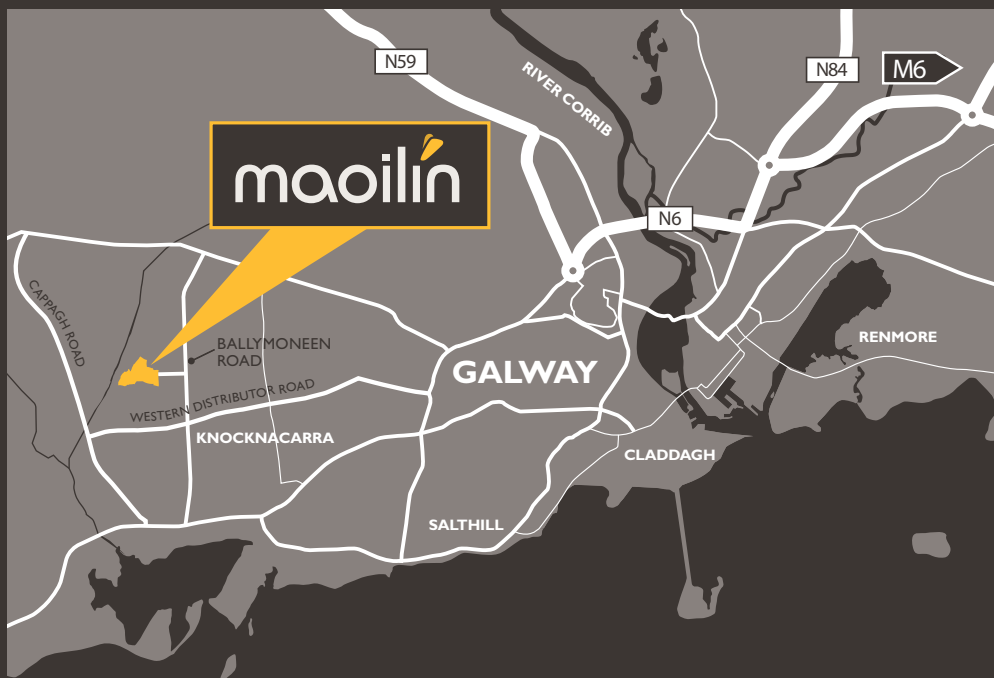




maoiliⁿ

BALLYMONEEN ROAD | GALWAY

SUPERB LOCATION



Maoilín

*Is éard é 'Maoilín' stráice mín réidh talún gan muine ná scrobarnach-
limistéar príobháideach óna bhfuil léargas ar an dúiche máguaird ach ní bhíonn sé ró-rite.*

'Maoilín' denotes a smooth crest of land without overgrowth.



Knocknacarra is a prosperous and thriving suburban area within Galway City, only 5kms West of the City Centre. The name "Knocknacarra" comes from the Irish "Cnoc na Cathrach" or "The City's Hill". This referred to the fact that the area was located on a hill overlooking the City. It is an elevated area looking south over Galway Bay onto the North Clare coastline.



Today Knocknacarra has a population of approximately 20,000 people, is a leading urban area within Galway City and has grown dramatically since the early 1990's. It's location and easy access to the City Centre makes it very convenient to a host of amenities including schools, shops, NUIG, UCHG, Salthill, Rusheen Bay, Silver Strand and further west to Connemara. There is a comprehensive road network and regular public bus service.

Ballymoneen Road is one of three main arteries that run South to North (Clybaun and Cappagh roads being the other two) and are interconnected by both the Barna Road and Western Distributor Road making for easy access.

HIGHLY EFFICIENT, CONTEMPORARY STYLE HOMES

It's the start of a new era for house building in Galway City and with this, the first major development of 73 new homes to start in more than 7 years.

Burkeway Homes are proud to be the leaders in this new era of house building. At Moailín, the homes will be built to the highest standards of design, construction and energy efficiency. Burkeway Homes have spent years of planning and design in conjunction with their Architects McCauley Daye O'Connell in designing spacious, bright, contemporary style homes with large well-proportioned rooms. The thought and care shown to the internals was also brought to the design of the external spaces of these homes with off street parking and well planned gardens.

