



AN FEARBÁN

Furbo, County Galway

**4/5 BEDROOM DETACHED
LUXURY HOMES**

7 ONLY



WILD ATLANTIC LIVING

BEAUTY & CULTURE ON YOUR DOORSTEP



AN FEARBÁN

Is Galway's most exciting new address in almost 10 years. An Fearbán is the only new development of detached homes currently under construction in Galway, and is located on the outskirts of the city, in the village of Furbo.

An Fearbán is a development of only 7 detached architecturally designed homes, with all homes South facing, overlooking Galway Bay.

Situated on the sea shore these detached homes have spectacular views over Galway Bay on to the Clare Hills. The luxurious homes combine sustainable low energy design, with high levels of comfort, and maximum convenience to provide a better home now and for the future.

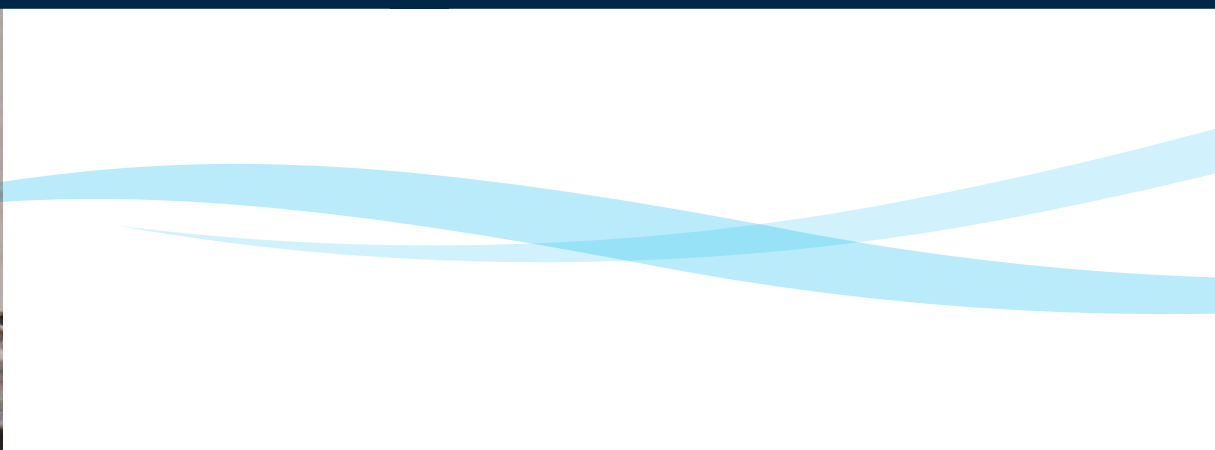
The development extends to 1.49 hectares (3.68 acres) and offers a choice of four different house types. Each house stands on its own large site and is positioned to take maximum advantage of the views over Galway Bay. Common features include two open green amenity spaces, internal roads, and private access to the shoreline at An Fearbán..

The houses are designed, planned and constructed to deliver a very energy efficient home. A variety of features combine to ensure lower energy efficiency and high comfort levels with all homes achieving an "A" energy rating.

The layout of the homes at An Fearbán are modern and contemporary in design. Thought and care has gone into the design of each house type such that all living and bedrooms in each house are actually south facing to take advantage of the views and aspect and to maximise solar gain as well as natural sun light.

Furbo village is located approx. 9km west of Galway City and is situated on the shores of Galway Bay. It is a vibrant and strong community and is designated a Gaeltacht area. The area is well serviced with local primary level school, Connemara Coast Hotel, local shop and fuel station, RC church, local pub and eatery (Padraigins) and Furbo GAA Club. Located only 9km from Galway City, 4kms from Barna and 7kms from Spiddal village, the area is easily accessible to Galway City which is the main population and employment centre locally. Being a seaside village the area has strong connections to Galway Bay with local beaches, water sports activities, angling and is scenically very beautiful.

An Fearbán offers potential purchasers an opportunity to acquire a modern energy efficient detached home on a scenically beautiful seaside site. This coupled with the fact that the development is in the centre of a vibrant village community of Furbo village that is well serviced and an easy commute to Galway City.



AERIAL VIEW FROM THE NORTH



MCCONWAY LTD. ASSOCIATED DEVELOPMENTS



Cormullen

McConway use the highest standards of energy efficiency and sustainability in projects ranging from office fit outs to Georgian style homes.

McConway pride themselves in their attention to detail and in constantly upgrading their own standards, in line with the increasing demands of modern living.

