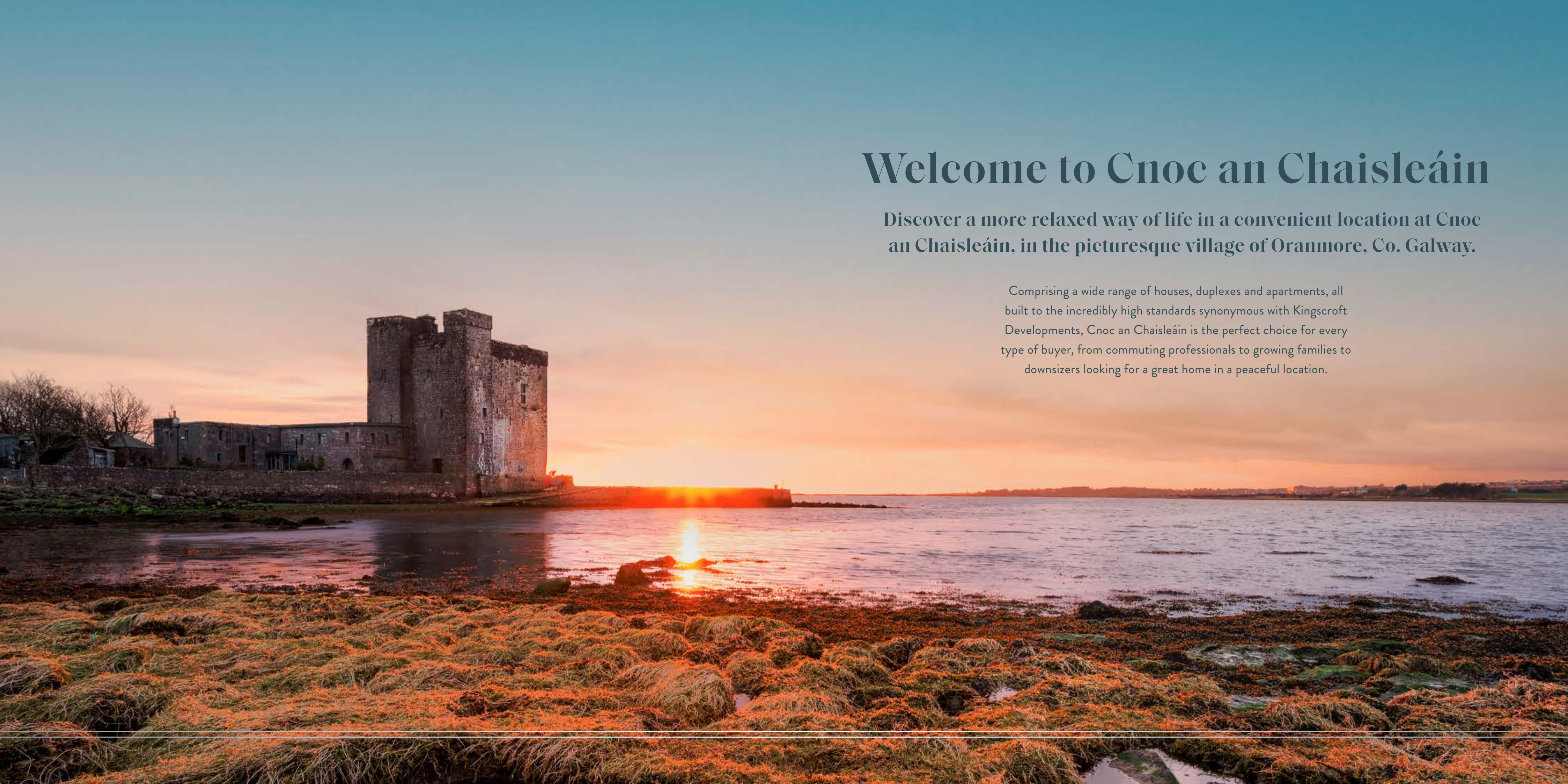




Cnoc an Chaisleáin

ORANMORE | CO. GALWAY

www.kingscroftoranmore.ie



Welcome to Cnoc an Chaisleáin

Discover a more relaxed way of life in a convenient location at Cnoc an Chaisleáin, in the picturesque village of Oranmore, Co. Galway.

Comprising a wide range of houses, duplexes and apartments, all built to the incredibly high standards synonymous with Kingscroft Developments, Cnoc an Chaisleáin is the perfect choice for every type of buyer, from commuting professionals to growing families to downsizers looking for a great home in a peaceful location.