The homes at Moailín are all semi-detached or detached and each house and room is thought through to maximise space, light and ease of movement. The houses will be completed to the highest quality in fit out and finish. In addition a lot of what these homes will offer will not immediately be visible to the eye, in that they will be BER A Rated homes with the highest standards of insulation throughout. Having an A rated home will result in very low running costs which will be a fraction of what older less efficient homes cost.

Burkeway Homes have engaged the services of Bernard Seymour Landscape Architects to plan and design the communal open amenity spaces within the development and to maximise residents enjoyment of their living environment. There will be a large central green, children's play area, seating and selected tree and shrub planting.

maoilín
BALLYMONEEN ROAD ■ GALWAY



Time Place
Corrig Road, Sandyford, Dublin 18



Other residential developments by Burkeway Homes...



Brighton Square
Brighton Road, Foxrock, Dublin 18



Sliabh Rioga
Letteragh Road, Galway

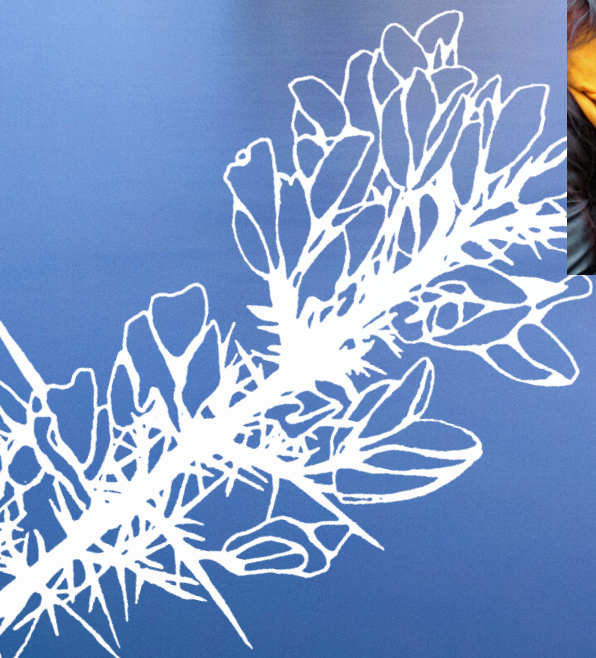


King's Villa
Monkstown, Co. Dublin



Kingston Hall
Kingston Road, Galway

FOR YOUR
CONVENIENCE





Ballymoneen Road, Knocknacarra is a very well serviced easily accessed location only 5kms from the heart of Galway City. Knocknacarra boasts a huge range of amenities and services including two shopping centres. Joyce's Shopping Centre is the longest established and is a thriving suburban shopping centre which includes a supermarket, pharmacy, hairdressers, video rental store and laundrette. The second centre is The Gateway Retail Park which is located off the Western Distributor Road and includes Dunnes Stores, B&Q, Next and a pharmacy.

There are presently two primary level schools in Knocknacarra, "Gaelscoil Mhic Amhlaigh" on the Cappagh Road and "St. John the Apostle School" on the Western Distributor Road, and currently a second level school campus is under construction on a neighbouring site "Coláiste na Coiribe". In addition to

the local schools there are numerous established schools in neighbouring suburbs of Salthill, Taylors Hill, Shantalla and the City Centre.

Knocknacarra has much to offer in terms of amenities and sporting facilities. Overlooking Galway Bay and within close proximity to Rusheen Bay (1Km), Silver Strand (2Km) and Salthill Promenade (3Km), the area is ideal for walkers and watersports enthusiasts. Enjoy free access to public parks such as Cappagh Park and Barna Woods. For the sporting enthusiast, there are an array of facilities such as Galway Bay water sports, Leisureland swimming pool, Galway Golf Club and Barna Golf Club, all of which are within 10 minutes drive. Tennis, rugby, basketball, soccer and GAA Clubs are all present within the area. Salthill/Knocknacarra GAA Club is one of the largest GAA Clubs in Ireland.

In all, a well serviced and developed area with a very vibrant community.



