



GARRAÍ AN CHOILL



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GARRAÍ AN CHOILL

is a brand new development of 39 luxury homes brought you by Greenvision Homes.

We have mix of 2 and 3 bedroom, A-rated homes in the Oranhill residential district of Oranmore. Situated between the vibrant village of Oranmore and the breathtaking views of Renville Park, Garraí an Choill is a perfect setting for homeowners of all walks of life.

With easy access to local schools, shops, bars, restaurants and transport links, residents of Garraí an Choill can enjoy contemporary living in one of Galway's most sought after locations.



Oranmore, County Galway

Originally known as Fuarán Mór, meaning "great spring" in Irish. This name reputedly refers to a spring or well near the village.

Located just 7km east of Galway City Center, Oranmore is placed within the Galway Metropolitan Area. It sits in one of Galway Bay's most spectacular inlets.

Steeped in the history of Galway, Oranmore boasts both prehistoric ringforts and Oranmore Castle. A stronghold of the Clanricardes, the castle dates back to the 15th century and overlooks Oranmore Bay.

Oranmore has grown into one of Galway's most desired locations for homebuyers due to its natural beauty and community offerings. With sports groups for all ages, multiple local schools of both primary and secondary levels, multiple shops and a lively host of bars and restaurants, there is something for every resident to enjoy.



Galway City
12km/15+mins

Limerick
90km/60+mins

Cork
180km/130+mins

Dublin
200km/120+mins



Galway City
30+mins

Limerick
130+mins

Sligo
180+mins

Dublin
200+mins



Galway City
8+mins

Limerick
120+mins

Dublin
140+mins

With reliable bus and train networks, as well as easy access to the country's motorway network, Oranmore is an ideal location for commuting professionals looking to avoid the infamous Galway traffic.

Investment in both a second train-line train platform, and extension of the bus network to the heart of Oranhill, will mean that those commuting to Galway City and further afield can leave the car at home.



Oranhill

Situated just minutes from the heart of Oranmore, Oranhill provides its residents with the best of both worlds. A quiet residential area with well maintained streets and landscaped communal areas, Oranhill has grown in recent years to become a safe haven for residents seeking peace and quiet, while still being within walking distance of nearby amenities and transport links.



Sitting on a quiet corner of Oranhill's eastern border, Garraí an Choill will enjoy views of surrounding green fields, fresh air, and reduced traffic from neighboring estates.

Future links to both the N67 and Main Street, Oranmore through a neighboring estate will decrease walking times to the village, as well as provide easy access to the soon to be extended cross-city shuttle bus service.





TARRAÍ AN CHOILL

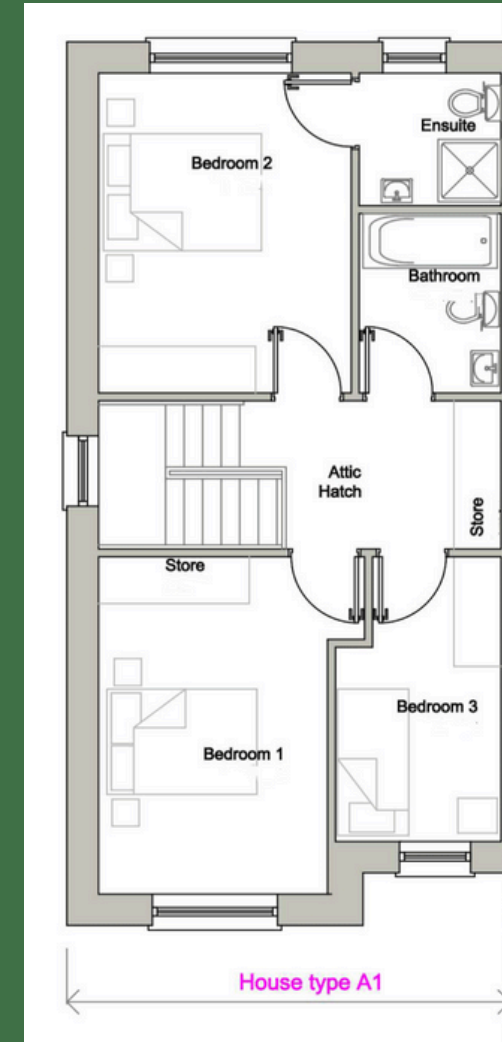
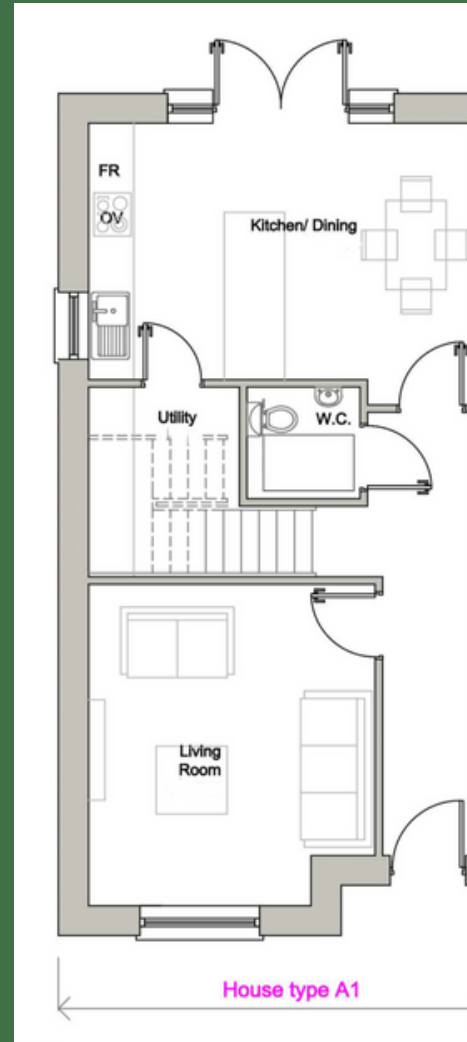


