

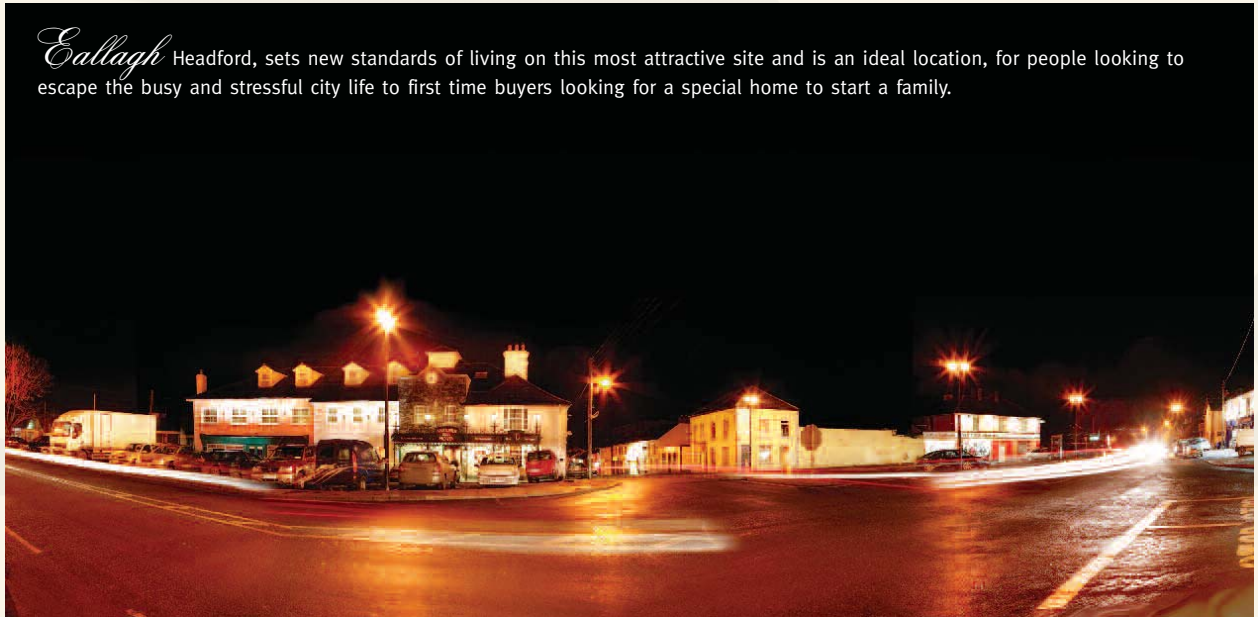
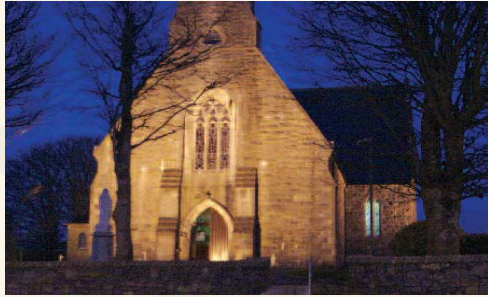


Callagh

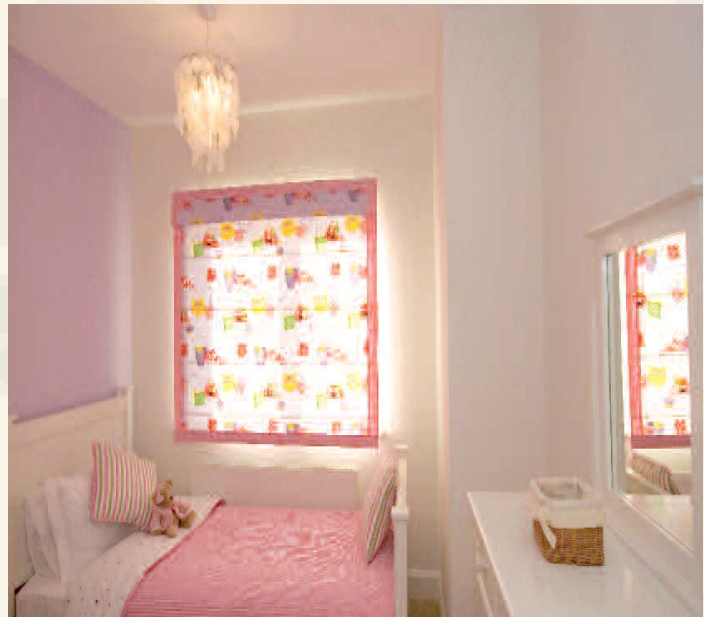
Headford
phase two







It's the attention to detail which makes *Callagh* unique, from its cleverly designed homes, to its landscaped open greens.





