



# ASHFORD PINES

CONG, CO. MAYO

Lough Corrib Living: Your Cong Address Awaits



Property Partners Gill & Glynn are proud to present the latest phase of the prestigious 'Ashford Pines' development, located in the charming village of Cong, Co. Mayo.

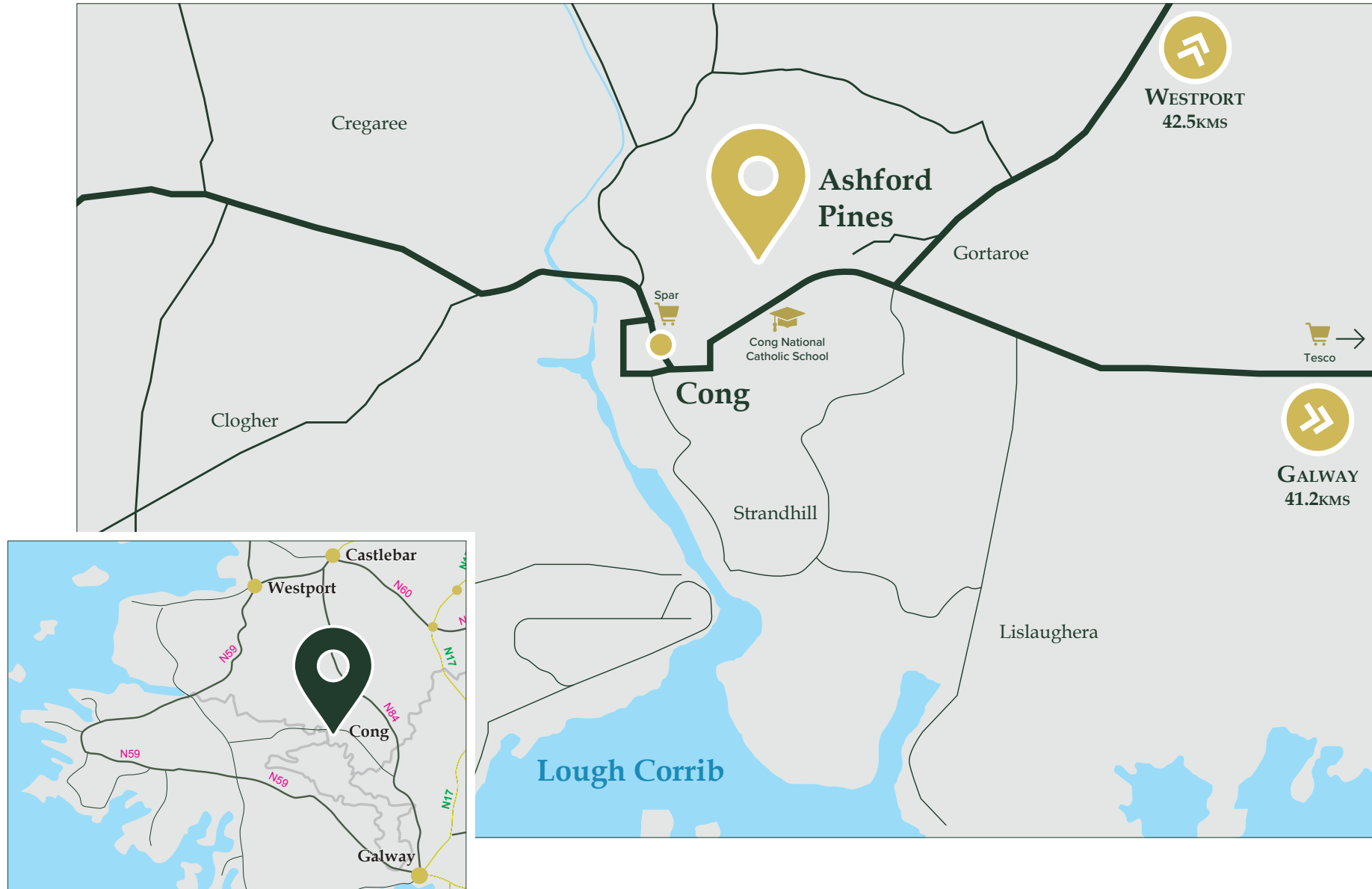
Phase 2 of this exclusive residential offering will feature six architecturally designed semi-detached homes, each generously proportioned at approximately 188 sq.m. (2,020 sq.ft.).

Nestled in a serene woodland setting, Ashford Pines enjoys a prime location directly opposite the world-renowned 5-star **Ashford Castle Estate**. This unique development blends luxurious living with natural beauty, providing a rare opportunity to reside in one of Ireland's most scenic and historic settings.

Situated in the heart of **Cong village**—on the Mayo-Galway border—Ashford Pines benefits from excellent connectivity: just 45 minutes from Galway City (41 km), 64 km from **Knock Airport**, and only 11 km from **Ballinrobe Town**.

Cong itself is a picturesque and historic village on the north-eastern shore of Lough Corrib. It offers a wide range of local amenities including shops, cafés, traditional pubs, restaurants, schools, and a medical centre. The area is renowned for its outdoor lifestyle, with exceptional freshwater fishing, scenic forest walks, and attractions such as the historic **Cong Abbey** and the famous **Quiet Man Museum**.

# LOCATION





# DEVELOPMENT

Ashford Pines offers a truly idyllic setting that combines natural charm, rich heritage, and modern convenience – a perfect place to call home.

These turnkey homes are thoughtfully designed to offer contemporary and practical living, ideal for modern family life. The spacious open-plan kitchen, dining, and living area features sleek pocket doors, allowing flexibility to create a more intimate space when desired. The well-appointed kitchen includes a walk-in pantry, with a choice of stylish colour finishes available to suit individual tastes.

