



BOTHAR NA MIAS

Kinvara, Co. Galway

Phase 4 comprising 23 New Homes





BOTHAR NA MIAS

Welcome

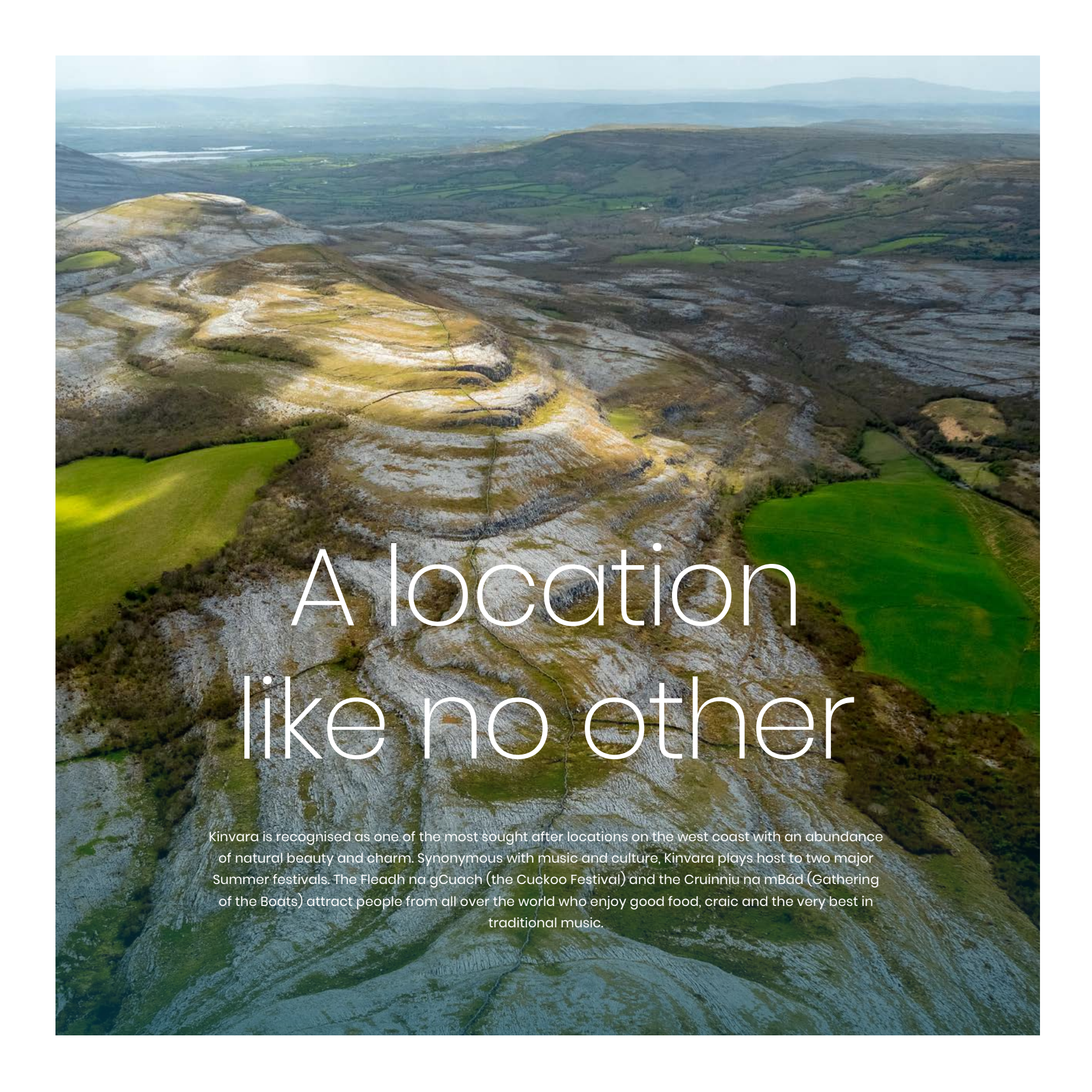
To Bothar Na Mias- Phase 4

Twenty three superbly built modern homes in the idyllic location of Kinvara.

The development is just walking distance from Kinvara village centre. Enjoy spectacular views with the famous Dunguaire Castle set against the stunning view of Kinvara Bay to the northwest and the impressive limestone outcrops of the Burren to the southwest.

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.

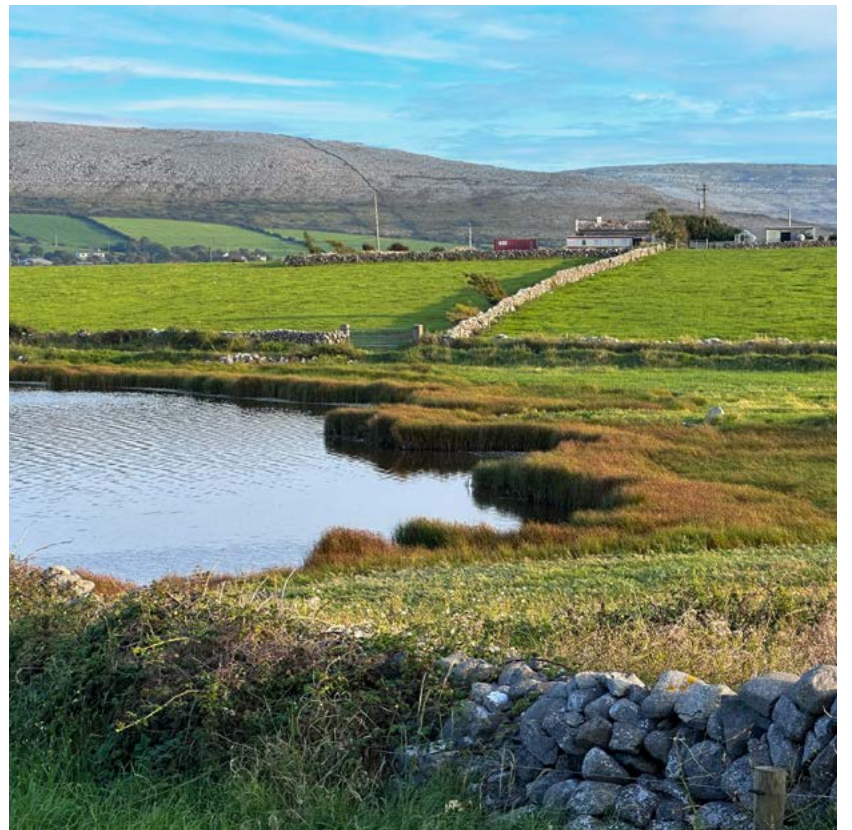
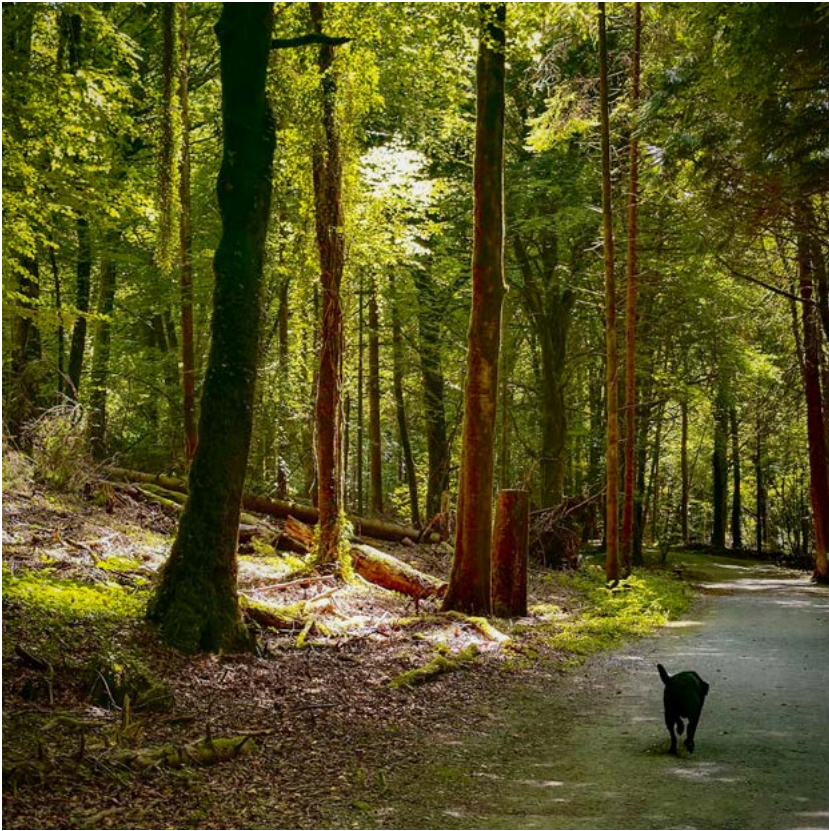


