

Detached | Semi-Detached | Terraced Homes



## Cill Ó Séighin

Ballinrobe | Co. Mayo



PROPERTY PARTNERS | GILL & GLYNN



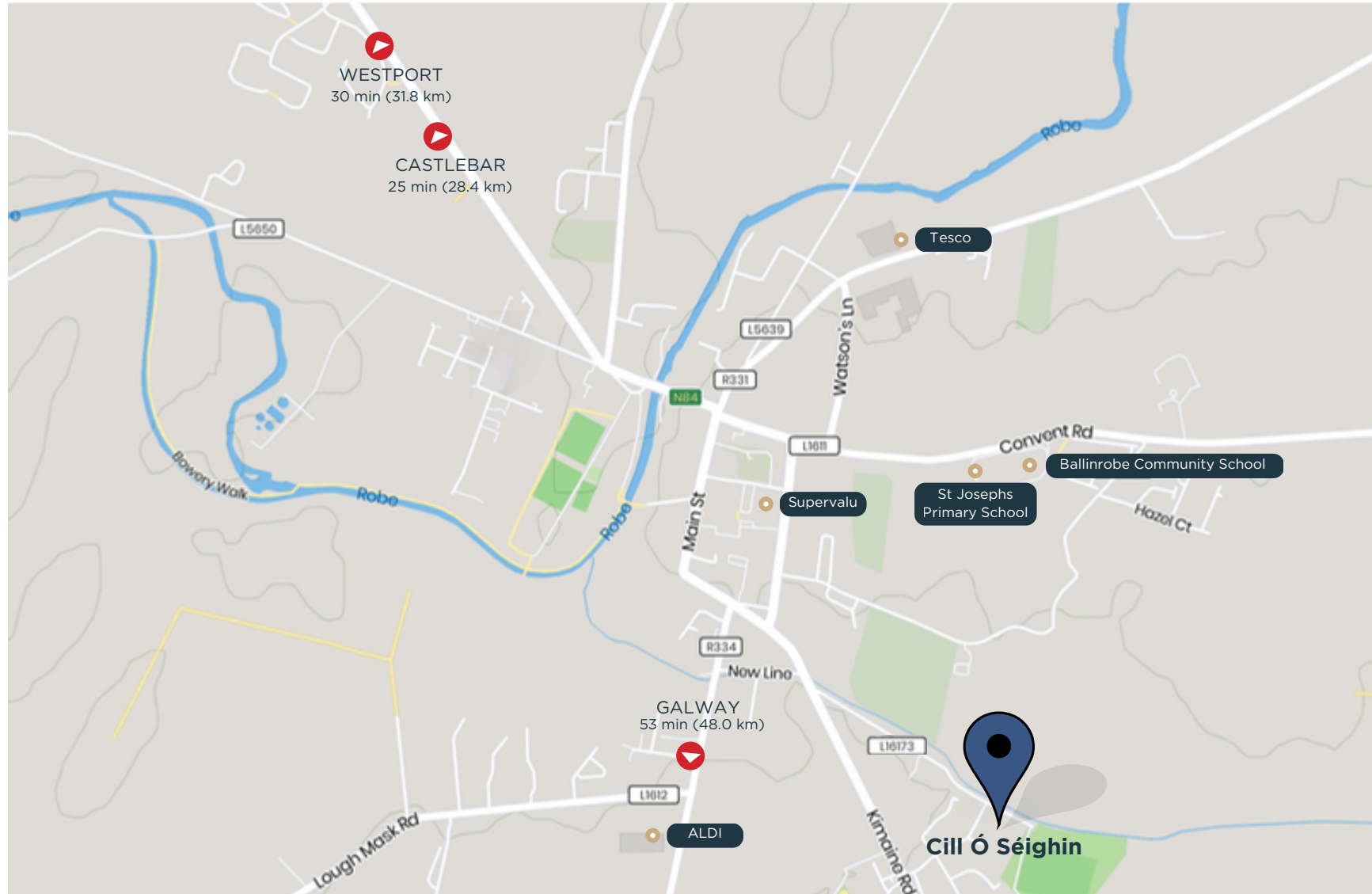
## A Life in the Lake District

Cill O Seighin is located on the Kilmaine Road, Ballinrobe, within walking distance of Ballinrobe Town Centre and all local amenities.

Known as the capital of Mayo's Lake District, Ballinrobe has a fantastic array of retail shops, bars, restaurants, services and amenities including Creche facilities, National and Secondary Schools. It offers residents a fantastic quality of life, being close to the shores of Lough Mask, Lough Carra and Lough Corrib. Ballinrobe is renowned for its great community spirit which is reflected in a myriad of active clubs and organisations. It also has some of the finest sporting facilities including an 18 hole golf course and the only racecourse in the county.

Ballinrobe is extremely commuter friendly, sitting just 48km north of Galway City (50 minutes' drive) and 29km south of Castlebar (26 minutes' drive) on the N84 road. It is also a short drive away from Westport and Claremorris while Ireland West Airport Knock can be accessed within 40 minutes. While Cong, home to the five star Ashford Castle Estate, is within a 10 minute drive.

