

# ashthorn

A V E N U E

SUPERIOR QUALITY HOMES  
IN GALWAY'S UP AND COMING  
COMMUTER TOWN

NEW LAUNCH OF THREE BEDROOM SEMI-DETACHED HOMES



# Welcome to ASHTHORN AVENUE

Ashthorn Avenue is an exclusive, new launch of three bedroom, spacious and luxurious homes. These contemporary semi-detached houses are circa. 1,290 – 1,437 sq. ft and boast an efficient and economical A Rated BER.

Strategically located in the very popular town of Headford, Co. Galway, just a 20 minute drive from Galway city and 15 minutes to the M17 motorway giving superb access to the Irish Motorway network. Headford has been identified as a strategic growth area and is superbly served with family friendly facilities such as multiple creches, primary schools, one of Galway's largest secondary schools and numerous sports and recreational clubs. Ashthorn Avenue and Headford will always cater for all your families needs.

These homes also represent the ultimate in modern living with first class finishes throughout ensuring they are the perfect family home.

- A-Rated energy efficient
- 10 year structural guarantee



## Established Residential Location

- Architecturally designed homes
- Houses are approved for Revenue **Help To Buy Scheme**
- 3 Beds, 3 Bathrooms
- 10 Year Structural Warranty
- Economical A Rated
- Triple Glazed PVC windows and Composite Timber Front Door
- Daikin Air To Water Thermostatically Controlled Heating System
- Underfloor heating at ground floor
- Wired for Alarm / CAT5 cabling
- Quality Pre Finished Oak Doors
- Front Driveway complete
- Rear Garden includes grass and patio areas
- 20 Minutes from Galway City

## Superb Location

- Modern Supermarkets
- Multiple local restaurants and pubs
- Chemists
- Creche, Primary & Secondary Schools
- Headford GAA Pitch
- Corrib Rugby Club
- Moyne Villa Soccer Club



