



Béal Taoide

COAST ROAD, ORANMORE

14 DETACHED LUXURY HOMES





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Welcome to Béal Taoide, on the Coast Road, Oranmore looking south with unobstructed views over the majestic Galway Bay and ideally located just a few minutes from Galway city on the Wild Atlantic Way.

Béal Taoide is a new development of 14 large and luxurious detached 'A' rated homes in a prestigious residential address.



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Be part of a thriving and growing community in Oranmore with everything on your doorstep.

SCHOOLS

Béal Taoide residents can avail of an abundance of great schools in the Oranmore area. Primary schools include Gaelscoil de hÍde, Scoil Iosaif Naofa for boys, Scoil Mhuire for boys and girls. Calasactius College is a large co-educational secondary school in Oranmore. Other secondary schools in the city include Salerno, St. Joseph's Patrician College (The Bish), Coláiste Iognáid (The Jes). For third level students, NUI Galway and GMIT can be easily accessed by bus.

SHOPPING

Tesco, Aldi and Lidl supermarkets are located right in the heart of Oranmore with Dunnes just 5 minutes away in Briarhill. Oran Town Centre is just down the road from Béal Taoide with Joyces supermarket as anchor tenant. With exclusive retail outlets dotted throughout the town centre, Oranmore and environs will satisfy all your shopping needs.

SPORTS

Sports enthusiasts can enjoy the numerous local facilities. The Galway Bay Golf resort in Renville has a fantastic course designed by Christy O'Connor. Close-by is the well known Galway Bay Sailing Club and Renville parklands where joggers and walkers can exercise in scenic splendour. The Maldron and Oranmore Lodge hotels both provide excellent leisure and gym facilities. The Oranmore Maree GAA club is very centrally located in the town with Galwegians Rugby Club just 10 minutes drive in Renmore.





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TRANSPORT & INFRASTRUCTURE

Béal Taoide is on the Galway City side of Oranmore and is only 2 minutes drive from Oranmore train station. With ample parking, commuters can access Galway, Athenry, Athlone, Ennis and Limerick by rail. The location is well serviced by an excellent road network with major motorways to Dublin (M6) and Limerick (M18) just a short distance away from Béal Taoide. Buses to and from Galway City run on a regular basis.

