



# Gleanntán na hAbhann







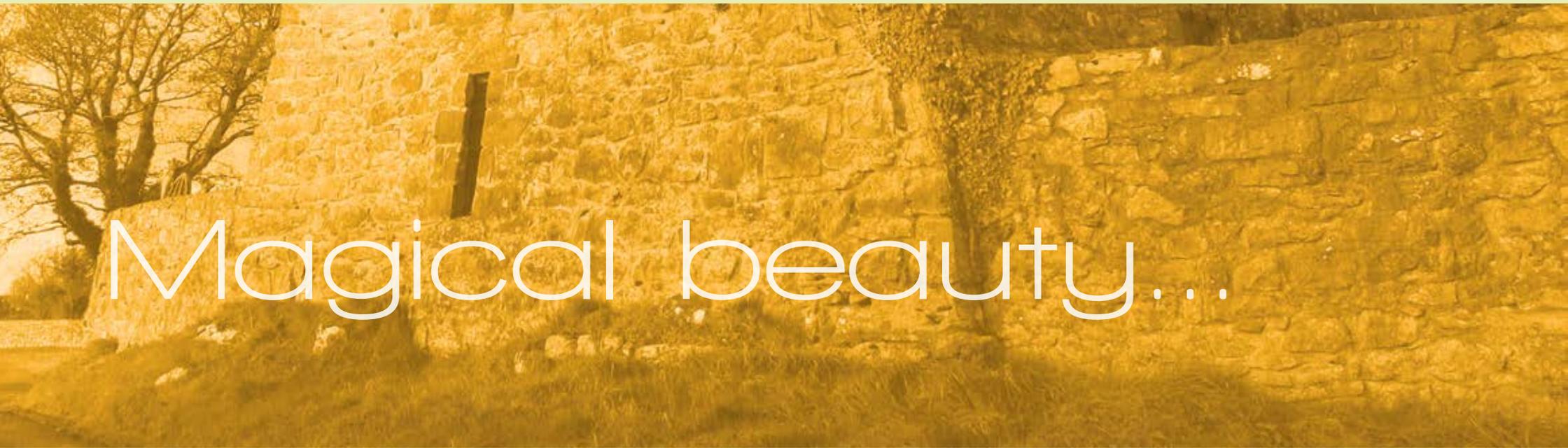
## Gleanntán na hAbhann

They say that certain sights and sounds conjure up vivid memories of experiences from your life. Well if you come to live in Gleanntán na hAbhann it will remind you of home.

The secluded development of Gleanntán na hAbhann is located in the vibrant East-county Galway village of Craughwell. This exclusive high quality development of 26 semi-detached and detached 4-bed homes has been carefully designed to promote modern living within a traditional country setting.

The residents of Gleanntán na hAbhann can hope to enjoy stylish contemporary homes with ample living space surrounded by private gardens and driveways. The entire development will be set within a beautifully landscaped communal area.

