

# Cois Clochair

Loughrea, Co. Galway

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*Welcome* to Cois Clochair, a new private development of family homes ranging in size from 1 to 4 bedrooms located at Cosmona, Loughrea, Co. Galway.

Cois Clochair is ideally located within a 5-minute walk of Loughrea's Main Street and within a 7-minute drive of the M6 motorway, making commuting to locations such as Galway City (27 minutes), Athenry (16 minutes), Athlone (40 minutes) and Shannon (55 minutes) very convenient.

In addition to the everyday conveniences that one would expect from a bustling market town, Loughrea also offers an abundance of social and sporting amenities including the popular Corry's Field nature walk, Loughrea tennis club, idyllic children's playgrounds, GAA clubs, angling club, soccer, rugby & golf clubs, not to mention the magnificent fresh-water lake from which the town derives its name.

All homes in Cois Clochair are of traditional concrete block construction with hollow-core precast concrete slabs at first floor level, precast concrete stairs and internal block walls throughout. All homes are beautifully appointed with a strong attention to detail and quality craftsmanship on display throughout. Heating is by way of air to water heat pump with two zones and underfloor heating throughout for optimal comfort.

These modern family homes come with an A-grade energy rating as standard and benefit from a 10-year HomeBond structural guarantee.

Eligible for the Help to Buy and First Home Schemes, your dream home awaits you at Cois Clochair.

*Loughrea* is a picturesque market town located in East Galway. It takes its name from the lake upon whose shores the town has been built (the town of the grey lake) and which is a very popular amenity all year round but particularly so during the summer months.

Loughrea is a popular commuter town located within close proximity to Galway, Athlone and Shannon but which also enjoys a thriving local economy in its own right, with a very strong community spirit and lots to offer in terms of clubs, the arts, drama and lovely nature-filled walking routes.

Well serviced by shops, bars, restaurants & cafes, primary and post-primary schools, healthcare facilities and churches, all services and amenities required for daily living can be found on your doorstep in Loughrea. There is also excellent bus connectivity to Galway, Dublin and Dublin airport as well as more local routes via the Transport for Ireland Local Link network.

Destination	Commute time from Cois Clochair (by car)
Galway City (Parkmore)	27 minutes
Athenry	16 minutes
Ballinasloe	25 minutes
Gort	28 minutes
Oranmore	23 minutes
Shannon	55 minutes
Tuam	34 minutes