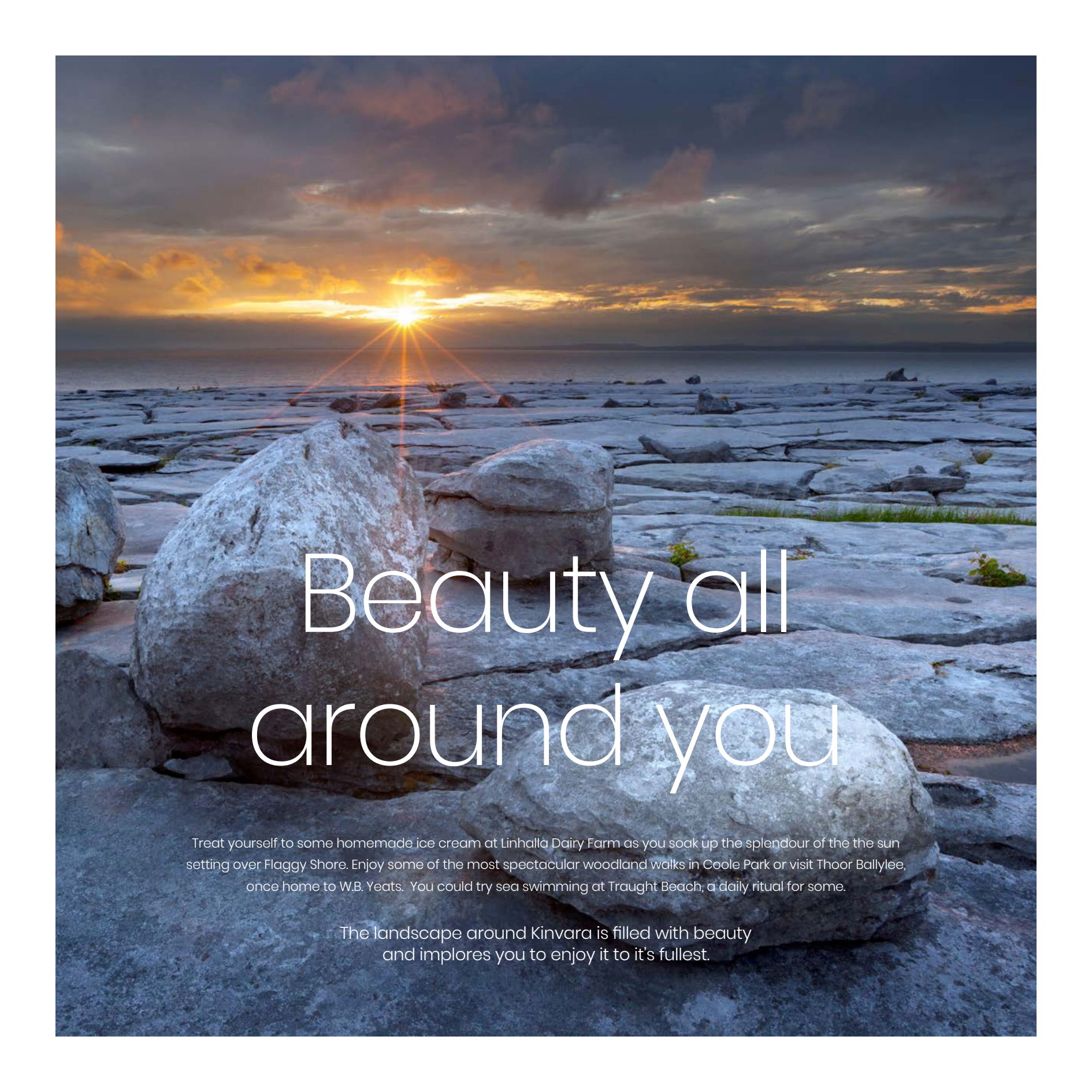
An aerial photograph of a rugged, rocky landscape. The foreground and middle ground are dominated by grey, craggy rock formations with patches of green grass and low-lying vegetation. In the background, rolling hills and valleys are visible under a clear sky. The overall scene is one of natural beauty and tranquility.

A location like no other

Kinvara is recognised as one of the most sought after locations on the west coast with an abundance of natural beauty and charm. 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 people from all over the world who enjoy good food, craic and the very best in traditional music.







Beauty all around you

Treat yourself to some homemade ice cream at Linhalla Dairy Farm as you soak up the splendour of the sun setting over Flaggy Shore. Enjoy some of the most spectacular woodland walks in Coole Park or visit Thoor Ballylee, once home to W.B. Yeats. You could try sea swimming at Traught Beach, a daily ritual for some.

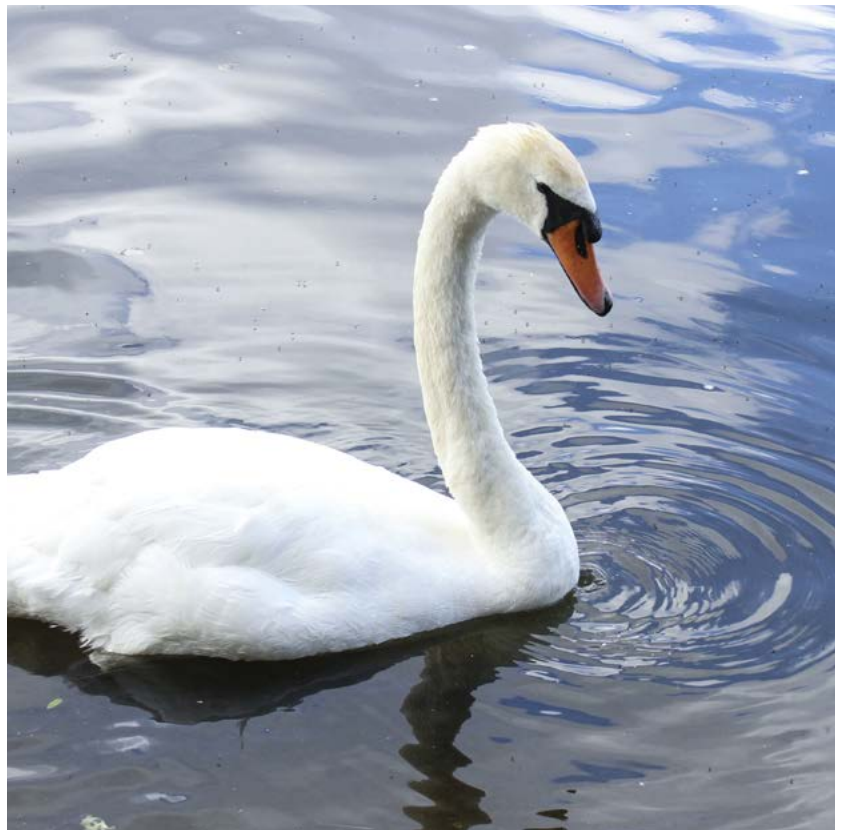
The landscape around Kinvara is filled with beauty and implores you to enjoy it to it's fullest.

