

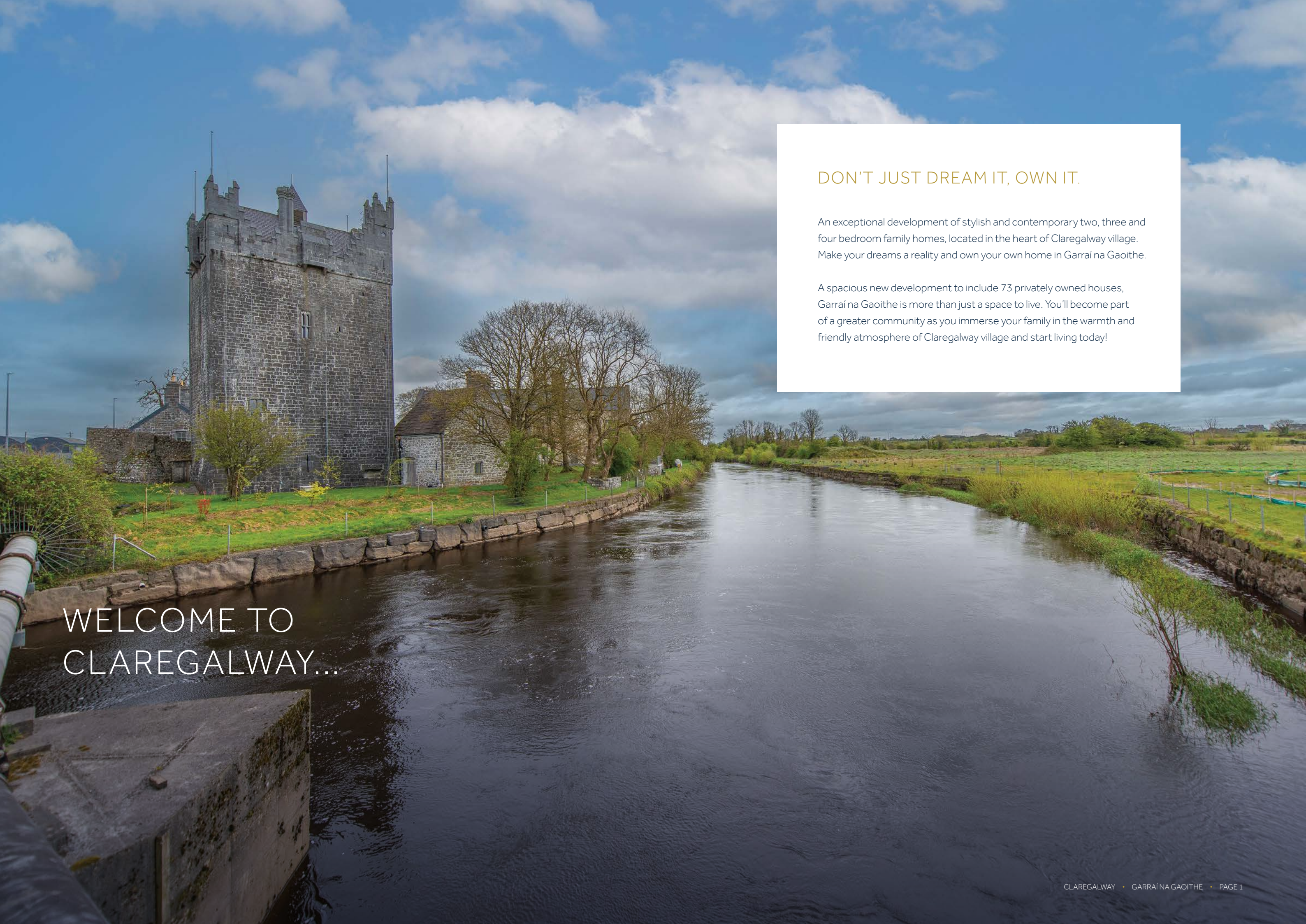


GARRAÍ NA GAOITHE

CLAREGALWAY



www.claregalwayhomes.ie



DON'T JUST DREAM IT, OWN IT.

An exceptional development of stylish and contemporary two, three and four bedroom family homes, located in the heart of Claregalway village. Make your dreams a reality and own your own home in Garraí na Gaoithe.

A spacious new development to include 73 privately owned houses, Garraí na Gaoithe is more than just a space to live. You'll become part of a greater community as you immerse your family in the warmth and friendly atmosphere of Claregalway village and start living today!

WELCOME TO
CLAREGALWAY...



GARRAÍ NA GAOITHE

CLAREGALWAY

ABOUT CLAREGALWAY

Claregalway is a vibrant village strategically located North of Galway city on the banks of the River Clare. The village has an ancient heritage and is home to Claregalway castle, a Norman watchtower completed in the 16th century. A restoration of an old bridge over the River Clare resulted in the well known nine stone arches that sit above the level of the current road.

Sitting within the commuter belt of Galway city, Claregalway is a popular place to live, not least due to the rich cultural and sporting activities available to residents but also the host of local amenities making Claregalway village a true destination.

Claregalway village offers the chance for families to thrive together in a tranquil, secure environment. Excellent primary and secondary schools are available in the village, boasting both academic and sporting facilities that are the envy of many schools.

River Oaks shopping centre is home to several amenities and shops including Zenith Hairdressing, The Fancy Nest (Homes Interiors) and GM Ladies Fashion Boutique.

There is no shortage of entertainment in the immediate area either with the Claregalway Hotel and Arches bar, Peggy's bar and restaurant and The Summerfield bar offering a variety of entertainment and food options.

Steeped in history, a trip to Claregalway museum and forge provides an enchanting insight into the intriguing history of the village, while the fully restored 15th century Claregalway castle, is a wealth of culture. Open to the public 6 months of the year, the castle hosts a number of events throughout the season, including the annual Galway Garden Festival, providing entertainment for all the family.





GARRAÍ NA GAOITHE

CLAREGALWAY

GALWAY CITY AND ORANMORE... NEARBY



GALWAY CITY

Galway City, with its laid-back attitude, is a vibrant city full of colour and character. Home to University of Galway, ranked in the top 1% of universities in the world, the city enjoys a thriving educational and business environment. The city centre is home to numerous shops, bars and restaurants with the Latin Quarter and West End renowned for their atmospheric bars and culinary delights. The Saturday morning market is a firm favourite with locals in the city where a range of fresh foods, vegetables and handmade goods are offered by numerous traders.

ORANMORE

The well-known village of Oranmore is easily accessible from Claregalway and opens up another array of services and amenities. Take an evening stroll by the sea or go jogging in Renville Park. Oranmore also boasts a host of well known pubs and restaurants, making it an ideal neighbouring village.





CONNECTIVITY

Garrai na Gaoithe is located next to Claregalway's community centre – right in the heart of this vibrant community. Just 13 km north of Galway city, Claregalway provides easy access to the economic hub of Galway's Industrial Estates located in Parkmore. The village of Oranmore is just 8km away as is access to the M6 motorway.

