



BURKEWAY
HOMES

BUILDING FOR BETTER LIVING

BER A2 A3

THE BLAKE
AT FANAN

A NEW WAY OF LIVING

SPACIOUS, CONTEMPORARY, EFFICIENT APARTMENTS
AT LETTERAGH ROAD, GALWAY CITY



A NEW WAY OF LIVING

Spacious, architecturally designed, energy efficient apartment homes in a beautiful, landscaped setting with stunning views over Galway City.

THE BLAKE AT FÁNÁN

The Blake at Fánán comprises of the next phase of homes in the hugely successful Fánán, the latest Burkeway Homes development on Letteragh Road in Galway City.

These homes will comprise of spacious, contemporary, energy efficient apartments in a beautiful, landscaped setting, many with views of the Clare Hills and Galway City. There is a choice of one, two and three bedroom homes all on single floor plates to maximise the use of space.

Burkeways concept with these homes is to create 'A New Way of Living' so that you have everything a traditional house offers but with less responsibility or maintenance. Generous floor to ceiling heights of approx. 10ft, dual aspect rooms, extensive balconies and external storage units in an A-rated efficient environment.

Developed on an elevated site facing south and east looking towards Galway City and Salthill, the descriptive Gaelic name Fánán broadly means 'sloping hillside'. The name captures the features and essence of this exciting location.

With four separate buildings, 14 apartments in three and 13 apartments in one, The Blake at Fánán comprises of 55 one, two and three bedroom high end apartments. Each building is laid out over 4 floors; ground, first, second and penthouse, with the penthouse level setback. These

large apartment homes represent a new way of living with spacious floor areas and clever design, offering A-Rated efficiency on a single floor plate.

Great thought and care have gone into every aspect of the design to benefit the eventual owners of these spacious homes. The design and orientation of each apartment has been carefully planned to maximise the use of space and light with large windows throughout.

The development as a whole boasts of quality amenity spaces with landscaped, open green spaces, pocket parks, an all weather playing surface and children's playground all provided on site. A creche will also form part of The Blake at Fánán, further enhancing the offering.

These new homes have been designed by award winning architects McCauley Daye O'Connell in conjunction with Burkeway Homes to incorporate cutting edge modern building technology creating contemporary, spacious homes with A2 BER Ratings.

The Blake at Fánán offers an ideal opportunity to purchase a high-quality new home in a convenient location in Galway City.



The Blake comprises of modern, spacious and efficient apartments with a choice of one, two and three bedrooms available and is part of Fánán, an innovative new development in an established suburban area of Galway City.



LOCATION

Located on the Westside of the city in an established urban area, The Blake at Fánán is situated on Letteragh Road approximately 2.5km from Galway City Centre and in close proximity to the National University of Ireland Galway, University College Hospital Galway, Salthill Promenade and Galway Golf Club.

There are a number of amenities such as established schools, shops, sporting and recreational facilities in the immediate area while The Blake at Fánán is only a 5-minute stroll from the local shopping centre with Dunnes Stores supermarket, award-winning butcher, café, bakery, pharmacy and medical centre amongst others. There are also fantastic leisure facilities provided locally with the Westside playing fields, running track and playgrounds all on your doorstep.

Salthill village, famous for its promenade, numerous restaurants, coffee shops and bars is only 3km away. The National Aquarium of Ireland is also a major attraction in Salthill.

This location has excellent connectivity to local amenities by road and regular public transport with the existing quality bus corridor (QBC) just a 10 minute walk which connects to Eyre Square and beyond. The 405 bus runs every 20 minutes, the 411 and 412 buses run every 30 minutes.

Close proximity to the proposed N6 Galway City Ring Road gives The Blake at Fánán a major location advantage. It will greatly improve connectivity between the West and East of Galway City. The Blake at Fánán also benefits from being on the 'city side' of the proposed ring road.



A superb, convenient location offering magnificent views of the City and Galway Bay.



