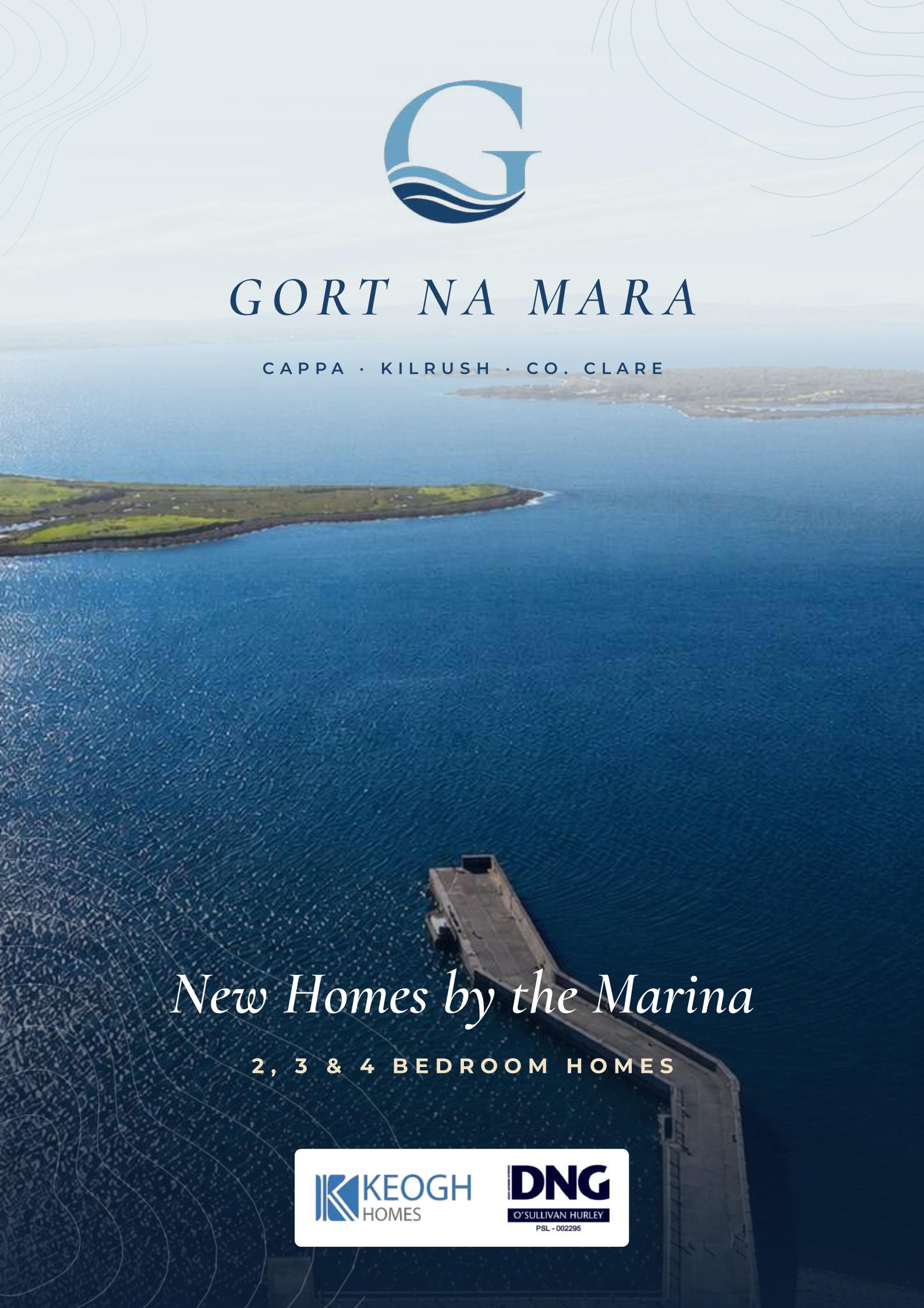


GORT NA MARA

CAPPA · KILRUSH · CO. CLARE

New Homes by the Marina

2, 3 & 4 BEDROOM HOMES

KEOGH HOMES

DNG O'SULLIVAN HURLEY

PSL - 002295



CAPPA · KILRUSH · CO. CLARE

Live by the Marina

Set along the Shannon Estuary, Gort na Mara brings 42 contemporary homes to Cappa, Kilrush, a coastal town with a strong sense of community and an easy connection to the water.