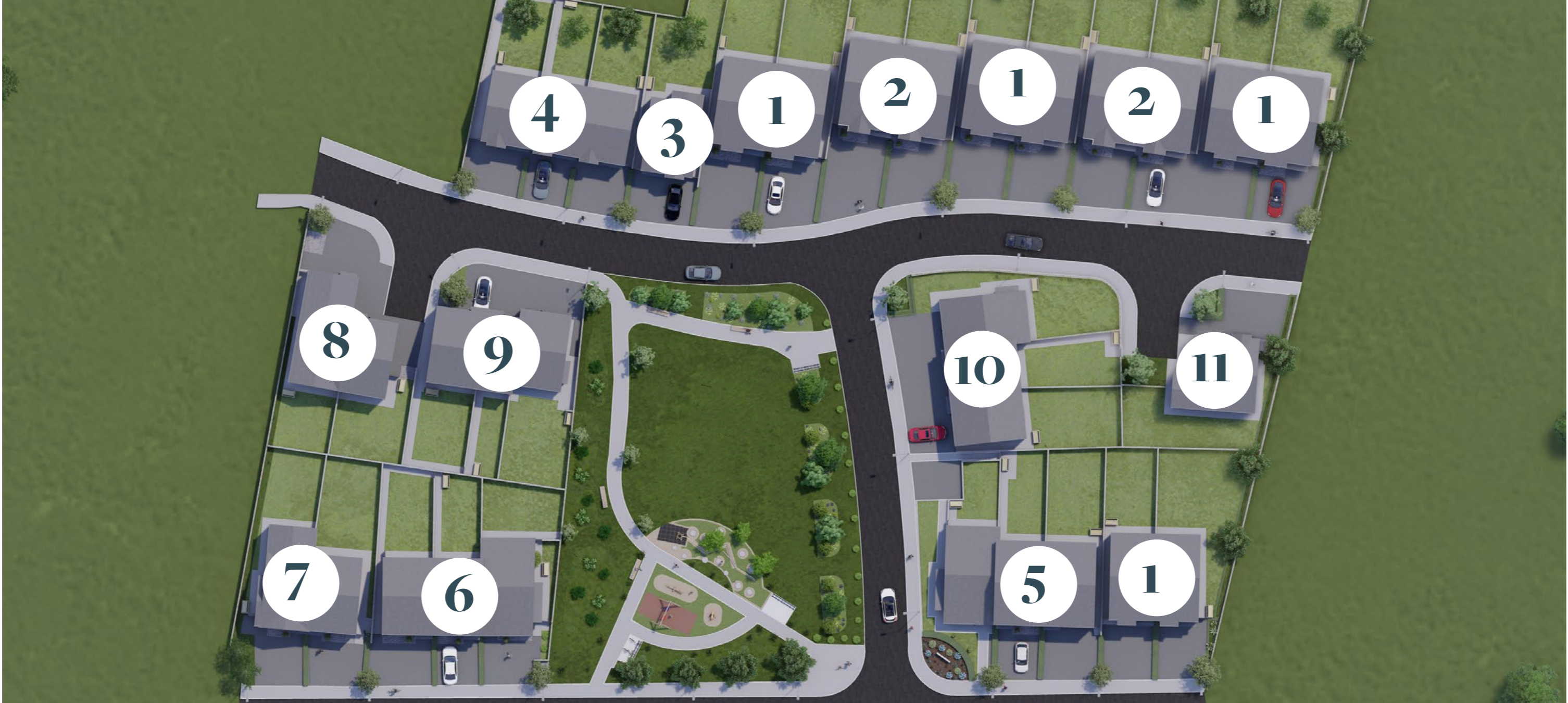






# Site Layout

11 different house types indicated



# House Type 1

4 Bed Semi-Detached  
137 sqm.  
8 Units Available

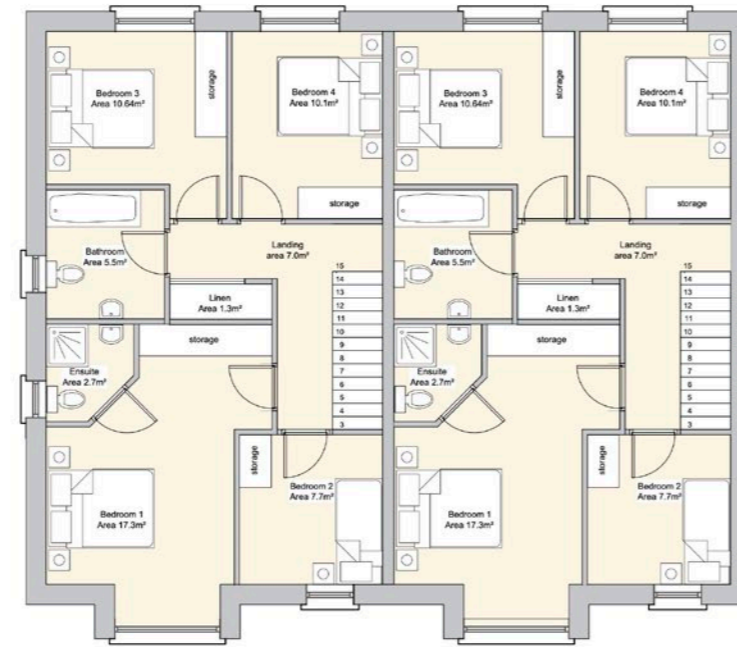


# House Type 2

4 Bed Semi-Detached  
137 sqm.  
