



## Your Perfect Home Awaits in the Heart of Headford, Co. Galway.

Welcome to Cúl na Coirre,  
the **Final Phase** of twenty-  
seven homes at Church  
Road, Headford, Co. Galway.








Creatively designed for contemporary living, Cúl na Coirre has something for everyone, with an attractive variety of three and four bedroom house types boasting A-rated energy efficient homes



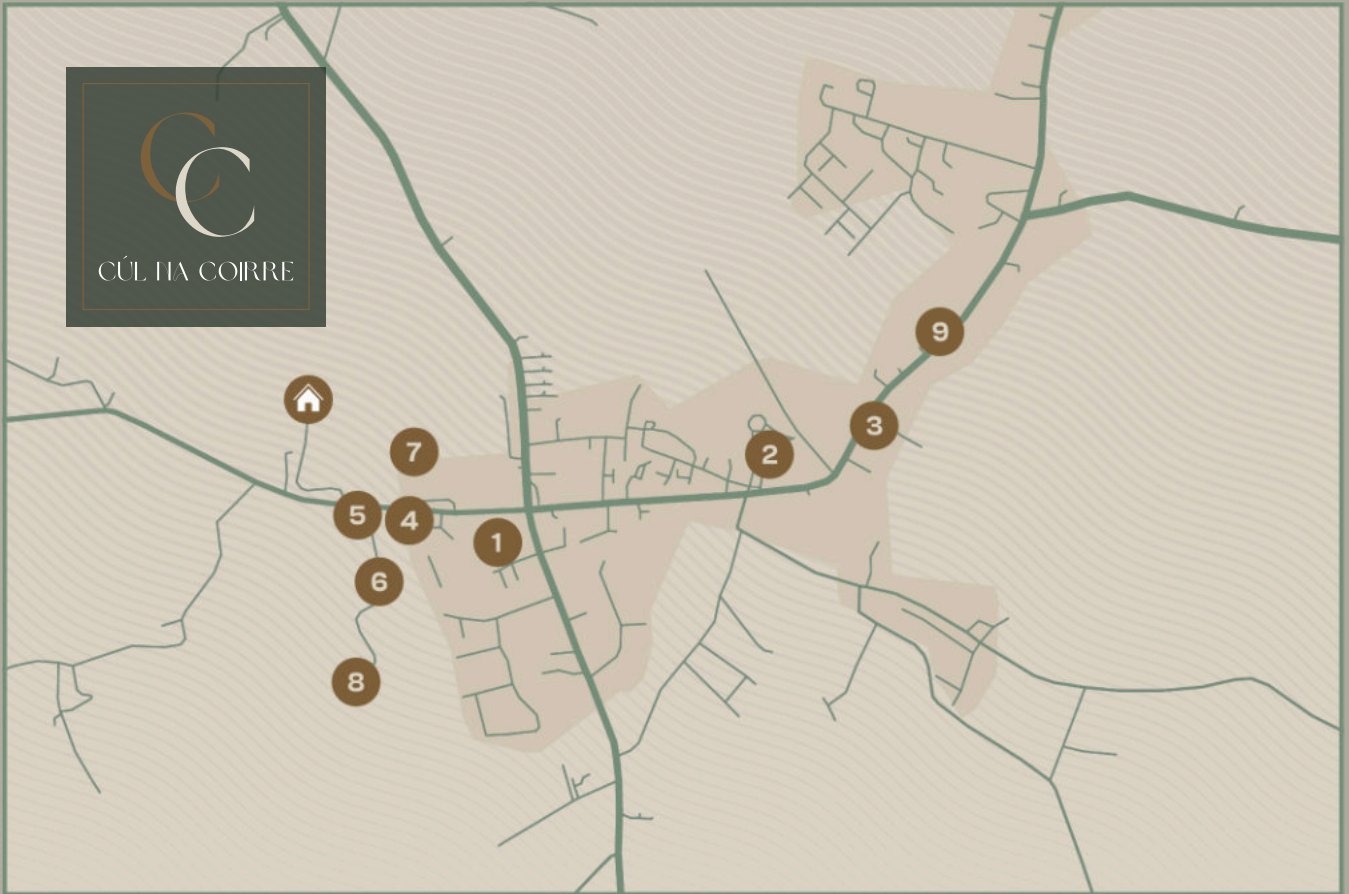
CÚL NA COIRRE

Cúl na Coirre boasts a comprehensive range of features as standard including custom designed fitted kitchens, large windows, high ceilings and direct access to the rear garden. The development is designed with a blend of thoughtful planning, architectural creativity and practical functionality with key consideration given to the master plan and layout, architectural style, house features, landscaping and outdoor spaces for families to enjoy.