Perfect luxury in a historic location

The homes in Cnoc an Chaisleáin are bright and spacious with a real sense of luxury and comfort. This sense of space and air reflect the development’s location next to Galway Bay, in the heart of Ireland’s famous Wild Atlantic Way. Yet Cnoc an Chaisleáin’s peaceful location belies the fact that it’s only 8km east of Galway City.



Oranmore

Oranmore itself is a well-established residential location with a long and proud history. At it’s centre is Oranmore Castle, a building dating from between the 13th and 15th centuries famous for shipping provisions to the besieged port of Galway during the Confederate Rebellion in the 1640s. The lands now occupied by Cnoc an Chaisleáin were originally home to a second castle in the area, Moneyduff Castle, before it was razed sometime before 1838.



Peaceful living adjacent to city life

Cnoc an Chaisleáin is ideal for professionals who want a relaxed lifestyle without compromising on location. The thriving city of Galway is just 8km away and easily reached by a range of transport options, including train and bus services. Oranmore is located on the main railway line between Dublin and Galway, offering a fast and frequent service to both locations. Several bus routes link Oranmore with every part of Galway and beyond. For motorists, Cnoc an Chaisleáin residents have immediate access to Ireland’s national road network, including the M6 motorway that links Galway with Dublin.



Everything within walking distance

Oranmore is a well-established village with plenty of local amenities to suit every member of the family.

There are both primary and secondary schools in the immediate area – and with Galway City just 8km away, there’s plenty of choice for every age group, even third level. Every taste in sport is also covered, with GAA, soccer, badminton, basketball and judo just some of the popular clubs in the village.

Oranmore is also ideal for those who love to spend as much time as possible in the Great Outdoors. Its idyllic location on the banks of Galway Bay is simply heaven for walkers, joggers

and cyclists; even better, soak in the magnificent views during a round of golf at Galway Bay Golf Club, just minutes from your new home.

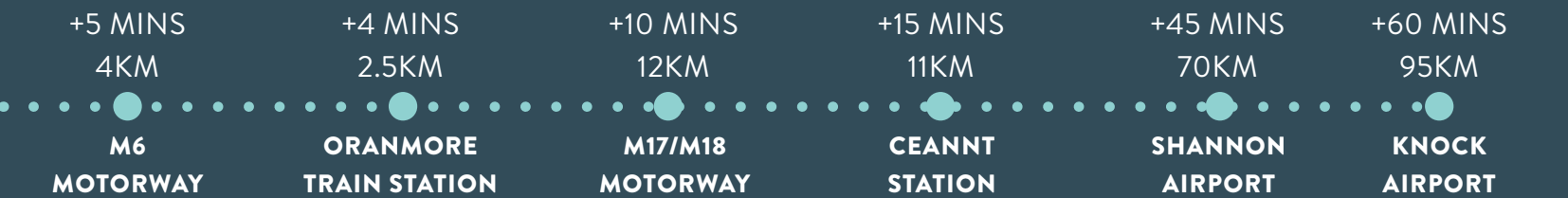
The many amenities of Oranmore are just a short stroll for Cnoc an Chaisleáin residents, who can choose between Tesco, Aldi, Lidl for their weekly shop. Catch up with friends over dinner in a local bar or restaurant; Oranmore pubs are famous for their impromptu music sessions, so you’ll never be short of entertainment in this lively location!





Getting around with a Comprehensive Transport System

Times are approximate. Arrival times may vary.