4 Units Available



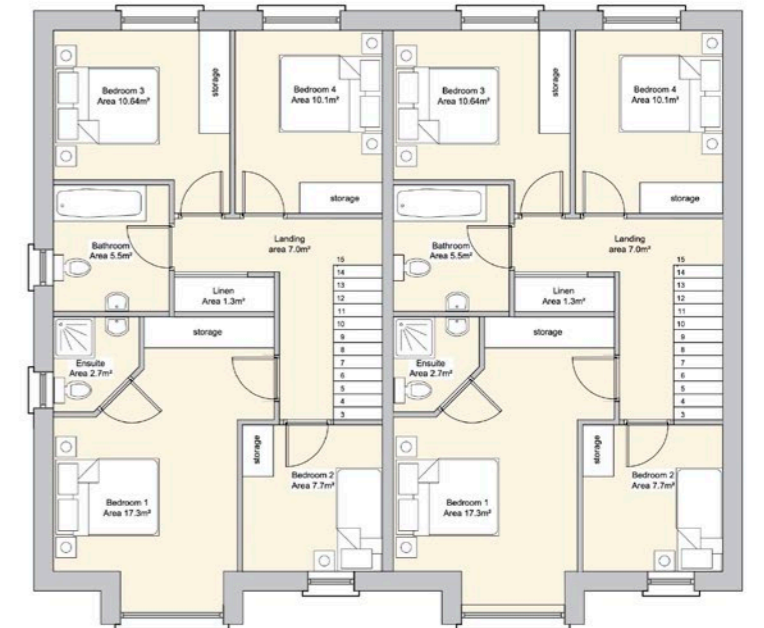
⊕ GROUND FLOOR PLAN



⊕ 1ST FLOOR PLAN



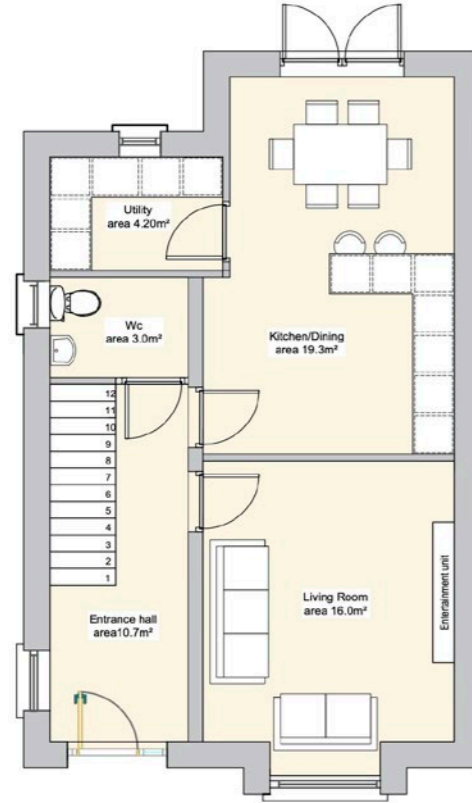
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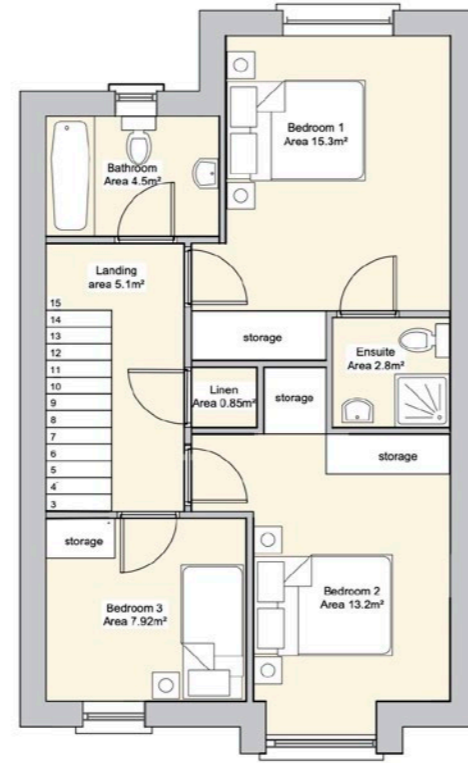
⊕ 1ST FLOOR PLAN