Callagh ia a beautiful combination of 3 & 4 bed, semi detached homes, 2 & 3 bedroom townhouses and on-site crèche facilities

Aisling



HOUSE TYPE: E
3 BEDROOM SEMI DETACHED 1,248 SQ/FT



HOUSE TYPE: E SPECIFICATIONS

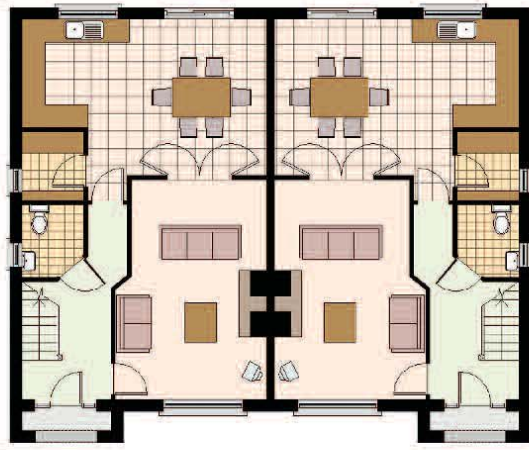
Dining / Kitchen	241 Sq /Ft
Lounge	229 Sq /Ft
Utility	50 Sq /Ft
W.C.	35 Sq /Ft
Bedroom 1	161 Sq /Ft
En-Suite	49 Sq /Ft
Bedroom 2	125 Sq /Ft
Bedroom 3	88 Sq /Ft
Bathroom	55 Sq /Ft

Aisling is a spacious 3 bedroom home finished to the highest standards. The master bedroom boasts a spacious en-suite and walk in wardrobe. Downstairs there is a spacious living room perfect for relaxing by the fire after a hard days work. The open planned kitchen and dining room opens onto a paved patio.

Brid



HOUSE TYPE: D
4 BED SEMI DETACHED 1,345 SQ/FT



HOUSE TYPE: D SPECIFICATIONS

Dining / Kitchen	252 Sq/Ft
Lounge	215 Sq/Ft
Utility	30 Sq/Ft
W.C.	29 Sq/Ft
Bedroom 1	146 Sq/Ft
En-Suite	29 Sq/Ft
Bedroom 2	129 Sq/Ft
Bedroom 3	96 Sq/Ft
Bedroom 4	80 Sq/Ft
Bathroom	58 Sq/Ft

Brid is the ultimate family home. These large four bedroom houses have it all. There's the same level of finish and attention to detail that you will find in all the homes at Callagh. The spacious kitchen and dining room provide a bright and welcoming room to wine and dine all your guests. And outside there's plenty of space for the kids to play safely on the beautifully landscaped green areas that surround this development.

Órlaith



HOUSE TYPE: TOWNHOUSE
2 BEDROOM 966 SQ/FT



HOUSE TYPE: 2 BED TOWNHOUSE SPECIFICATIONS

Dining / Kitchen / Living	355 Sq/Ft
W.C.	32 Sq/Ft
Bedroom 1	129 Sq/Ft
En-Suite	43 Sq/Ft
Bedroom 2	176 Sq/Ft
Bathroom	46 Sq/Ft

