



Fearann na hEascrach

Athenry





Fearann na hEasrach

Athenry

Welcome to Fearann na hEasrach

Elevated Living, Effortlessly Connected

Introducing a unique and innovative new development of beautifully designed A-rated homes at Fearann na hEasrach, Athenry - where modern comfort meets the charm of one of Galway's most historic and vibrant communities.

Thoughtfully planned and meticulously crafted, Fearann na hEasrach presents an exceptional collection of energy-efficient, light-filled homes built to the highest contemporary standards.

Each A-rated residence is designed to deliver outstanding performance and comfort, ensuring a warm, sustainable, and cost-effective lifestyle throughout the year. Superior insulation, advanced heating systems, and carefully considered construction methods combine to create homes that are as efficient as they are beautiful.

Elegant finishes, intelligent layouts, and generous proportions define the interiors, offering flexible living spaces perfectly suited to families, professionals, and those seeking a refined yet practical home environment.

Fearann na hEasrach is more than a place to live — it is a thoughtfully designed modern community, created with comfort, style, and long-term sustainability at its core.

Situated just minutes from the heart of Athenry town, residents benefit from immediate access to supermarkets, cafés, schools, and everyday essentials. Excellent primary and secondary schools are nearby, alongside sports clubs, leisure facilities, and a strong community network that makes Athenry such a sought-after place to live.

With convenient rail connections and direct access to the M6 motorway, Galway City is within easy reach - offering the perfect balance between commuter convenience and relaxed town living.

Fearann na hEasrach presents a rare opportunity to enjoy contemporary living in a well-established, connected, and welcoming setting.



Immerse yourself in the history of Athenry and enjoy the peace and serenity of the surrounding countryside.









Enjoy the best of both worlds — Connected Living Within Reach

Set within the peaceful surroundings of Athenry, Fearann na hEasrach offers a balance of open green space and modern convenience.

Enjoy nearby countryside walks, fresh air, and a calm residential setting, while remaining just minutes from the heart of Athenry town.

With easy access to the M6 motorway and regular rail services to Galway, Dublin, and Limerick, everything you need is always within reach.

The perfect blend of tranquility, community, and connectivity.



Amenities

Schools

1. Athenry Primary School
2. Athenry Music School
3. Athenry Presentation Secondary School
4. Clarin College Secondary School
5. Gaelscoil Riada Primary and Secondary School
6. Carnaun National School
7. Lisheenkyle National School
8. Newcastle National School

Industry

9. Dexcom

Recreation

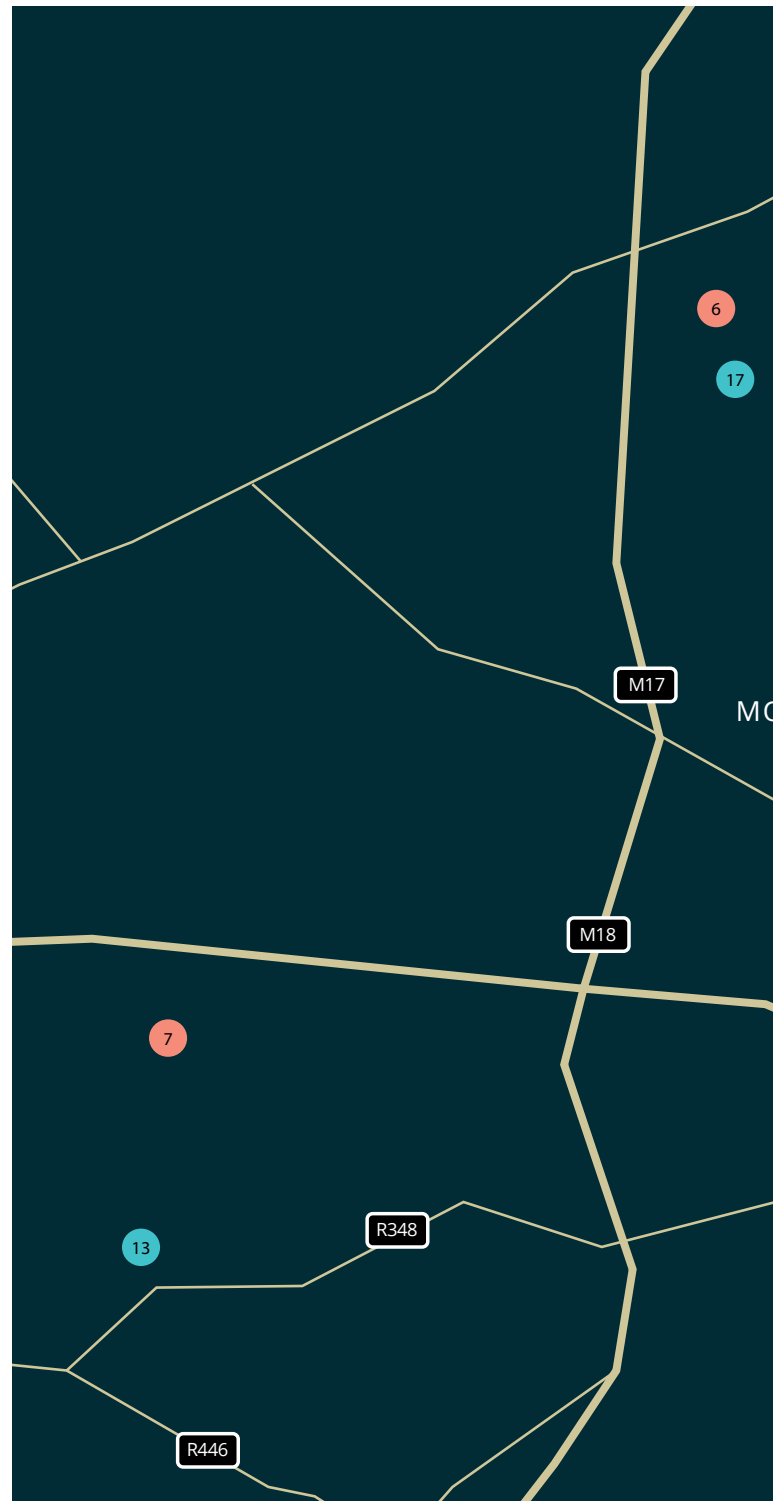
10. Raheen Pitch & Clubhouse (GAA)
11. Athenry Football Club
12. Athenry Athletics Club
13. Athenry Golf Club
14. District Health & Fitness
15. Kenny Park
16. Tranquility Leisure & Spa (Raheen Woods)
17. St Mary's GAA Club
18. Park and Playground