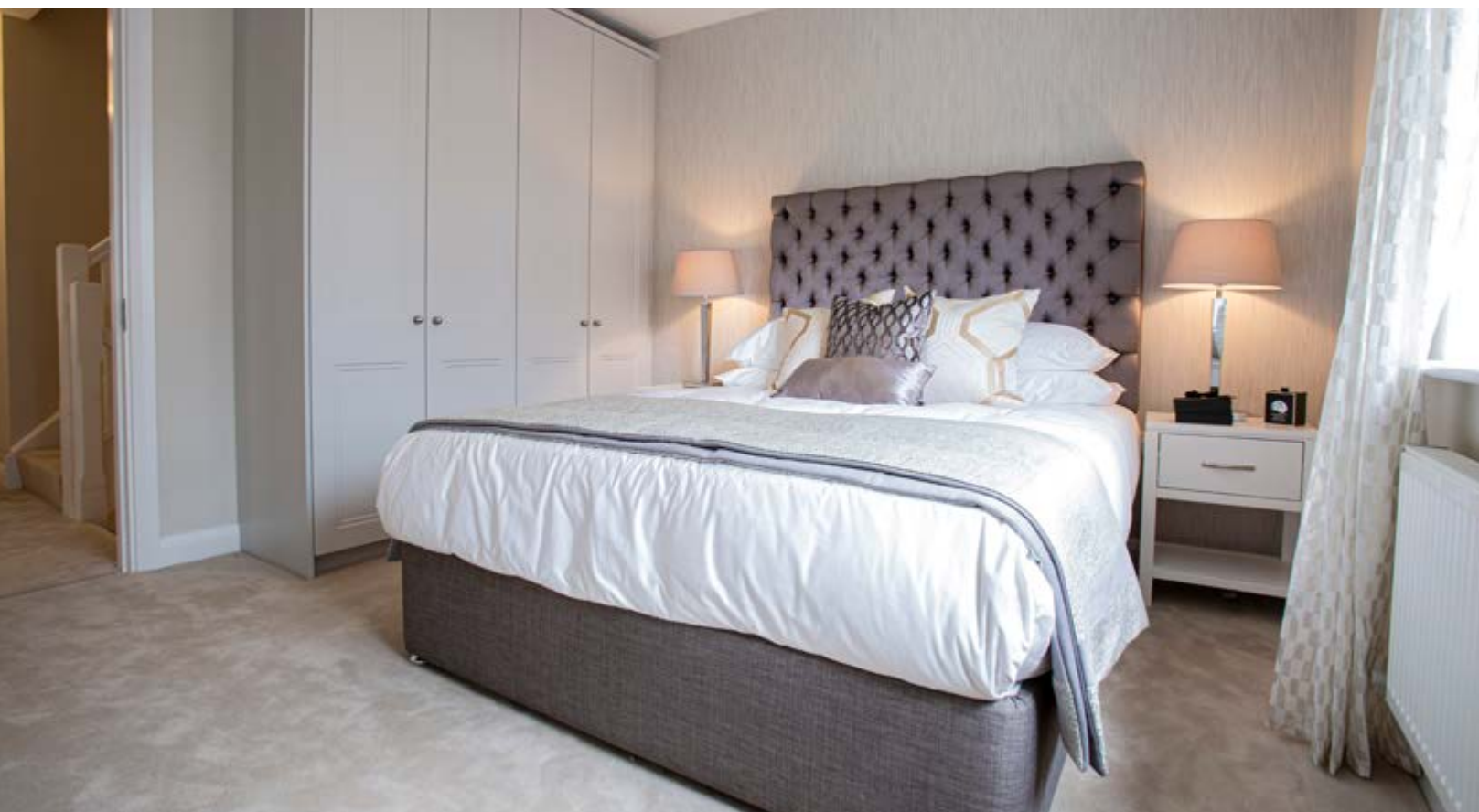
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ORANMORE
TRAIN STATION









Special Features

BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A2 Building Energy Rating.

HEATING

High efficiency electric, Air to Water Heat Pump.

HEAT RETENTION

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

MAINTENANCE FREE EXTERIORS

Selected brick, stone and render finishes, uPVC window frames and aluminium gutters combine to provide low maintenance exteriors.

GUARANTEE

The Cnoc an Chaisleáin homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.

ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include data and TV points in all Bedrooms, Kitchen and Living Room, pre - wiring for an intruder alarm and the provision of an outside electrical socket.



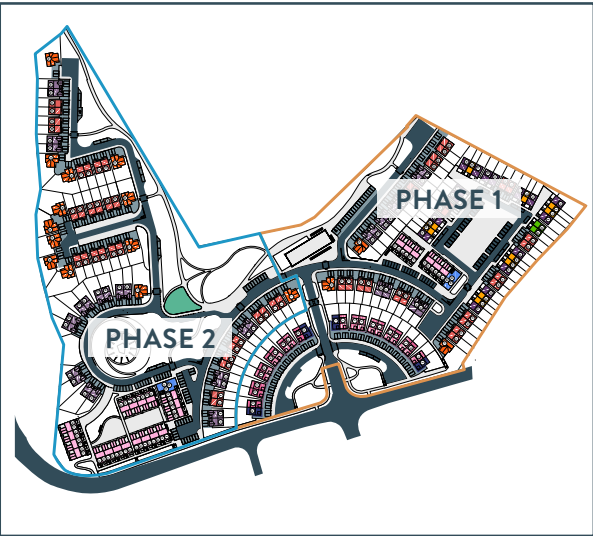
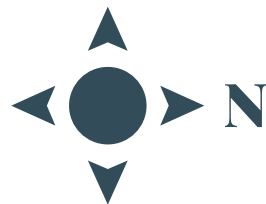
Images are for indicative purposes only. They are from previous Kingscroft projects.



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Site Plan



House Types

House Type A
4 Bed Semi Detached House
Approx 130.7 Sq.m. / 1,407 Sq.ft.

House Type B
3 Bed Semi Detached House
Approx 111.9 Sq.m. / 1,204 Sq.ft.

