



Slí na
Craoibhe
CLYBAUN ROAD



Modern, City Living in a Peaceful Setting

www.clybaunroad.ie



A HAVEN OF PEACE WITHIN REACH OF THE CITY

Slí na Craoibhe, located on the Clybaun Road, Knocknacarra is a growing suburban area of Galway City, and is situated only 5km west of the City Centre.

The name “Slí na Craoibhe” is Irish and translates as “Pathway through Heather”. Knocknacarra is an elevated area which looks south over renowned Galway Bay and the North Clare coast.



Slí na
Craoibhe
CLYBAUN ROAD

An exciting new development
of spacious architecturally designed
three and four bedroom homes
in a beautiful location
on the western edge of Galway City

An aerial photograph of a coastal town. In the foreground, a green golf course with sand traps is visible. A road runs along the coast, with a rocky beach and a pier extending into the blue ocean. The town's buildings are visible in the background under a blue sky with scattered clouds. Two light blue L-shaped graphic elements are positioned in the upper left and lower right corners of the image.

RIGHT
WHERE YOU
NEED TO BE



Slí na Craoibhe

CLYBAUN ROAD

A GROWING POPULATION

Knocknacarra is Galway's fastest growing suburb and currently has a population of approximately 20,000 people and is a leading residential area of the City. It's proximity to the City Centre makes it very convenient for access to a wide variety of amenities.



ACCESS TO A VIBRANT HINTERLAND

There is an extensive road network and regular public bus service. Clybaun Road is one of three main arteries that run South to North (Ballymoneen and Cappagh roads are the other two). These routes are inter-connected by both the Barna Road and Western Distributor Road. Access to the city, the coastline and the vibrant Galway hinterland couldn't be easier.



EVERYTHING ON YOUR DOORSTEP

Education

There are currently several primary schools based in the Knocknacarra area, Gaelscoil Mhic Amhlaigh on the Cappagh Road; St John the Apostle School on the Western Distributor Road; Boleybeg NS and Bushypark NS. A state-of-the-art secondary school "Coláiste na Coiribe" opened its doors in October 2015. Additionally there are numerous established schools in the neighbouring suburbs of Salthill, Taylors Hill, Shantalla and the City Centre.

Sport Facilities

For sport enthusiasts there is an array of facilities such as Galway Bay Watersports at Rusheen Bay; Galway Rowing Club; Leisureland swimming pool; Galway Bay Golf Club and Barna Golf Club, all within a 10 minute drive. There are also tennis, rugby, basketball, soccer and G.A.A. clubs within the surrounding area. Salthill-Knocknacarra GAA club is one of the biggest clubs in Ireland, fielding teams in football, hurling, ladies football and camogie.