SURROUNDING ATTRACTIONS

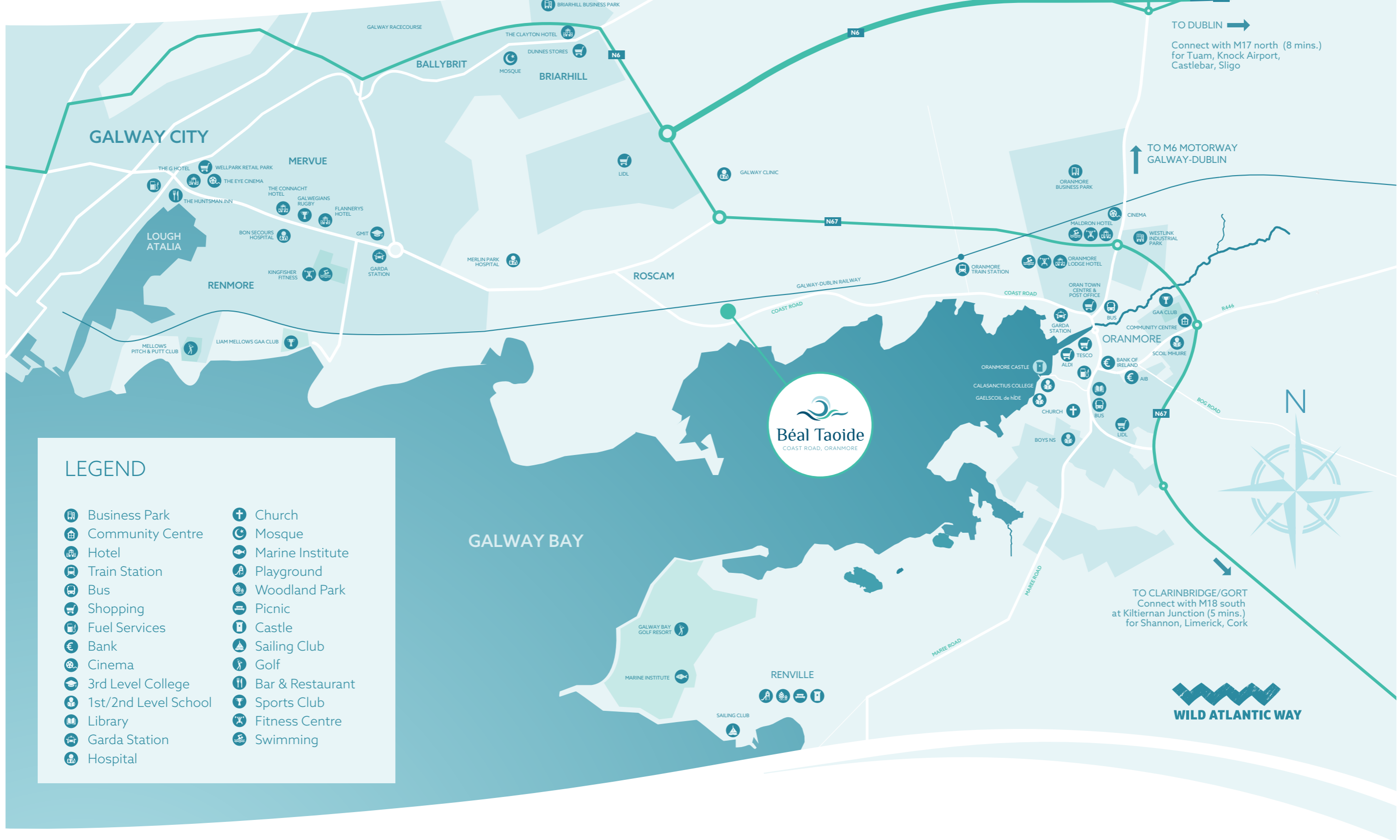
Choose between The Burren or Connemara for weekend family outings. Avail of the myriad of scenic attractions that have made the Wild Atlantic Way one of the most recognised tourist routes in the world. Enjoy the annual Galway International Arts Festival, The Film Fleadh, The Cúirt Literature Festival, The Galway Food Festival and other regional festivals such as the The Clarinbridge Oyster Festival and The Cruinniu na mBád Festival in Kinvara.

If it's horses you are into, then there is nothing better than the Galway Races Summer Festival held annually at the Ballybrit racecourse. This seven day event provides an electric atmosphere that draws people from all over Ireland for the racing, music, entertainment, fashion and fun.



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TO DUBLIN →
Connect with M17 north (8 mins.)
for Tuam, Knock Airport,
Castlebar, Sligo

↑ TO M6 MOTORWAY
GALWAY-DUBLIN

TO CLARINBRIDGE/GORT
Connect with M18 south
at Kiltiernan Junction (5 mins.)
for Shannon, Limerick, Cork



LEGEND

- Business Park
- Community Centre
- Hotel
- Train Station
- Bus
- Shopping
- Fuel Services
- Bank
- Cinema
- 3rd Level College
- 1st/2nd Level School
- Library
- Garda Station
- Hospital
- Church
- Mosque
- Marine Institute
- Playground
- Woodland Park
- Picnic
- Castle
- Sailing Club
- Golf
- Bar & Restaurant
- Sports Club
- Fitness Centre
- Swimming



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THE DEVELOPMENT

Béal Taoide is a new development of 14 large and luxurious detached 4/5 bedroom 'A' rated homes, each with it's own detached garage. Houses will have generous front and back professionally designed landscaped gardens with stone walls, brick paving, lawn and feature planting. Spacious drives provide ample parking and turning.





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THE LAYOUT

The layout provides for a large landscaped central green area with houses arranged in a crescent shape to maximise views southwards to the sea.



