



CÚIRT VESEY

ORÁN MÓR

12 Exclusive Detached Homes

www.CuirtVesey.ie



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Nestled within the enchanting embrace of Oranmore village, Cúirt Vesey, stands as an exquisite embodiment of contemporary living, offering you the chance to embrace a lifestyle of elegance, convenience, and tranquility.

YOUR PRIVATE OASIS:

Set against a backdrop of thoughtfully landscaped grounds, this exclusive collection of 12 meticulously crafted detached homes offers a retreat from the everyday hustle and bustle, allowing you to bask in the serenity of your own private haven.

MODERN LUXURY MEETS TIMELESS CHARM:

Each residence within Cúirt Vesey, seamlessly marries modern comforts with timeless aesthetics. Crafted with an unwavering commitment to quality, these homes exemplify the perfect fusion of style and functionality. From the sleek lines of the architecture to the carefully selected finishes, every detail has been considered to create an environment that exudes sophistication.

UNBEATABLE LOCATION:

Experience the convenience of being at the heart of Oranmore village. Shops, restaurants, cafes, and essential amenities are all within easy reach, ensuring that your daily needs are catered to effortlessly. Enjoy leisurely strolls through the picturesque village streets, discovering its rich history and vibrant culture.

WHAT'S IN A NAME:

The name is of Norman Origin, brought by people coming from Manche in Normandy, North West France. They came after the Norman conquest of England in 1066, attained power and land in England and later coming to Ireland. Lord Fitzgerald & Vesey, a local landlord owned hundreds of acres in townlands surrounding Oranmore. He had a large house, Vesey Lodge, and adjacent to it his own Brewery, both on the Eastern Side of the Oranbeg River, close to where the AIB now stands in Oranmore. He also had a very large orchard there, and “canalised” and diverted the river, to drive the water wheel of his Brewery. The location of this historical house and Brewery is some 3 fields away from our proposed development.

Vesey Lodge was a prominent landmark in Oranmore, but it was demolished in the 1960's. The name Cúirt Vesey was chosen because it would be clearly remembered by Older Oranmore residents, as well as the particular significance of both house and brewery to earlier generations of Oranmore people.

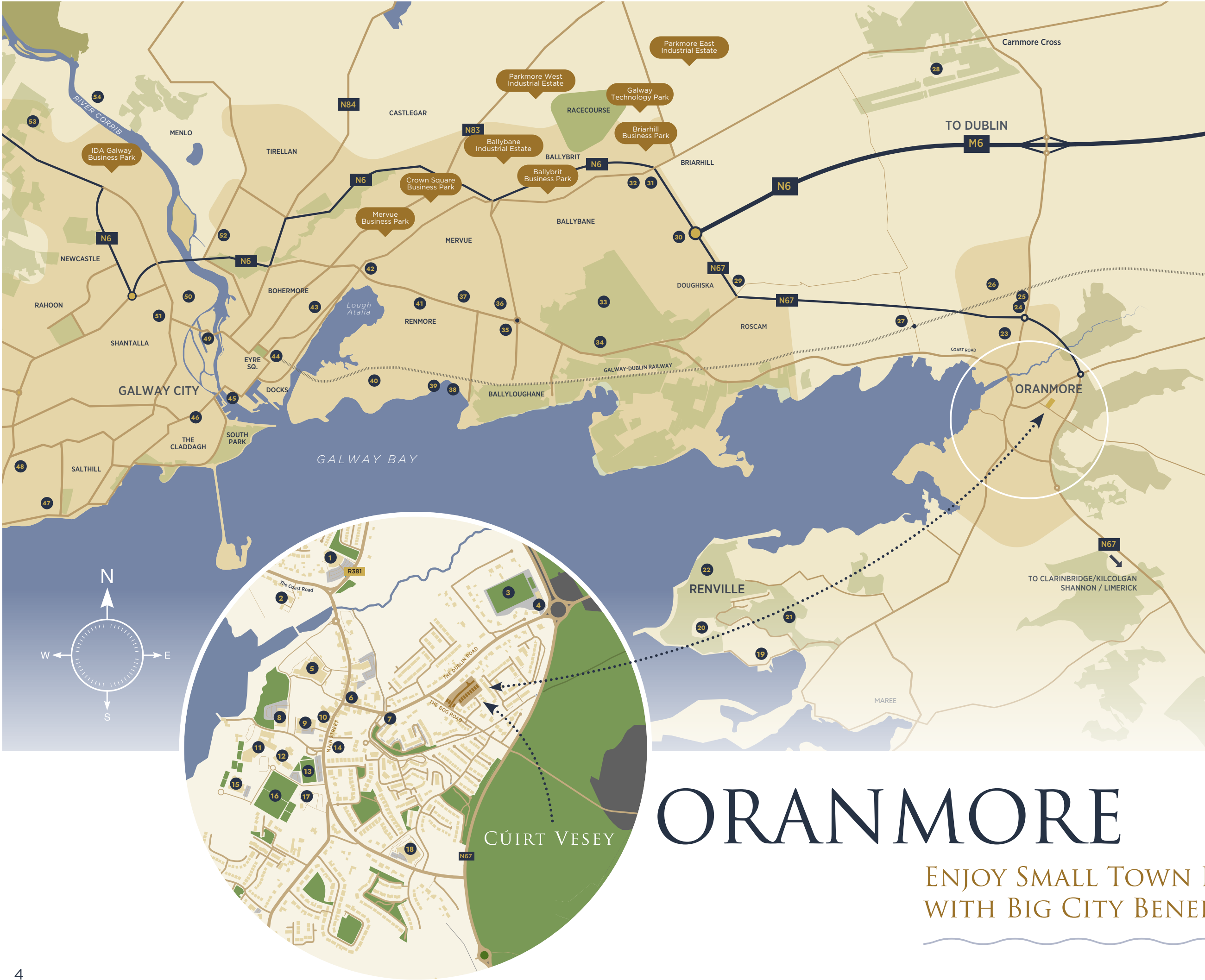
WHERE MODERN LIVING MEETS VILLAGE CHARM, AND YOUR DREAM LIFESTYLE BECOMES A REALITY.



