



Watersville Close

Sales Information Pack



Situated in one of the most sought-after locations in Castlebar, Watersville Close is a prestigious new development of twelve detached homes conveniently located in a quiet cul-de-sac in Watersville on the Pontoon Road. There are two house types in Watersville Close.

House Type A – 5 Bed detached property of 2550 square feet.

House Type B – 4 Bed detached property of 1980 square feet.

At Watersville Close first impressions certainly do last as externally the properties merge the use of elegant architecture with the very best materials and meticulous attention to detail, all culminating in superior quality sophisticated homes.

Internally this attention to detail continues evident from the carefully planned layout to the immaculate interior finish. Every detail has been carefully considered with the day-to-day comfort of the discerning purchaser in mind.

Built by McConway Homes, Watersville Close is a testament to the ongoing progression and dedication to excellence that defines McConway Homes Ltd.



Stylish Exterior Finish

Architecturally designed and carefully selected exterior finishes complemented by quality craftsmanship which all combine to provide a classical yet contemporary timeless home.

Site Map Watersville Close



3D site plan - Waterville Close

A 3d site plan of twelve detached homes located in Castlebar.





House Type A

5 Bed 5 Bath detached property of 2550 square feet.



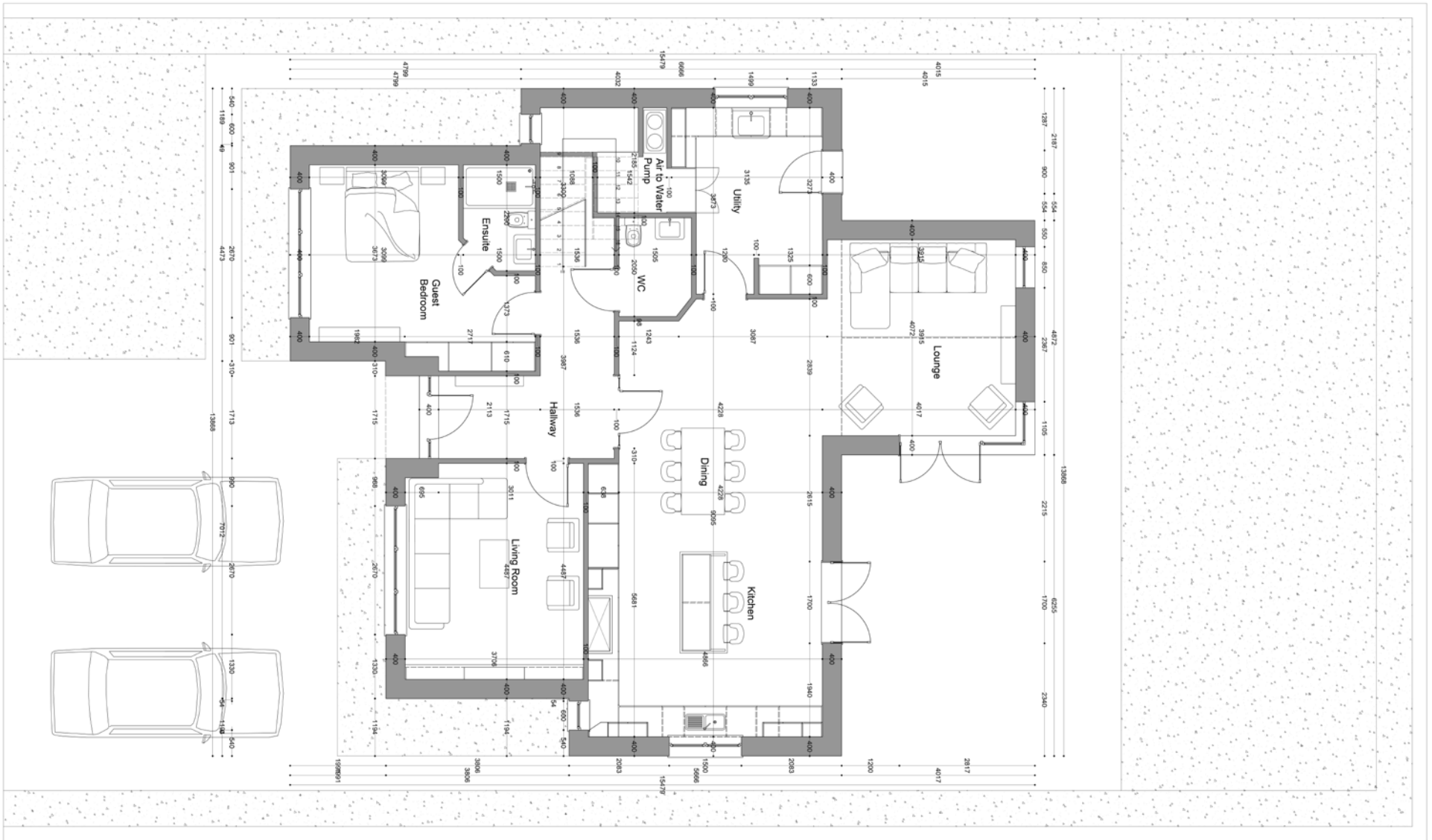