LOCAL OCCUPIERS & AMENITIES

1. Westside Shopping Centre
2. Westside Playing Pitches
3. Rusheen Bay
4. Gateway Retail Park
5. Pearse Stadium
6. National Aquarium

7. Galway's Westend
8. University Hospital Galway
9. IDA Galway Business Park
10. NUI Galway
11. Galway Cathedral
12. Spanish Arch

13. Galmont Hotel & Spa
14. The G Hotel & Spa
15. The Sportsground
16. IDA Ireland
17. GMIT
18. Gaelscoil Mhic Amhlaigh, Primary School

19. Merlin Park University Hospital
20. Bushypark National School
21. Boleybeg National School
22. Coláiste Iognáid, Secondary School
23. Dominican College, Secondary School
24. St Enda's College, Secondary School

25. Salerno, Secondary School
26. Galway Technical Institute
27. Galway Retail Park
28. Galway Shopping Centre
29. Clybaun Hotel
30. Eamonn Deacy Park

CONNECTIVITY



LOCATION	DISTANCE	DRIVE	BIKE	WALK
LOCAL CONNECTIVITY				
University Hospital Galway	2.5 km	6 mins	6 mins	23 mins
Galway Business Park	2.5 km	5 mins	8 mins	28 mins
Galway City Centre	2.3 km	8 mins	12 mins	28 mins
Eyre Square	2.2 km	8 mins	12 mins	28 mins
Westend	2.2 km	5 mins	7 mins	25 mins
NUIG	2.5 km	5 mins	7 mins	27 mins
The Spanish Arch	3 km	7 mins	12 mins	35 mins
Pearse Stadium	3 km	7 mins	10 mins	30 mins
Salthill	3 km	7 mins	11 mins	32 mins
Galway Train Station	3.5 km	8 mins	14 mins	40 mins
The g Hotel	4.2 km	8 mins	14 mins	50 mins
GMIT	5.9 km	8 mins	19 mins	1 hr
NATIONAL CONNECTIVITY				
Knock Airport	90 km	1 hr	-	-
Shannon Airport	95 km	1 hr	-	-
Dublin City	210 km	2 hrs 30 mins	-	-
Cork Airport	220 km	2 hrs 45 mins	-	-

DEVELOPMENT SUMMARY

Whether you're looking for a superior new home, investing or simply looking for the convenience of contemporary apartment living in a beautiful landscaped setting with stunning views, the choice of apartments in The Blake at Fánán offers quality, space, efficiency and style in an accessible Galway City location.



The Blake at Fánán comprises of 55 one, two and three bedroom high end apartments in 4 separate buildings. Each building will consist of ground, first, second and penthouse floors.

These large apartments represent a 'new way of living' with spacious floor areas being provided, offering super efficiency on a single floor plate.

Generous floor to ceiling heights of approx. 10 ft and large windows throughout making the most of the stunning natural light and beautiful views available.

All upper floor apartments will have private balconies providing fantastic views of Galway City and the Clare Hills while the ground floor apartments will benefit from private terraces overlooking the extensive landscaped areas within Fánán.

The apartments at The Blake at Fánán will benefit from a BER A2/A3 rating ensuring they are energy efficient and cost effective to the home owner.

Each apartment benefits from carefully considered storage spaces in the utility and cloak rooms.

