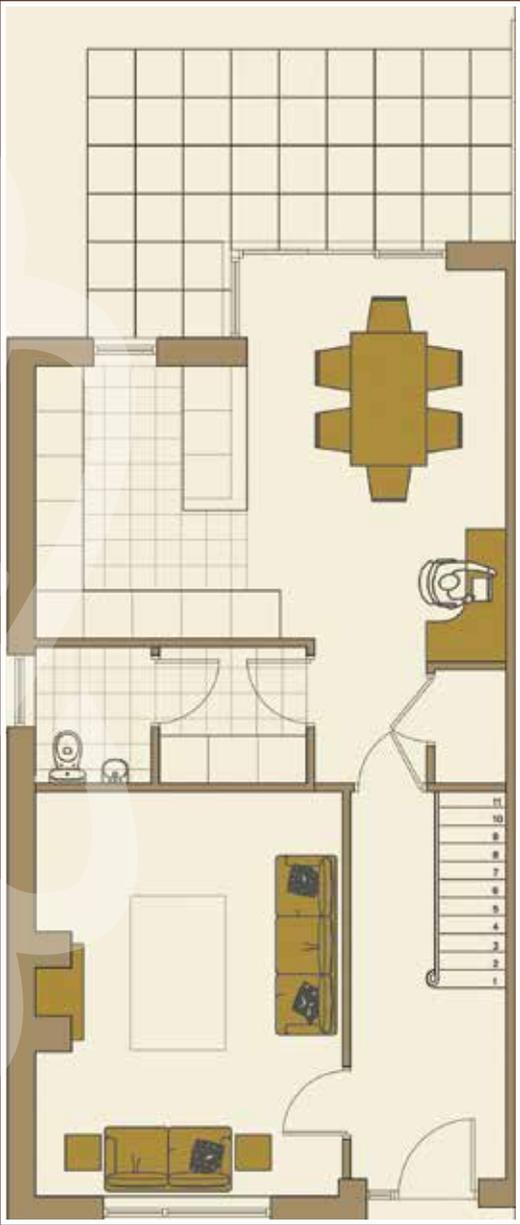
The Dun Aengus

4 Bedroom House

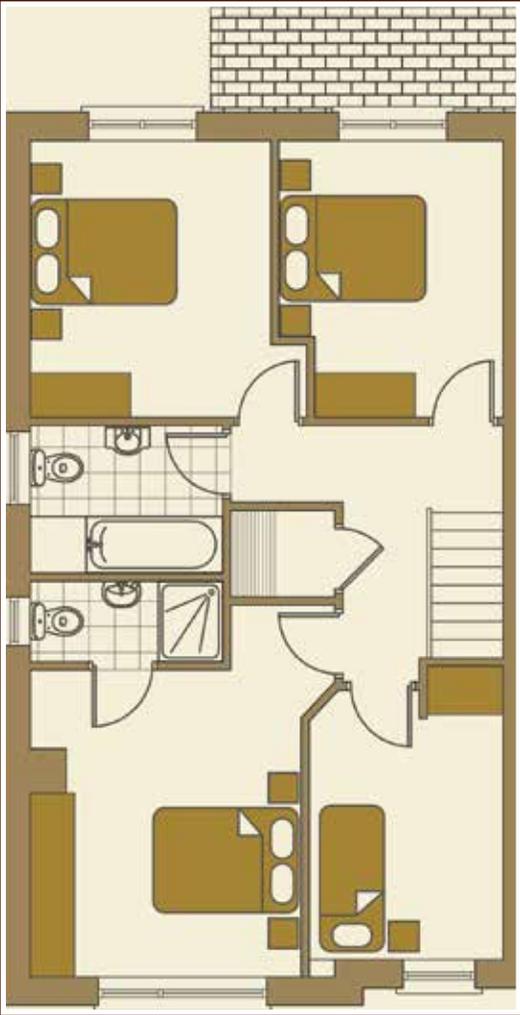
Total square footage:
Ground floor is 694 sq.ft.
First Floor is 651 sq.ft.

Room Dimensions

Kitchen/Dining	287 sq.ft.
Living	204 sq.ft.
Master Bed	147 sq.ft.
Bedroom 2	114 sq.ft.
Bedroom 3	97 sq.ft.
Bedroom 4	77.5 sq.ft.