|   |  |   |
|---|--|---|
|  | <b>Type A<br/>Semi Detached</b>              | 3 Bed Semi Detached<br>109.2 sqm / 1175 sqft                  |
|  | <b>Type B &amp; C<br/>Semi Detached</b>      | 3 Bed Semi Detached<br>117.9 sqm / 1269 sqft                  |
|  | <b>Type D1<br/>Semi Detached</b>             | 4 Bed Semi Detached, Front Elevation<br>142.8 sqm / 1537 sqft |
|  | <b>Type D2<br/>Semi Detached</b>             | 4 Bed Semi Detached, Side Elevation<br>152.05 sqm / 1637 sqft |
|  | <b>Type D3<br/>Detached</b>                  | 4 Bed Detached<br>152.05 sqm / 1637 sqft                      |
|  | <b>Type G &amp; G1<br/>Semi D / Detached</b> | 4 Bed Semi D / Detached<br>130.5 sqm / 1405 sqft              |
|  | <b>Type H<br/>Semi Detached</b>              | 4 Bed Semi Detached<br>122 sqm / 1313 sqft                    |





-  Cúl na Coirre
-  1 Tesco Headford
-  2 Keady's Pharmacy
-  3 Headford Physiotherapy
-  4 Headford Girls N.S.
-  5 Headford Boys N.S.
-  6 Presentation College
-  7 Moyne Villa F.C.
-  8 Corrib R.F.C.
-  9 Headford GAA
-  10 Galway City
-  11 Limerick City
-  12 Sligo
-  13 Dublin City





## Structure

- Reinforced concrete raft foundation.
- Factory manufactured structural timber frame by specialist company.
- Block external leaf to perimeter.
- A Rated uPVC windows and composite front door
- Fiber Cement Slate roof laid on breathable roofing felt on prefabricated roof trusses.

## External Features

- Coloured render with canopy to external facade.
- uPVC fascia, soffit and rain water goods.
- Rear Boundary walls to enclosed garden of fairfaced masonry and concrete post & timber panel construction.
- Rear patio area paved with garden levelled and seeded.
- Front drive paved with block paving finish
- Car parking provided for 1 car minimum in front drive of each house.

## Internal Features

- Quality modern integrated kitchen and utility units with slimline handles. Space provided for electric oven with hob, space for fridge/freezer, plumbed for dishwasher, washing machine. No appliances provided other than extractor fan.
- Internal painting to undercoat standard to include walls, ceilings, skirting, architrave and doors.
- Painted stairs, handrail and newel posts.
- Tiled floor to kitchen area, utility, downstairs toilet, Bathroom and/or en-suite
- Tiled splashbacks to shower, bath & WHB.

## Heating and Plumbing

- Highly efficient Joule Air to Water heat pump heating source for domestic hot water and space heating.
- Underfloor heating to ground floor.
- Thermostatically controlled heating provided to ground and first floor.
- Pressurised showers to bathroom and/or en-suite.
- Contemporary sanitary ware and taps throughout.
- Mechanical Heat Recovery Ventilation provided to all habitable rooms.

## Electrical

- All wiring in accordance with current electrical standards.
- Generous electrical specification as standard to include TV points and Data Cabling.
- All houses are provided with a category LD2 interconnected self-contained mains powered/ battery backed smoke/heat alarms as per Technical Guidance Document Part B Dwelling Houses Volume 2 2017.

