

BER A2

Gort na Carraige

S E A P O I N T - B E A R N A

Superior Quality A-Rated Homes

www.gortnacarraige.ie

Gort na Carraige

SEAPoint - BEARNA

Bearna, The Gateway to Connemara



Location, Location, Location

Driving out west along the coast road from Galway City along the picturesque coastline of the Wild Atlantic Way is Connemara, Ireland's largest Gaeltacht, a region steeped in the Irish language, heritage and culture, framed by the Atlantic Ocean and the Na Beanna Beola (Twelve Pins) and Maamturk Mountains.

Bearna Village History

The bustling coastal village of Bearna (meaning "gap" between two drumlins along the coastline), is within a ten-minute drive of Galway City and the village forms the gateway to Connemara.

Originally the village of Bearna was called Freeport as the Traditional Galway Húicéar boats, the workhorse of their day which transported goods to Galway, landed here in order to avoid taxes at the nearby port in Galway City.

The growth of Bearna as a village began in the late 18th century following the sitting of Barna House near Silver Strand,

to the northwest of Bearna Castle, by Marcus Blake Lynch, one of the fourteen merchant families ("The Tribes of Galway") who prospered from trade with continental Europe and dominated political, commercial and social life in Galway between the 13th and 19th centuries. As trade flourished, the village of Bearna expanded.

Bearna Pier was originally built in 1799 and then rebuilt by Alexander Nimmo in 1830. From the Pier there are fantastic views of Galway Bay and the Burren Hills in County Clare and the Aran Islands can be seen when the weather conditions are right.



Bearna Village Today

Today Bearna, with its natural charm and its location within easy reach of both Galway City and Connemara, is a vibrant and friendly village that makes it a much sought-after location.

Bearna Village is a fusion of rural and urban living in a unique coastal location which proudly boasts three top class schools, two churches, a playground,

GAA football pitches, Golf Club, tennis courts, Silverstrand beach, Bearna Woods, a host of cosy bars and restaurants (including O'Grady's on the Pier, Donnelly's, Mulberry's and the renowned West at the Twelve Hotel) and thriving businesses and shops, that make the village a thriving hub of life and activity.

Superior Quality 'A' Rated Family Homes nestled in the heart of the bustling coastal village of Bearna.



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Bearna – Easy access to the
sea, nature and Galway city
on the Wild Atlantic Way

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Gort na Carraige, Seapoint

Situated only a 10 minute drive from Galway City and nestled in the heart of this bustling coastal village, only a stone throw away from Bearna Pier is, Gort na Carraige at Seapoint, a collection of 15 contemporary, architecturally designed 3 and 4 bedroom family homes, developed by CastleStar Developments. Bearna is one of the most sought after areas in Galway and this new exclusive luxury development offers a rare opportunity to secure a home in one of the most beautiful parts of the West of Ireland.

These bright, spacious and contemporary homes have been thoughtfully crafted for modern day living in the heart of the village, combining style and comfort. The high build quality and generous specification reflects the traditional values

of craftsmanship and design worthy of this vibrant and highly sought after location.

All of our homes are designed by local Architects and constructed by local craftsmen with good design, quality construction, natural light and energy efficiency kept in mind throughout the process.

At CastleStar we take energy performance very seriously. Our Homes have been thoughtfully designed to maximise thermal energy efficiency by using high levels of roof, wall and floor insulation, which when combined with excellent airtightness, delivers a high quality A Energy rating that should minimise the future cost of home heating for the homeowner.



Our Homes are designed and constructed for living and they are ideal for first time buyers, downsizers and growing families seeking a central village location close to all local amenities.

We take care to create both a sense of “place” and “homes of distinction” within the local community, set in a carefully landscaped setting. Our landscape Architect has designed a stunning outdoor environment and home zone that is both functional and aesthetically pleasing and which will support native planting and biodiversity. Beautiful native trees and plants have been carefully selected to both minimise maintenance and to enhance the environment and to provide outdoor spaces that can be enjoyed by local residents for years to come.