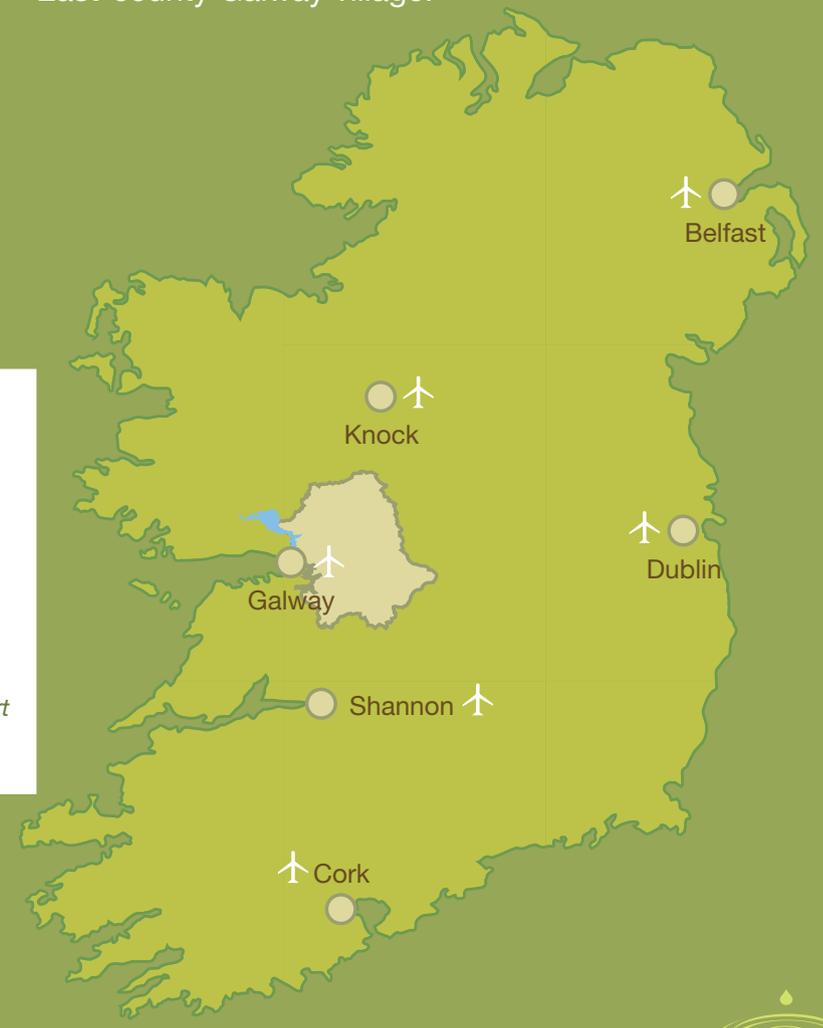
This community of twenty six homes is highly attractive to individuals wishing to experience village life with all its trimmings; safe, healthy, convenient and friendly. The location of this development will also appeal to commuters working in or around Galway city and county.



# Craughwell...

A short walk leads the residents of Gleanntán na hAbhann into the heart of Craughwell where they can enjoy the sights and sounds of this bustling and vibrant village. Craughwell boasts a wide variety of essential amenities needed for modern country living. Pubs and restaurants, schools, churches, medical centre and shopping facilities are all found locally. While a healthy array of sporting activities can also be pursued within Craughwell; hurling, athletics, soccer, horse riding and circuit/aerobics training.

Located on the main Galway to Dublin road (N6), Craughwell village offers its' residents unrivalled access to many of Ireland's largest cities, towns and villages. Galway city, the main centre for commerce in the west of Ireland, is located a mere fifteen minutes to the west of Craughwell. While the fast-developing villages of Athenry, Loughrea, Oranmore, Kilcolgan and Gort are all within a short commute of this lively East-county Galway village.





# Features and Specifications

Gleanntán na hAbhann comprises of twenty six stylish semi-detached and detached homes. These 4-bed homes will be finished to the highest possible standards and will offer buyers excellent value for money. The modern architectural designs utilised within these luxurious high quality homes have resulted in extremely intelligent and functional interior layouts and striking exterior facades.

The fusion of solid wood with solid stone on the exterior of these homes creates a wonderful contrast of natural finishes that complement the postcard perfect landscape surrounding this development.

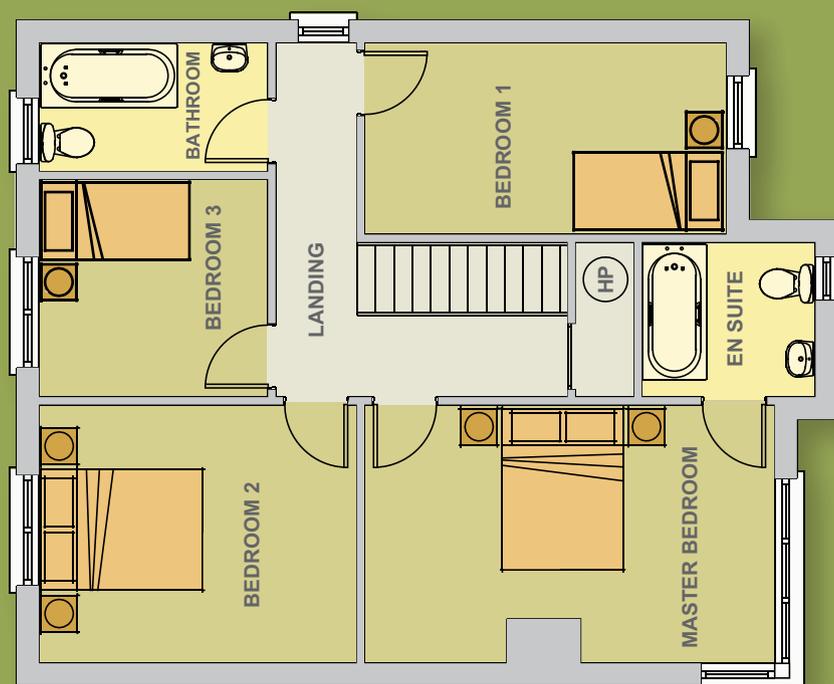
## Standard Features:

**BER A** A rated energy efficient.

- Triple glazed windows.
- Heat recovery ventilation to achieve maximum thermal comfort.
- Stove fitted in all sitting rooms.
- Natural gas.
- Wired for alarms.
- Cat 5 cabling.
- Air tightness tape installed around all windows and doors, house to be air-tight to achieve maximum thermal comfort for occupiers of the dwelling.
- House to be fully painted with a choice of three colours.
- Quality pre-finished oak doors with chrome handles and hinges

All house are eligible for the Irish Government **HELP TO BUY SCHEME** for first time buyers.

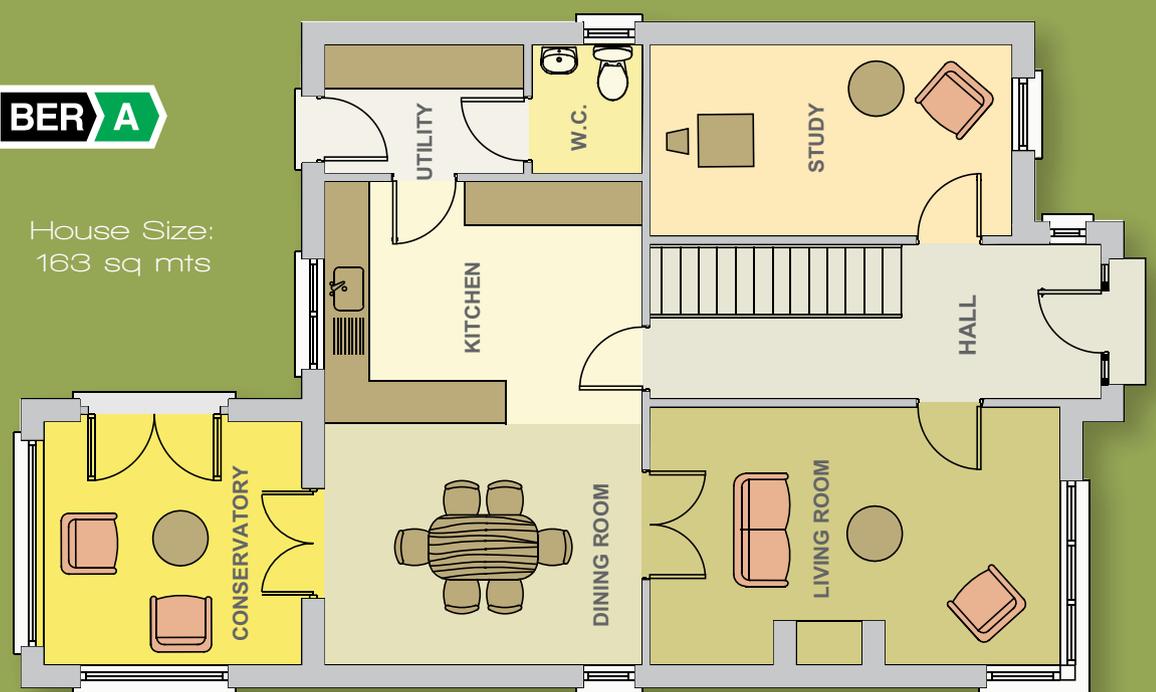




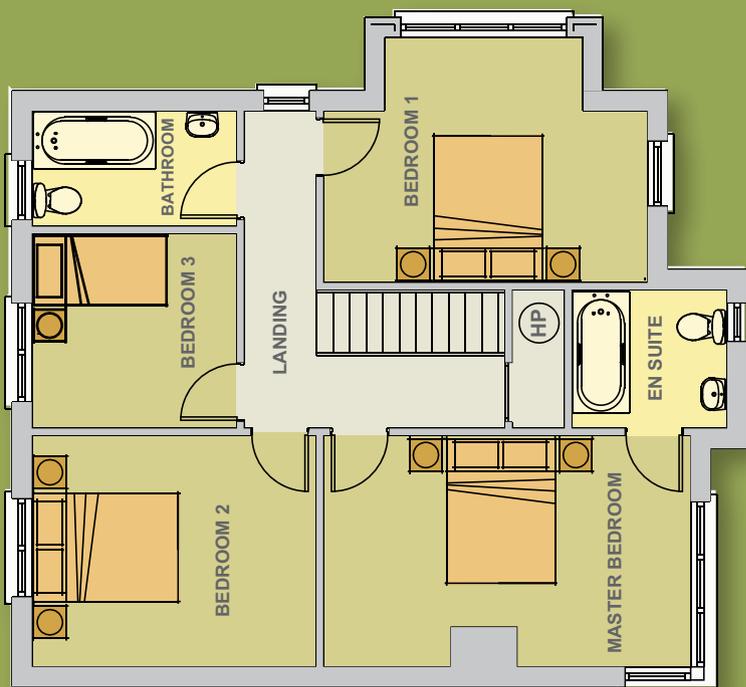
House type B First Floor Plan

**BER A**

House Size:  
163 sq mts



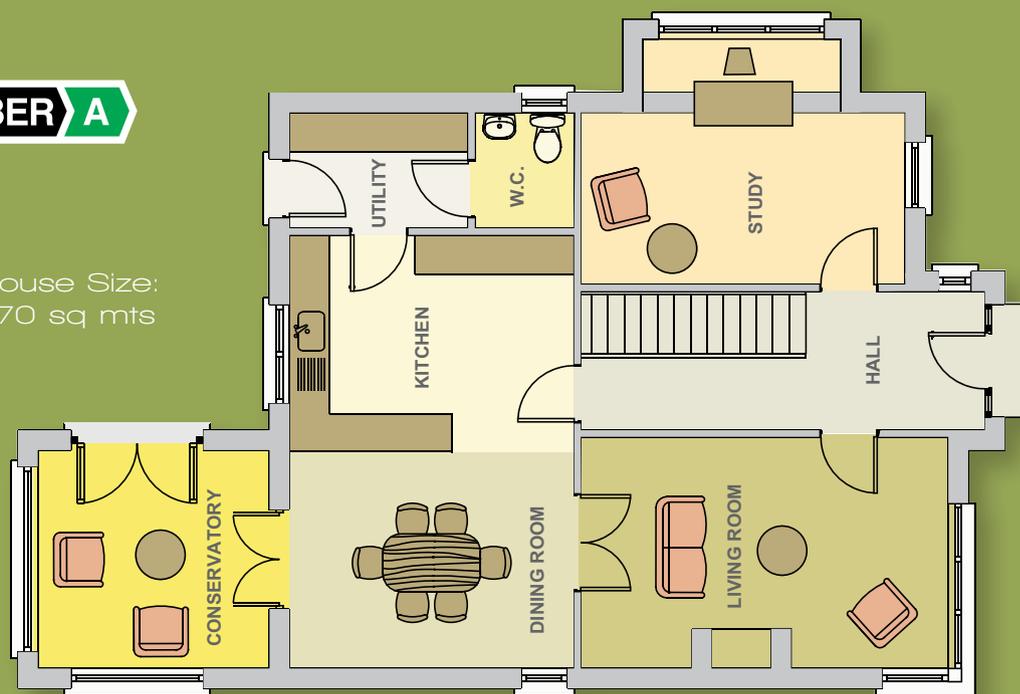
House type B Ground Floor Plan



House type B1 First Floor Plan

**BER A**

House Size:  
170 sq mts



House type B1 Ground Floor Plan



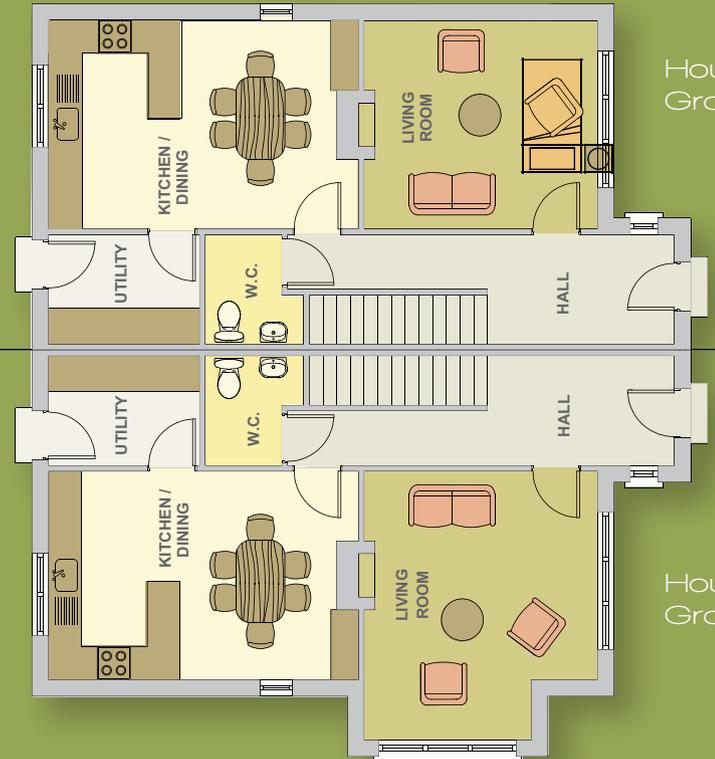
House type C  
First Floor Plan



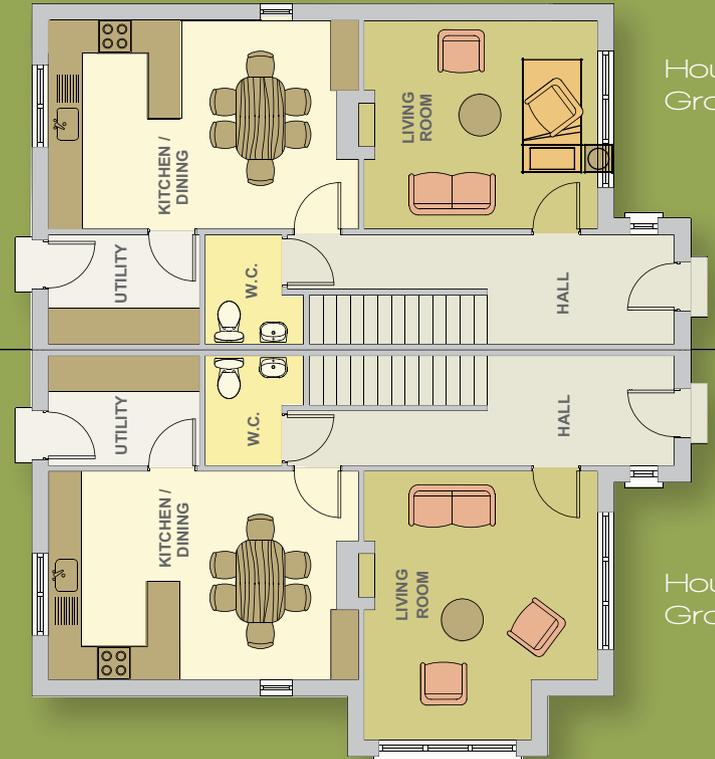
House Type C  
House Size:  
118 sq mts

House Type C1  
House Size:  
123 sq mts

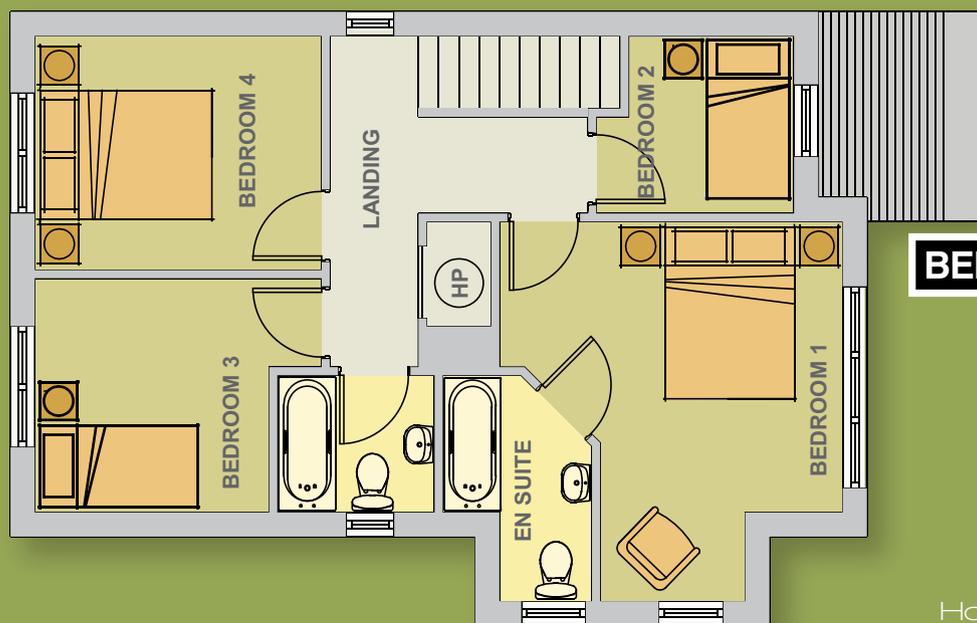