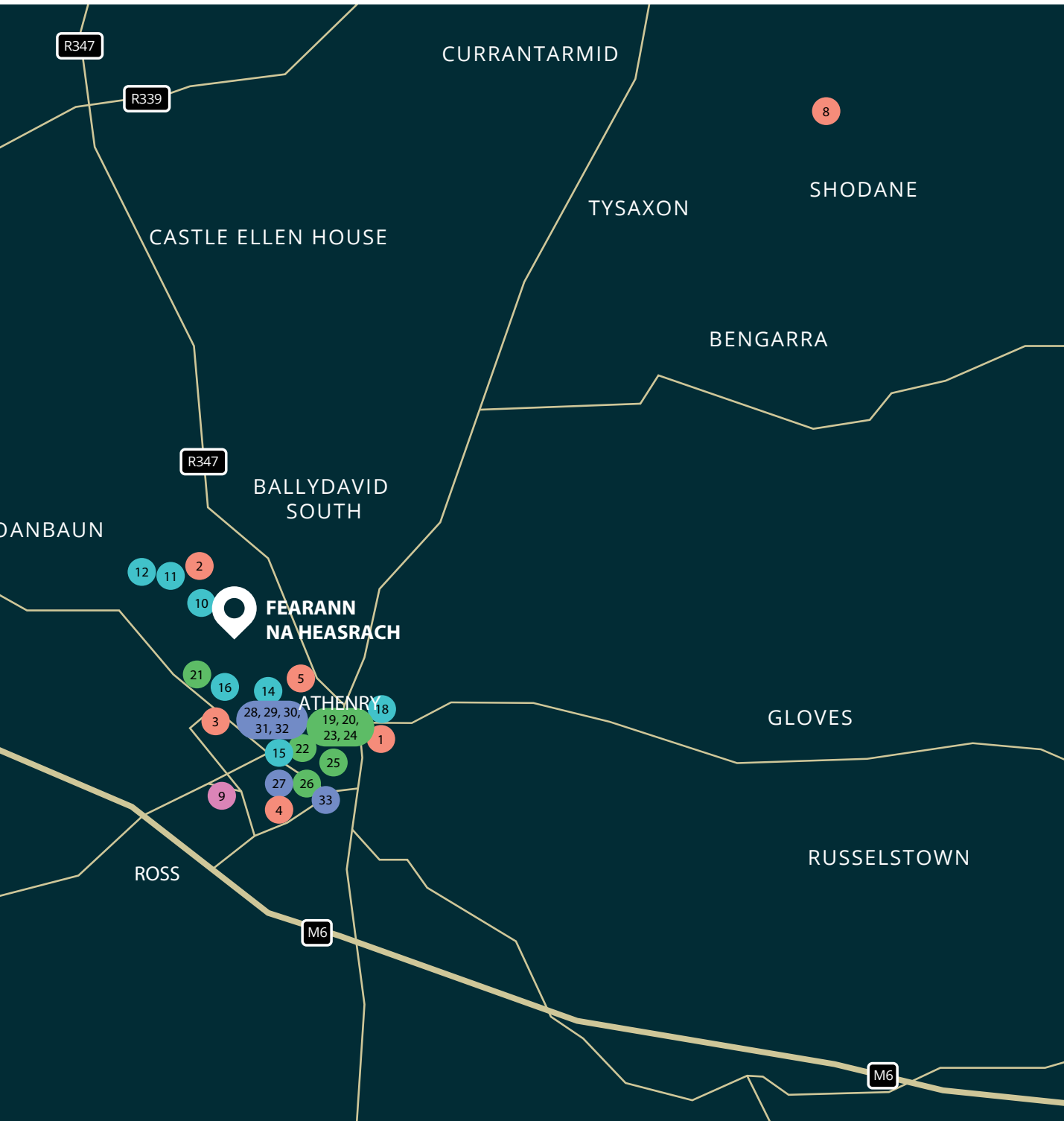
Dining

19. Kasturi Restaurant
20. Tai Asian
21. Raheen Woods Hotel
22. The Old Barracks Restaurant
23. Stone House Pizza Bar
24. JF Murphs
25. China Palace
26. The Nook

Shopping

27. Tesco
28. Aldi
29. Peggi Browne Interiors
30. Athenry Antiques
31. Elegance Boutique Athenry
32. Fields of Athenry Gift Shop
33. Just Kidz







Great local food & Drink



Make your way to Galway city for work or play!

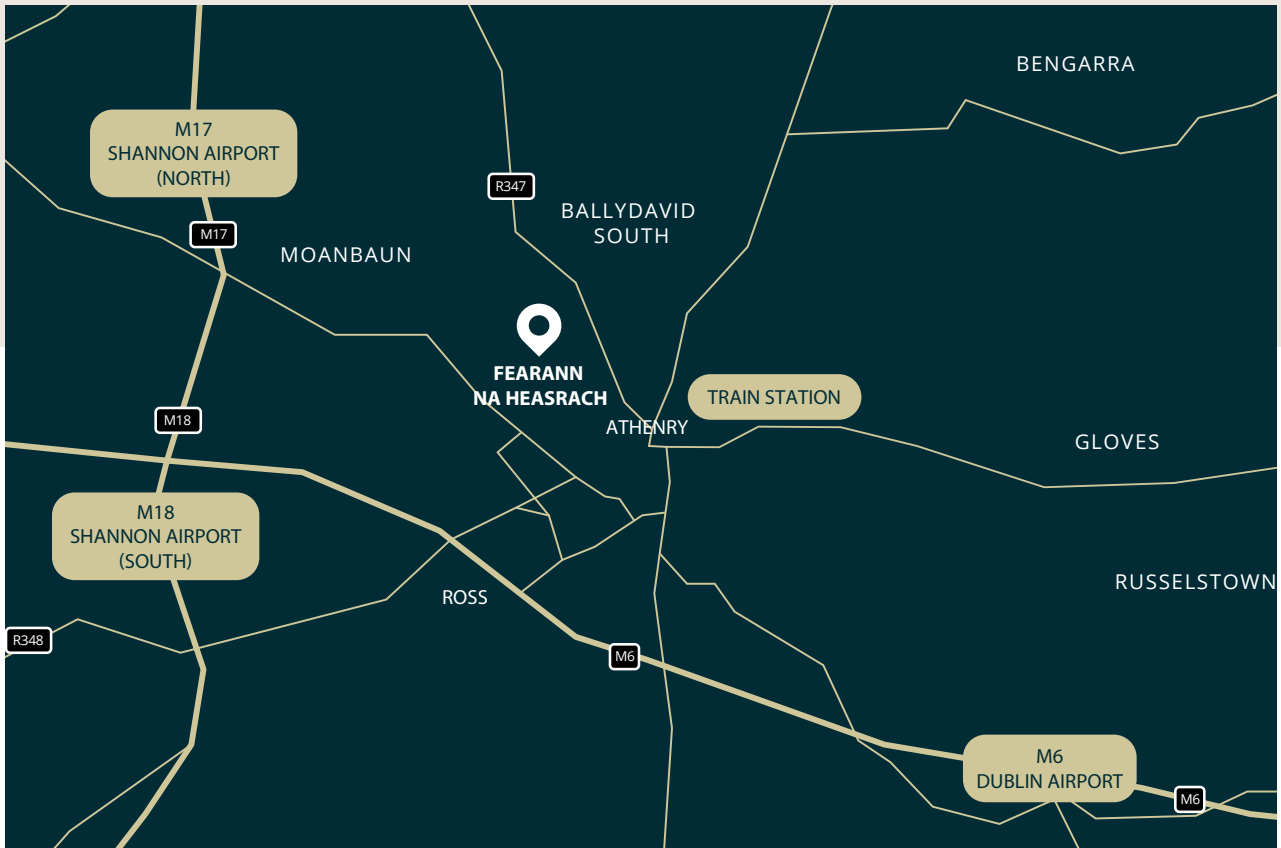
Enjoy the lively welcome on offer from Galway city from its prime position sitting right along the stunning Wild Atlantic Way. Spend the day exploring the rugged coastline and colourful streets, then settle into a cosy pub at night with live traditional music filling the air. Galway isn't just about charm and culture though — it's also a major hub for industry, especially in medical technology and manufacturing. Business parks like Parkmore Business Park and Ballybrit Business Park are ideally located with quick access to the M6 motorway, making the short drive to Athenry simple and convenient. With its mix of strong business growth, buzzing nightlife, and a creative vibe celebrated each year at the Galway International Arts Festival, Galway manages to feel both energetic and relaxed all at once.