House Type C
4 Bed Detached House
Approx 163 Sq.m. / 1,754 Sq.ft.

Unit Type G
2 Bed Ground Floor Apartment
Approx 78 Sq.m. / 840 Sq.ft.
2 Bed Duplex
Approx 101 Sq.m. / 1,087 Sq.ft.

Unit Type H
2 Bed Ground Floor Apartment
Approx 97.55 Sq.m. / 1,050 Sq.ft.
2 Bed Duplex Apartment
Approx 94.2-99.6 Sq.m. / 1,004-1,072 Sq.ft.

Plans are for illustrative purposes only. Layouts may vary.

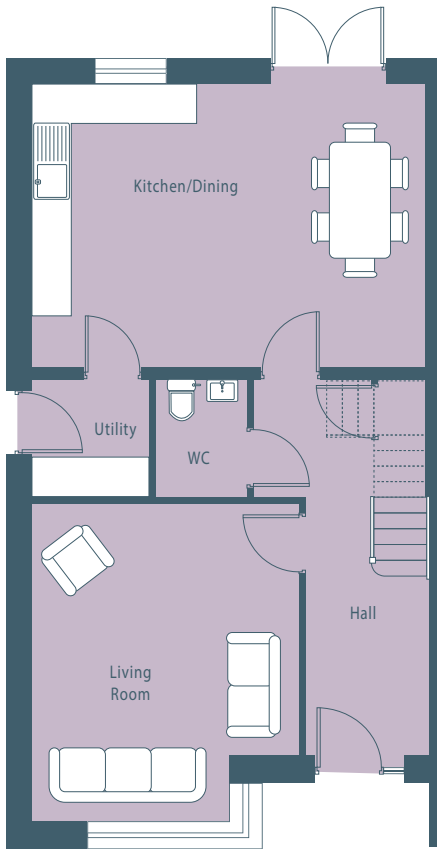
● House Type A

4 Bed Semi Detached House
Approx 130.7 Sq.m. / 1,407 Sq.ft.

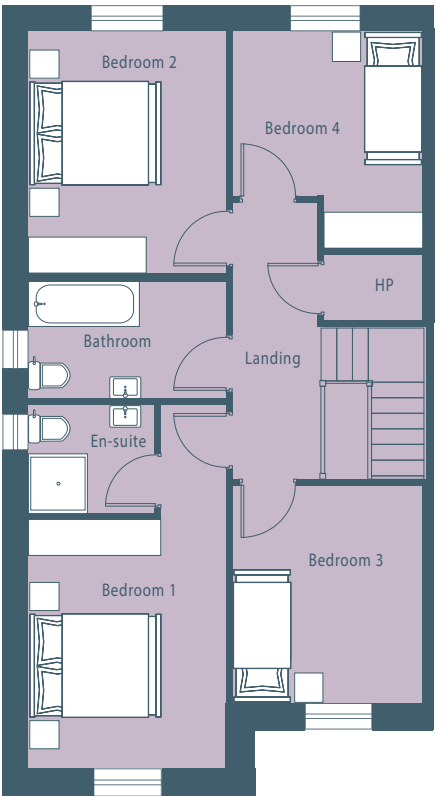


● House Type B

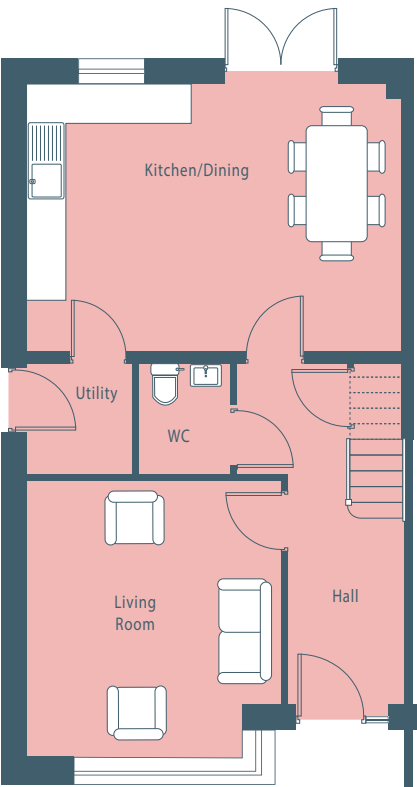
3 Bed Semi Detached House
Approx 111.9 Sq.m. / 1,204 Sq.ft.