# Location



# Development

Cill Ó Séighin is a mature residential development located on the Kilmaine Road. This new phase will comprise 15 no. homes, 7 of which will be launched in this first phase. Construction has just commenced (as of August 2026). It is the first new residential scheme to be built in Ballinrobe in over a decade.

This is a wonderful opportunity to acquire a newly constructed A-Rated home just outside the bustling town of Ballinrobe, convenient to all local amenities the area has to offer. Ballinrobe is a great town to both live and work and provides easy commuter access to Castlebar, Galway City and Tuam.

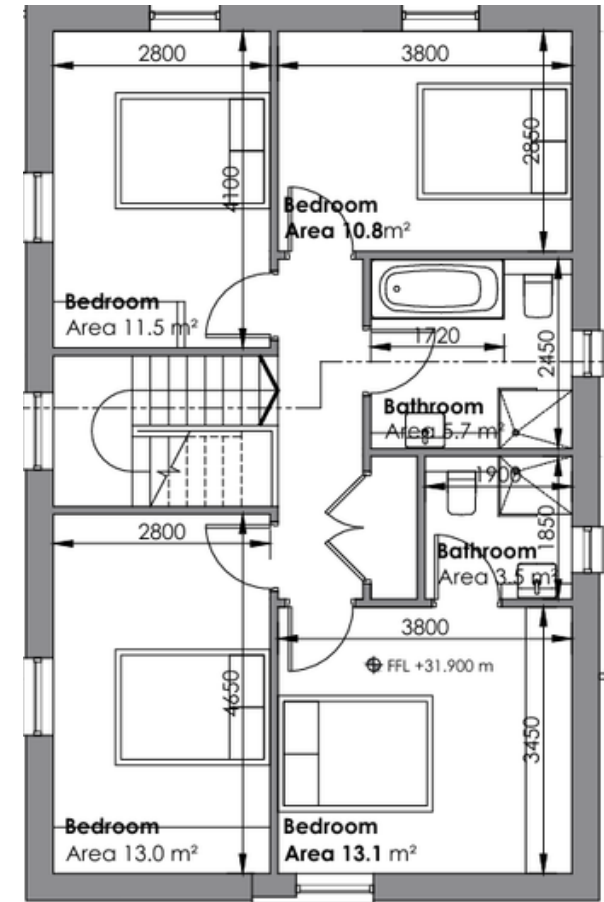
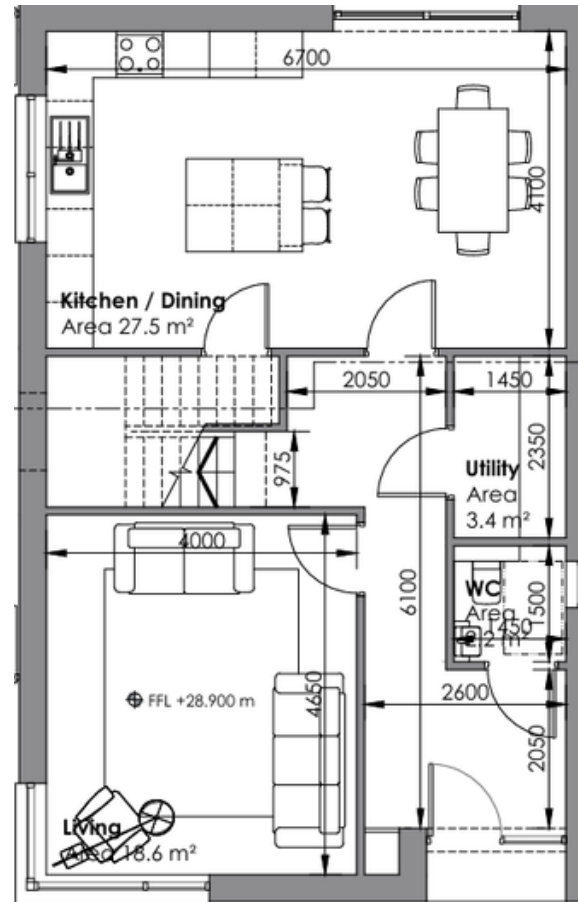
These homes qualify for government incentives, including the Help to Buy and First Homes Scheme, which can support you with both your deposit and mortgage. Plus, a green mortgage is available, helping you secure the lowest mortgage rate possible.

These properties will be fully finished in turn key condition.