COMMUNITY

At Cúirt Vesey, you'll not only find a home but also a community. Engage with neighbors who share your appreciation for the finer things in life. Experience the charm of close-knit living while still having the privacy of your own abode.

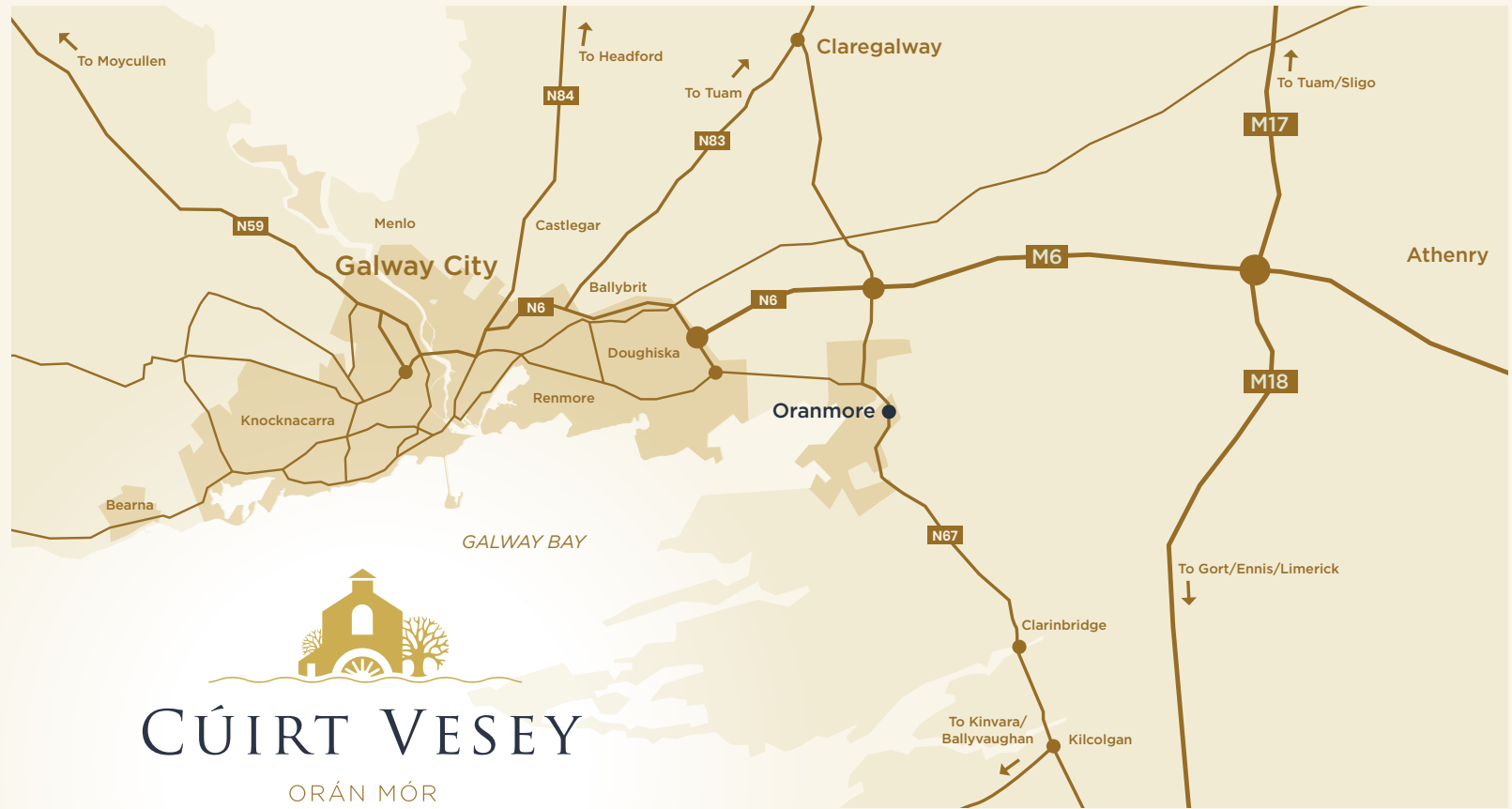




LEGEND

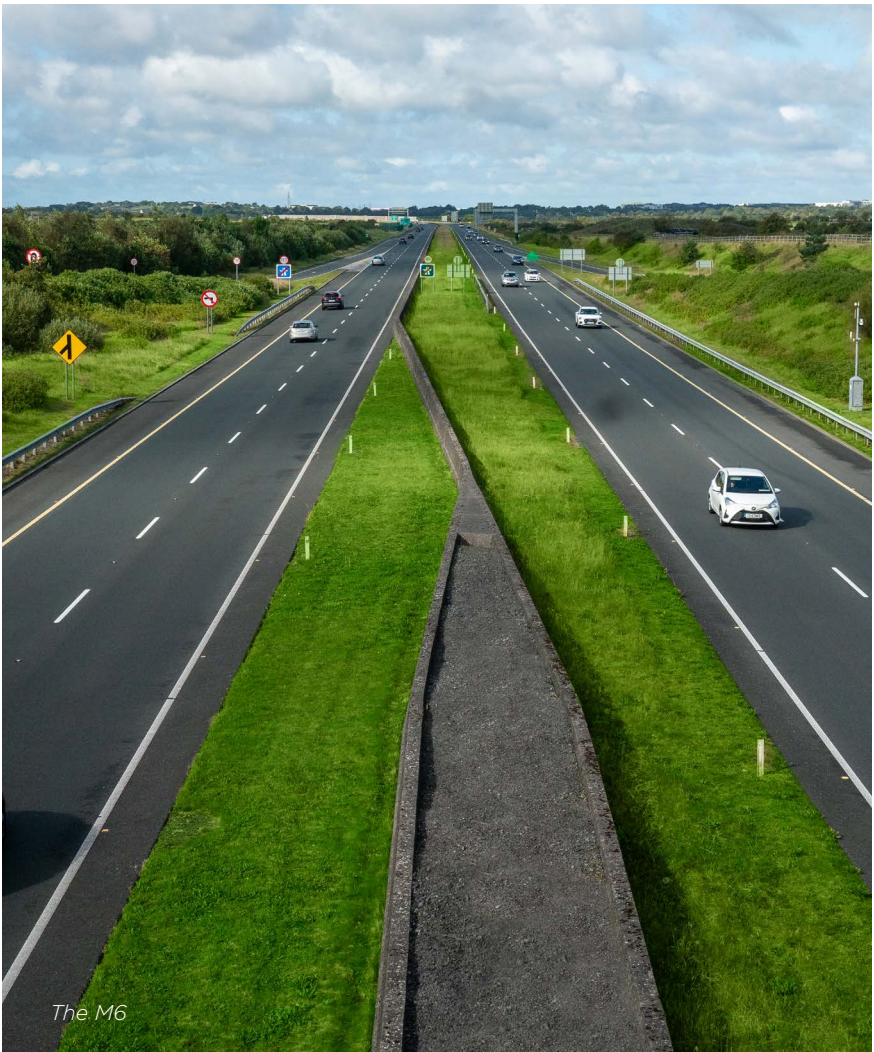
- | | |
|---|--|
| 1. Oranmore Town Centre Shopping Mall | 27. Oranmore Railway Station |
| 2. Garda Station | 28. Galway Airport |
| 3. Oranmore Maree GAA Club | 29. Blackrock Clinic |
| 4. Oranmore Community Centre | 30. Lidl Supermarket at Doughiska |
| 5. Tesco Supermarket | 31. Dunnes Stores Briarhill |
| 6. Bank of Ireland | 32. The Clayton Hotel |
| 7. Allied Irish Bank | 33. Merlin Woods |
| 8. Aldi Supermarket | 34. Merlin Park University Hospital |
| 9. Brampton Care Home | 35. Galway Garda Regional HQ |
| 10. Centra/Texaco Filling Station | 36. Atlantic Technological University |
| 11. Calasactius College Secondary School | 37. Galwegians Rugby Football Club |
