



# *Garbally Oaks Phase 2*

## *Ballinasloe, Co. Galway*

*A prestigious housing development of  
3 and 4 semi-detached and 5 bed detached homes  
in the heart of Ballinasloe*

## *Garbally Oaks – Phase 2*

Garbally Oaks is a prestigious housing development in the heart of Ballinasloe off the N6 at Brackernagh. The current phase of 32 houses follows on from the first phase, which has been completed by Conneely Builders over the last three years. The estate roads and green areas have been completed in Phase 1. Phase 2 is a mix of three and four-bed semi detached houses, and five bed detached houses. These houses will have natural gas heating which will be connected to the new Galway / Dublin gas pipeline which passes close to Ballinasloe. There will soon be options for broadband communications due to the proximity of the recently completed Dublin / Galway fibre optic cable which also passes through Ballinasloe.

The proposed new road network includes an access point on to the new motorway a short distance west of Garbally Oaks. Located just 15 minutes from the major growth centre of Athlone, it is approximately 40 minutes from Galway and just over 2 hours from Dublin. Bus services on the hour to all major destinations, stop 300 metres in from Garbally Oaks and the upgraded rail network is within walking distance.

Garbally Oaks is only a short distance from the beautiful sounds and walks of Garbally College, a diocesan secondary school for boys and the new Mercy ' Convent second. school for girls. It is adjacent to Portiuncla Hospital, which has a new cardiac unit and excellent maternity facilities. It is within walking distance of the town centre with its hotels, restaurants and public houses recommended.

The new Marina, The Duggan G.A.A. Park, Curragh Park soccer grounds with "Astra" surface pitch, the Fair Green, St. Michael's Church, a new swimming pool & leisure centre, supermarkets, shops, hardware and furniture stores, doctors surgeries, Ballinasloe Rugby, Tennis, & Golf Clubs are all within a short distance from Garbally Oaks.

Conveniently located on the westside of town for easy access to the West of Ireland and in particular Galway city, Garbally Oaks offers superb living for residents or for the very strong letting market.

The homes in Phase leave appreciated in value due to the excellent location, quality build and design. Phase 2 is likely to be equally or more successful, and the interest to date has been exceptional.

The developers, Brian Conneely Ballinasloe Ltd., are based locally and are committed to providing the finest quality homes. The company's success stems from their attention to detail, overall standard of construction finishes and the quality of their completed projects.

The company are also involved in the construction of the luxury homes scheme at Bachelors Walk, Ard Mhuire, Ballinasloe where they developed the concept of the intelligent home. The detached houses in this phase of Garbally Oaks, will have a residential network system giving all-round access to internet, computers, T.V. (satellite/digital/ terrestrial), routed telephone calls, ADSL, home entertainment, CCTV, home automation.

## *Garbally Oaks – Phase 2*

**House type "B"** is a three bed semi-detached house with an area of 1,290 sq. feet. This is a spacious design and would suit retiring couples or small families, business people or investors. Option for intelligent wiring, if required. It has an extended entrance hall with stairway and toilet underneath. Off the hall is the spacious lounge with double doors leading to a large kitchen / dining area with patio door. The utility room is entered from the kitchen / dining area at the rear. The first floor consists of a large master bedroom with en-suite, hot press, bathroom and two large bedrooms to the rear.

**House type "C"** is a four-bed semi detached house with an area of 1,335 sq. feet. This house would be ideal as a family home, or for an investor for renting. Option for intelligent wiring.

On entering the hall you have the entrance to a very spacious lounge with double doors leading to the equally spacious kitchen / dining area with patio door and utility room to the rear.

The first floor consists of a spacious master bedroom with en-suite, hot press, bathroom and three medium sized bedrooms, two single and one double.

**House type "D"** is a five bed detached luxury house with an area of 1657 sq. feet. This is a large detached house and will have intelligent wiring as an optional extra. The ground floor consists of extended hallway with toilet under stairs. On the left, you enter the large lounge with bay window and on the right, you enter the large downstairs bedroom or alternatively study.

The large kitchen / dining room is to the rear with patio door and an entrance from the hallway. The utility room is off the kitchen/ dining area to the right with a toilet.