Brought to you by Keogh Homes, known for crafting excellence since 1978, the development reflects their experience in creating quality homes designed around modern family life.

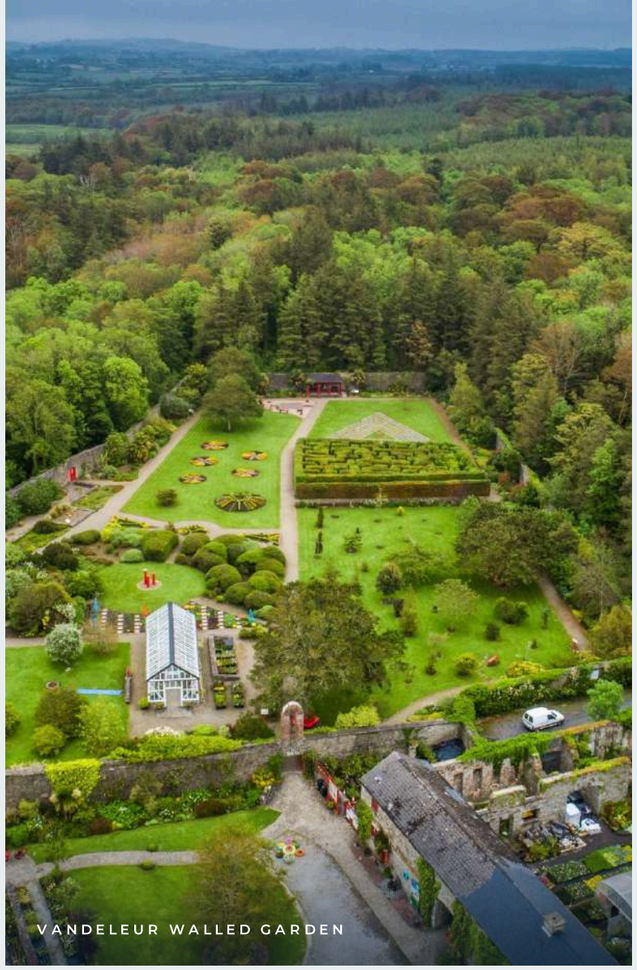
With the marina, town centre, schools and local amenities all close by, Gort na Mara places everyday living within easy reach of the West Clare coastline and the Wild Atlantic Way.

42
HOMES

2 · 3 · 4
BEDROOMS

Cappa
KILRUSH, CO. CLARE




VANDELEUR WALLED GARDEN


KILRUSH TOWN HALL


SCATTERY ISLAND

KILRUSH

At the heart of Cappa, Kilrush

A characterful market town on the Shannon Estuary, Kilrush pairs a working marina and waterfront with a lively town centre, schools and everyday amenities. In Cappa, the Blue Flag beach sits beside a historic pier and harbour, a favourite spot for summer swims, and the Killimer–Tarbert car ferry is around 10 minutes away.

AROUND KILRUSH

History, gardens & the sea

Kilrush Town Hall overlooks the Market Square and its famous dolphin sculpture, a nod to the estuary's resident bottlenose dolphins. A short boat trip from the marina brings you to Scattery Island, with its monastic round tower and holy well, while the restored Vandeleur Walled Garden offers colourful planting, unique mazes, a Victorian-style glasshouse and peaceful walks through 170 hectares of woodland.