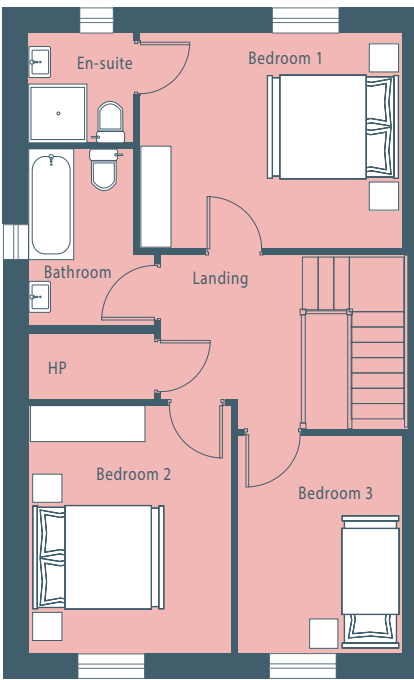
Ground Floor



First Floor



Ground Floor



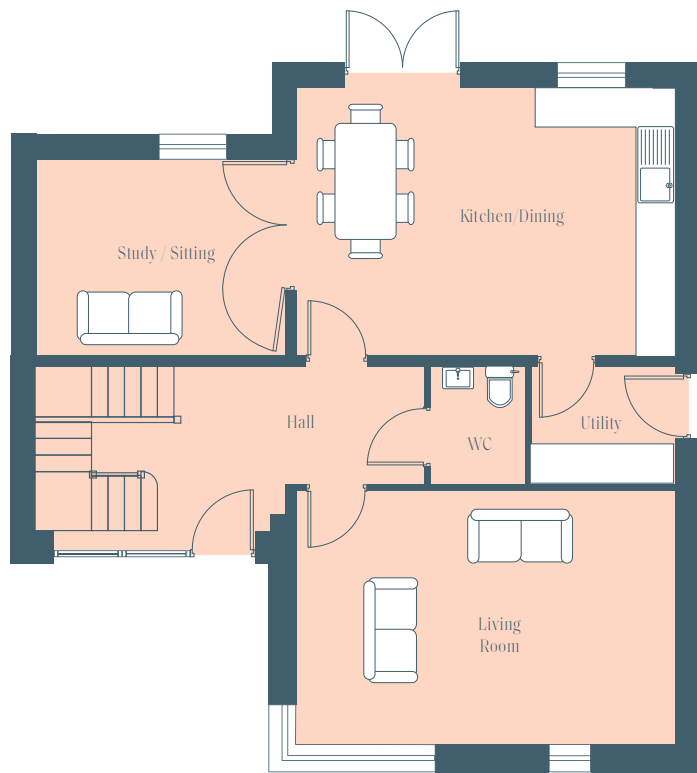
First Floor

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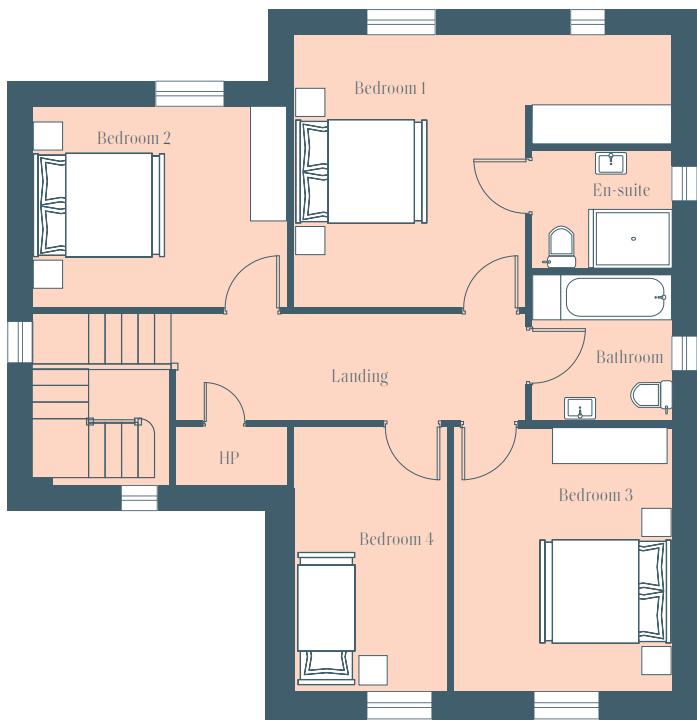
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● House Type C

