



# REDINGTON WOODS

Clarinbridge, Co. Galway



## A PRESTIGIOUS RESIDENTIAL ADDRESS

Redington Woods is situated on the edge of Clarinbridge, just 15 minutes drive from Galway City and within easy walking distance of Clarinbridge village centre. Nestled in a secluded woodland in one of the most sought after areas, this new development offers a rare opportunity for country living in a beautiful part of the west of Ireland.

These exclusive 4/5 bedroom detached luxury homes have a stately grandeur and build quality that reflects the traditional values of craftsmanship and design. Both inside and out, these homes can boast a generous specification worthy of their location.

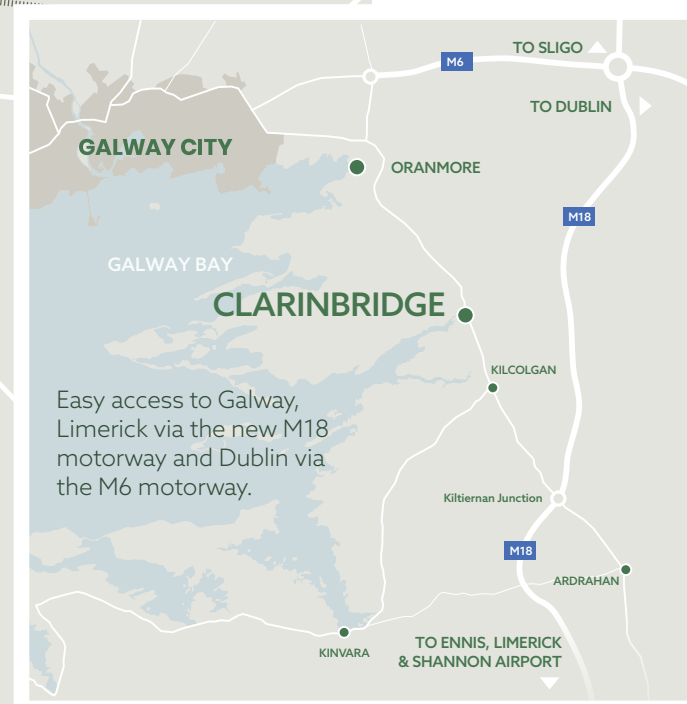
The history of Redington Woods dates back to the 1800's where JN Redington was the landlord of Clarinbridge village, and surrounding areas. JN Redington was well regarded and a public monument honouring his legacy can be found in the village green.

## CLARINBRIDGE

Clarinbridge, home of the famous oyster festival and known for it's great hurling tradition is just 20 minutes south of Galway city and lies at the head of beautiful Dunbulcaun Bay, the most easterly inlet of Galway bay. Clarinbridge is a vibrant and friendly community and has a variety of cafe's, restaurants, shops and cosy bars. Enjoy a relaxing brunch overlooking the banks of the river in the heart of the village.