NATIONAL CONNECTIVITY

LOCATION	DISTANCE	DRIVING
Knock Airport	79 km	60 min
Shannon Airport	87 km	53 min
Limerick	103 km	1 hr 7 min
Dublin Airport	211 km	2 hr 9 min
Dublin	203 km	2 hr 13 min
Athlone	80 km	50 min

LOCAL CONNECTIVITY

LOCATION	DISTANCE	DRIVING
Galway City Centre	13 km	20 min
Parkmore Ind Estate	7 km	9 min
University Hospital Galway	16 km	21 min
NUI Galway	16 km	21 min
Oranmore	8 km	10 min
The Galway Clinic	11 km	12 min



AMENITIES

1. Claregalway Community Centre
2. Claregalway Educate Together NS
3. Coláiste Bhaile Chláir – Claregalway College
4. Galway Music Academy
5. The Unit Gym
6. Claregalway Corporate Park
7. Claregalway.info
8. Anam Croi Day Centre
9. Doctor's Surgery
10. The Growing Tree Montessori School
11. Claregalway National School
12. Claregalway Church
13. McSharry's Pharmacy
14. Hughes Supervalu
15. Apache Pizza
16. Beyond Beauty
17. Summerfield Bar/Restaurant
18. Nico's Pizzeria/Takeaway
19. Zenith Hairdressing
20. Sweeney's Pharmacy
21. Core Fitness
22. Claregalway Hotel
23. Foothealth Podiatrist
24. Wonder Years Montessori
25. Claregalway Castle
26. Claregalway Museum and Forge





GARRAÍ NA GAOITHE

CLAREGALWAY

Garraí na Gaoithe enjoys an ideal location in the heart of Claregalway village, within easy access to a range of amenities. Situated right beside the Community Centre, the estate also enjoys pedestrian access to all the villages' main amenities and shops, making it safe and convenient for the entire family. Both primary and secondary schools are easily accessible, which means that mornings will be less hectic!

Within the development itself, the site layout has been thoughtfully designed to include main walkways, play areas and open green spaces. To the rear of the site a large open green space will always be a place for children to play in the summer months, with walkways for residents to enjoy a stroll and appreciate the fresh open air.





GARRAÍ NA GAOITHE

CLAREGALWAY

HOUSE TYPES

HOUSE TYPE A

End of Terrace
4 Bed • 3 Storey • 148.7m²

HOUSE TYPE B/B1

End/Mid Terrace
3 Bed • 2 Storey • 100.7m²

HOUSE TYPE C/C1/C2

Semi-Detached / Mid Terrace
3 Bed • 2 Storey • 108.8m²

HOUSE TYPE D/D1

Semi-Detached
4 Bed • 2 Storey • 126.5m²

HOUSE TYPE E/E1/E2

End / Mid Terrace
3 Bed • 2 Storey • 101.3m²

HOUSE TYPE F

Mid Terrace
2 Bed • 2 Storey • 92.9m²

HOUSE TYPE G

Detached / Semi-Detached
3 Bed • 2 Storey • 103.9m²

HOUSE TYPE H

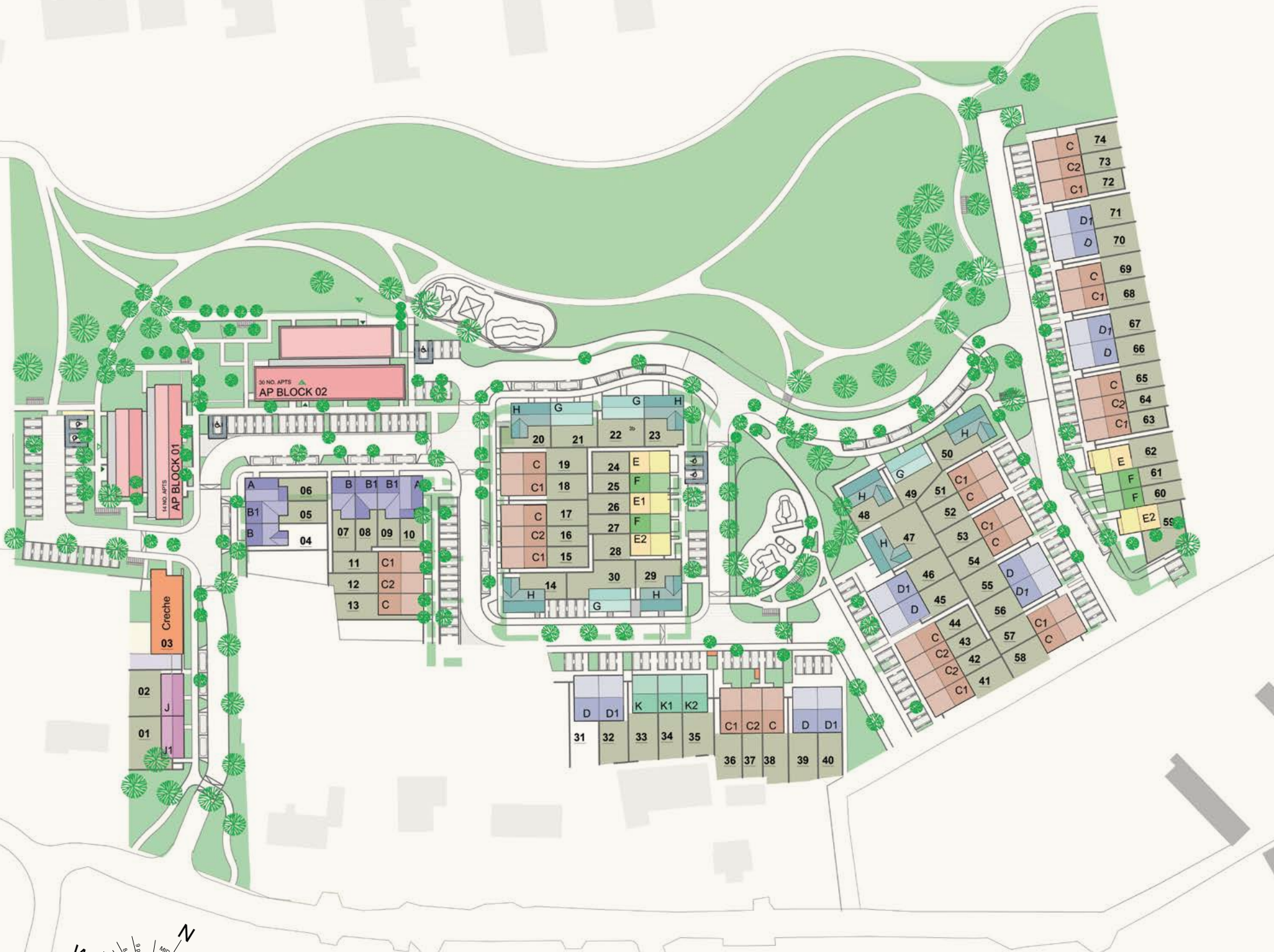
Detached / Semi-Detached
4 Bed • 2 Storey • 126m²