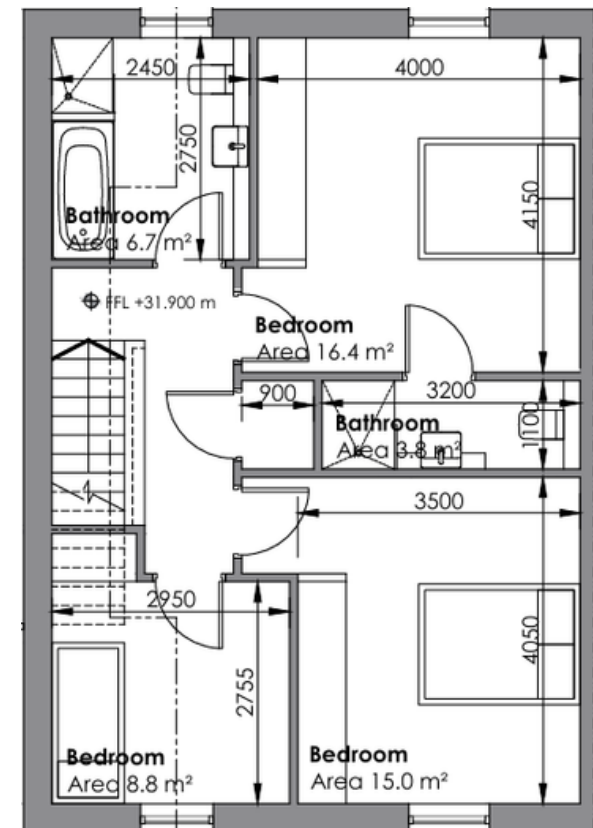
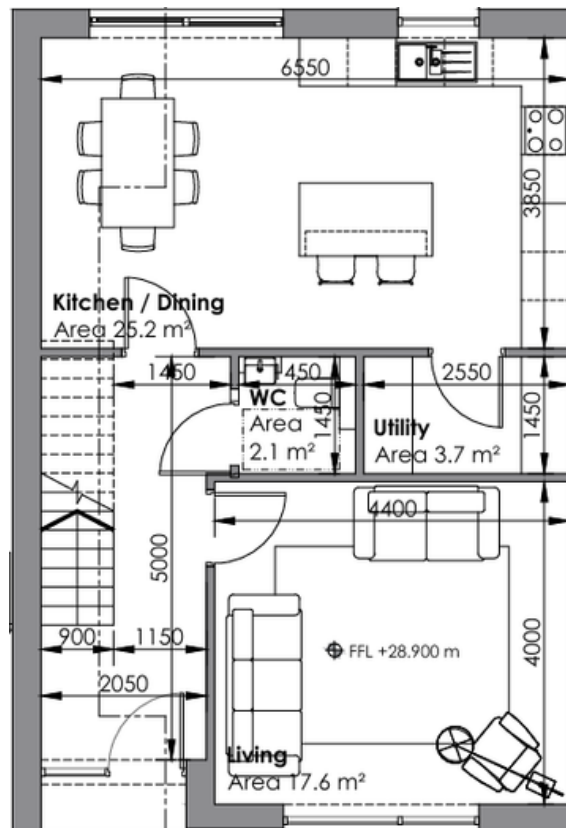
# House Type A

- ◆ Detached
- ◆ 4 Bed, 2.5 bath
- ◆ C. 144.7 Sq. M (1,557 Sq. Ft.)
- ◆ 2 Units Available: No. 28 & No. 35



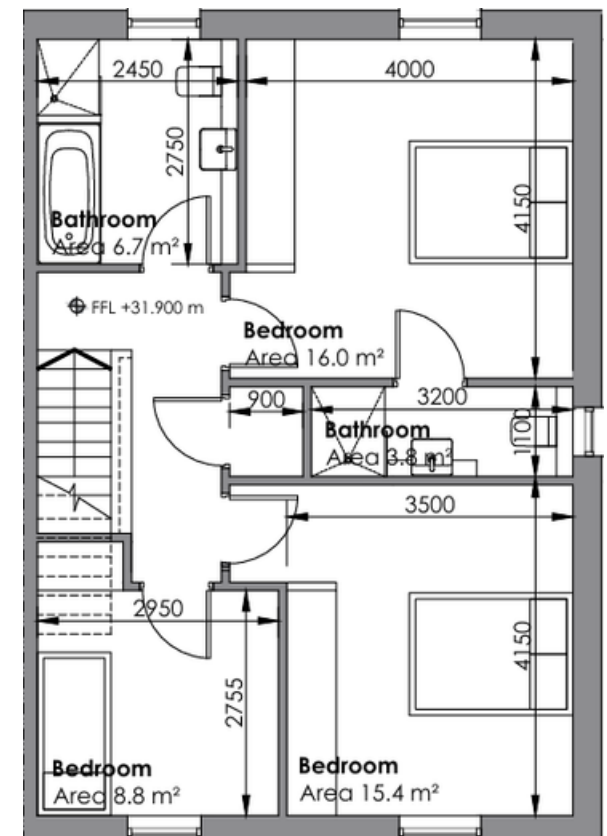
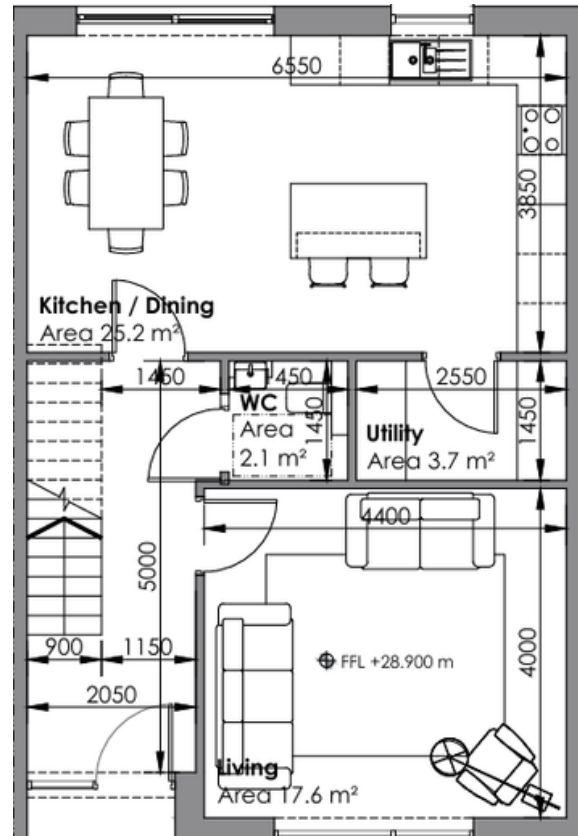
# House Type B1