# House Type 3

3 Bed Detached  
111 sqm.  
1 Unit Available



⊕ GROUND FLOOR PLAN



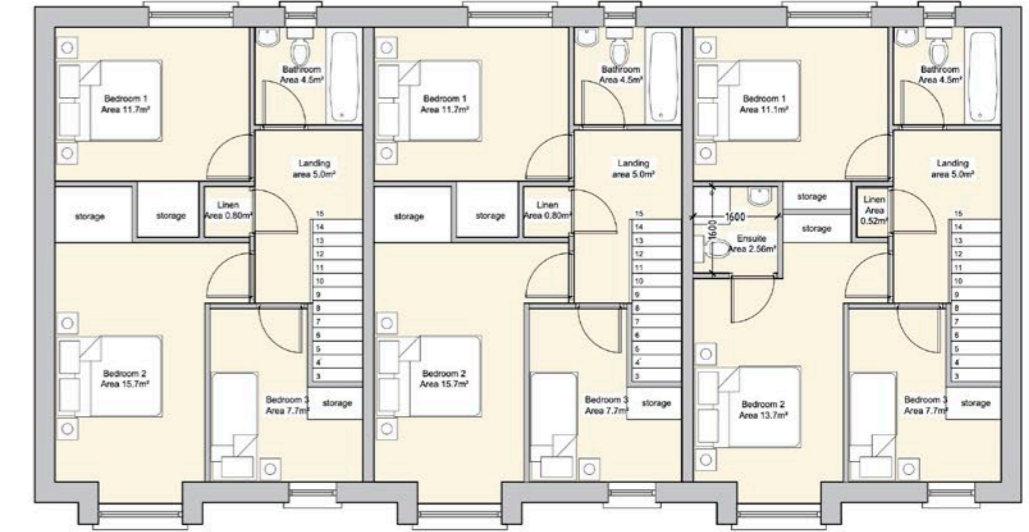
⊕ 1ST FLOOR PLAN

# House Type 4

3 Bed Terrace  
100 or 107.6 sqm.  
3 Units Available



⊕ GROUND FLOOR PLAN



⊕ 1ST FLOOR PLAN

# House Type 5

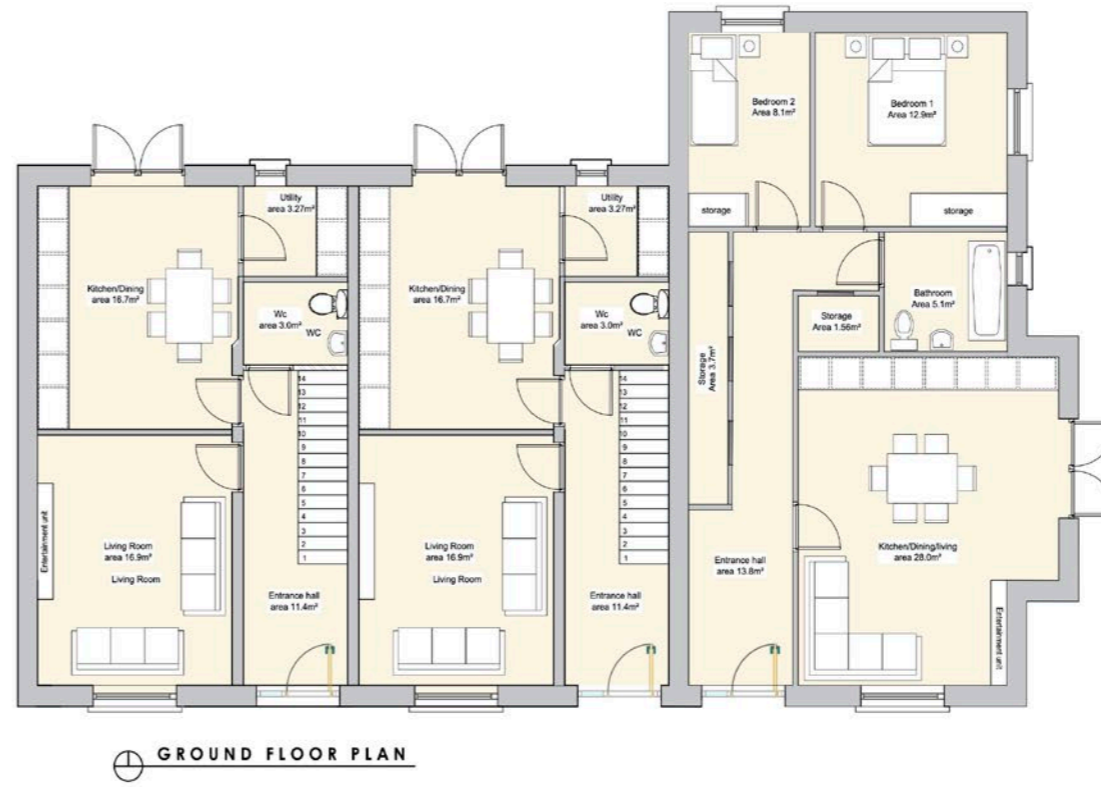
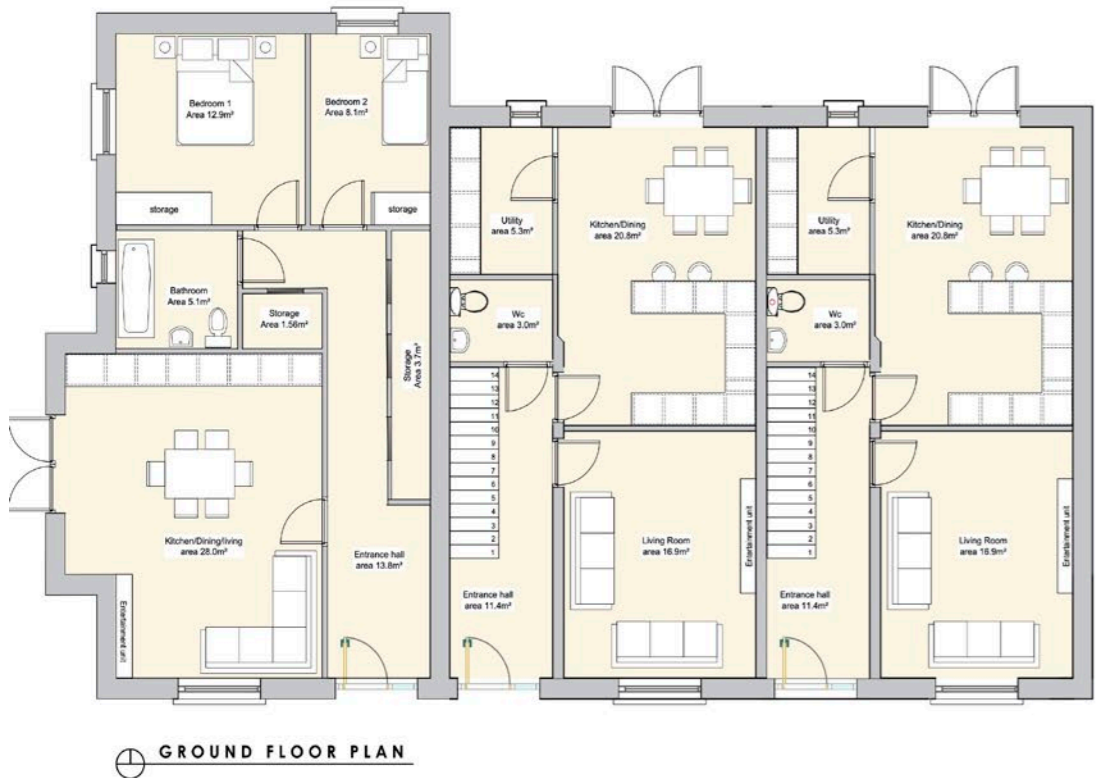
2 x 3 Bed Terrace (120 sqm.)  
 1 x 2 Bed Terrace (76.1 sqm.)  
 3 Units Available



# House Type 6

2 x 3 Bed Terrace (107.5 sqm.) \*  
 1 x 2 Bed Terrace (76.1 sqm.)  
 3 Units Available

\* Include an en-suite bathroom not shown in the floor plan below



# House Type 7

1 x 3 Bed Semi-Detached (107.5 sqm.) \*  
 1 x 4 Bed Semi-Detached (140.32 sqm.)  
 2 Units Available

