

Tigh an   
Ghabhann

MOYCULLEN





## Welcome to Tigh an Ghabhann

Tigh an Ghabhann is a secluded development of nine luxury homes in a beautiful woodland setting in the heart of Moycullen Village.

Designed with families in mind, Tigh an Ghabhann offers a safe and private community environment with all the amenities of Moycullen Village on your doorstep.

A combination of four and five-bed luxury houses developed by Rhatigan Homes range in size from 1,700 sq ft. to 2,175 sq ft.

All homes are A-rated and built to the highest energy efficient standards.

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**A great locality  
with so much  
to offer**





Moycullen is one of the most sought-after residential locations in the Galway area. With a relaxed village lifestyle and all the perks of city life just a 15 minute drive away, it offers the perfect balance between convenience and tranquility. With a great sense of community, Moycullen boasts a wealth of local amenities including shops and restaurants, schools, pubs, a church and a number of sports clubs.



# Local Amenities

## SHOPPING

- SuperValu
- Centra
- An Post
- Yourell's Hair Salon
- Matt O'Flaherty Pharmacy
- Moycullen Woodworks
- Village Bookshop
- Siopa Troscan
- The Fish Shop
- Evergreen Healthfoods
- MBW Bike Shop
- O'Connor's Allcare Pharmacy
- Le Chocolat Hair Studio
- Elysium Health & Beauty

## SCHOOLS

- Moycullen National School
- Knollcrest Nursery



### LEISURE & DINING

- The Forge
- White Gables
- The Galway Cakery Café
- Tony's Grill Diner
- Regan's Bar
- An Bodhrán Buí