AERIAL VIEW FROM THE SOUTH



Cormullen



Carrabeg



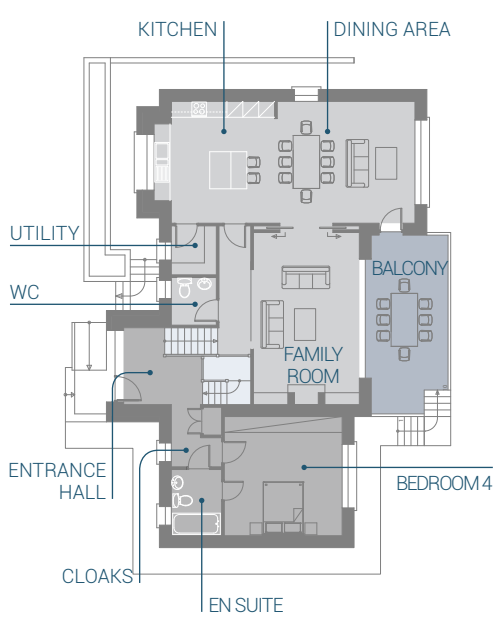
Drumbeg



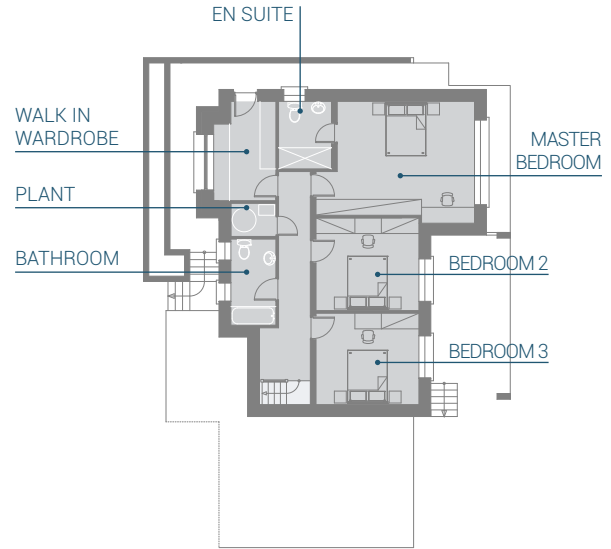
Spencer Manor



Total Floor Area 213 sq.mt (2,300sq.ft)



Entrance Level & First Floor



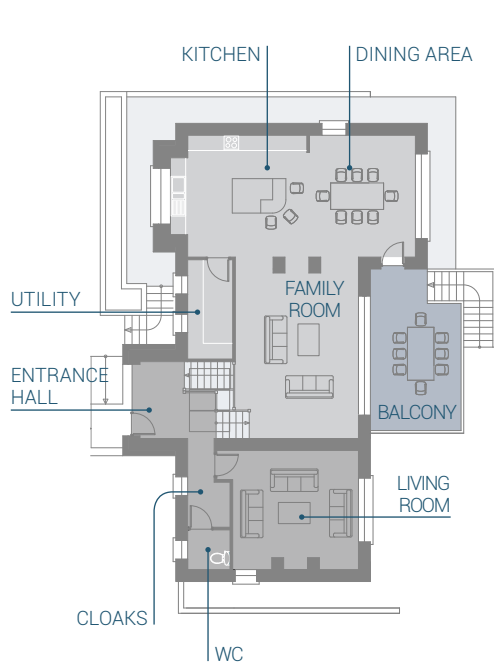
Ground Floor Level



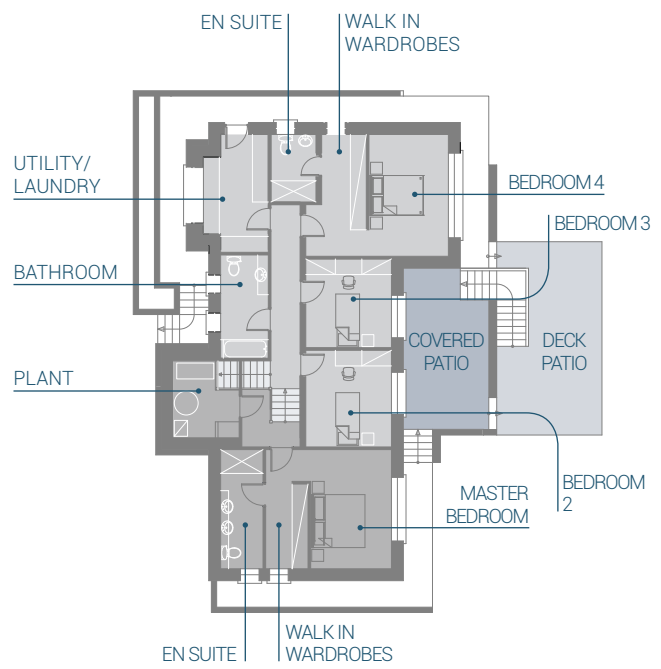


FRONT VIEW

Total Floor Area 241 sq.mt (2,600sq.ft)