\* Includes an en-suite bathroom not shown in the floor plan below

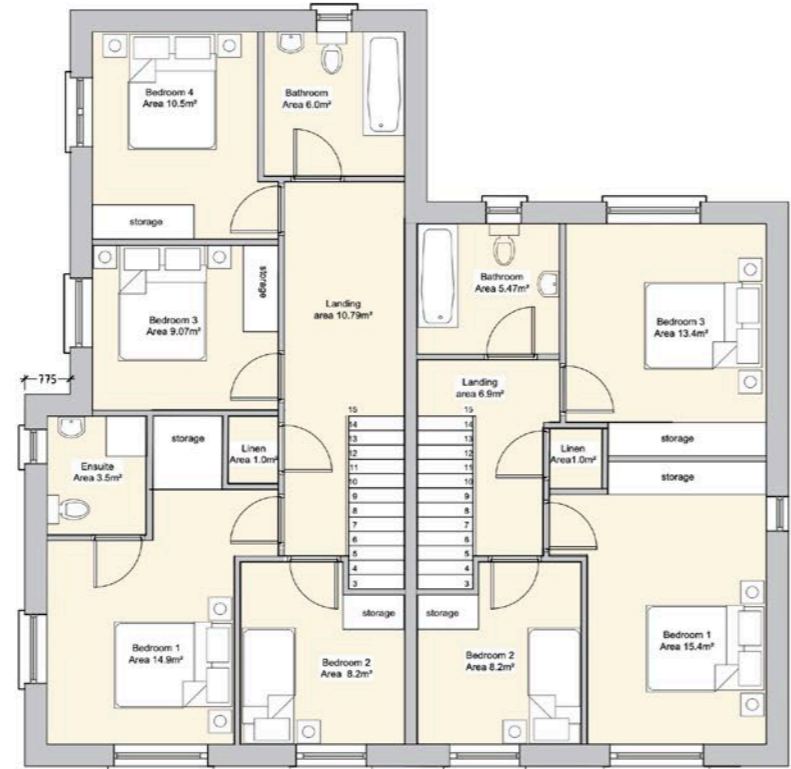


# House Type 8

1 x 3 Bed Semi-Detached (107.5 sqm.)  
 1 x 4 Bed Semi-Detached (140.32 sqm.)  
 2 Units Available