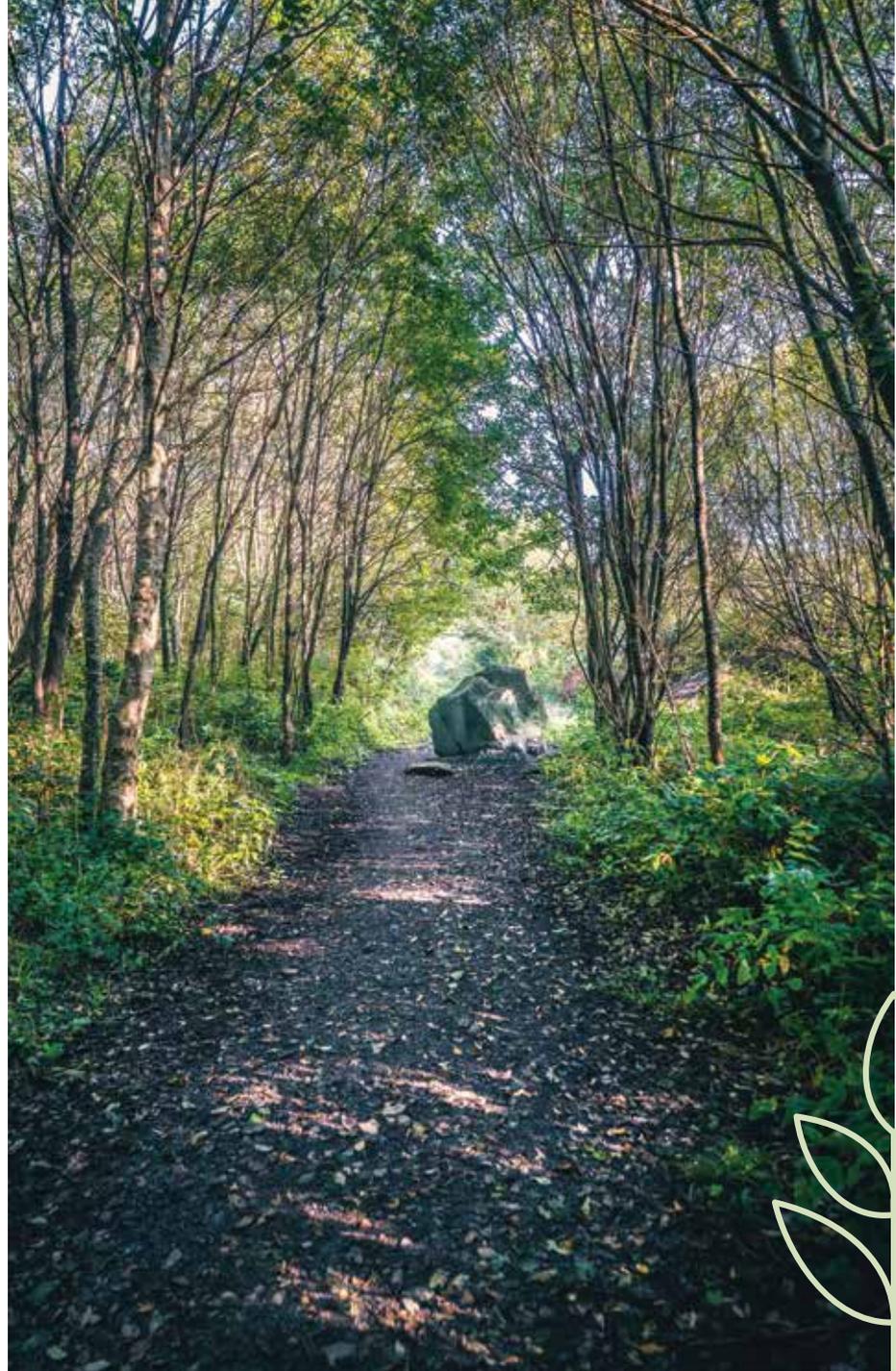
### SPORTS & WELLBEING

- Phase Up Fitness
- Moycullen Physiotherapy & Sports Injury Clinic
- HSE West
- Wild Way Crossfit
- Moycullen GAA Club
- Moycullen Basketball Club
- Moycullen Dental Care



Moycullen is a place of great natural beauty and despite being so close to the city, the landscape surrounding Moycullen has remained unspoilt.

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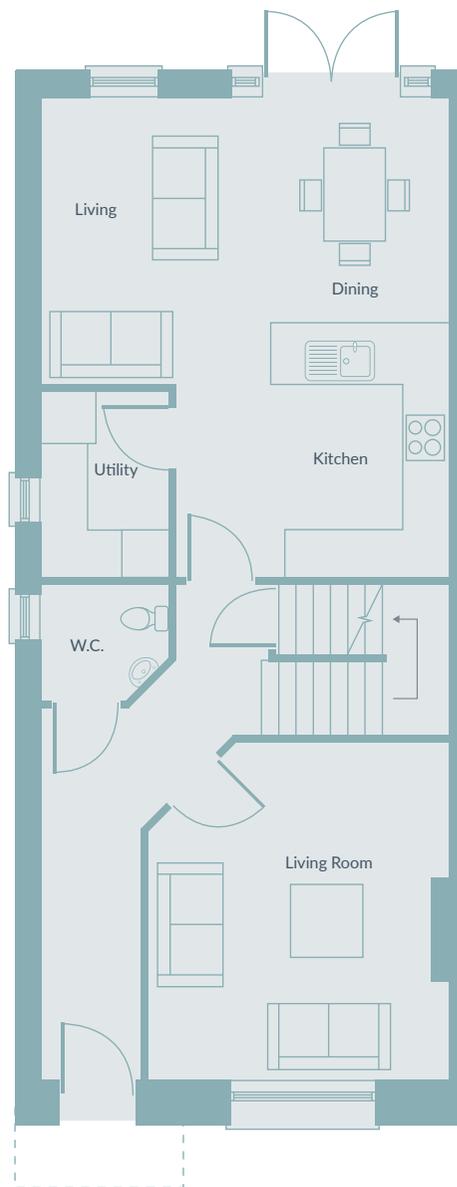


