

FOR SALE BY PRIVATE TREATY



BER A3

Rinn Dúin, Rindifin, Gort, Co. Galway

Semi-Detached – 4 Bed



Conveniently located on the Circular Road, just off the R458, Rinn Dúin is an exclusive 32 unit residential development in Rindifin, Gort. Stylish yet affordable this development heralds Gort as an up and coming commuter base offering all the benefits of countryside living. These 4 bed semi-detached homes would make an ideal starter home for a couple or equally for a young family.

DESCRIPTION

Boasting a superb range of features these homes, spanning 1,318 square feet, are finished to an exceptionally high standard. The ground floor consists of an entrance hallway, living room, kitchen/dining area, utility and WC. Upstairs there are 4 bedrooms with an ensuite master bedroom and main bathroom.

All homes will be A3 rated as standard with the benefit of triple glazed windows and doors, thermostatically controlled under floor heating to ground floor, pumped shower system, internal oak doors, fibre broadband available in Gort, choice of quality modern integrated kitchen and utility. The front drive, side access and rear patio area will be paved with brick paving and there will be parking for two cars. The front garden will be laid with a lawn and planted shrubbery.

These brand new semi-detached properties are a SIP Energy build. The structural insulated panel (SIP) system is manufactured from high quality materials, giving it a high thermal and airtightness performance resulting in a very impressive A3 energy rating. A-rated homes are the most energy efficient and tend to have the lowest energy bills.



ACCOMMODATION

Overall Floor Area: 1318 SQ.FT.

Kitchen/Diner (20'7 x 13'6)

Quality fitted kitchen and island unit with the choice of three colours to choose from. Units are integrated to take fridge freezer, dishwasher and eye level oven. The dining area leads onto the back patio through the double patio doors.

Living Room (17'11 x 14'4)

This spacious and light filled room comes with wooden floor and a Firebird Stove at the centre of the room. Coving downstairs available.

Utility (7'7 x 5'11)

The utility room comes with a worktop, storage units and will be plumbed for a washing machine and dryer.

WC (7'7 x 4'8)

A suitably placed WC is positioned downstairs beside the utility.

Bedroom 1 (13'4 x 11'8)

Fitted wardrobes with mirrors, work station, carpet flooring and a bright finish make this the ideal ensuite master bedroom.

Ensuite (8'7 x 3'11)

Stylish sanitary ware and taps fitted. Wall and floor tiling throughout.

Bedroom 2 (11'8 x 10'10)

Situated to the rear of the house overlooking the back garden and countryside. Complete with fitted wardrobes and carpet flooring.

Bedroom 3 (13'6 x 8'11)

Situated to the rear of the house overlooking the back garden and countryside. Complete with fitted wardrobes and carpet flooring.

Bedroom 4 (8'11 x 7'10)

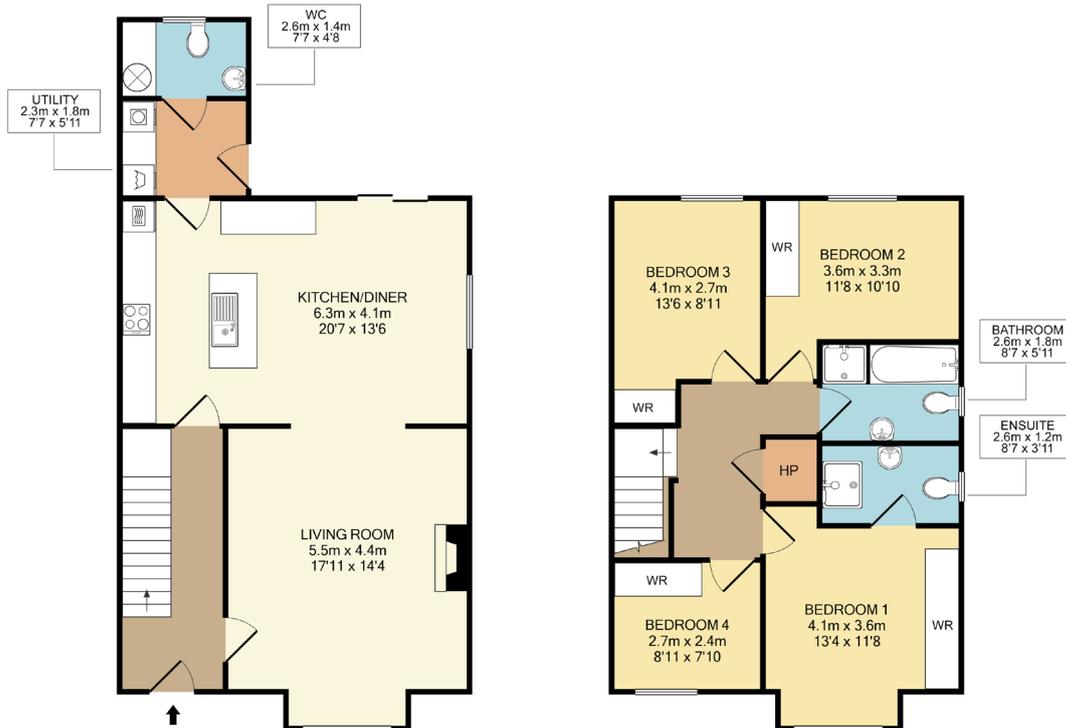
Situated to the front of the house with fitted wardrobe, work station and carpet flooring.