Built to the highest of industry standards, our homes come with a 10-year Homebond Structural warranty. Timberframe construction technology, coupled with a top of the range air-to-water heat pump will ensure lower energy consumption as well as maximum comfort.



SARRAÍ AN CHOILL

A1 house Type 3-Bed Semi-Detached

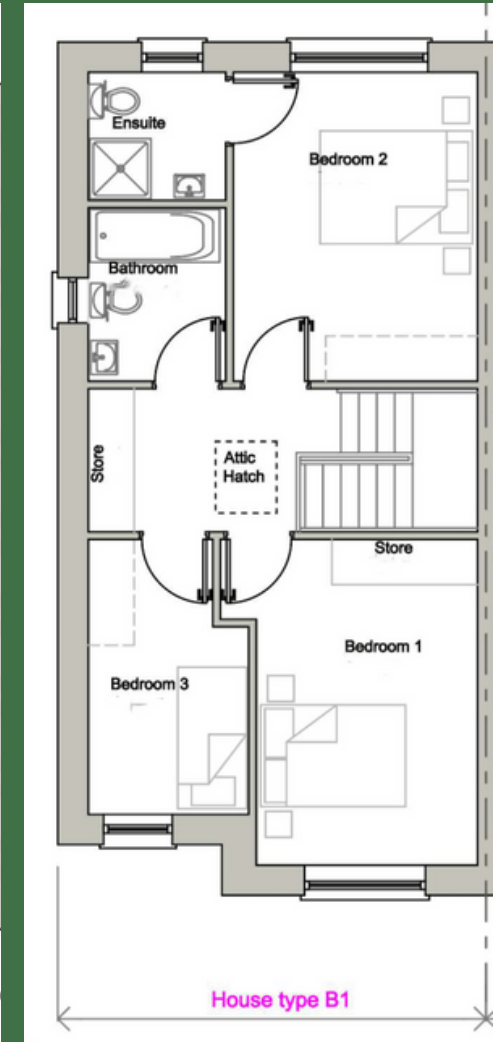
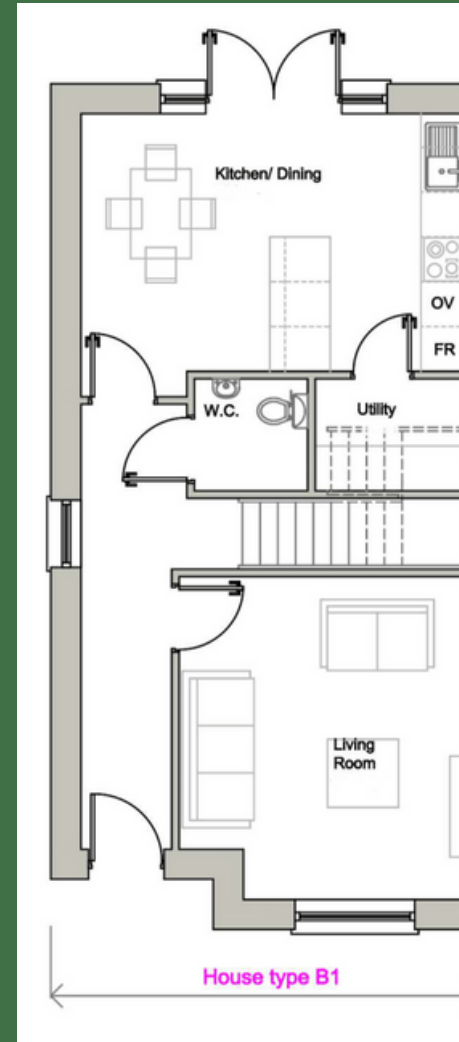


