



BOTHAR NA MIAS

PHASE 3 | KINVARA, CO. GALWAY

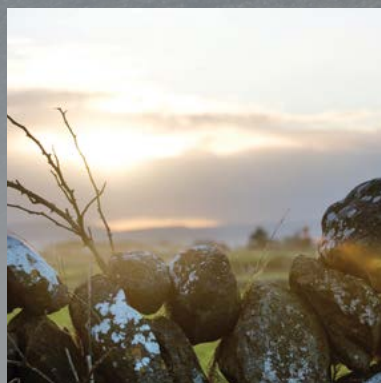
Bothar Na Mias – Phase 3

Welcome to Bothar na Mias, a phase 3 development comprised of 2 exclusive detached homes, 12 luxury semi-detached homes and 8 terraced homes. At Bothar na Mias, you will find something a little different – well built homes full of character and charm with a touch of modernity and exclusivity.

The development which is situated at Dunguaire, Kinvara is just walking distance from the village's centre. Enjoy spectacular views with the famous Dunguaire Castle set against the stunning view of Kinvara Bay to the West and the impressive limestone outcrops of the Burren to the South-West.

Located along the fabled 'Bothar Na Mias' (Road of the Dishes), where it is said that the strange dish like hollows left in the limestone rocks below the hermitage of St. Colman MacDuach in Kinallia are the hoof prints of King Guaire's horses as they sped towards St. Colman's hermitage to retrieve the King's Easter feast which miraculously flew in the direction of the fasting saint's table.

STEEPED IN TRADITION, DESIGNED FOR THE FUTURE





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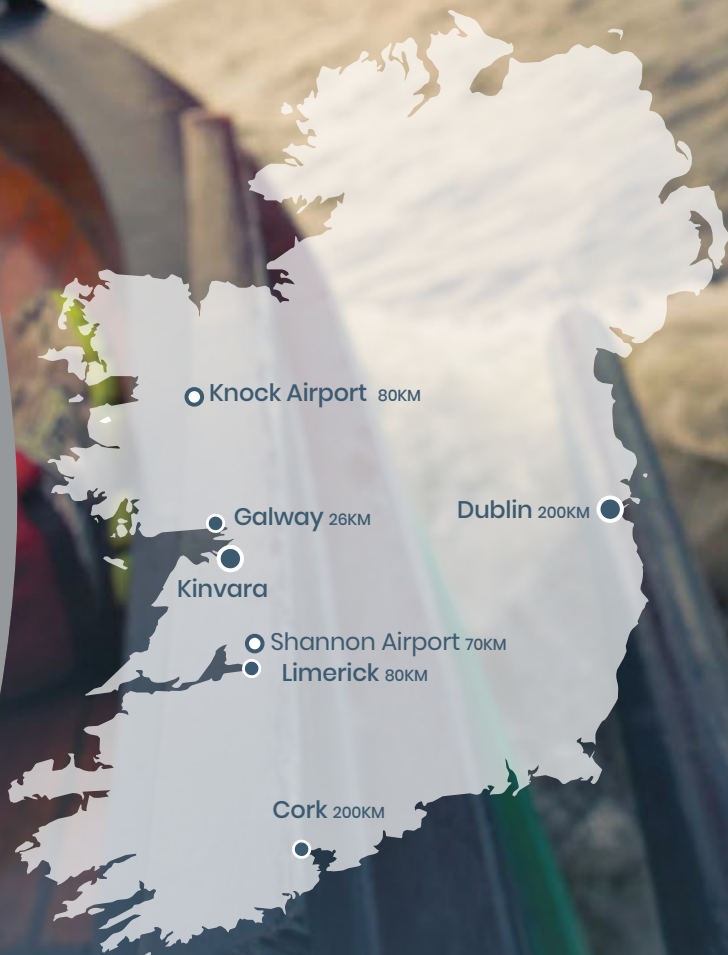
Kinvara is recognised as one of the most sought after locations on the west coast with an abundance of natural beauty and charm whilst just a short distance from major centres of employment such as Galway, Limerick, Ennis and Loughrea. Synonymous with music and culture, Kinvara plays host to two major Summer festivals. The Fleadh na gCuach (the Cuckoo Festival) and the Cruinniu na mBád (Gathering of the Boats) attract diverse and colourful people who enjoy good food, craic and the very best in traditional music.

Kinvara is a key destination along the Wild Atlantic Way and is spoiled with an abundance of natural beauty. Kinvara boasts unparalleled westerly

views with renowned blue flag beaches dotted along the coast and flanked by the immense limestone outcrops of the Burren. A great place for walkers, hikers and bikers, Kinvara has a lot to offer the outdoor enthusiast. Coole Park, once the home of Lady Gregory, is just a short distance away and is a great place to spend an afternoon with breathtaking walks through some of Ireland's most impressive deciduous woodland.

Kinvara's infrastructural connectivity is well established. A new motorway development (M18) connects Kinvara with the existing M6 Galway to Dublin motorway.

Kinvara is a village with everything. Great natural amenity and beauty, great facilities and services and a warm and friendly local population.



Close to Galway,
Closer to calm.



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Kinvara



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◀ Doorus National School

◀ BALLYVAUGHAN

MacMahons Service Station

Kinvara GAA Club Grounds

Moy Road

All Weather Pitch & Playground

St Joseph's N/School

St Joseph's Parish Church

Kinvara Clinic

Shops, bars & Restaurants

Kinvara's streetscape is coloured with great shops, bars and restaurants.

Schools

Kinvara boasts three local national schools (St Joseph's NS, Northampton NS and Doorus NS) and one co-educational secondary School (Seamount College).