Industry & Development

With a population of c. 5,000 and constantly expanding, Athenry town is one of the fastest growing towns in Ireland. With significant investment in infrastructure and connectivity in recent years, Athenry is fast becoming the main commuter town for Galway city as well as a destination for industry and employment in its own right. The newly built Dexcom plant is a significant development in Athenry and is set to create 1,000 new skilled positions for the area over the next 5 years. Medtech leaders Dexcom, chose Athenry as the location for its new state-of-the-art manufacturing facility due to the strategic location of the town within Ireland, the availability of a talent pool of skilled graduates from the various 3rd level colleges in Galway and the support and backing of the IDA. Further development of industry is expected in the region through the IDA which will cement the area as an employment hub.



Unrivalled Transport Connections

Athenry town enjoys the benefits of daily regular train services to Galway city and beyond. Throughout a typical weekday, 20 trains make the 20 minute commute to the city. Services commence from 6.50am with 4 trains arriving before 9am to facilitate those travelling to work or college. Commuters can avail of 11 direct trains a day to Dublin city with two arriving in Hueston Station before 9am. With so many options the train service offers you strong flexibility for work, college or leisure travel.

Athenry town is directly linked to the M6 & M18 motorways with **Fearann na hEasrach**, just a few minutes drive away. Dublin city is less than two hours away, and if you're looking to travel even further afield, both Shannon and Knock Airports are within easy reach.

Location	Distance
Athenry Train Station	700m Walk
Galway City	20 Minutes
Shannon Airport	54 Minutes
Knock Airport	1 Hour
Dublin Airport	2 Hour