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A sense of place & homes
within a vibrant local community



of distinction
munity

Gort na Carraige

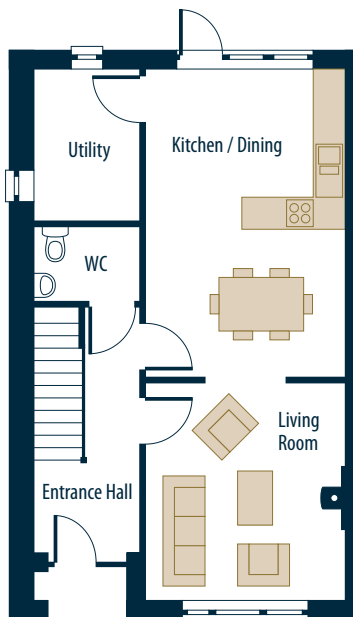
SEAPOINT - BEARNA

THE DEVELOPMENT

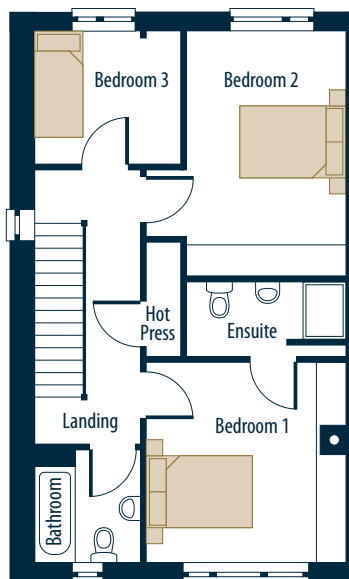




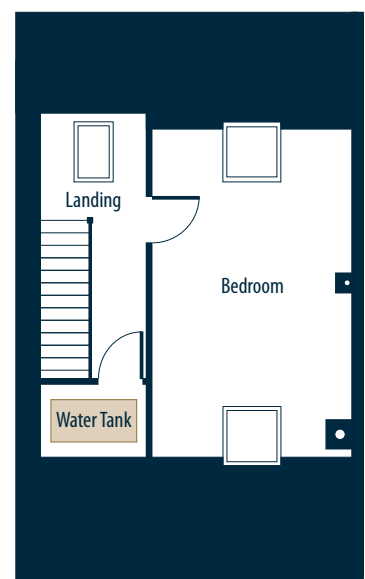
HOUSE TYPE A/A1



GROUND FLOOR



FIRST FLOOR



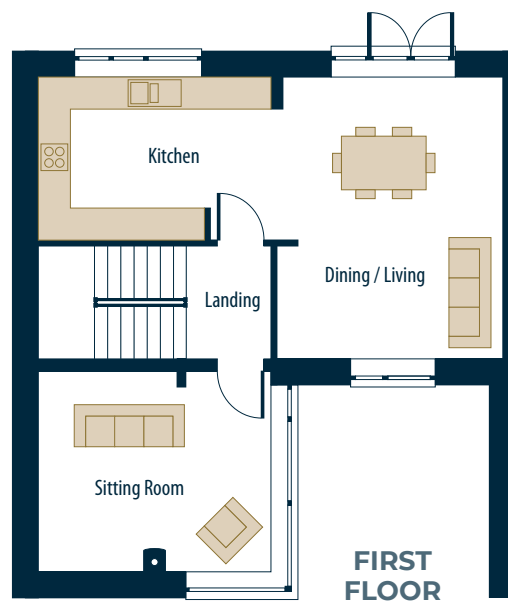
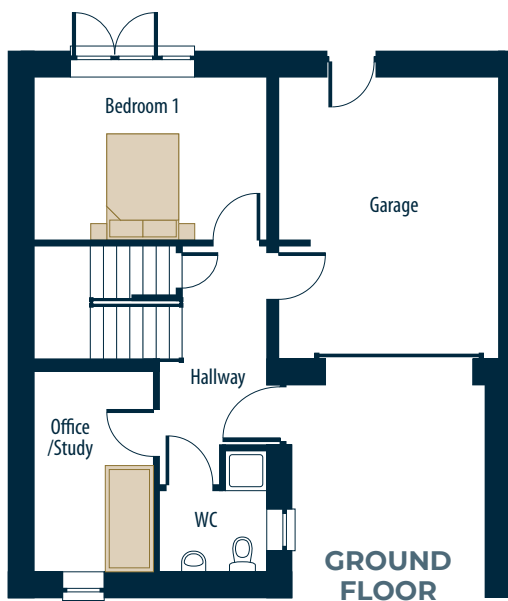
SECOND FLOOR

