



ÀRÒ an Mhuilinn

KINVARA, CO. GALWAY





Ard an Mhuilinn



Splendid views of the Burren form the backdrop to this exclusive development and with only 14 homes in total, privacy and exclusivity are guaranteed in this picturesque location.

Located 29km from Galway city and 8km from the M18 motorway, this village has an abundance of local amenities on your doorstep, including shops, restaurants, primary and secondary schools, church and a number of sports facilities.

The entrance into Kinvara is marked by the remarkable Dunguaire Castle, which is open to visitors from May to October, and in which Medieval banquets are held. The quaint harbour still holds working examples of Galway Hookers, the majestic sailing craft which used to ply their trade between Kinvara and Connemara, carrying turf.

Kinvara celebrates its culture and heritage each year when it holds two festivals, namely 'Cruinniú na mBád' and 'Fleadh na gCuach'. Cruinniú na mBád (The Gathering of the Boats) is Ireland's best known Galway Hooker Festival. The festival is held in August each year.

Fleadh na gCuach (The Cuckoo Festival) which is held each year on the May Bank Holiday Weekend is a Traditional Irish Music festival, where one will find over 50 music sessions in the villages' pubs. In addition to the music, one can also find arts & crafts, poetry and drama during the festival.

Ard an Mhuilinn features a selection of 'A' rated four and five bed homes, semi-detached and detached, ranging in size from 137.8sqm to 208.2sqm (1482sq ft to 2240.9sq ft)



Ard an Mhuilinn is an address you can call home in the beautiful coastal village of Kinvara.





Total Floor Area
 Unit 1: 137.8 sq.m / 1482 sq.ft
 Unit 2: 142.5 sq.m / 1,533.5 sq.ft



HOUSE TYPE E / E1

Detached

SPECIFICATIONS



EXTERNAL FEATURES

- Precast Concrete Floors
- Natural stone fascia with high-quality painted render
- uPVC high-performance triple-glazed energy efficient windows
- Paved footpaths and driveways
- Natural stone walls to the front of the property
- Highly insulated cavity wall construction
- Seeded gardens

INTERNAL FINISHES

- High ceilings on the ground floor
- Painted architrave and skirting
- High quality sanitary ware
- Fitted kitchens and wardrobes, with allowance for individual changes
- High quality tiling in the kitchens and bathrooms, with allowance for individual changes.

HEATING

Air to water heat pump and heat recovery systems, providing energy efficient central heating and hot water at proven reduced energy costs than market alternatives.

LANDSCAPING

The grounds of Ard an Mhuilinn will be extensively landscaped, to include soft and hard landscaping and the use of mature trees and shrubs.

SECURITY AND FEATURES

- Carbon monoxide detectors fitted
- Smoke detectors fitted throughout the house
- All houses wired for alarm systems
- Safety locks on all windows above ground floor
- Five point locking system on all exterior doors

MEDIA & COMMUNICATION

- Telephone and data points in all rooms
- Wired for high-speed Broadband
- Television points in all rooms
- USB points in all rooms.

BER A-RATED HOMES

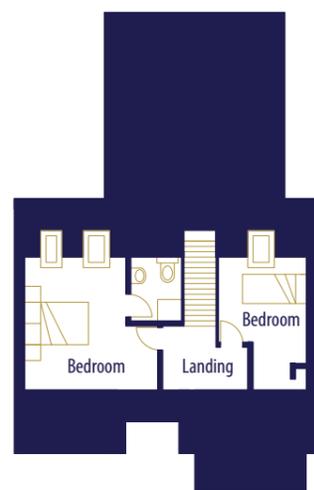
A-Rated Energy Rating (BER) with the associated benefit of low energy consumption and energy bills.



GROUND FLOOR



FIRST FLOOR



SECOND (ATTIC) FLOOR



Ard an Mhuilinn

Total Floor Area

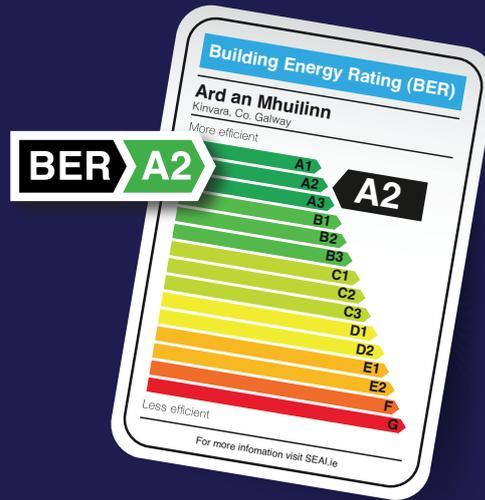
208.2 sq.m / 2240.9 sq.ft





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KINVARA, CO. GALWAY



AGENTS

DONALD'S NEWMAN GOOD
DNG

BRIAN MAC MAHON

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Main Street, Kinvara, Co. Galway H91 XBC9

Gort Office

Market Square, Gort, Co. Galway H91 RK83

Tel: 091 638 638

Mob: 087 245 8165

PSRA Licence Number:002136

BOOKING INFORMATION

An initial booking deposit of €10,000 by cheque or bank draft made payable to the selling agent with your solicitors details and proof of funds 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 advisers. Subject to contract/contract denied. Balance will be payable on completion.



Approved
Contractors

CLARKE
CONSTRUCTION DESIGN

ENGINEERS

CLARKE CONSTRUCTION DESIGN



BUILDER

COPPINGER BUILDING
& CIVIL ENG. LTD.

Carpenter-Bell & Co.

SOLICITORS

CARPENTER-BELL & CO.

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