Entrance Level & First Floor



Ground Floor Level & Lower Ground Floor

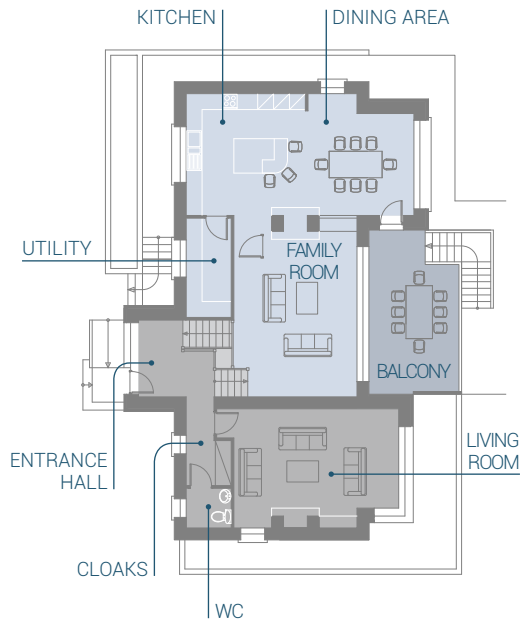


REAR VIEW

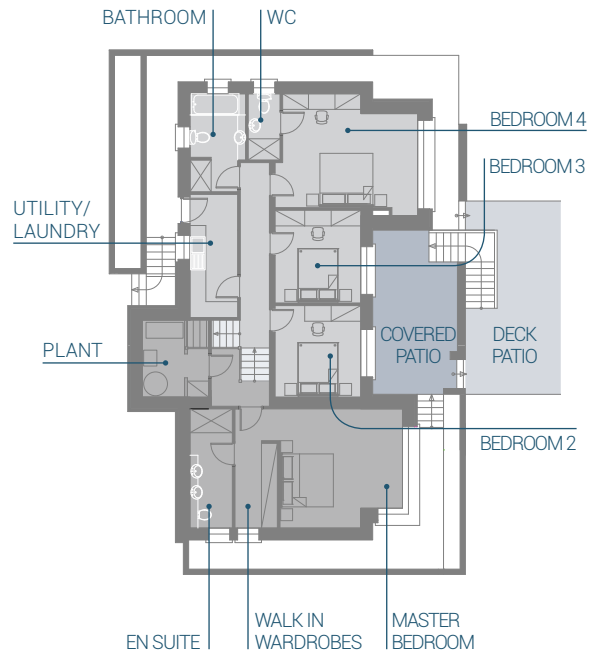
FUINSEÓG



Total Floor Area 251 sq.mt (2,700 sq.ft)