The first floor consists of a large master bedroom with bay window and ensuite, hot press, main bathroom and three bedrooms, two doubles and one single

## Standard Features & Specification for 3 bed and 4 bed Semi-detached & 5 bed Detached houses (06/09/02)

- Ten Year structural guarantee by Homebond
- Gas Fired Central Heating with gas feed for gas cooker / gas fire
- Six panel regency doors throughout
- Utility plumbed for washing machine and dishwasher
- Ground floor toilet and wash hand basin
- Hardwood front door with 4 point locking as standard
- Smoke detector to hall and landing
- Red deal staircase
- Good standard of moulded skirting & architrave
- House wiring for telephone, ADSL and high speed internet connections.
- Aluminium double glazed patio door from dining room to rear garden & uPVC Windows
- En-suite includes gravity feed shower with: 900mm x 1000mm shower tray
- Solid PVC fascia white PVC soffit and seamless aluminium gutters
- Concrete floors on ground floor
- Timber paneled fencing to side boundary walls with chain link / block rear boundary walls
- Decorative brick to front elevation
- Gardens leveled and topsoiled
- Tarmacadam driveway to front of house with two car spaces
- Conventional cavity block houses as standard
- High quality sanitary ware - Standard coving downstairs
- Generous electrical specification (see enclosed) with outside lights 1 front and 1 rear
- Maintenance free exterior finish to houses
- Interior fully painted (magnolia to walls and white to ceilings)
- Tiling to bathroom floors and half of wall and to en-suite floor & shower wall area (see allowances)
- Built-in wardrobes (see allowances)

## Electrical & Plumbing specification for 3 bed and 4 bed semi-detached houses

	Light Point	Double Socket	T.V. Point	Comp/Phone point	Cooker point	Strip Light	Extractor unit	Radiator
Hall	1	1		1				1
Kitchen/Dining	2	5	1	1	1		1	1
Sitting Room	1	3	1					1
Utility	1	2						1
W.C. (downstairs)	1							1
Bedroom 1	1	3	1	1				1
En Suite		1					1	1
Bedroom 2	1	2		1				1
Bedroom 3	1	2						1
Bedroom 4	1	1						1
Landing	1							1
Hot Press								1
Bathroom	1					1		1
Attic	1							1
Bed 5 (detached only)	1	2		1				1



*Garbally Oaks-Phase 2  
Site Layout*

-  TYPE - 'A' - 2000SqFv/186sqm
-  TYPE - 'B' - 1290SqFv/120sqm
-  TYPE - 'C' - 1335SqFv/124sqm
-  TYPE - 'D' - 1657SqFv/154sqm



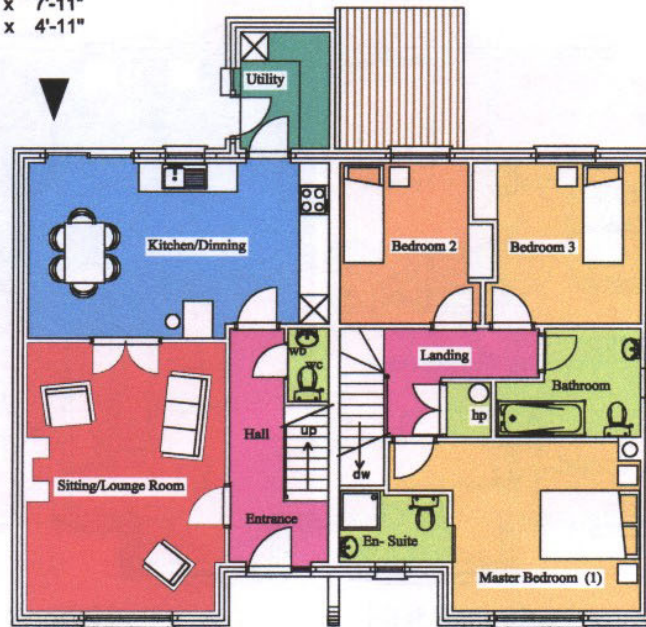
House Type 'B' - 3 Bed Semi Detached  
 Total Area: 1,290 sq ft



Front elevation

**GROUND FLOOR**

LOUNGE/SITTING	18'-1" x 13'-1"
KITCHEN/DINNING	11'-10" x 20'-0"
HALL	15'-8" x 6'-7"
UTILITY	5'-11" x 7'-11"
W.C.	2'-8" x 4'-11"



Ground Floor Plan

First Floor Plan

**FIRST FLOOR**

BEDROOM 2	9'- 4" x 10'-10"
BEDROOM 3	10'- 4" x 10'-10"
MASTER BEDRM.(1)	12'- 6" x 11'- 5"
ENSUITE	7'- 3" x 4'- 6"
BATHROOM	6'- 5" x 7'- 4"
LANDING	7'- 3" x 3'- 3"
H.P.	2'-11" x 3'- 8"