A low-angle, close-up shot of a sailboat's deck and rigging. A person in a dark jacket is visible in the background, and a red sail is partially visible. The boat is on the water, and the sky is overcast.

Kinvara Village

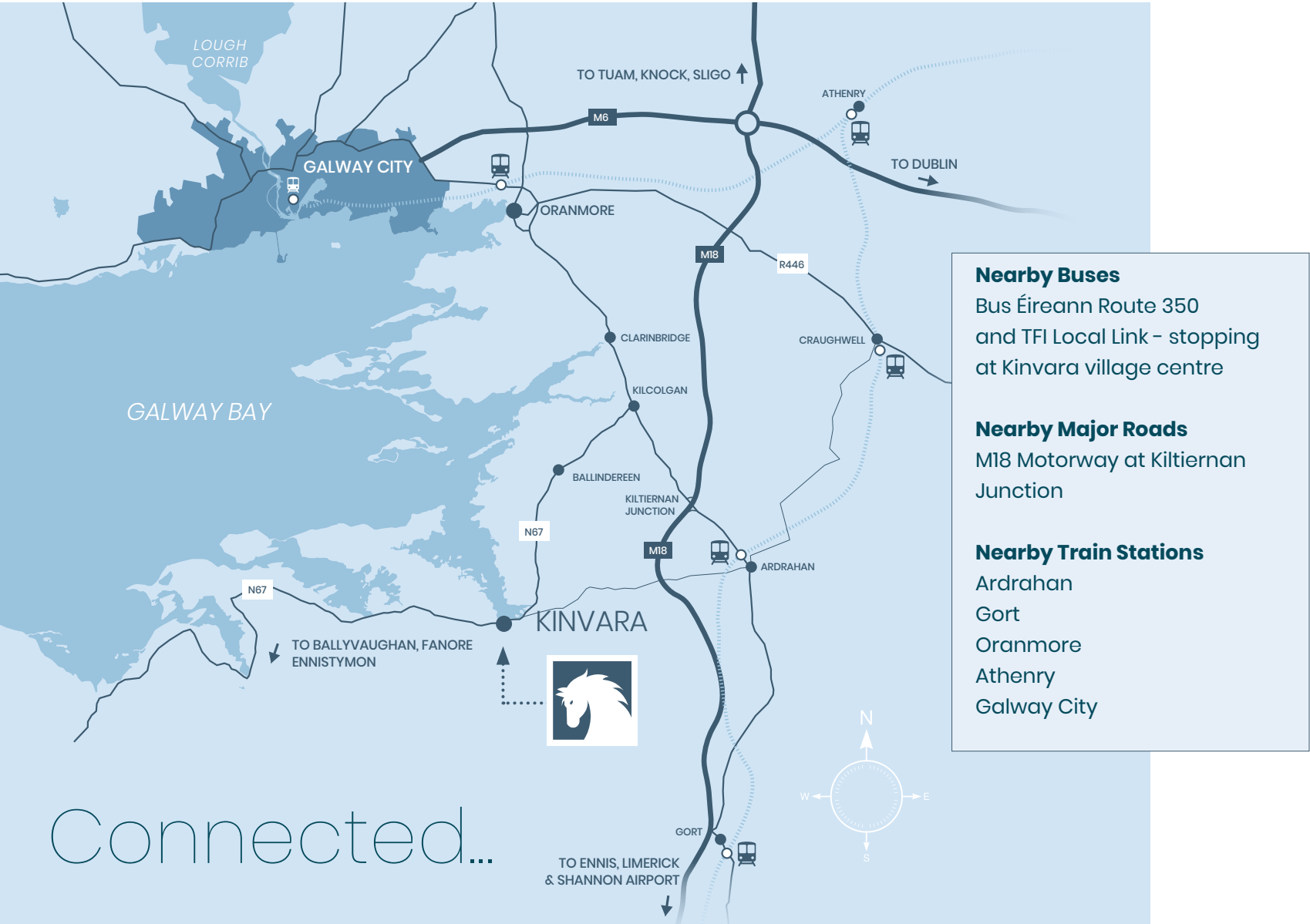
An idyllic location full of
character and charm

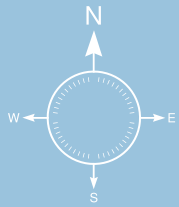
This vibrant community offers a harmonious blend of
coastal beauty, rich history, and modern amenities, making
it an ideal place to call home.



Residents of Bothar na Mias will benefit from convenient access to Ireland's national transport network. The M17/M18 western corridor provides direct routes to Knock and Shannon International Airports and linking with the M6 providing a seamless motorway drive to Athlone and Dublin. Alternatively, Ardrahan Station is just a 10 minute drive away (8.6km), offering a comfortable rail option for travel to Galway, Limerick or Dublin.

This location has excellent connectivity to local amenities by road and regular public transport. Kinvara is served by Bus Éireann Route 350, which connects Galway and Ennis via Doolin, stopping in Kinvara (Main Street) several times daily. In addition, TFI Local Link's rural bus network provides supplementary services in the wider area.





Journey Times (by car)

Location	Distance	Time
Kilcolgan	11 km	12 mins
Oranmore	18.7 km	20 mins
Oranmore Train Station	21 km	24 mins
Ardrahan Train Station	8.6 km	10 mins
Tuam	52.4 km	37 mins
Athenry	31.1km	27 mins
Ballinasloe	67.2 km	46mins
Athlone	93.7 km	1 hr 9mins
Loughrea	30 km	35 mins
Gort	14.2 km	17 mins
Shannon	61.9 km	45 mins
Limerick	74.8 km	56 mins
Dublin	214 km	2 hrs 22 mins
Cork	172 km	2 hrs 11 mins
Galway City locations		
Eyre Square	31.1 km	39 mins
University of Galway	31km	38 mins
ATU	26.1 km	29 mins
The Coach Station	29 km	37 mins
Ceannt Train Station	30km	38 mins
Galway City Docks	30.3 km	36 mins
Galway University Hospital	31.6 km	40 mins
Merlin Park Hospital	24.6 km	28 mins
Galway Clinic	23.7 km	25 mins

... and Accessible

Kinvara Village

A small place
that has everything

← Doorus National School
St Colman's Church

MacMahons
Service Station

N67

Kinvara GAA
Club Grounds

Moy Road

Kinvara Clinic

MAP KEY

 School	 Hotel/Guesthouse
 Church	 Café
 Post Office	 Restaurant
 Garda Station	 Playground
 Doctor/Medical	 Sports Ground Hair
 Pharmacy	 Hair Salon
 Dentist	 Hardware Store
 Shop	 Gallery
 Bar	 Service Station
 Credit Union	 Beauty Salon
 Vet	 Estate Agent


WILD ATLANTIC WAY

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

Schools

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

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.