The Dun Aengus
Ground Floor



The Dun Aengus
First Floor



THE DEVELOPMENT

INTERNAL FEATURES:

(as per standard four bedroom home)

KITCHEN

Quality fitted kitchen including raised island feature area. Units are integrated to take fridge freezer, dishwasher. Stainless extractor with featured glass hood.

UTILITY

The utility room comes with a worktop, broom cupboard and is plumbed for a washing machine and dryer.

SECURITY

Each home is wired for an intruder alarm.

HEATING / PLUMBING

Heating system from Origen Energy and Polytherm heating systems.

ALPHA air heat pump combined with polycomfort underfloor heating throughout with each room thermostatically controlled.

Mechanical heat recovery ventilation system supplying fresh air and extract throughout the home.

Low running cost, comfortable environment, ease of operation and strong technical back up, (HRV) recycles the warm air generated within the home to heat up the incoming air. This process saves 90% of the energy that would be otherwise lost.

HIGH LEVELS OF INSULATION

Kingspan Century, the leading provider of off-site Engineered Timber Systems, have assisted GREENWAY in surpassing the regulatory requirements through the utilisation of their ULTIMA™ Insulated Structural Panels, which represent the next level in timber



frame technology, delivering exceptionally high levels of thermal performance and airtightness with the elimination of Cold Bridging due to its continuous high performance KOOLTHERM™ insulation lining.

LOW E PASSIVE WINDOWS

Windows are triple glazed, which are filled with argon gas for high performance.

BATHROOMS

Stylish contemporary sanitary ware and taps fitted throughout. A generous amount of wall and floor tiling will be provided in the bathroom, en suite and downstairs WC. Pressurized shower with sliding rail to main and en suite bathrooms.

ELECTRICAL

Generous electrical specification provided throughout including double sockets, tv points, cat 5 computer cabling and USB sockets.

JOINERY

Oak doors throughout each home including painted skirting and architrave.

WALLS / CEILINGS

Choice of three paint colours plus white.

ABOVE STANDARD SPECIFICATIONS

Kitchen	€3,500
Wardrobes	€1,500
Tiling	€2,000
Fireplace	€1,500

GUARANTEE

Each *Gort an Dúin* home is covered by the 10 year Home Bond Guarantee Scheme.



EXTERNAL FINISHES:

(as per standard four bedroom home)

OFF STREET PARKING

Each house has car parking for 2 cars to the front.

DRIVEWAYS

All driveways/patio areas are finished in stylish paving.

LOW MAINTENANCE

Natural lime stone facade and painted rendered finishes.

PARKLAND AMENITY

Gort an Dúin provides outstanding amenity for residents, all areas are tastefully landscaped throughout the development.

MANAGEMENT COMPANY

Winter's Property Management agents have been appointed to *Gort an Dúin* where each home owner will become a member of the management company.

Construction

Greenway are a highly progressive organisation, are pioneers in modern constructions and deliver high quality homes to a variety of customers. Proven experience enables them to deliver genuine quality and real choice at each of their developments. Their commitment to creating homes that people appreciate is the key to the company's sustained growth and outstanding success.

Their promise includes using the latest materials, products and construction techniques. They consistently employ qualified, experienced tradespeople, dedicated to delivering outstanding value. Satisfaction and pride with a new home is their objective. Only proven quality materials are used throughout, designed to boost the living experience to a whole new level.





SITE PLANS



HOUSE TYPES

- The Dun Aengus
- The Dungaíre
- The Dun Eochla


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PROFESSIONAL TEAM

Architects: Vincent Hannon & Associates.

Civil Engineers: West Con Ltd.

Solicitors: Kieran Murphy & Co. Crescent, Galway.

Landscape Architects: Patrick Harris.

Selling Agent: Yvonne Sweeney, 7 Castle Road, Oranmore, Galway.

091 795698 | info@ysauctioneers.ie | www.ysauctioneers.ie

Selling Agent: Greenwayhomes.ie, Station House, Station Road, Oranmore, Galway.

091 792007 | jason@greenwayhomes.ie | www.greenwayhomes.ie

Property Management: Winter's Property Management, Unit 5A, Liosban Business Park, Tuam Rd, Galway.

091 771935 | info@winterspm.com | www.winterspm.com



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