- ◆ End-of-Terrace/Semi-Detached
- ◆ 3 Bed, 2.5 bath
- ◆ C. 123.2 Sq. M (1,326 Sq. Ft.)
- ◆ 3 Units Available: No. 29, No. 36, & No. 38



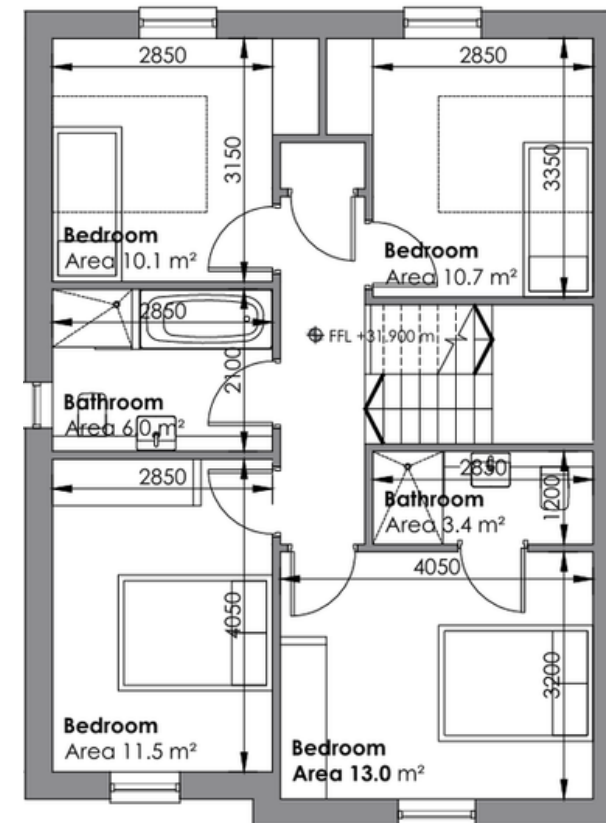
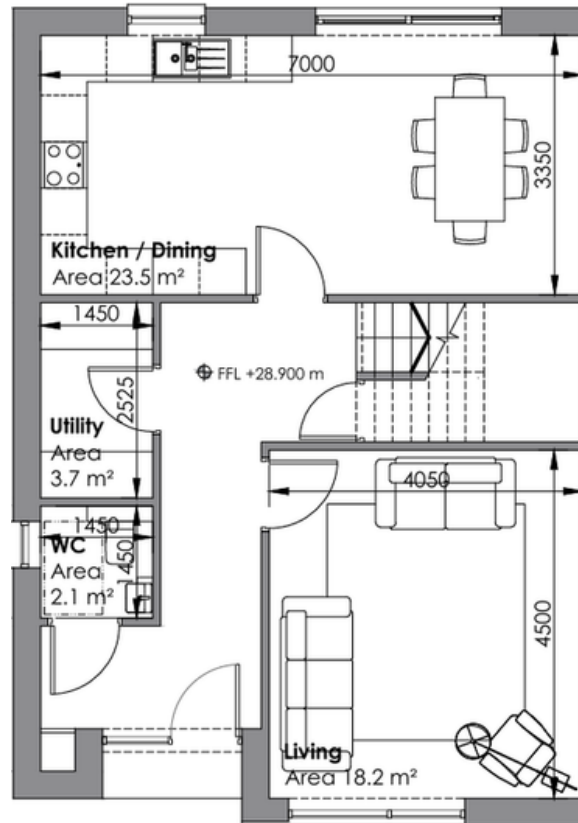
# House Type B2

- ◆ End-of-Terrace/Semi-Detached
- ◆ 3 Bed, 2.5 bath
- ◆ C. 123.2 Sq. M (1,326 Sq. Ft.)
- ◆ 3 Units Available: No. 30, No. 37, & No. 40