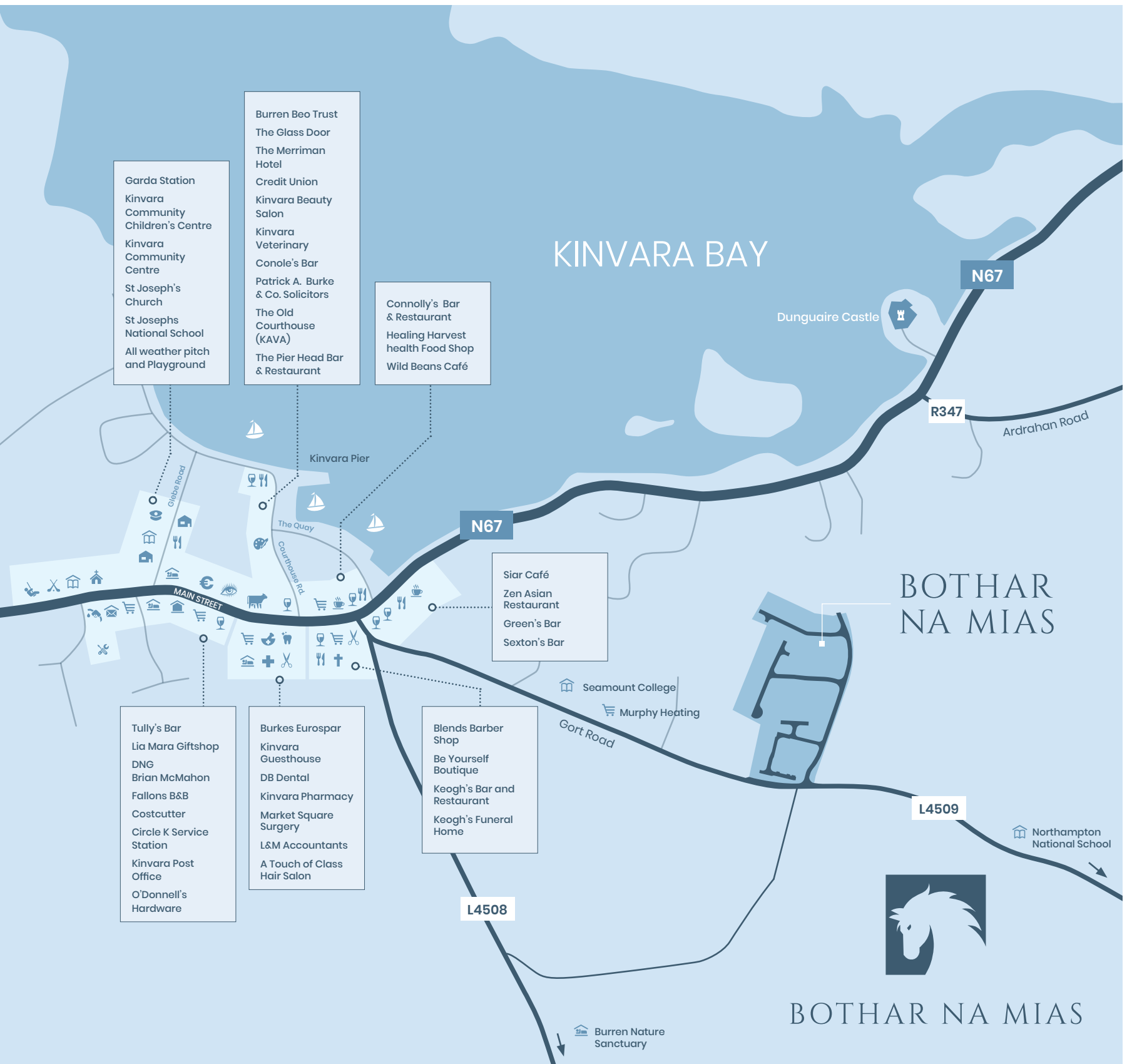
Shops, Bars & Restaurants

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

Kinvara Farmers Market:

Held on Fridays from 10 am to 2 pm on Courthouse Road, this market features over 20 stalls selling fresh produce, artisan foods, and crafts.

Local Boutiques & Artisans: Explore unique shops offering handmade goods, local art, and specialty products that reflect the village's creative spirit.





BOTHAR NA MIAS

The Development

Bothar Na Mias Phase 4 comprises 23 homes with 3 four bedroom detached, 2 four bedroom semi-detached, 12 three bedroom semi-detached and 4 two bedroom terraced units. All will benefit from beautifully landscaped public open amenity space with easy access to the village. Each home will have an allocation of two car park spaces with some additional spaces provided.

The homes are thoughtfully designed by O'Neill O'Malley Architects and built to the highest standard by Custy Construction.

The development overlooks Kinvara Bay to the north with the limestone hills of the Burren to the left and the majestic Dunguaire Castle to the right.

House Types and Areas

- Type A/A2**
 A: 4 BED Sem-detached (LEFT):
 133.4 sq.m. / 1,435.9 sq.ft.

 A2: 4 BED Sem-detached (RIGHT):
 128 sq.m. / 1,377.7 sq.ft.
- Type B/B1**
 B: 3 BED Sem-detached (LEFT):
 111.77 sq.m. / 1,203 sq.ft.

 B1: 3 BED Sem-detached (RIGHT):
 116.6 sq.m. / 1,255 sq.ft.
- Type D/D1**
 D: 3 BED Sem-detached (LEFT):
 109.74 sq.m. / 1,181.2 sq.ft.

 D1: 3 BED Sem-detached (RIGHT):
 114.39 sq.m. / 1,231.2 sq.ft.
- Type E**
 3 BED Sem-detached (RIGHT):
 111.9 sq.m. / 1,204.4 sq.ft.
- Type F**
 3 BED Sem-detached (LEFT):
 111.1 sq.m. / 1,195.8 sq.ft.
- Type H5**
 2 BED End-terrace:
 87.45 sq.m. / 941.3 sq.ft.
- Type H6**
 2 BED Mid-terrace:
 86.8 sq.m. / 934.3 sq.ft.
- Type H7**
 2 BED Mid-terrace:
 87.65 sq.m. / 943.45 sq.ft.
- Type H8**
 2 BED End-terrace:
 83 sq.m. / 893.4 sq.ft.
- Type J**
 4 BED Detached
 148.82 sq.m. / 1,601.8 sq.ft.