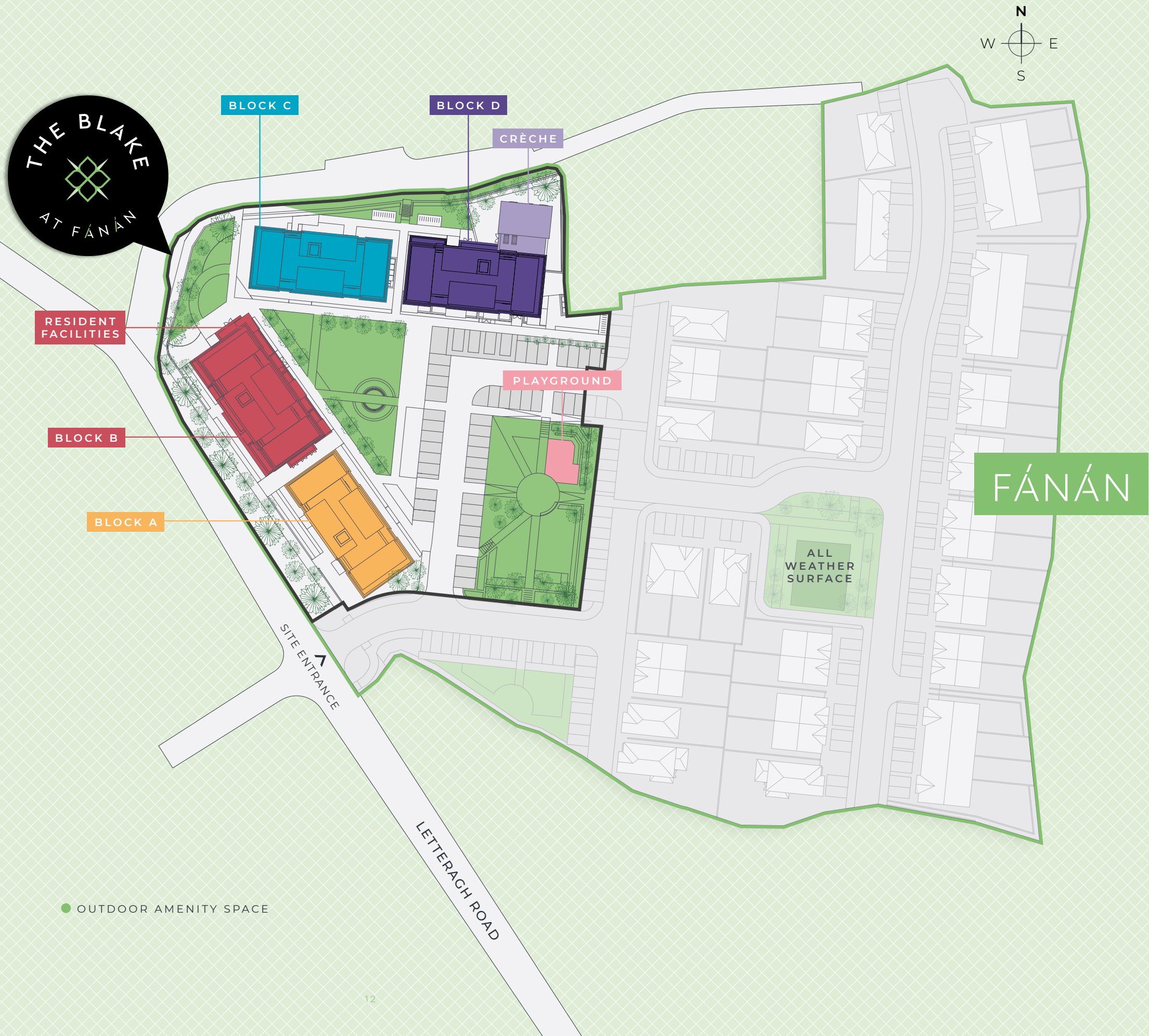
Secure, indoor bicycle storage along with additional storage lockers are located within the ground floor of each building will further compliment the generous storage provided internally in each apartment.

Residents facilities by way of a multipurpose room located on the ground floor in one of the buildings, will provide an indoor space for resident gatherings, work from home spaces or fitness classes.

Ample car parking is provided by way of 74 spaces. Electrical vehicle charging points will also be provided, further future proofing these homes.



The design team placed particular emphasis on maximizing light and space by including large window heights to give a bright and airy feel throughout.