Transport Links

A new motorway development (M18) connects Kinvara with the existing M6 Galway to Dublin motorway. The village is well serviced by Bus Eireann with a railway station just a few kilometers away at Ardahan.

Childcare

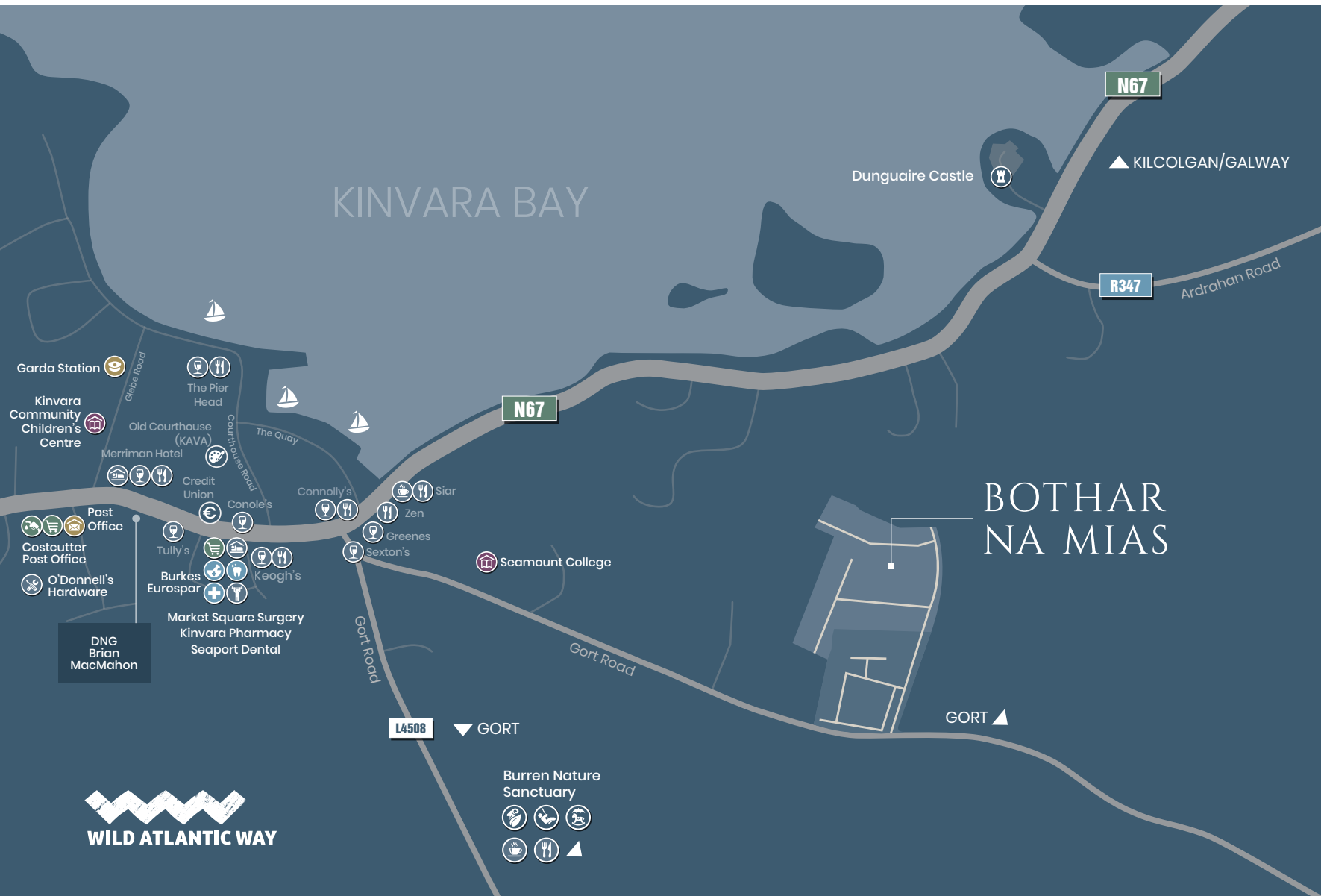
Kinvara Community Children's Centre is a not-for-profit centre where parents can avail of CCS and TEC schemes in addition to the free pre-school program.

Surrounding Attractions

Kinvara is a key destination along the famed Wild Atlantic Way and lies at the foothills of the Burren, an area of outstanding geology, natural history and archaeology.

MAP KEY

- | | |
|----------------|------------------|
| School | Hotel/Guesthouse |
| Church | Cafe |
| Post Office | Restaurant |
| Garda Station | Pet Farm |
| Doctor | Playground |
| Pharmacy | Indoor Play Area |
| Dentist | Sports Ground |
| Shop | Credit Union |
| Petrol Station | Hardware Store |
| Bar | Gallery |



Current Phase 3

Planned Phase 4
2025-2026

To Kinvarra
Village

Gort Road

Site Entrance



The Development – Phase 3

Type A/A1

A: 4 Bed Semi-detached (LEFT):
133.5 sq.m. / 1,437 sq.ft.

A1: 4 Bed Semi-detached (RIGHT):
129.2 sq.m. / 1,390.7 sq.ft.

Type B/B1

B: 3 Bed Semi-detached (LEFT):
111.77sq.m. / 1,203 sq.ft.

B1: 3 Bed Semi-detached (RIGHT):
116.6 sq.m. / 1,255 sq.ft.

Type D/D1

D: 3 Bed Semi-detached (LEFT):
109.74 sq.m. / 1,181.23 sq.ft.

D1: 3 Bed Semi-detached (RIGHT):
114.39 sq.m. / 1,231.28 sq.ft.

Type D2/D6

D2: 3 Bed Semi-detached (RIGHT):
114.08 sq.m. / 1,228 sq.ft.