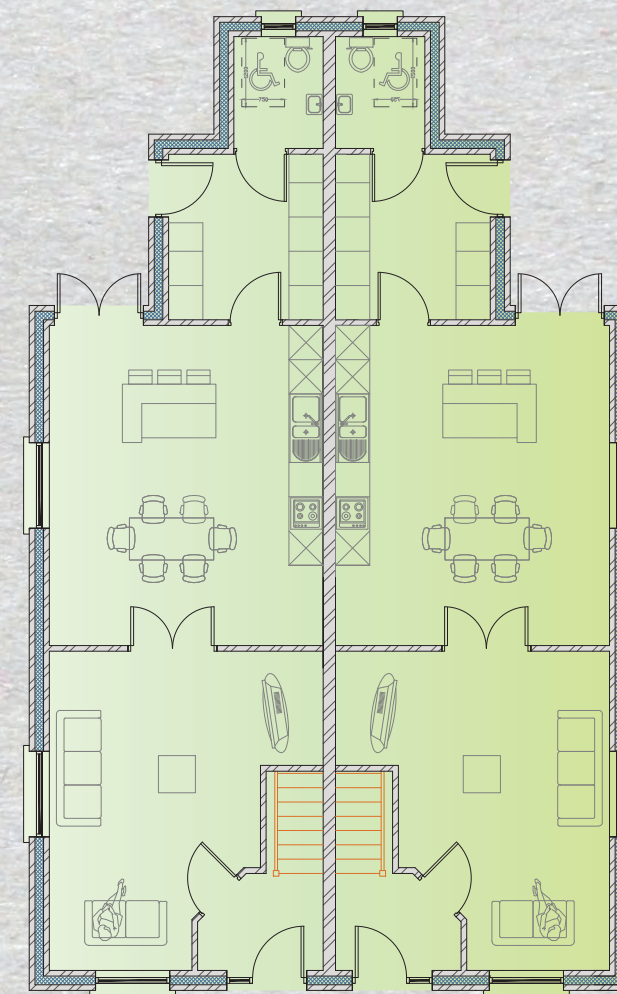
BER A3



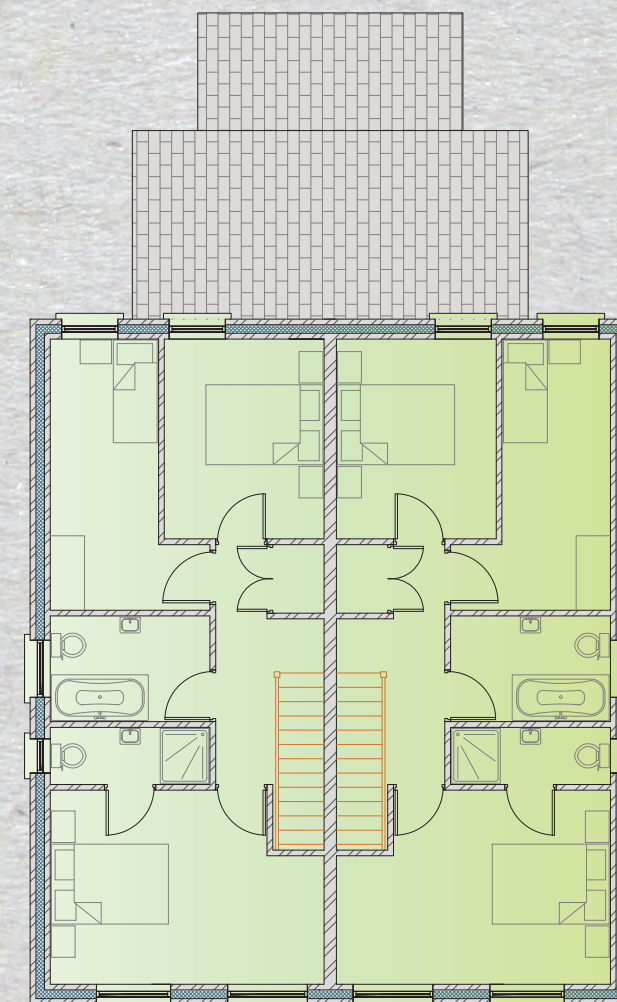
# HOUSE TYPE A

## HOUSE TYPE A

- 1290 Square Feet
- 3 Bedroom, 3 Bathroom
- Semi-detached



Ground Floor

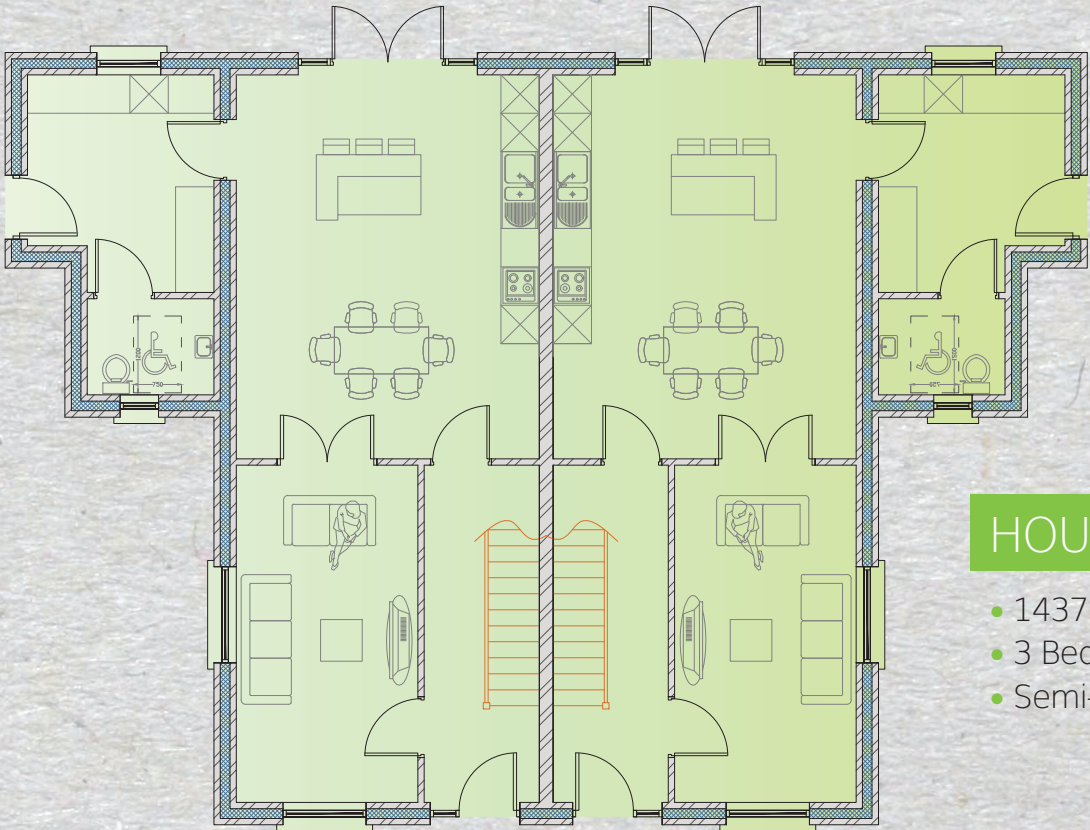


First Floor





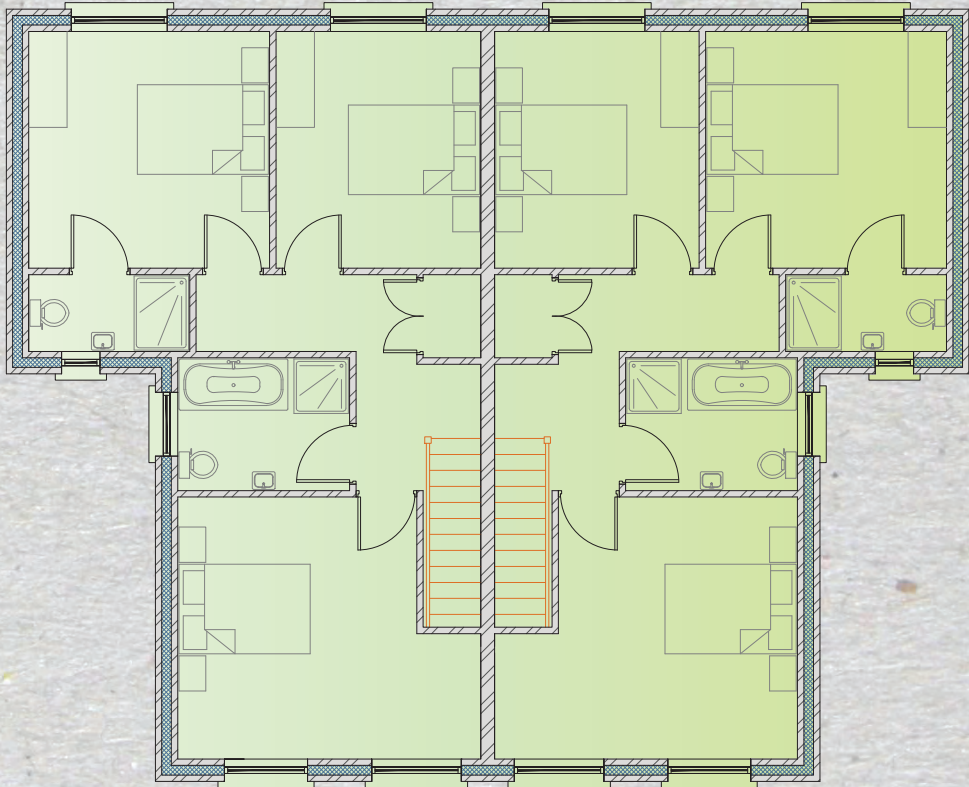
HOUSE TYPE B



Ground Floor

HOUSE TYPE B

- 1437 Square Feet
- 3 Bedroom, 3 Bathroom
- Semi-detached



First Floor





## EXCEPTIONAL SPECIFICATION



## BOOKING INFORMATION



## SUPERIOR STANDARD FINISHES

**PAINTED INTERIOR**  
Light grey paint finish throughout with white painted skirting and architrave.

**TILING**  
PC sum for all tiling €1,500

**KITCHEN**  
Kitchen and Utility €5,000

**FLOORING**  
€1,000 for carpet and wood flooring

**SANITARY WARE**  
Sanitary ware included.

Solid Oak internal doors

\*Pictures for illustration purposes only

## BOOKING INFORMATION

An initial booking deposit of €6,000 by bank draft, cheque or online banking transfer made payable to the selling agent with your solicitors details are required to secure a property.