| 12. Scoil Mhuire NS | 38. Ballyloughane Beach |
| 13. Astroturf Pitch & Community Pitches | 39. Liam Mellows GAA Club |
| 14. Oranmore Library | 40. Renmore Army Barracks |
| 15. Gaelscoil de hÍde | 41. Bon Secours Hospital |
| 16. Scoil Iósaif Naofa NS | 42. Wellpark Retail Park/The G Hotel |
| 17. Church of the Immaculate Conception | 43. The Sportsground (Connaught Rugby) |
| 18. Lidl Supermarket | 44. Ceannt Railway Station & Bus Depot |
| | 45. The Spanish Arch |
| | 46. Galway Technical Institute |
| 19. Galway Bay Sailing Club | 47. Leisureland |
| 20. The Marine Institute | 48. Pearse Stadium |
| 21. Renville Castle, Park & Woodland Walk | 49. Galway Cathedral |
| 22. Galway Bay Golf Resort | 50. University of Galway |
| 23. Oranmore Lodge Hotel | 51. University Hospital Galway |
| 24. Maldron Hotel | 52. Eamon Deacy Park |
| 25. IMC Cinema, Oranmore | 53. Glenlo Abbey Golf Club |
| 26. Galway Business Park, Oranmore | 54. Menlo Castle |