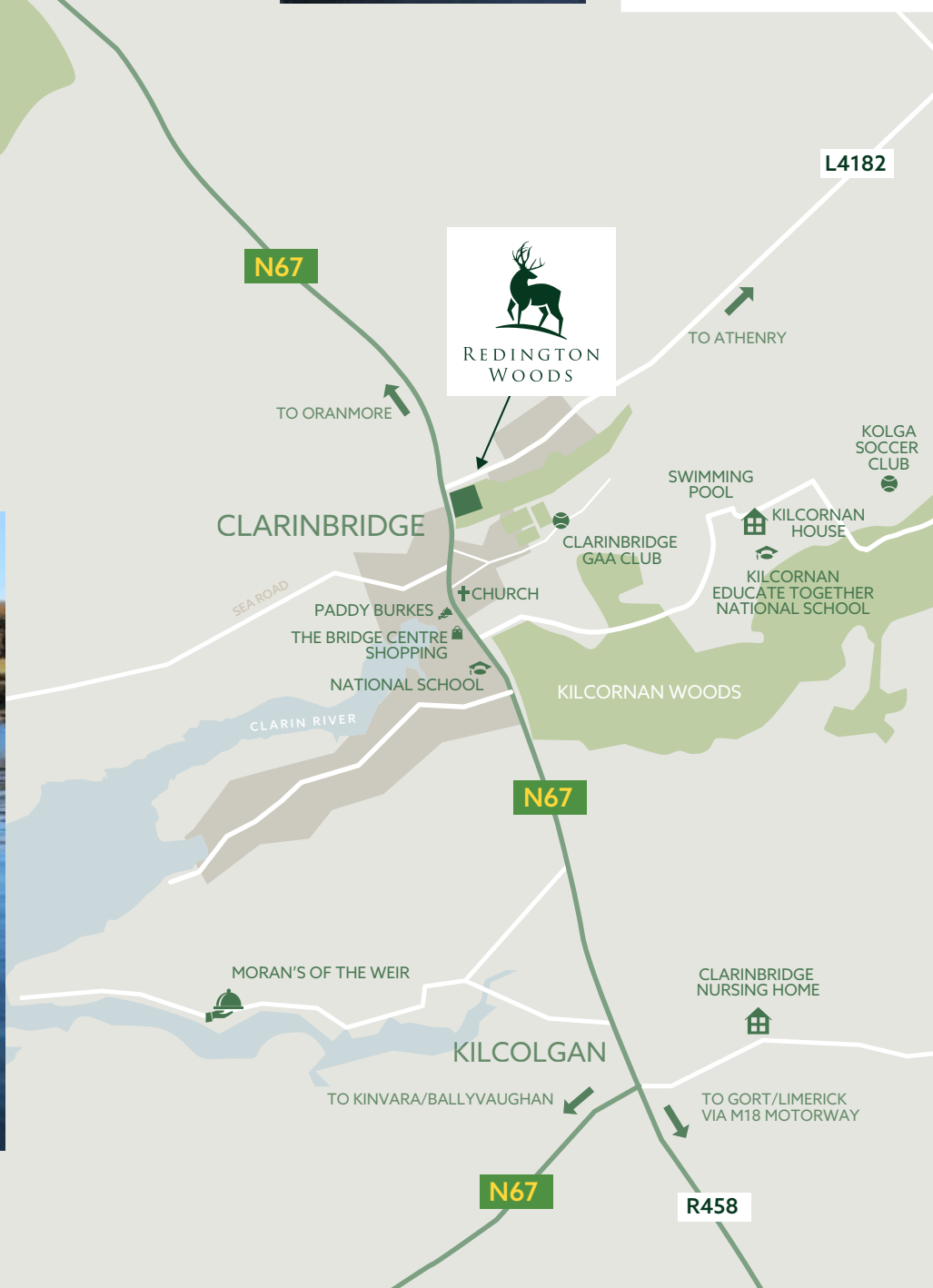


## A PICTURESQUE HISTORICAL VILLAGE ON THE BANKS OF THE RIVER CLARIN



## THIS BEAUTIFUL AREA WITH SO MUCH TO DISCOVER...

Local sports clubs include golf at the scenic Galway Bay Golf Links in Oranmore and the Athenry Golf Club, all just a short distance away. There are many activities to get involved in such as the local GAA hurling, camogie and football clubs, swimming, sailing, soccer and cycling clubs. Residents of Clarinbridge can look forward to a new state-of-the-art playground planned on the grounds of Kilcormán.



## ... & ENJOY

There are many local recreation parks. For the walking and jogging enthusiast, enjoy Kilcormán's tree lined avenue and the winding trails and wildlife in the surrounding mature deciduous forest. Have a great family day out in neighbouring Coole Park Nature Reserve (1000 acres of parkland) formerly the Lady Gregory Estate, enjoy a relaxing coffee at the visitor centre, great cycling and walking trails and picnic areas by the walled garden.

Discover Renville Park situated only 15 minutes from Clarinbridge, a recreational park of outstanding beauty overlooking Galway Bay Golf and Sailing Clubs. Enjoy the fun of the weekend park run or the many enchanting forest pathways leading to the amazing playground, with picnic and barbecue amenities for hot summer days.

Follow the Wild Atlantic Way to the Cliffs of Moher, stopping off at Dunguaire Castle which overlooks the majestic coastal village of Kinvara or discover the beaches, and rugged beauty of the Burren as you follow the Atlantic ocean to Ballyvaughan and beyond.





