



PSRA No: 001356



PSRA No: 003916



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Overview



Development Features



Site Map of Development



House Types Phase 1 (types & m²)



Floor plans – Type B, C, C2, D, E



Overview of Specifications



Fearann na hEascrach
Athenry



Development Features



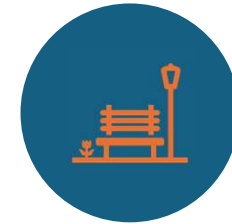
THOUGHTFUL
DESIGN



EXTENSIVE
LANDSCAPING



ON SITE
CRECHE



CLOSE TO
TOWN CENTRE





House Types

- | | |
|--|--|
| ● House Type A | ● House Type B |
| 🏠 Mid Terrace
📏 2 bed / 81.8m ² | 🏠 Mid Terrace
📏 3 bed / 85.8m ² |
| ● House Type C | ● House Type C2 |
| 🏠 End Terrace
📏 3 bed / 103.6m ² | 🏠 End Terrace
📏 3 bed / 101m ² |
| ● House Type D | ● House Type E |
| 🏠 Semi-D
📏 3 bed / 103.5m ² | 🏠 End Terrace
📏 3 bed / 116.5m ² |
| ● House Type F | ● House Type G |
| 🏠 Maisonettes
📏 1 bed / 52.4m ² / 60.8m ² | 🏠 End Terrace
📏 4 bed / 133m ² |



HIGHGATE
Luxurious properties built with imagination and flair



Fearann na hEasrach
Athenry

Phase 1

- 33 Units
- 1 x 4 Bed End Terrace
- 10 x 3 Bed End Terrace
- 13 x 3 Bed Mid Terrace
- 2 x 2 Bed End Terrace
- 7 x 3 Bed Semi Detached
- Expected Completion Date: July 2026

DNG
LEONARD & HEASLIP

**FRANK
SWEENEY
& COMPANY**

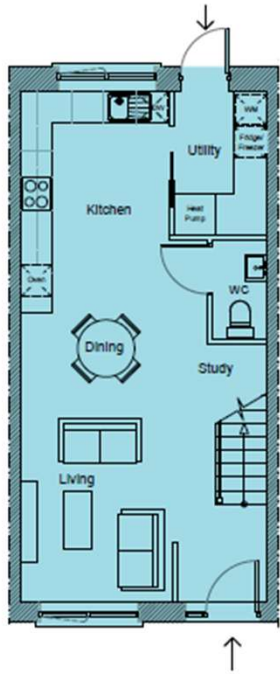
House Types – Phase 1



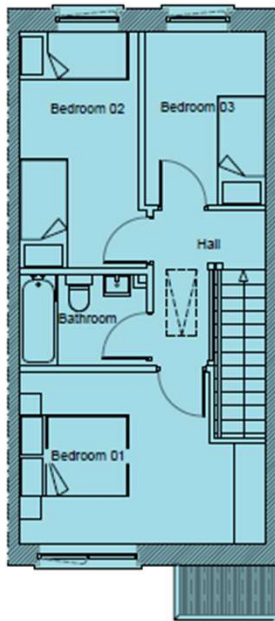
- | | | |
|---|--|---|
| <p>● House
Type B</p> <p>🏠 Mid Terrace
📏 3 bed / 85.8m²</p> | <p>● House
Type C</p> <p>🏠 End Terrace
📏 3 bed / 103.6m²</p> | <p>● House
Type C2</p> <p>🏠 End Terrace
📏 3 bed / 101m²</p> |
| <p>● House
Type D</p> <p>🏠 Semi-D
📏 3 bed / 103.5m²</p> | <p>● House
Type E</p> <p>🏠 End Terrace
📏 3 bed / 116.5m²</p> | <p>● House
Type G</p> <p>🏠 End Terrace
📏 4 bed / 133m²</p> |