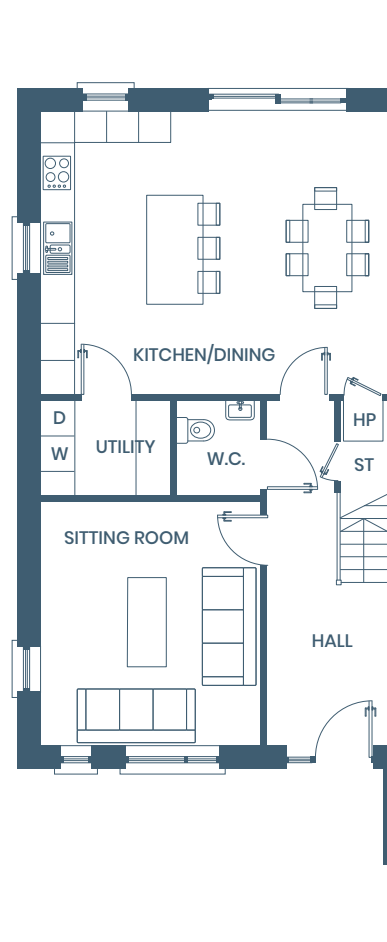
All floor areas include internal walls and service voids on both floors. Stair voids at first floor are excluded.



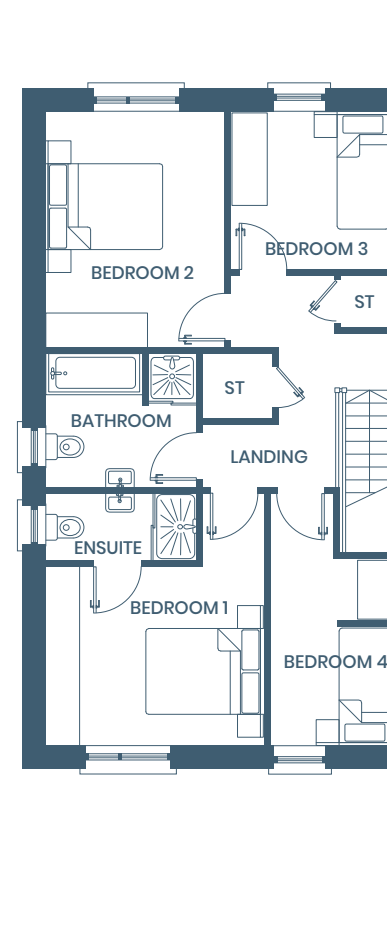


House Type A

4 Bed Semi-detached
133.4 sq.m. / 1,435.9 sq.ft.



Ground Floor



First Floor



BER details are available on request from the Agent.

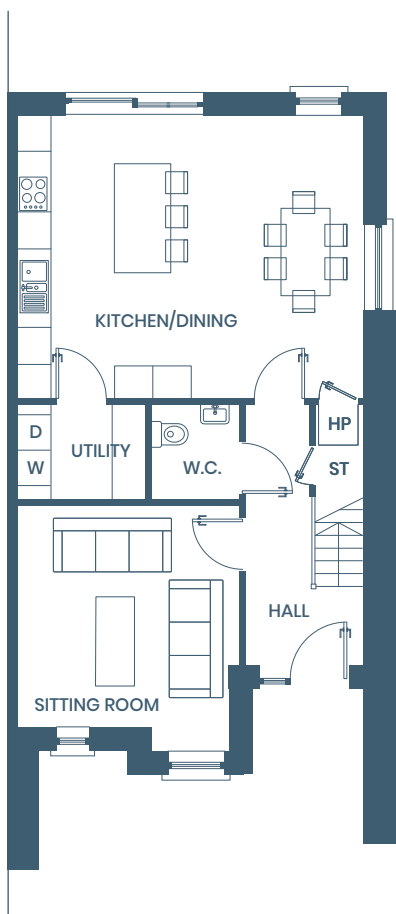


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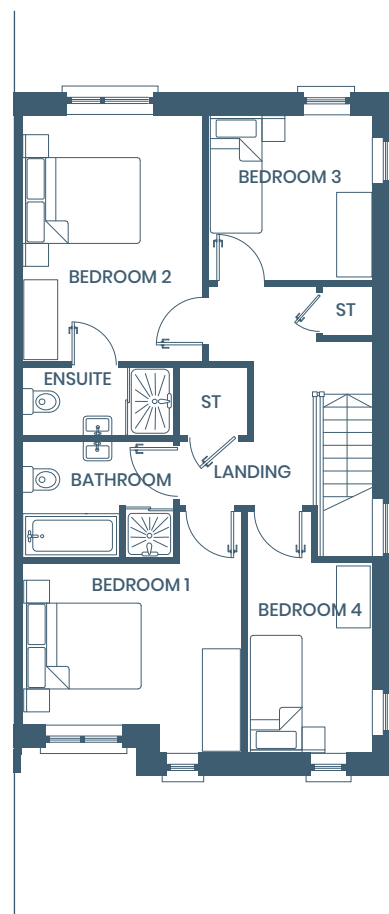


House Type A2

4 Bed Semi-detached
128 sq.m. / 1,377.7 sq.ft.



Ground Floor



First Floor



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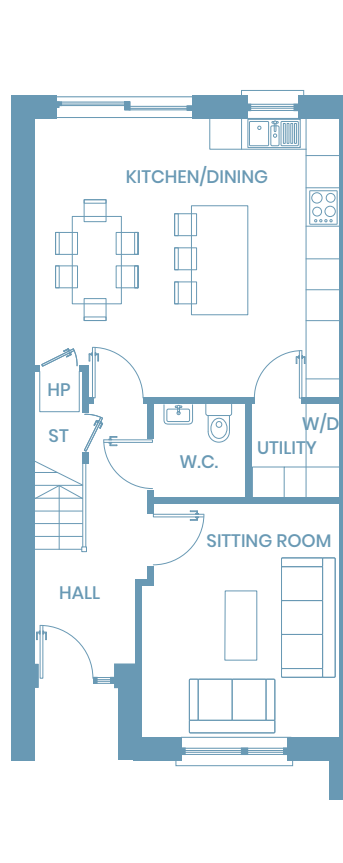


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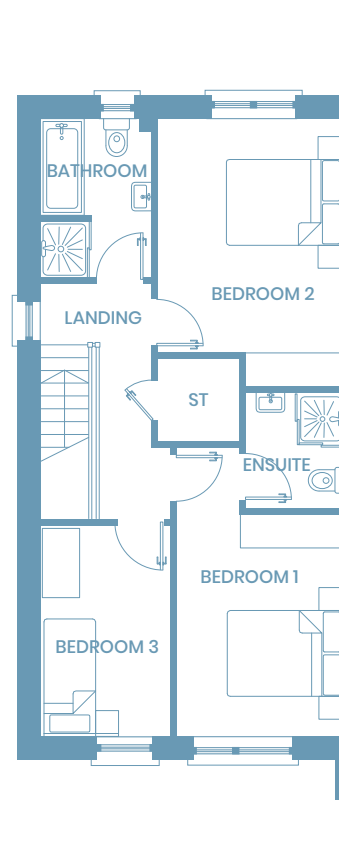


House Type B

3 Bed Semi-detached
111.77 sq.m. / 1,203 sq.ft.



Ground Floor



First Floor



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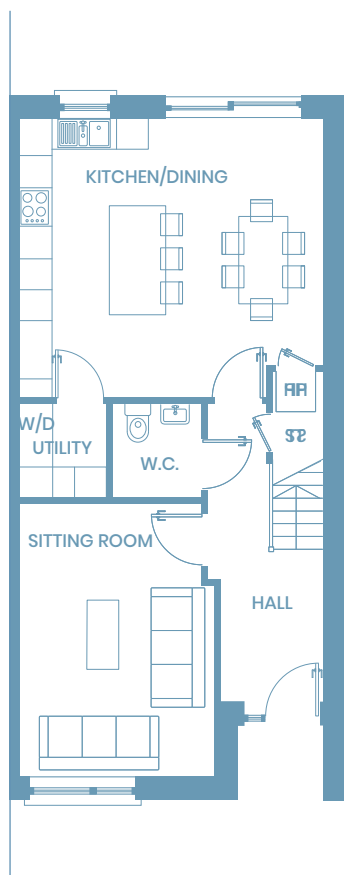


