

# ENOC FEARNÁIN ORANMORE

12 new homes in the heart of Oranmore







# CNOC FEARNÁIN

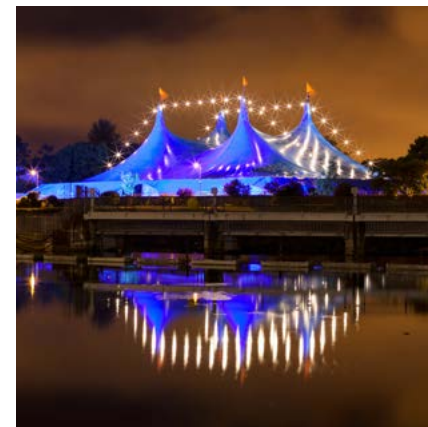
ORANMORE

Welcome to Cnoc Fearnáin, a beautiful development of 12 luxury duplex apartments in the heart of Oranmore and ideally located just a few minutes from Galway City on the Wild Atlantic Way.



# CNOC FEARNÁIN ORANMORE

Enjoy a very central location with easy access to just about everything.



## SCHOOLS

Cnoc Fearnáin residents have access to excellent schools in the Oranmore area. Primary options include Gaelscoil de hÍde, Scoil Iosaif Naofa (for boys), and Scoil Mhuire (for boys and girls). Calasactius College is a well-established co-educational secondary school in Oranmore, while city-based options include Salerno, St. Joseph's Patrician College (The Bish), and Coláiste Iognáid (The Jes). Third-level institutions such as NUI Galway and GMIT are easily accessible by bus.

## SHOPPING

Cnoc Fearnáin is conveniently located next to Oran Town Centre, home to a variety of retailers, including Fay's SuperValu, Walshes Pharmacy, and An Post. Tesco, Aldi, and Lidl are centrally situated in Oranmore, with Dunnes just a five-minute drive away in Briarhill. With a mix of exclusive retail outlets throughout the town, Oranmore offers everything you need for a complete shopping experience.

## SPORTS

The Galway Bay Golf Resort in Renville boasts a stunning course designed by Christy O'Connor. Nearby, the renowned Galway Bay Sailing Club and Renville Parklands offer scenic spaces for jogging and walking. Fitness enthusiasts can enjoy top-class gym and leisure facilities at the Maldron and Oranmore Lodge hotels. Oranmore Maree GAA Club is centrally located, while Galwegians Rugby Club is just a 10-minute drive away in Renmore.

## TRANSPORT & INFRASTRUCTURE

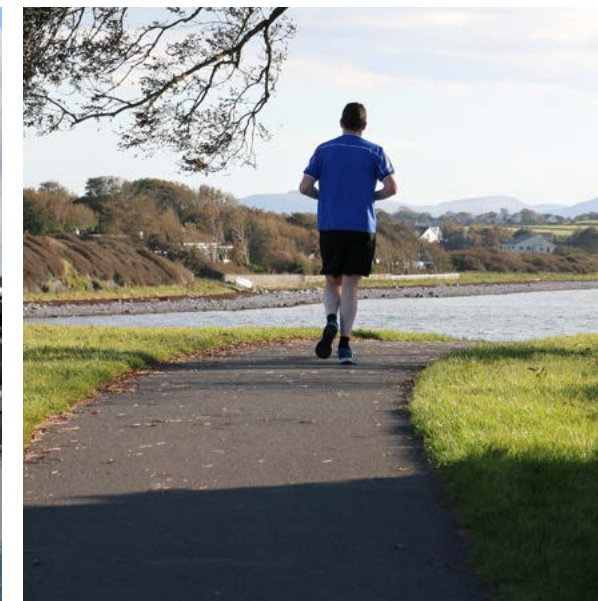
Cnoc Fearnáin is located on Station Road in Oranmore, just a two-minute drive from Oranmore train station. With ample parking, commuters can easily travel by rail to Galway, Athenry, Athlone, Ennis, and Limerick. The area is well connected by major motorways, with the M6 to Dublin and the M18 to Limerick just a short drive away. Regular bus services also provide convenient access to Galway City.

Join a vibrant and expanding community in Oranmore.



# CNOC FEARNÁIN

ORANMORE



Oranmore, where  
village charm and  
convenience meet.

## SURROUNDING ATTRACTIONS

Spend your weekends exploring The Burren or Connemara, both perfect for family outings. Discover the breathtaking scenery along the Wild Atlantic Way, one of the world's most renowned tourist routes. Immerse yourself in culture at the Galway International Arts Festival, Film Fleadh, Cúirt Literature Festival, Galway Food Festival, and local events like the Clarinbridge Oyster Festival and Cruinniú na mBád in Kinvara.

For horse racing enthusiasts, the Galway Races Summer Festival at Ballybrit is a must-see. This seven-day event offers thrilling races, live music, entertainment, fashion, and an electric atmosphere that attracts visitors from all over Ireland.