Fun & Leisure

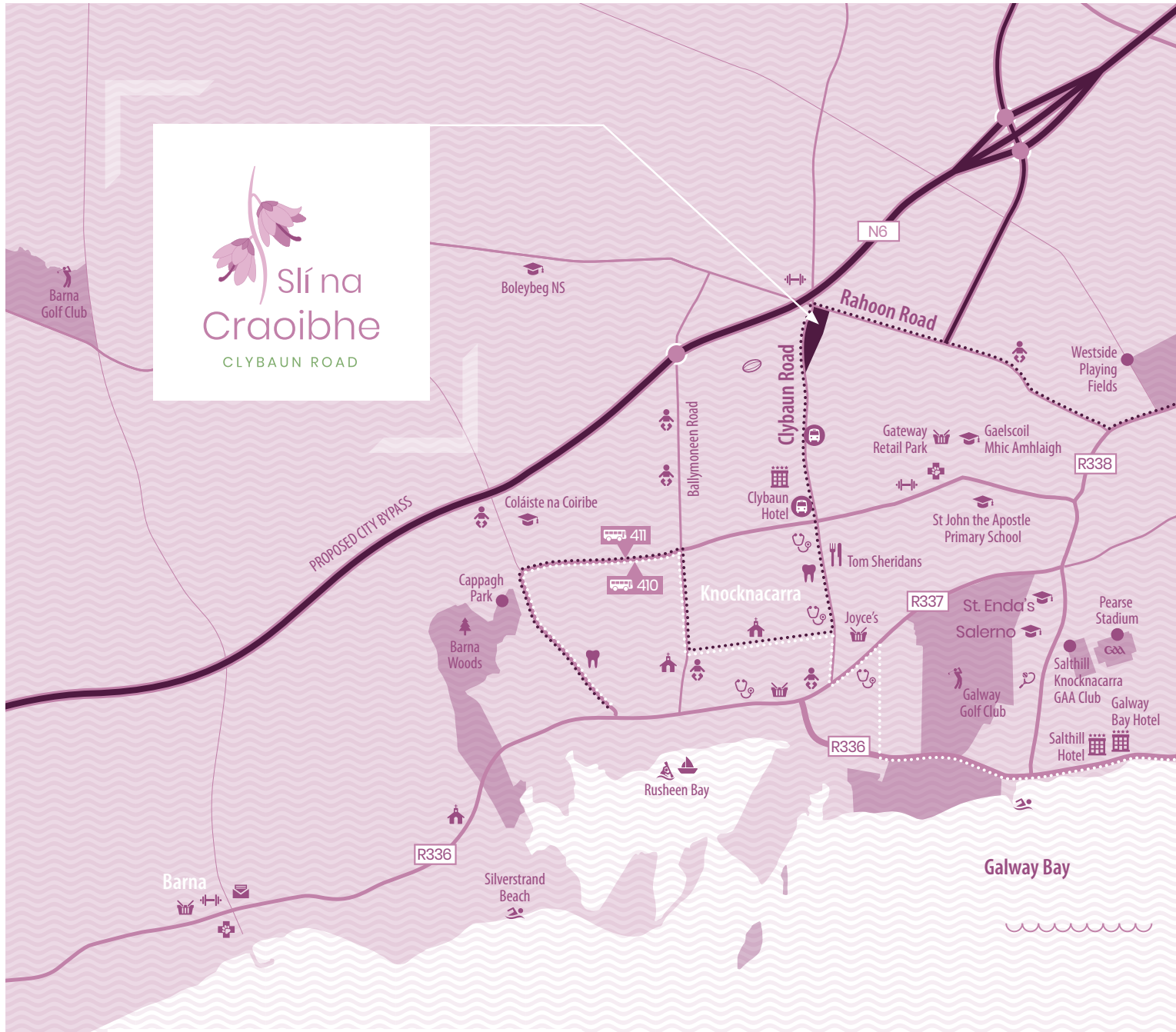
Galway is well known for its restaurant and cafe culture with many award winning restaurants gaining international recognition. As European Capital of Culture in 2020, Galway boasts a proud tradition of hosting world renowned cultural events such as the annual Galway Arts Festival and The Galway Film Fleadh. The Galway Races attract many thousands of horse racing enthusiasts every year creating a unique and special summertime 'buzz' in the city and its surrounds.





















Along the shore of Galway Bay and within close proximity is Rusheen Bay (1km), Silverstrand beach (2km) and Salthill Promenade (3km). The area is ideal for walkers and water sports enthusiasts alike. You can also enjoy free access to local public parks. Barna Woods is just a short distance away and the spectacular beauty of the Burren to the south and Connemara to the west only a short drive away.



Slí na Craoibhe
CLYBAUN ROAD



 School	 Doctor's Surgery
 Shopping Centre	 Veterinary Clinic
 Church	 Gymnasium
 Creche	 Swimming
 Bus service	 Rugby Ground
 Post Office	 Kayaking
 Dental Clinic	 Tennis Club
 Hotel	 Golf Club
 Hospital	 Sailing

Easy access to Galway's bustling city centre and the Wild Atlantic Beauty of Connemara to the west and The Burren to the south.