4 Bed Detached House
Approx 163 Sq.m. / 1,754 Sq.ft.



Ground Floor



First Floor

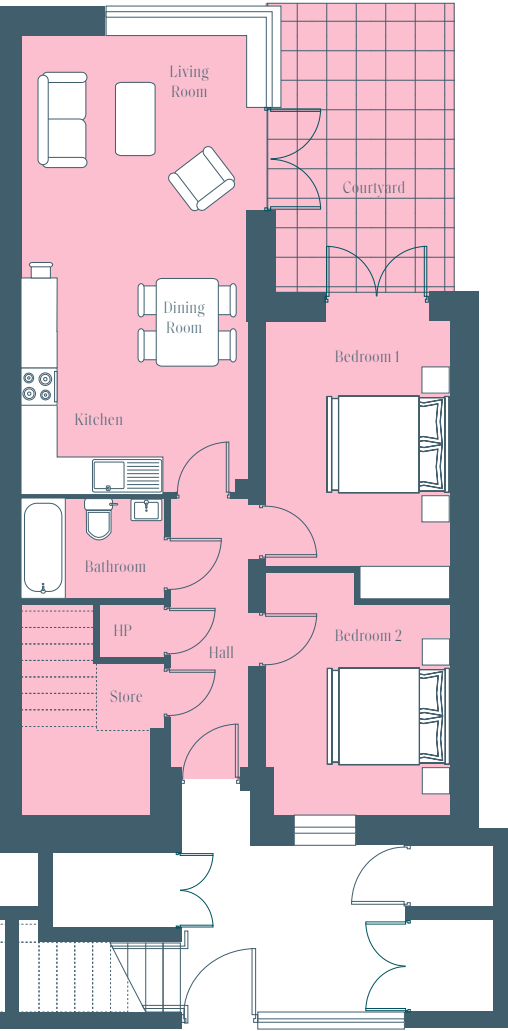
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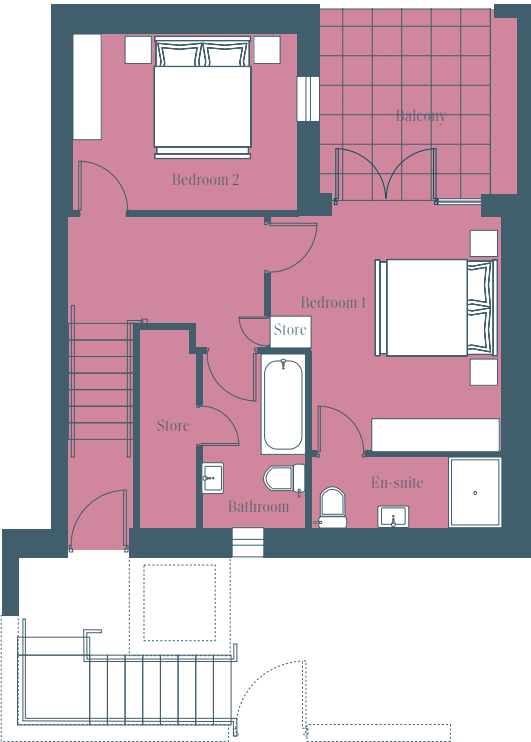
Unit Type G

2 Bed Ground Floor Apartment
Approx 78 Sq.m. / 840 Sq.ft.

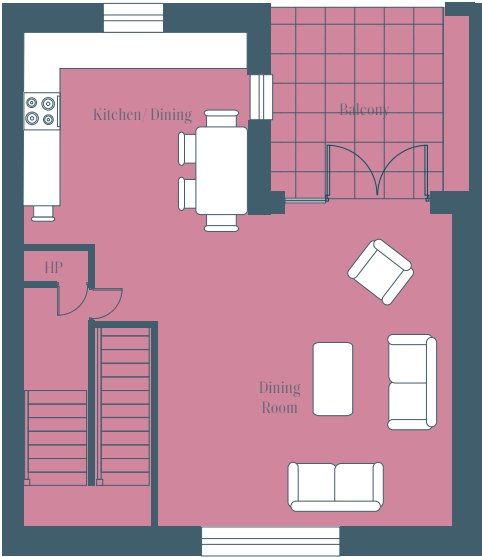
2 Bed Duplex
Approx 101 Sq.m. / 1,087 Sq.ft.