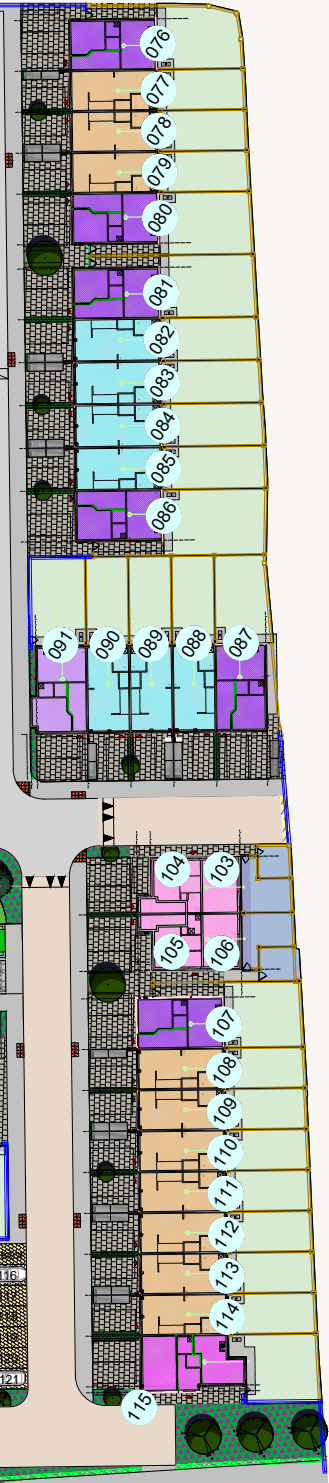
A New Way of Living Awaits







- ★ Creche
- ✱ Showhouses



RAHEEN ROAD

House Types

● House
Type A

🏠 Mid Terrace

🏠 2 bed / 81.8m²

● House
Type B

🏠 Mid Terrace

🏠 3 bed / 85.8m²

● House
Type C

🏠 End Terrace

🏠 3 bed / 103.6m²

● House
Type C2

🏠 End Terrace

🏠 3 bed / 101m²

● House
Type D

🏠 Semi-D

🏠 3 bed / 103.5m²

● House
Type E

🏠 End Terrace

🏠 3 bed / 116.5m²

● House
Type F

🏠 Maisonettes

🏠 1 bed / 52.4m² / 60.8m²

● House
Type G

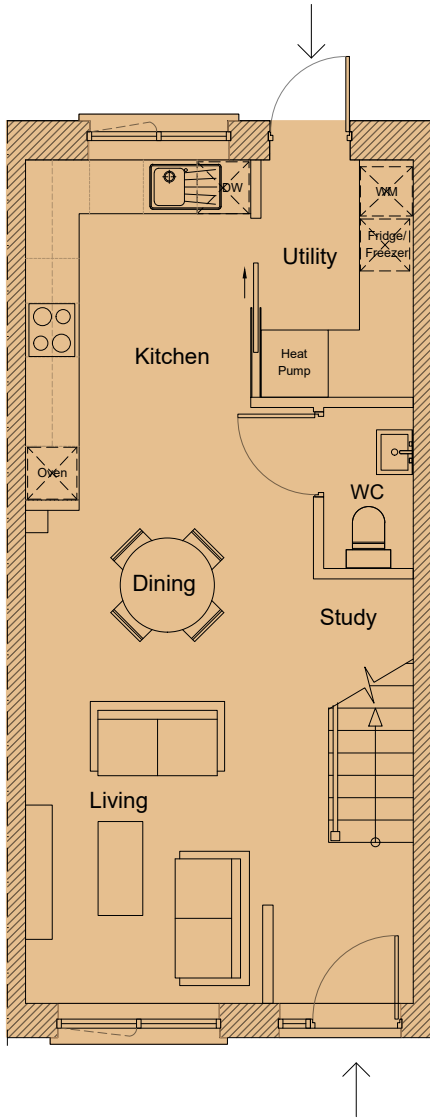
🏠 End Terrace

🏠 4 bed / 133m²

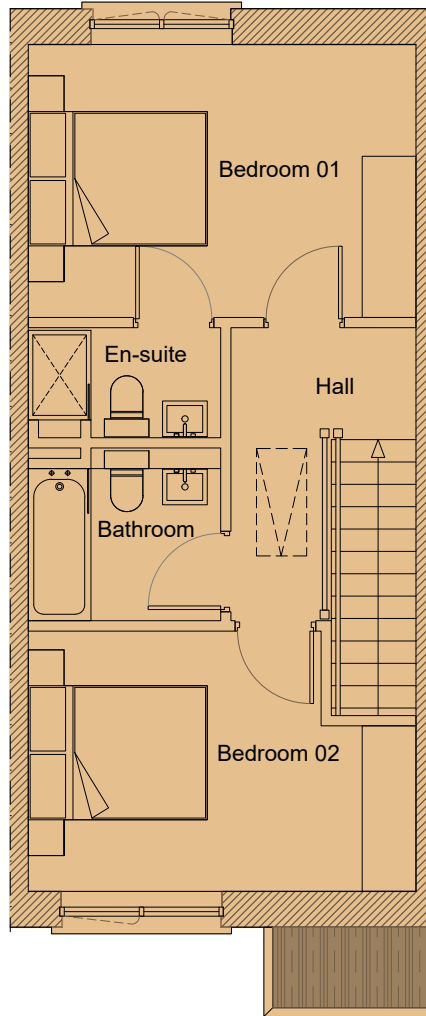
● House
Type A

🏠 Mid Terrace

🏠 2 bed / 81.8m²



Ground Floor

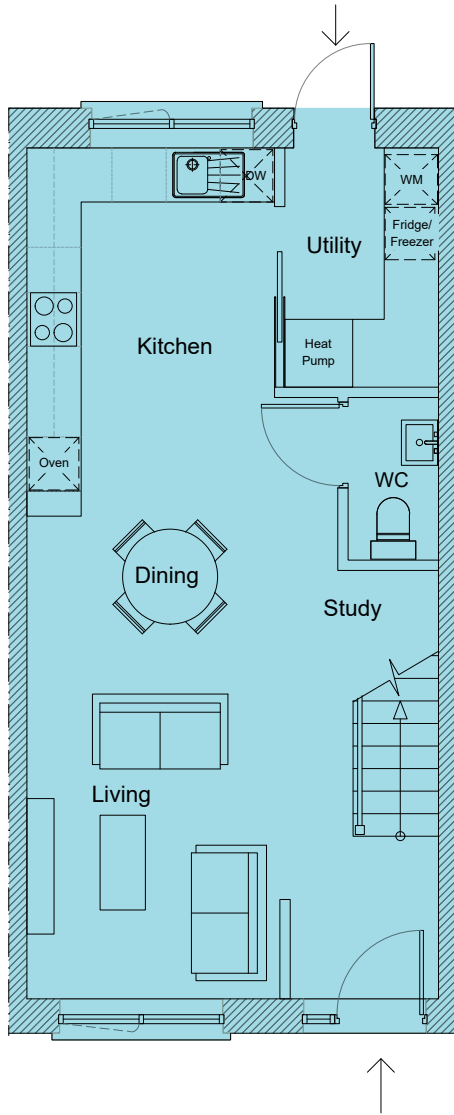
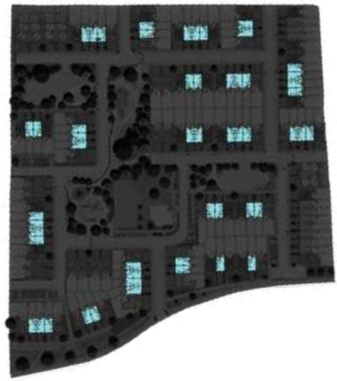


First Floor

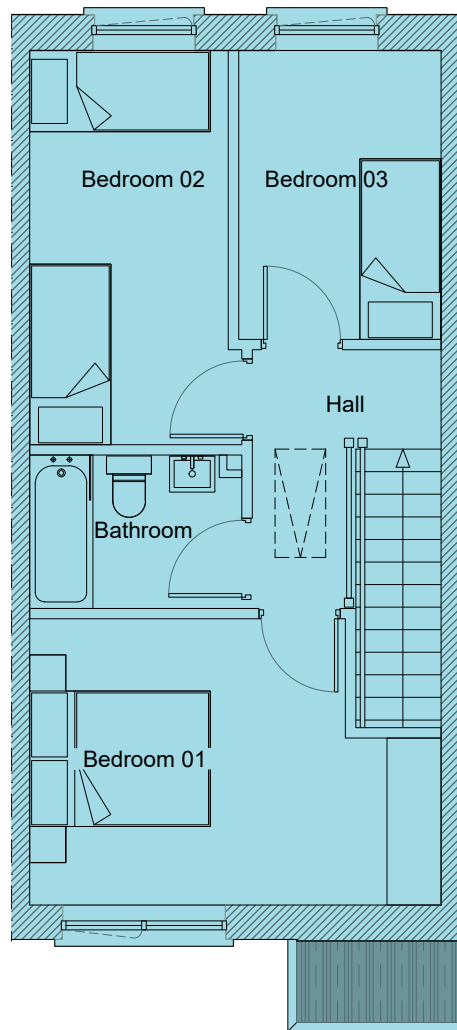
● House
Type B

🏠 Mid Terrace

🏠 3 bed / 85.8m²



Ground Floor

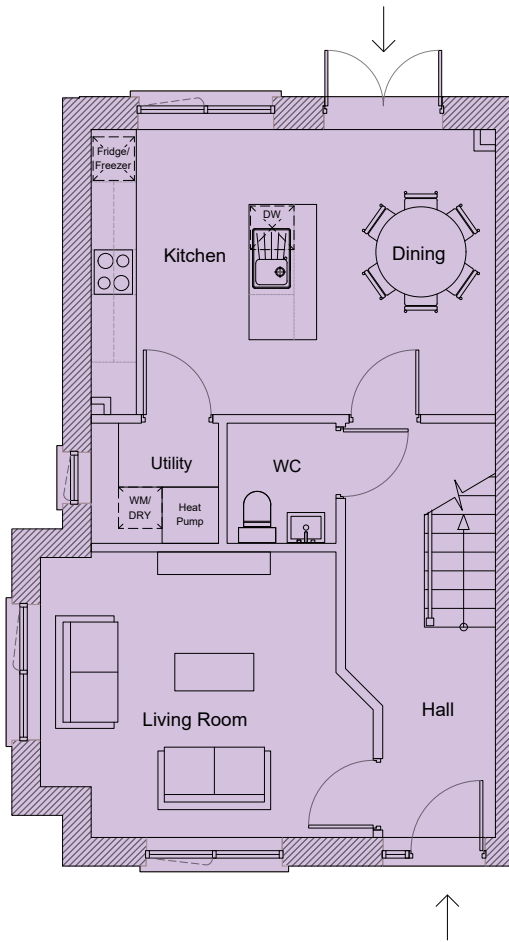
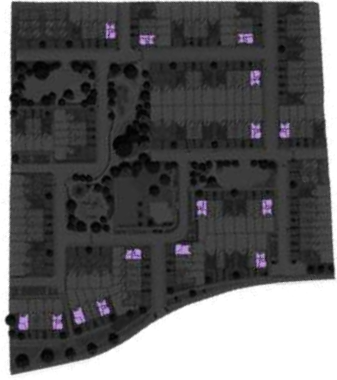