TOTAL FLOOR AREA
1,663 sq.ft | 154.5 sq.m

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HOUSE TYPE B

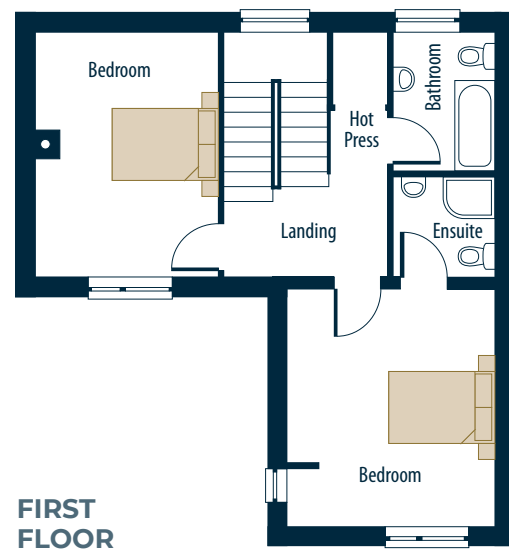
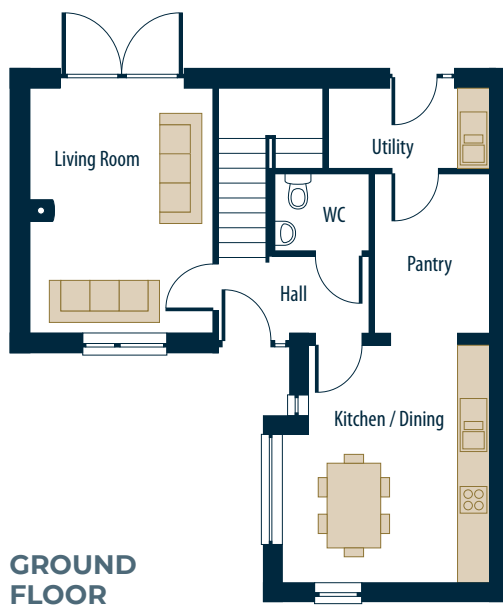


TOTAL FLOOR AREA
1,898 sq.ft | 176.4 sq.m

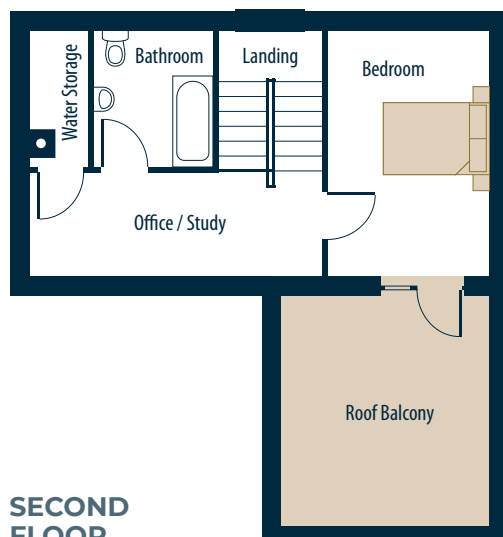




HOUSE TYPE C



TOTAL FLOOR AREA
1,687 sq.ft | 156.8 sq.m



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SPECIFICATIONS

External Features

- Professionally landscaped grounds
- Highly insulated cavity wall construction
- High- quality and low maintenance render facades
- UPVC high-performance double-glazed windows with low U Value for energy efficiency
- Engineered Wooden front door with three-point locking system
- Large patio doors to private rear gardens
- Paved patio area to rear garden with external wall light
- Seeded gardens with concrete post and timber panel divider walls
- Quality paved front door entrance area
- Stone walls to front garden area.