GORT NA MARA

KILRUSH · CO. CLARE

MAP KEY

EDUCATION

1. St Senan's Primary School
2. Gaelscoil Uí Choimín
3. Kilrush Community School
4. Kilrush FET Centre

SHOPPING

5. Tesco
6. Aldi
7. SuperValu
8. Kilrush Mart

LIFESTYLE & LEISURE

9. Kilrush Marina
10. Dolphin Discovery
11. Vandeleur Walled Garden
12. Cappa Pier & Beach
13. Dunraomin Caravan Park

SPORTS & RECREATION

14. Kilrush Golf Club
15. Kilrush Shamrocks GAA
16. Royal Western Yacht Club
17. Moneypoint AFC
18. Kilrush Astro Complex

HERITAGE

19. Scattery Island
20. The Market Square
21. Courthouse
22. Teach Cheoil
23. Museum of Irish Rural Life

COMMUNITY AMENITIES

24. DigiClare
25. Kilrush Library
26. Kilrush Community Hospital
27. West Clare Family Resource

N67 · KILKEE
14 km · ~14 min

N68 · ENNIS
44 km · ~40 min

Marina

GORT NA MARA

WILD ATLANTIC WAY

R473 · KILLIMER
7 km · ~10 min

Hog Island

Scattery Island

N
W
E
S

WHERE COASTAL LIVING FEELS AT HOME

Connected to Kilrush & the Coast

Killimer
7 KM · R473 · ~10 MIN

Kilkee
14 KM · N67 · ~14 MIN

Ennis
44 KM · N68 · ~40 MIN

Wild Atlantic Way
ON THE DOORSTEP

THE HOMES

Room to grow, by the sea

Generous family homes set around landscaped greens, with gardens, off-street parking and the marina just down the road.

THE HOMES

Single-storey living, by the shore

Light-filled bungalows and two-storey homes side by side, giving buyers at every stage of life a home at Gort na Mara.

THE DEVELOPMENT

Site Layout

Gort na Mara brings together 2, 3 and 4-bedroom homes, from duplexes and bungalows to terraced, semi-detached and detached houses, all arranged around landscaped greens and open space.

Every home is planned with well-proportioned rooms, practical layouts and contemporary finishes, giving each its own sense of privacy within a connected, welcoming neighbourhood.