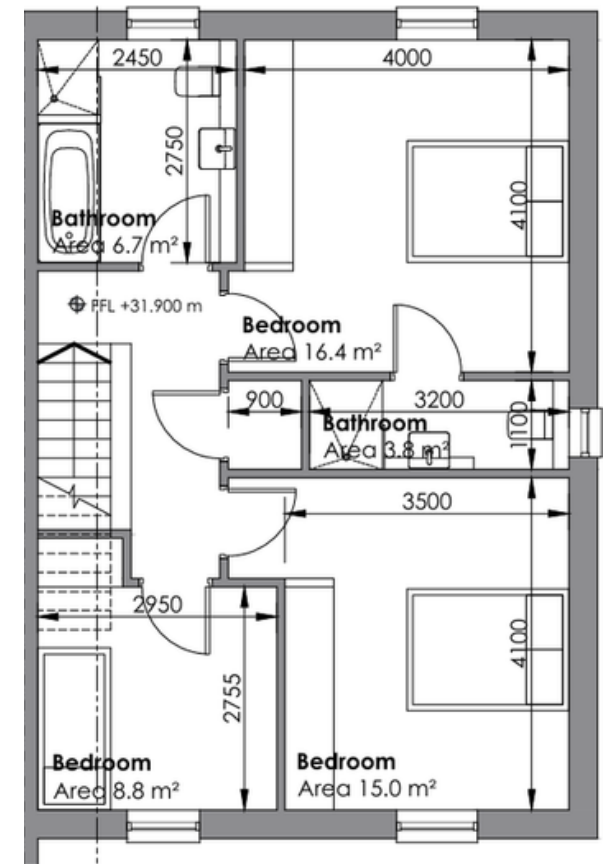
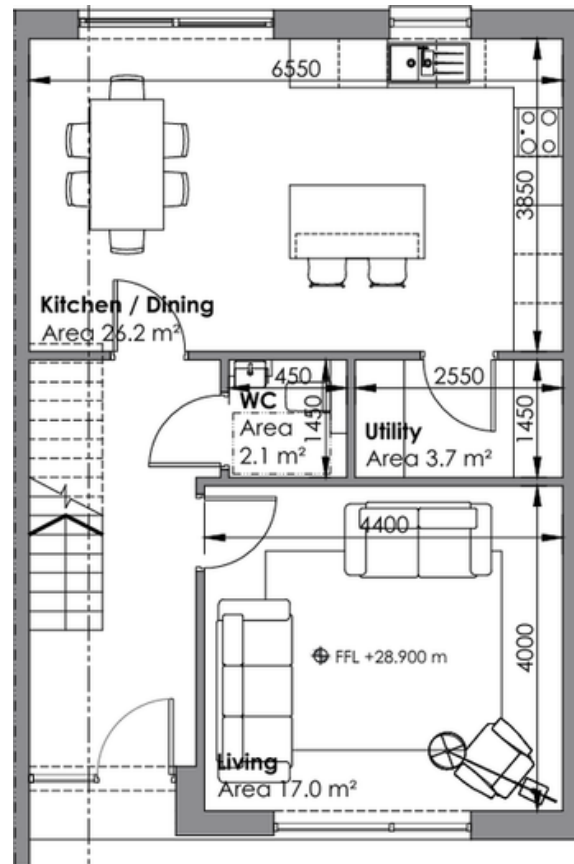
# House Type C1

- ◆ Semi-Detached
- ◆ 4 Bed, 2.5 bath
- ◆ C. 134.4 Sq. M (1,446 Sq. Ft.)
- ◆ 1 Unit Available: No. 31