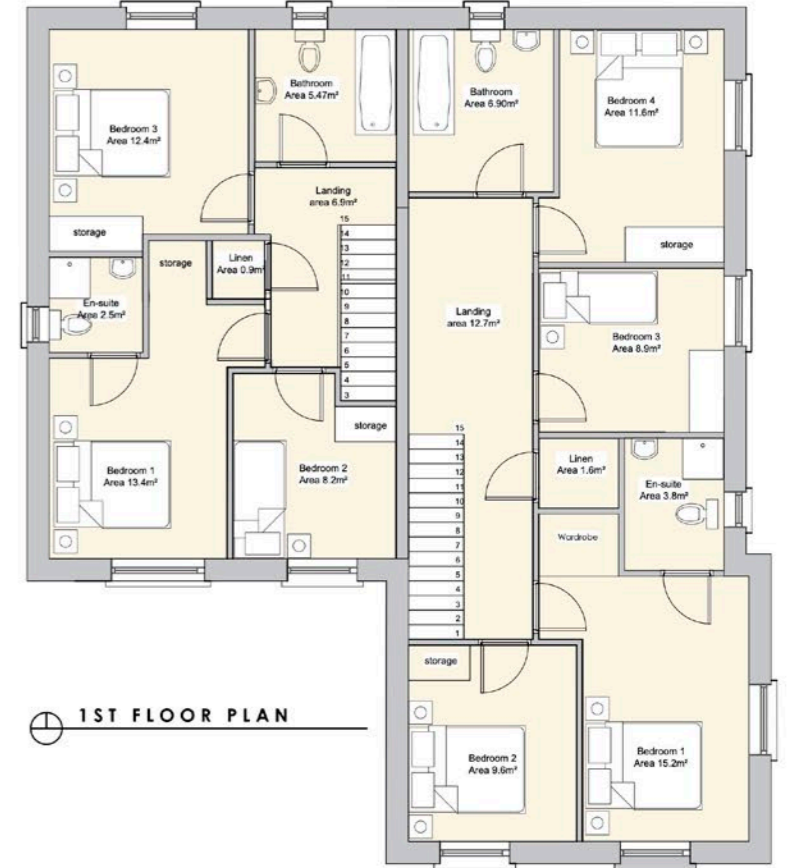
GROUND FLOOR PLAN



1ST FLOOR PLAN



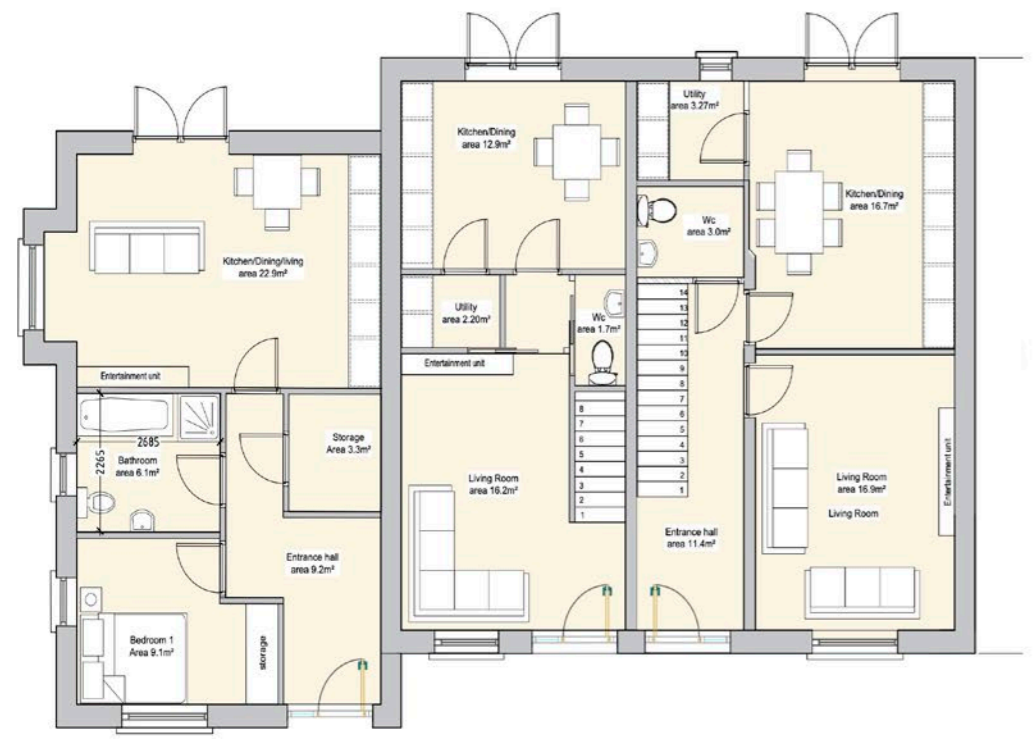
GROUND FLOOR PLAN



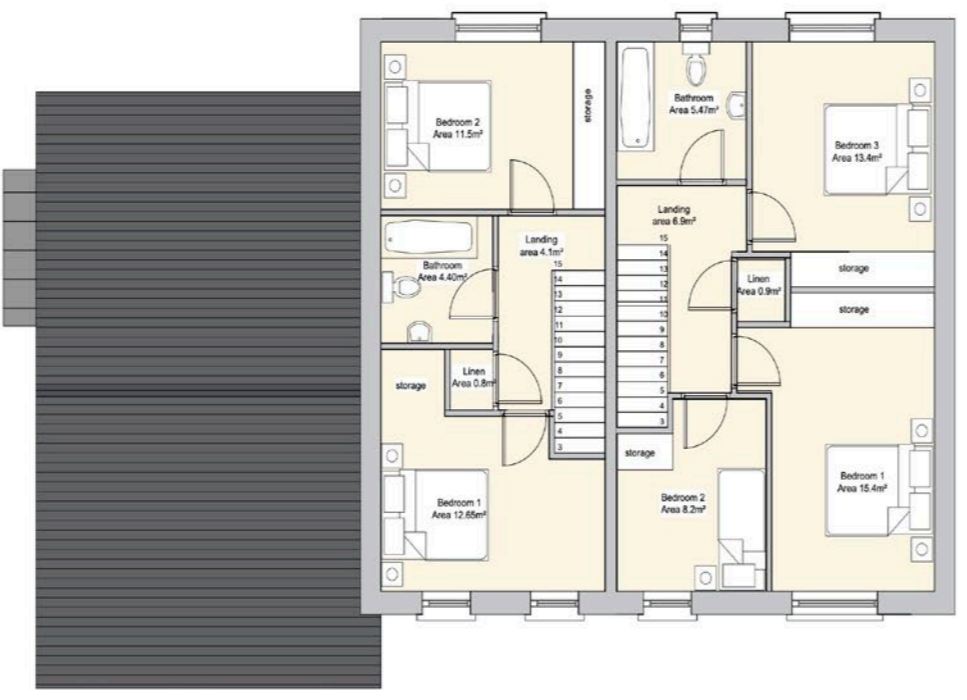
1ST FLOOR PLAN

# House Type 9

1 x 3 Bed Terrace (107.5 sqm.)  
 1 x 2 Bed Terrace (76 sqm.)  
 1 x 1 Bed Terrace (52.57 sqm.)  
 3 Units Available