Kilcolgan

Kilcornan  
Demesne

Kilcornan Pool

Clarinbridge GAA Grounds

Clarinbridge  
National School  
& Montessori

Pharmacy  
Londis Supermarket  
Barber

Church

Morans  
of the  
Weir

Clarinbridge Garden Centre  
AJLA Restaurant  
Meadows & Byrne  
Poppy Seed Cafe

Paddy Burke's Pub & Restaurant

The Village Green

Sitar Restaurant

The Post Office

Purcell Marine

Yoga & Pilates Studio

Clarin River

Galway Bay

Kilcolgan  
Educate Together  
National School

Sherry's Pub

Jordan's  
Pub

Ail Ruin  
Boutique

The Burren

Sea Road



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## THE DEVELOPMENT

Redington Woods can be accessed directly from the N67 road, which runs through Clarinbridge village. The development is on the north side of the village, as you travel towards Galway city. Just beyond the entrance is the connecting L4102 road, to Athenry and Craughwell. This runs parallel to the north of the site and directly behind houses 5-11. The front of the development is shielded from the N67 by woodlands, which continue inside the development.



To Galway City

ATHENRY ROAD

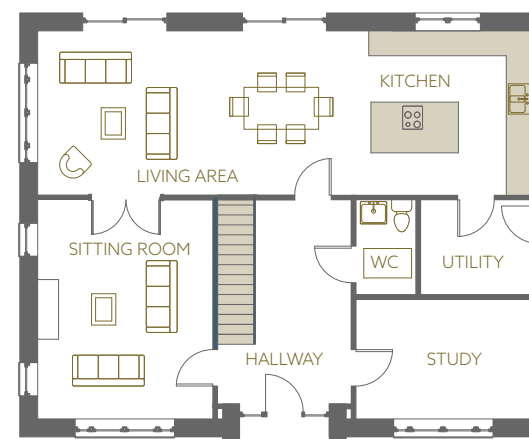
MAIN VILLAGE STREET

To Clarinbridge

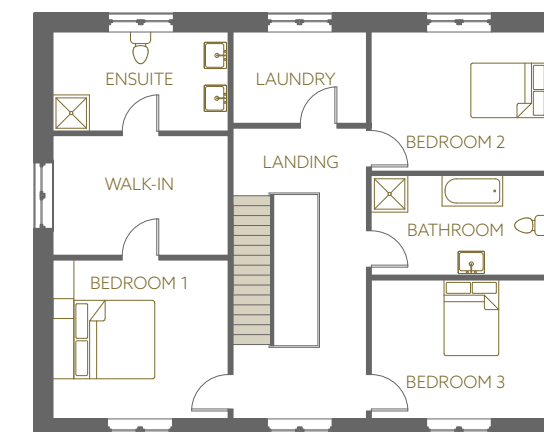


Total Floor Area: 3401 SQ. FT. | 316 SQ. MTS.

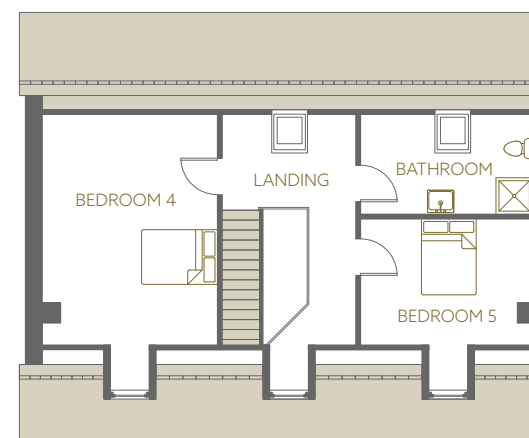
TYPE 1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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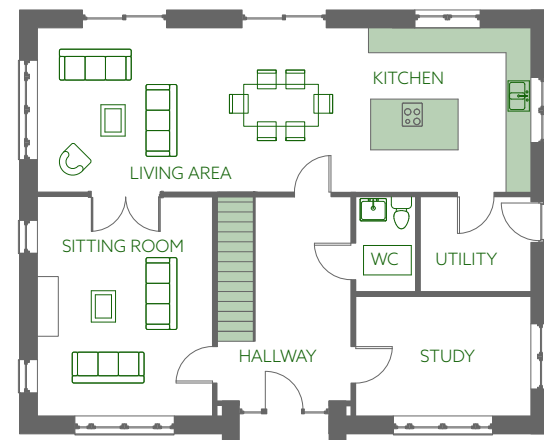
TYPE 2