First Floor

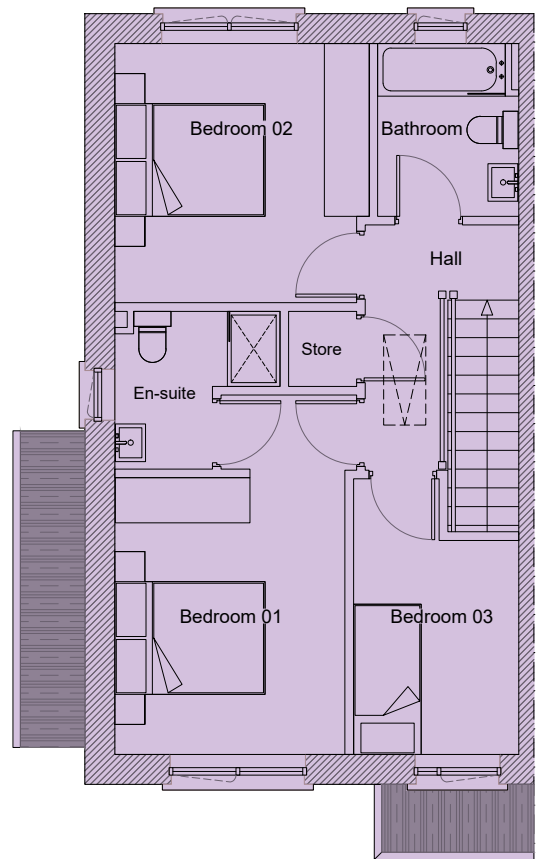
● House
Type C

🏠 End Terrace

🏠 3 bed / 103.6m²



Ground Floor

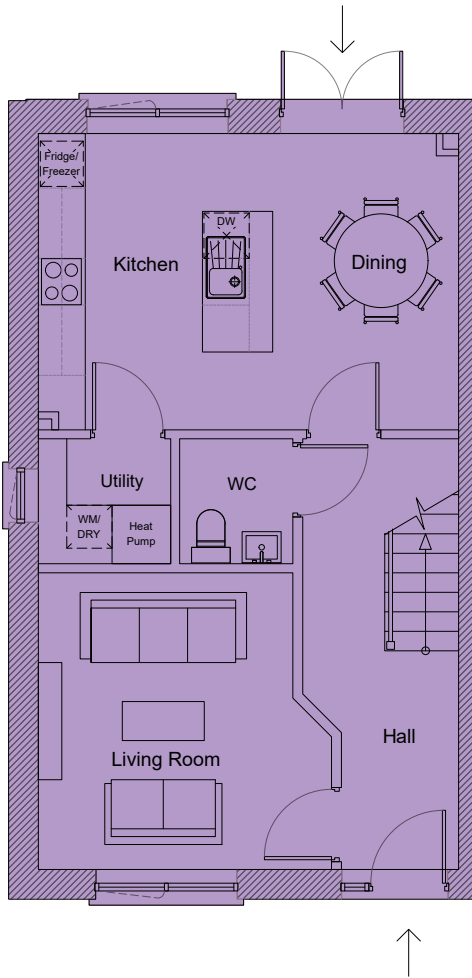
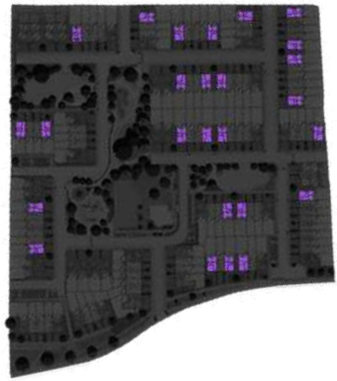


First Floor

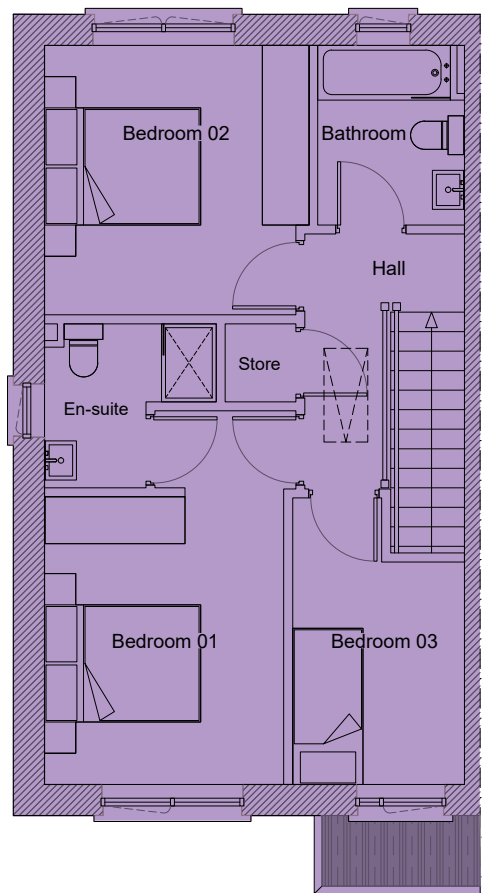
● House
Type C2

🏠 End Terrace

🏠 3 bed / 101m²



Ground Floor

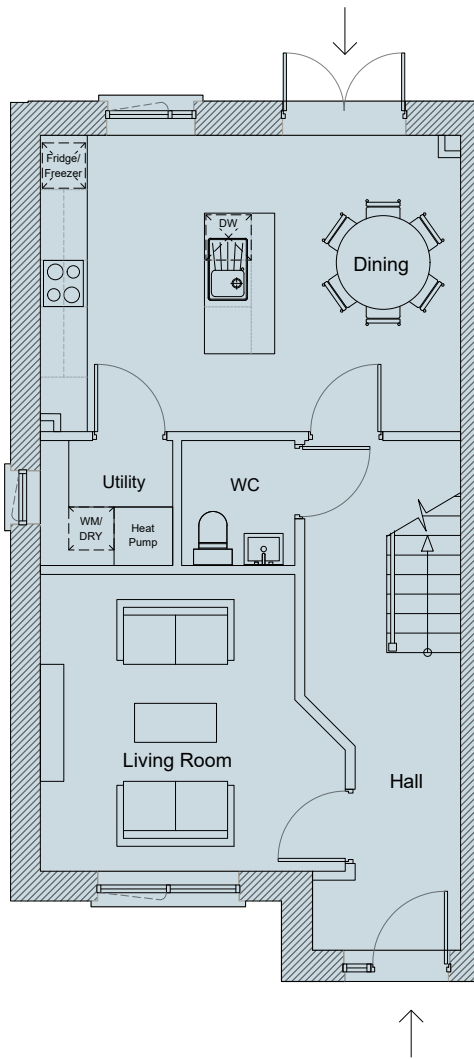
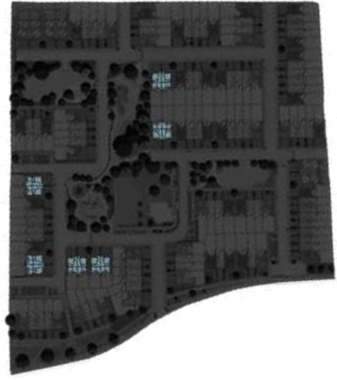