House Type A & A1
Duplex · 2 & 3 Bed

House Type B
Semi-Detached Bungalow · 2 Bed · 79 m²

House Type C
Semi-Detached · 3 Bed · 120 m²

House Type D1
Semi-Detached · 4 Bed · 127 m²

House Type D2
Detached · 4 Bed · 127 m²

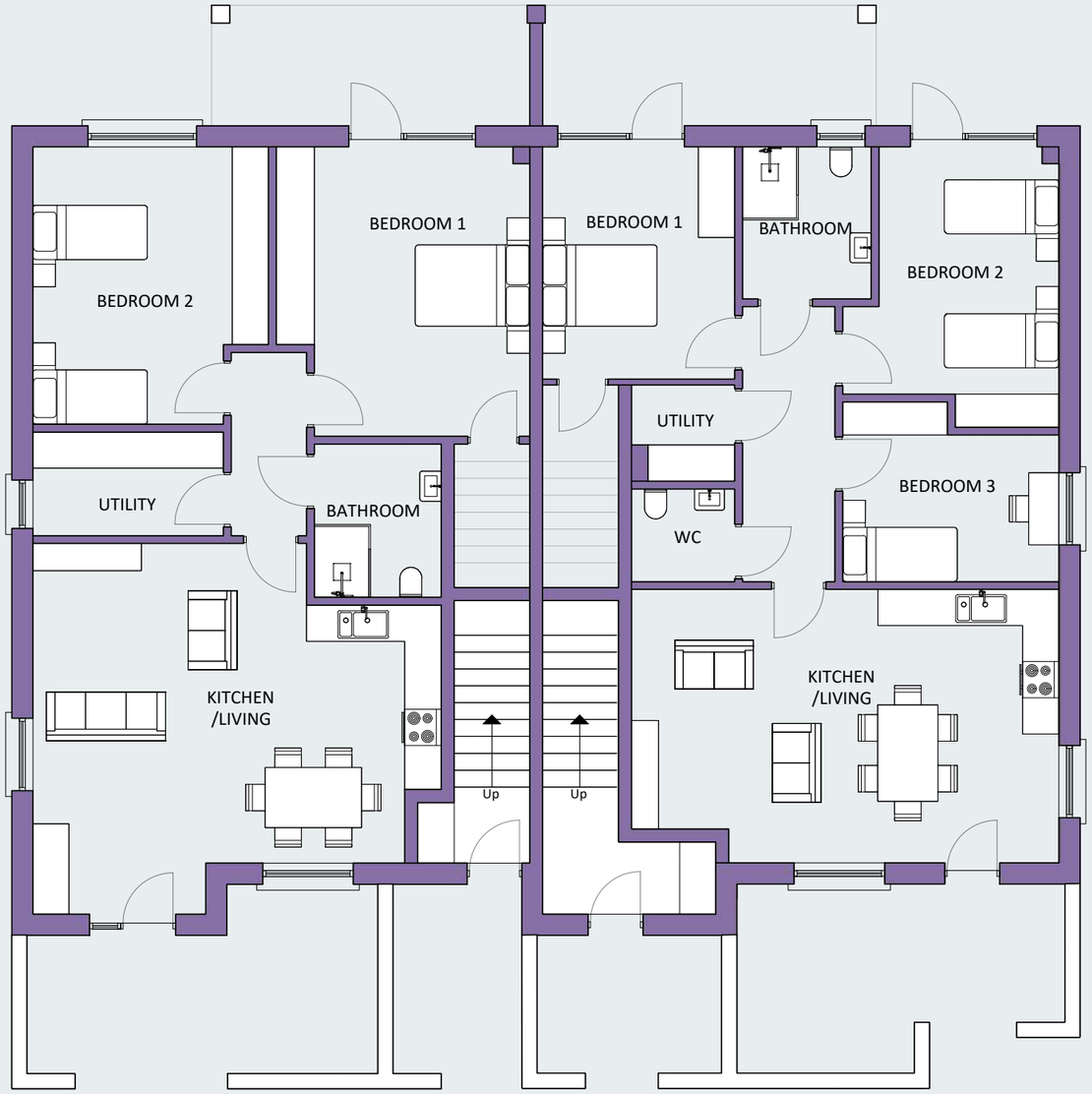


GROUND FLOOR

House Type A & A1

A · 2 Bed Duplex · 93 m² / 1,000 ft²

A1 · 3 Bed Duplex · 94 m² / 1,010 ft²



GROUND FLOOR

FIRST FLOOR

House Type A & A1

A · 2 Bed Duplex · 103 m² / 1,110 ft²

A1 · 3 Bed Duplex · 109 m² / 1,175 ft²



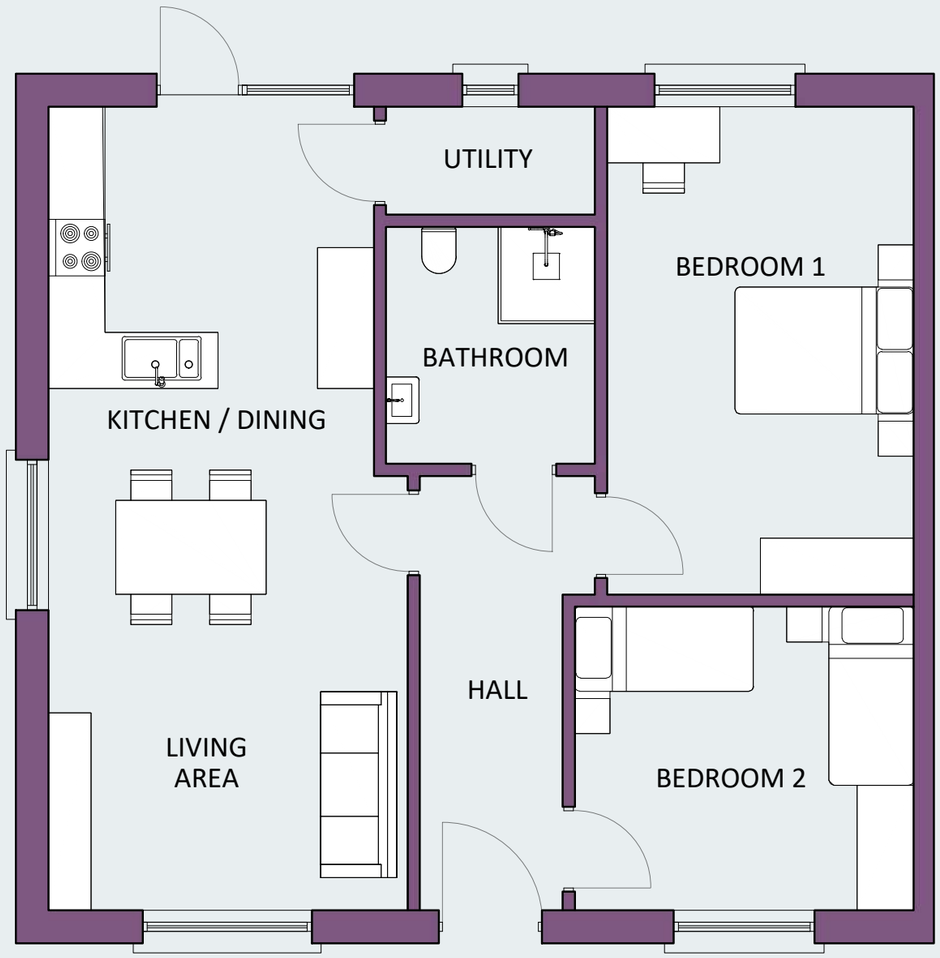
FIRST FLOOR

BUNGALOW

House Type B

2 Bed Semi-Detached Bungalow

79 m² / 850 ft²



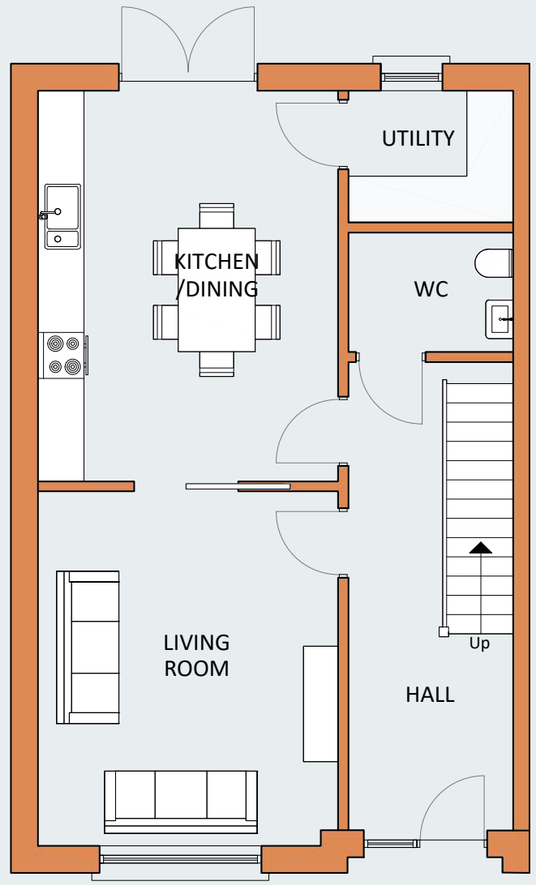