SPECIAL FEATURES

Burkeway Homes are proud to present these modern family homes with an emphasis on large bright living areas and elegant kitchen designs. Attention was paid to the detail of luxurious bathrooms and generous bedroom accommodation. Key to these houses is the high energy efficiency which will be delivered as a result of the BER A3 rating. All of this complimented with generous garden areas to each home.

Features include:

- BER A3 Rated Homes
- Energy efficient features include high efficiency gas boiler, solar panels and heat recovery system
- Elegant stone and render to front facades
- Energy efficient UPC double glazed windows
- Superb quality fitted kitchens by Regan Kitchens
- Levelled and seeded rear gardens with concrete post and panel garden walls
- New Tobermore paving to front garden
- Solar panels providing a continuous renewable supply of low cost hot water
- En-suite bathrooms to master bedrooms
- Generous electrical specification



SPECIFICATIONS

A-Rated

A-Rated Building Energy Rating (BER) with the associated benefit of low energy consumption and energy bills

Gas Boilers

High Efficiency LPG Gas Fired boilers serving steel panel radiators with individual controls

Gas Fires

High Efficiency decorative gas fire in the living room

HRV

High Efficiency Whole house heat recovery ventilation (HRV)

Solar Thermal Systems

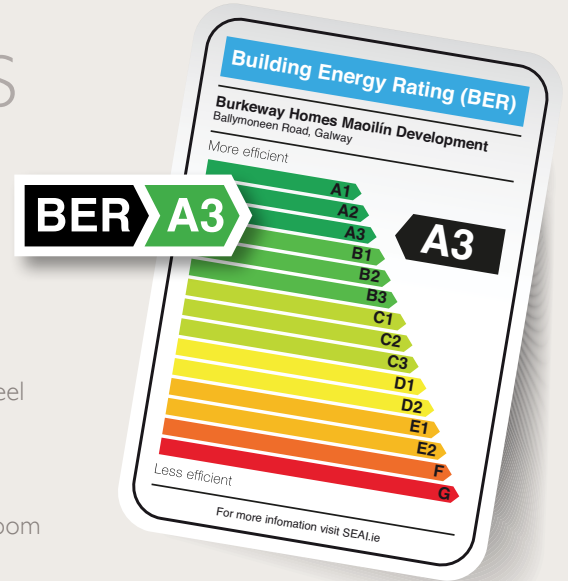
Renewable Energy from Solar thermal systems to provide 50 - 60% of the hot water requirements of the houses.

Insulation

High levels of thermal insulation and air tight construction

Low U-Values

High quality double glazed windows and doors with low U-values



BENEFITS

- Bright fresh and comfortable to live in.
- Will benefit from very low energy bills.
- Future proofing against potential oil price increases and carbon taxes.
- Has a constant supply of filtered fresh air.
- Will be attractive to buyers for re-sale in the future.



maoilin



ON YOUR DOORSTEP



MAP KEY

- | | |
|---|--|
|  Bar |  Boating |
|  Church |  Boxing |
|  Park/Woodland |  GAA Grounds |
|  Restaurant |  Golf Club |
|  Shopping |  Gym |
|  Crèche/Montessori |  Rugby |
|  School |  Swimming |
|  Dentist |  Tennis |
|  Doctor |  Water Sports |
|  Vet |  Bus Routes |

Ballymoneen Road is a very well serviced and established area with a host of amenities and services on your doorstep. Services include shops, schools, leisure centres, public parks, sports facilities, restaurants and public transport.




Close proximity to the sea at Rusheen Bay, Silver Strand and The Promenade at Salthill, all of which are major natural amenities.

It's a 'ready-made' established suburban area.



THE DEVELOPMENT

PHASE I

-  THE ALDER 3 bed semi-detached
-  THE ROWAN 3 bed semi-detached
-  THE HAWTHORN 4 bed detached



Maoilín is accessed from The Ballymoneen Road via Drisín. The development is a mix of 73 semi-detached and detached homes. It is an elevated site and enjoys views to the south towards and over Galway Bay. The houses are to be built around a central open green amenity space which as well as the open green areas also incorporates children playgrounds.