# House Type 'C' - 4 Bed Semi Detached

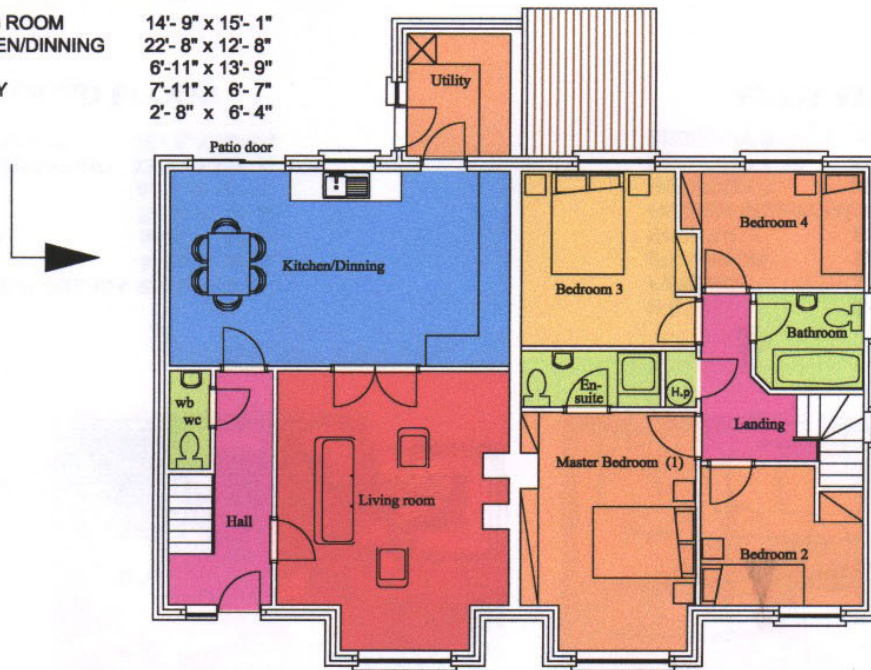
Total Area: 1,335 sq ft



Front elevation

## GROUND FLOOR

LIVING ROOM	14'- 9" x 15'- 1"
KITCHEN/DINNING	22'- 8" x 12'- 8"
HALL	6'-11" x 13'- 9"
UTILITY	7'-11" x 6'- 7"
W.C.	2'- 8" x 6'- 4"



Ground floor plan

First floor plan

## FIRST FLOOR

BEDROOM 3	9'-10" x 11'- 4"
BEDROOM 4	10'- 4" x 7'- 7"
BEDROOM 2	10'- 3" x 9'- 0"
MASTER BEDRM. (1)	10'- 1" x 15'- 5"
ENSUITE	8'-11" x 3'- 7"
BATHROOM	6'-11" x 6'- 2"
LANDING	4'- 4" x 10'- 0"
H.P.	1'-11" x 3'- 7"





# House Type 'D' - 5 Bed Detached

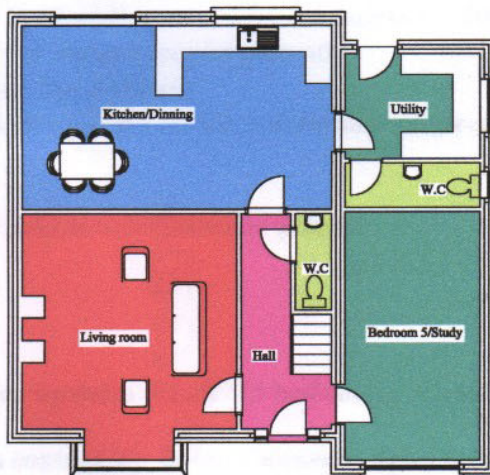
Total Area: 1,657 sq ft



Front elevation

## GROUND FLOOR

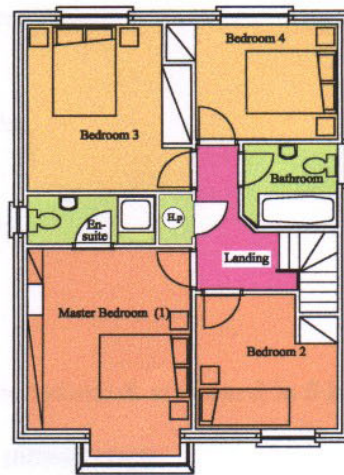
LIVING ROOM	15'- 9" x 15'-11"
KITCHEN/DINNING	22'- 8" x 13'- 7"
HALL	6'- 7" x 15'-11"
W.C.	2'- 8" x 7'- 2"
UTILITY	9'-10" x 7'- 6"
W.C.	9'-10" x 3'- 3"
BEDROOM 5/STUDY	9'-10" x 18'- 1"