DISTANCES

Location	Distance	Drive
University Hospital Galway	12.7 km	23 mins
University of Galway	13 km	24 mins
Merlin Park Hospital	7.3 km	10 mins
Galway City Centre	13.5 km	25 mins
ATU	6.7 km	9 mins
Blackrock Clinic	5.2 km	7 mins
Galway Racecourse at Ballybrit	8.6 km	14 mins
Renville Park	4.5 km	12 mins
Clarinbridge	5.9 km	7 mins
Kinvara	18.2 km	19 mins
Shannon Airport	73.6 km	51 mins
Knock Airport	93.7 km	1 hr 4 mins
Limerick City	88 km	1 hr 5 mins
Dublin City	199 km	2 hrs 6 mins
Dublin Airport	207 km	2 hrs 2 mins



The M6



Oranmore Railway Station



The 404 Bus Service



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CONNECTIVITY

Cúirt Vesey at Oranmore sits at the juncture of the M6, M17 and M18 motorways making it one of the most accessible satellite towns in Ireland. With it's own railway station, excellent bus services and roads network, residents of Oranmore are connected to all The West has to offer, be it work or play. International connectivity is easy too with Knock and Shannon airports just a short drive away.



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SITE LAYOUT

At Cúirt Vesey, you will enjoy town living in the heart of Oranmore. Generous landscaped open space and parking allocations are provided with paved driveways and seeded lawns. With access from a single entrance off the Bog Road, residents will enjoy a feeling of privacy, security and comfort.

YOUR DREAM HOME AWAITS:

These 12 detached homes are a rare gem in the heart of Oranmore, an opportunity to secure your place in a thriving community with a storied past and a promising future. With limited units available, this is your chance to claim your spot in Cúirt Vesey, and make it your forever home.

Contact us today to explore the options and secure your piece of this idyllic living experience.