THE CURLEW

4 Bedroom with detached garage
243 sqm (2,615 sqft) on sites 1 & 11



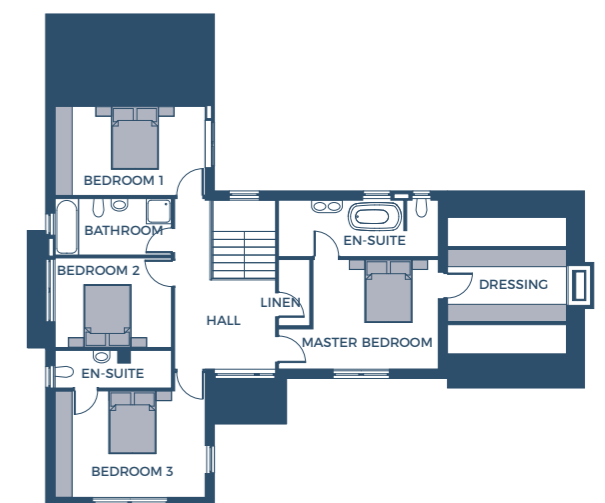
Béal Taoide

COAST ROAD, ORANMORE



GROUND FLOOR

139 sqm (1,496 sqft)



FIRST FLOOR

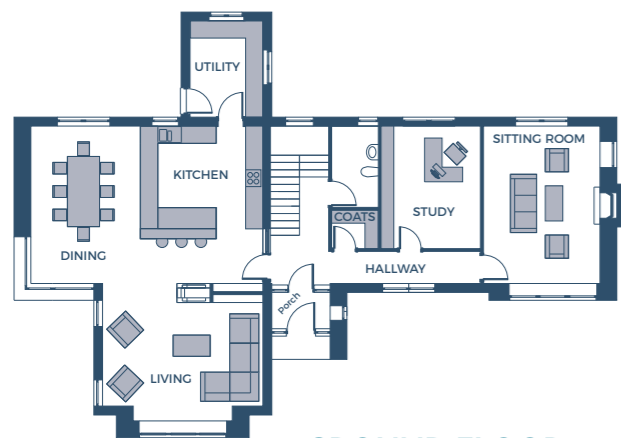
104 sqm (1,119 sqft)



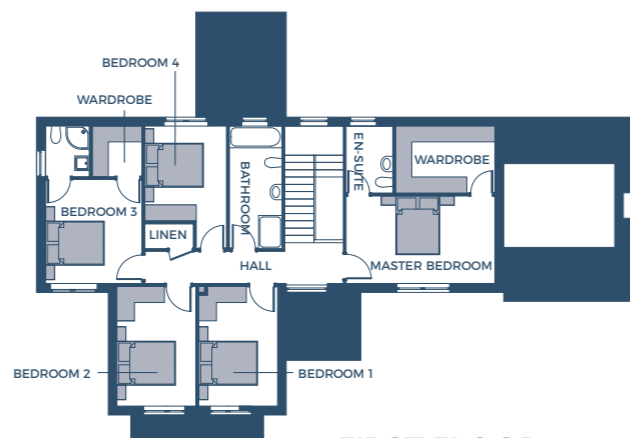
Béal Taoide
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THE SKYLARK

5 Bedroom with detached garage
241 sqm (2,600 sqft) on sites 4, 6 & 13



GROUND FLOOR
141 sqm (1,520 sqft)



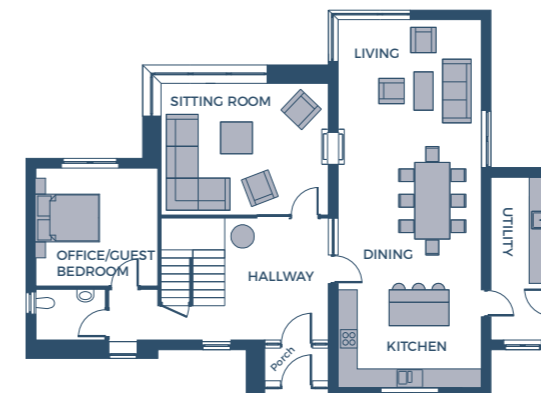
FIRST FLOOR
100 sqm (1,080sqft)