Approx. 104.4sqm



SARRAÍ AN CHOILL

b1 house Type 3-Bed Semi-Detached

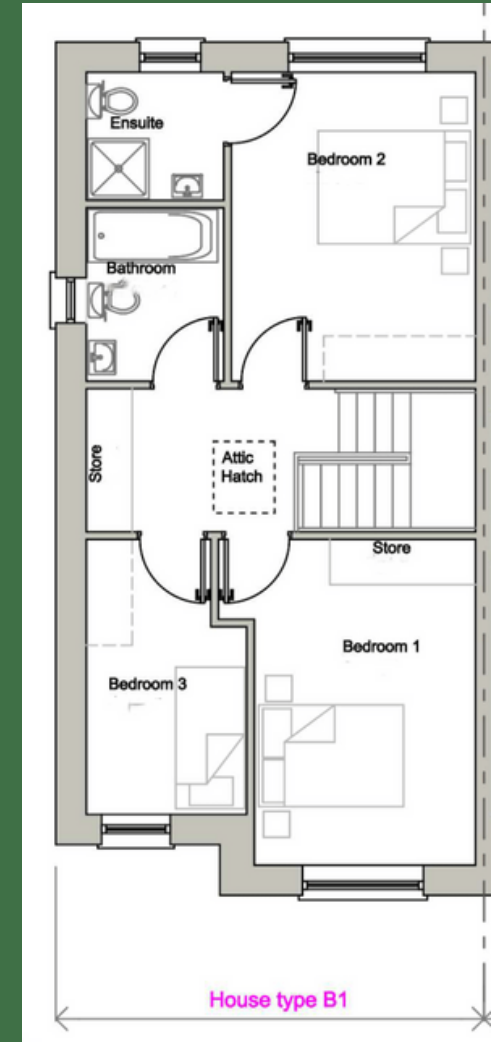
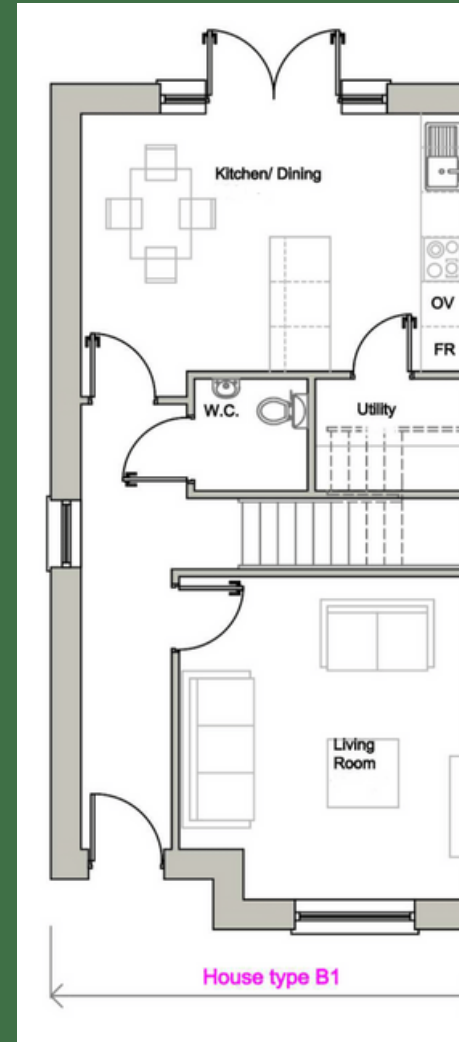