Total Floor Area: 3401 SQ. FT. | 316 SQ. MTS

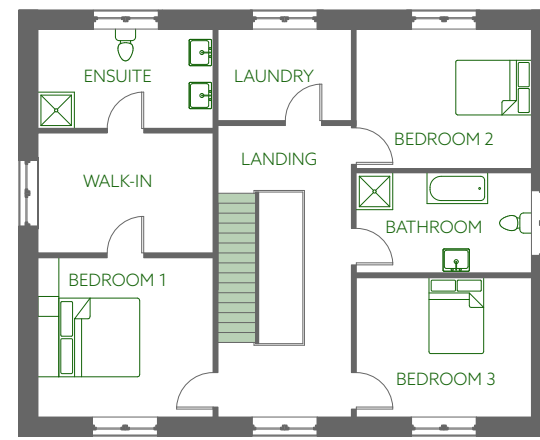


TYPE 3

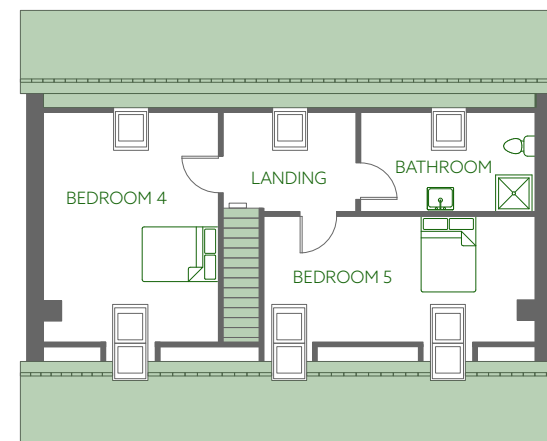
Total Floor Area: 2594 SQ. FT. | 241 SQ. MTS.



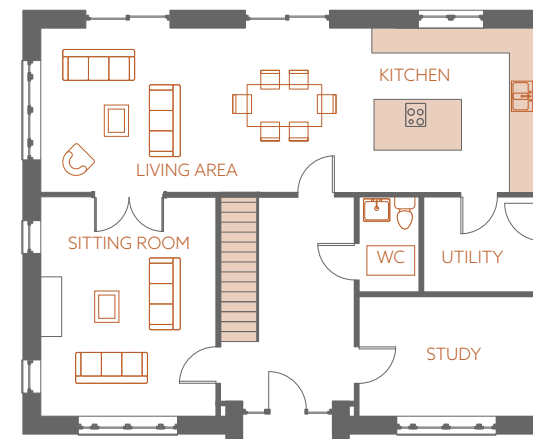
GROUND FLOOR



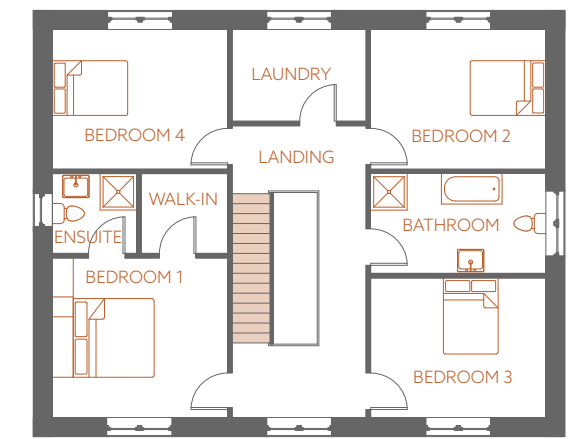
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



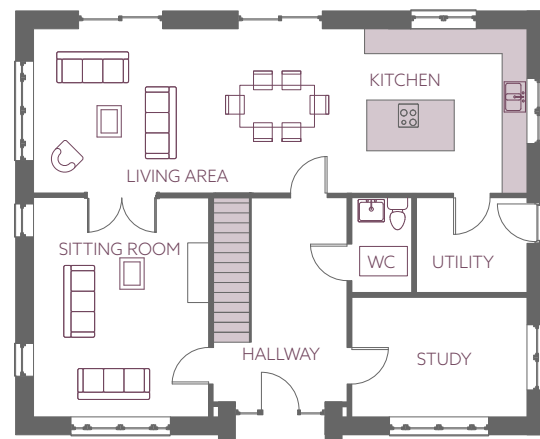
TYPE 4

Total Floor Area: 3240 SQ. FT. | 301 SQ. MTS.