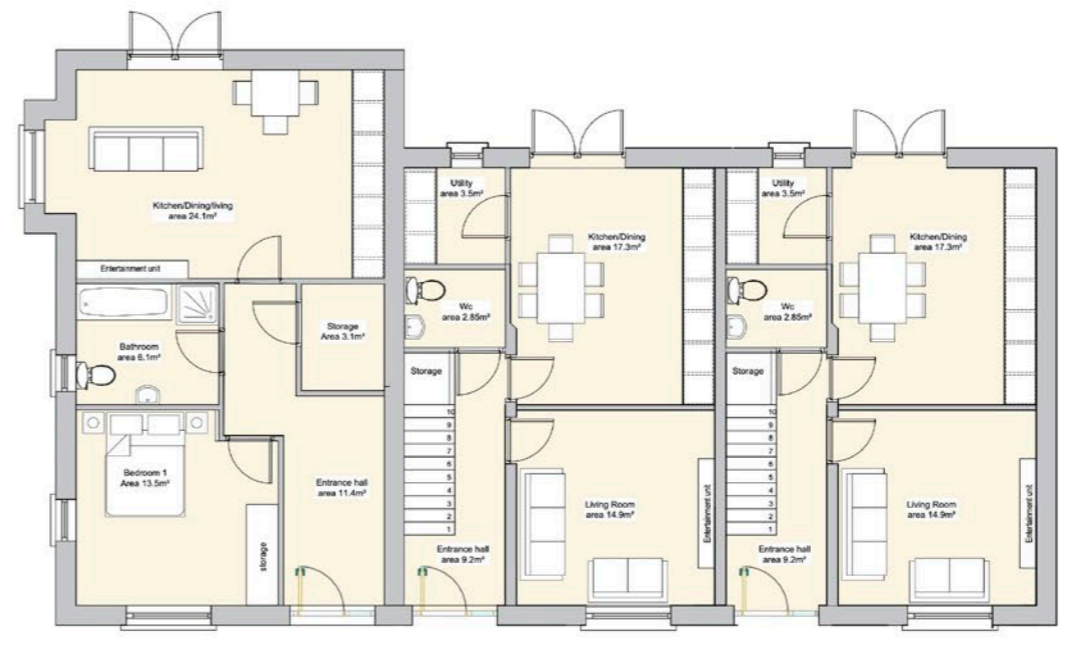
⊕ GROUND FLOOR PLAN



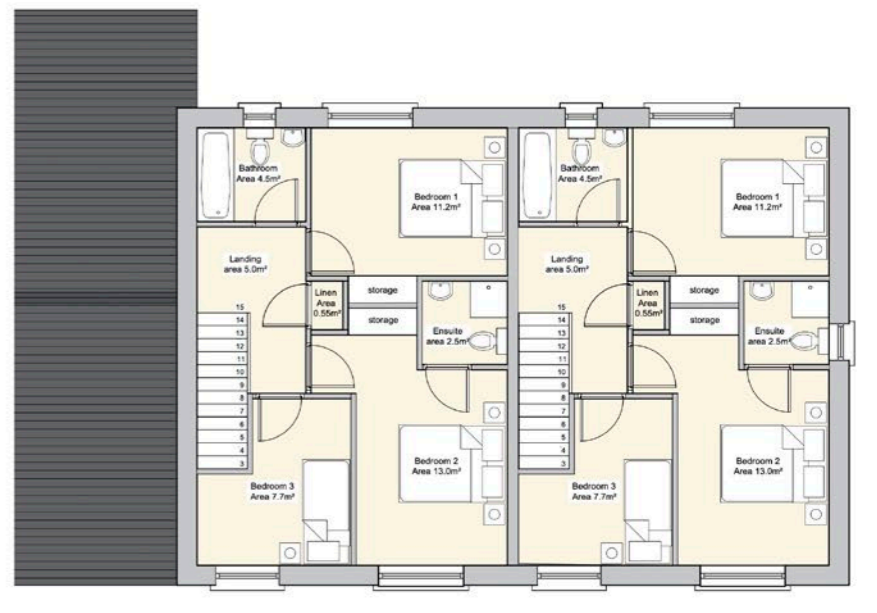
⊕ 1ST FLOOR PLAN

# House Type 10

2 x 3 Bed Terrace (98.28 sqm.)  
 1 x 1 Bed Terrace (60.82 sqm.)  
 3 Units Available