Entrance Level & First Floor

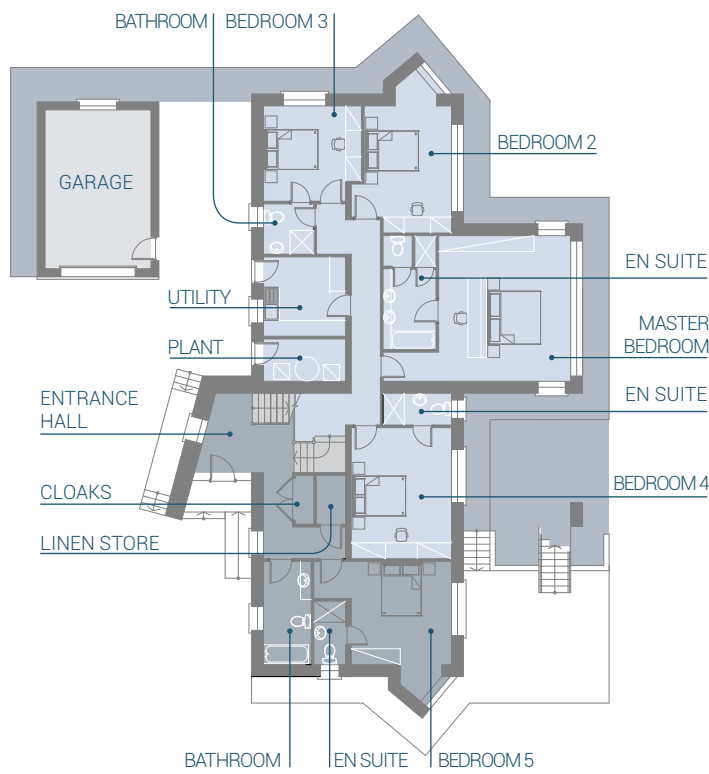


Ground Floor Level & Lower Ground Floor

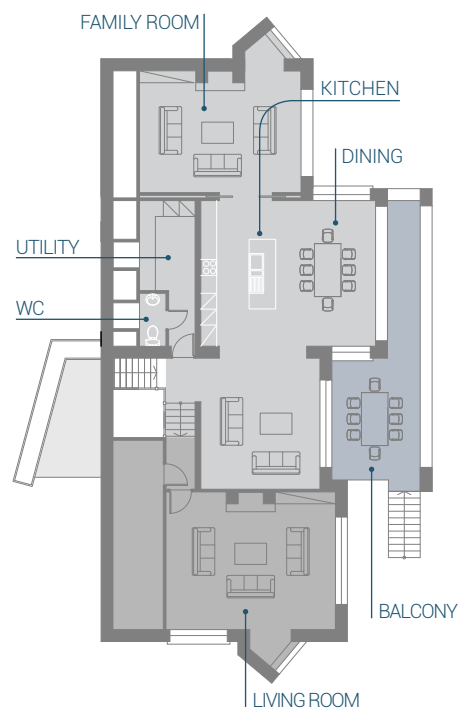




Total Floor Area 370 sq.mt (3,980 sq.ft)



Entrance Level & First Floor



Ground Floor Level & Lower Ground Floor



SUPERIOR LOW ENERGY DESIGN

REDUCE REUSE RECYCLE

McConway Ltd., have focused on reducing the energy requirements of the houses in An Fearbán. By adopting a number of passive house principles and characteristics to create homes that are designed and constructed to use less energy. An Fearbán houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to ensure lower energy usage and higher levels of comfort, with all houses designed to achieve an "A" Energy Rating, guaranteed to future-proof your home and giving incredibly economical utility bills.

High Levels of Insulation

Incorporated into the design and construction of walls, roof and floors. High density floor insulation at each floor level which will reduce heat loss from the underfloor heating system. Perimeter insulation will be provided around all floor screeds, which will reduce heat loss from floors to walls.

Windows and Doors

Passive house standard window and door systems are provided to house types Fuinseóg, Tromán, and Caithne.

Heat Recovery Ventilations (HRV)

Using a heat recovery system will minimise wasted energy by recycling the warm air generated within each house to heat the incoming fresh air. This process saves 90% of the energy that would otherwise be lost to the elements.

Improved Air Tightness

Works in conjunction with the heat recovery ventilation system to retain heat within the home, thus reducing and virtually eliminating heat loss and minimising exposure to the external elements.

Thermal Mass

Is used for passive heat storage.

"A" Rated Heating System

Daikin HPSU Compact Air to Water Heat Pump combined with Solar Panels integrates as a user friendly system to ensure that the heat that is required is produced efficiently further reducing energy waste.

Electrical

Low energy lighting provided throughout along with high efficiency/low energy consumption of the HRV system reduces the carbon footprint and utility costs of each home.

High Performance Pipe Insulation

Is used to reduce heat loss.

Future Proofed

McConway Ltd.'s attention to detail in the design and construction of the houses to achieve an A Rating ensures the design of each home is to the highest current standards while easily adapted to potential future improvements in green technology.

Architecturally Designed

Each house is South facing to maximise solar gain as well as natural sun light.



HOUSE SPECIFICATIONS

Architecture & Interior Design All house variations have been individually designed by Plan A Architectural Design. Focusing on contemporary design sympathetic with the landscape and seashore, whilst providing the utmost luxury in modern living. All interior finishes and colour palettes have been carefully selected by Deziign Options to complement the architectural design of the house in keeping with the local environs.

Insulation Latest technologies in insulation will be utilised in line with achieving an "A Rated" house. This will include, "Passive House" cold bridging and insulating detailing.

Windows & Doors Passive House standard specification window and door system with market leading thermal and acoustic performance. The windows are elegant, durable, robust and hand finished by skilled craftsmen. These windows and doors are specific to the Fuinseóg, Tromán, and Caithne.