GROUND FLOOR

TWO STOREY

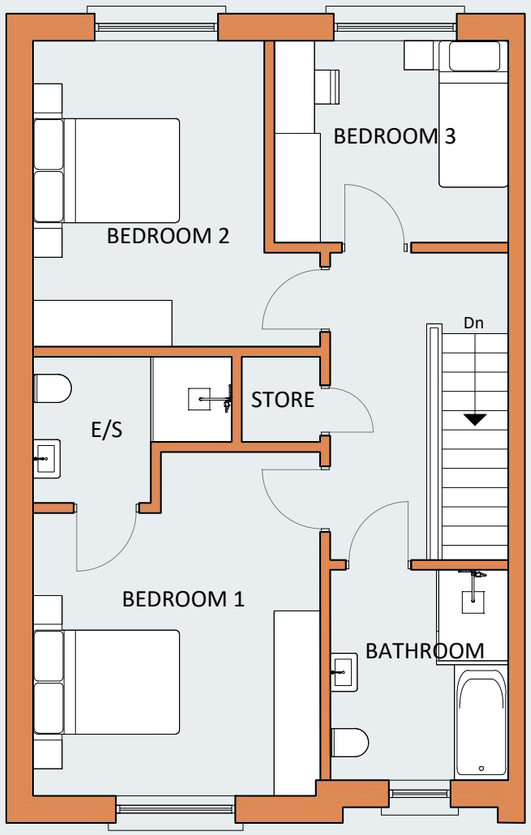
House Type C

3 Bed Semi-Detached

120 m² / 1,290 ft²



GROUND FLOOR



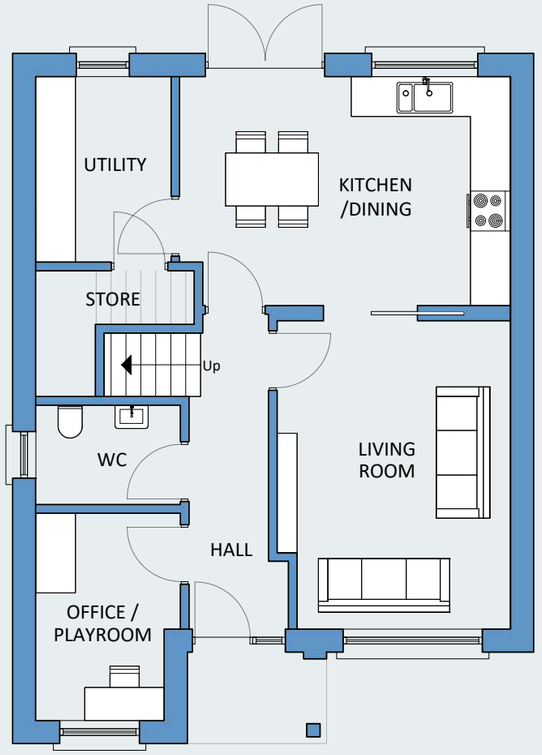
FIRST FLOOR

TWO STOREY

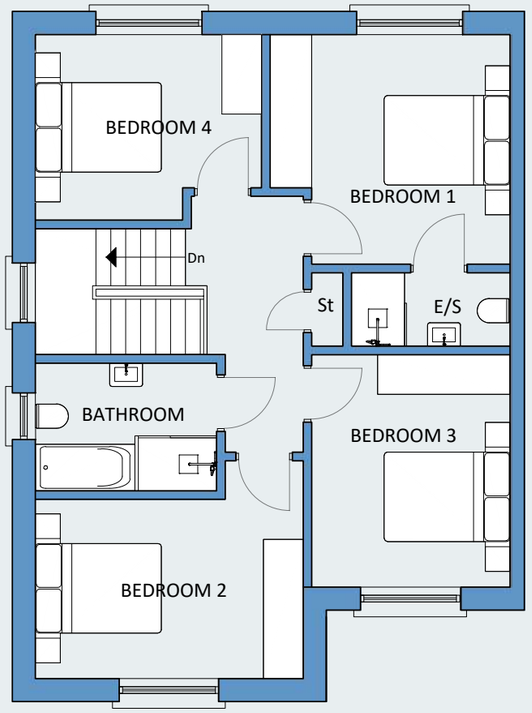
House Type D1

4 Bed Semi-Detached

127 m² / 1,365 ft²



GROUND FLOOR



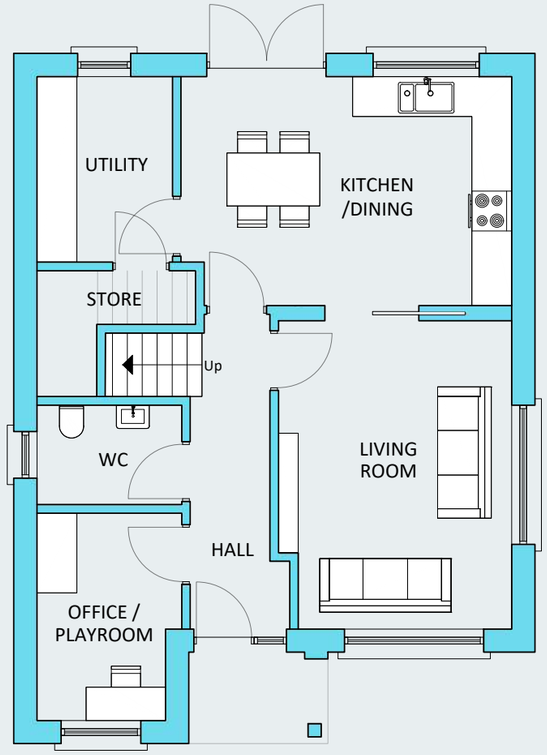
FIRST FLOOR

TWO STOREY

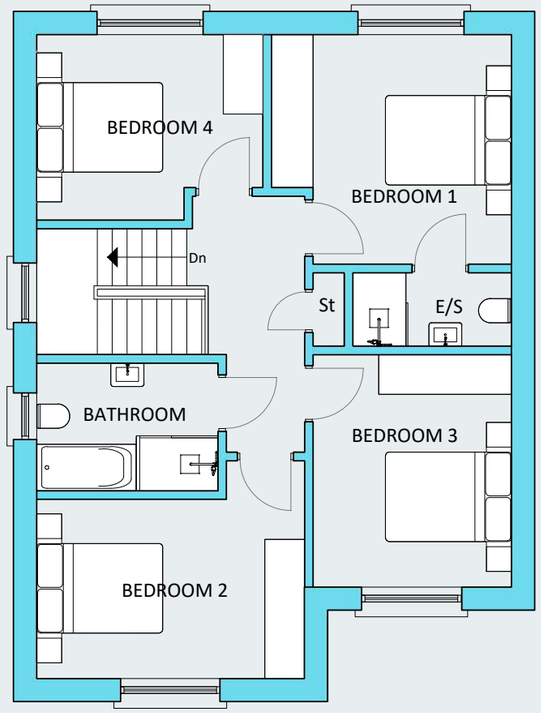
House Type D2

4 Bed Detached

127 m² / 1,365 ft²

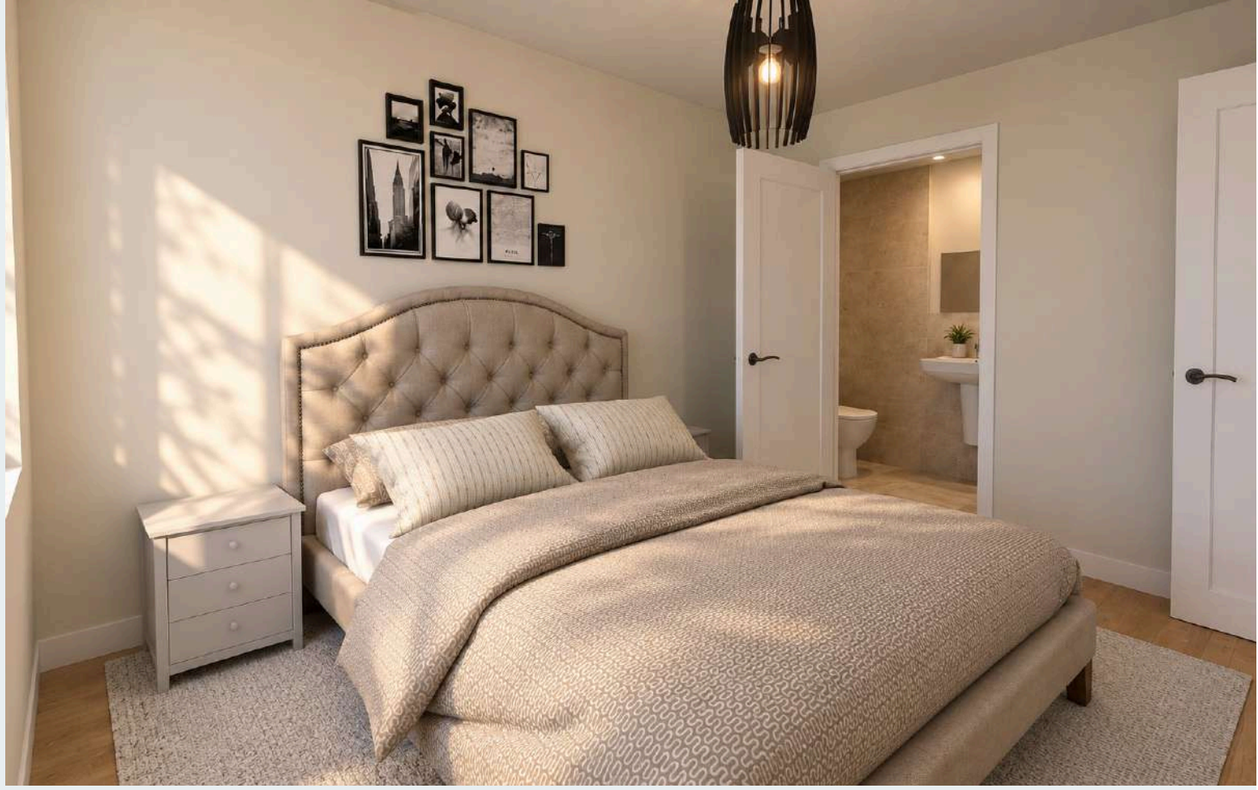


GROUND FLOOR



FIRST FLOOR







INTERIORS

Designed for modern living