D6: 3 Bed Semi-detached (LEFT):
109.65 sq.m. / 1,180.26 sq.ft.

Type D3/D4/D5

D3: 3 Bed Terrace (LEFT END):
114.28 sq.m. / 1,230sq.ft.

D4: 3 Bed Terrace (MID):
110 sq.m. / 1,184sq.ft.

D5: 3 Bed Terrace (RIGHT END):
111.97 sq.m. / 1,205.23 sq.ft.

Type G

4 Bed Detached:
192.53 sq.m. / 2,072.37 sq.ft.

Type J

4 Bed Detached:
148.82 sq.m. / 1,601.88 sq.ft

All floor areas include internal walls and service voids on both floors. Stair voids at first floor are excluded.



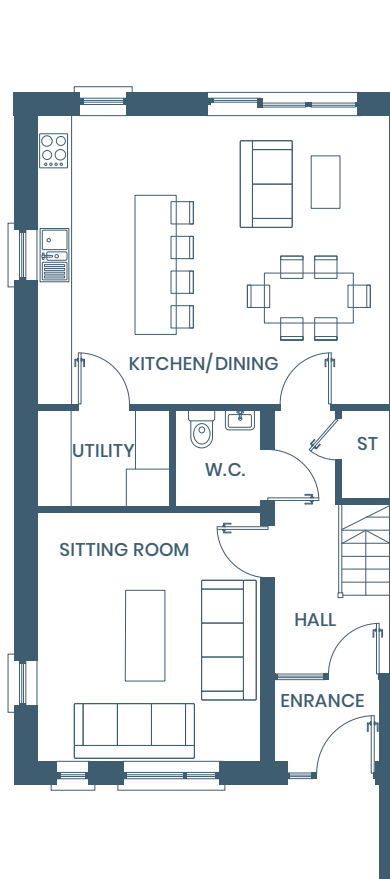
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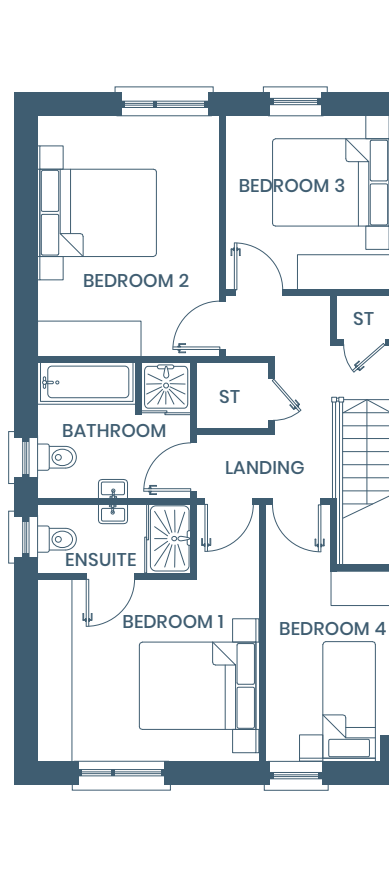


House Type A

4 Bed Semi-detached (LEFT):
133.5 sq.m. / 1,437 sq.ft.



Ground Floor



First Floor



BER details are available on request from the Agent.



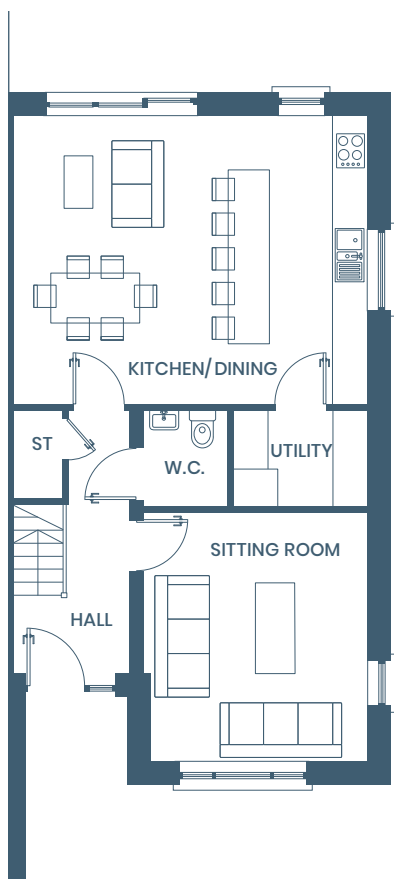
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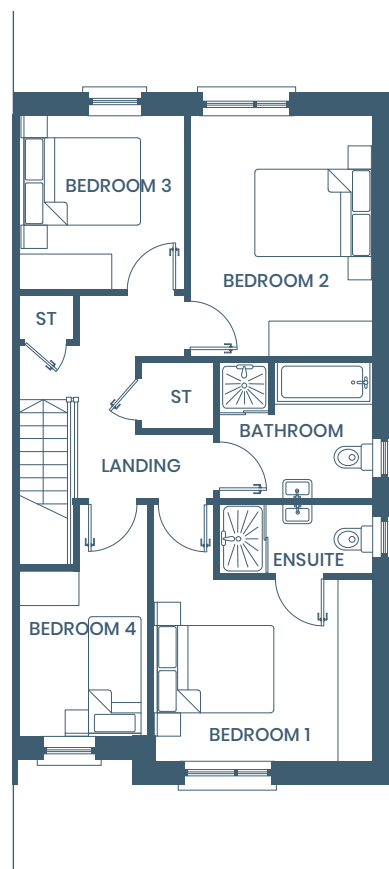