- House Type B
- 🏠 Mid Terrace
- 🏠 3 bed / 85.8m²



Ground Floor



First Floor



House Type B

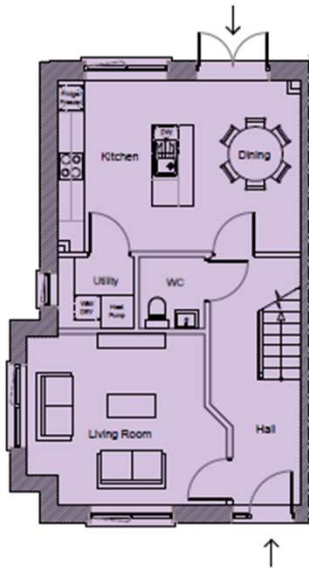
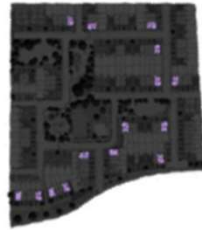
Mid Terrace
3 Bed, 85.8 m²



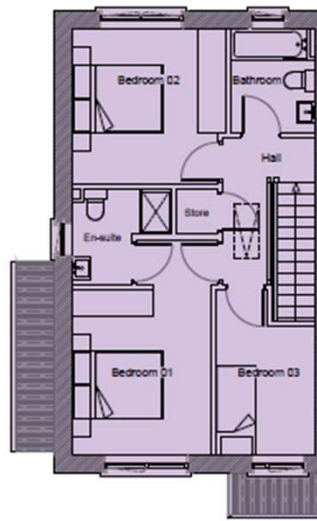
Fearann na hEascrach
Athenry



- House Type C
-  End Terrace
-  3 bed / 103.6m²



Ground Floor



First Floor

House Type C

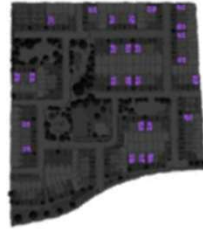
End Terrace
3 Bed, 103.6 m²



Fearann na hEascrach
Athenry

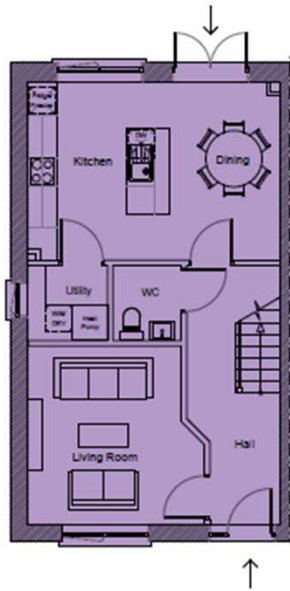


- House Type C2
- 🏠 End Terrace
- 🏠 3 bed / 101m²

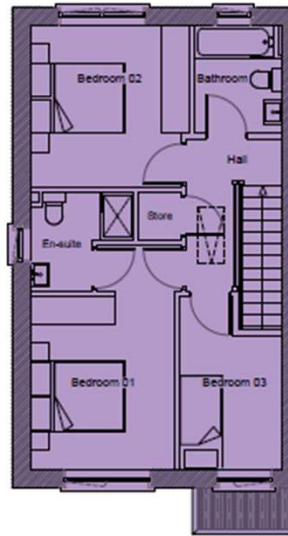


House Type C2

End Terrace
3 Bed, 101m²

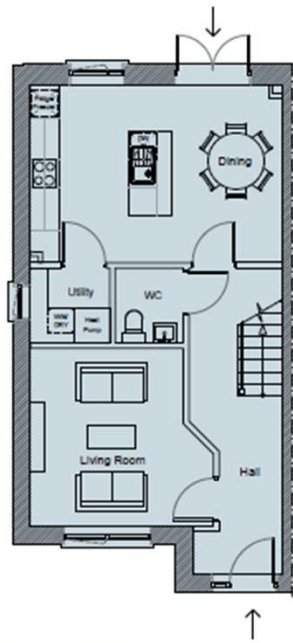
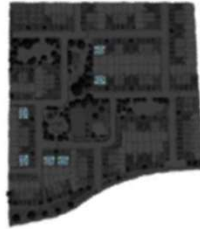