## Energy /BER Rating

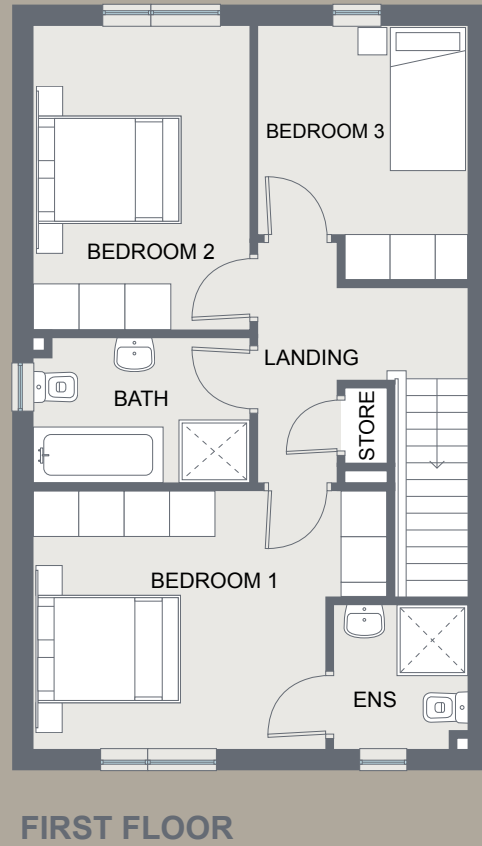
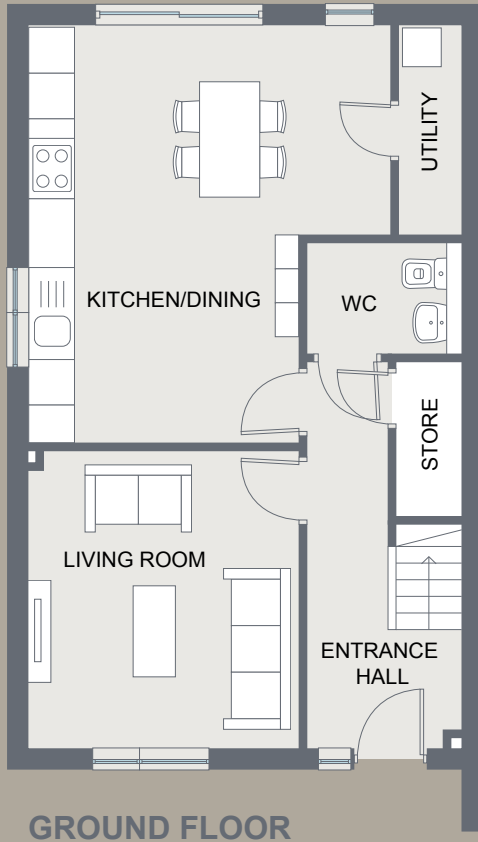
- All houses within the development will have a minimum A3 Rating.
- Houses highly insulated with airtightness membranes incorporated.

## Structural Guarantee

- All houses will be covered by a 10-year structural guarantee by Homebond.