House Type A1

4 Bed Semi-detached (RIGHT):
129.2 sq.m. / 1,390.7 sq.ft.



Ground Floor



First Floor



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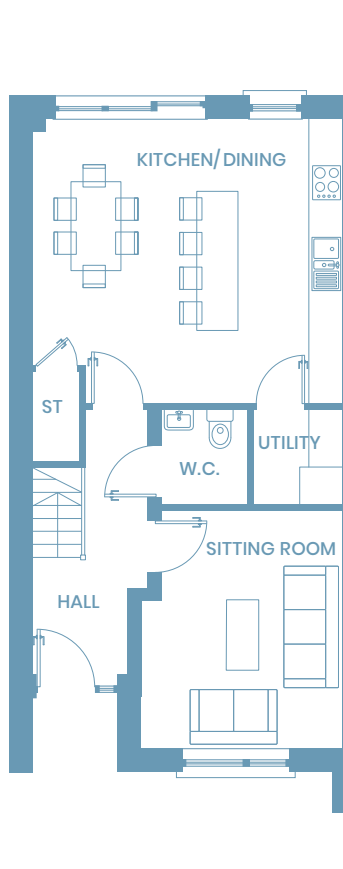
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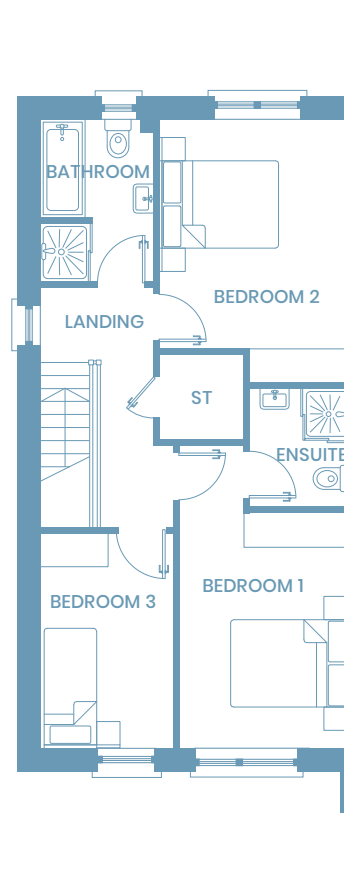


House Type B

3 Bed Semi-detached (LEFT):
111.77sq.m. / 1,203 sq.ft.



Ground Floor



First Floor



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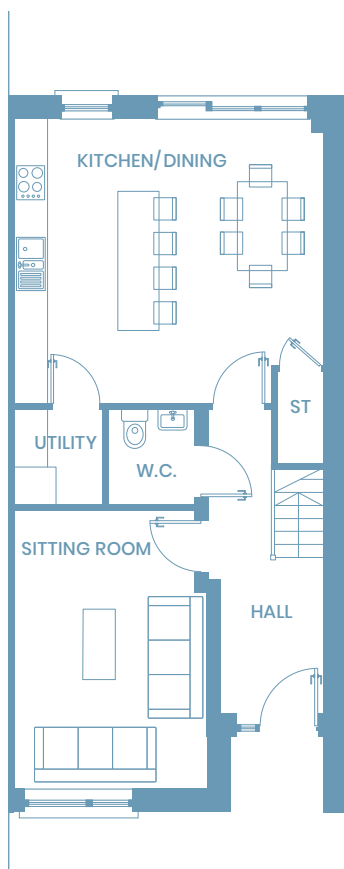
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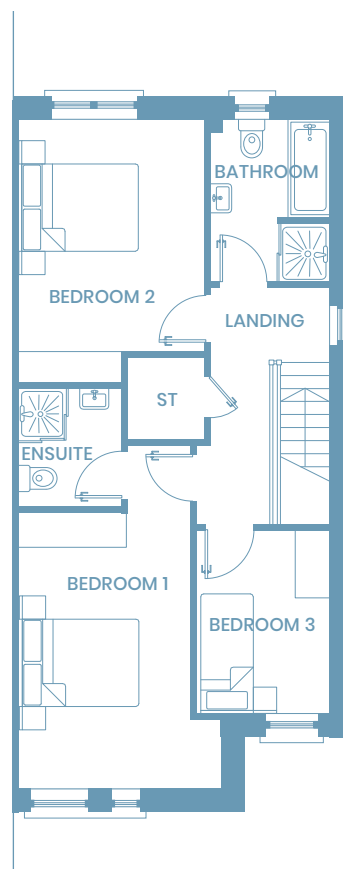


House Type B1

3 Bed Semi-detached (RIGHT):
116.6 sq.m. / 1,255 sq.ft.



Ground Floor



First Floor



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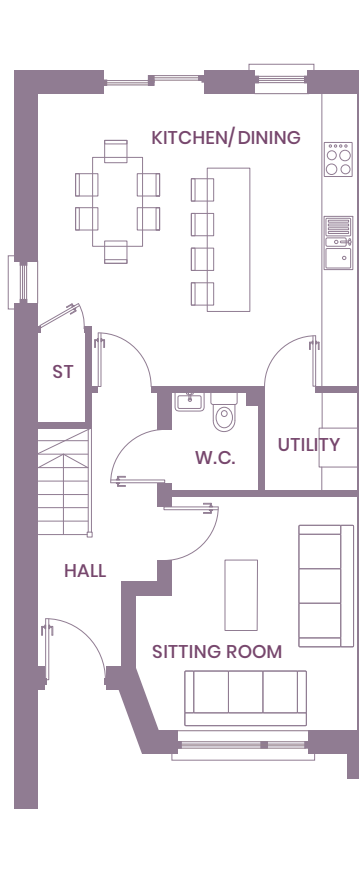
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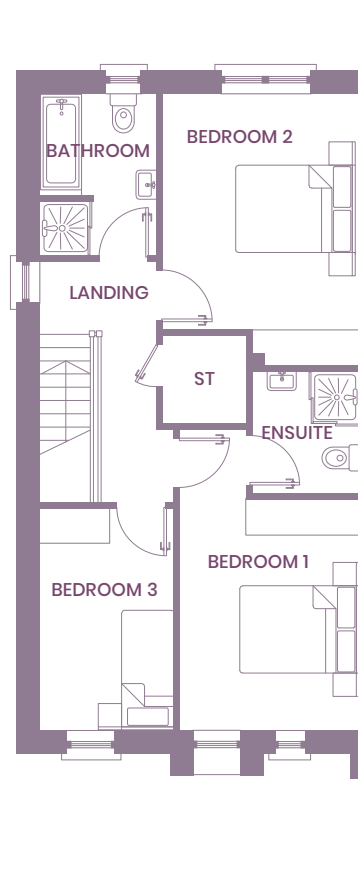