Approx. 103.6sqm



SARRAÍ AN CHOILL

b1 house Type 3-Bed End-Terrace



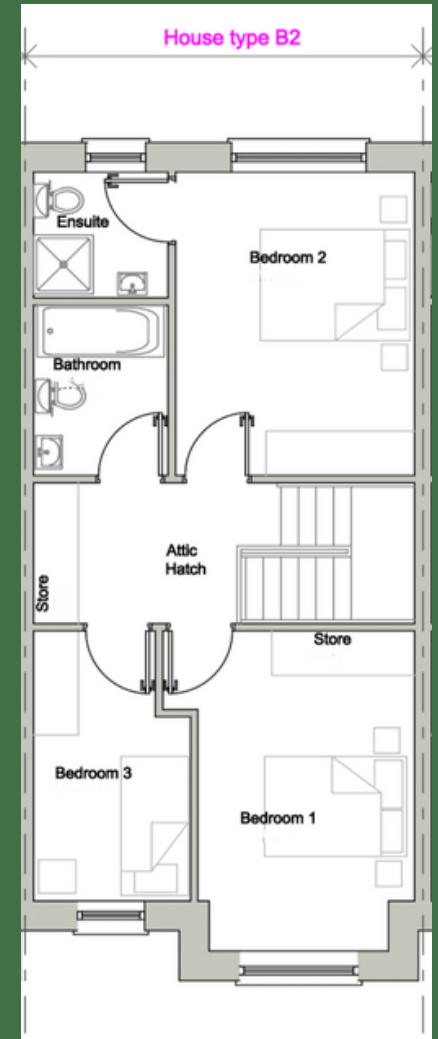
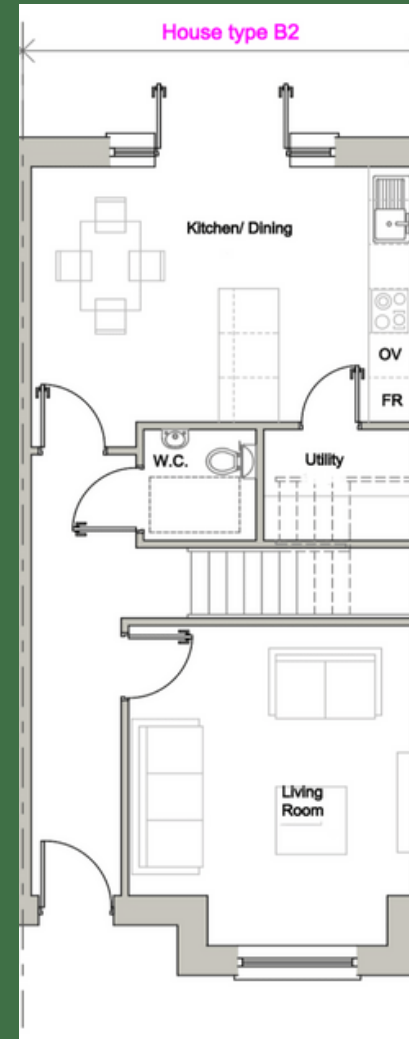
Approx. 103.6sqm



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b2 house Type

3-Bed Mid-Terrace

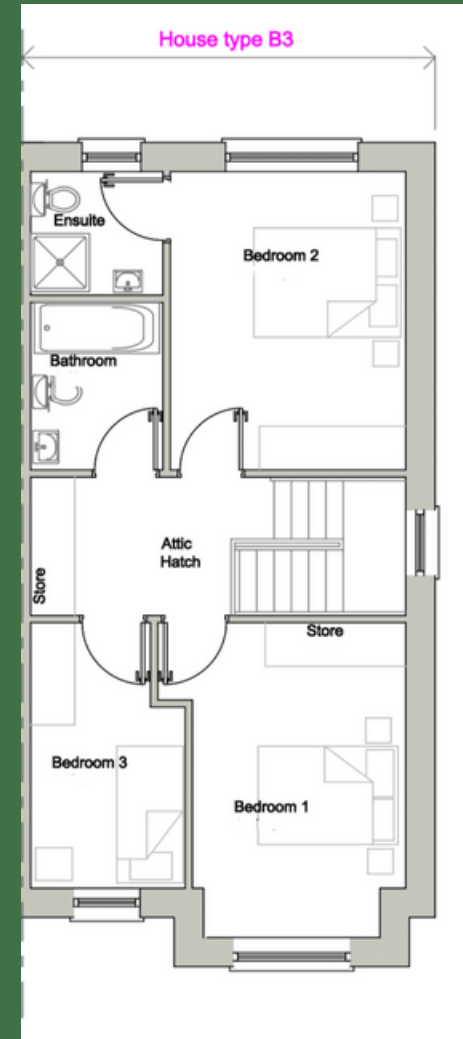
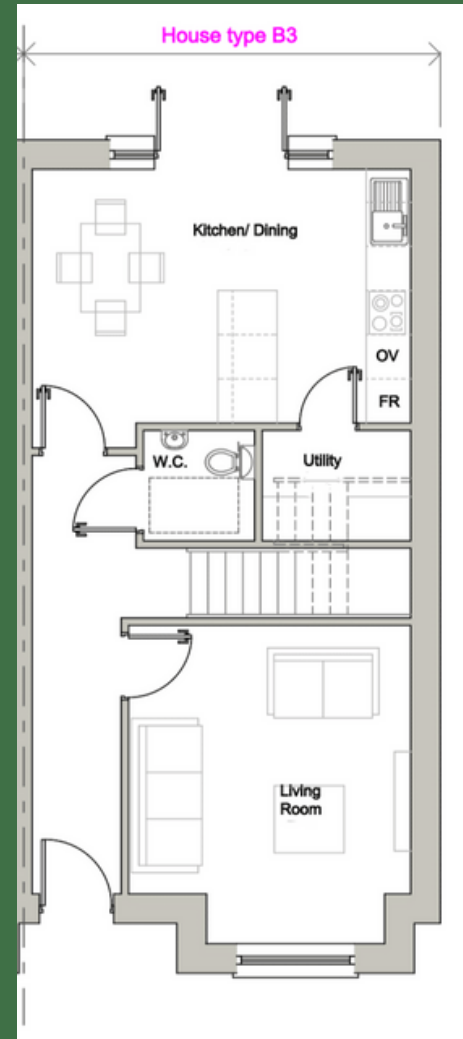


