

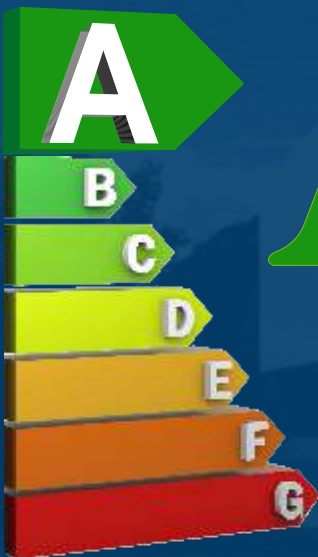
Announcing another exceptional development by GDC(Irl) Ltd

# RANN MOR MEADOW

Crievessmith, Letterkenny, Co. Donegal



*“Standards once only dreamt of”*



Rated Development

Energy Efficient Homes **BER A3**

Rann Mor is the first “A” rated development in Letterkenny. This will mean huge savings in energy costs over the lifetime of these homes.

**RANN MOR MEADOW** is located beside the hugely popular Rann Mor Walk and Rann Mor Close developments, which are professionally managed & maintained with superb green areas & open spaces. The quality of finish and attention to detail that Rann Mor offers really needs to be seen to be appreciated.

Built to the most recent and stringent building regulations and targets, and with a host of standard features that were once only dreamt of, this development comes with an unrivalled **BER “A” Rating**.

All of this, just moments from the countryside and only a stone's throw from the busy shopping area of Letterkenny, Rann Mor is ideally placed to take advantage of all that this vibrant town has to offer.

*Unbelievable  
Quality and Spec*



### *What our existing home owners have said...*

*“A big factor is the energy efficiency, easy to heat and I spend less money on coal and oil. The house remains warm for hours after the central heating goes off.” Dan – August '15*

*“Excellent value, quiet location on the periphery of the town. Good design, excellent workmanship and superbly finished. This “A” rated house which is heavily insulated has very low heating costs. The landscaping is to a very high standard. Have no hesitation in recommending this type of house to anyone thinking of buying.” Niall – February '16*

*“I can highly recommend the services of GDC. They are professional, diligent and a pleasure to work with. Every query and request was promptly dealt with and sound advice offered at all times. The biggest advantage to the houses is the low heating costs.” Lisa – July '15*

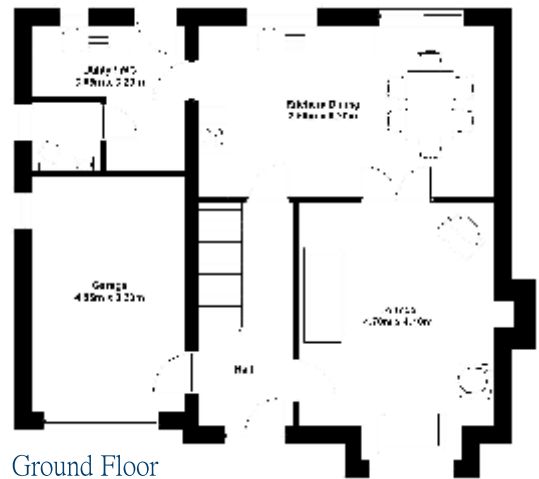
*“Love the house, it's so warm. GDC were so helpful, nothing was a problem to them. Nice quiet location.” Sally – January '16*

*“The features like the solar panels, stove, back boiler and A3 rating make a world of difference. Daniel, Peter, Grace and the team made the process easy and have given us the home we wanted.”  
Stephen & Denise – November '15*