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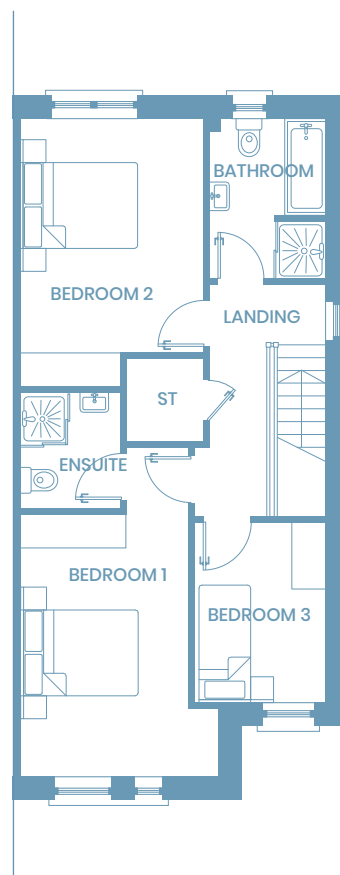


House Type B1

3 Bed Semi-detached
116.6 sq.m. / 1,255 sq.ft.



Ground Floor



First Floor



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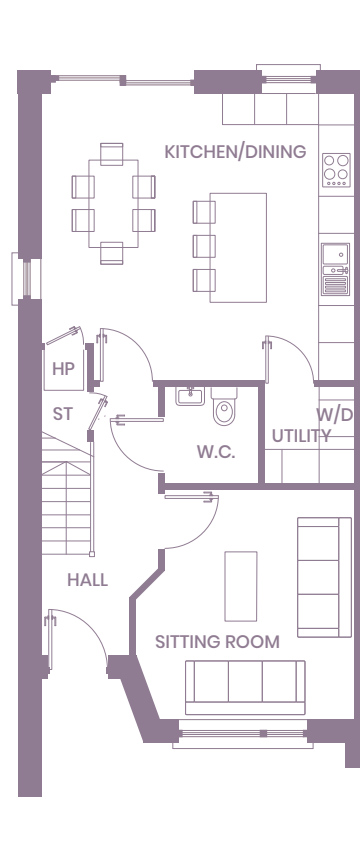


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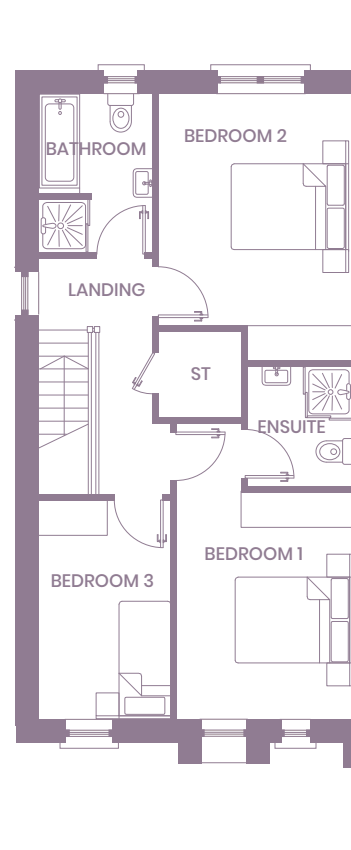


House Type D

3 Bed Semi-detached
109.74 sq.m. / 1,181.2 sq.ft.



Ground Floor



First Floor



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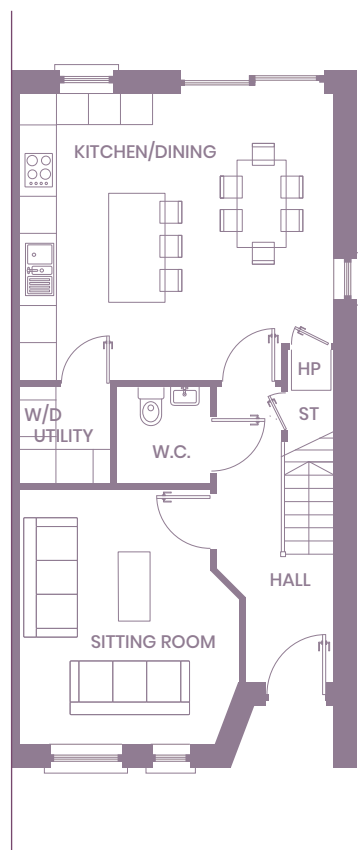


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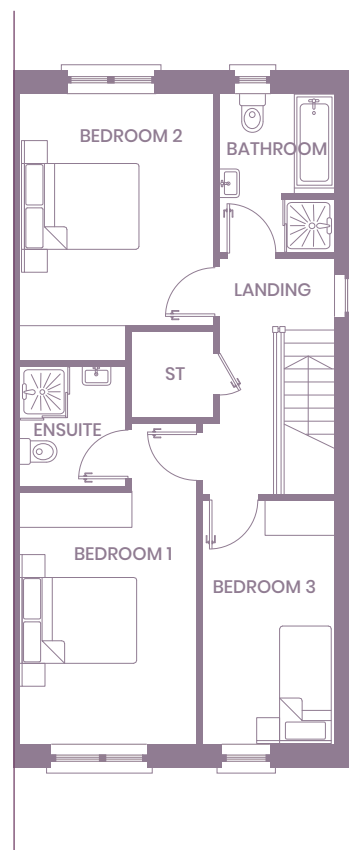


House Type D1

3 Bed Semi-detached
114.39 sq.m. / 1,231.2 sq.ft.



Ground Floor



First Floor



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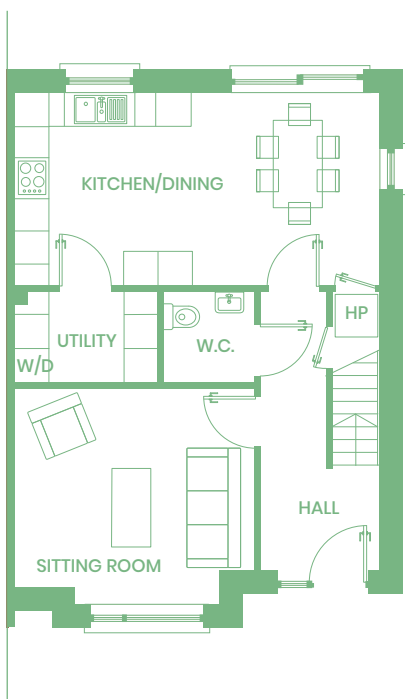


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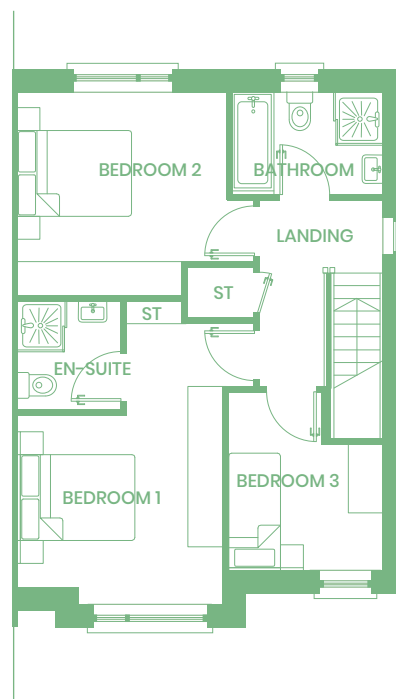