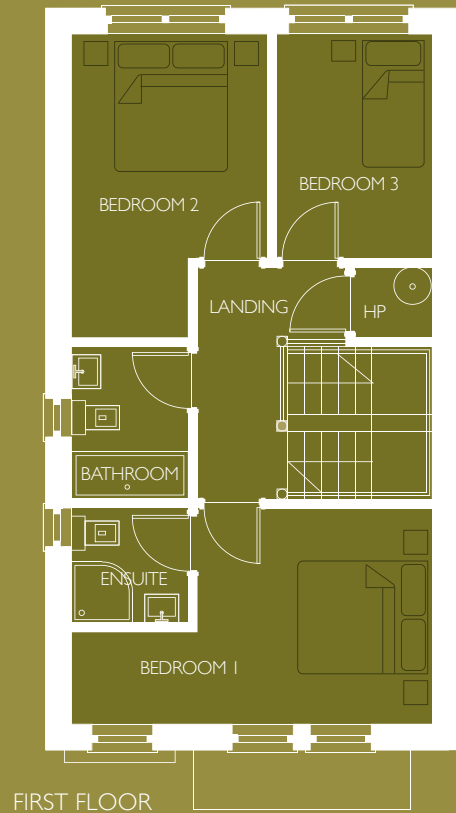
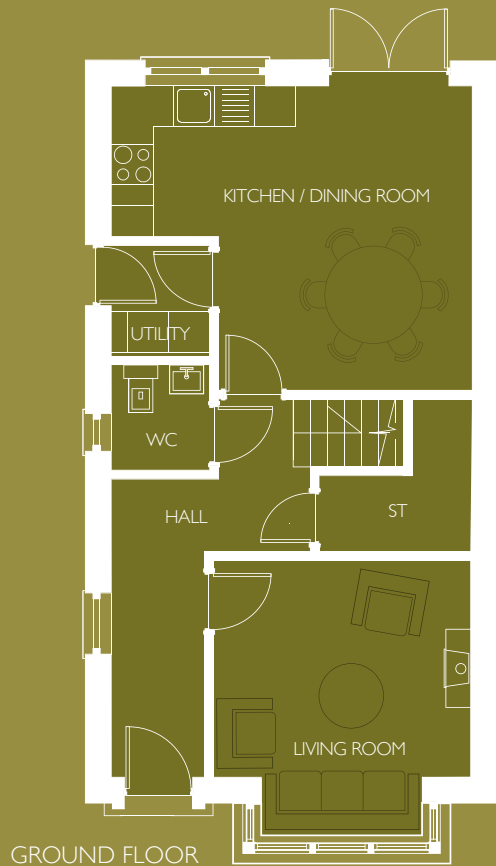




maoilín
BALLYMONEEN ROAD ■ GALWAY

THE ALDER

Spacious three bedroom semi-detached home



ROOM FLOOR SPACE Total Floor Area = 110 sq.mt. (1,184 sq.ft.)

GROUND FLOOR

Hall
Living Room
Kitchen/Dining
Utility
Coat Store
WC

Total Area GF: 56 sq.mt.

FIRST FLOOR

Landing
Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Bathroom
Hotpress

Total Area FF: 54 sq.mt.



BER details are available on request from the agent.

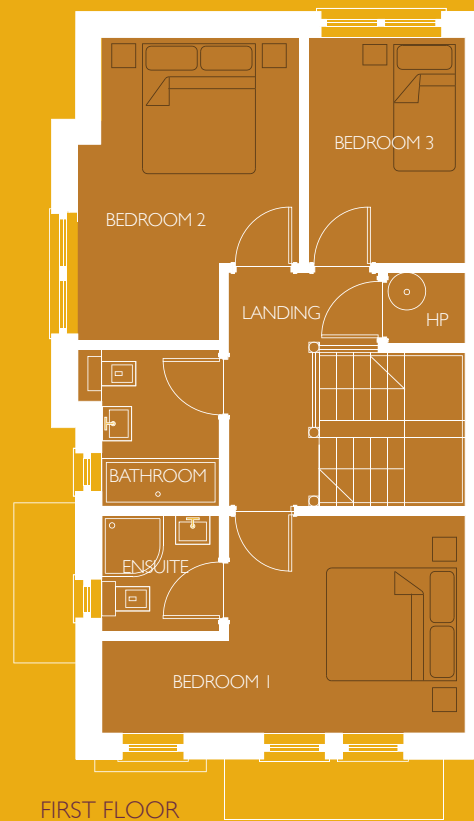
House layouts may be 'handed', please check plans. All contents, descriptions, drawings and maps are general outlines for the guidance of intending purchasers and not to be construed as forming part of any contract. The developer reserves the right to make alterations to plans, specifications and layout. Plans are not drawn to scale. Development name, road name and house numbers are subject to change.