THE WILLOW

5 Bedroom Detached 3 Storey



THE ROWAN

5 Bedroom Detached 3 Storey



THE ELDER

4 Bedroom Detached Dormer



THE HAZEL

4 Bedroom Detached Dormer



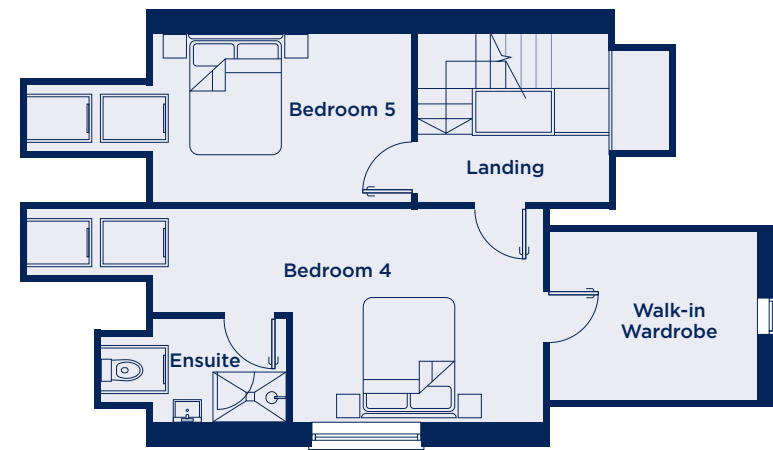
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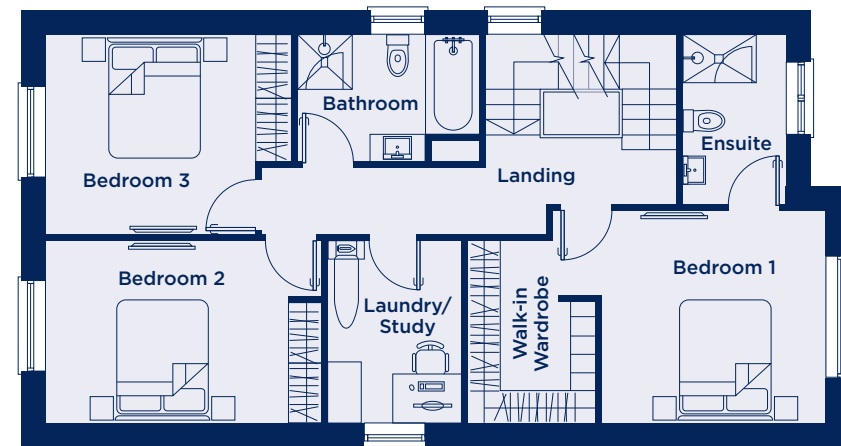
THE WILLOW