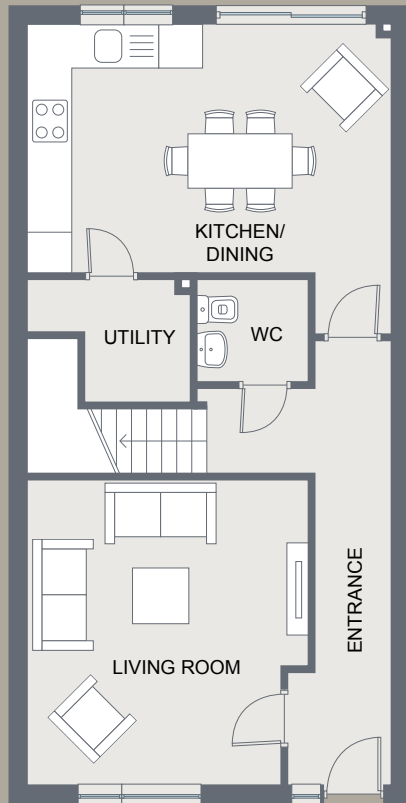
# Type A Semi Detached

3 Bed Semi Detached  
109.2 sqm / 1175 sqft

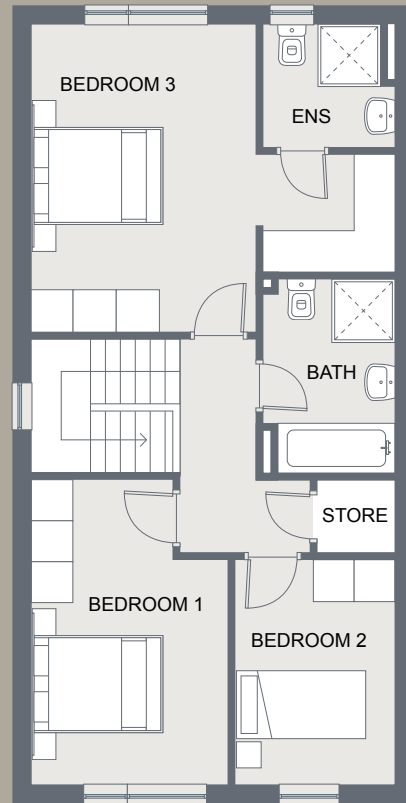


# Type B & C Semi Detached

3 Bed Semi Detached  
117.9 sqm / 1269 sqft



GROUND FLOOR

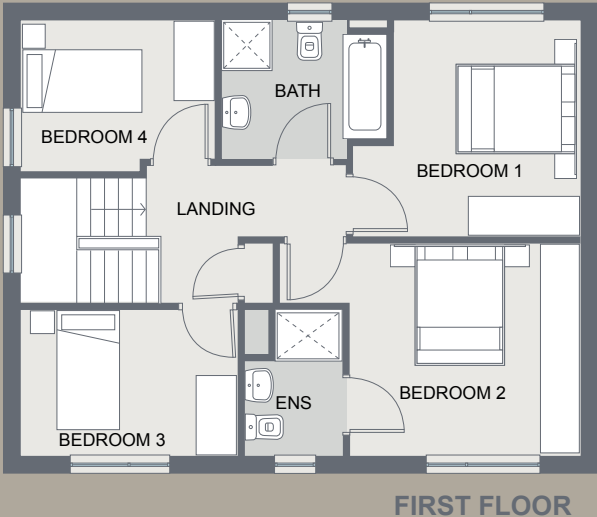
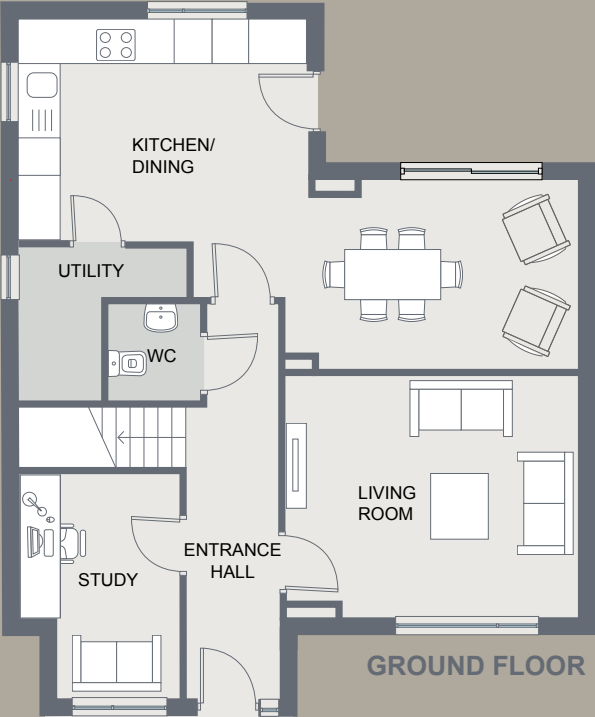