Ground Floor

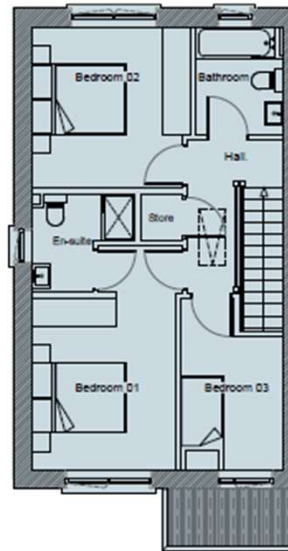


First Floor

- House
Type D
- 🏠 Semi-D
- 📏 3 bed / 103.5m²



Ground Floor



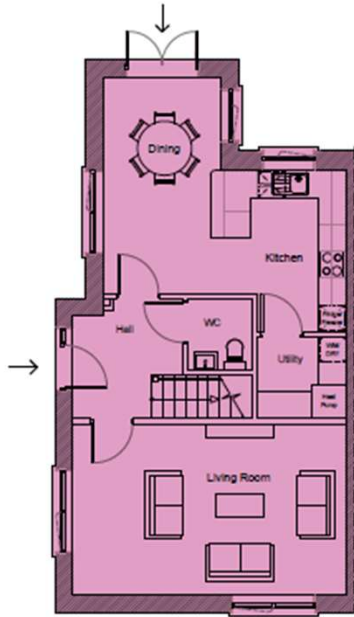
First Floor

House Type D

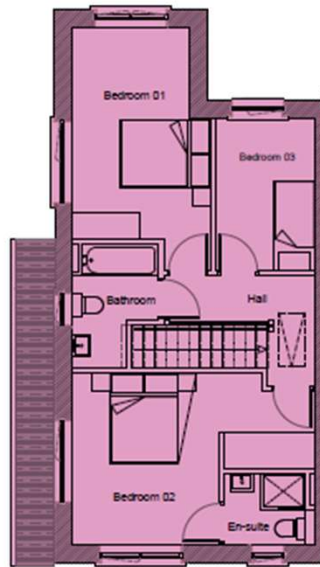
Semi-Detached
3 Bed, 103.5m²



- House
Type E
- 🏠 End Terrace
- 🏠 3 bed / 116.5m²



Ground Floor



First Floor



House Type E

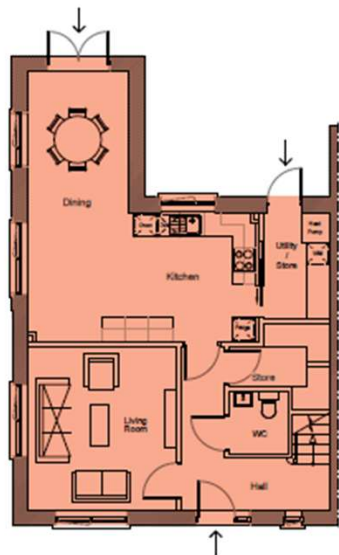
End Terrace
3 Bed, 116.5m²



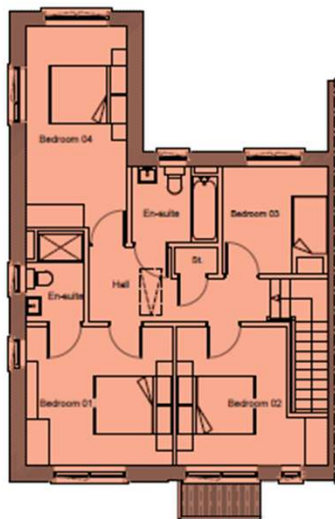
Fearann na hEascrach
Athenry



- House Type G
-  End Terrace
-  4 bed / 137.2m²



Ground Floor



First Floor

House Type G

End Terrace
4 Bed, 133m²



Fearann na hEasrach
Athenry



Specifications

- A2/A3 BER rating
- Fitted kitchens with handleless cashmere & wood toned units; stone worktops
- Generous appliance package
- Tiling in wet areas (bathrooms)
- Stylish sanitary ware fitted
- Air to water heat pump system
- Underfloor heating on ground floor
- 10 year Homebond guarantee