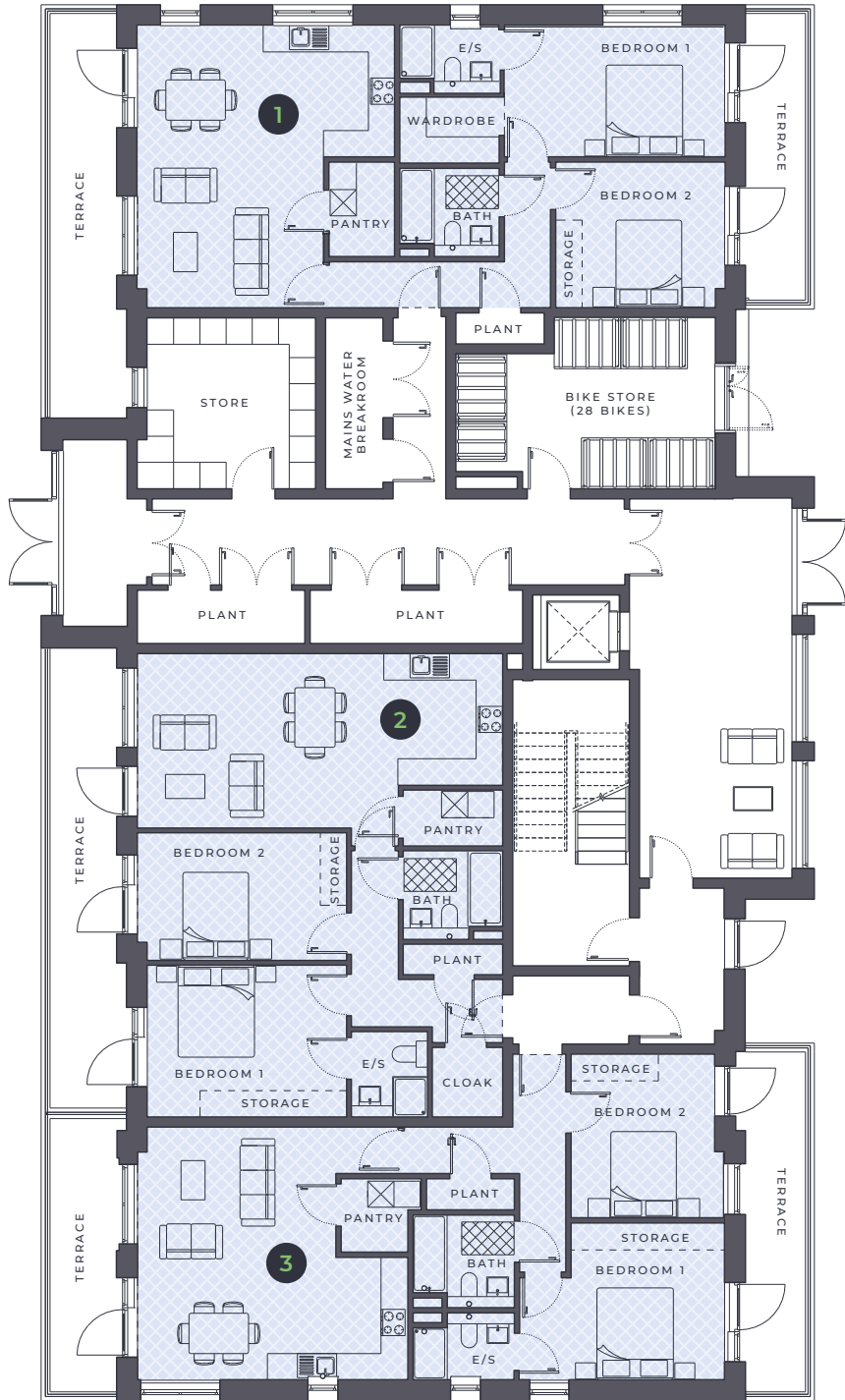


SITE LAYOUT

BLOCK A

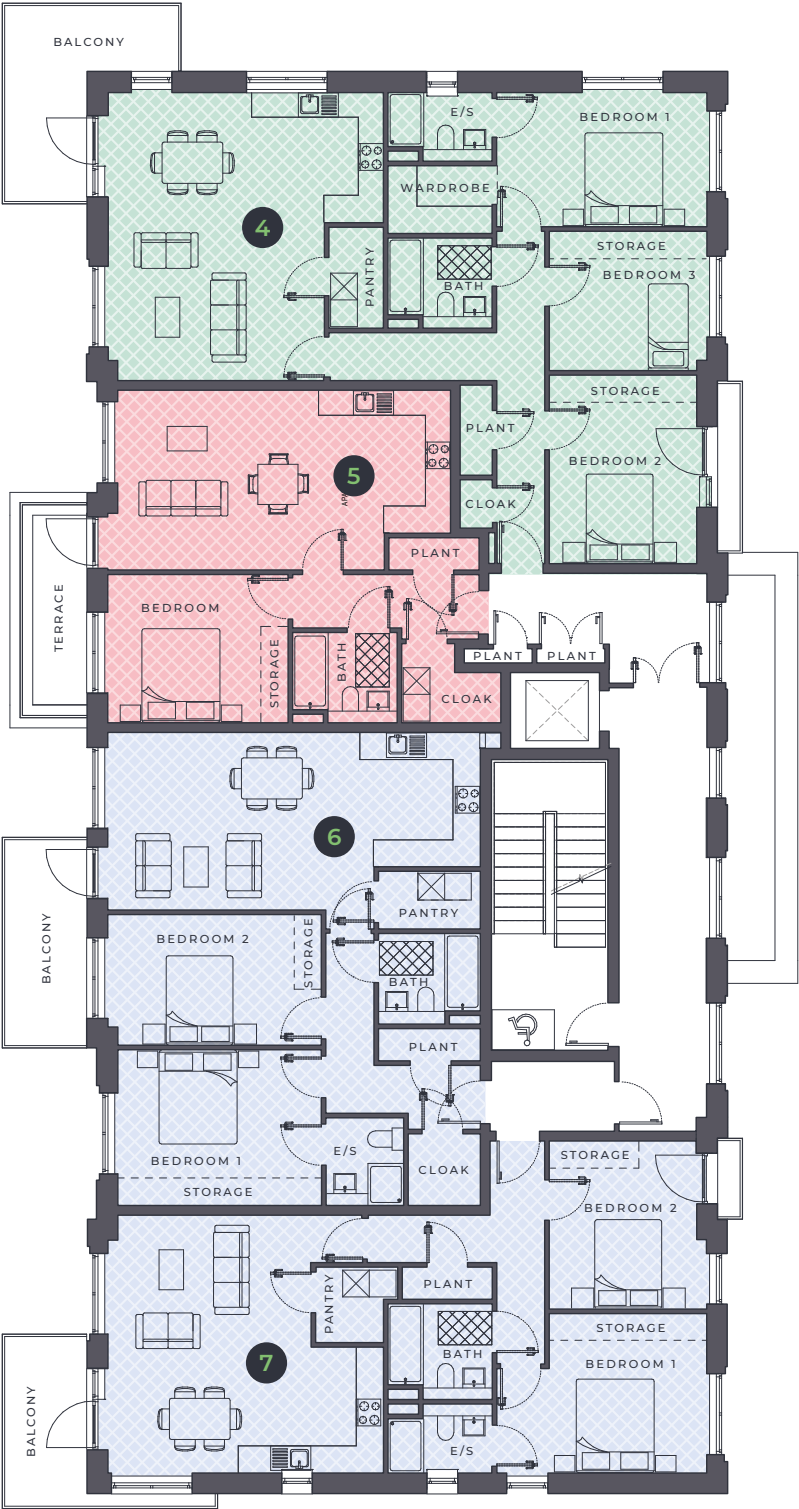
Type	No. of units	Sq.Ft:	
		From	To
One Bedroom	3	640	770
Two Bedroom	9	915	1040
Three Bedroom	2	1160	1160

GROUND FLOOR



Apartment No.	Type	Overall Area	
1	2 bed	88.1 sq.m	950 sq.ft
2	2 bed	87.7 sq.m	945 sq.ft
3	2 bed	85.0 sq.m	915 sq.ft