Site Map

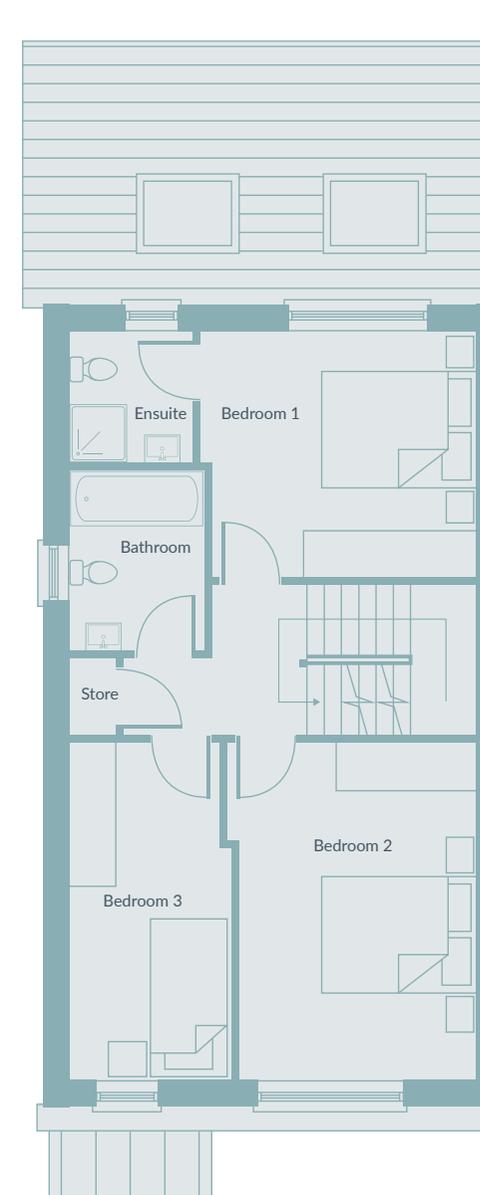


# House Type A

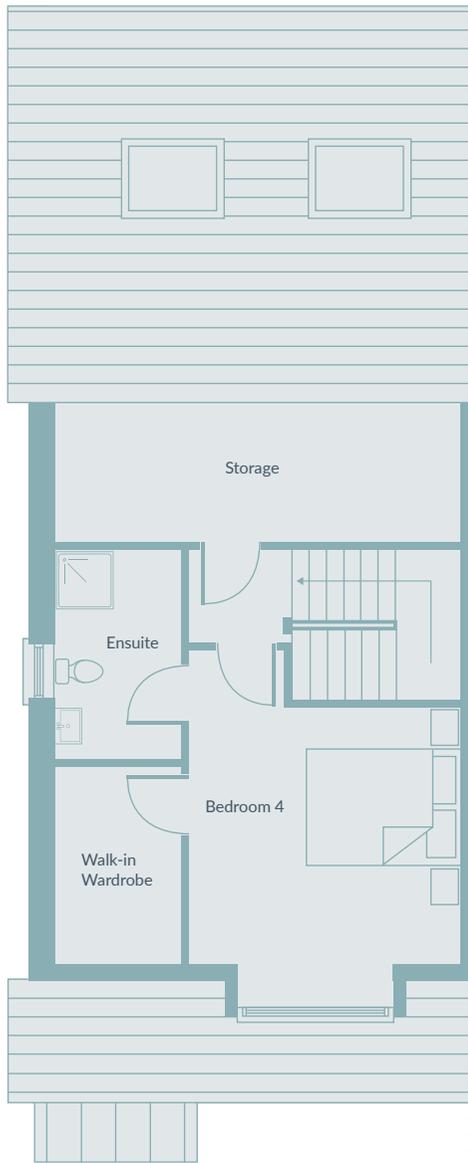
4 Bed Semi Detached  
158 sq m. / 1,700 sq ft.



Ground Floor  
68 sq m.



First Floor  
51 sq m.