FIRST FLOOR



**Type D1**  
**Semi Detached**

4 Bed Semi Detached with Study  
Front Elevation  
142.8 sqm / 1537 sqft



**Type D2**  
**Semi Detached**

4 Bed Semi Detached with Study  
Side Elevation  
152.05 sqm / 1637 sqft



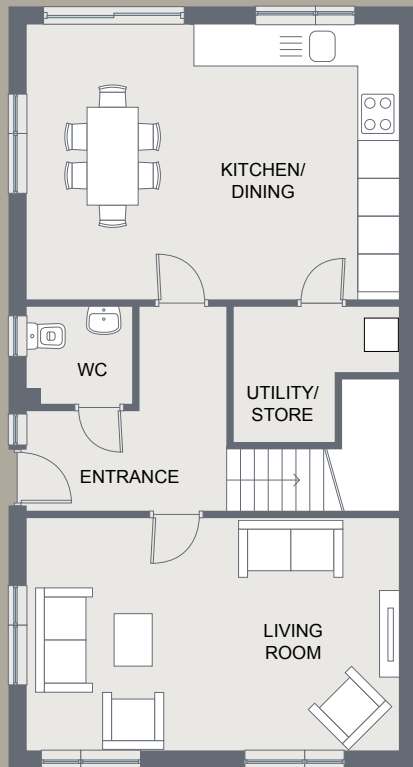
# Type D3 Detached

4 Bed Detached with Study  
152.05 sqm / 1637 sqft

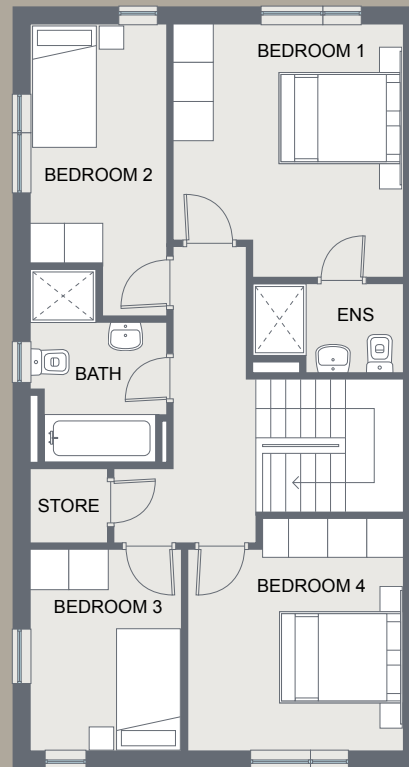


**Type G**  
**Semi Detached**

4 Bed Semi Detached  
130.5 sqm / 1405 sqft



**GROUND FLOOR**

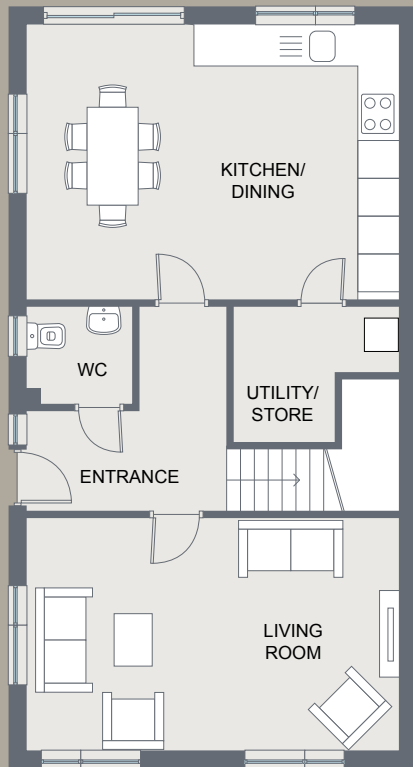


**FIRST FLOOR**

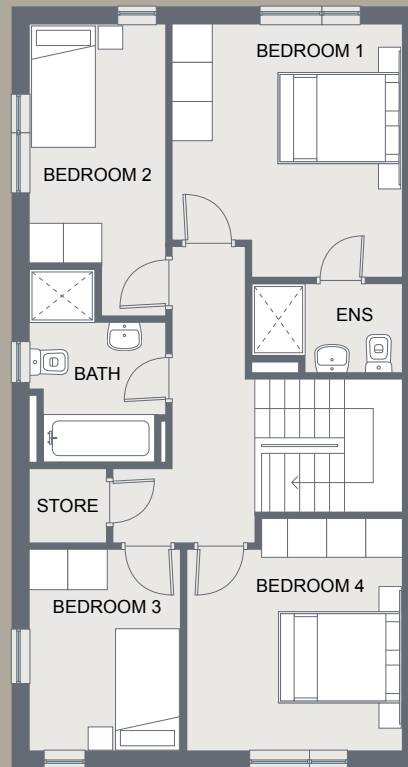


**Type G1  
Detached**

4 Bed Detached  
130.5 sqm / 1405 sqft



**GROUND FLOOR**

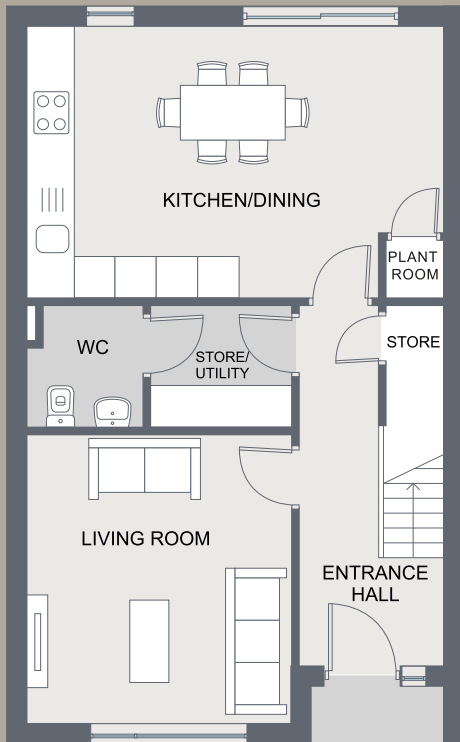


**FIRST FLOOR**

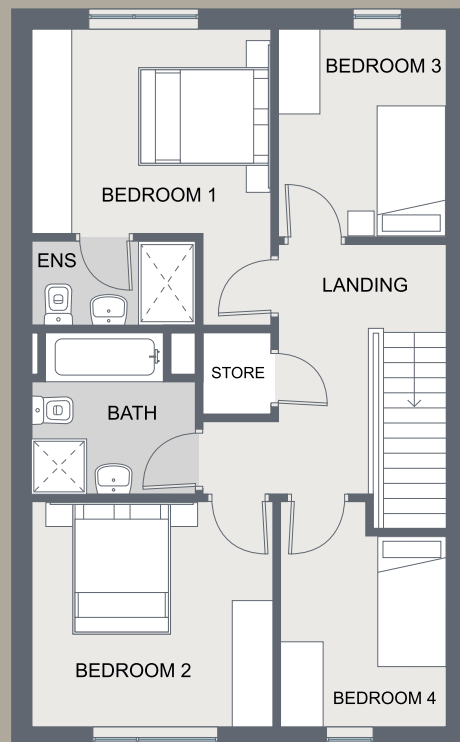


# Type H Semi Detached

4 Bed Semi Detached  
122 sqm / 1313 sqft



GROUND FLOOR



FIRST FLOOR



**NOTE:** 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 representations 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.

# Find your Dream Home in Cúl na Coirre, Headford, Co. Galway.

Located just moments from local amenities, schools and services, this attractive location is just **25 minutes from Galway City** and within easy reach of the M6 motorway to Dublin, M18 to Limerick making it a convenient location for commuters.

Nature lovers will appreciate the proximity to Lough Corrib — Ireland's second-largest lake — offering rich opportunities for fishing, boating, and kayaking, as well as abundant wildlife and historical significance. Nearby attractions such as Knockma Hill, steeped in local legend, and the beautifully preserved Ross Errilly Friary, add to the town's appeal.