Approx. 103.6sqm



SARRAÍ AN CHOILL

b3 house Type 3-Bed End-Terrace

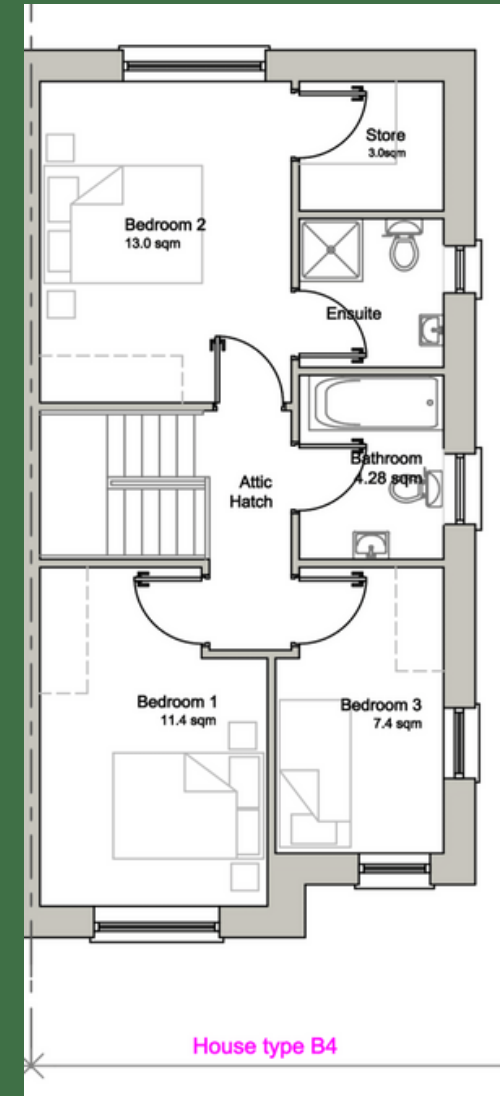
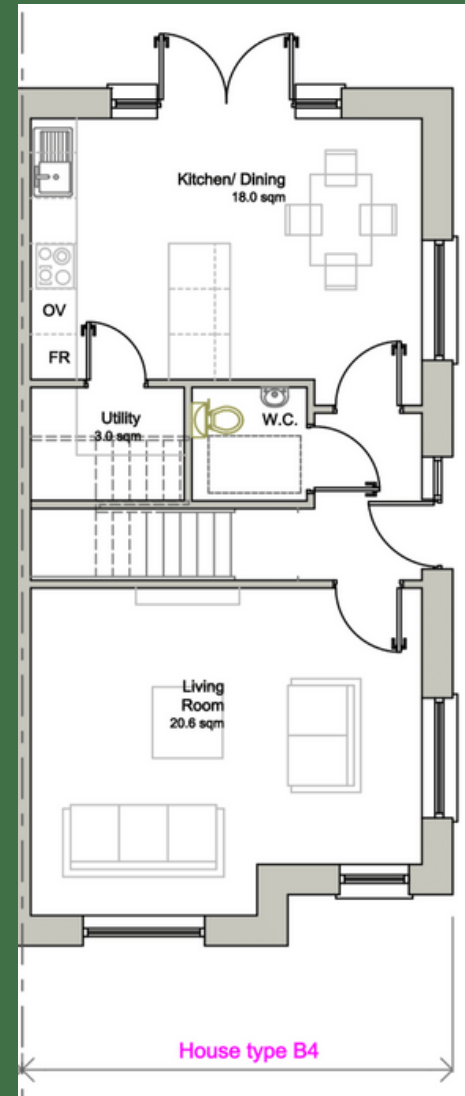