Five Bed Detached
3 Storey

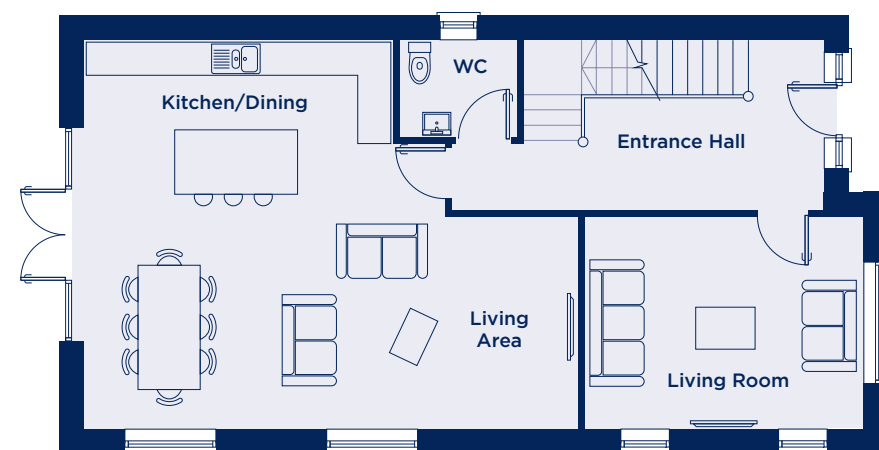
Total Area: 205.95 sqm / 2,216.8 sqft



second floor



first floor



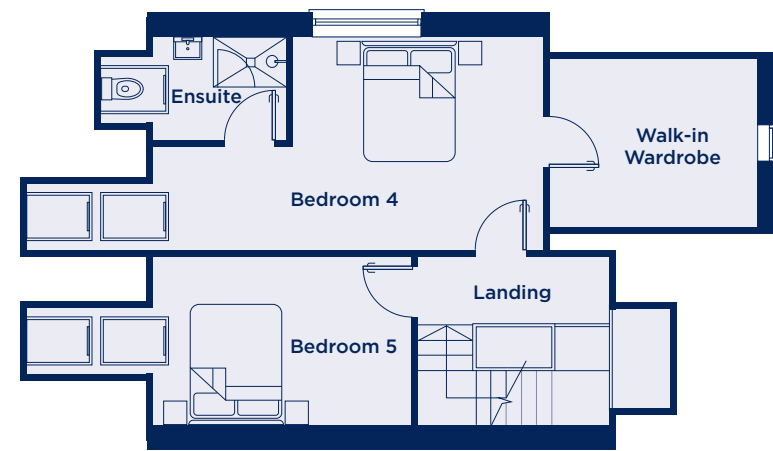
ground floor



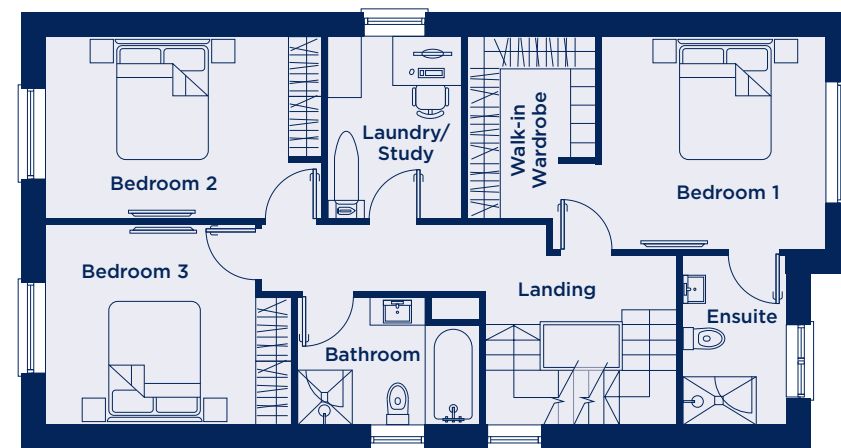
THE ROWAN

Five Bed Detached
3 Storey

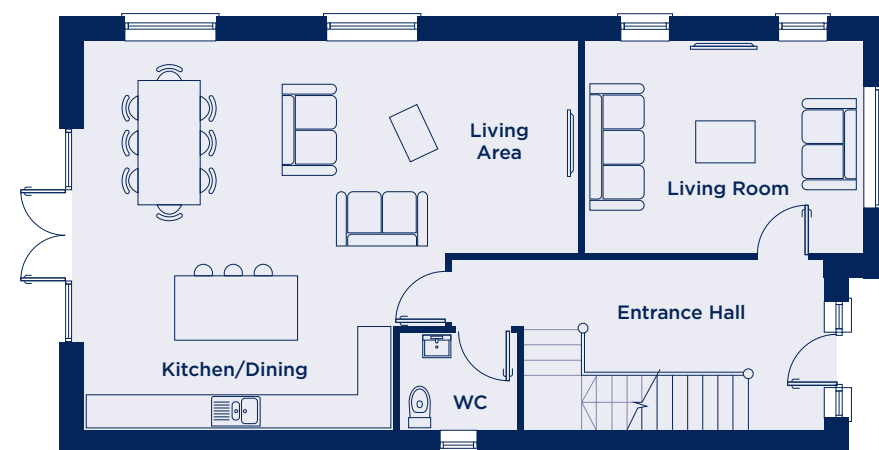
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second floor