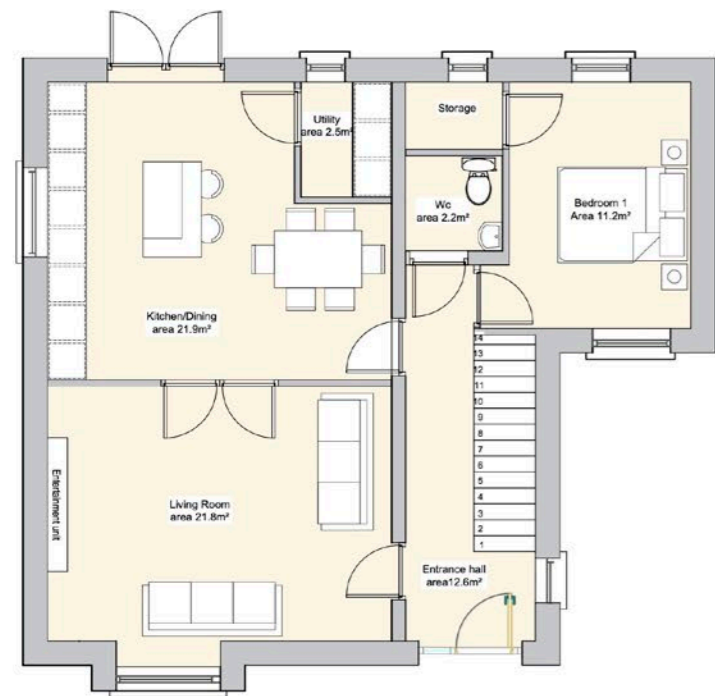
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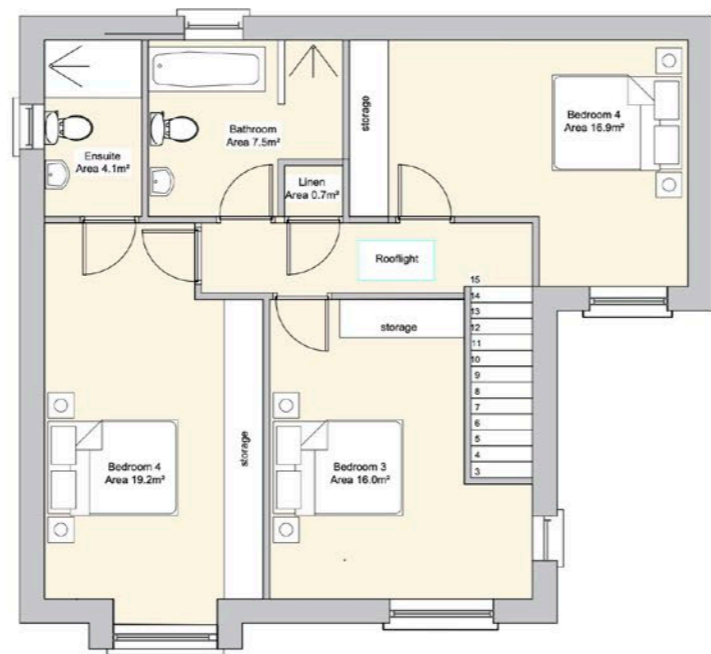
⊕ 1ST FLOOR PLAN

# House Type 11

4 Bed Detached  
151.8 sqm.  
1 Unit Available



GROUND FLOOR PLAN



1ST FLOOR PLAN



Images are from previous Jardonelle developments  
and are for indicative purposes only



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# Special Features

## Internal Heating, Ventilation & Insulation:

- d-MEV system with underfloor heating throughout.
- Air to water heat-pump with two zones.
- High level of thermal insulation throughout with 180mm of cavity wall insulation, 400mm of attic insulation and 150mm of floor insulation.
- Airtight construction with A-Grade building energy rating.

## Windows & Doors:

- High performance triple glazed PVC casement windows with U-value of 0.8.
- Composite front door with hardwood frame and sidelight.

## Electrical:

- Generous electrical specification throughout including ducting for fibre optic broadband supply and USB charging points.
- Smoke & heat alarms fitted.
- Provision made for electric car charging point.

## Internal Finishes & Features:

- Hollow-core concrete flooring to first floor level.
- Precast concrete stairs.
- Block walls throughout ground and first floor levels.
- Superior fitted kitchen with elegant quartz stone countertops, under-mounted sink with fluted drainer and provision left for appliances (configuration varies by house).
- Separate fitted utility room with provision left for appliances (alternative configuration for single storey houses).
- Timber flooring provided throughout ground floor level with porcelain tiling to bathroom floors.
- Plastered and painted interior walls and ceilings.
- Contemporary skirtings and architraves throughout with feature glass panel doors to ground floor living areas and superior door ironmongery.
- Painted finish to all joinery.

## Bathrooms & Ensuites

- Superior grade white sanitary ware with feature vanity units and colour-matched bath panels, fully shrouded close-coupled toilets and superior fixtures, fittings and tiling. De-mist LED lit mirrors available as an optional extra.

## External Features

- Feature limestone detailing to front elevation (not depicted in the images in this brochure) with painted render and zinc clad canopy above front door (varies by house).
- Facias, soffits and rainwater goods colour-matched to windows for a contemporary finish.
- Black tile finish to roof.
- External light to front and rear of property.
- Levelled and seeded back lawns (varies by house).
- Front driveways laid to tarmac with contemporary kerbing and pebbled verge next to house façade.
- Block built boundary walls to rear and side of property.
- Exterior of house painted in a contemporary colour scheme.



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# About The Developer

*Jardonelle Limited* is a long-established family-run development company based in Loughrea, Co. Galway. Notable residential schemes developed by Jardonelle in the past include the “Ashlawn”, “Hazelwood” and “Waterfront” estates in Loughrea.

Most recently completed are the “An Gáirdín Cúil” development in Cosmona, Loughrea the “An Cúlán” development in Baunoge, Loughrea and an extension to the “Waterfront” development at Gort Road, Loughrea.

Jardonelle is a long-standing member of the Construction Industry Federation (“CIF”), the Irish Home Builders Association (“IHBA”) and HomeBond. It is also an approved contractor under the government’s Help to Buy and First Home schemes.

The company takes pride in supporting local craftspeople and suppliers as much as possible in the delivery of its new housing schemes.



Note: All information provided in this brochure is for general information and illustrative purposes only and does not form part of any contract for sale. It is not to be viewed as an inducement to purchase. E&OE.