Ground Floor Apartment



First Floor Duplex



Second Floor Duplex

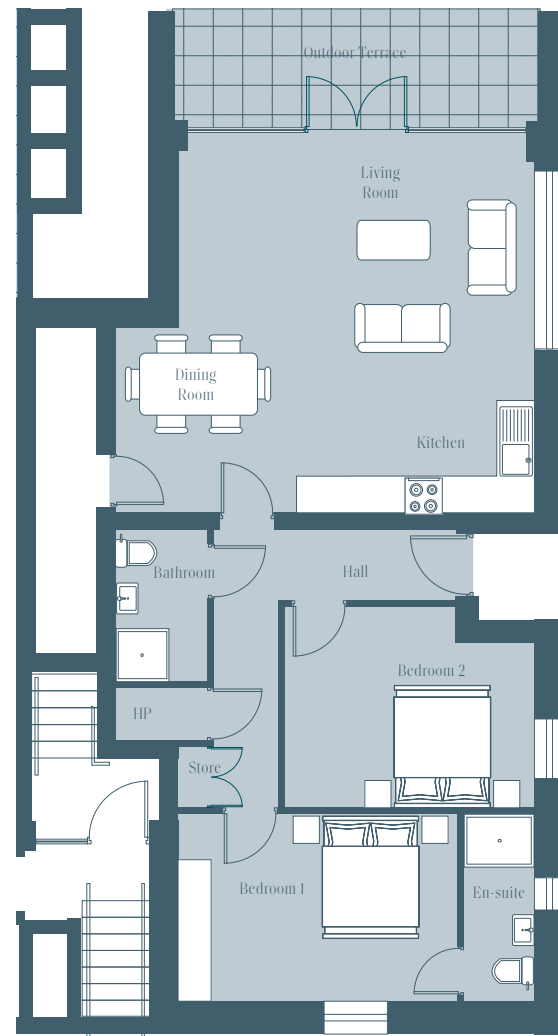


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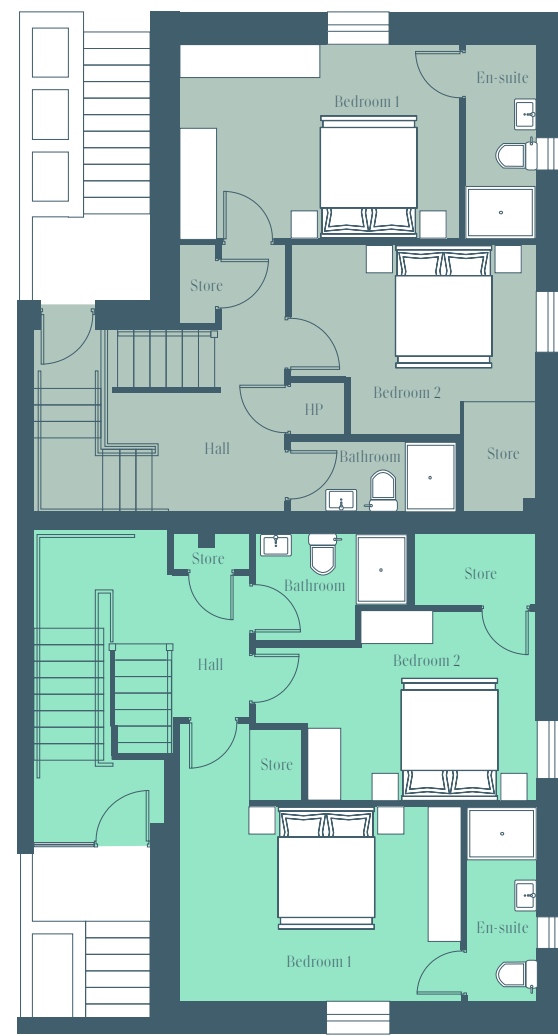
Unit Type H

2 Bed Ground Floor Apartment
Approx 97.55 Sq.m. / 1,050 Sq.ft.

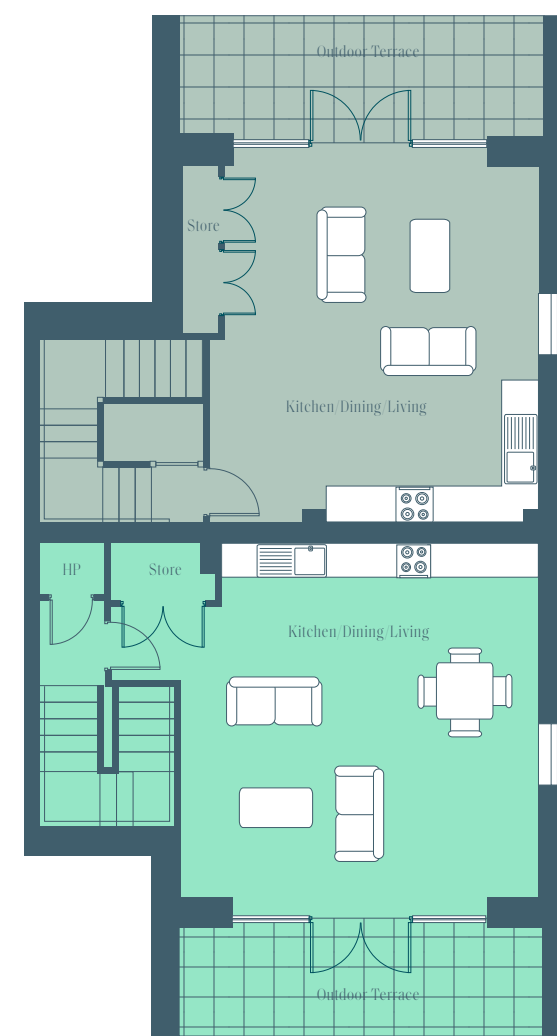
2 Bed Duplex Apartment
Approx 94.2-99.6 Sq.m. / 1,004-1,072 Sq.ft.