HOUSE TYPE J/J1

Semi-Detached
3 Bed • 1.5 Storey • 106.5m²

HOUSE TYPE K/K1/K2

Terraced
3 Bed • 2 Storey • 113.5m²



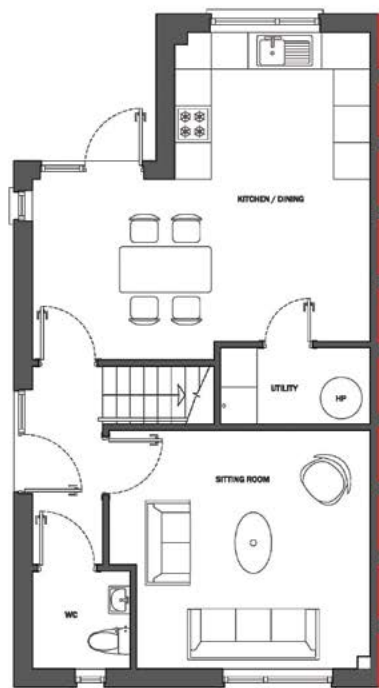


GARRAÍ NA GAOITHE
CLAREGALWAY

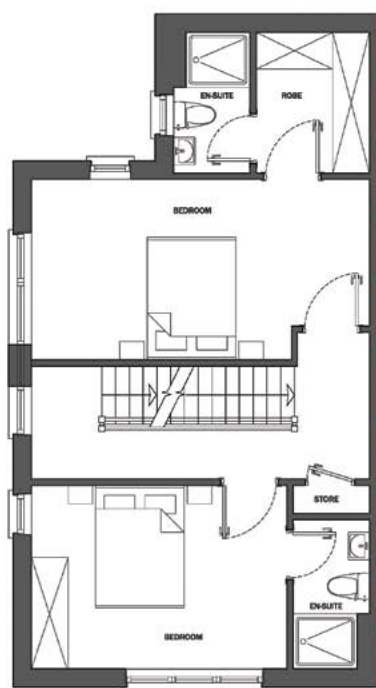
● HOUSE
TYPE A

🏠 End/Mid Terrace

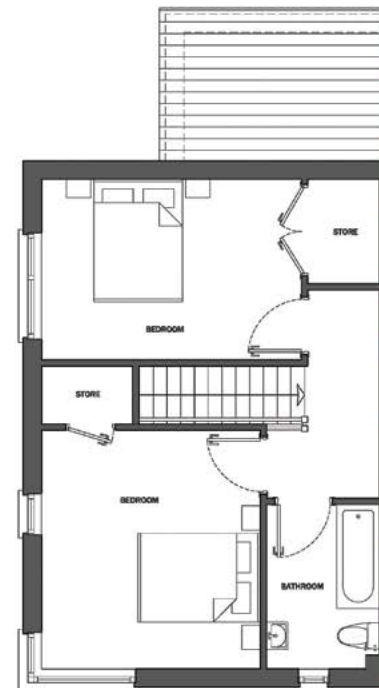
🏠 4 Bed • 3 Storey • 148.7m²



1 HOUSE TYPE A - GROUND FLOOR PLAN
SCALE: 1:50 - 1/4"



2 HOUSE TYPE A - FIRST FLOOR PLAN
SCALE: 1:50 - 1/4"



3 HOUSE TYPE A - SECOND FLOOR PLAN
SCALE: 1:50 - 1/4"



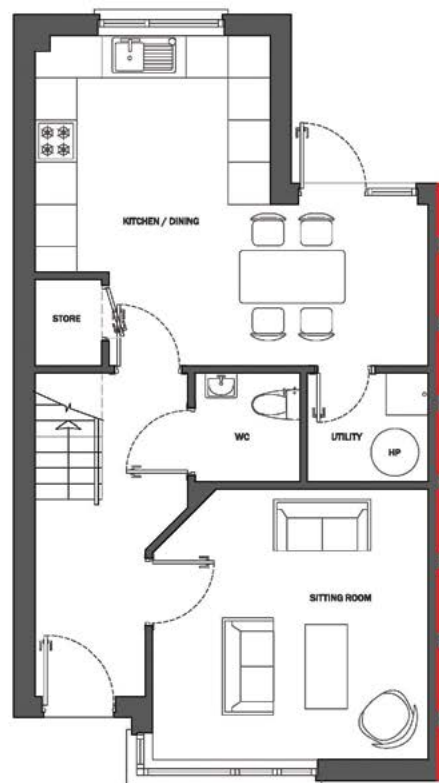


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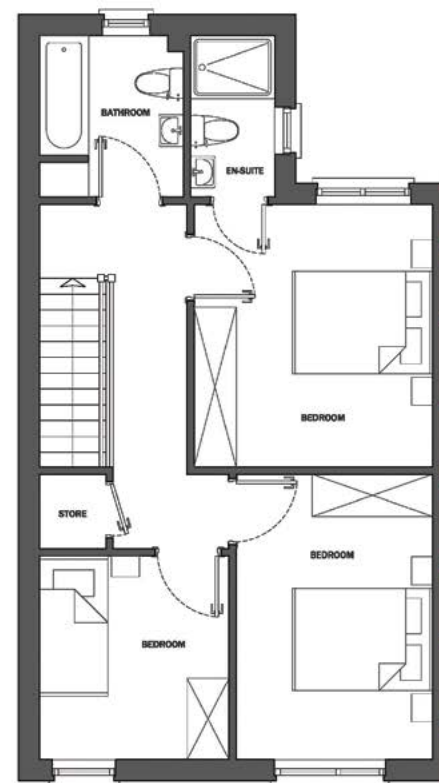
● HOUSE
TYPE B/B1