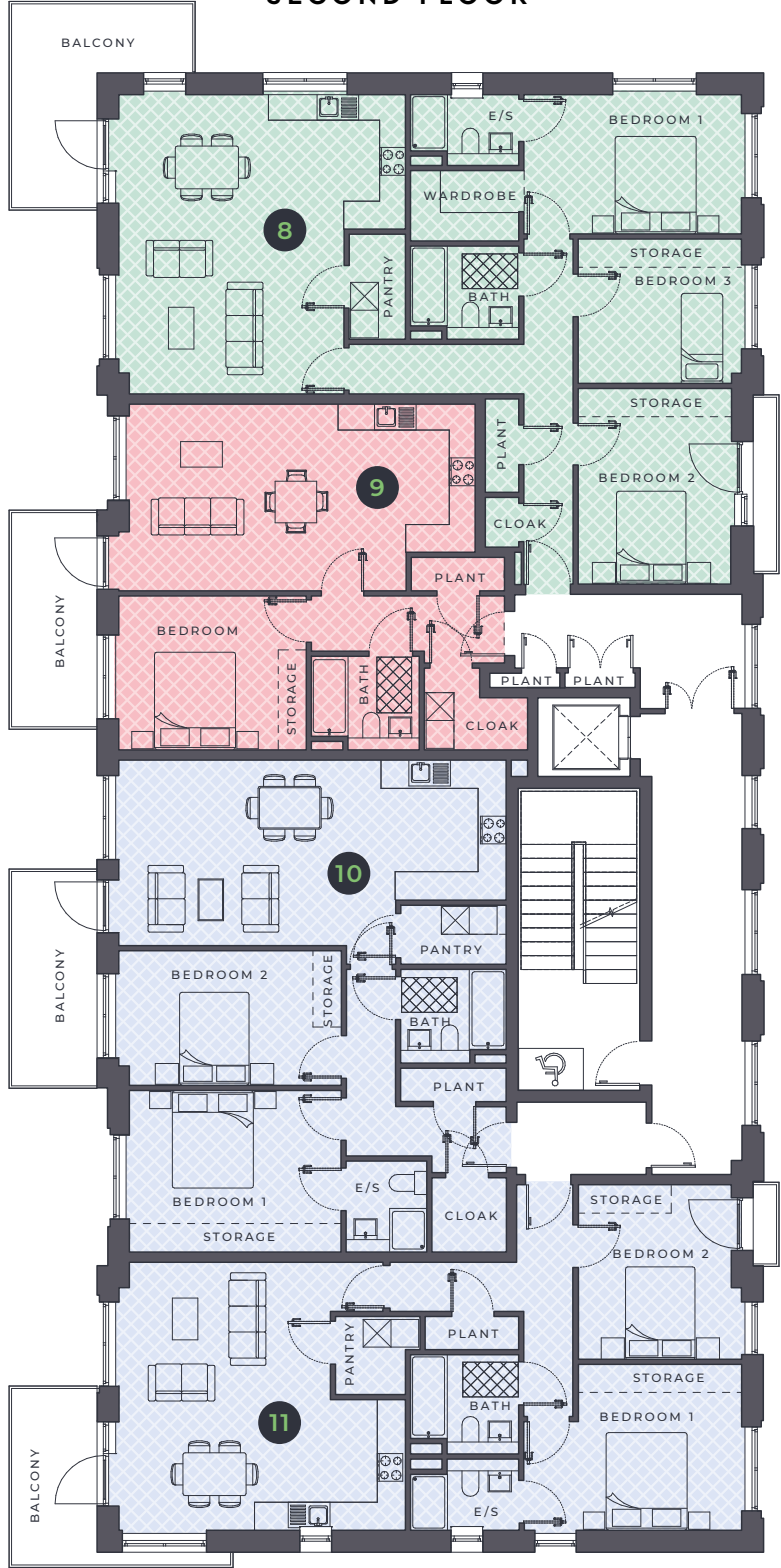
FIRST FLOOR



Apartment No.	Type	Overall Area	
4	3 bed	107.7 sq.m	1,160 sq.ft
5	1 bed	59.2 sq.m	640 sq.ft
6	2 bed	87.7 sq.m	945 sq.ft
7	2 bed	85.0 sq.m	915 sq.ft