Security & Safety

- Audio & Visual Intercom system [B Type only]
- Smoke Detectors fitted throughout (mains powered with battery backup)
- Fire Alarm
- Carbon monoxide detectors
- Hard wired for intruder alarm system
- Triple locking system to all doors
- Safety restrictors provided on upper floor windows.

Media & Communications

- Wired for high speed broadband
- Telephone/Data points in living room and bedrooms
- TV connection point in living room and bedrooms.

Electrical

- Generous lighting and power points provided throughout
- Recessed LED downlighting in Living room
- Mechanical Ventilation

Wardrobes & Storage

Contemporary fitted wardrobes in Master bedroom.

Kitchens & Utility Rooms

- Superb contemporary designed kitchen
- Provision for fully integrated kitchen, cooking, dishwasher and fridge/freezer appliances
- Stainless steel sink draining board and mixing tap
- Separate utility room with worktop, cupboards and plumbed for below countertop space for washing machine and condenser washer/dryer.

Bathroom & En-suites

- High quality tiling to floors and wet area walls in main bathroom, downstairs WC and ensuites
- Stylish and High-quality sanitary wear.

Interior Finishes

- Extra height ceiling at ground floor
- High quality white oak doors
- Primed and painted architrave and skirting
- Satin chrome finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Tiled entrance hall, kitchen and Utility room

Heating - Energy Efficient Homes

- A2 BER energy rating
- Highly insulated airtight design works
- High level of roof, wall and floor insulation
- Air to Water Source Heat Pump Central Heating system
- All radiators are fitted with thermostatic valves.

Peace of Mind Home Bond Guarantees

All Houses covered by Home Bond Insurance are subject to a system of checks and inspections before completion and handover.

HomeBond Structural Latent Defects Guarantee

- Underwritten by Allianz Plc
- 10 years cover for the repair of major structural defects
- 5 Years cover for Smoke Penetration/ Water ingress for remedial works
- 5 Years Physical danger cover for fire safety risks (fire alarm, fire doors, fire stopping)
- Cover for Loss of Deposit – provided for the first owner.

HomeBond Mechanical & Electrical Guarantee

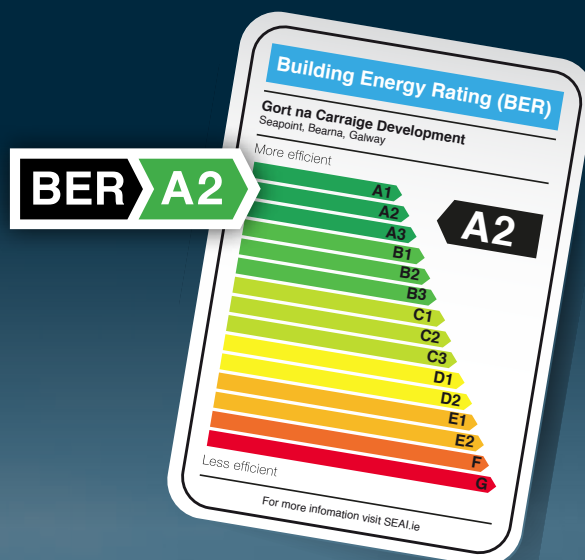
- 5 years cover for damage arising from faulty or defective design, workmanship or materials in new mechanical and electrical equipment comprising;
 - Space and/or water heating
 - Electrical distribution and lighting
 - Building security
 - Water and waste processing.

Overview

- 1 Picturesque Village on the Shores of Galway Bay
- 2 A Highly sought-after area within a 10 minute drive of Galway city
- 3 Outstanding Central Village location
- 4 Extensive range of local amenities, sports and leisure facilities
- 5 Short Walk to Bearna Pier and Bearna Wood
- 6 Close proximity to shops, bars, restaurants and hotel.

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BER Details Available on Request from the Agent

PSRA number 001955



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BOOKING INFORMATION

An initial booking deposit of €7,500 by bank draft or cheque made payable to the selling agent with proof of funds and 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.