Galway





Connectivity

Locally (by car)

Location	Distance	Time
Eyre Square	5 km	11 mins
NUIG	4 km	8 mins
GMIT	7.5 km	13 mins
Pearse Stadium	3.5 km	6 mins
IDA Galway Business Park	3.7 km	5 mins
Salthill Promenade	3.4 km	6 mins
The Coach Station	5.6 km	11 mins
Ceannt Train Station	5 km	12 mins
Galway City Museum	4 km	5 mins
The Docks	5 km	11 mins
Galway University Hospital	4 km	8 mins
Merlin Park University Hospital	8.7 km	15 mins

Nationally (by car)

Location	Distance	Time
Tuam	37km	38 mins
Knock Airport	92km	1 hr 17mins
Athlone	90km	60 mins
Shannon Airport	98km	1 hr 10 mins
Limerick	128 km	2 hrs 5 mins
Cork	240 km	3 hrs 8 mins
Dublin	210km	2 hrs 23 mins
Dublin Airport	218km	2 hrs 15 mins
Belfast	375km	3 hrs 46 mins

Transport

Slí na Craoibhe is right on the Quality Bus Corridor (QBC) with the 411 bus passing at regular intervals and delivering passengers right into Eyre Square, passing Westside playing fields, Westside Shopping Centre, Galway University Hospital, NUIG and Galway Cathedral.

The surrounding roads infrastructure provides commuters with easy access to the city and the wider Galway area with a network of motorways connecting Galway to the major towns and cities of Ireland.

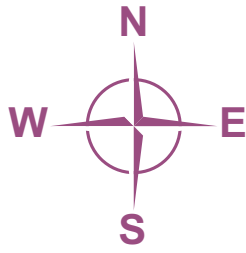
The proposed Galway Outer Ringroad will connect Slí na Craoibhe to the coast road to the west and the Dublin Motorway to the east



Slí na Craoibhe

CLYBAUN ROAD







Slí na
Craoibhe
CLYBAUN ROAD

Site Layout

Legend

	House Type A 4 Bedroom, Semi-Detached
	House Type A - Gable Entry 4 Bedroom, Semi-Detached
	House Type B 3 Bedroom, Semi-Detached
	House Type B - Gable Entry 3 Bedroom, Semi-Detached
	House Type C 3 Bedroom, Mid Terrace
	House Type C 3 Bedroom, End of Terrace
	House Type C - Gable Entry 3 Bedroom, End of Terrace
	House Type D 3 Bedroom, Terrace

Slí na Craoibhe is a beautiful elevated site comprising 30 semi-detached and 18 terraced houses as part of the first phase of development.

The site is located at the intersection of the Ragoon Road and the Clybaun Road. There are two main entrances, one from each of the main roads with individual access from the Clybaun Road for the Type D houses. There is ample public open amenity space on the site with play equipment installed. Each house will feature a cobblelock paved driveway for double car parking with a seeded garden and a paved patio area to the rear. A PHASE 2 development of additional residential units on the southern tip of the site is also planned.