First Floor

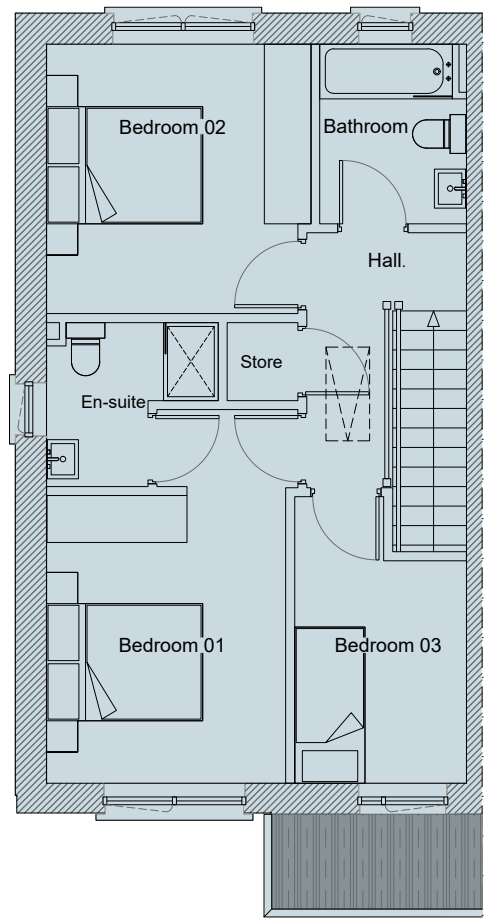
● House
Type D

🏠 Semi-D

🏠 3 bed / 103.5m²



Ground Floor

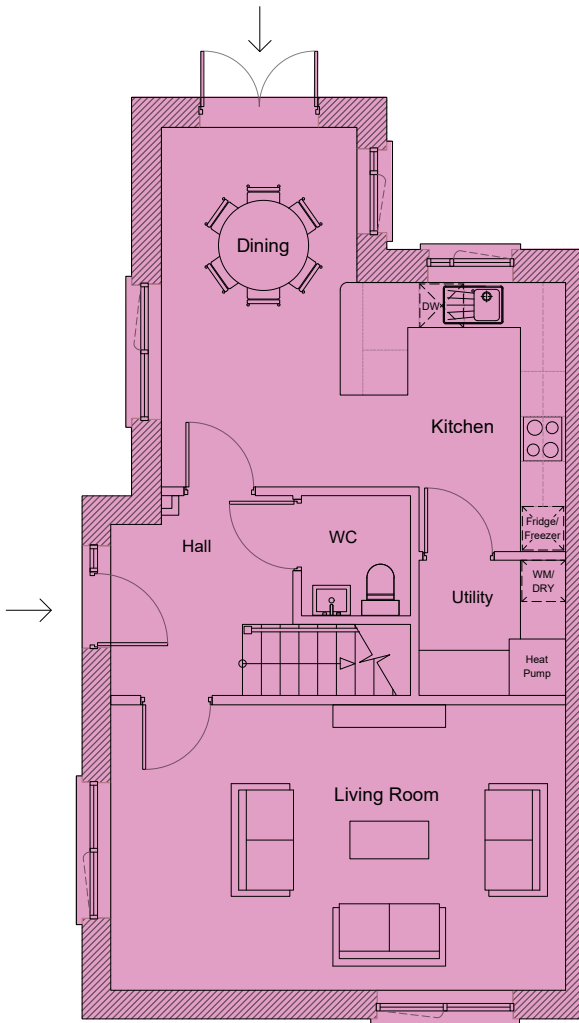
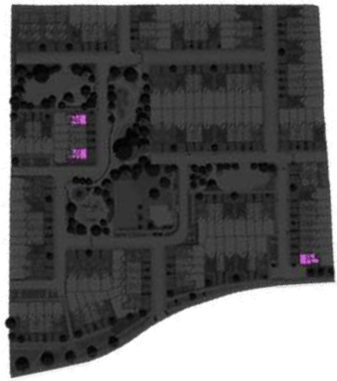