first floor



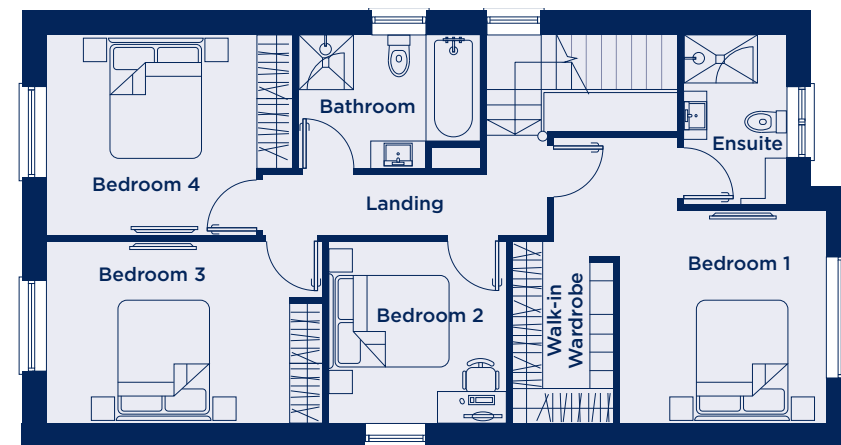
ground floor



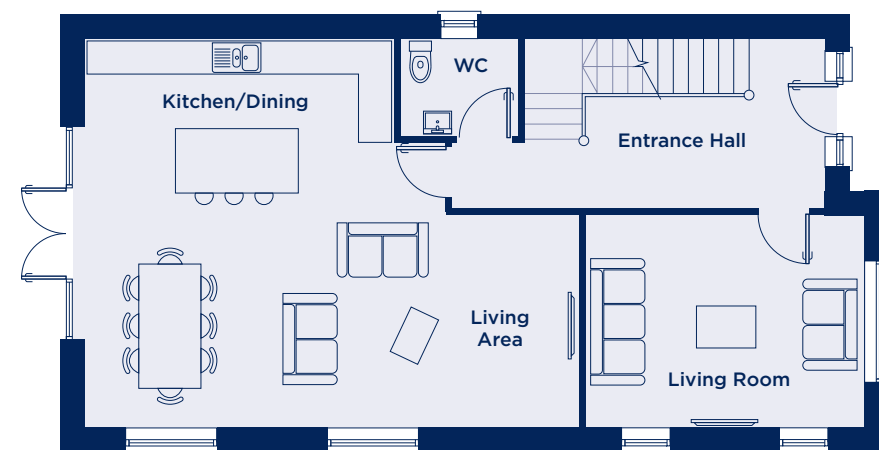
THE ELDER

Four Bed Detached
Dormer

Total Area: 153.45 sqm /1,651.7 sqft



first floor



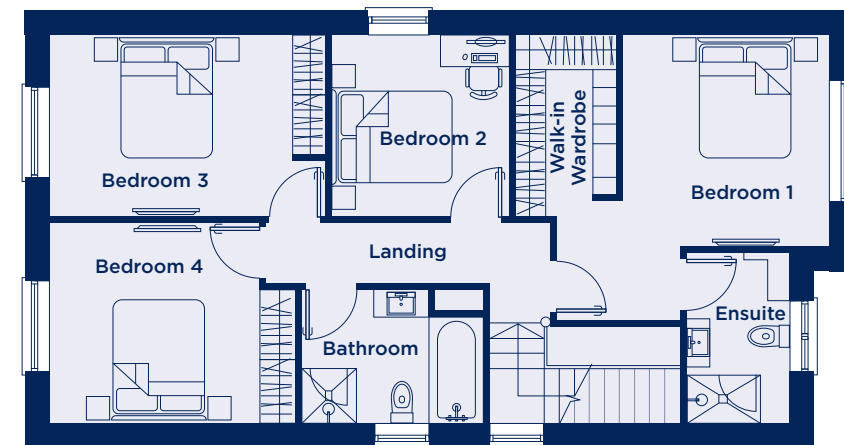
ground floor



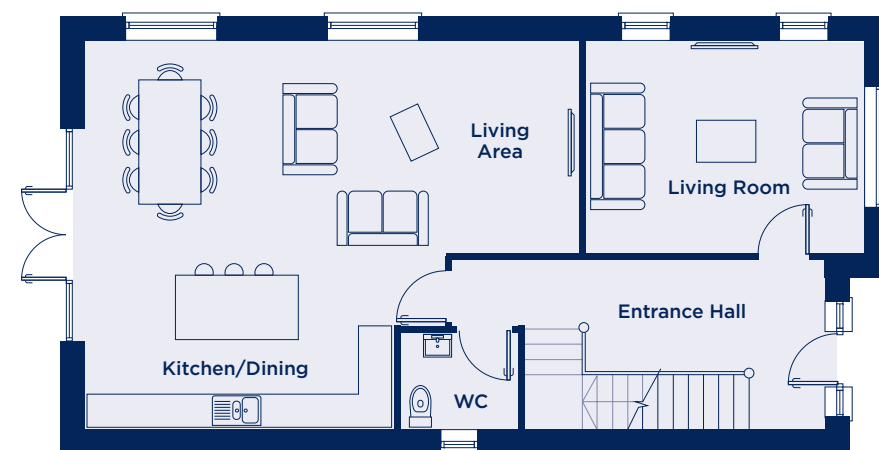
THE HAZEL

Four Bed Detached
Dormer

Total Area: 153.45 sqm /1,651.7 sqft



first floor



ground floor





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STANDARD SPECIFICATION

Kitchen

- Individually designed bespoke kitchens to Clients requirements to be designed and fitted by Laval Furniture.
- Utility Room, Laundry & Wardrobes
- Please see PC Sum allowance for the above. These will be bespoke designed, crafted and installed by Laval Furniture.