Light-filled interiors, considered layouts and contemporary finishes come together to create homes that feel comfortable, practical and easy to live in.

Thoughtfully designed spaces.
Quality finishes. Everyday comfort.

SCAN FOR THE
VIRTUAL TOUR

SPECIFICATION

Crafting Excellence

BER A

ENERGY-EFFICIENT HOMES

ENERGY & COMFORT

- A-rated BER (available for inspection with agent upon completion)
- Air-to-water heat pump
- Underfloor heating to ground floor with radiators to first floor
- High levels of roof, wall and floor insulation
- Provision for electric car charging

KITCHEN

- Custom-designed fitted kitchens in a range of colour options
- Variety of countertop finishes
- Large kitchen with integrated sink
- Hardwearing, elegant flooring in a choice of colours

BATHROOM & ENSUITE

- Contemporary sanitaryware throughout
- High-quality wall and floor tiles in a range of colours
- Pressurised shower systems in all ensuites and main bathrooms

INTERIOR FINISHES

- Walls and ceilings plastered, skimmed and painted throughout as standard
- High-quality joinery throughout
- Generous electrical specification
- Smoke detectors and carbon monoxide alarms fitted

ATTIC

- Extensive attic storage with pull-down ladder access
- Attic flooring available as an optional extra

EXTERNAL

- Attractive stone and render façades
- A-rated high-performance uPVC double-glazed windows by Munster Joinery
- A-rated Heritage-style doors with multipoint locking
- Maintenance-free uPVC fascia, soffits and downpipes

GARDENS & GROUNDS

- Fully finished driveways with off-street parking
- Rear gardens seeded to lawn with premium paving-flag patio
- Outside garden tap
- Open communal green space with extensive landscaping

GORT NA MARA

CAPPA · KILRUSH · CO. CLARE

ESTATE AGENT

DNG O'SULLIVAN HURLEY
PSL - 002295

DEVELOPER

KEOGH HOMES

All viewings strictly by appointment with DNG O'Sullivan Hurley.

+353 (0)65 684 0200 · keogh@dngosullivanhurley.com

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VISUALISATION BY SAULAIGH VISUALISATION STUDIOS