First Floor

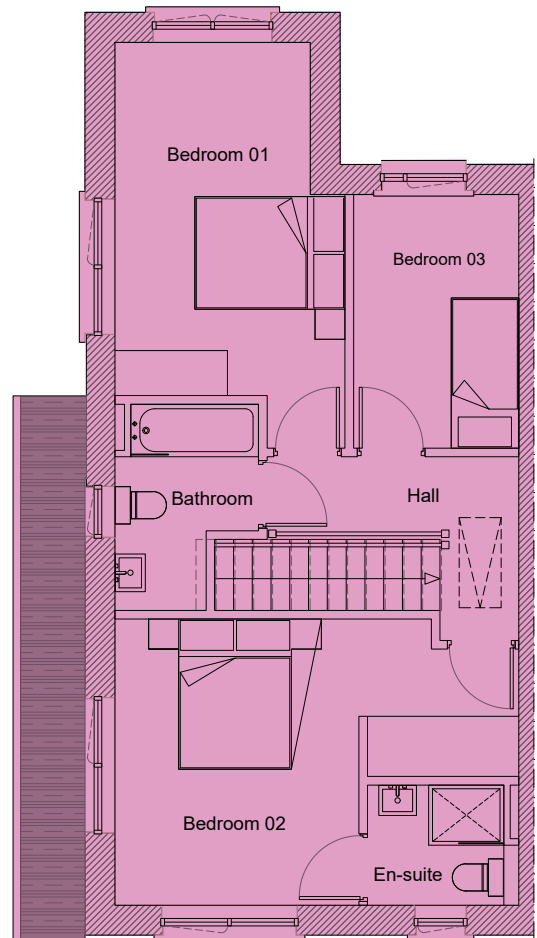
● House
Type E

🏠 End Terrace

🏠 3 bed / 116.5m²



Ground Floor

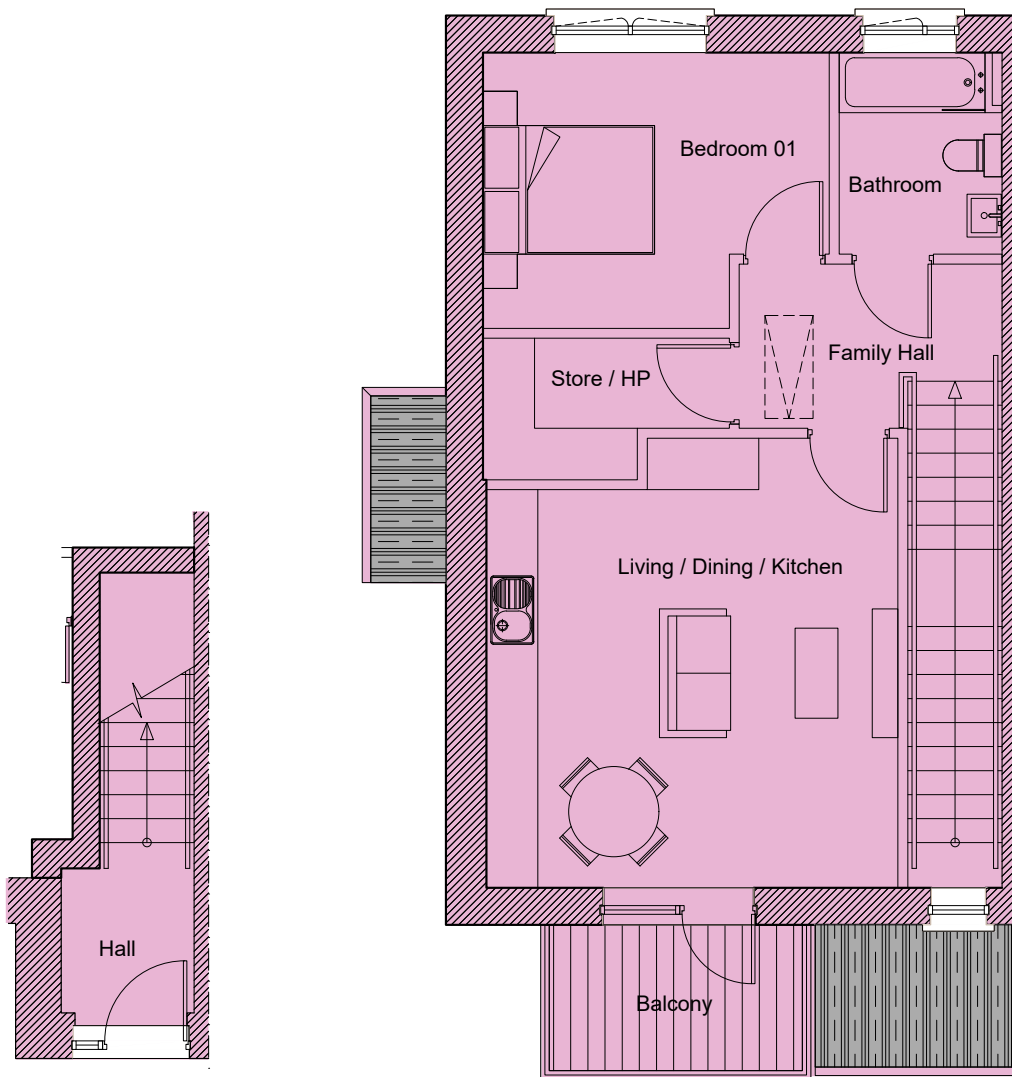


First Floor

● House
Type F

🏠 Maisonette First Floor

🏠 1 bed / 60.8m²

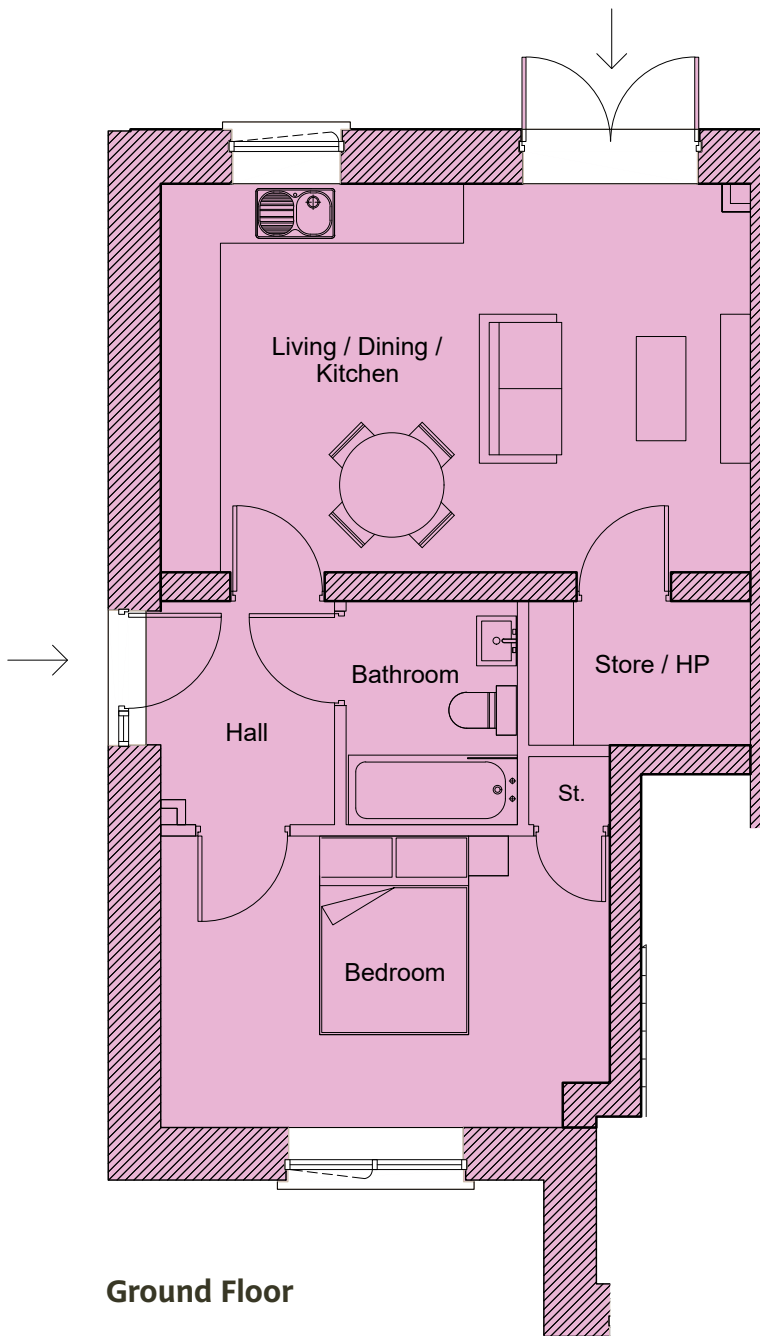


First Floor

● House
Type F

🏠 Maisonette Ground

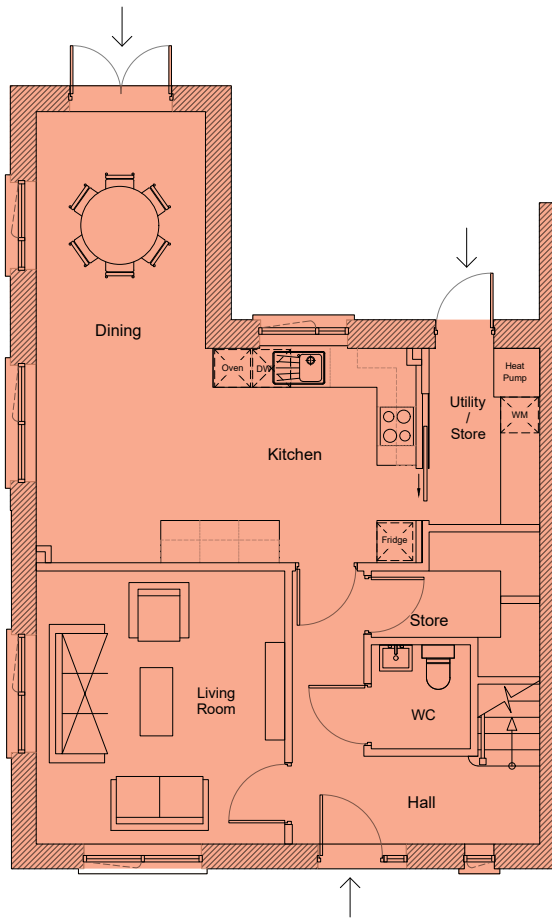
🏠 1 bed / 52.4m²



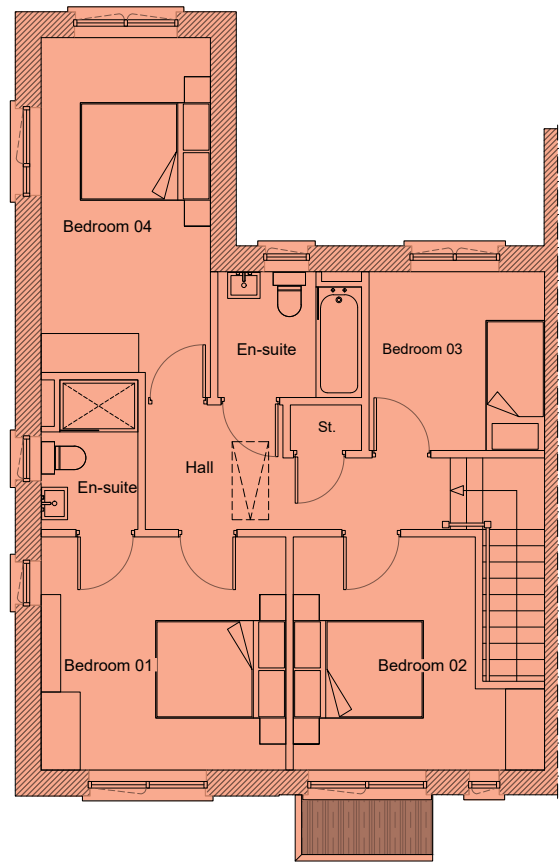
● House
Type G

🏠 End Terrace

🏠 4 bed / 137.2m²



Ground Floor



First Floor



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 hEasrach 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 hEasrach 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 en-suites. 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 en-suites. 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 hEasrach 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 hEasrach.