Ground Floor Apartment



First Floor Duplex



Second Floor Duplex



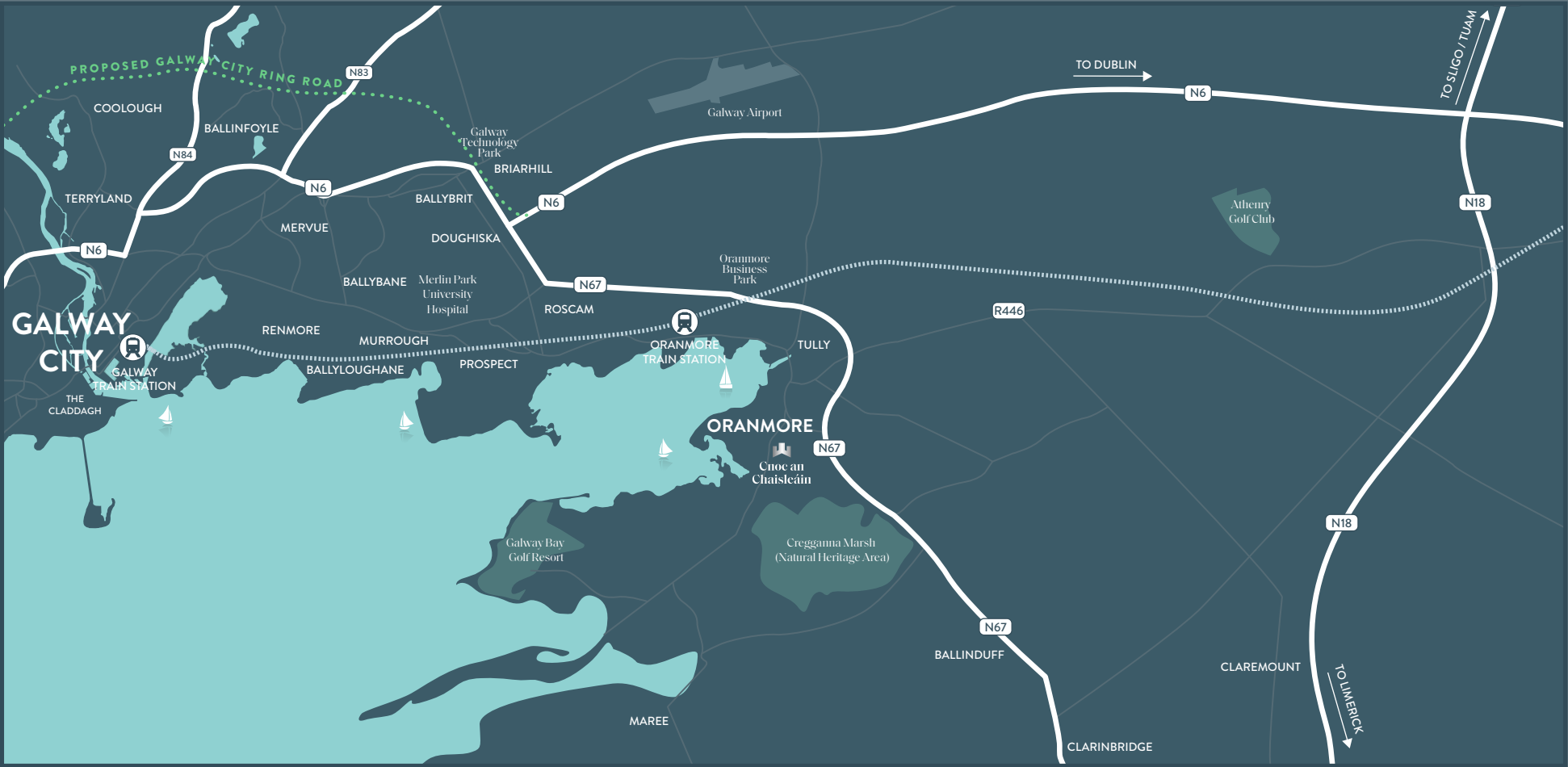
Kingscraft Developments



Kingscraft
Developments
continues to develop
up to date, quality
homes with a value-
for-money price tag.

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscraft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of location s in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.



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