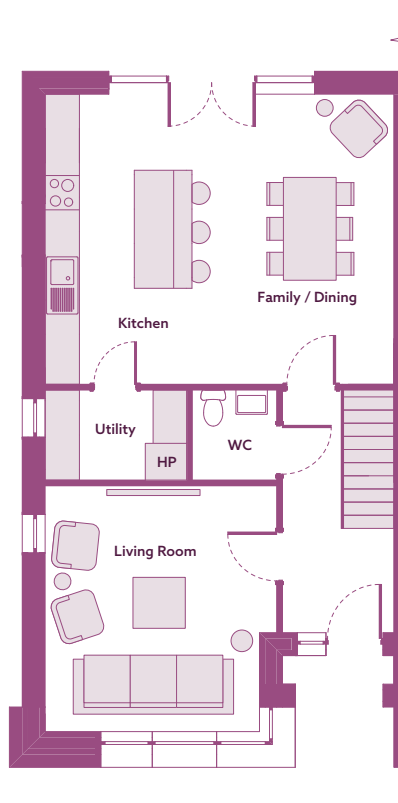
Slí na Craoibhe

House Type A

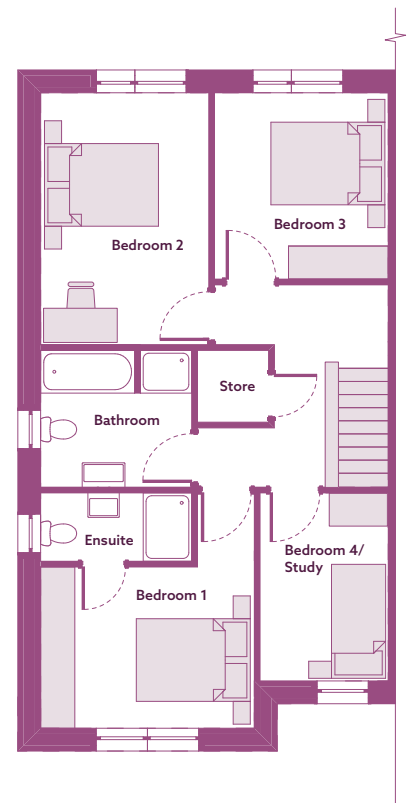
4 Bedroom, Semi-Detached

House types may be 'handed'.
Please check plans.

Area:
130 sq.m / 1,399 sq.ft



Ground Floor



First Floor



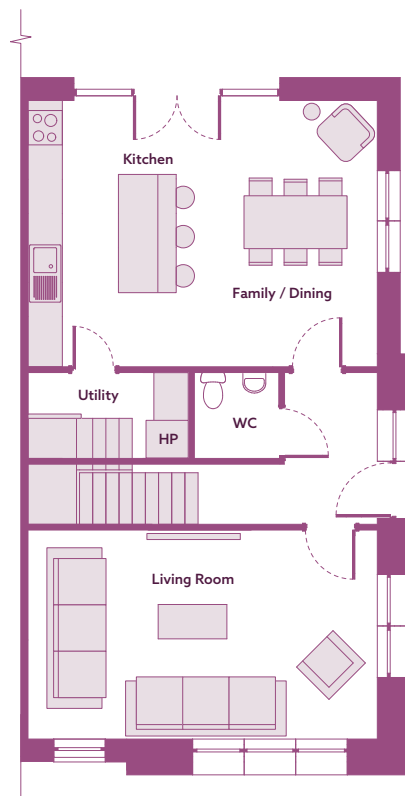
Slí na Craobhe

House Type A Gable Entry

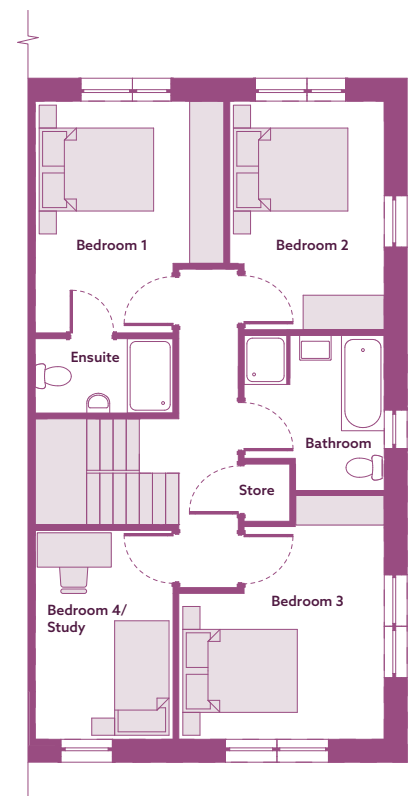
4 Bedroom, Semi-Detached

House types may be 'handed'.
Please check plans.