Ground floor plan

## FIRST FLOOR

BEDROOM 3	9'- 4" x 12'- 4"
BEDROOM 4	10'- 4" x 8'- 6"
BEDROOM 2	10'- 4" x 9'-11"
MASTER BEDRM. (1)	13'- 0" x 12'- 3"
ENSUITE	9'- 4" x 3'- 7"
BATHROOM	6'-11" x 6'- 2"
LANDING	7'- 5" x 10'- 0"
H.P.	2'- 4" x 3'- 7"



First floor plan

# Price List

Conneely Builders  
Ballinasloe  
Phone 0905-31836

(Valid 06<sup>th</sup> Sept. 2002)  
Garbally Oaks (Phase 2)  
Ballinasloe

Sales:-  
Conneely Builders  
Sales Office; 0905-31836

E-mail: [info@brianconneely.ie](mailto:info@brianconneely.ie)  
<http://www.brianconneely.ie>

Frank McKenna, Auctioneer  
Phone: 0905-42227  
Frank: 087-2621368

Site no.	House Type		Approx sq ft	Purchase Price EURO	Purchase Price IR£ approx	Booked	Sold	Comments
No 51	D	5 Bed Detached	1657	€220,000	£173,000			
No 52	D	5 Bed Detached	1657	€225,000	£177,000			End House
No 53	B	3 Bed Semi-detached	1290	€171,000	£134,500			End hse/small site
No 54	B	3 Bed Semi-detached	1290	€171,000	£134,500			
No 55	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 56	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 57	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 58	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 59	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 60	C	4 Bed Semi-detached	1335	€177,500	£139,750			
No 61	C	4 Bed Semi-detached	1335	€177,500	£139,750	Booked		
No 62	C	4 Bed Semi-detached	1335	€177,500	£139,750			Show House
No 63	B	3 Bed Semi-detached	1290	€171,000	£134,500	Booked		
No 64	B	3 Bed Semi-detached	1290	€171,000	£134,500			Show House

## Booking and Payment Arrangements

1. Initial booking deposit of €5,000.00 made payable to Conneely Builders subject to contract.
2. Contract deposit 10% payable on signing of unconditional contract within 21 days of delivery.
3. 50% payment at roof level.
4. Balance due on completion.

### **Allowances (included in the above prices)**

Kitchen Utility	Wardrobes	Tiling	Fireplaces
€2,000.00	€1,200.00	€500.00	€650.00

### **Additional Information**

- No Stamp Duty for owner/occupier currently
- €3,810 First Time Buyers Grant
- Service charge of €130 per year for maintenance of green areas
- Title: Freehold

### **Extra over cost for additional Electrical points:**

Double Socket	€70
Single Socket	€55
T.V. point	€55
Phone point	€55
Extra laminate floor upstairs	€1,200 (3 Bed semi), €1,400 (4 bed semi) & standard in 5 bed detached