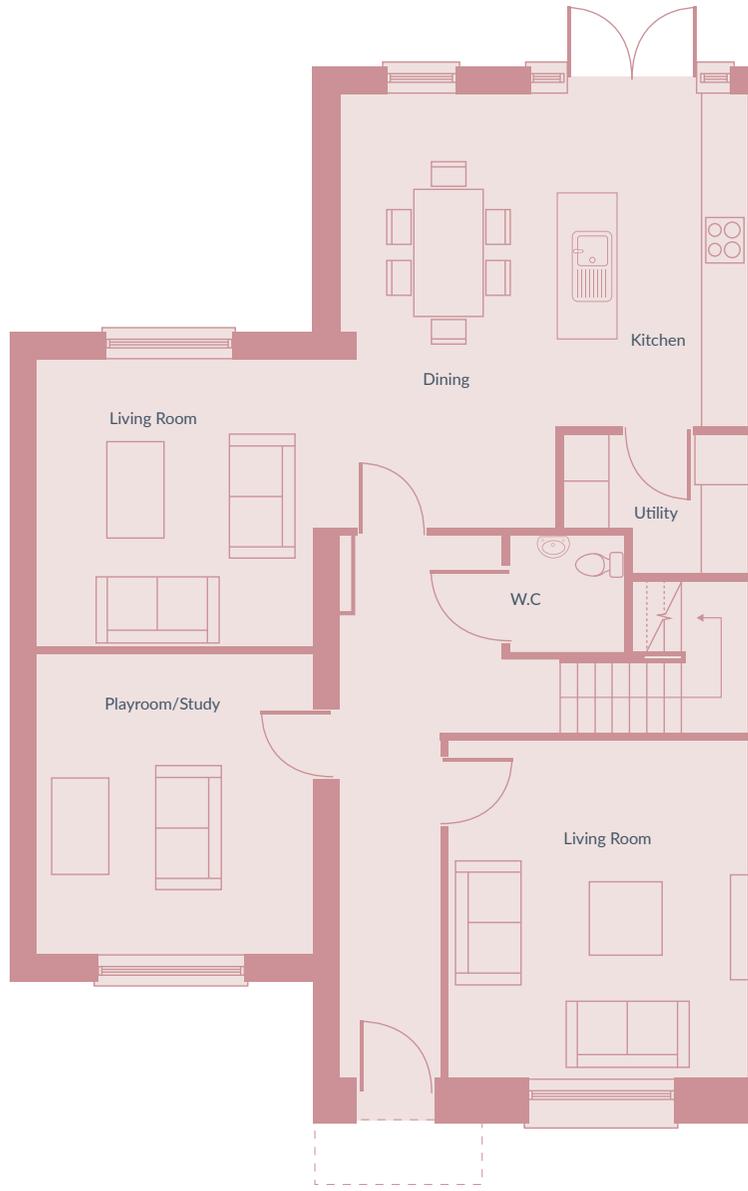
**Second Floor**  
39 sq m.