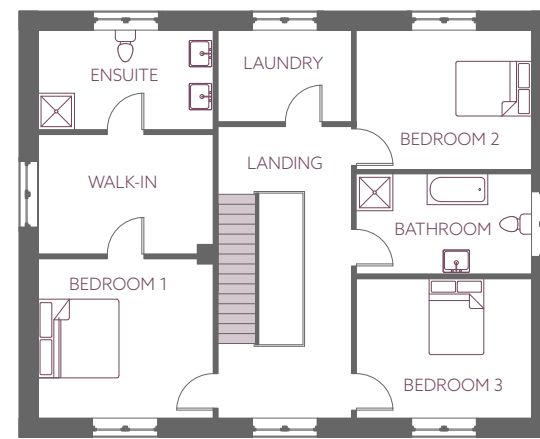


TYPE 5

Total Floor Area: 2594 SQ. FT. | 241 SQ. MTS.



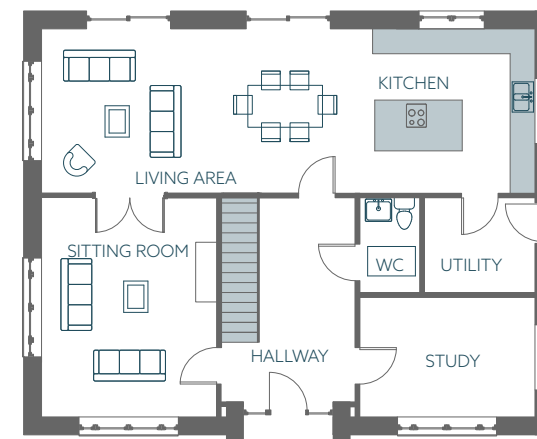
GROUND FLOOR



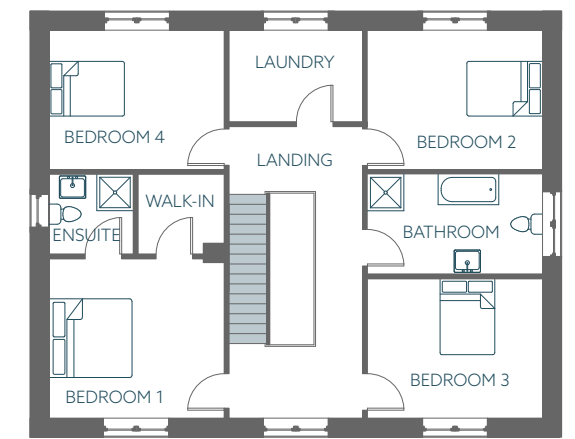
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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# FEATURES & SPECIFICATIONS

## KITCHEN

Superb Classic Handcrafted Painted Kitchen with solid 50mm pillar and panel surround, timber interiors and Quartz Crystal Worktops along with soft closer doors and drawers are provided for these bespoke kitchens.

## UTILITY ROOM

The matching utility room comes with a worktop, cupboards and is plumbed for a washing machine and tumble dryer with additional space for a beverage fridge.

## WARDROBES

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround.

## INTERNAL DOORS

High quality oak finish doors are fitted with high quality satin finish lever handles.

## FIREPLACES

Generous PC Sums have been allowed for each individual purchaser to select their own Bespoke Design which will be incorporated into their new home.

## INTERNAL FINISHES

- Walls and ceilings are painted throughout.
- A Solid American Walnut balustrade and Threads to individually crafted bespoke Painted Stairs.
- Floor tiling and wall tiling is included.
- Timber Floor finishes are included to the ground floor reception rooms.

## BATHROOMS & EN-SUITES

Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and offer excellent quality throughout. Shower enclosures and towel rails are included. There is high quality tiling to wet areas.