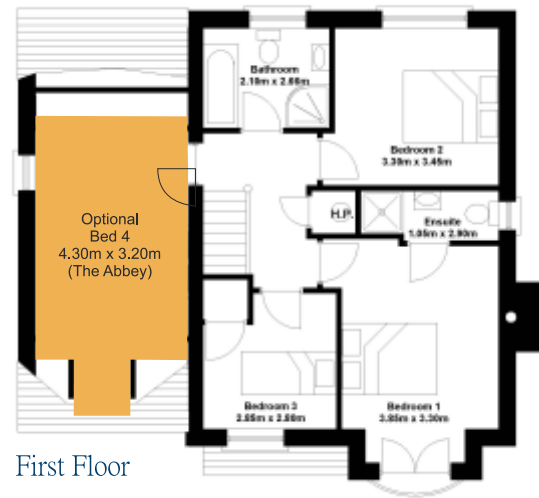
**The Abbey**  
4 Bedroom, 1673 Sq Ft



Ground Floor



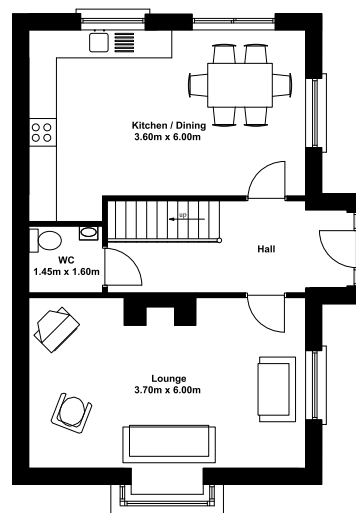
**The Manse**  
3 Bedroom, 1462 Sq Ft



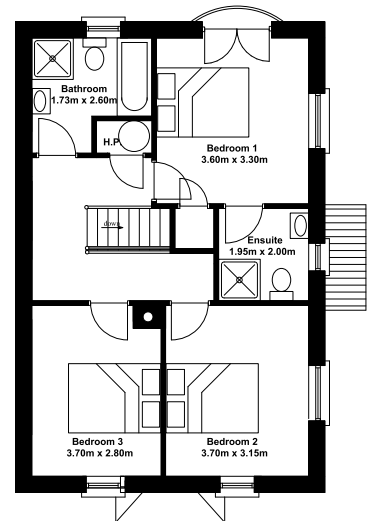
First Floor



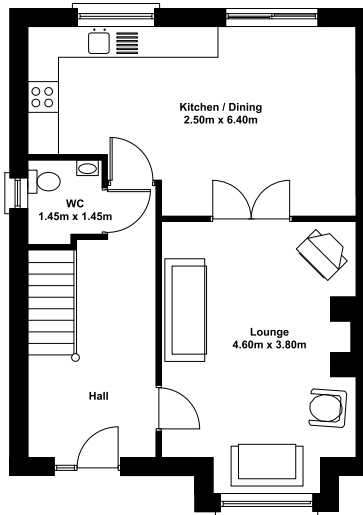
**The Holly**  
3 Bedroom, 1253 Sq Ft



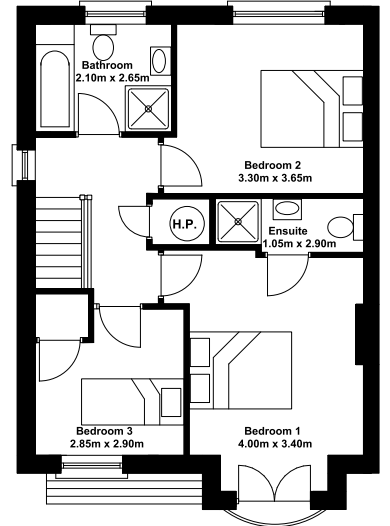
Ground Floor



First Floor

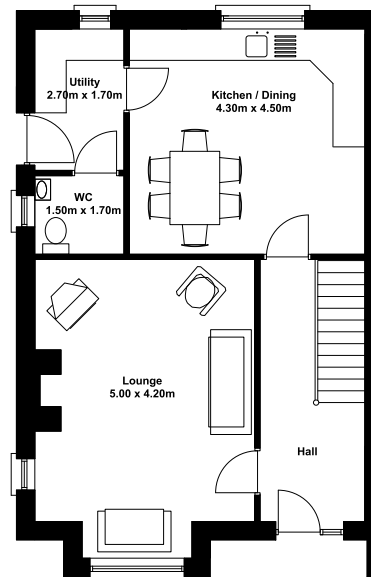


Ground Floor

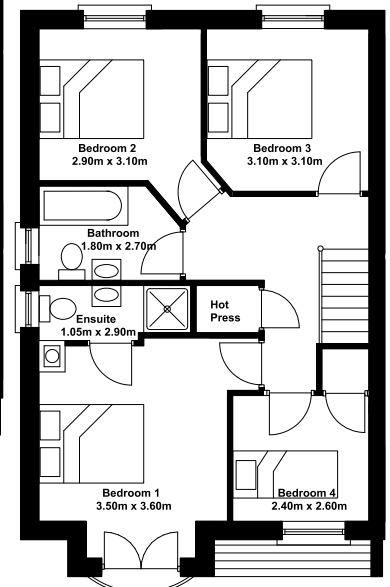


First Floor

**The Glen**  
3 Bedroom, 1189 Sq Ft



Ground Floor



First Floor



**The Elder**  
4 Bedroom, 1306 Sq Ft



# Superb features as standard

- A Rated
- Solar panels
- Triple glazed windows
- Extra wall/floor & roof insulation
- Heating control zones
- Air tightness tested
- 100% EFL lighting
- Condensing OFCH
- Solid fuel back boiler stove linked to heating system
- Highest quality traditional build
- 10 year Homebond guarantee
- Good quality fitted kitchen
- Appliances (dishwasher, fridge freezer, hob, oven, extractor fan)
- Sanitary ware with chrome fittings
- Quality internal doors & door furniture
- Floor coverings throughout
- All internal walls & ceiling painted (to developer's specification)
- Fitted burglar alarm
- Extensive electrical spec throughout each home
- All doors with 5 point locking system
- Tiling to WHB's, baths & showers
- Broadband enabled telephone points fitted in hallway, lounge & master bedroom
- TV points in sitting room, dining room & master bedroom
- Contemporary design, creating an individual appearance
- Impressive entrance railings & walls adding a modern touch to the development
- Driveway tarmaced & lawns sown in grass
- Extensively planted & landscaped open areas, augmenting this beautiful setting