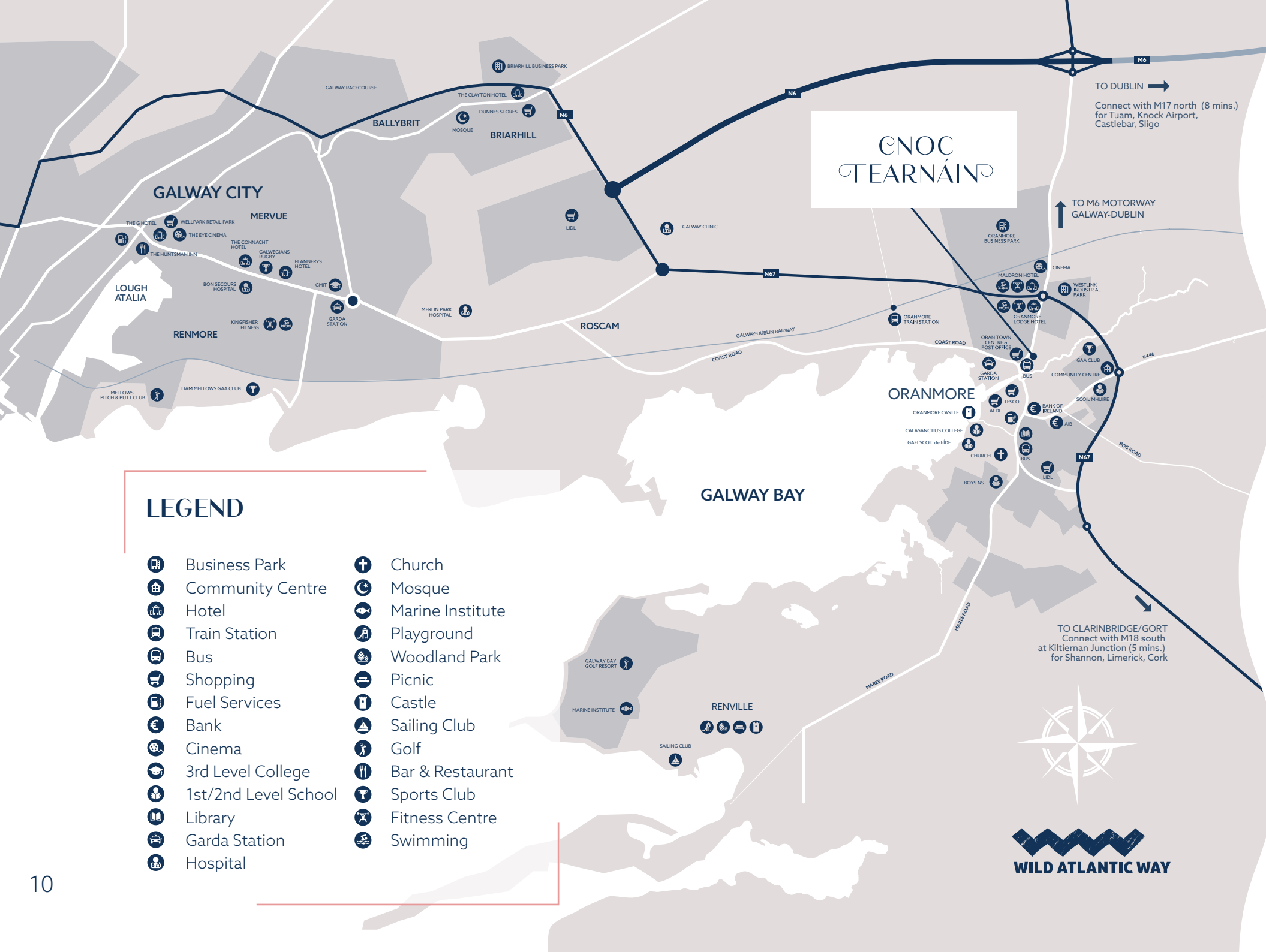
## THE DEVELOPMENT

Cnoc Fearnáin is a new development of 12 beautifully designed 'A' rated duplex apartments featuring 6 three bedroom apartments, 2 two bedroom apartments and 4 one bedroom apartments. Cnoc Fearnáin is built to the highest standards of specification by well known Galway company Kenny Development who have been building homes since 1978 in Galway city and county.

CNOC  
FEARNÁIN  
ORANMORE







# SITE LAYOUT



## CNOC FEARNÁIN

### ORANMORE

Cnoc Fearnáin comes with ample parking allowances, bike space and very generous private open amenity space. Great attention is given to external finishes and landscaping with a convenient pedestrian access to bus stop and pathway into Oranmore village.

SCHEDULE OF AREAS

Unit	Bedrooms	Floor Area (m2 / sq.ft.)
1	2	70.87 m²/762.8 sq.ft.
2	1	58.78 m²/632.7 sq.ft.
3	1	58.78 m²/632.7 sq.ft.
4	1	58.78 m²/632.7 sq.ft.
5	1	58.78 m²/632.7 sq.ft.
6	2	70.87 m²/762.8 sq.ft.
7	3	103.16 m²/1,110.4 sq.ft.
8	3	103.16 m²/1,110.4 sq.ft.
9	3	103.16 m²/1,110.4 sq.ft.
10	3	103.16 m²/1,110.4 sq.ft.
11	3	103.16 m²/1,110.4 sq.ft.
12	3	103.16 m²/1,110.4 sq.ft.