🏠 End/Mid Terrace

📏 3 Bed • 2 Storey • 100.7m²



1 HOUSE TYPE B - GROUND FLOOR PLAN
SCALE: 1:50 / A3



2 HOUSE TYPE B - FIRST FLOOR PLAN
SCALE: 1:50 / A3

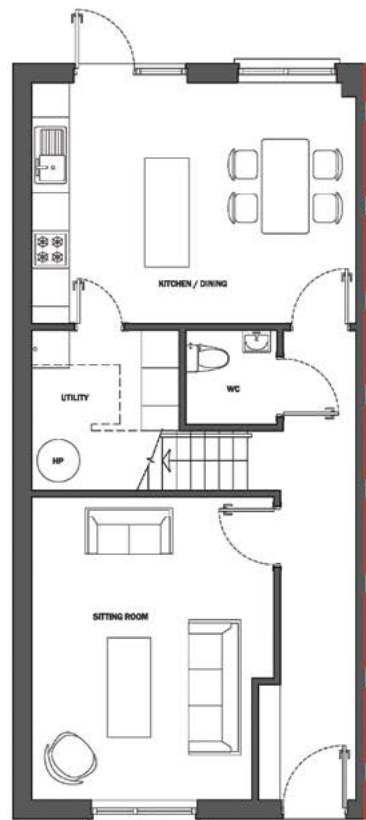




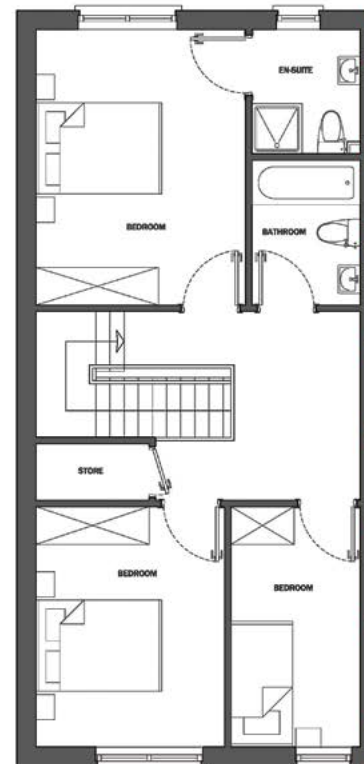
GARRAÍ NA GAOITHE
CLAREGALWAY

● HOUSE
TYPE C/C1/C2

🏠 Semi-detached / End Terrace / Mid Terrace
📏 3 Bed • 2 Storey • 108.8m²




1 HOUSE TYPE C - GROUND FLOOR PLAN
SCALE 1:80 (A1)

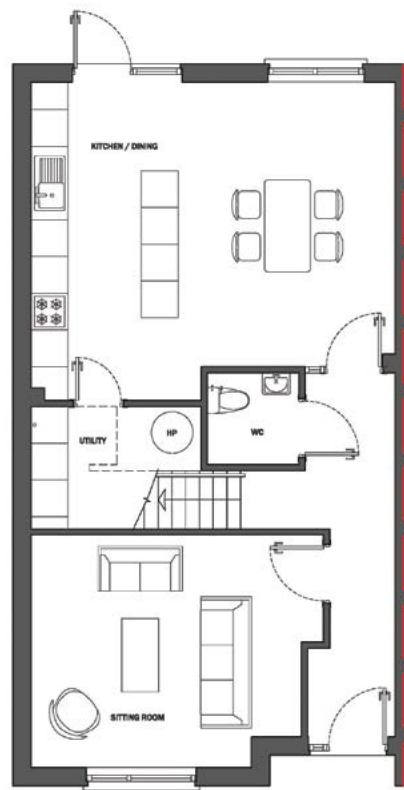


2 HOUSE TYPE C - FIRST FLOOR PLAN
SCALE 1:80 (A1)

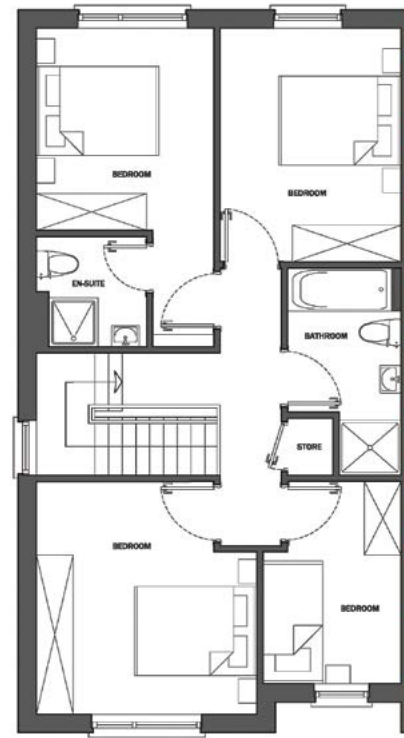


● **HOUSE**
TYPE D/D1

 Semi-Detached
 4 Bed • 2 Storey • 126.5m²



1 HOUSE TYPE D - GROUND FLOOR PLAN
SCALE 1:100



1 HOUSE TYPE D1 - FIRST FLOOR PLAN
SCALE 1:100



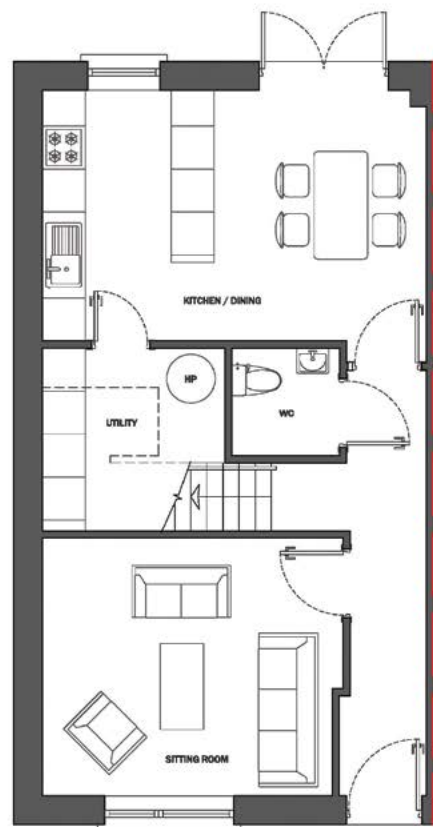


GARRAÍ NA GAOITHE
CLAREGALWAY

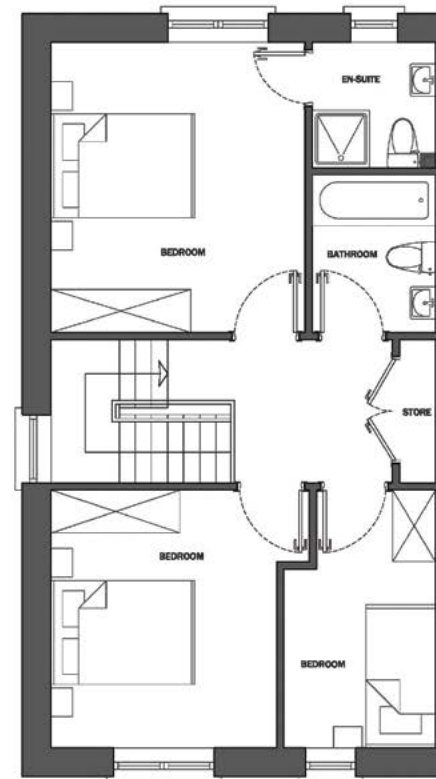
● HOUSE
TYPE E/E1/E2

🏠 End / Mid Terrace

🏠 3 Bed • 2 Storey • 101.3m²



1 HOUSE TYPE E2 - GROUND FLOOR PLAN
SCALE: 1:80 (A3)



2 HOUSE TYPE E2 - FIRST FLOOR PLAN
SCALE: 1:80 (A3)

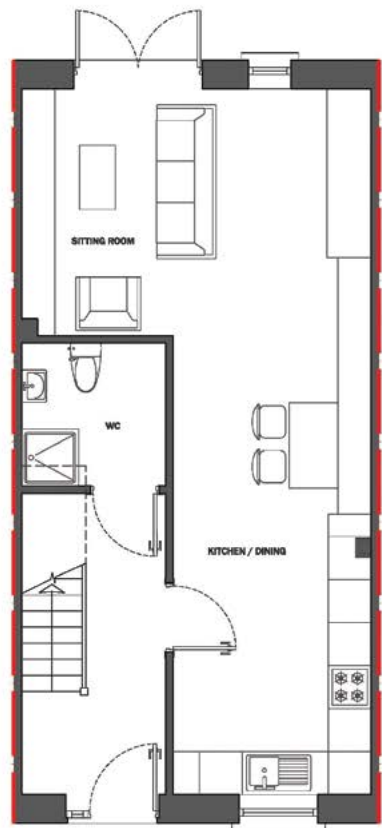




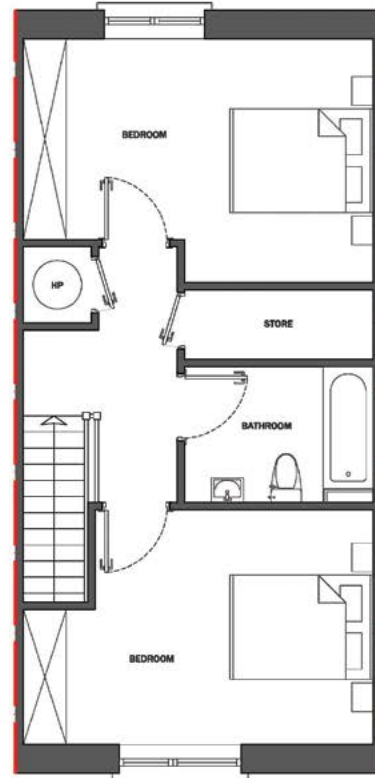
GARRAÍ NA GAOITHE