Floors Pre stressed hollow core flooring used throughout all first floor levels, to give greater sound proofing to bedrooms at lower level.

Heating System - "A" Rated The heating system, Daikin HPSU Compact Air to Water Heat Pump Solar Integrated System combined to work with solar panels to give the most energy efficient heating to the home with under floor heating fitted throughout for greater comfort. It delivers high efficiency precise digital thermostat controls to each individual room.

Water System The internal water system is pressurised to give high pressure in the showers at all times, with Daikin HPSU Compact Air to Water Heat Pump Solar Integrated System. Water storage tank, pressurised cylinder and pump are located in the plant room.

Air Tightness Air tightness membrane will be installed with two air pressure tests carried out during the process of construction. This works best in conjunction with a heat recovery ventilation system, as this gives complete control of air circulation within the home, which reduces heat loss, and makes for more economical utility costs.

Ventilation System The heat recovery ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

Electrical Each house has generous light and power points. The electrical layout in each room designed around a detailed furniture layout. Each client will be given an electrical layout and briefed in detail. This will allow the client to ensure the electrical layout is tailored to their specific requirements. Contemporary switches and sockets throughout.

Media & Communications Each house is wired and ready for connection of TV, Broadband, and telephone.

Security Each house is wired for an intruder alarm.

Kitchen The kitchens are the latest in contemporary design and finish with great attention to every detail from design specialists Regan Kitchens. Regan Kitchens have been designing and fitting bespoke kitchens for over 25 years.

Utility The utility room is located to give greatest convenience and accessibility for today's living environment. It comes with worktops, cupboards, and is plumbed for a washing machine and tumble dryer and additional space for a beverage fridge.

Main Bathroom Streamlined bathroom ware with concealed cistern WC unit, and semi pedestal basin with mono block tap. Bath with thermostatic shower. Floor tiled along with selected feature walls, incorporating large recessed mirror with heated mirror pad over basin.

Bedroom En Suites Streamlined bathroom ware with concealed cistern WC unit, & semi pedestal basin with mono block tap. All wall & floor tiles finished to highest standards in master bedroom en suite.

Tiling The finish includes high quality tiling to all wet areas.

Internal Finishes Walls and ceilings are painted throughout. Internal doors are high quality hand painted in contemporary style, fitted with satin finish lever handles.

Cladding Stone finishes to the front of the house, with napp plaster painted finish.

Balcony First floor balcony handrails and balustrade completed in galvanised mild steel with a painted finish. The houses on the sea shore incorporate a toughened glass finish, so as not to hinder the landscape views.

Landscaping Professionally designed landscaping to front and back of each house, incorporating a combination of stone walls, paving, lawn and feature planting, with a split level back garden area. Front parking bay area finished with pebble and brick paving.

Management Company Professional Property agents will be appointed to An Fearbán where each home owner will become a member of the management company.

Guarantee Each An Fearbán home is covered by the 10 Year Homebond structural guarantee scheme.

McConway Ltd. was established in 2011 by Mr. Gene McConway BE M.I.E.I, a qualified civil engineer by profession.

Mr. McConway had 15 years prior experience in the construction industry with his former company, Kamer Construction Ltd., who were involved in commercial developments, civil engineering projects and were one of the largest house builders in the West of Ireland. Mr. McConway's working and management experience enables the team at McConway Ltd., to deliver a professional and efficient service that is focused on craftsmanship and quality.

Conscious of the quickly changing environment in construction Mr. McConway invested the time in training in becoming a "Certified Passive House Designer". This additional qualification ensures that McConway Ltd. has all the necessary expertise not only to construct a house to current building regulations but to actually design and build to passive house standards.



BOOKING INFORMATION

An initial booking deposit of €10,000 by bank draft or cheque made payable to the selling agent 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, Blake and Kenny Solicitors. Subject to contract/contract denied. Balance will be payable on completion.



BER details are available on request from the agent.

House layouts may be 'handed', please check plans. All contents, descriptions, drawings and maps are general outlines for the guidance of intending purchasers and not to be construed as forming part of any contract. The developer reserves the right to make alterations to plans, specifications and layout. Plans are not drawn to scale. Development name, road name and house numbers are subject to change.

ARCHITECTS



ENGINEERS



SELLING AGENT



SOLICITORS



INTERIOR DESIGN



091 569 123
PRSA number 002183
www.sherryfitz.ie

These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are Gross internal area- the measurements from block wall to block wall, excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PRSA registration No.: 002183.