Spacious and  
luxurious apartment  
living in the heart of  
Oranmore.



GROUND FLOOR





# FEATURES & SPECIFICATIONS

## EXTERNAL FINISHES

Tiled roof

Driveways are a mixed between paved and tarmac

Homezone Location as per site layout map

## FLOORS

Precast Hollowcore on 1st Floor

Precast stairs going from Ground floor to First Floor

Timber Stairs provided for First Floor to Second Floor.

## WINDOWS & DOORS

Supplied by Grady Joinery

uPVC Frame – Slate grey outside / white on inside

A-Rated windows

Front Door is Slane Door w/letter box

Front doors are composite with a hardwood frame

Brushed Silver Handles for windows and doors

## ELECTRICAL

Layouts designed by CBS M&E consulting group.

Generous specifications provided for each unit type.

## MEDIA

Fibre broadband is available in the locality EIR & Siro available for this scheme.

## TILING

All the kitchen floors and bathrooms are tiled. Units may vary depending on layouts.

## KITCHEN & UTILITY

Be-Spoke modern kitchen designed by MLK (Mark Lohan Kitchens).

## BATHROOM & ENSUITES

All bathrooms will benefit from a painted finish with luxurious modern tiling and quality contemporary white sanitary ware.

## INTERNAL FINISHES

All walls and ceilings to be painted in a neutral colour throughout. Internal doors to be high quality, fire rated doors and contemporary in style. All skirting, architraves, doors and door frames to benefit from a painted finish.

## COMMON AREA / LANDSCAPING

Landscaping will be carried out as per the layouts in the brochure and the site plans

Benefits from large private green area to the rear of the properties

## ELECTRIC CAR CHARGING

Provisions put in place for future proofing

## MANAGEMENT COMPANY

A management company of which each owner will become a member, will take charge of all common areas. Service charges are paid annually to the management company for the upkeep of the common areas. Open Agency are the managing agent for this development

## PROPERTY GUARANTEE

Each Cnoc Fearnain Unit will be covered by the 10 Year Homebond structural guarantee scheme.

All units will be fully certified under the new building regulations

## HEATING & MEV SYSTEMS

Energy efficient air to water heat pump system will provide heating and hot water

Underfloor heating on ground and first floor units. Daiken Heat Pump. Vent Axia MEV system

## INSULATION & AIR TIGHTNESS

Superior levels of insulation throughout to meet the modern BER requirements of an A Rated home.

High level of air tightness to a meet A rated standard.

## 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 be relied upon as statements or representation of facts. Any areas, measurements or distances are approximated guides. Text, photographs and plans and site plans are for guidelines only and are not necessarily comprehensive and may be subject to change. The agent(s) are not authorised to make or give any representation or warranties in relation to the properties. 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/her own enquiries.







Kenny Developments is a family operated Building/Development company that has been building homes in Ireland and Galway since **1978**. Throughout the years Kenny's have built many notable residential and commercial developments such as:

- |                       |                                      |
|-----------------------|--------------------------------------|
| 1. Fisherman's Wharf  | 11. Ros Geal                         |
| 2. Monalee Manor      | 12. Béal Taoide                      |
| 3. Manor Court        | 13. Cúirt Na Coiribe Student Village |
| 4. Léas Na Mara       | 14. Glasan Student Village           |
| 5. An Cimin Mor       | 15. City North Business Park         |
| 6. Ros Ard            | 16. Oakfield                         |
| 7. Cúirt Roisin       | 17. Luí Na Greine                    |
| 8. Lios Mor           | 18. Fitzwilliam Court, Mount Merrion |
| 9. Threadneedle Court | 19. Middle Street Mews               |
| 10. Taylors Court     | 20. College Gate, Newcastle Rd       |



Béal Taoide, Oranmore, Co. Galway



Threadneedle Court, Galway



Ros Árd, Galway



Leas na Mara, Galway



Cúirt na Coiribe, Galway



Glasan Purpose Built Student Village, Galway



Ros Geal, Galway





## BUILDING/DEVELOPMENT COMPANY



## BOOKING INFORMATION

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



BER DETAILS ARE AVAILABLE ON REQUEST

## DISCLAIMER:

The information contained in this brochure is for guidance purposes only. These particulars should not be construed as forming a contract or warranty. Drawings or maps are not drawn to scale and are for identification purposes only. All measurements are approximate. Any purchasers should rely on the plans and specification referred to in their contracts. Keane Mahoney Smith selling agents shall not be held liable for any loss incurred by any person relying on such information.

## ENGINEERS



## MECHANICAL & ELECTRICAL CONSULTANTS



## SOLICITORS



## SOLE SELLING AGENT



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