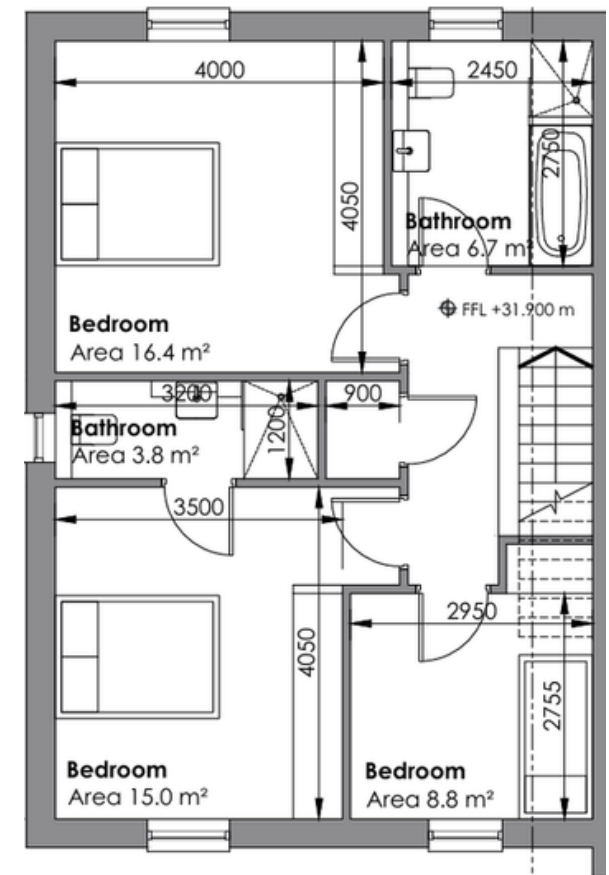
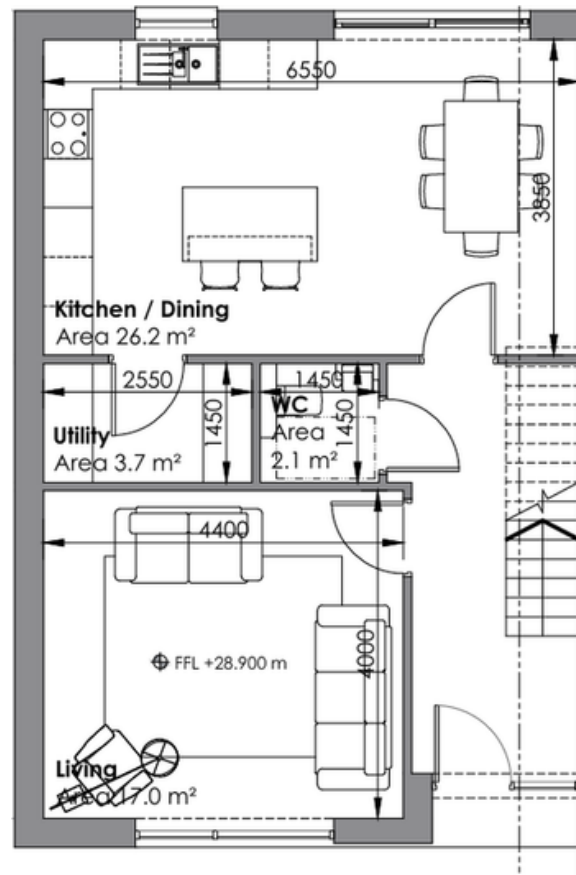
# House Type C2

- ◆ Semi-Detached
- ◆ 3 Bed, 2.5 bath
- ◆ C. 123.2 Sq. M (1,326 Sq. Ft.)
- ◆ 1 Units Available: No. 32



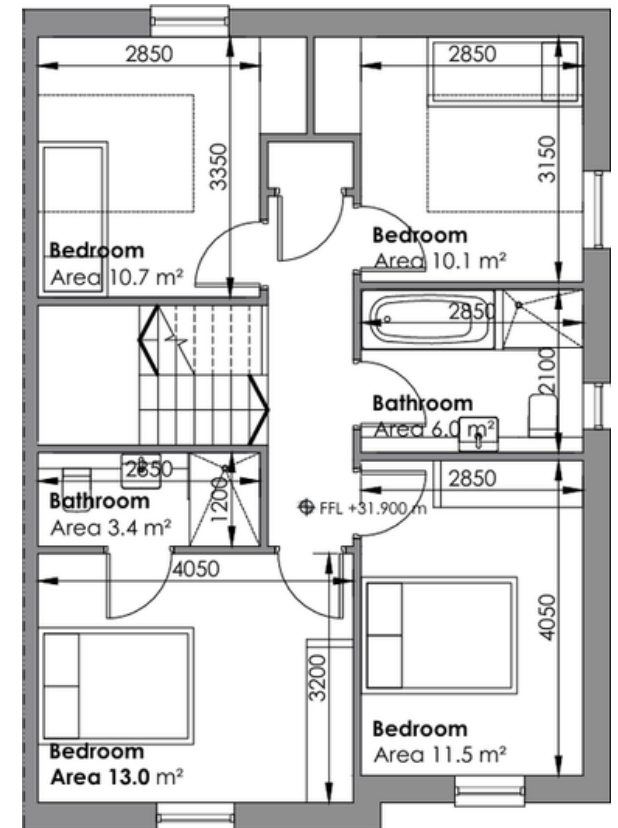
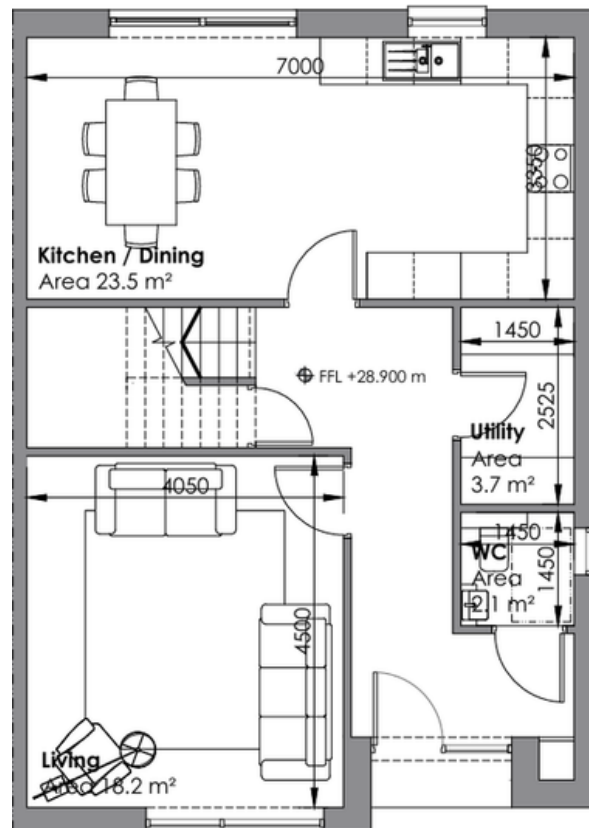
# House Type C3