**The homes qualify for Help to Buy Scheme and many are eligible for the First Home Scheme** offering excellent support for buyers. Each property is also covered by a **10-year Homebond Structural Guarantee**.

Cúl na Coirre offers an exceptional opportunity to enjoy the benefits of the countryside with urban convenience, making it **the perfect place to call home!**



**Headford has emerged as one of the most desirable towns to live in within Co. Galway**, thanks to its prime location just 25 minutes from Galway City. Its excellent connectivity to the M6, M17 and M18 motorways ensures easy access to Dublin, Limerick and Sligo and links to Shannon Airport and Ireland West Airport Knock, making it ideal for commuters, students, or anyone needing regular access to Galway City while enjoying the peaceful charm of a rural setting.



**BER A**



The town is known for its strong sense of community with Cúl na Coirre perfectly situated within walking distance of primary and secondary schools, supermarkets, pharmacies, cafés and a range of sports clubs.

Headford also benefits from proximity to major hospitals, pharmaceutical companies in Galway City and lies within reach of the renowned Wild Atlantic Way, offering endless opportunities for weekend escapes and outdoor activities.

Get in Touch, email [homes@culnacoirre.ie](mailto:homes@culnacoirre.ie)

[www.culnacoirre.ie](http://www.culnacoirre.ie)