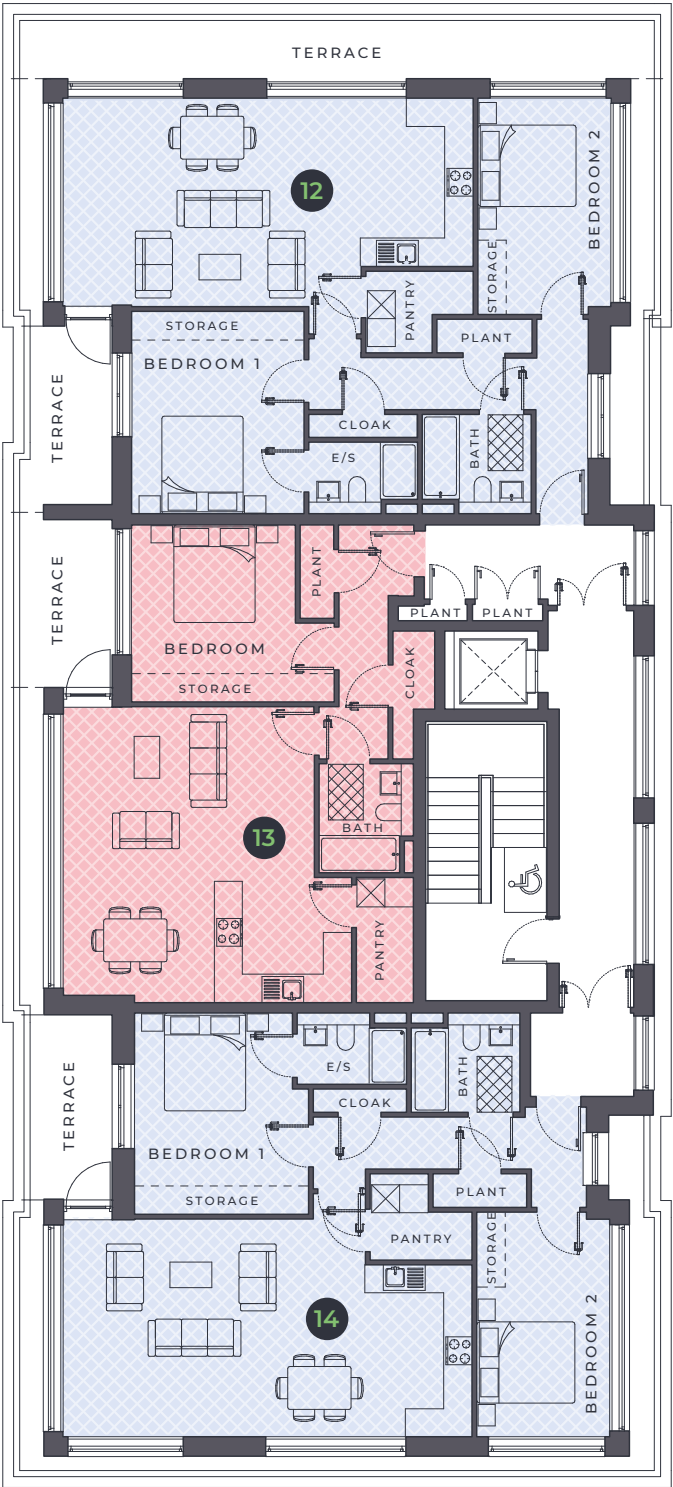
- One Bedroom
- Two Bedroom
- Three Bedroom

SECOND FLOOR



Apartment No.	Type	Overall Area	
8	3 bed	107.7 sq.m	1,160 sq.ft
9	1 bed	59.2 sq.m	640 sq.ft
10	2 bed	87.7 sq.m	945 sq.ft
11	2 bed	85.0 sq.m	915 sq.ft

PENTHOUSE FLOOR



Apartment No.	Type	Overall Area	
12	2 bed	96.5 sq.m	1,040 sq.ft
13	1 bed	71.7 sq.m	770 sq.ft
14	2 bed	95.3 sq.m	1,030 sq.ft

- One Bedroom
- Two Bedroom
- Three Bedroom

SPECIFICATION

KITCHENS & WARDROBES

Stylish elegant kitchens and wardrobes from Regan kitchens with a number of colours and styles available.

BATHROOMS AND ENSUITE

Bathrooms and ensuite are fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout. All bathrooms have a painted finish with feature tiling. Pressurised hot water system for baths and showers.

INTERNAL DOORS AND IRONMONGERY

Apartments will feature quality internal contemporary fire doors, finished in white satin oil paint with modern. Apartments will be complimented with contemporary skirting and architrave.

ELECTRICAL SPECIATION

Generous electrical specifications designed by Varming Consulting Engineers. The development will have ample service providers to choose from.

The apartments will also be equipped with a communal satellite dish to cater for Sky TV.

INTERNAL FINISHES

Raised ceilings, all walls and ceilings painted through out and finished with emulsion paint. Woodwork and joinery finished with satin oil paint.

WINDOWS

High performance low energy double and triple glazed windows with door access onto private balconies.

BALCONIES

Architecturally designed powder coated steel balconies featuring low maintenance timber composite decking with many apartments overlooking the open green space.

HEATING AND VENTILATION

Dimplex eHeat offers a full heating, hot water & ventilation package which complies with NZEB standards for apartments.

Occupiers have complete control via the Dimplex Connect App, each apartment user has full control of their system at their fingertips with very low running costs.

STORAGE AND UTILITIES

Each apartment benefits from carefully considered storage spaces in the utility and cloak rooms. The utility where provided will be plumbed for a washing machine and dryer. The plant room houses the Exhaust Air Heat Pump and cylinder with some additional space available for the occupiers to use.