- ◆ Semi-Detached
- ◆ 3 Bed, 2.5 bath
- ◆ C. 123.2 Sq. M (1,326 Sq. Ft.)
- ◆ 1 Units Available: No. 33



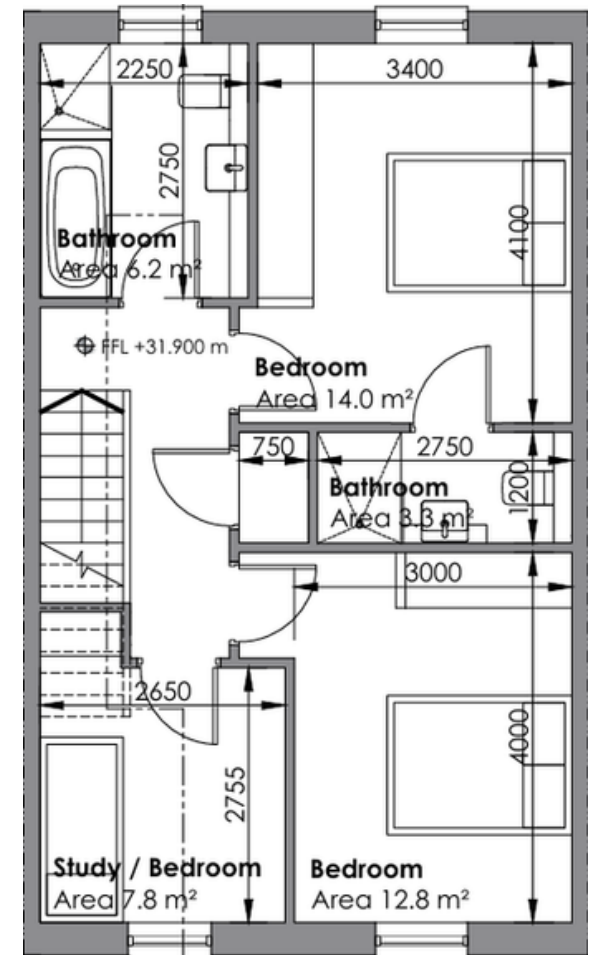
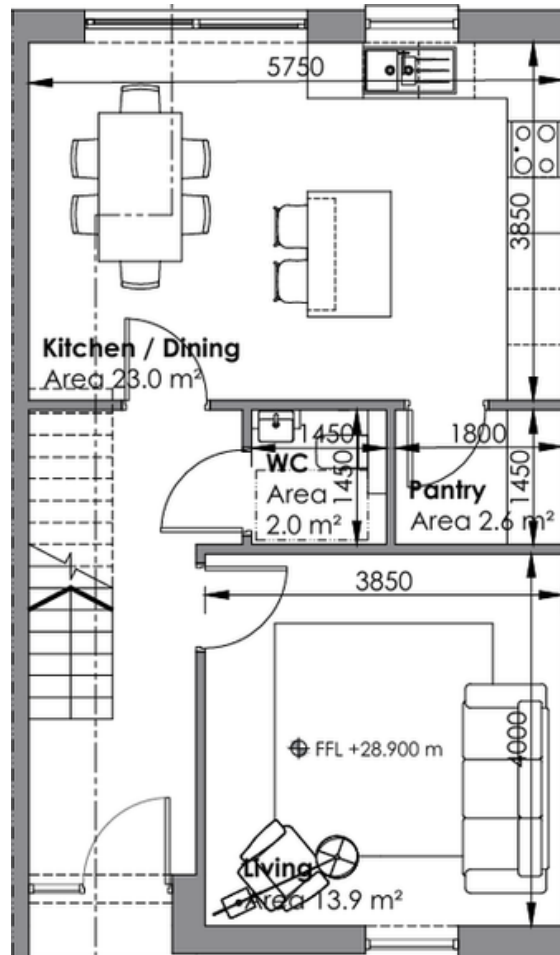
# House Type C4

- ◆ Semi-Detached
- ◆ 4 Bed, 2.5 bath
- ◆ C. 134.4 Sq. M (1,446 Sq. Ft.)
- ◆ 1 Units Available: No. 34