Specifications

STRUCTURE

Houses are constructed using a high-quality timber frame structure with masonry outer leaf and are finished with a combination of red brick and painted render to the facades.

ENERGY EFFICIENCY

The houses at Fearann na hEascrach have been designed with the highest levels of energy efficiency in mind. The most innovative heating systems and high levels of insulation provide an optimum living environment A2/A3 BER (Building Energy Rating) homes and are compliant with the current Building Regulations.

HEATING SYSTEM

All homes in Fearann na hEascrach are fitted with top of the range air-to-water heat pumps providing maximum energy efficient heating and hot water on-demand. Additionally each home features thermostatically controlled underfloor heating on the ground floor and radiators to upper floors.

CENTRALISED VENTILATION SYSTEM

Vent Axia Centralised Ventilation continuously removes moisture-laden air from rooms like kitchens and bathrooms.

It uses centralised or individual extract points to improve indoor air quality and control humidity. Fresh air then enters naturally through vents, maintaining airflow throughout the building.

WINDOWS & DOORS

Windows are high performance, double glazed pre-finished uPVC with an external finish in a contemporary grey colour. Contemporary style front door with three-point locking system.

KITCHENS

Superior quality bespoke kitchens by Western Post Form. Each house features a stylish modern fitted kitchen finished with a mix of soft cashmere and wood tone doors. A gola system allows for handleless doors creating a sleek and polished look as seen in the Showhouse. All kitchens feature stone worktops. Utility rooms are plumbed for a washing machine.

A generous appliance package is included with the sale of every house and includes an integrated fridge/freezer, dishwasher, oven, hob and extractor fan (subject to return of contracts within 28 days).

INTERNAL FINISHES

Contemporary style doors fitted throughout with matching 5" skirtings, architraves and fitted with chrome ironmongery. All walls and ceilings are skimmed and painted in a neutral palette throughout as standard. Quality timber staircase painted in a neutral colour.

LIGHTING & ELECTRICAL

Generous and well-designed electrical and lighting specification allowing for a mix of pendant and downlights to optimise the lighting functions and ambience throughout the houses.

BATHROOM & EN-SUITES

High quality tiling to floors and wet area walls in main bathroom, downstairs WC and ensuite. Stylish glass and chrome slimline shower doors installed as per showhouse. Vanity unit in ensuite and main bathrooms. Pressurised shower systems in showers with chrome fittings, large rain head shower fittings in ensuite. Chrome heated towel rail in all bathrooms.

BEDROOMS

Built-in wardrobes in bedrooms as per showhouse in a calming cashmere colour, feature a combination of hanging and shelved space. Fitted wardrobes are included in Master bedroom and bedroom two.

MEDIA & COMMUNICATION

Each house in Fearann na hEascrach features a Media hub and is pre-wired to support at least two media providers and free to air TV. All homes are wired for high speed broadband.

GARDENS

Rear gardens will be rolled and seeded and include an outdoor light and external tap. Front driveways are paved. Soft landscaping beds divide the houses. Side gates are fitted to all houses where applicable.

Parking space will be allocated to every house in Fearann na hEascrach.

COMMON AREAS

All exterior spaces will be fully landscaped to a high standard.

GUARANTEE

All houses are covered by a 10 year Homebond insurance and are subject to a system of checks and inspections before completion and handover.

MANAGEMENT COMPANY

A Management Company is in place to ensure that the high standards of the development at Fearann na hEascrach will be maintained into the future.







Scan For
Brochure



Thank You