## WINDOWS

Windows are by Residence 9, a luxury window brand with market leading thermal and acoustic performance. These windows are elegant, durable and robust and are hand finished by skilled craftsmen.

## SERVICES ENCLOSURE

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature not only saves space inside the house but externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage and service work is carried out outside the house

## PRESSURISED WATER

The internal water supply is pressurised and both tank and pump are located in the enclosure outside the house externalising any associated noises.

## HEATING

The "A-Rated" Air to Water Heat Pump Central Heating System delivers high efficiency precision control to ground and first floor zones. In addition to the two heating zones all radiators are fitted with thermostatic valves to provide easy to use additional room by room control.

## VENTILATION SYSTEM

The Mechanical Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs. The MHRVU is designed as part of the Energy Efficient Design of the house, providing controlled natural ventilation while mitigating any thermal losses.

## GARDENS

The gardens at Redington Woods offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the landscaped gardens.

## PARKING

Each house has its own private drive with generous car parking space.

## ELECTRICAL

Generous light and power points are provided throughout. Cat 5 wiring is also provided along with Wireless booster sets, ensuring complete wireless access throughout the house. USB ports are also incorporated into the bedside and Kitchen sockets. Contemporary switches and sockets throughout. Energy Efficient Lighting is provided to all light fittings again reducing the running cost of the house.

## SECURITY

Each home is wired for intruder alarm.

## EXTERNAL FINISHES

Low maintenance render finishes. Decorative Crafted Plaster Moulding is to be provided to each window and door in keeping with the luxurious design. Windows by Residence 9.

## GUARANTEE

Each Redington Woods home is covered by a 10 Year Home Bond Guarantee Scheme.



## ENERGY EFFICIENCY

Cormican's were early adaptors of the green agenda, adopting a number of passive house principles to create homes that are designed and constructed to use less energy. Redington Wood's houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to deliver lower energy usage and higher levels of comfort.

- High levels of insulation incorporated into walls, roofs and floors.
- Low E Windows are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.
- Heat Recovery Ventilation (HRV) Using a HRV system. Cormican's have minimised wasted energy by recycling the warm air, generated within the house, to heat the incoming fresh air, saving 90% of energy that would be otherwise lost.
- Improved Air Tightness works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.
- Thermal Mass is used for passive heat storage.
- "A-Rated" Air to Water heat pumps ensures that the heat that is required is produced efficiently further reducing energy waste.
- High Performance Pipe Insulation is used to reduce heat loss.

## WOODED PARK AND EXEMPLARY LANDSCAPING

Redington Woods includes a large feature wooded park that features many mature species and is being finished to include a network of walking paths that will provide an enhanced on-site amenity for residents. In addition, an exemplary level of landscaping is being provided throughout Redington Woods and there are a number of feature garden areas dispersed throughout the development.

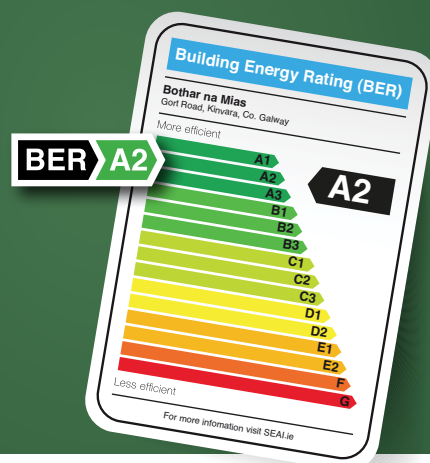




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[www.RedingtonWoods.ie](http://www.RedingtonWoods.ie)

BER details are available  
on request from the agent.



## DESIGN:



IGNATIUS T. GREANEY  
& ASSOCIATES

Clarig Consulting Engineers Ltd.

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PSRA number 001361

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APPROVED  
CONTRACTORS

## BOOKING INFORMATION

An initial booking deposit of €5,000 by bank draft, cheque or online banking transfer made payable to the selling agent with your solicitors details are required.

On signing of unconditional contracts within 21 days of receipt of contracts, an additional contract deposit bringing the total deposit up to 10% of the purchase price will be required to be paid to the developer's solicitors.

## LEGAL:



CATHERINE MURPHY & Co

SOLICITORS, HEADFORD, CO. GALWAY

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