Bathroom (8'7 x 5'11)

The main bathroom has sanitary ware and taps fitted throughout. Wall and floor tiling throughout.

Patio

The patio area enjoys the benefits of the rolling country side with no property overlooked.



DISCLAIMER:
FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY
APPROX. GROSS INTERNAL FLOOR AREA OF THE HOUSE IS 122.5 SQ.M. (1318 SQ.FT.)



Garden

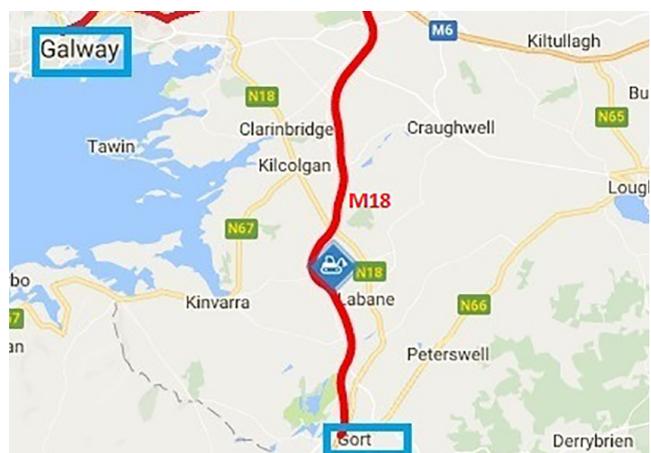
The lawns to the rear are seeded, shrubbery planted to the front, a brick paved walkway and parking space for two cars.

Heat Recovery System

No expense has been spared with this popular heat recovery system in place. This system works by supplying fresh air to rooms while extracting moisture and heat from wet areas such as toilets and kitchen spaces. Warm stale air is removed through grilles and ductwork.

FEATURES

- Air to Water Heat Pump (Daikan System) for heating and hot water
- Thermostatically controlled under floor heating to ground floor and radiators to first floor
- Pumped showers to bathroom and en-suite
- Sanitary ware, taps included
- Munster Joinery Future Proof windows - brown
- A generous electrical specification provided throughout, including double sockets, tv points, cat 5 computer cable and first fix alarm system
- Internal oak doors throughout
- Walls and ceilings painted throughout
- Heat Recovery System
- Utility will be plumbed for dryer and washing machine



What recent homeowners are saying about their new homes...

"The air to water system is great house is always at a constant temp have not been cold since we moved in even with the snow in March. It is also great having constant hot water."

Helen Ferry, Homeowner, Phase 2

"The house is fabulous and we continue to comment on the quality of the build. The standard of materials used is excellent, from the doors and windows to the floor tiles. We still notice the extras that were done that you wouldn't expect with a new house, such as the fully tiled bathrooms and the over mirror lighting in the bathrooms."

Susan Burke, Homeowner, Phase 2

"We are very happy in the house and the area is lovely, quiet and friendly. The heating system has lived up to everything we were told. We brought our new baby home in January and it was great that we could temperature control the rooms and keep the bedroom a bit cooler for her. Also when it was snowing outside we were wearing short sleeves inside!"

Caroline Mc Grath, Homeowner, Phase 2

LOCATION

Rinn Dúin is just a 6-minute walk to Gort town which is supplied with a fantastic choice of hotels, leisure centre, community centre, playground, pubs and shops. Lidl, Aldi, Supervalu, Centra and a selection of locally owned shops provide for all your consumer needs. There are also several local national schools nearby with a state of the art secondary school within walking distance. Gort town is also served with a train station and bus service.

Gort boasts a wealth of history, nature and commerce. From the world famous Burren to the beautiful Coole Park (Nature Reserve and Heritage Centre) and the Christy O'Connor Jnr 18-hole Championship Golf Course. Conveniently located just off the new M18 motorway making for an ideal commuter base approx 30 minutes drive to Galway, Ennis, Shannon or Limerick.

These homes represent high quality low energy emissions with an abundance of open countryside where you can truly appreciate the peace and quiet of the surroundings.



Auctioneers, Estate Agents & Valuers

Galway 091 884000 | Ballinrobe 094 9542819

M: 087 7999955 | E: emmagill@propertypartners.ie | W: www.propertypartners.ie

Director: Emma Gill | Registered in Ireland: 385270 | VAT No: 7637373F | PRSA No: 002591

EMMA GILL MIPAV
Director & Principal Auctioneer

Important Notice: Emma Gill Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Emma Gill Property Partners has any authority to make or give any representations or warranty whatever in relation to this.