CLAREGALWAY

● HOUSE
TYPE F

🏠 Mid Terrace
📏 2 Bed • 2 Storey • 92.9m²



1 HOUSE TYPE F - GROUND FLOOR PLAN
SCALE: 1:60 / A3



2 HOUSE TYPE F - FIRST FLOOR PLAN
SCALE: 1:60 / A3

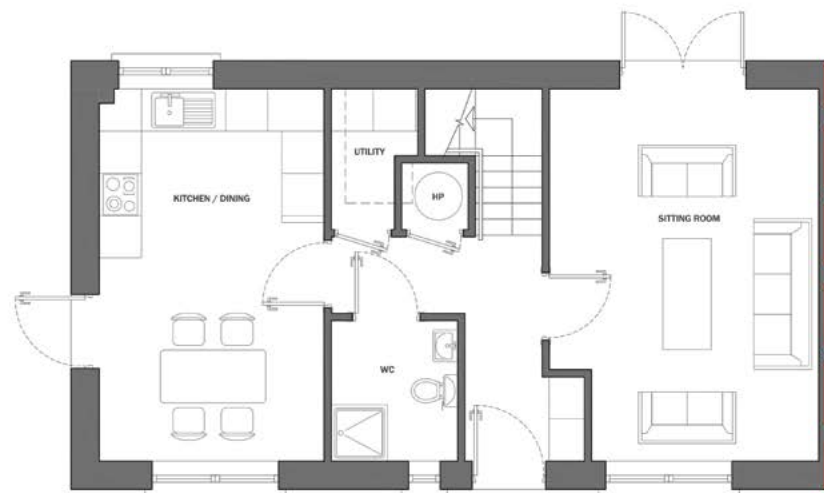




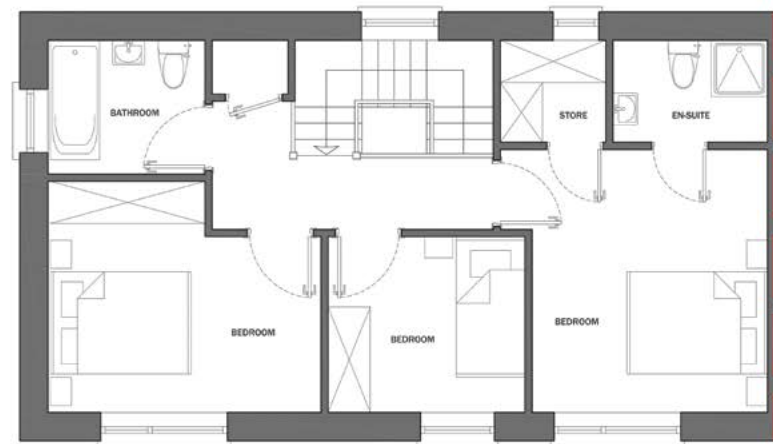
GARRAÍ NA GAOITHE
CLAREGALWAY

● HOUSE
TYPE G

🏠 Detached / Semi-Detached
📏 3 Bed • 2 Storey • 103.9m²





1 HOUSE TYPE G - GROUND FLOOR PLAN
SCALE: 1:50 A3



2 HOUSE TYPE G - FIRST FLOOR PLAN - NON PART V
SCALE: 1:50 A3

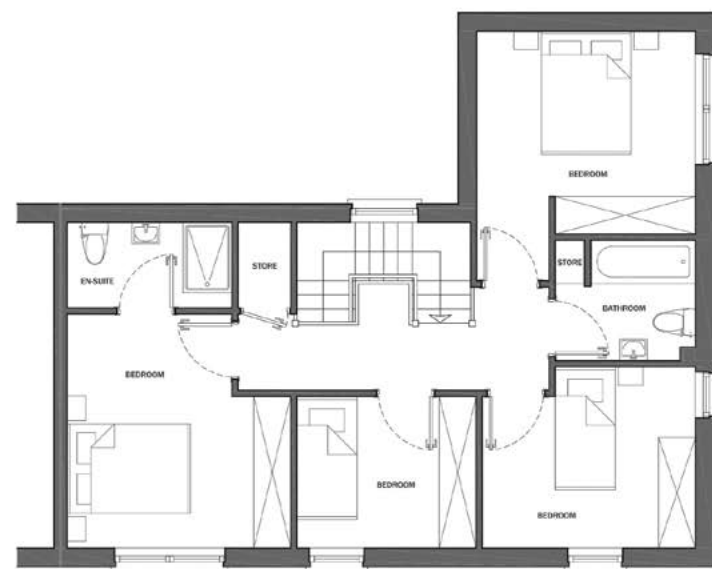


 **HOUSE**
TYPE H

 Detached / Semi-Detached
 4 Bed • 2 Storey • 126m²





1 HOUSE TYPE H - SEMI - GROUND FLOOR PLAN

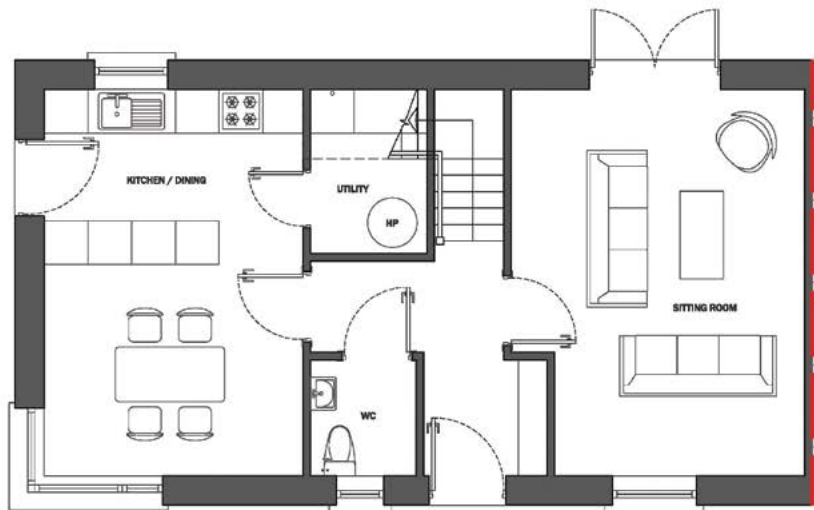


2 HOUSE TYPE H - SEMI - FIRST FLOOR PLAN

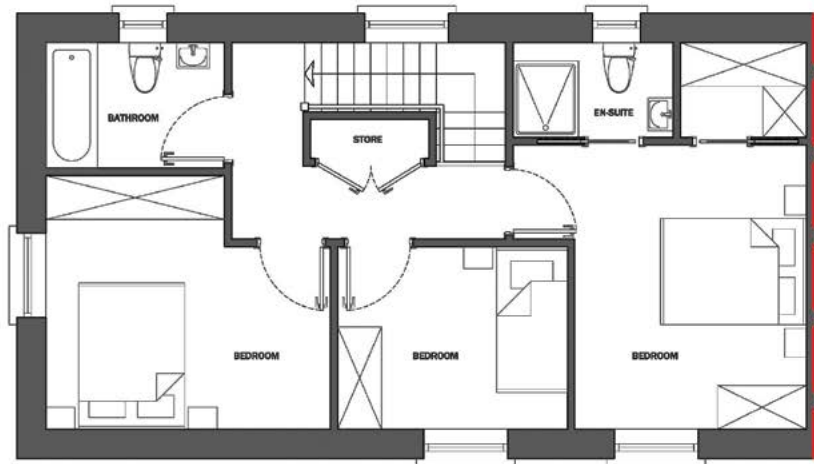


● **HOUSE**
TYPE J/J1

 Semi-Detached
 3 Bed • 1.5 Storey • 106.5m²



1 HOUSE TYPE J1 - GROUND FLOOR PLAN
SCALE: 1:80 / A3



2 HOUSE TYPE J1 - FIRST FLOOR PLAN
SCALE: 1:80 / A3



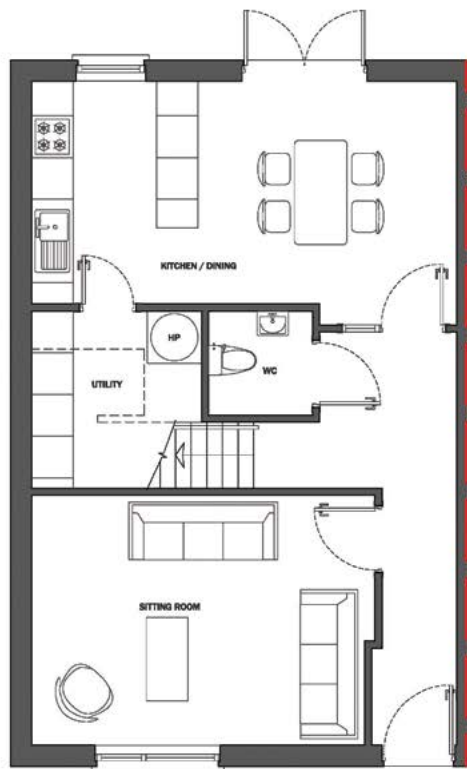


GARRAÍ NA GAOITHE
CLAREGALWAY

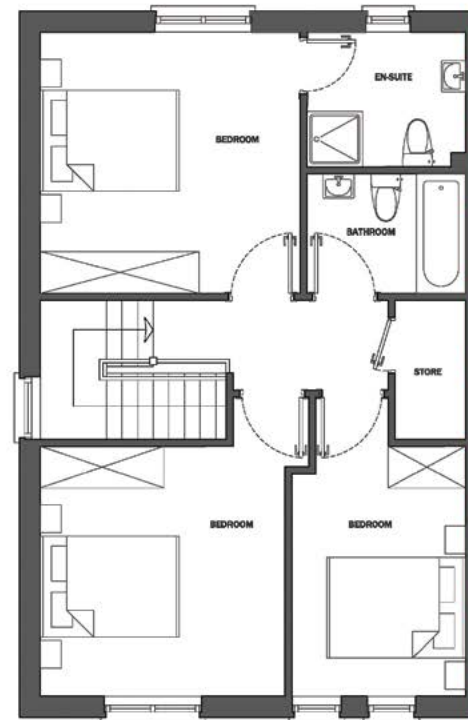
● HOUSE
TYPE K/K1/K2

🏠 Terraced

🏠 3 Bed • 2 Storey • 113.5m²



1 HOUSE TYPE K - GROUND FLOOR PLAN
SCALE: 1:50 @ A3



2 HOUSE TYPE K - FIRST FLOOR PLAN
SCALE: 1:50 @ A3



SPECIFICATION

EXTERNAL FINISHES

- Homes constructed with high quality, efficient ICF structure
- Houses finished with either a natural stone façade or painted plastered render
- Natural stone boundary wall finishes to front of units (selected units only)
- PVC fascia, soffits and downpipes
- Tiled roof

EXTERNAL WINDOWS AND DOORS

- A-rated energy efficient windows and doors
- Double glazed windows
- External doors with 3-point locking system

INTERNAL FINISHES

- Walls and ceilings painted throughout and finished with vinyl matt paint
- Woodwork and joinery finished in white satin paint

KITCHEN AND UTILITY

- Each house will come complete with a fully fitted contemporary style kitchen
- A generous white goods package is included with every house to include: electric oven; hob; extractor hood; fridge freezer; dishwasher
- Tiled kitchen floor area
- Tiled back splash areas and high quality counter tops
- Utility rooms (where present) will be plumbed for washing machine and dryer