Area:
136 sq.m / 1,463 sq.ft



Ground Floor



First Floor



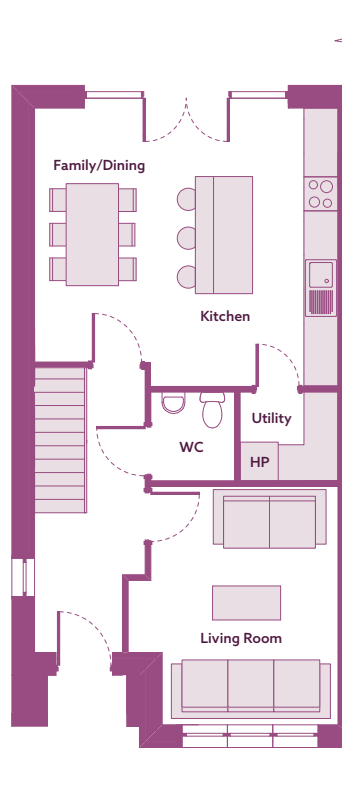
Slí na Craibhe

House Type B

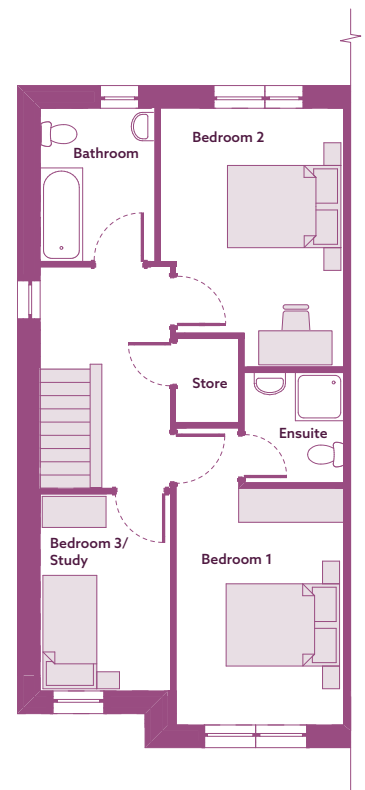
3 Bedroom, Semi-Detached

House types may be 'handed'.
Please check plans.

Area:
112.1 sq.m / 1,207 sq.ft



Ground Floor



First Floor



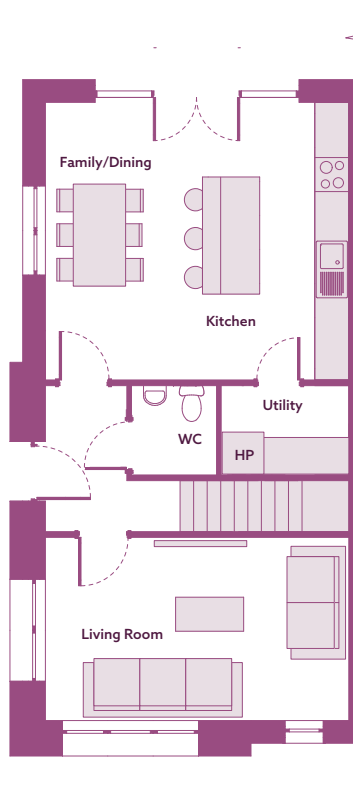
Slí na Craoibhe

House Type B Gable Entry

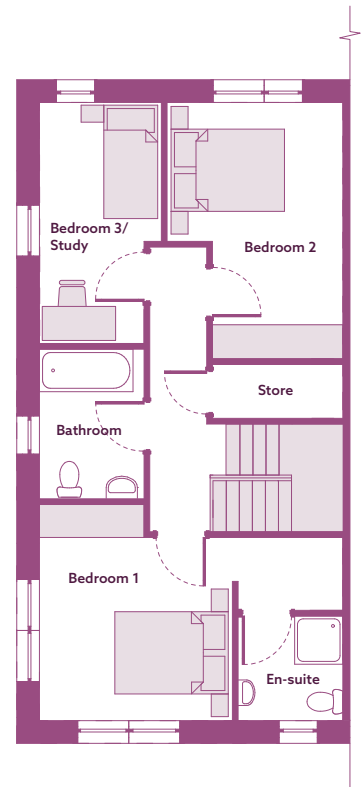
3 Bedroom, Semi-Detached

House types may be 'handed'.
Please check plans.

