



CONVENT GATE

CLAREMORRIS

A Distinctive Collection of
Luxury Homes

Convent Gate is an exclusive new development of 28 beautifully designed A Rated homes located on the edge of Claremorris town.

This thoughtfully planned development offers a mix of contemporary 2, 3 and 4 bedroom homes designed for modern family living, energy efficiency, and long-term comfort. Built to the highest standards, each home combines elegant design, quality craftsmanship, and future-proof technology.

This prestigious development is close to a host of local amenities with creche facilities, primary & secondary schools, medical centres, shops, restaurants, train station, sports facilities and lake walks just a short stroll away.

Convent Gate is situated on the edge of Claremorris town, adjacent to the N60 (The Castlebar/Westport Road). It is a mere stroll from this development to the town itself.



Register Your Interest Now - www.conventgate.ie

Detached Homes

 **4 Bed**  **3 Bath**

These elegant detached homes are designed with generous proportions and a strong focus on modern family life.

The ground floor features a bright open-plan kitchen and dining area, perfect for entertaining, along with a spacious separate living room offering privacy and comfort. Large windows maximise natural light throughout.

Upstairs, four well-appointed bedrooms provide flexibility for growing families, home offices, or guest accommodation. The master bedroom benefits from a private en-suite, while the main family bathroom is finished to a high contemporary standard. A private rear garden and dedicated parking complete this superb home.

124 m² / 1,334.24 ft²



Register Your Interest Now - www.conventgate.ie

Semi-Detached Type 1

 **3 Bed**  **3 Bath**

A spacious and stylish three-bedroom home designed for modern living. The ground floor offers an open-plan kitchen and dining space with direct access to the rear garden, creating a seamless indoor-outdoor connection. A separate living room provides additional comfort and flexibility.

Upstairs includes three generous bedrooms, including a master bedroom with en-suite. With three bathrooms in total, these homes offer practicality and comfort for busy households.

Ideal for first-time buyers or young families seeking space, efficiency and location.

116 m² / 1,248.16 ft²



Register Your Interest Now - www.conventgate.ie

Semi-Detached Type 2



3 Bed



3 Bath

Type 2 homes offer the same thoughtfully designed layout and high-quality specification as our Type 1 homes, providing comfortable and efficient family living throughout.

The ground floor features an open-plan kitchen and dining area with direct access to the rear garden, complemented by a separate living room that provides additional flexibility for modern family life.

Upstairs, the home includes three well-proportioned bedrooms, including a master bedroom with en-suite, together with a family bathroom and ground floor WC. Combining practical design, energy efficiency, and an excellent location, Type 2 homes are ideal for first-time buyers and young families seeking a modern A-rated home at Convent Gate.

106 m² / 1,140.56 ft²



Register Your Interest Now - www.conventgate.ie

Townhouses

 **2 Bed**  **3 Bath**

Contemporary townhouses designed for low maintenance, energy-efficient living.

These homes feature open-plan ground floor living spaces filled with natural light. The kitchen and dining area opens directly to a private rear garden, ideal for family life and entertaining.

Upstairs includes two bedrooms, a study, two bathrooms and an en-suite in the Master Bedroom offering flexibility and convenience. End-terrace homes benefit from additional side access and enhanced privacy.

106 m² / 1,140.56 ft²



Register Your Interest Now - www.conventgate.ie

Site Plan



Register Your Interest Now - www.conventgate.ie

Location

Claremorris is a vibrant, welcoming and strategically located town in the heart of County Mayo, offering the perfect balance of modern convenience, natural beauty and strong community spirit.

Set amidst rolling countryside, tranquil lakes and scenic walking trails, Claremorris provides an exceptional quality of life for families, professionals and those seeking a more relaxed pace of living while staying well connected to everything they need.

Renowned as one of the most accessible towns in the West of Ireland, Claremorris sits on the main N17 corridor, placing it within easy reach of key regional hubs and transport links:



25 minutes

to Ireland West Airport Knock



25 minutes

to Castlebar



60 minutes

to Galway City



40 minutes

to Westport



1 hour

to Sligo



Approx. 2.5 hours

to Dublin

Claremorris also benefits from a key railway junction with regular services connecting to Dublin and the West, making it an ideal base for commuters and remote workers alike.

With a thriving town centre, excellent schools, modern retail offerings, cafés, restaurants and leisure facilities, Claremorris combines the charm of a traditional Irish town with the convenience of contemporary living. A strong sense of community is evident through its year round festivals, arts scene and sporting culture, making it an exceptional place to live, work and raise a family.

Claremorris is currently one of the West of Irelands fastest growing towns

Register Your Interest Now - www.conventgate.ie

Specifications

- BER Rating – A Rated
- 10 Year Home bond Structural Warranty
- Truss Roof
- Roof Slates
- PVC Soffits, Facias, Gutters & Downpipes
- Composite Front Door
- PVC Energy Efficient Windows & Patio Doors
- Air to Water Heat Pump
- Underfloor heating downstairs/Radiators upstairs
- Fully Fitted Kitchens with Appliances
- Tiled Kitchen Flooring & Backsplashes
- All Bathroom Floors and Partial Walls finished with Ceramic Tiles
 - P.C. Sum of €1,200 for tiling
- Timber Flooring throughout Upstairs
 - P.C. Sum of €800 for timber flooring upstairs
- Flooring in ground floor living room and halls excluded
- White Gloss finish doors, skirtings and architrave with high-quality ironmongery
- Brick Paving finish to driveway's
- Gardens levelled and seeded
- Concrete boundary walls, capped and plastered
- Painted internally and externally



Register Your Interest Now - www.conventgate.ie



All images in this brochure are for illustrative purposes only and may be subject to change

All contents, descriptions, drawings and maps are general outlines for the guidance of intending purchasers and are not to be construed as forming any part of any contract. The developer reserves the right to make alterations to plans, specifications and layouts. Plans are not drawn to scale.

All of the details contained in this brochure are believed correct at the time of going to press. Nevertheless, the company reserves the right to alter specifications at any time without notice whether as part of its continuous policy of improvement or as may be necessitated by circumstances outside its control. This brochure is to be used as a guide only. Any illustrations indicate style only and precise appearances may vary. Purchasers should rely on the plan and specification referred to in their contracts. Macken Developments do not make or give nor are its agents or its staff authorised to make or give any representation or warranty in respect of these properties. In the event of any inconsistency between these particulars and the contract of sale the latter shall prevail.



A Distinctive Collection of Luxury Homes

Developer



Coolroe, Claremorris,
Co. Mayo,
F12 K8R6

admin@conventgate.ie
www.conventgate.ie

Selling Agent



James St, Claremorris,
Co. Mayo
F12 YY84

094 937 1395
jgilliganauctioneers@gmail.com
www.dng.ie