COMMON AREAS

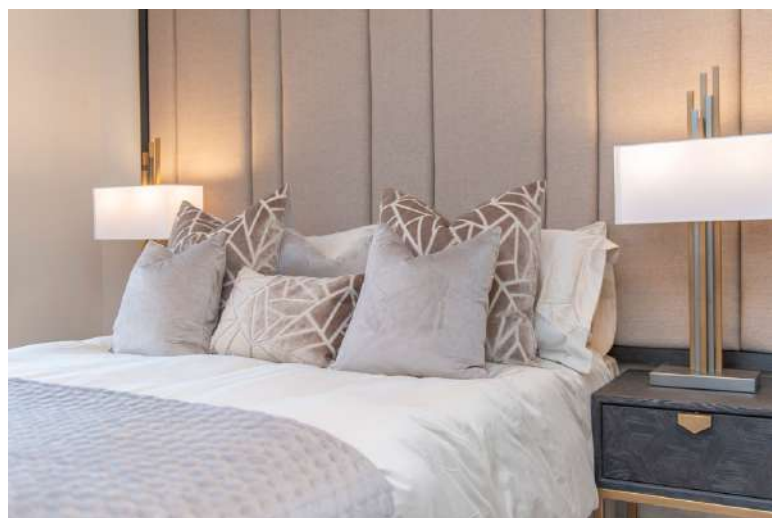
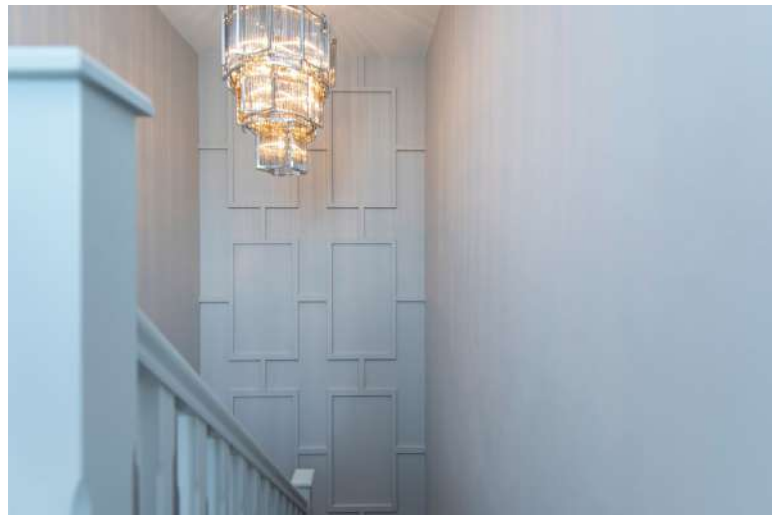
All exterior spaces will be fully landscaped to a high standard.

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 hEasrach will be maintained into the future.



Making Home Ownership Affordable

The homes in Fearann na hEasrach are being brought to market by Highgate in partnership with Galway County Council under the Affordable Purchase Scheme. The scheme is designed to make home ownership a reality for all.

Affordable Purchase Scheme

The Affordable Housing Purchase Scheme is a Government funded scheme aimed at helping buyers bridge the gap between what you can afford to pay and the actual price of your new home. The scheme is aimed at helping people on lower incomes purchase their own home.

More information is available at

www.affordablehomes.ie

or

www.galway.ie/affordable

Galway County Council provide a monetary contribution towards the purchase of your new home. The amount provided will be the difference between the combined total of your maximum mortgage capacity, deposit and savings (where relevant) and the open market value of the home on the date you purchase it. This contribution will be expressed as a percentage and represents the equity share the local authority will retain in your home.

You can redeem or “buy out” the equity share in part or in full at a time of your choosing, but there is no obligation to do so. Certain events will trigger the local authority to request their equity share to be redeemed. One of these triggers would be if you sell your home. The price to be paid for your new home and the percentage equity share will be calculated by the local authority in accordance with current regulations.

How Does it Work?

Through the scheme, Galway County Council takes a percentage equity stake (share of the ownership) in the home equal to the difference between the open market value of the property and the reduced price paid by the purchaser. The equity percentage will vary per purchaser depending on an individual’s circumstances.

Who Can Buy?

The scheme is aimed at first-time buyers or those who qualify under the **Fresh Start** principle. You must meet the eligibility criteria for the scheme.

What are the Eligibility Criteria?

- You are over 18 years of age
- You are a First time Buyer or qualify under the Fresh Start principle
- Your purchasing power must not exceed 95% of the open market value of the home
- You have a minimum deposit of 10% of the purchase price
- You have a right to reside indefinitely in the State
- The affordable home will be your principle place of residence



The minimum equity share your local authority can provide to help you “bridge the gap” is 5% of the full purchase price of the home. You will not be eligible if you require less than a 5% equity share.

In general, the maximum income limit for an affordable home is 85.5% of the open market value of the home divided by 4.

How do I Apply?

Applications are made directly to Galway County Council via their online portal. The portal will be open for applications for a specific period of time and applicants will submit their information securely online. Each application will be assessed by Galway County Council according to the eligibility criteria. Selected applicants will be required to submit formal mortgage approval and verify their application details and offered the opportunity to purchase a property in sequence until all the properties have been sold.

How much will I pay?

The price you pay will be calculated by the local authority and will be based on your **purchasing power**. For each home they will set a minimum and a maximum purchase price. The price each applicant will pay will vary as your purchasing power will determine the purchase price and the level of equity share you will require from the local authority.

Do I need mortgage approval?

Yes. Purchasers will need to show that they have mortgage approval from any private lending institution, such as approved banks or building society. (It may be possible to secure a mortgage from your Local Authority if you cannot secure one from a private lender.)

What deposit do I need?

A booking deposit of €5,000 is payable in order to secure a home. Financial Institutions require that a minimum 10% deposit is raised by purchasers.

Purchasers can avail of the Help to Buy Scheme to raise this 10% deposit.

Source of Information: www.affordablehomes.ie

About the Developer

With a diverse and expansive portfolio spanning elegant one-off homes to thoughtfully planned residential estates, **Highgate** has established itself as a leader in modern housing. Known for its commitment to quality, each project reflects a careful balance of innovative design and practical living, tailored to meet the evolving needs of homeowners. Attention to detail is evident at every stage, from architectural vision to the final finish, resulting in homes that are not only visually striking but built to last. Their reputation is grounded in consistency, craftsmanship, and a forward-thinking approach that continually sets new standards in residential development.

Recent projects in Galway, Dublin and the UK stand as strong examples of this approach, showcasing contemporary design and sustainable features that reinforce the company's reputation for excellence.



Cuas na hEala, Barna Road, Galway





The Gallery, Salthill, Galway



An Fuarán, Oranmore, Galway

Highgate - Our Recent Developments









Successfully delivering sustainable &
inspiring properties for over 20 years

BER A2 A3


DNG Leonard & Heaslip and Frank Sweeney & Co. for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Leonard & Heaslip or Frank Sweeney & Co. has any authority to make or give representation or warranty whatever in relation to this development. DNG Leonard & Heaslip and Frank Sweeney & Co. accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.



Fearann na hEascrach
Athenry



PSRA no: 001356

 091 565261



PSRA no: 003916

 091 844126

www.athenryhomes.ie



Comhairle Chontae na Gaillimhe
Galway County Council



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