Floor Plan

House Type A
- Ground Floor -

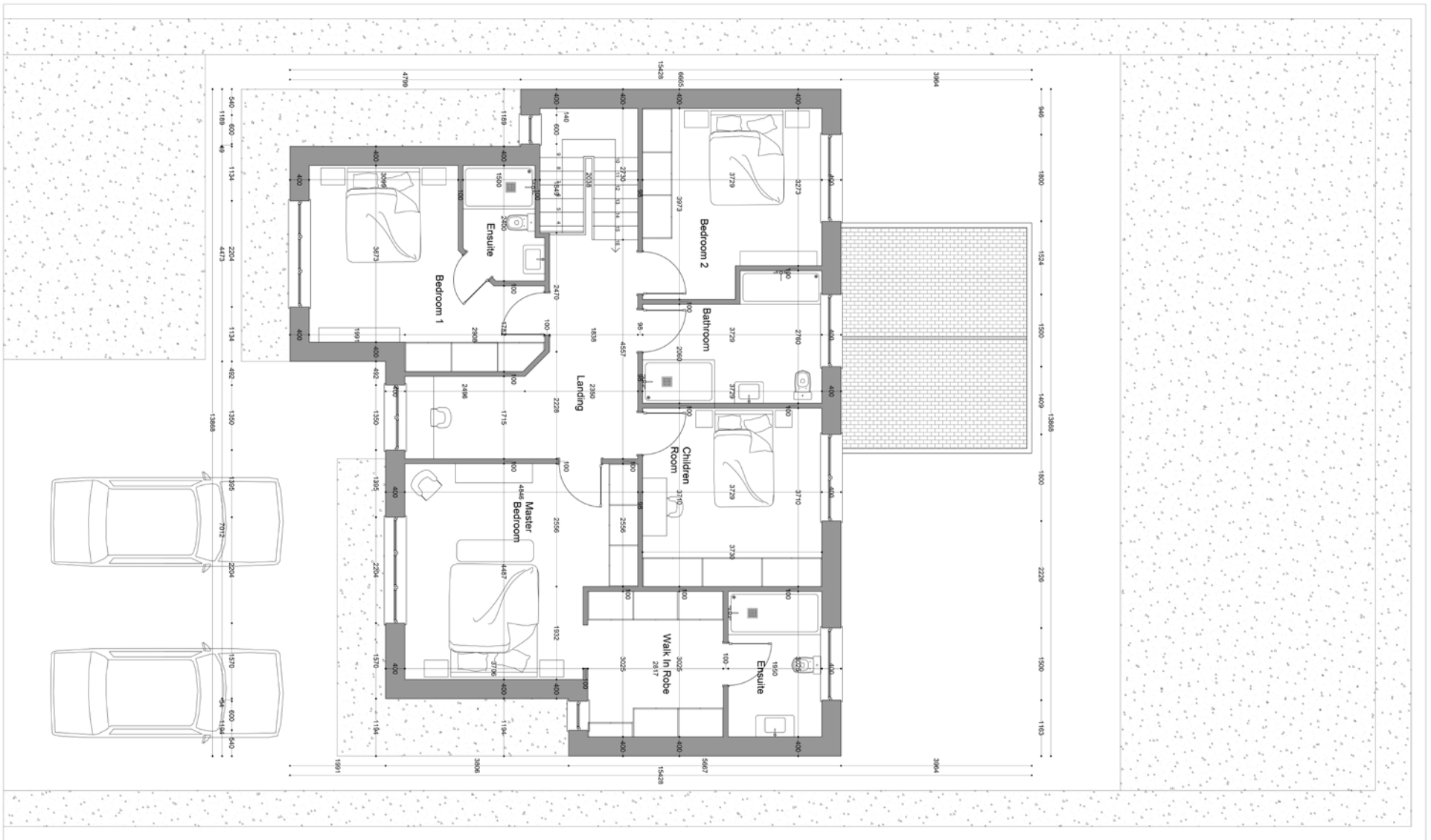
Floor Plan

House Type A
- First Floor -





House Type A - Ground Floor Layout



House Type A – First Floor Layout



House Type B

4 Bed 4 Bath detached property of 1980 square feet.



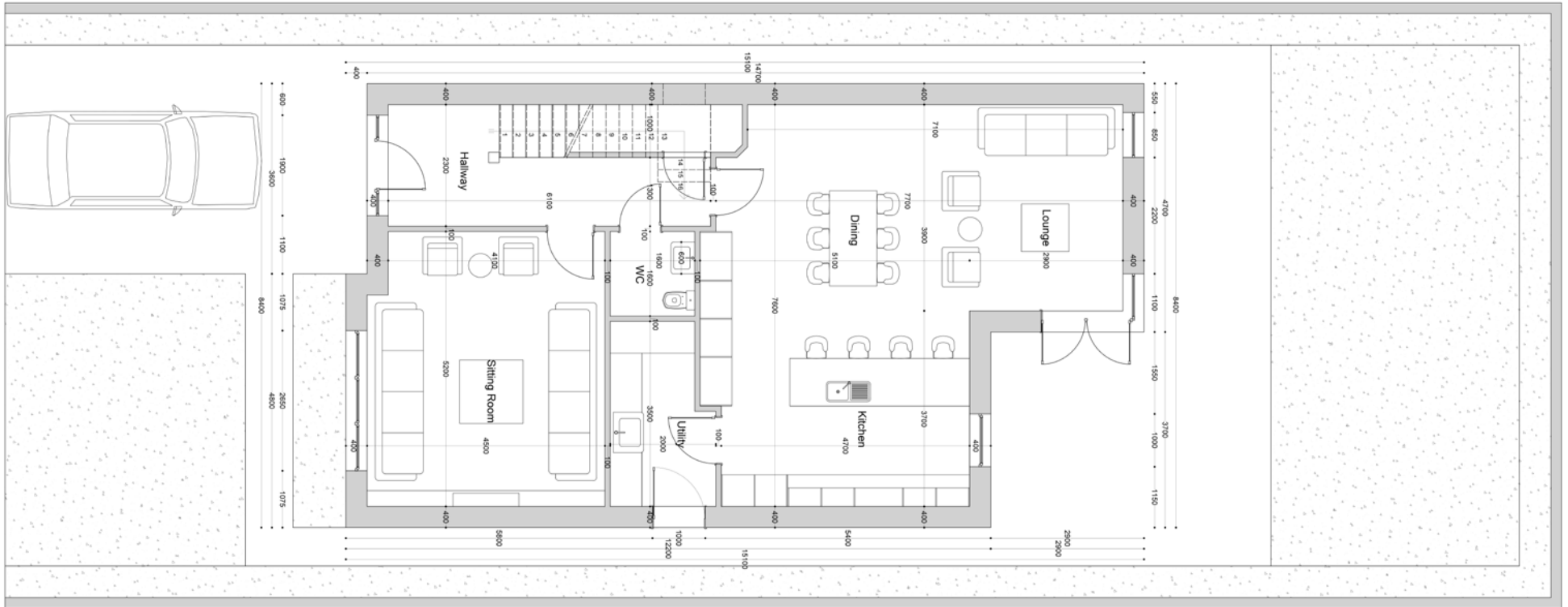
Floor Plan

House Type B
- Ground Floor -

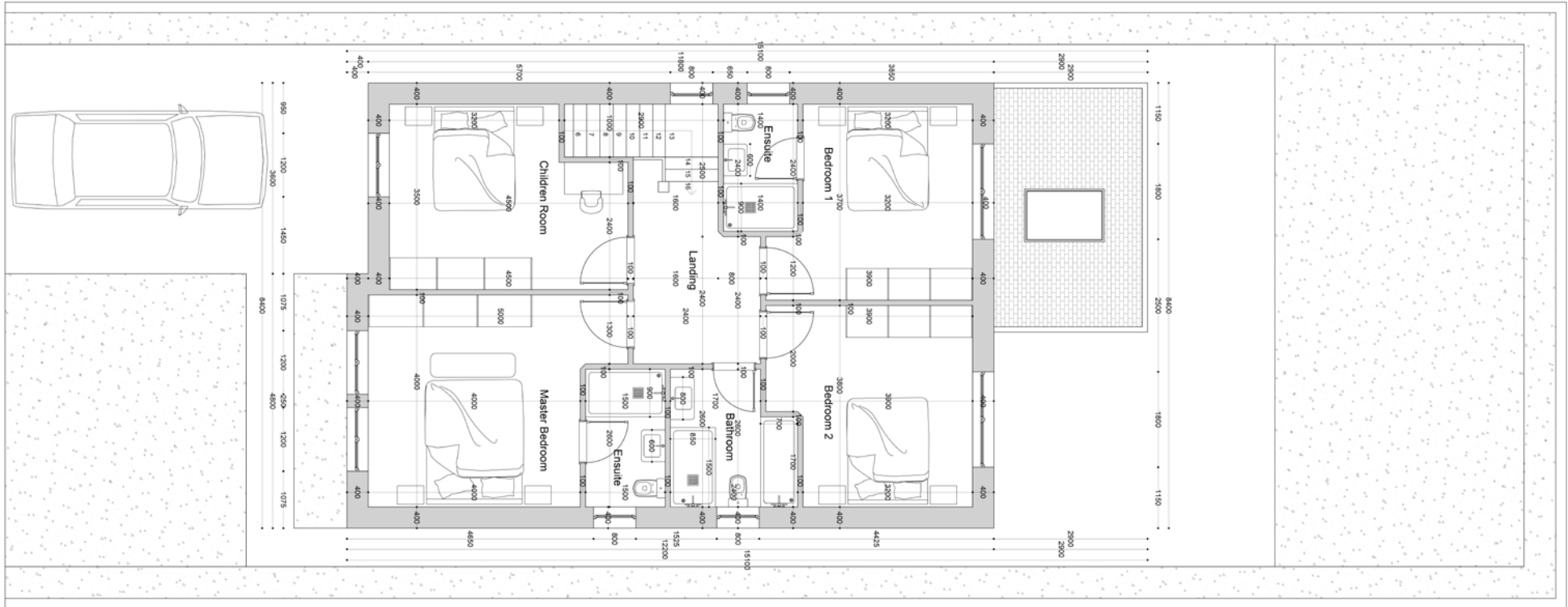
Floor Plan

House Type B
- First Floor -





House Type B - Ground Floor Layout



House Type B - First Floor Layout

Superior Low Energy Design

Reduce , Reuse, Recycle

McConway Homes Ltd. have focused on reducing the energy requirements of the houses in Watersville Close by adapting a number of passive house principles and characteristics to create homes that are designed and constructed to use less energy.

Watersville Close houses feature levels of energy efficiency that are superior to the average home. A variety of features combine to use 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 reduce the economic cost of running your house.

- » High Levels of Insulation
- » Superior Windows and Doors by Rationel Windows
- » Heat Recovery Ventilation
- » Improved Air Tightness
- » A Rated Heating System

House Specifications – External

External Render – A combination of stone and nap plaster with a painted finish.

Windows – Rational Black Aluclad triple glazed windows. Rational windows and doors come complete with a three year warranty on hardware and a twelve year warranty on frames and glazing.