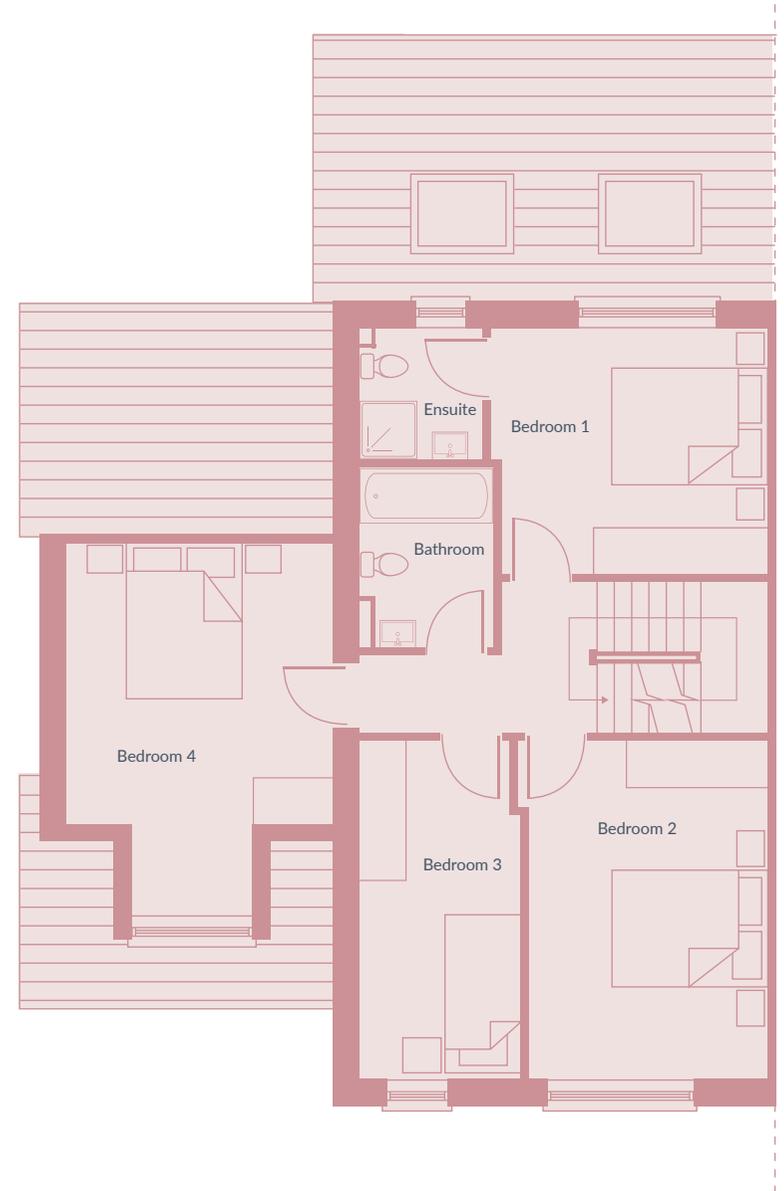


## House Type B

5 Bed Semi Detached  
202 sq m. / 2,175 sq ft.



**Ground Floor**  
98 sq m.



**First Floor**  
65 sq m.

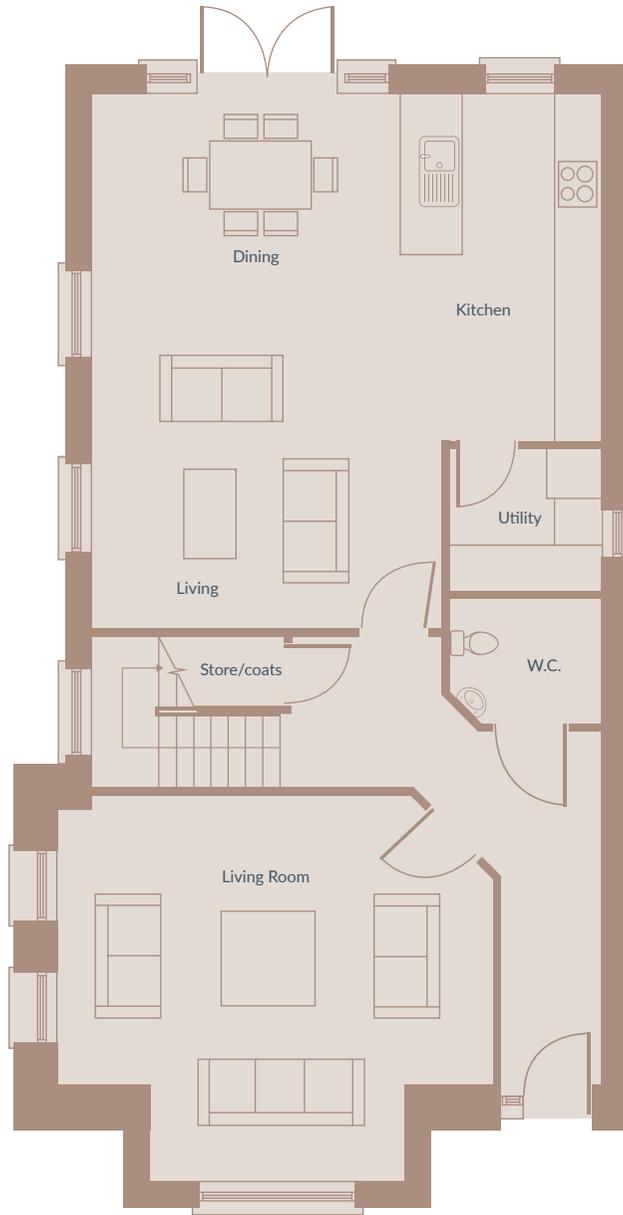


**Second Floor**  
39 sq m.

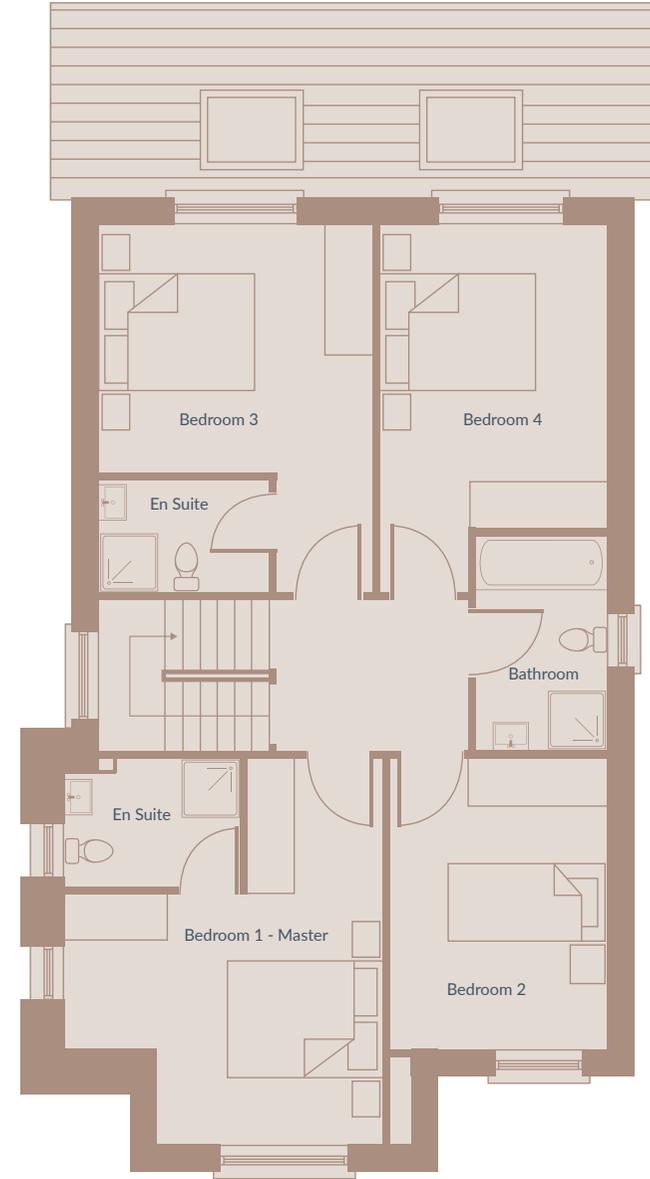


# House Type C

4 Bed Detached  
164 sq m. / 1,765 sq ft.



**Ground Floor**  
89 sq m.



**First Floor**  
75 sq m.





# Specifications

## EXTERNAL FINISHES

- The front of each home is finished with a natural stone finish. This is combined with a plastered & painted render.
- Low maintenance uPVC fascia, soffits, gutters and downpipes.
- High quality slate finish to all roofs.
- All houses are constructed of traditional blockworks and benefit from solid hollow core flooring.

## INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted to a high quality finish.
- Generous floor-to-ceiling heights throughout.
- All houses fitted with contemporary internal doors (white), skirting, architraves and chrome ironmongery.
- Solid wood handrail to stairs with painted balustrades.