House Type D

3 Bed Semi-detached (LEFT):
109.74 sq.m. / 1,181.23 sq.ft.



Ground Floor



First Floor



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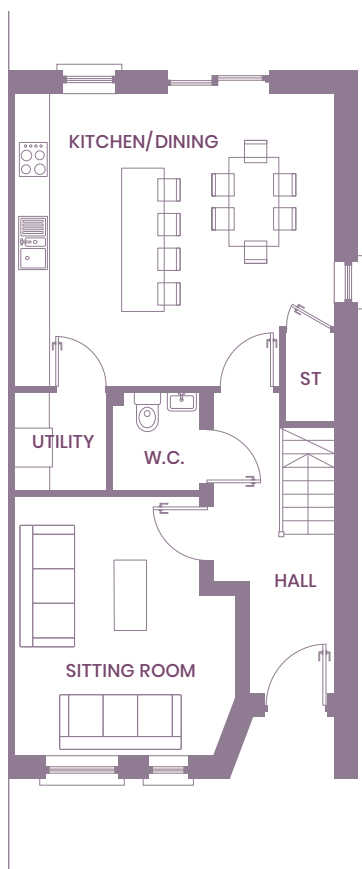
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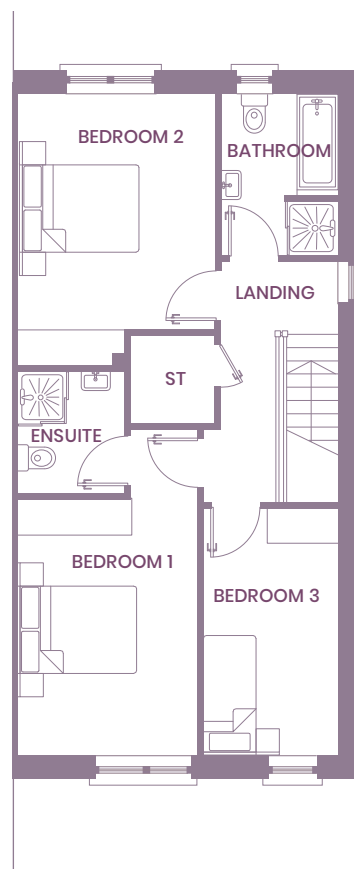


House Type D1

3 Bed Semi-detached (RIGHT):
114.39 sq.m. / 1,231.28 sq.ft.



Ground Floor



First Floor



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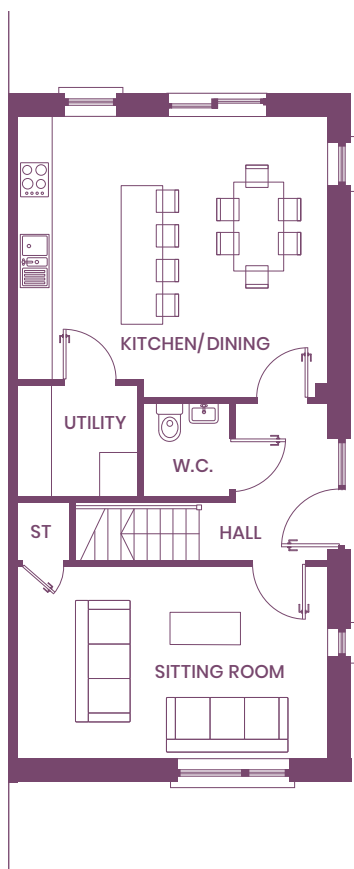
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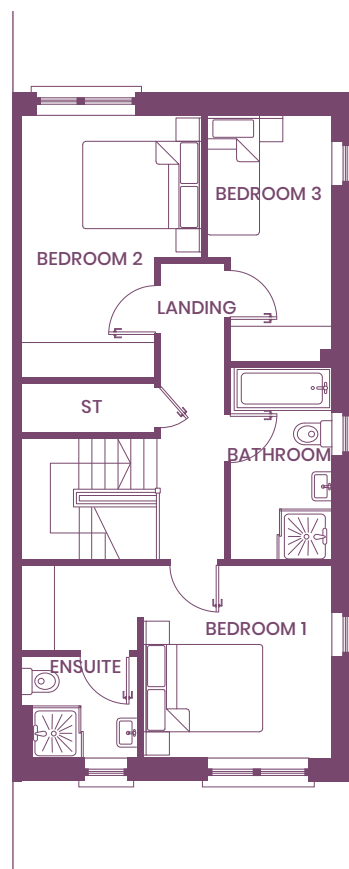