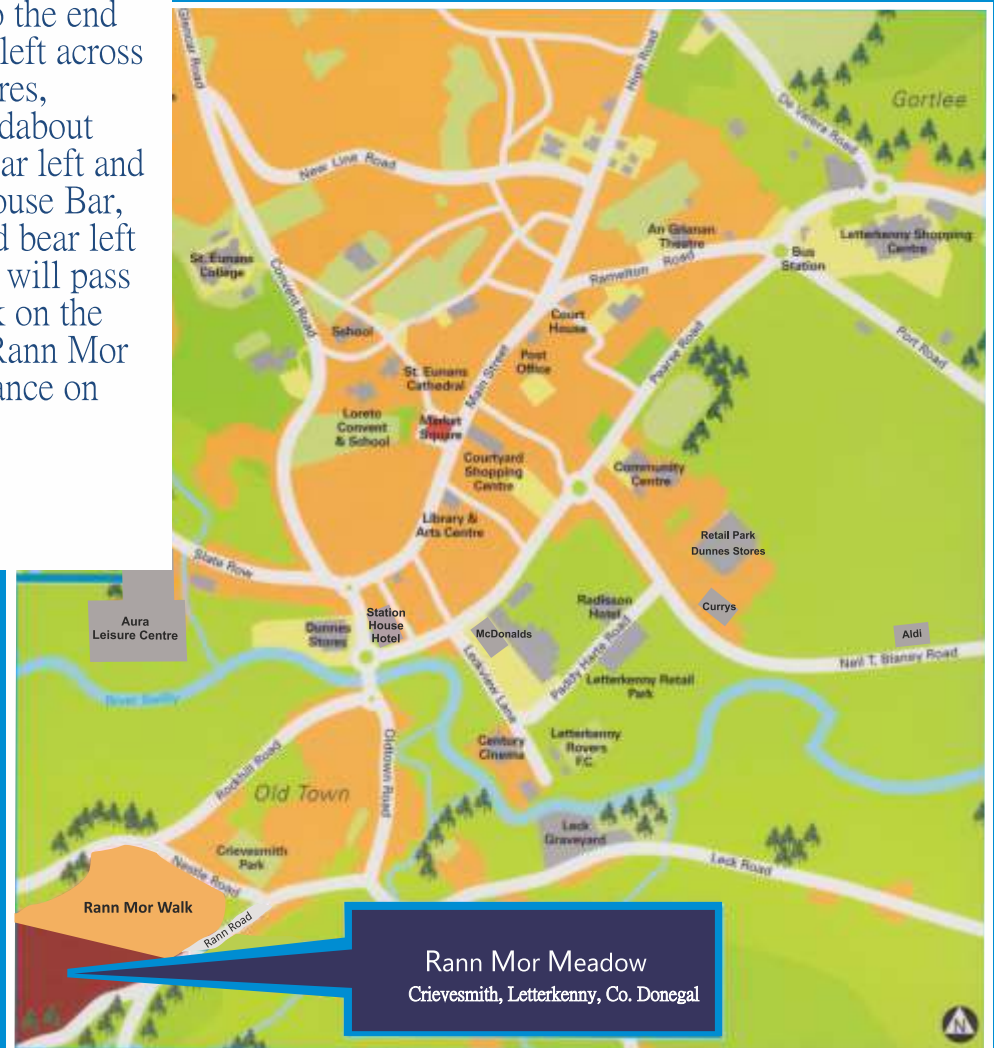
RANN MOR MEADOW

Site Map - Not to scale

## Directions

From Main St. Letterkenny, pass Market Square on the right, continue to the end of Lower Main Street and turn left across the front of the old Dunnes Stores, continue through the mini roundabout ahead, over the small bridge bear left and then turn right at the Corner House Bar, proceed for a short distance and bear left up the hill (Rahan Road). You will pass the entrance to Rann Mor Walk on the right, take the next turn right, Rann Mor Meadow is located a short distance on the right.

## Letterkenny Town Centre Map Not to scale



Developer



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