## KITCHEN/UTILITY

- Quality fitted kitchens will be supplied to each house. Purchasers will have the option of upgrading kitchen finish.
- All kitchens benefit from 2 large Velux rooflights.
- Utility rooms are fitted with worktop, storage areas and are plumbed for washing machine and dryer.

## BATHROOM/ENSUITES

- All bathrooms and ensuites are fitted with high quality sanitaryware throughout.
- Wet-room style low profile shower trays and doors.
- Luxury tiles to walls and floors in bathrooms.
- Thermostatically-controlled shower in master ensuite.

## ELECTRICAL

- Smoke, heat and carbon monoxide detectors fitted as standard.
- Wired for intruder alarm.
- Climate electronic time clock for heating and hot water.
- Under-counter lighting included in the kitchen.

## EXTERNAL WINDOWS AND DOORS

- High-performance low-energy PVC double glazed windows.
- High-performance low-energy front door with multi-point locking system.



# Attention to detail

## HEATING AND VENTILATION

- Pressurised hot and cold-water system through houses.
- Mechanical ventilation and heat recovery system.
- Central heating system is an air-to-water heat pump located externally. This system provides energy efficient central heating distributed through underfloor heating (ground floor) and aluminium radiators (upper floors).
- Dual-flush WC cisterns for water conservation.
- High levels of insulation in walls, roof and floors.
- A2 BER rating.

## GARDENS & DRIVEWAY

- All back gardens are seeded with natural grass and benefit from a generous paved patio to the rear of each home.
- Paved finish to front driveways with parking space for 2 cars.
- All front driveways are fitted with connection point for an electric car charge port.

## COMMON AREAS

- Paved finishes and extensive landscaping throughout the common areas of the development.

## GUARANTEE

- Each home is covered by a 10-year Home Bond Guarantee.





## Rhatigan Homes

Rhatigan Homes is a family run business, established in 1952. We are market leaders in the development of new high-quality homes in the West of Ireland.

We ensure that all our residential developments are in close proximity to local amenities, which helps to deliver on our goal of Family First Communities. They are designed to offer more spacious, highly sustainable housing in landscaped parkland environments.

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# Rhatigan

Homes



### The Rhatigan Homes Standard

Our construction excellence, capacity to deliver, and culture of integrity didn't appear overnight; they are the result of hard work and the development of intuitive processes. The Rhatigan Homes Standard reflects our dedication to our three key pillars of business:

- **Family First Community**

Rhatigan Homes developments are designed to allow for families to grow in a safe and enjoyable environment. All homes will have generous green space and homezone areas on their doorstep.

- **Sustainability**

All Rhatigan Homes are designed to reduce their long-term energy demand with a BER Rating of A3 or better. Windows, doors and heating systems will all be designed with clean, energy efficient living in mind.

- **Quality First**

Rhatigan Homes have a long-established history of building high quality homes that are above the market standard. All homes will be provided with natural stone finishes and high performance windows/doors.

## Help to Buy Scheme

Houses at Tigh an Ghabhann qualify for the Help to Buy Scheme for all eligible first time buyers.

For more information visit [revenue.ie](http://revenue.ie)

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## Notes

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**O'Donnellan & Joyce**  
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newhomes@odj.ie  
www.odonnjoyce.com  
PRSA No. 001955

### BOOKING INFORMATION

An initial booking deposit of €7,000 by bank draft, cheque or online transfer 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 of contracts, an additional contract deposit bringing the total deposit up to 10% of the purchase price will be required to be paid to the developer's solicitors.

**SOLICITORS:** **Kieran Murphy & Co.**  
9 The Crescent,  
Galway.  
091-587171

**Disclaimer:** These particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, neither O'Donnellan & Joyce Auctioneers nor the vendor accept any liability as to their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. No person in the employment of O'Donnellan & Joyce Auctioneers has any authority to make or give any representation or warranty whatever in relation to this property.



[www.moycullen.ie](http://www.moycullen.ie)

