



Exclusive New Development
of 3 & 4 Bedroom Luxury Homes



Cúilín

This is one of the most exclusive residential developments to come to the market in the Connemara area over the last number of years. The development of seven luxury homes in the heart of the picturesque village of Roundstone, Co Galway is being complimented by the release of the final phase which comprises of five more 4 bedroom luxury homes.

Located on an elevated site at the foot of Errisbeg Hill and overlooking Roundstone Bay, Inis Nee and The Twelve Bens – the location is truly spectacular.

These spacious and well-proportioned family homes will impress with their unbeatable location in the heart of Roundstone Village, stunning views, high specification and well-designed layout throughout.

With plenty of open spaces and expansive living accommodation Cúilín is a premier development within the Connemara region. The homes are being built and finished to the highest standards of workmanship by local firm CRS Developments.

This is the final phase of Cúilín and the properties are five 4 bedroom detached dormer bungalows. Their architecturally designed interiors provide for a modern but warm and welcoming atmosphere to each of the properties.

Particular attention has been paid to the fixtures and fittings which include first class sanitary ware, timber floors and beautifully crafted bespoke kitchen fittings. Each of the homes has a private landscaped garden and the imposing exteriors are complemented by the attention paid to the overall landscaping of the development.

This is the last opportunity to acquire a beautiful home in this truly magnificent setting.



Features

- Breathtaking views over Roundstone Bay and the Twelve Bens
- Quiet elevated position – only 250m from heart of village
- Small exclusive development
- Luxurious finish throughout
- Bespoke handcrafted kitchens with granite worktop
- Normande kitchen appliances
- Timber floors and hardwood windows
- Wood burning stoves
- Generous storage space
- Bi-fold doors out to the garden
- Quality bathrooms with heated towel rails
- Recessed lighting
- Oil fired central heating
- Large entrance hallways
- 4 double bedrooms
- En-suite bathrooms and family bathroom
- Large kitchen diner with separate utility room
- Lounge
- Study
- Play room/snug
- Landscaped gardens and ample parking



Location

Roundstone has long been regarded as one of the most picturesque villages in the west of Ireland. Located on the Wild Atlantic Way it offers some of the most breathtaking views in Ireland overlooking the Twelve Bens to the north-east and the Atlantic to the south-west. Dog's Bay and Gurteen Beach are located within a 5 minute drive and offer some of the clearest turquoise Atlantic water in the country.

It is the perfect place for the outdoor enthusiast offering a number of activities on its doorstep to include various coastal and hill walks, horse riding, fly fishing, deep sea fishing, kayaking, stand up paddle boarding and much, much more. Connemara Golf Club is also located just 14km away offering 27 holes of world class golf on this championship golf links with exceptional club house facilities.

The village itself is alive with traditional crafts and activities such as carpentry, pottery, jewellery making, farming and fishing to name just a few.

There are a number of award winning cafés, restaurants and bars in the village that offer the finest foods for every taste not to mention some of the best locally caught sea food in Ireland.

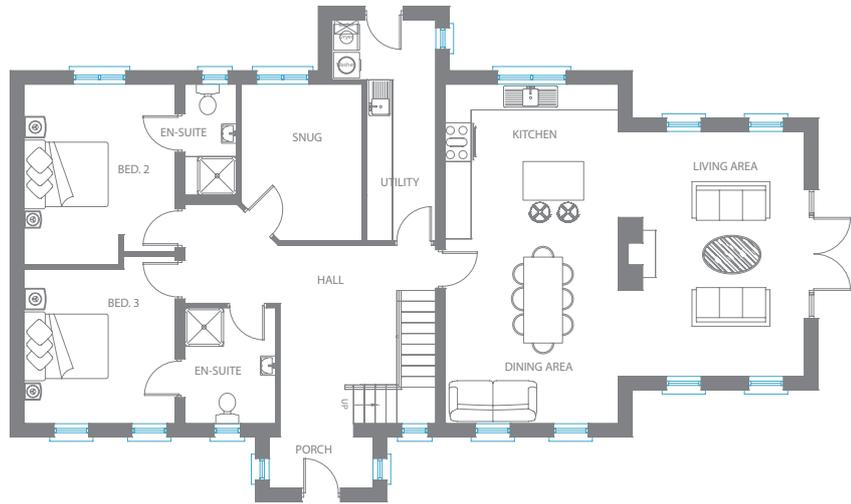
Neighbouring facilities include Clifden town which is located just 22km away offering excellent shopping facilities, bars, restaurants, leisure facilities and much more. The stunning Ballynahinch Castle Hotel, Restaurant and Bar is also just a 10 minute drive away and offers spectacular views and very fine dining.



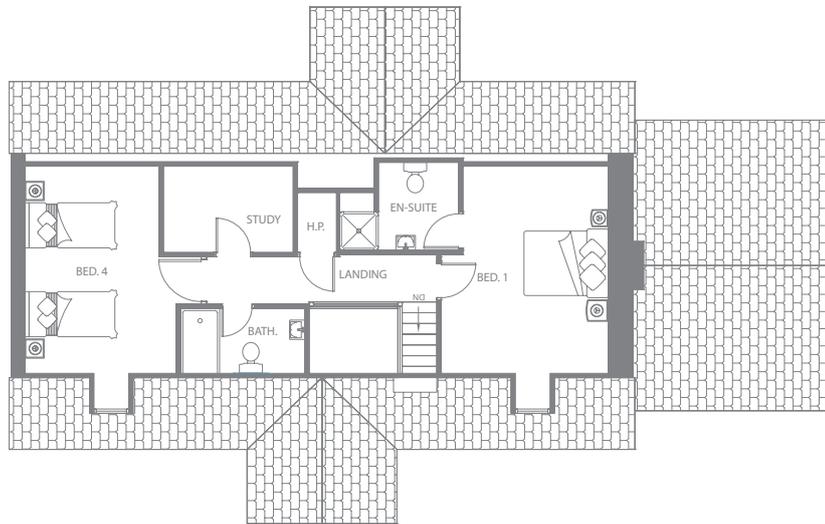
Floor Plans

4 Bedroom House
 approx 206 sq m (2,220 sq ft)

Ground Floor



First Floor



Site Map



Plans not to scale.

Directions

Head west on the N59 from Galway towards Clifden. After 59km take the left turn for Roundstone onto the R341 (approx. 4.5km after the village of Recess). Travel along the R341 and after 9.4km turn left to stay on the R341 and continue for a further 5km until you reach the village of Roundstone.

Take the immediate right after O'Dowd's Bar and Restaurant and drive up the hill for 100 metres. Turn right onto Farrell's Road – Cúilín is just 100 metres away on the right hand side.

Distance from Roundstone to:

- Ballyconneely 14km
- Clifden 22km
- Galway 76km
- Knock 110km
- Shannon 167km
- Dublin 280km



The area is serviced by Knock and Shannon Airports, 1 and 2 hours drive respectively and Dublin Airport, 3 hours drive.

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THIS IS THE LAST OPPORTUNITY TO ACQUIRE A
BEAUTIFUL HOME IN THIS MAGNIFICENT SETTING.

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