**DEVELOPER SOLICITOR:**  
Mr Owen Carty  
Owen Carty & Co Solicitors  
Northgate Street, Athlone,  
Co Westmeath  
Tel: 0906472862  
info@owencarty.ie



# MAKING YOUR HOME IN HEADFORD



Headford is a prosperous and thriving area that has been identified as one of the up and coming locations for home owners in Galway. It has a thriving community spirit and is fantastically well served with schools, creche's, sports facilities and everything else you'd expect from town on the doorstep of one of Ireland's major cities.

Some of the family friendly services include:

- Moyne Villa Soccer Club
- Headford GAA Club
- Corrib Rugby Football Club
- Headford Musical Society
- Saturday Market
- Playgrounds, parks and running track
- Headfest Summer Music Festival

Today Headford is a growing family orientated town and is one of Galway cities leading commuter locations. It's easy access to the



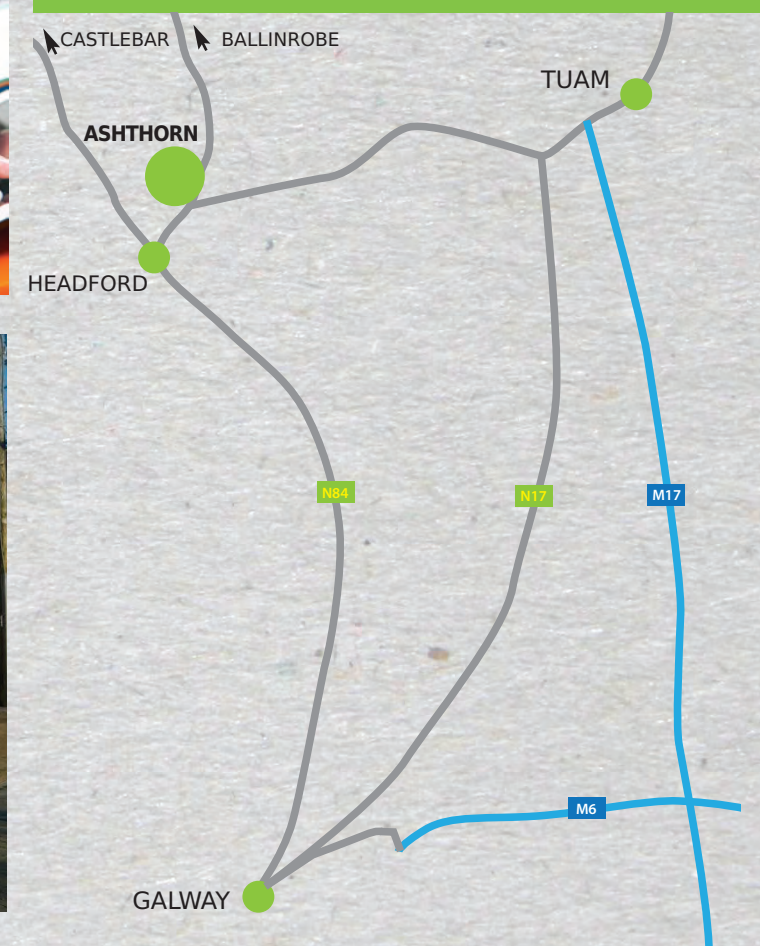
city makes it very convenient to a huge range of amenities that are just on its doorstep. It's immediate facilities include, numbers pubs/restaurants, local shops a credit union and a bank. Headford also has a number of excellent National Schools which feed into Presentation College Headford which is one of Galway's largest secondary schools.

There is also a comprehensive, regular public and private bus services in the town to connect with Galway city and Castlebar.

The perfect location to setup home.



## STRATEGIC LOCATION







ENQUIRIES TO JOINT AGENTS:



PSR Licence Number: 002047



PSR Licence Number: 001955

**Building Contractor:**

Smyth & Treacy  
Construction Ltd.,  
Ryehill,  
Monivea,  
Co. Galway.

**Consulting Engineers:**

D. Fallon Consulting  
Engineers,  
Unit 12, Calbro House,  
Tuam Road,  
Galway.

**Architects:**

Hubert Deane &  
Associates,  
Old Church Road,  
Williamstown,  
Co. Galway.

**Solicitors:**

Mr Owen Carty  
Owen Carty & Co Solicitors  
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