INTERNAL DOORS AND IRONMONGERY

- Quality painted flush primed internal doors with stylish stainless steel door handles
- Contemporary 119mm skirting

BATHROOMS AND ENSUITE

- Bathrooms and ensuite are fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout
- Bathrooms and ensuites will feature tiling around the wet areas only.
- Pressurised hot water system for baths and showers

VENTILATION

- Highly efficient MEV vent-axia ventilation system designed to provide air extract for quality and comfort.
- Trickle vent in windows

HEATING

- Air to water heat pump system providing on demand domestic hot water and energy efficient heating
- Underfloor heating on the ground floor
- Contemporary wall mounted radiators on the first floor with individual thermostatically controlled valves
- LED touch screens on each floor to give independent heating zones and optimal control
- Samsung heat pump with 7 year manufactures warranty

ELECTRICAL

- Generous electrical specifications designed by Moloney Fox Consulting Engineers throughout the houses.
- Fibre broadband connectivity
- External lighting over front and back doors
- Generous provision of sockets with USB charging facilities

INSULATION AND AIRTIGHTNESS

- Superior levels of insulated walls, floors and attic reduce heat losses, ensure lower energy consumption and guarantee more comfortable living
- All houses constructed to provide a high level of air tightness and sound proofing

GARDENS AND DRIVEWAYS

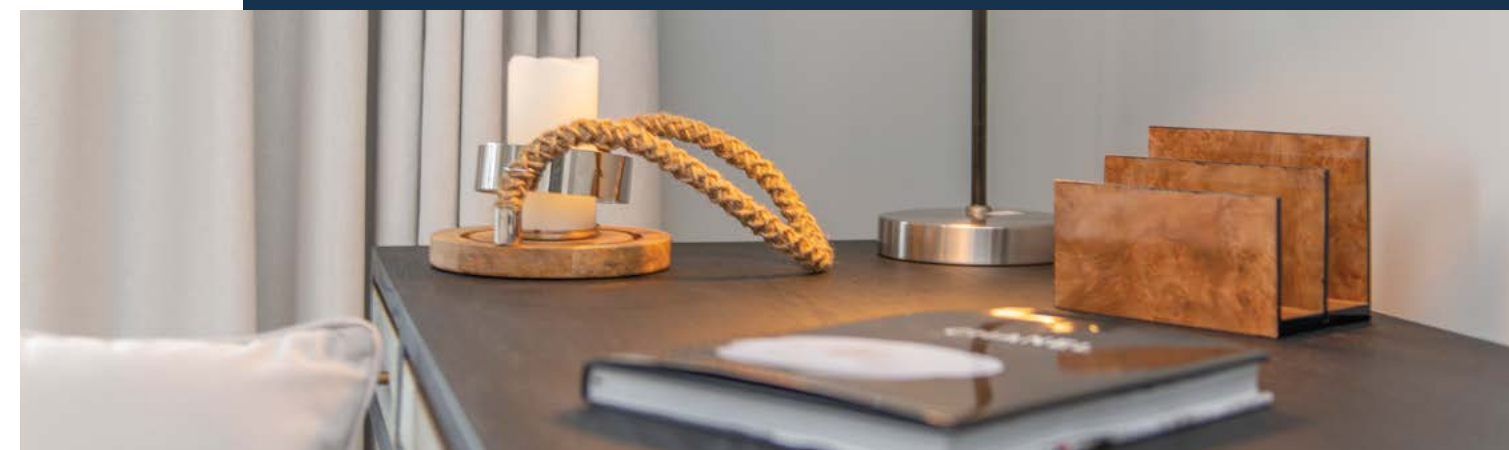
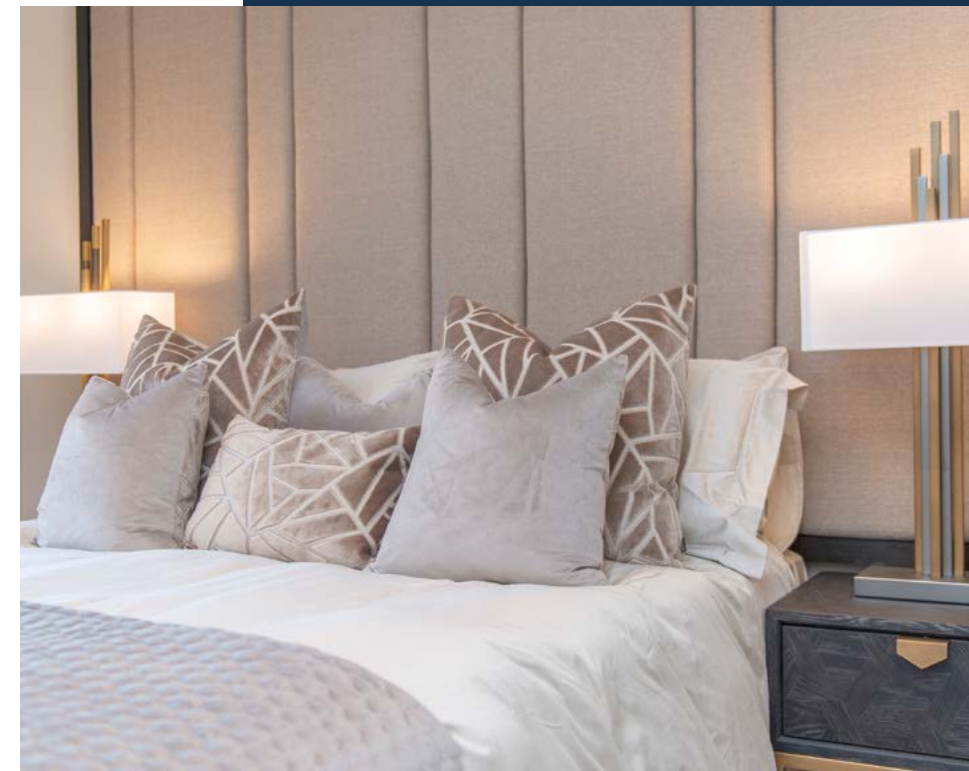
- Rear gardens are seeded
- Block wall and post and panel
- Tarmac driveways
- Brick paving at front doors
- Delicate soft landscaping to front
- Lockable galvanized composite sheeted side gate to each house

COMMON AREAS

- Extensive landscaping throughout
- Open green spaces, picnic areas with benches
- Enclosed children's playground
- Acres of green natural lands with herbaceous perennial plants open space with tarmac walkways and cycle lanes and riparian planting
- Electrical charging spaces in some communal parking spaces
- On site creche facility
- Communal bikestands included

PROPERTY GUARANTEE

- 10 Year Homebond Guarantee
- A2 BER rating



GOVERNMENT INCENTIVE SCHEMES

There are a range of government backed schemes currently available aimed at helping First Time Buyers in particular to get on the property ladder. You may qualify for one or more of these schemes to help you purchase your new home in Garraí na Gaoithe.