House type C1  
First Floor Plan



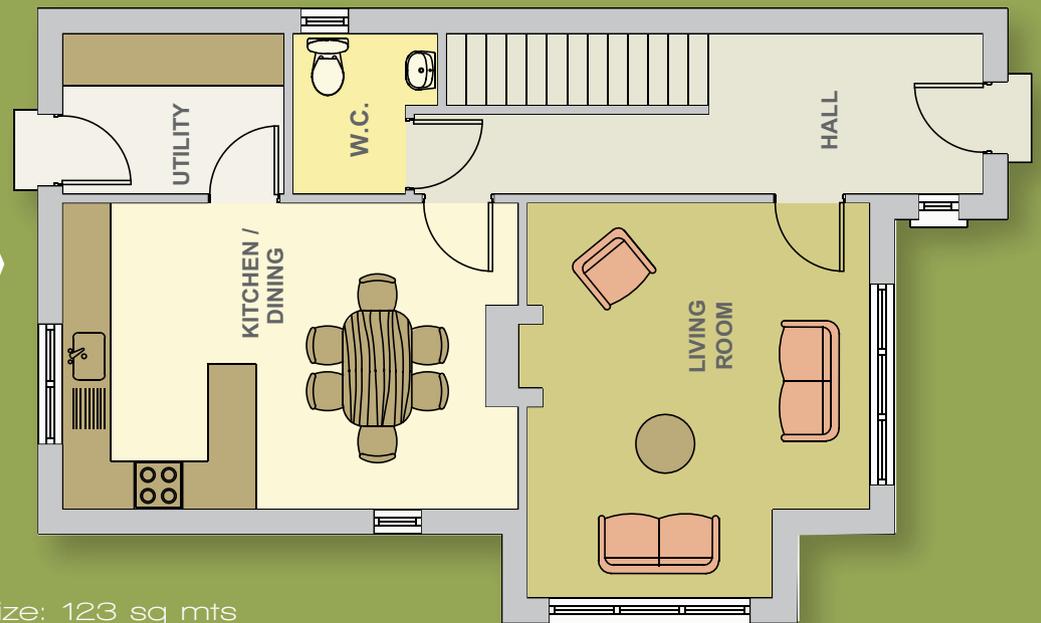
House type C  
Ground Floor Plan



House type C1  
Ground Floor Plan



House type D1 First Floor Plan



House type D1 Ground Floor Plan

House Size: 123 sq mts

## PROFESSIONAL TEAM

### Solicitors

Duncan MacDonald  
Suite 6,  
Howley Court,  
Dublin Road.  
Tel: (091) 788727

### Architects:

Gabriel Dolan & Assoc  
Main Street  
Craughwell  
Co. Galway  
Tel: 091846703

### Structural Engineers:

Padraic Hession  
Unit 6,  
Galway Technology Park  
Parkmore, Galway  
T: 091 704 280

### Developers:

JRBOC  
Developments Ltd.  
Gray Office Park,  
Headford Road  
Retail Park,  
Galway



JRBOC

[www.JRBOC.ie](http://www.JRBOC.ie)

Crinnage Road to Village

Gleanntán na hAbhann

- House Type B
- House Type B1
- House Type C
- House Type C1
- House Type D
- House Type D1

Craughwell Village



Railway  
Station



PRSA number 001955

## Booking Information

An initial booking deposit of €5,000 by bank draft or cheque made payable to the selling agent with your solicitors details are required to secure a property. Signing of unconditional contracts within 21 days of receipt.