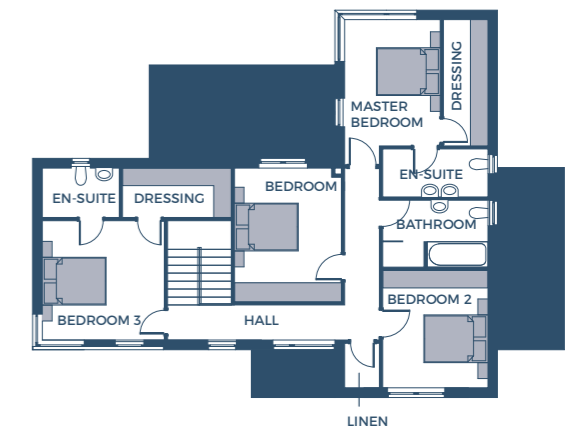
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THE LAPWING

4 Bedroom with detached garage
233 sqm (2,500 sqft) on site 3



GROUND FLOOR
132sqm (1,420 sqft)



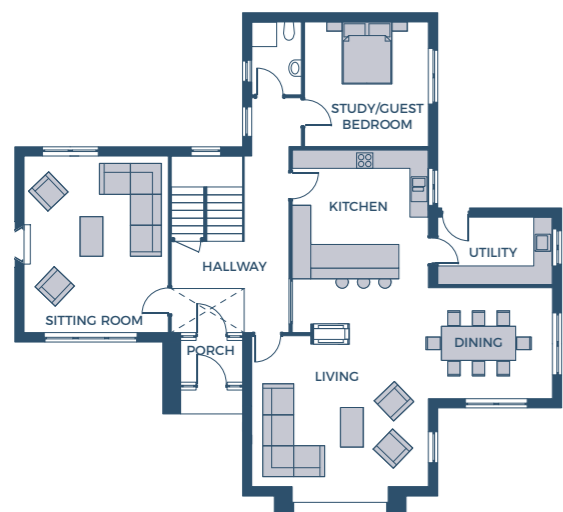
FIRST FLOOR
101 sqm (1,080 sqft)



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THE GANNET

4 Bedroom with detached garage
253 sqm (2,725 sqft) on sites 5 & 7



GROUND FLOOR
157 sqm (1,690 sqft)



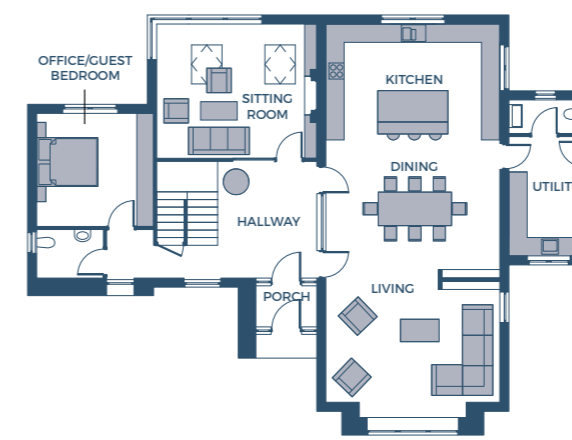
FIRST FLOOR
96 sqm (1,035 sqft)



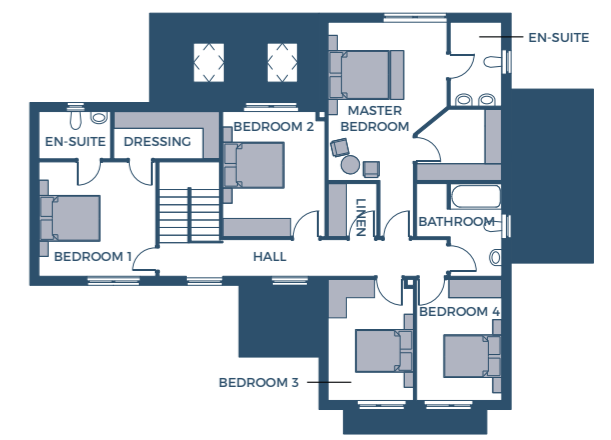
Béal Taoide
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THE PLOVER

5 Bedroom with detached garage
272 sqm (2,930 sqft) on sites 2, 9 & 14



GROUND FLOOR
153 sqm (1,650 sqft)



FIRST FLOOR
119 sqm (1,280sqft)