AFFORDABLE PURCHASE SCHEME

The Affordable Housing Purchase Scheme is a Government funded scheme aimed at helping buyers bridge the gap between what you can afford to pay and the actual price of your new home. The scheme is aimed at helping people on lower incomes purchase their own home.

The scheme is aimed at helping people on lower incomes purchase their own home.

Galway County Council provide a monetary contribution towards the purchase of your new home. The amount provided will be the difference between the combined total of your maximum mortgage capacity, deposit and savings (where relevant) and the open market value of the home on the date you purchase it. This contribution will be expressed as a percentage and represents the equity share the local authority will retain in your home.

You can redeem or "buy out" the equity share in part or in full at a time of your choosing, but there is no obligation to do so. Certain events will trigger the local authority to request their equity share to be redeemed. One of these triggers would be if you sell your home. The price to be paid for your new home and the percentage equity share will be calculated by the local authority in accordance with current regulations.

More information is available at
www.affordablehomes.ie
or
www.galway.ie/affordable

HOW DOES IT WORK?

Through the scheme, Galway County Council takes a percentage equity stake (share of the ownership) in the home equal to the difference between the open market value of the property and the reduced price paid by the purchaser. The equity percentage will vary per purchaser depending on an individual's circumstances.

WHO CAN BUY?

The scheme is aimed at first-time buyers or those who qualify under the **Fresh Start** principle. You must meet the eligibility criteria for the scheme.

WHAT ARE THE ELIGIBILITY CRITERIA?

- You are over 18 years of age
- You are a First time Buyer or qualify under the Fresh Start principle
- Your purchasing power must not exceed 95% of the open market value of the home
- You have a minimum deposit of 10% of the purchase price
- You have a right to reside indefinitely in the State
- The affordable home will be your principle place of residence



The minimum equity share your local authority can provide to help you "bridge the gap" is 5% of the full purchase price of the home. You will not be eligible if you require less than a 5% equity share.

In general, the maximum income limit for an affordable home is 85.5% of the open market value of the home divided by 4.

HOW DO I APPLY?

Applications are made directly to Galway County Council via their online portal. The portal will be open for applications for a specific period of time and applicants will submit their information securely online. Each application will be assessed by Galway County Council according to the eligibility criteria. Selected applicants will be required to submit formal mortgage approval and verify their application details and offered the opportunity to purchase a property in sequence until all the properties have been sold.

HOW MUCH WILL I PAY?

The price you pay will be calculated by the local authority and will be based on your **purchasing power**. For each home they will set a minimum and a maximum purchase price. The price each applicant will pay will vary as your purchasing power will determine the purchase price and the level of equity share you will require from the local authority.

DO I NEED MORTGAGE APPROVAL?

Yes. Purchasers will need to show that they have mortgage approval from any private lending institution, such as approved banks or building society. (It may be possible to secure a mortgage from your Local Authority if you cannot secure one from a private lender.)

WHAT DEPOSIT DO I NEED?

A booking deposit of €5,000 is payable in order to secure a home. Financial Institutions require that a minimum 10% deposit is raised by purchasers.

Purchasers can avail of the Help to Buy Scheme to raise this 10% deposit.



HELP TO BUY SCHEME

The Help to Buy (HTB) Scheme helps first-time buyers purchase a newly-built house or apartment. You can also get it for once-off self-build homes. It only applies to properties that cost €500,000 or less.

The Help to Buy Scheme gives a refund of the income tax and Deposit Interest Retention Tax (DIRT) you have paid in Ireland for the 4 years before the year you apply.

The HTB Scheme was increased in July 2020. This increase is known as the Enhanced Help to Buy Scheme. The Enhanced Help to Buy Scheme is available until 31 December 2025.

TO QUALIFY YOU MUST:

- Be a first-time buyer who buys or self-builds a new residential property between 1 January 2017 and 31 December 2025.
- Take out a mortgage with a qualifying lender that is 70% of the purchase price or (Market Value if purchase price is lower than open market value)
- Plan to live in the house as your principal private residence for a minimum of 5 years

FOR A PROPERTY TO BE ELIGIBLE FOR RELIEF:

- It must be a newly built property
- The market value of the property must be €500,000 or less
- The contractor or developer you buy it from must be approved by Revenue.



You apply for the scheme through Revenue.

For more information visit www.revenue.ie

FIRST HOME SCHEME

The First Home Scheme (FHS) aims to bridge the gap for first-time buyers and other eligible homebuyers between their deposit and mortgage, and the price of their new home.

It is what's known as a shared equity scheme. This means that homebuyers can receive funds from the Scheme in return for the FHS taking a percentage ownership in the property.

TO BE ELIGIBLE FOR THE SCHEME YOU MUST:

- Be over 18 years of age
- Be a first-time buyer or other eligible homebuyer
- Have Mortgage Approval with a Participating Lender
- Borrow the maximum amount available to you from one of the Participating Lenders (up to 4 times your income)
- Not be availing of a Macro Prudential Exception (MPE) with a Participating Lender
- Have a minimum deposit of 10% of the property purchase price or build cost (for self-builds, equity in your site can contribute to your deposit.)

TO BE ELIGIBLE FOR THE SCHEME THE PROPERTY MUST:

- Be a qualifying house or apartment OR a Self-build on a privately owned site OR a house or apartment you are currently renting and residing in and now, looking to purchase having received a Notice of Termination from your landlord, as the landlord is putting the property on the market
- Be a property in a private development OR on a site in your name in the Republic of Ireland
- Be your Principal Private Residence
- Be within the local authority property price ceiling for the property type

HOW MUCH FUNDING CAN THE FHS PROVIDE?

- The FHS can fund up to 30% of the property purchase price or build cost (for Self-builds)
- This amount is reduced to 20% if you are availing of the Help to Buy Scheme (HTB). Details of HTB can be found on the Revenue's website (www.revenue.ie), and examples, including the HTB can be found in the Homebuyers Guide on the Guides/Resources page
- The minimum equity share is 2.5% of the property purchase price or build cost (for self-builds), or €10,000, whichever is higher

For more information on the First Home Scheme log onto

www.firsthomescheme.ie



FOR MORE INFORMATION, CONTACT THE SELLING AGENTS:



091 565261

newhomes@dnggalway.ie



PSRA: 001356

www.claregalwayhomes.ie

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GARRAÍ NA GAOITHE

CLAREGALWAY

DEVELOPER

DAMREE
DEVELOPMENTS

BUILDER


WHITECROFT
DEVELOPMENTS

FUNDING PARTNER


ardcairn
Capital

SELLING AGENT


MAXWELL HEASLIP
& LEONARD

PSL: 001356

T: 091 565261

E: newhomes@dnggalway.ie

BER A2



Comhairle Chontae na Gaillimhe
Galway County Council



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

www.claregalwayhomes.ie