Area:
116.6 sq.m / 1,255 sq.ft



Ground Floor



First Floor



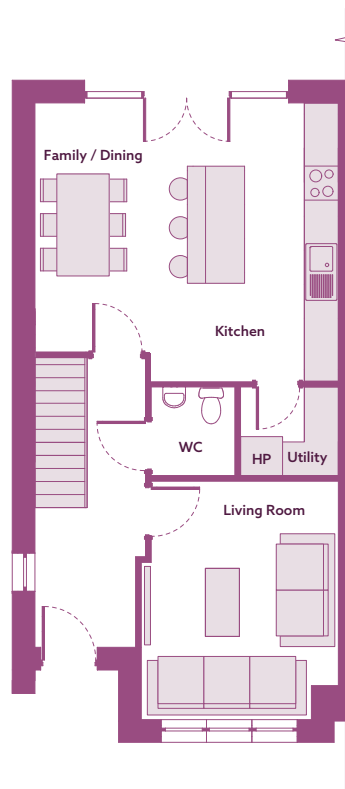
Slí na Craoibhe

House Type C

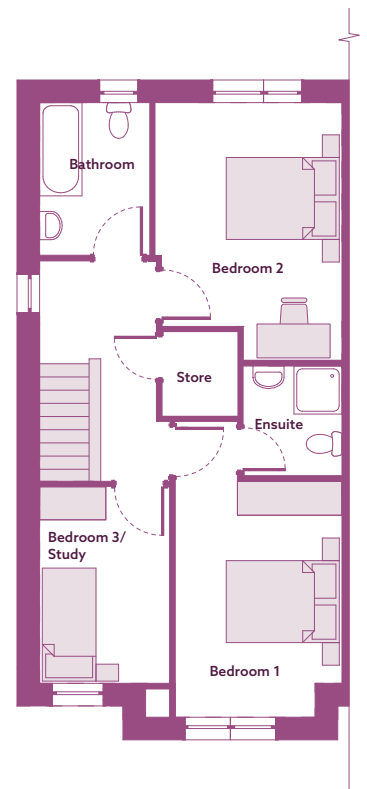
3 Bedroom, End of Terrace

House types may be 'handed'.
Please check plans.

Area:
112.2 sq.m / 1,207 sq.ft



Ground Floor



First Floor



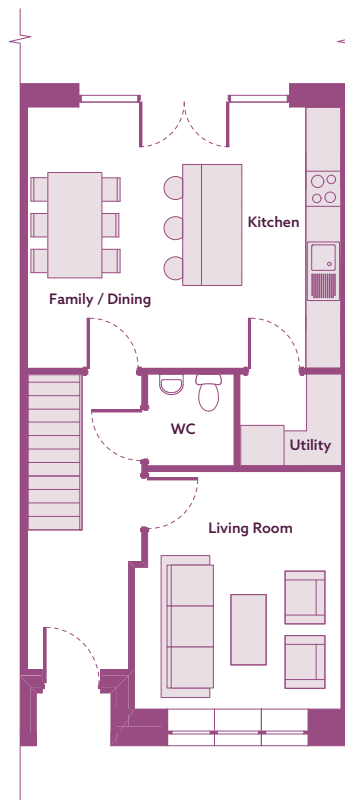
Slí na Craobhe

House Type C

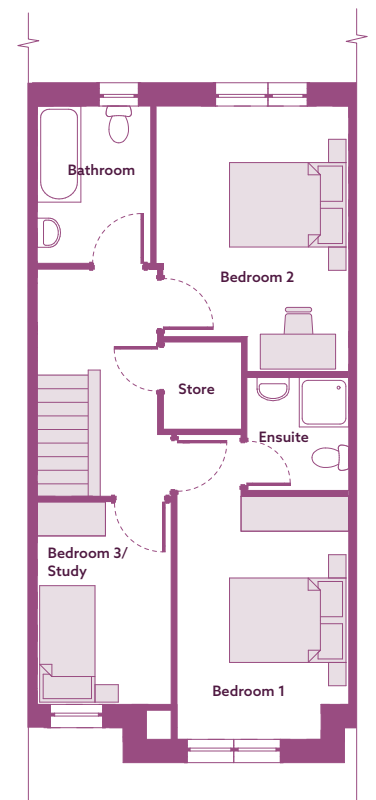
3 Bedroom, Mid Terrace

House types may be 'handed'.
Please check plans.