INTERCOM

An audio intercom system allows occupiers to identify and screen visitors from inside each apartment. A handset will allow occupiers to have a two-way intercom conversation with visitors enabling them to open the main door.

INTERNAL COMMUNAL AREAS

All carefully considered by our interior experts Ashen & Cloud. Tiled floor finish to entrance lobbies and foyer. Painted plaster walls and ceilings. Modern skirting and architraves with flush primed doors. High specification lift with stainless steel door. Circulation staircases will have power coated steel handrails with a carpet finish.

Lighting is mostly surface mounted luminaires with occasional surface wall lights as appropriate. Post boxes to be located in the foyers or amenity.

RESIDENT FACILITIES

A variety of both indoor and outdoor amenity facilities are provided for the use of the residents. A multipurpose room located on the ground floor of Block B provides an indoor space for the resident gatherings, e.g talks or fitness classes. The multi-purpose room opens onto an external courtyard with outdoor fitness equipment. Additional storage lockers for the apartments are located on the ground floor which can be allocated where required.

A creche, with own entrance is incorporated into Block C for 42 number of children.

The landscaped open green spaces feature a children's playground, an all-weather playing surface, exercise stations and informal meeting places giving residents an extension their own private space.

CAR PARKING & BIKE STORAGE

74 parking spaces are located within proximity to the entrances of each building. Electric Vehicle charging points cater for a number of cars with all spaces allocated an EV provision for future installation of charging points. Indoor, secure bicycle storage is on the ground floor of each block.

THE DEVELOPER

Burkeway Homes have an outstanding reputation and track record in the residential market.

- > Community is at the heart of all Burkeway Homes developments, creating innovative spaces and places that suit everybody at all stages in life. As well as benefiting its residents Burkeway Homes developments always seek to enhance and improve the overall neighbourhood.
- > Burkeway Homes schemes are designed by leading architects who understand the importance of creating developments that are appropriate for the natural surroundings.
- > Excellence in everything that Burkeway Homes do guarantees that they are synonymous with quality and luxury. They endeavour to exceed modern building regulations and practices and focus on the importance of good design, form, functionality and energy efficiency as their minimum standards.
- > Past or future buyers or renters in a Burkeway Homes development can be confident that they have the pleasure of being in a superior home that will bring many years of comfortable living.
- > Burkeway Homes mission is always to marry the architectural integrity of the surrounding area with the very highest of modern build quality finishes.



NOTABLE BURKEWAY HOMES PROJECTS INCLUDE:

- > **TIME PLACE, SANDYFORD, DUBLIN**
Residential development of 90 apartments
Completed in 2008
- > **KINGSTON HALL, KINGSTON ROAD, GALWAY**
Residential development of 35 apartments and retail space at ground floor level
Completed in 2008
- > **MAOILIN, BALLYMONEEN ROAD, GALWAY**
102 houses
Completed in 2018
- > **BREACÁN, LETTERAGH ROAD, GALWAY**
15 houses
Completed in 2019
- > **KINGSVILLA, MONKSTOWN, CO. DUBLIN**
Residential development of 5 luxurious apartments
Completed in 2005

PROFESSIONAL TEAM



ARCHITECTS



LEGAL ADVISORS

Activate Capital

DEVELOPMENT FINANCE

ASHEN & CLOUD

INTERIORS

EXAMPLES OF RECENT
BURKEWAY HOMES FINISHES





Selling Agents



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Developer



BUILDING FOR BETTER LIVING

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Further Information

Booking Information:

An initial booking deposit of €7,000 by bank draft, cheque or EFT made payable to the selling agents with your solicitors details are required to secure a property. On signing of unconditional contracts within 21 days of receipt, an additional contract deposit of 10% of purchase price will be required to be paid to developers legal advisors. Subject to contract/contract denied. Balance will be payable on completion.



Help to Buy Scheme:

All homes at The Blake qualify for the Help to Buy Scheme for first time buyers, meaning qualifying purchasers could be entitled to a tax rebate of up to 10% of the value of the property, subject to a maximum of €30,000 (enhanced Help to Buy Scheme available up until December 2021).

CONDITIONS TO BE NOTED: These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are Gross internal area- the measurements from block wall to block wall, excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald and DNG Maxwell Heaslip & Leonard are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PRSA registration No.: 002183. DNG Maxwell Heaslip & Leonard PRSA registration No.: 001356.