House Type E

3 Bed Semi-detached
111.9 sq.m. / 1,204.4 sq.ft.



Ground Floor



First Floor



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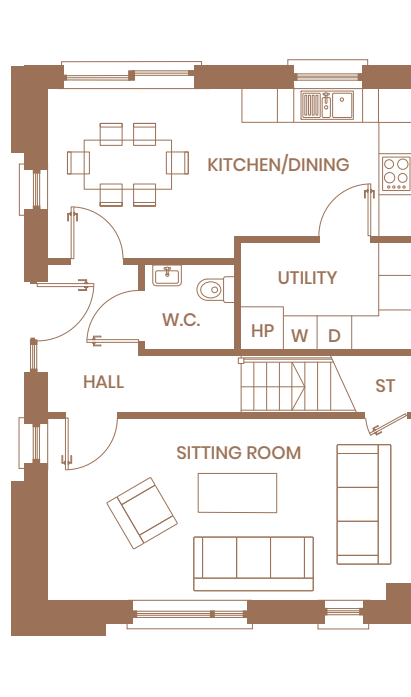


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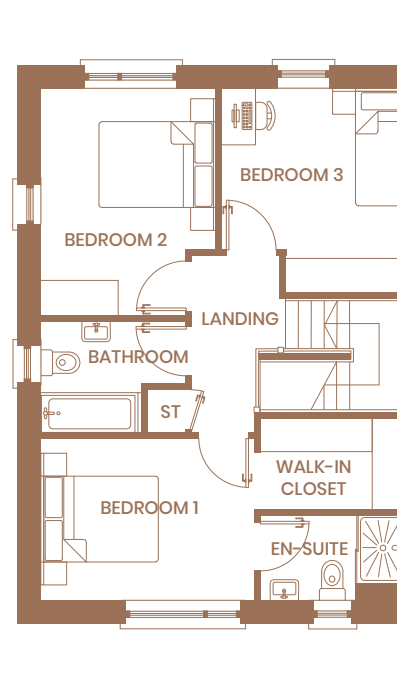


House Type F

3 Bed Semi-detached
111.1 sq.m. / 1,195.8 sq.ft.



Ground Floor



First Floor



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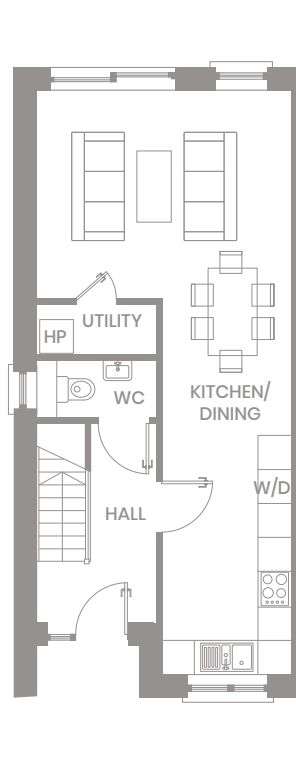


BOTHAR NA MIAS

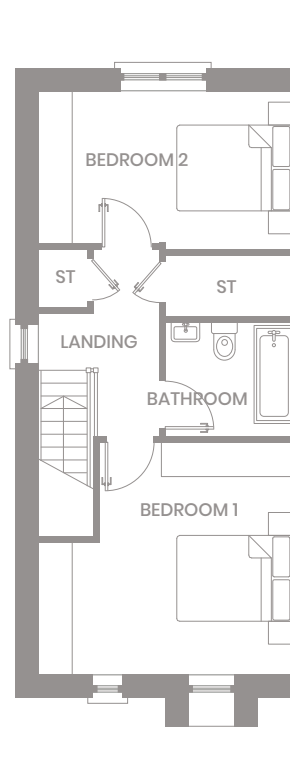


House Type H5

2 Bed End-terrace
87.45 sq.m. / 941.3 sq.ft.



Ground Floor



First Floor



BER details are available on request from the Agent.



BOTHAR NA MIAS

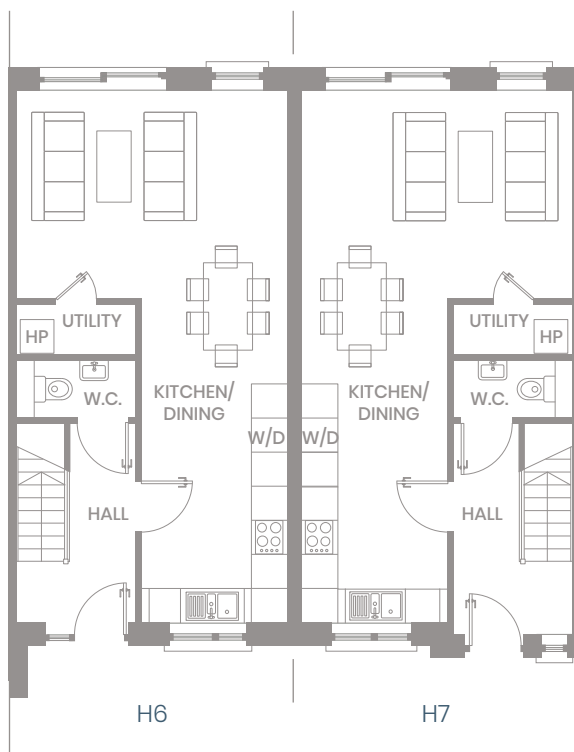


House Types H6 and H7

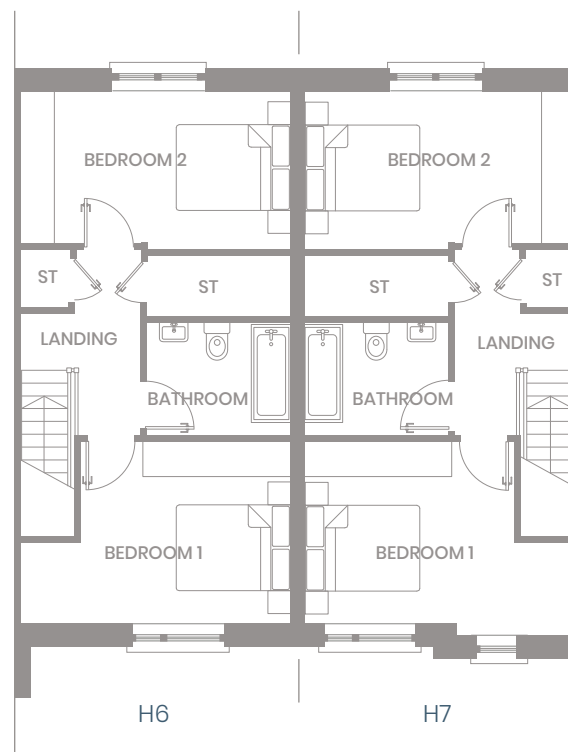
2 Bed Mid-terrace

H6: 86.8 sq.m. / 934.3 sq.ft.

H7: 87.65 sq.m. / 943.45 sq.ft.