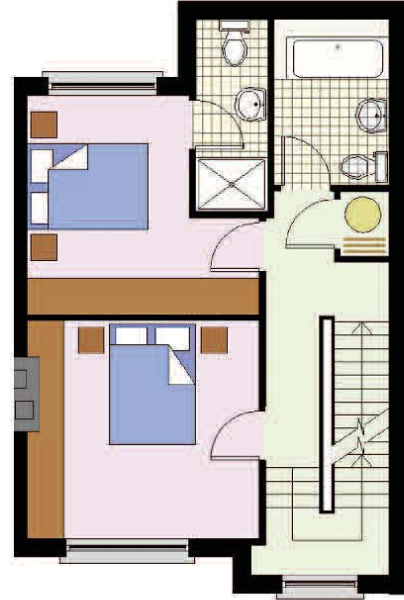
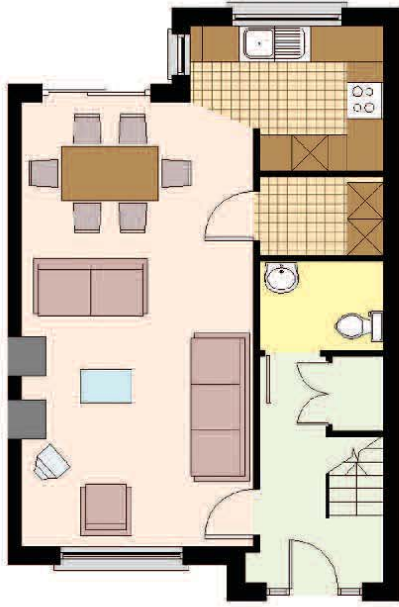
Orlaith is an elegant two bedroom townhouse, designed to maximize the use of space and light. The open plan kitchen and living room provide the perfect ambience for evenings by the fire.

Meabh



HOUSE TYPE: TOWNHOUSE

3 BEDROOM 1,221 SQ/FT



HOUSE TYPE: 3 BED TOWNHOUSE SPECIFICATIONS

Dining / Kitchen / Living	365 Sq/Ft
Utility	27 Sq/Ft
W.C.	32 Sq/Ft
Bedroom 1	124 Sq/Ft
En-Suite	40 Sq/Ft
Bedroom 2	147 Sq/Ft
Bathroom	55 Sq/Ft
Bedroom 3	156 Sq/Ft
En-Suite	40 Sq/Ft






Meath is an elegant three bedroom townhouse, spread over three floors. It boasts all the great features of the other houses with 2 spacious bedrooms one en-suite on the first floor and a master bedroom with en-suite on the second floor.







SITE PLANS

-  House type townhouse 3 bedroom
-  House type townhouse 2 bedroom
-  House type D
-  House type E
-  Crèche



SPECIFICATIONS

INTERNAL SPECIFICATION

White Carrera internal doors

Skirting and arch molded

Wooden Flooring on first floor - Choice Available

Wooden Floors in Lounge - Choice Available

Modern contemporary kitchen - Choice Available

Upstairs Tiling: Choice Available

Bathroom/en-suite Walls and Floors

Downstairs Tiling: Choice Available

Kitchen/Utility/Dining room, Front hall, WC floor

Wardrobes supplied for master bedroom and box room - Choice Available

Coving throughout

Oil fired central heating

Generous electrical spec

Walls (Kingspan insulation), attics, floors all insulated to the highest standards

Contemporary style bathroom ware

One electric shower in bathroom and power shower in en-suite

Fireplace and surround - Choice available

Folding attic stairs with partially floored attic, Velux window and attic heater as standard

Internal painting: Ceilings and walls painted in standard emulsion finish. All doors, architrave and skirting in satinwood finish

10 year structural guarantee

EXTERNAL SPECIFICATION

Windows PVC

All Windows double glazed

3 Bed semi - Teak front and PVC back door fitted with 3 point locking

4 Bed semi - Teak front door with 3 point locking fitted as standard

PVC/Aluminium fascia and soffit

PVC gutters and downpipes

Front of house paved and feature planting as standard

Rear gardens raked and seeded

Rear gardens closed in with 1.8m high block wall

Paint finish to front, side and rear of house

Magnificent landscaping throughout development

Outside tap fitted as standard

Reconstituted stone sills, string course and band course to front

10 year structural guarantee







LOCATION

Headford is quite a unique town nestled a short drive from the Corrib and steeped in history. It also has a very strong community spirit with various festivals held throughout the year, and over the years has proved again and again to be very successful on the sporting field.

Headford's proximity to Galway makes it an ideal commuter town. It is not only its distance from Galway that makes Headford attractive, but also its proximity to other major towns and its strong community independence that truly makes Headford a gateway to endless possibilities.