House Type D2

3 Bed Semi-detached (RIGHT):
114.08 sq.m. / 1,228 sq.ft.



Ground Floor



First Floor



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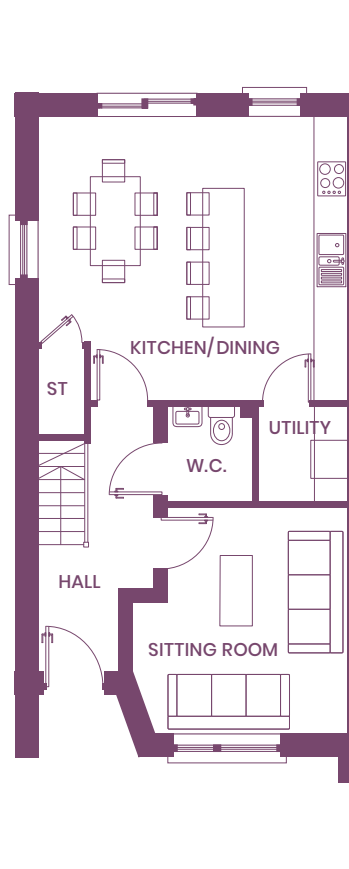
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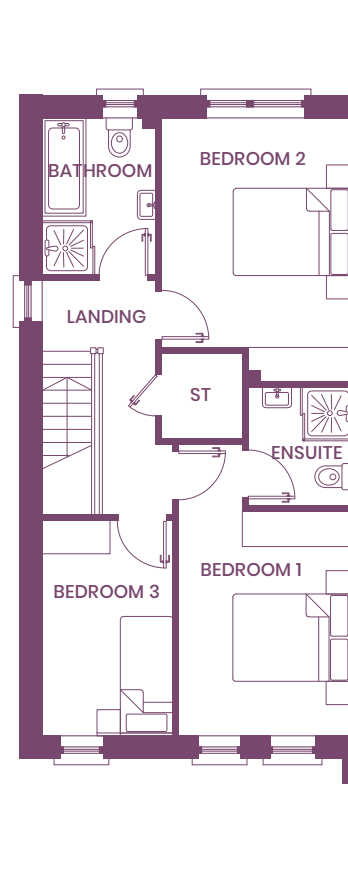


House Type D6

3 Bed Semi-detached (LEFT):
109.65 sq.m. / 1,180.26 sq.ft.



Ground Floor



First Floor



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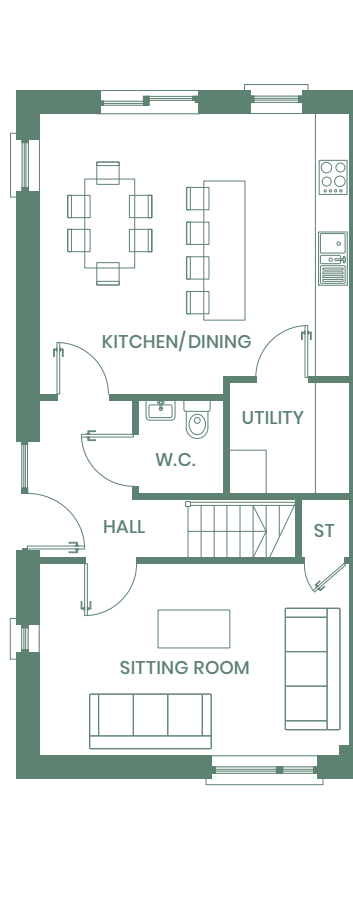
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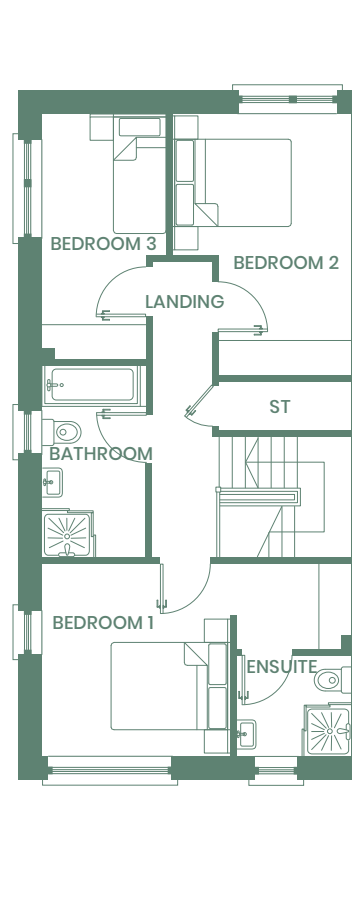


House Type D3

3 Bed End Terrace (LEFT):
114.28 sq.m. / 1,230sq.ft.



Ground Floor



First Floor



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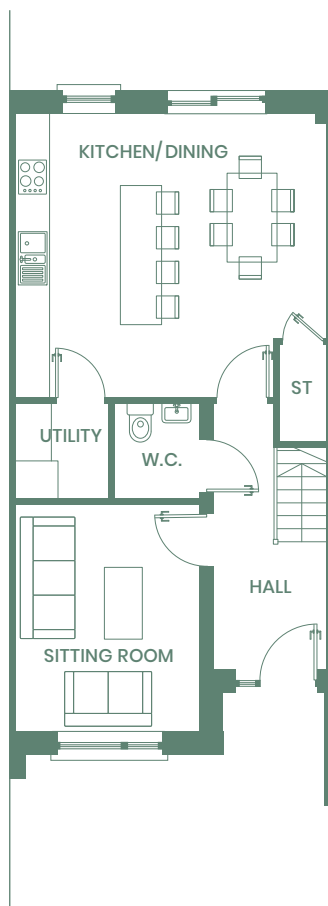
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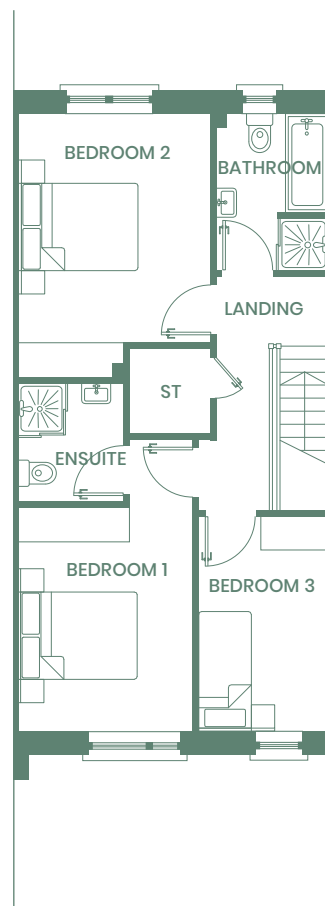