Ground Floor



First Floor



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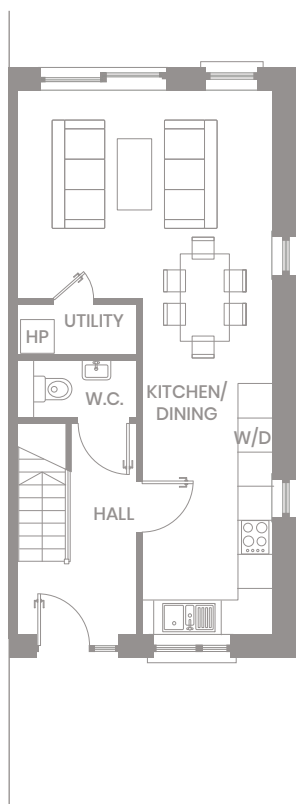


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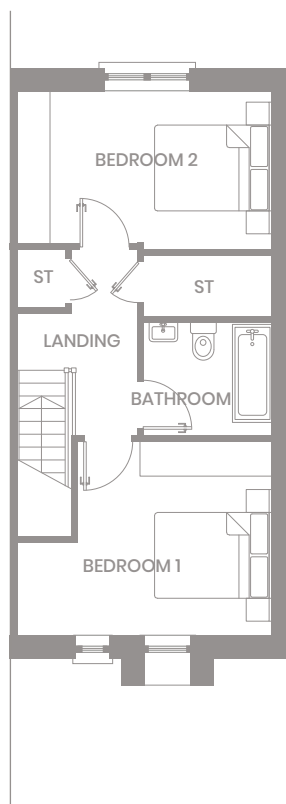


House Type H8

2 Bed End-terrace
83 sq.m. / 893.4 sq.ft.



Ground Floor



First Floor



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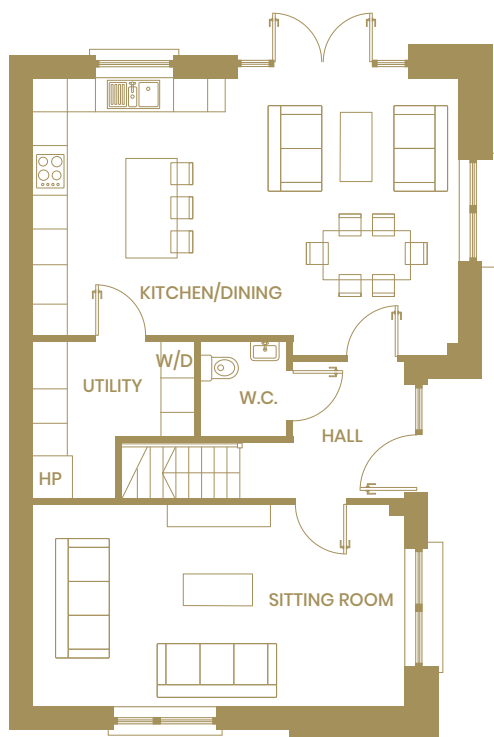


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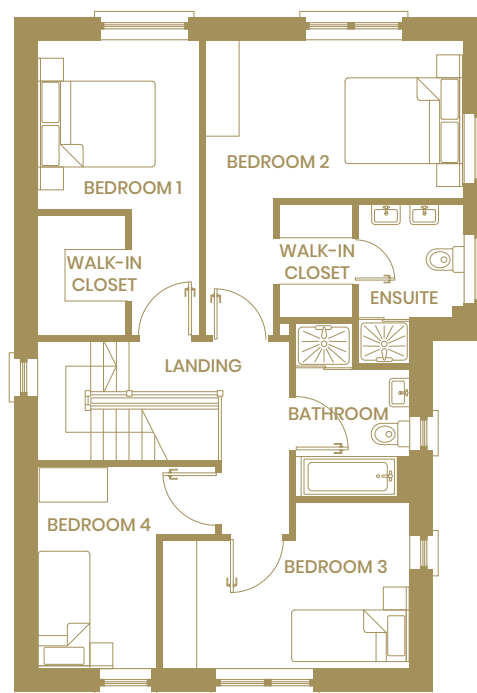


House Type J

4 Bed Detached
148.82 sq.m. / 1,601.8 sq.ft.



Ground Floor



First Floor



BER details are available on request from the Agent.



BOTHAR NA MIAS

Specifications

EXTERNAL FEATURES

- Highly insulated cavity wall construction.
- Precast concrete to first floor
- High quality painted render facades with natural / cut stone cladding.
- Natural limestone window surrounds to feature windows.
- UPVC high performance double-glazed windows with low U-Value for energy efficiency.
- Large sliding doors to private rear gardens, except units J which are patio door type.
- Concrete patio area to rear garden with external wall light.
- Seeded gardens to rear.
- Quality paved front door entrance area. (Concrete path with brick type paving to parking)
- Driveway to accommodate 2 off street parking spaces.
- Natural stone walls to front gardens. (Stone facing road – Rendered block between units)

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup).
- Carbon monoxide detection.
- Four point locking system to external 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 points in 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.
- Car charging socket to front external
- Lighting and smoke alarm to attic.

BATHROOMS & EN-SUITES

- High quality full height wall tiling to floors and wet areas in main bathroom and en-suites. Dado height to ground floor WC.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- High quality sanitary ware.

WARDROBES & STORAGE

- Contemporary fitted wardrobes in all bedrooms.

INTERIOR FINISHES

- Extra height ceilings at ground floor.
- High quality oak doors –Shaker style.
- Primed and painted profiled architrave & skirting.
- Satin chrome finish ironmongery –
- Internal smooth finish painting throughout, choice of 3 colours
- Superior quality internal joinery.
- Pull-down attic ladder, with limited attic flooring for access to plant.
- Tiled flooring entrance hall.

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens with soft-close doors and drawers.
- PC Sum allowance which allows some flexibility in design
- Provision for fully-integrated kitchen cooking, dishwasher and fridge/freezer appliances.
- Stainless-steel sink draining board and mixing tap.
- Separate utility room with below countertop space provided for washing machine or condensing washer/dryer. (Pantry press in kitchen)



WARRANTY

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



MAC DUACH

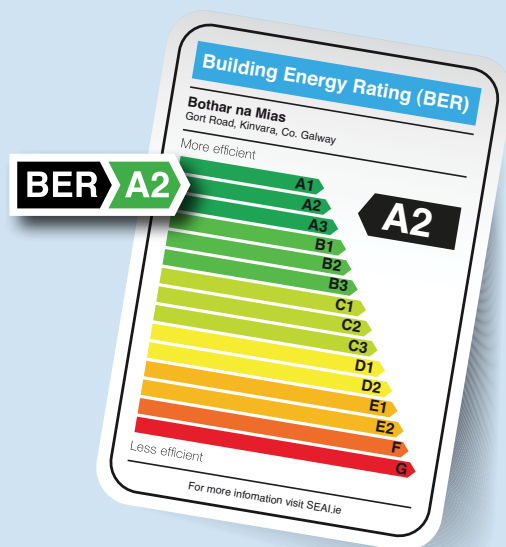


BOTHAR NA MIAS

Energy Efficient Homes

ENERGY EFFICIENCY / HEATING

- 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, via zone controlling.
- Pressurised hot & cold-water systems.





BOTHAR NA MIAS



BOTHAR NA MIAS

PROJECT 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 ENQUIRIES

Mike Burke
087 2258985



Tel: 091 638 638
License No. 002136

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.

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**