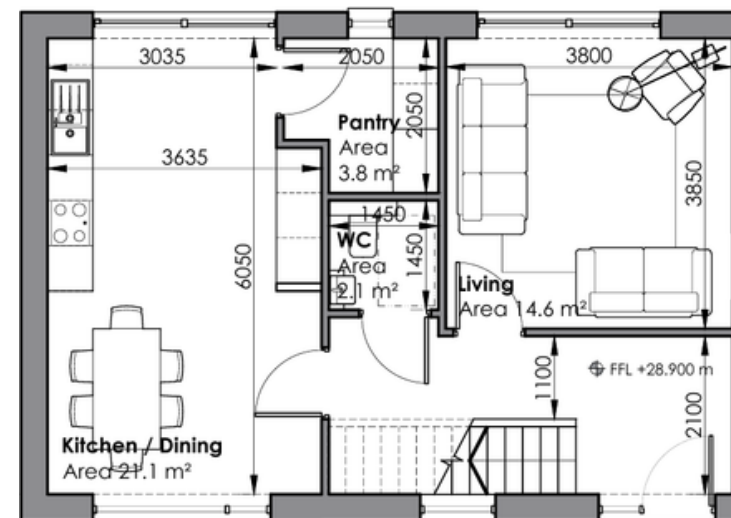
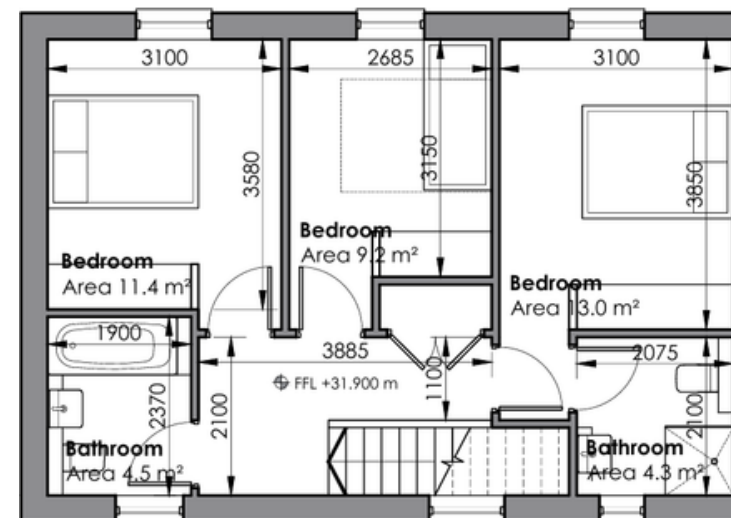
# House Type D

- ◆ Mid-Terrace
- ◆ 3 Bed, 2.5 bath
- ◆ C. 108 Sq. M (1,162 Sq. Ft.)
- ◆ 1 Units Available: No. 39



# House Type E

- ◆ Semi-Detached
- ◆ 3 Bed, 2.5 bath
- ◆ C. 110 Sq. M (1,184 Sq. Ft.)
- ◆ 2 Units Available: No. 41 & No. 42





# Specifications

## External Features

- Aluminium fascia, soffits, and gutters
- Parking for 2 no. cars
- Paved front driveway
- Paved patio area in rear garden
- Seeded rear garden
- Painted exterior

## Internal Features

- Walls & ceilings painted throughout in a neutral tone
- Woodwork and joinery finished with satin oil paint
- Quality 'Shaker' internal doors with chrome handles
- Contemporary 6 inch skirting & 4 inch architrave
- Timber floors upstairs in bedrooms and landing

## Windows & Doors

- High performance, low energy, double glazed A-rated windows
- High performance, low energy front door with multi locking system

## Heating & Plumbing

- A-rated Air to Water Heat Pump heating system
- Underfloor heating on ground floor
- Radiators on first floor
- Pressurised hot water system throughout the house

## Ventilation

- Centralised ventilation system

## Kitchen

- Contemporary kitchen designed by Cherrymore Kitchens

## Electrical

- Generous electrical specifications
- Provisions for car charging point

## Bathroom & En Suite

- Fitted with stylish sanitary ware and designed around contemporary fresh lines
- Tiled wet areas in bathroom and ensuite
- 

## Insulation & Airtightness

- Superior levels of insulated walls, floors and attic reduce heat losses, ensure lower energy consumption and guarantee more cosy living
- All houses constructed to provide a high level of air tightness to a standard in excess of the building regulations

## Property Guarantee

- Each property is covered by a 10 year Homebond structural guarantee

Property Partners Gill & Glynn recognise that purchasing a home is a major undertaking and are there for buyers every step of the way, sharing expert advice and the benefit of a vast network of industry contacts to ensure a smooth and efficient transaction for buyers.

SOLE SELLING AGENT

**PROPERTY PARTNERS** | GILL & GLYNN

Contact: Claire Glynn

E: [cglynn@propertypartners.ie](mailto:cglynn@propertypartners.ie)

W: [www.emmagillauctioneers.com](http://www.emmagillauctioneers.com)

- 📍 Ballinrobe – 094 954 2819
- 📍 Headford – 091 884 000
- 📍 Oranmore – 091 884 000



#### IMPORTANT NOTICE

Property Partners Gill & Glynn for themselves and for the vendors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Property Partners Gill & Glynn has any authority to make or give any representations or warranty whatever in relation to this.