House Type D4

3 Bed Mid Terrace:
110 sq.m. / 1,184sq.ft.



Ground Floor



First Floor



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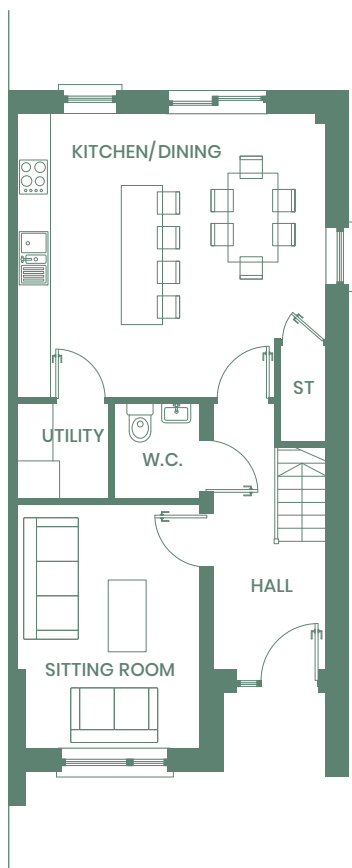
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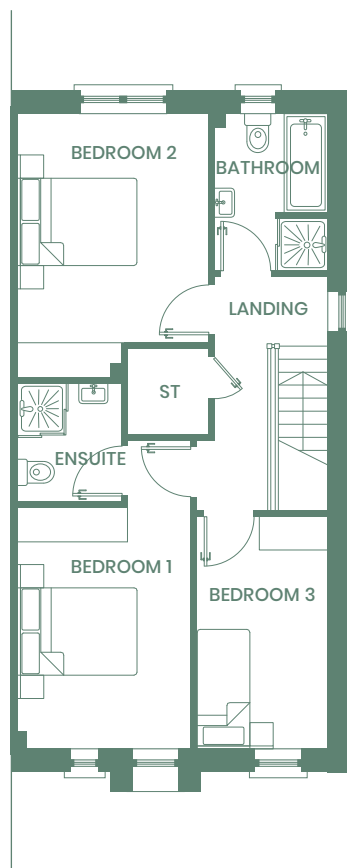


House Type D5

3 Bed End Terrace (RIGHT):
111.97 sq.m. / 1,205.23 sq.ft.



Ground Floor



First Floor



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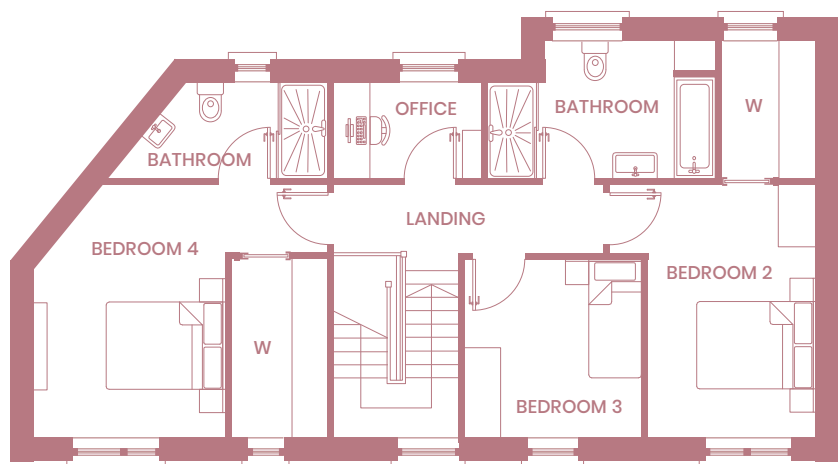
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House Type G

4 Bed Detached:
192.53 sq.m. / 2,072.37 sq.ft.



First Floor



Ground Floor



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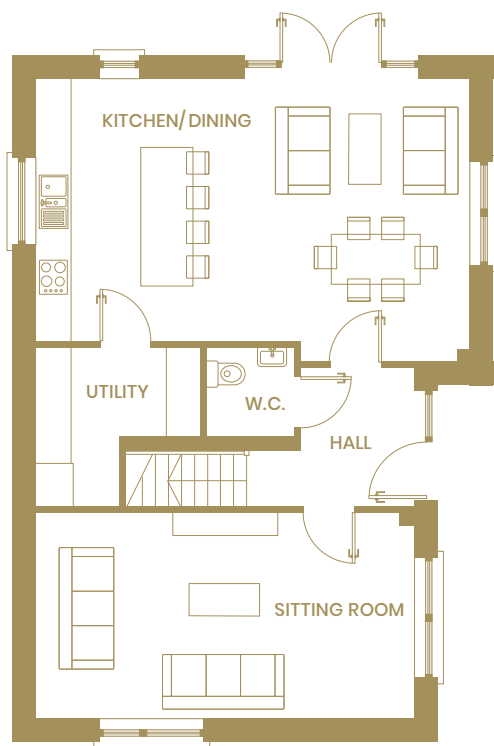
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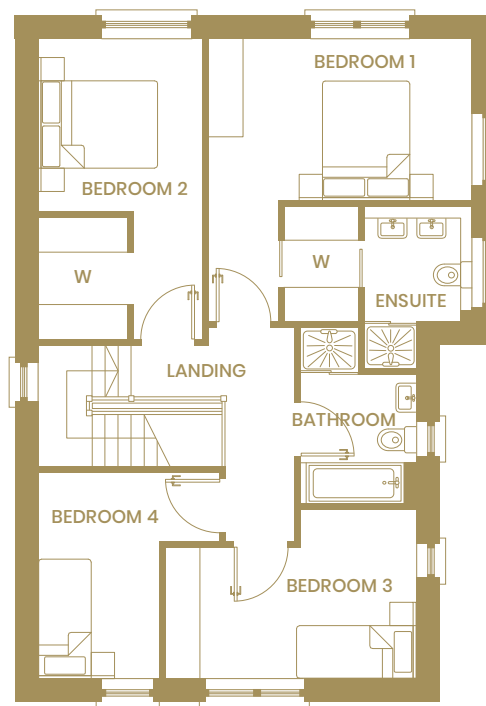