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THE STARLING

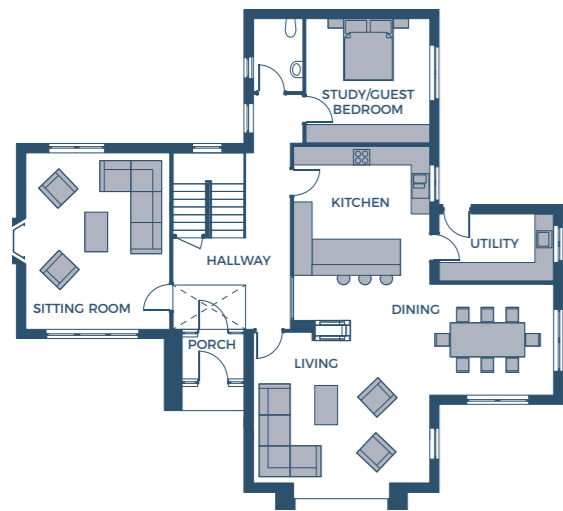
5 Bedroom with detached garage
276 sqm (2,980 sqft) on site 8



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THE GUILLEMOT

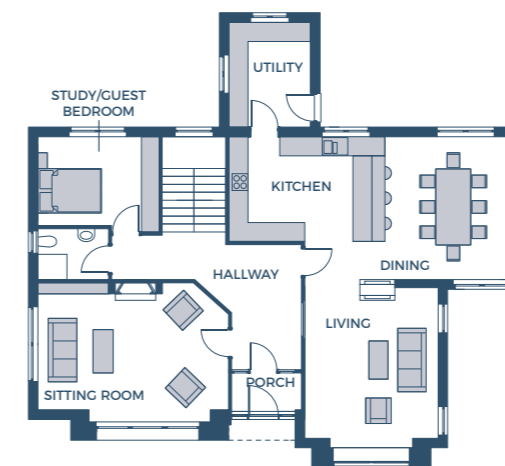
5 Bedroom with detached garage
250 sqm (2,700 sqft) on sites 10 & 12



GROUND FLOOR
155 sqm (1,680 sqft)



FIRST FLOOR
121 sqm (1,300 sqft)



GROUND FLOOR
134 sqm (1,450sqft)



FIRST FLOOR
116 sqm (1,250sqft)





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ENERGY EFFICIENT HOMES

BÉAL TAOIDE HOUSES FEATURE LEVELS OF HIGH ENERGY EFFICIENCY THAT ARE FAR SUPERIOR TO THE AVERAGE HOME. A VARIETY OF FEATURES COMBINE TO ENSURE LOWER ENERGY USAGE AND HIGHER LEVELS OF COMFORT, WITH ALL HOUSES DESIGNED TO ACHIEVE AN "A" ENERGY RATING, GIVING EXTREMELY ECONOMICAL UTILITY BILLS. IN ADDITION TO MAKING THE HOMES MORE ENVIRONMENTALLY FRIENDLY WITH LESS USE OF CARBON/FOSSIL FUELS.

HEATING - AIR TO WATER HEAT PUMP

Energy efficient Air to Water heat pump system, providing heating and hot water. All houses will benefit from underfloor heating on both ground and first floors for greater comfort, control and efficiency.

HEAT RECOVERY VENTILATION

As these homes are highly insulated and air tight, a heat recovery ventilation system has been incorporated. The heat recovery ventilation system extracts exhaust air from bathrooms and shower areas and replaces it with fresh, pre-warmed air throughout the house. There are numerous benefits to this system such as reduced heat loss, managed ventilation and superior air quality and comfort.

HIGH LEVELS OF INSULATION

All the homes in Béal Taoide will be constructed with superior levels of Kingspan insulation and are carefully designed and detailed to reduce heat loss through floors, walls and roofs.

AIR TIGHT HOMES

High levels of air tightness throughout the houses. This ensures the retention of heat within the home.

FUTURE PROOFED

Kenny Developments Galway Ltd.'s attention to detail in the design and construction of the houses to achieve an 'A' Rating ensures the design and build of each home is to the highest current standards while easily adaptable to potential improvements in green technology.



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FEATURES AND SPECIFICATIONS

SEA VIEWS

The houses benefit from superb sea views overlooking Galway Bay.