A second living room at the front of the property provides additional space for relaxation or entertainment, complemented by a convenient storage room for added functionality.

Upstairs, the first floor comprises four generously sized bedrooms, each with dedicated wardrobe alcoves, including two ensuite bedrooms and a beautifully finished family bathroom.

Externally, the homes feature a paved driveway to the front, offering off-street parking for two vehicles. To the rear, each property benefits from a spacious, fully enclosed garden, perfect for outdoor enjoyment and family activities.

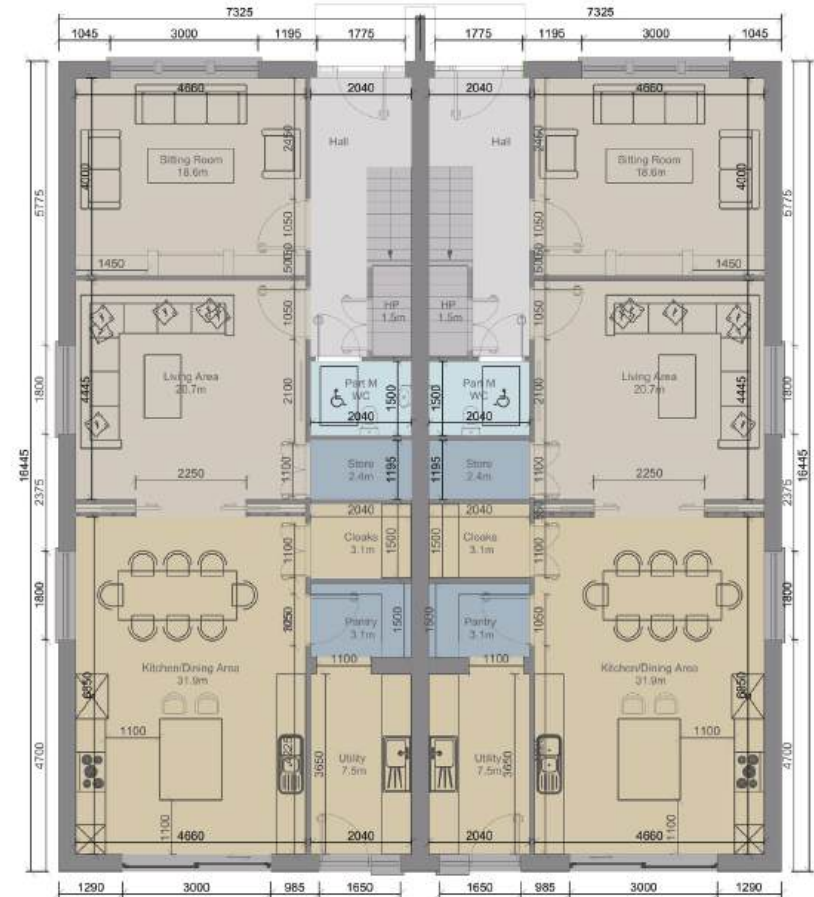
No. 2 Ashford Pines, boasts a corner site and planning permission for a garage.



# FLOOR PLANS



Proposed; First Floor Plan  
Ground Floor Area: 80m<sup>2</sup>/861sqft



Proposed; Ground Floor Plan  
Ground Floor Area: 107m<sup>2</sup>/1152sqft







# SERVICES

The subject property will be serviced with mains water, wastewater, electricity, and high-speed broadband.

Conditions to be noted: While care has been taken to ensure that information contained in Property Partners Gill & Glynn publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.

Special Conditions: The particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change.

The Agent(s) are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.



# SPECIFICATIONS

## INSULATION & AIRTIGHTNESS

- A2 BER Rated Homes
- Option to add Solar Panels (plus €10k)

## WINDOW & DOORS

- High Performance low energy double glazed windows from Munster Joinery
- High performance low energy doors with multi point locking systems

## HEATING

- Air to water heat pump system with on demand hot water and energy efficient heating
- Underfloor heating (both floors) with independent heating zones giving optimal control

## VENTILATION

- Highly efficient heat recovery ventilation system designed to provide tempered filtered fresh air to the house all year round, reducing energy consumption and providing superior internal air quality.

## KITCHEN & UTILITY

- Stylish and elegant kitchens from Queenan Kitchens (Ballina) with several colors to choose from.

## BATHROOMS & ENSUITE

- Bathrooms and ensuite are fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout.
- All bathrooms have a painted finish with feature tiling.
- Pressurised hot water system for baths and showers.

## INTERNAL FINISHES, DOORS AND IRONMONGERY

- Walls and ceilings painted throughout and finished with emulsion paint
- Woodwork and joinery finished with satin oil paint
- Quality painted 'shaker' internal doors with stylish chrome door handles
- Contemporary 6 inch/150mm skirting & 4 inch/100mm architrave

## ELECTRICAL

- Generous electrical specification.
- The development will be serviced by fiber broadband.
- Provision for electric car charging point.

## EXTERNAL FINISHES

- Aluminium fascia and soffits.
- Limestone finish and White Sanded Cement finish.

## GARDENS & DRIVEWAYS

- Seeded rear gardens, concrete post and panel boundaries
- Paved patio using Tobermore textured flags
- Delicate soft landscaping to front

## ENGINEERING

- O'Lally Chartered Engineers have been appointed as the assigned certifier. Upon completion of each phase a certification of compliance with Building Regulations and Planning is provided.

## PROPERTY GUARANTEE

- 10 Year Homebond Guarantee





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CONG, CO. MAYO

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