Every facility imaginable is only a short walk from your doorstep:

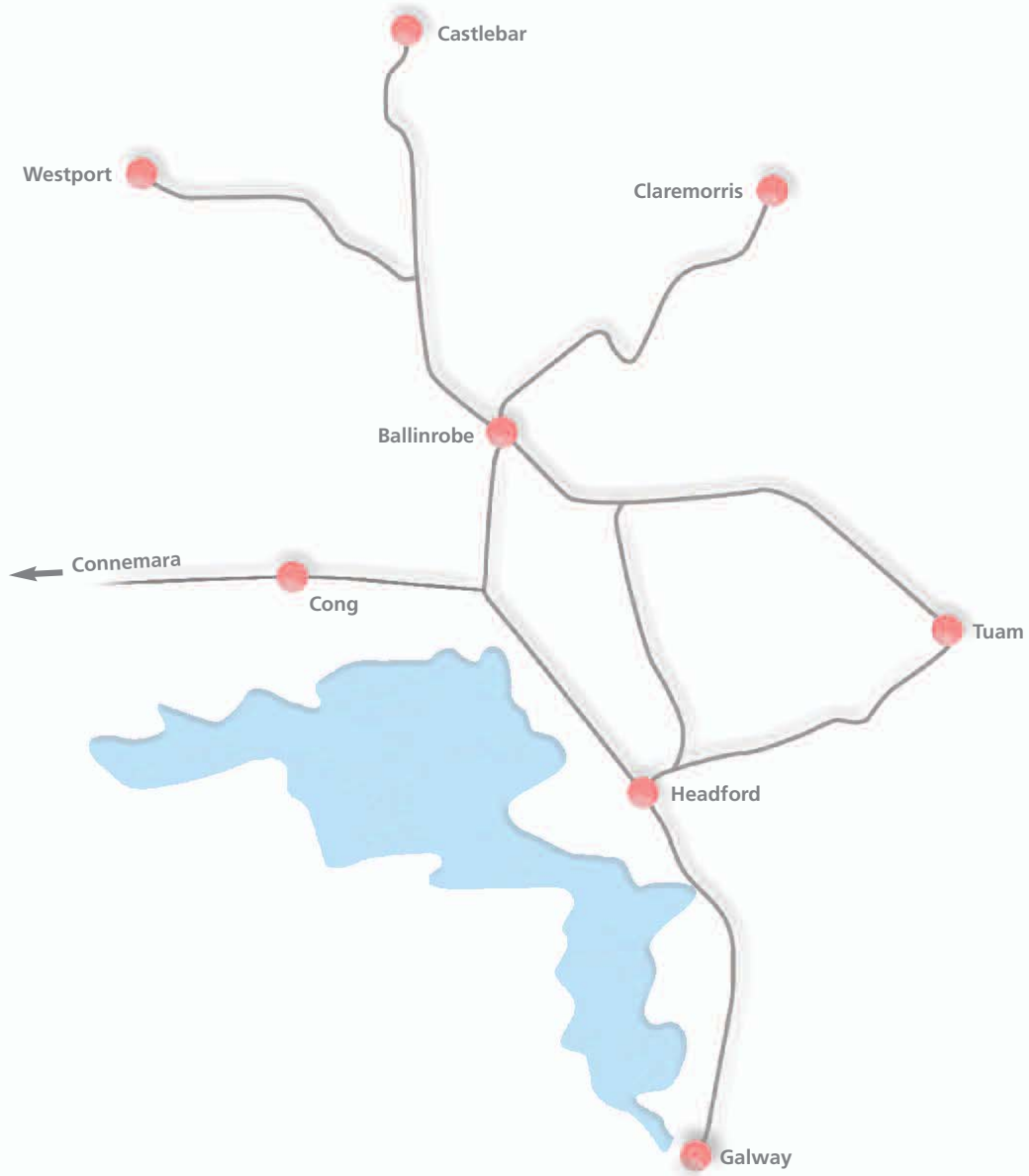
- Primary and secondary school
- Shops
- Petrol Station
- Church
- Bars and Restaurants
- Pharmacy
- Doctor
- Buses to and from Galway City stop directly across from the entrance

Headford is only:

- 22km from Galway City
- 16km from Ballinrobe Golf Club
- 25km from Parkmore industrial estate
- 30km from Galway Airport
- 20km from Tuam
- 50km from Castlebar
- 75km from Knock Airport

Previous Developments





BUILT AND DEVELOPED BY:



If you wish to receive more detailed information about this unique development or arrange a viewing of our showhouses you can contact us by

Phone: 087 269 3398

Email: info@callananwalsh.com

www.callananwalsh.com

SELLING AGENTS:



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