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BALLYMONEEN ROAD ■ GALWAY

THE ROWAN

Large three bedroom semi-detached home



ROOM FLOOR SPACE Total Floor Area = 114 sq.mt. (1,227 sq.ft.)

GROUND FLOOR

Hall
Living Room
Kitchen/Dining
Utility
Coat Store
WC

Total Area GF: 59 sq.mt.

FIRST FLOOR

Landing
Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Bathroom
Hotpress

Total Area FF: 55 sq.mt.



BER details are available on request from the agent.

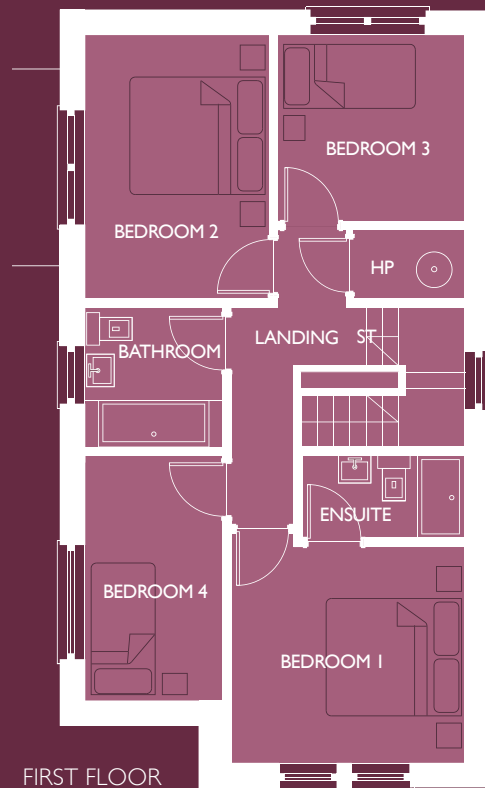
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BALLYMONEEN ROAD ■ GALWAY

THE HAWTHORN

Substantial four bedroom detached home



ROOM FLOOR SPACE Total Floor Area = 130 sq.mt.(1,400 sq.ft.)

GROUND FLOOR

Hall
Living Room
Kitchen/Dining
Utility
Coat Store
WC

Total Area GF: 66 sq.mt.

FIRST FLOOR

Landing
Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Hotpress

Total Area FF: 64 sq.mt.



BER details are available on request from the agent.

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DEVELOPER: **Michael Burke**

BUILDER:



**BURKEWAY
HOMES**

Synonymous with large-scale development, Burkeway Homes are one of Ireland's most successful property companies, already holding an established name within the building industry.

With a history of high profile projects in the past and a reputation for high quality and affordability, Burkeway ensure that all of their developments adhere to the very best in modern building practices and regulations, whilst also recognising the importance of functionality of layout and sustainability in construction.

By focusing on quality with regard to both location and construction, Burkeway Homes will deliver architecturally designed, highly efficient family homes for generations to come.

For more information contact: T: 091 565 004 E: info@burkeway.ie www.burkeway.ie

DESIGN AND 3D VISUALISATION | WWW.PROVIZIE.COM

BOOKING INFORMATION

An initial booking deposit of €7,000 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, Blake and Kenny Solicitors. Subject to contract/contract denied. Balance will be payable on completion.

JOINT SELLING AGENTS

ARCHITECTS



SOLICITORS



National Asset
Management Agency

This development is supported by the
National Asset Management Agency.



PRSA number 001955

**Sherry
FitzGerald**
NEW HOMES

091 569 181
PRSA number 002183
www.sherryfitz.ie

These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are Gross internal area- the measurements from block wall to block wall, excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald and O'Donnellan & Joyce are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PRSA registration No.: 002183. O'Donnellan & Joyce PRSA registration No.: 001955.