Internal Doors

High quality Deanta WR1 painted finish doors are fitted with high quality satin finish lever handles. All skirting and architraves to be painted throughout to match same.

Internal Finishes

- Walls are painted throughout. Choice of three colours. Ceilings are painted white throughout.
- Individually Crafted Bespoke Stairs by Lohan Joinery. The stairs will be a painted stairs, with a Stained Oak Bannister and newel posts.
- Timber Floor labour finishes are included to the ground floor hallway, Sitting, Dining and Living areas.
- A PC Sum has been allowed for the client to select the tiling and timber material. All labour by the vendor.
- Note it is understood that the floors on the first and second floors (Where applicable) are to be carpeted and are excluded from the contract. The floors will be left ready for carpeting, and should a client require timber floors, this can be fitted by agreement with the contractor.

Tiling

Tiling labour is allowed for by the vendor for 600mmx600mm floor tiles and 600mmx300mm wall tiles. A surcharge maybe incurred by the client if they decided on different sizes, larger tiles due to their weight and additional labour costs associated with laying same and smaller tiles or herringbone tiles may incur additional costs. Tiling extent is taken as being the floor of Entrance Hall, kitchen, Utility/Pantry, floors of all bathrooms/toilets and walls in shower enclosures and bath areas.

Bathrooms & En-suites

Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and offer excellent quality throughout. Shower Trays to be included by the builder and install of shower doors. A selection of sanitary ware will be given to the clients to select from. PC Sum for Sanitary is allowed for.

Windows

High performance glazed windows with a high thermal and acoustic performance will be proved to each unit. These windows are elegant, durable and robust and are hand finished by skilled craftsmen. These are a high-performance PVC double glazed window. A selection of handles and colour for the front doors will be offered.

Heating

The “A-Rated” Air to Water Heat Pump Central Heating System delivers high efficiency precision control to ground and first and second floor zones. Underfloor heating will be provided at ground and first floors with radiators provided at second floor where applicable. In addition to the heating zones all radiators are fitted with thermostatic valves to provide easy to use additional room by room control. The exact design is currently being finalised and is subject to the vendor’s final specification.

Gardens & Public Amenity Spaces

The gardens at Cúirt Vesey offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the lawned gardens. Planting as per 3d graphics for each house. Front of house to have laurel hedges planted, lawns seeded and grassed. The rear of the house will have a patio area and the lawn grassed, together with planting as per landscaping plan. The front boundaries will be a mixture of walls, with railings and plinth similar to Redington Woods.

The main green area will see a well finished manicured and highly landscaped area. Please refer to our landscaping plan and 3d drawings to get an overall sense of the quality and finish of these areas.

Electrical

Generous light and power points are provided throughout. Energy Efficient Lighting is provided to all light fittings again reducing the running cost of the house. See specification attached.

Security

Each home is wired only for intruder alarm.

External Finishes

Low maintenance render finishes. Decorative Crafted Plaster Moulding is to be provided to each window and door innkeeping with the luxurious design to the front of each house, together with a Natural Granite door surround.

Guarantee

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



Energy Efficiency

The Developers 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. Cúirt Vesey 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.
- 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.





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BER details are available on request from the agent.



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.

www.CuirtVesey.ie

DESIGN:



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& ASSOCIATES

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CONDITIONS TO BE NOTED

All of the details contained on this brochure are believed to be correct at the time of going to press. Nevertheless the vendor reserves the right to alter specifications without notice whether as part of his continuous policy of improvement or as may be necessary by circumstances outside his control. This brochure and the particulars set out herein are intended as a general outline for guiding potential purchasers and do not constitute any part of an offer or contract. Any intending purchasers must satisfy themselves as to the correctness of all descriptions, dimensions and references in this brochure. Purchasers should rely on the plan and specification referred to in their contract. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.