EXTERNAL FINISHES

Natural Limestone finish to select areas to front of each house as per the plans, combined with plastered and painted finish.

Concrete footpaths around all houses.

Each driveway will benefit from high quality paving and kerb paving.

All houses to have a Limestone stonewall to the front.

Black uPVC fascia, soffit and gutters and down pipes.

High quality black roof slates.

FLOORS

Pre-stressed hollow core flooring provided to the first floor, giving greater sound proofing at lower level.

WATER SYSTEM

Pressurised water system. Water storage tank and pressurised cylinder.

WINDOWS & DOORS

High performance uPVC treble glazed, heavy duty windows with enhanced security locking system.

The front door is a solid composite door with glass panels to the side and top. The back door is a standard, triple glazed uPVC door.

Both the windows and doors are in dual colour, with grey on the outside and white on the inside.

ELECTRICAL

Each house to be fitted with a generous electrical specification to include a number of lights and power points. Contemporary switches and sockets throughout. Smoke, heat and carbon monoxide detectors to be fitted as standard.

MEDIA & COMMUNICATIONS

All homes to be wired and ready for connection of TV, broadband and telephone.

TILING

An allowance to be provided for tiling in bathrooms, ensuites and kitchen/utility. Details with the selling agents.

KITCHEN & UTILITY

An allowance to be provided for a high-quality kitchen and worktop in the utility. The utility room will be plumbed for the relevant utility machines, washing machine and dryer. Details with the selling agents.

BATHROOMS & EN-SUITES

High quality Roca sanitary ware to be fitted in all bathrooms and en-suites.

WARDROBES

An allowance to be provided for all wardrobes. Details with the selling agents.

INTERNAL FINISHES

All walls and ceilings to be painted in a neutral colour throughout. Internal doors to be high quality, fire rated doors and contemporary in style. All skirting, architraves, doors and door frames to benefit from a painted finish.

LANDSCAPING

Radharc Landscaping have professionally designed all landscaping within the development. The front and rear of each house will benefit from levelled and seeded gardens. There is an attractive, open green amenity area that incorporates feature planting centrally located in the development. Limestone stonewall to the front of each house.

GARAGE

Each house to benefit from a large detached, concrete block-built garage. An outdoor tap to be installed outside each garage. Choice of doors available for the garages.

ELECTRIC CAR CHARGING

There will be an electric car charge point installed in each of the garages, future proofing each home.

SECURITY

Each house is wired for an intruder alarm.

MANAGEMENT COMPANY

A management company of which each owner will become a member, will take charge of all common areas. Service charges are paid annually to the management company for the upkeep of the common areas. The Managing agent will be Winters Property Management.

PROPERTY GUARANTEE

Each Béal Taoide home will be covered by the 10 Year Homebond structural guarantee scheme.

All houses will be fully certified under the new building regulations.





Kenny Developments Galway Ltd

Kenny Developments Galway Ltd is managed by John Kenny & Sons. With over 42 years of experience in the construction sector, John has been the driving force behind many recognisable showcase development projects in Galway City and its environs. With a reputation for innovate design, quality workmanship and superior finishing, Kenny Developments Galway Ltd will ensure quality, comfort and security in your new home.

Some recent development projects by Kenny's include:



Taylor's Hill Court, Galway



Threadneedle Court, Galway



Cúirt na Coiribe, Galway



Glisan Purpose Built Student Village, Galway



Ros Árd, Galway



Leas na Mara, Galway



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BAYHILL PARK LTD

ARCHITECTS



LANDSCAPE



ENGINEERS



QUANTITY SURVEYOR



MECHANICAL & ELECTRICAL CONSULTANTS



SOLICITORS



BER DETAILS ARE AVAILABLE ON REQUEST



BOOKING INFORMATION

An initial booking deposit of €10,000 by bank draft or cheque made payable to the selling agent with your solicitors details are required to secure a property. On signing of unconditional contracts within 21 days of receipt, an additional contract deposit of 10% of purchase price will be required to be paid to developers legal advisors. Subject to contract/contract denied. Balance will be payable on completion.

SOLE SELLING AGENT



091 569 123

PSRA number 002183

www.sherryfitz.ie

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