House Type J

4 Bed Detached:
148.82 sq.m. / 1,601.88 sq.ft



Ground Floor



First Floor



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Specifications

EXTERNAL FEATURES

- Highly insulated cavity wall construction.
- Precast concrete first floors.
- High quality painted render facades with natural stone cladding.
- Natural limestone window surrounds to feature windows.
- UPVC high performance double-glazed windows with low U-Value for energy efficiency.
- Engineered front door with three-point locking system.
- Large patio doors to private rear gardens.
- External weatherproof power point to rear.
- Paved patio area to rear garden with external wall light.
- Seeded gardens to rear.
- Quality paved front door entrance area.
- Driveway to accommodate 2 off street parking spaces.
- Natural stone walls to front gardens.

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup).
- Carbon monoxide detection.
- Hard-wired for future 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 areas and bedrooms.
- USB charging point in main living room, kitchen and master bedroom.
- TV connection point in all living areas and bedrooms.

ELECTRICAL

- Generous lighting and power points.
- Recessed LED downlighters in hallway.
- External weatherproof power point.

BATHROOMS & EN-SUITES

- High quality tiling to floors and wet area walls in main bathroom, downstairs WC and en-suite.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- High quality sanitary ware.

WARDROBES & STORAGE

- Contemporary fitted wardrobes in all bedrooms. Walk-in wardrobes to master bedrooms

INTERIOR FINISHES

- Extra height ceilings at ground floor.
- High quality white oak doors – traditional and contemporary style options.
- Primed and painted profiled architrave & skirting.
- Satin chrome finish ironmongery – traditional and contemporary style options.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.
- Pull-down attic ladder.
- Choice of 3 paint colours plus white.
- Tiled entrance hall.

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens with soft-close doors and drawers.
- Provision for fully-integrated kitchen cooking, dishwasher and fridge/freezer appliances.
- Stainless-steel sink draining board and mixing tap.
- Separate pantry and utility room with below countertop space provided for washing machine or condensing washer/dryer.



WARRANTY

Warranty cover under HomeBond
10-year Structural and Latent
Defect Insurance.



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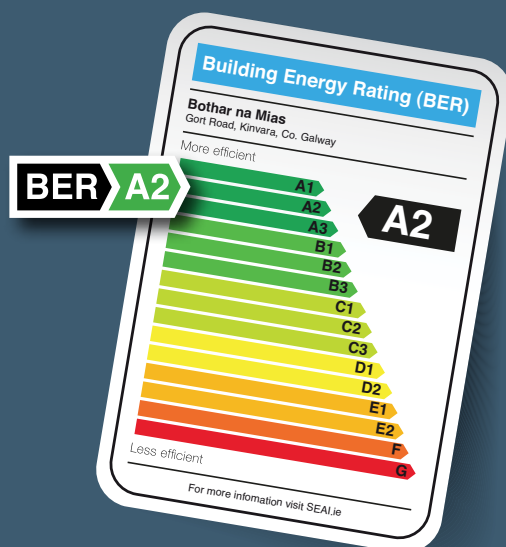
Energy Efficient Homes

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly-insulated air-tight design works with HRV system for automatic control of dwelling ventilation.
- High levels of roof, wall and floor insulation.
- Low E windows, Argon-filled with low emissivity coating to reflect heat back into rooms.
- Heat pump with underfloor heating on ground floors and radiators to first floors.

HEATING

- Houses are heated by heat pumps via zone-controlled underfloor heating and radiators.
- Pressurised hot & cold-water systems.





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Professional Team

DEVELOPER	Mike Burke, Tel: 087 2258985
ARCHITECTS	O'Neill / O'Malley Architecture
CIVIL & STRUCTURAL ENGINEERS	TOBIN
QUANTITY SURVEYORS	McLoughlin & Associates
MECHANICAL & ELECTRICAL	Moloney Fox Consulting Engineers
LEGAL	Patrick A. Burke & Co. Solicitors
CONTRACTOR	Custy Construction Ltd.
SALES AGENT	DNG Brian Mac Mahon

BOOKING INFORMATION

An initial booking deposit of €7,000 by bank draft or cheque made payable to sales agent with your solicitor's details are required to secure a property. On signing of unconditional contracts within 21 days of receipt, the balance of the contract deposit of 10% of purchase price will be required to be paid to developer's solicitors, Patrick A. Burke & Co. subject to contract/contract denied. Balance will be payable on completion.



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DOUGLAS NEWMAN GROUP
DNG

BRIAN MAC MAHON

Tel: 091 638 638

License No. 002136

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.



APPROVED
CONTRACTORS