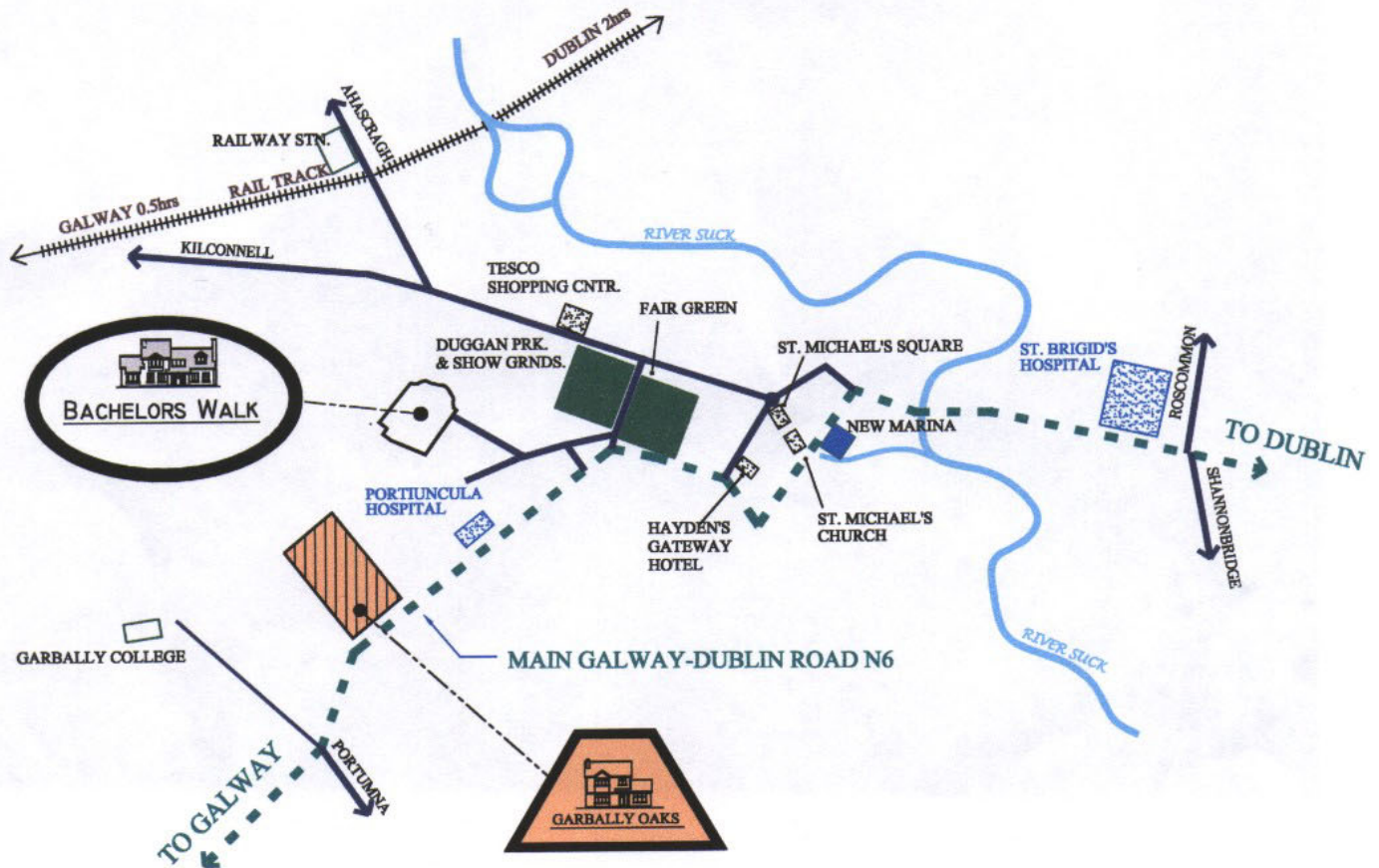
For further details contact: Brian Conneely, Sales Office: (0905) 31836  
(0905) 42227

Although every care has been taken to ensure the accuracy of the information given, the contents do not form part of, or constitute a representation of warranty, or part of, any contract. A policy of constant development in design and construction may result in some variation in these details and plans. External treatment to house type varies from site to site and for proposed external treatment please refer to our head office staff who will be pleased to deal with any enquiries (ph. 0905 31836). Purchasers choices are dependant on the stage of construction; no major changes in specification will be entertained after the house has commenced construction. Any extras or variations to the standard specification must be signed for, and payment made when the works are completed. Substantial changes will require pre-payment.



Garbally Oaks

## SITE LOCATION



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither their Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. All drawings are for illustration only. Plans are not to scale.

DEVELOPERS:

CONNELY BUILDERS LTD  
 KELLYSGROVE  
 BALLINASLOE

Phone: 0905-31836/31837

Fax: 0905-42050

E-mail: [brianconneely@eircom.net](mailto:brianconneely@eircom.net)

CONSULTING ENGINEER:

CONOR HAYES  
 CONSULTING ENGINEER  
 DUNLOE STREET  
 BALLINASLOE

Phone: 0905-43820

SALES:

CONNELY BUILDERS  
 SALES OFFICE: 0905-31836  
 BALLINASLOE

FRANK MC KENNA, AUCTIONEER

PHONE: 0905-42227

FRANK: 087-2621368

SOLICITOR:

JOSEPH M. JORDAN B. C. L.  
 MAIN STREET  
 BALLINASLOE  
 CO. GALWAY

PHONE: 0905-42231

FAX: 0905-43059