Approx. 103.6sqm



SARRAÍ AN CHOILL

b4 house Type 3-Bed End-Terrace Corner



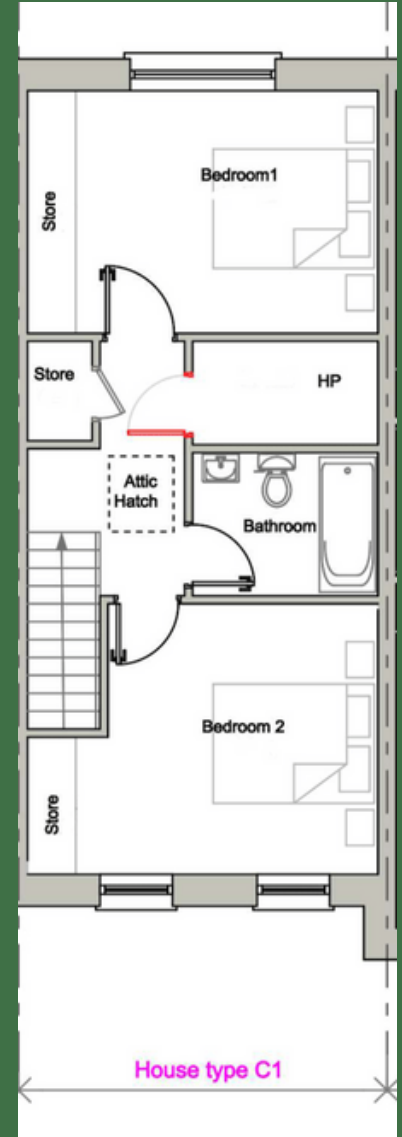
Approx. 103.6sqm



SARRAÍ AN CHOILL

C1 house Type

2-Bed Mid-Terrace



Approx. 85.6sqm



Specifications

House Construction

- Ultra-efficient timber frame construction
- Block/Brick external Leaf
- Energy Rating A2
- 10-Year Homebond Structural Guarantee

External Finishes

- Architecturally designed house
- Maintenance-free, high quality plaster/ brick finish
- PVC fascia and soffits
- Aluminium Gutters

Insulation & Airtightness

- Superior levels of insulated walls, floors and attic reduce heat losses, ensure lower energy consumption and guarantee more cozy living.
- All houses constructed to provide a high level of air tightness to a standard in excess of Building Regulations

Ventilation

- Mechanical ventilation (MEV) to kitchens, bathrooms and ensuites

Internal Finishes

- Walls and ceilings painted throughout and finished with matt emulsion paint
- Stairs/ Architrave/ skirting/ window boards finished with satin oil paint
- Slide robe fitted in the master bedroom



Specifications

Windows & Doors

- High-performance low energy double-glazed UPVC windows.
- High-performance low energy doors with multi point locking systems

Internal Doors & Ironmongery

- Quality painted 'shaker' internal doors with stylish satin chrome door handles
- Contemporary 6 inch/150mm skirting & 4 inch/100mm architrave

Kitchen & Utility

- Stylish and elegant kitchens with two colour choices.

Bathrooms & Ensuite

- Bathrooms and ensuites 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.
- Pressurized hot water system for baths and showers



Specifications

Heating

- Air-to-water heat pump system providing on-demand domestic hot water and energy-efficient heating.
- Underfloor heating on the ground floor.
- Contemporary wall-mounted LTV low-temperature radiators on the first floor.
- Two independent heating zones giving optimal control

Electrical

- Generous electrical specification.
- The development will be serviced by fiber broadband
- All homes will be ready for connection for TV & telephone.
- Provision for electric car charging point.

Gardens & Driveways

- Seeded rear gardens. Paved patio, driveways and footpaths
- Capped and plastered concrete boundary walls
- Communal playground installed
- Landscape architect designed common areas



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For further information:
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