External Doors – Rational Black Composite door with glazed side panels and a multi point locking system.

Paving – Paved area to front incorporating designated landscaping.

Paving – Paved area to back incorporating grass area and designated landscaping.

Structural Warranty – 10 year Homebond Structural Warranty.

Outside Tap – Fitted as standard.

Side Gate – –A steel frame gate is fitted to the side of the property which is galvanised and powder coated in black.

House Specifications – Internal

Electrical Warranty – Electrical Warranty for 12 months from date of handover of your home.

Plumbing Warranty – Plumbing Mechanical Warranty for 12 months from date of handover of your home.

Builders Warranty – McConway Homes Ltd offer a 12 month warranty from date of handover.

Internal Doors – Painted timber doors through out with a glazed door from the hallway to kitchen area as standard.

Ironmongery – Satin chrome finish ironmongery throughout.

Skirting and Architrave – Contemporary profile painted timber skirting and architrave throughout.

Window Boards – Painted moisture resistant MDF as standard throughout.

Stairs – Timber stairs to architects detail including banisters, handrail etc.

Space Heating – Air to water pump system to Mechanical engineers details and specification to supply all heating and hot water requirements. Pressurised water system via submersible pump in water storage tank.

Ventilation – Ventilation is supplied via a high quality Heat Recovery System giving a constant supply of fresh healthy air to your home.

Air Tightness – All homes fitted with the latest air tight products to match current building regulations and create a draught free environment.

Electrical Specification – Generous Electrical and Lighting Specification throughout the house. Full electrical spec available on request.

Kitchen – Bespoke kitchen by Regan Kitchens.

Tiling – Generous tiling allowance included.

Sanitary Ware – High end bathroom fixtures and fittings to include walk in rain showers and wall mounted sink units with drawer storage underneath as standard. Rimless close coupled back to wall comfort height toilets as standard with soft close seat.

Note: Shower doors are clients own responsibility for supply and fit.

Painting – Three coats of emulsion to walls and ceilings in one colour as standard throughout. Primer, undercoat and two coats of paint to all interior woodwork.

Coving – As standard in each hallway and upstairs landing.

Selling Agent



Linenhall Street, Castlebar
Co Mayo, F23 C597
Phone: 094 9027300

www.watersvilleclose.ie

Developer

Developer McConway Homes Ltd.
Unit 44 Glenrock Business Park,
Ballybane, Galway

Structural Engineers

SDS (Structural Design Solutions Ltd.)
N5 Business Park, Castlebar,
Co. Mayo

BER

Cathal Brady
BEC Brady Energy Consultant
New Antrim Street, Castlebar,
Co. Mayo

Structural Warranty



Solicitor

Blake & Kenny Solicitors
2 Francis Street, Galway