Area:
108.7 sq.m / 1,170 sq.ft



Ground Floor



First Floor



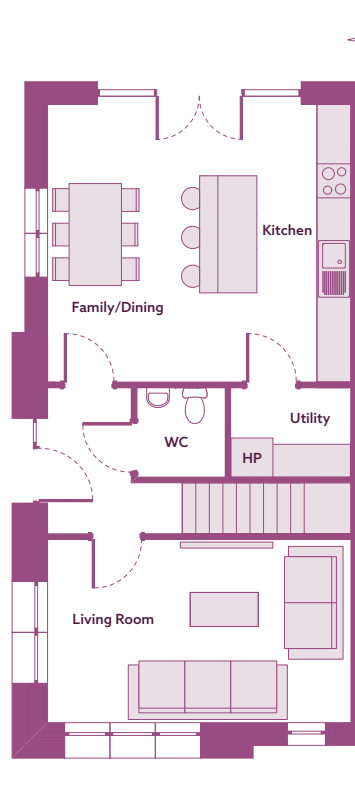
Slí na Craoibhe

House Type C Gable Entry

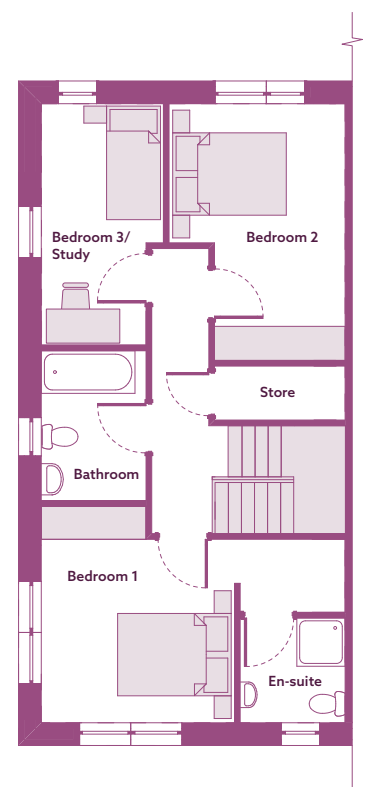
3 Bedroom, End of Terrace

House types may be 'handed'.
Please check plans.

Area:
116.6 sq.m / 1,255 sq.ft



Ground Floor



First Floor



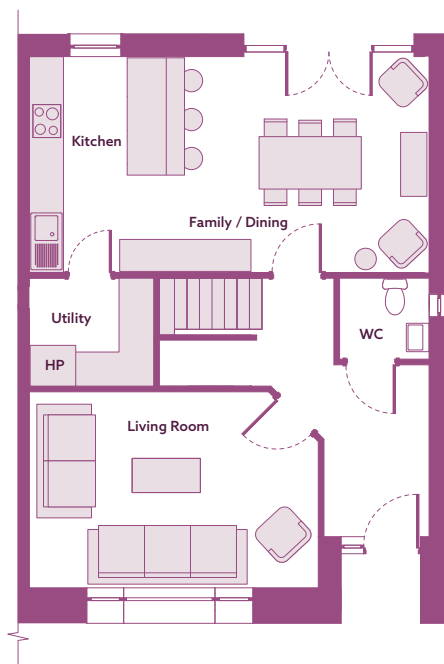
Slí na Craoibhe

House Type D

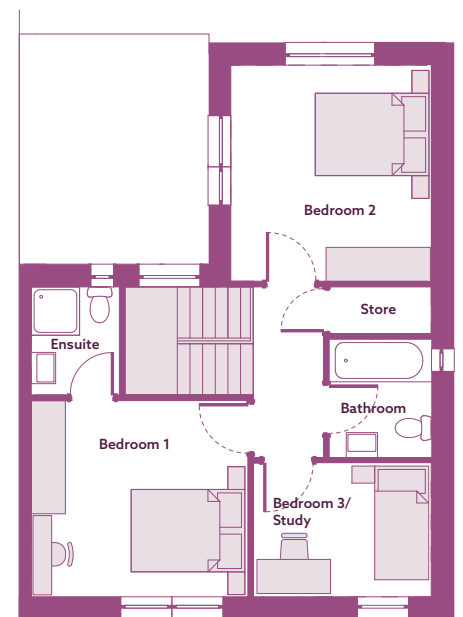
3 Bedroom, Terrace

House types may be 'handed'. Please check plans.

Area:
115.5 sq.m / 1,243 sq.ft



Ground Floor



First Floor

Specification

External Finishes:

- Concrete block construction with concrete first floor, giving greater sound proofing at lower level
- 'Lacken' stone finish to select areas where indicated with painted render to all elevations.
- Black uPVC fascia, soffit, gutters and downpipes
- High quality black concrete roof tiles
- External lights to front and rear of house
- Rear gardens will be seeded with a paved patio area
- Block walls and concrete post and panel boundaries
- Quality side gates
- Outdoor tap provided to the rear of each home
- Each driveway will benefit from paving along with concrete footpaths around homes
- Provision for electric car charging point to driveway, future proofing each home

Common Area Development:

Extensive landscaped amenity spaces throughout including children's playgrounds

External Windows & Doors:

- Insulated composite front door and uPVC double-glazed french doors to the rear
- High performance uPVC double-glazed windows

Heating System:

- Energy efficient Air to Water Heat Pump system will provide heating and hot water
- Underfloor heating throughout ground and first floor
- Mechanical Heat Recovery Ventilation provided which will reduce energy consumption & deliver excellent internal air quality
- Independent heating zones giving optimal control

Insulation & Air Tightness:

- Superior levels of insulation throughout to meet the modern BER requirements of an A Rated house
- High level of air tightness to a standard in excess of the building regulations

Internal Finishes

- Fully decorated with plastered and painted interior walls and ceilings in a neutral colour throughout
- High quality pre finished painted internal doors
- High quality ironmongery
- Contemporary skirting and architraves with painted finish
- Timber staircases
- Folding attic stairs provided

Kitchen & Utility:

Quality, modern kitchen provided, as per the showhouse

Wardrobes/Bedrooms:

Wardrobes provided to two bedrooms in the 3 bed houses and three bedrooms in the 4 bed houses

Bathrooms and En-suites:

All bathrooms will have painted finish with luxurious modern tiling and quality, contemporary white sanitary ware, as per the showhouse

Electrical Specification:

- Generous electrical specification provided throughout
- Smoke detectors fitted
- All houses are wired for Broadband and TV with EIR and Siro both available

Management Company:

A management company of which each owner will become a member, will take charge of all common areas with service charges to be paid annually

Property Guarantee:

- HomeBond - 10 year Structural Insurance Cover
- All houses will be certified under new building regulations



BER Details are available on request from the agent



Slí na
Craoibhe
CLYBAUN ROAD

Professional Team

Developer:



Architects:



www.onom.ie

Main Contactors:



www.kelmin.ie

Legal Advisors:



doherty solicitors

www.dohertysolicitors.com

DESIGN & VISUALISATION: WWW.PROVIZIE



BOOKING INFORMATION:

When homes have been made available for sale, an initial booking deposit of €7,000 by bank draft, cheque or EFT made payable to the selling agents 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.



Conditions to be noted:

A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. **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 not be relied upon as statements or representation 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. The Agent(s) are not authorised to make or give any representations or warranties in relation to the property. 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 own enquiries.



Slí na
Craoibhe
CLYBAUN ROAD

Sole Agent:



091 569 123

www.sherryfitz.ie

PSRA number 002183

www.clybaunroad.ie