



Fionnán Mór

Coosan Road

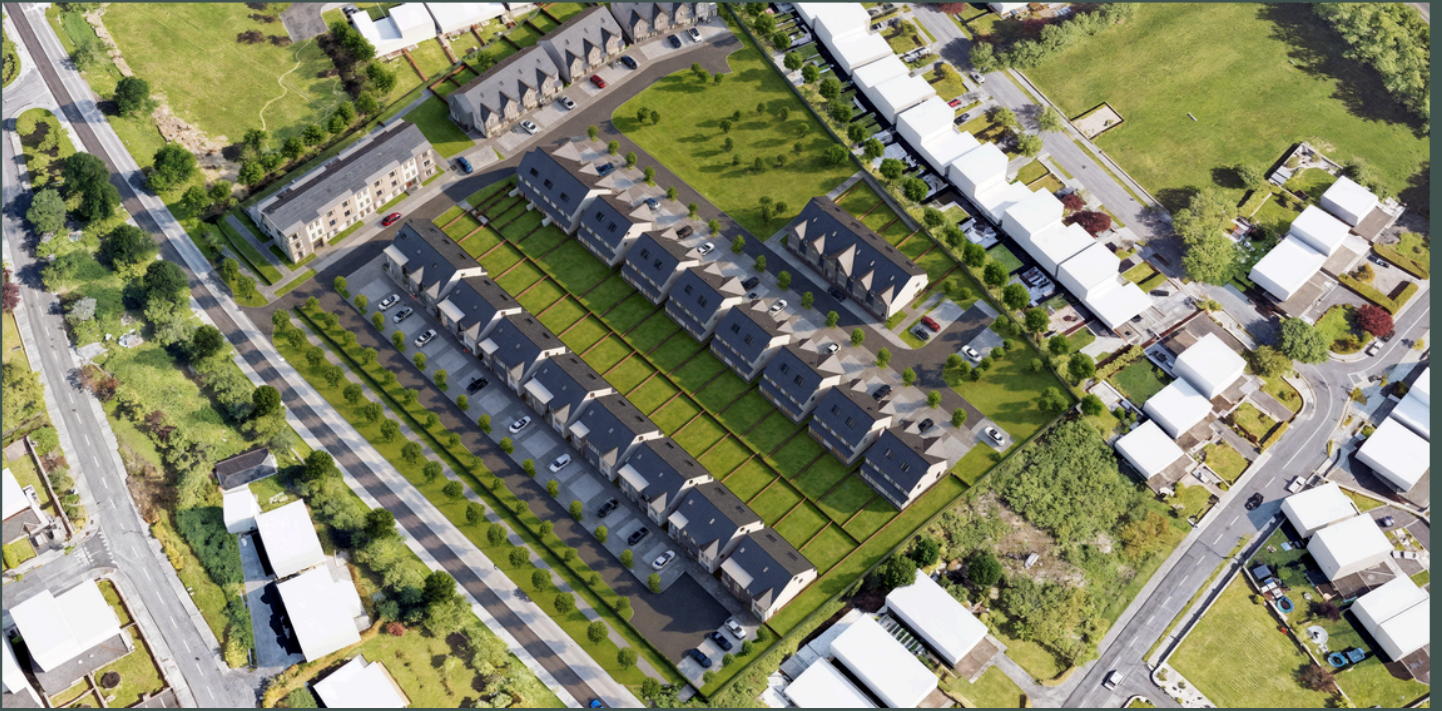
Athlone, Co Westmeath



Fionnán Mór

Coosan

Exclusive Development of 62 Architecturally Designed A-Rated Family Homes



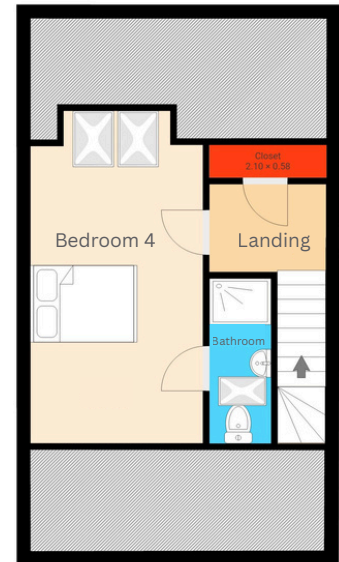
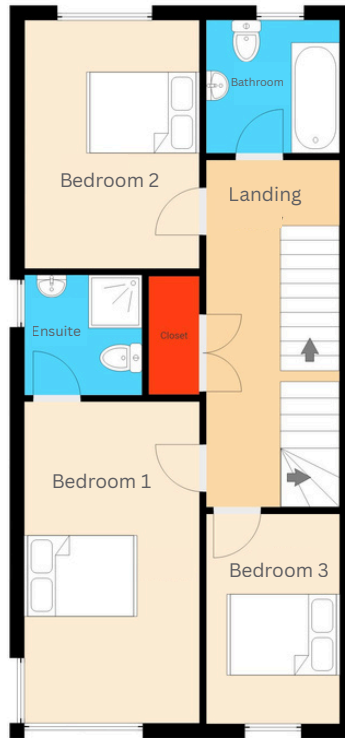
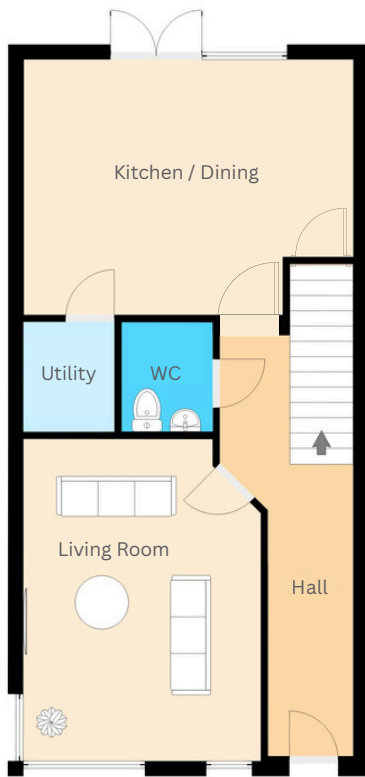
Welcome to Fionnán Mór, an exciting new residential development in the highly sought-after Coosan area of Athlone. Thoughtfully designed and beautifully landscaped, this modern scheme blends contemporary architecture with generous green spaces, creating a vibrant and welcoming neighbourhood.

The development offers a mix of spacious family homes and stylish townhouses, all finished to the highest standards of comfort and energy efficiency. Large rear gardens, off-street parking, and carefully planned streetscapes ensure both practicality and appeal, while open green areas and tree-lined avenues foster a sense of community and wellbeing.

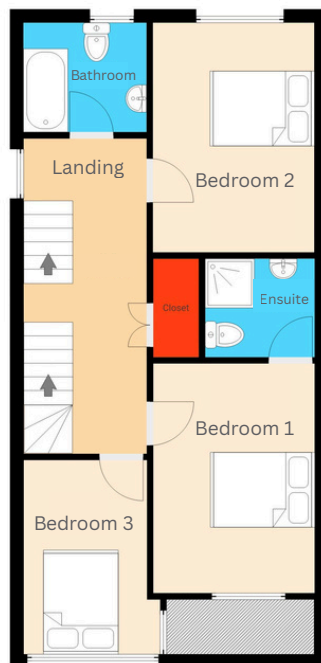
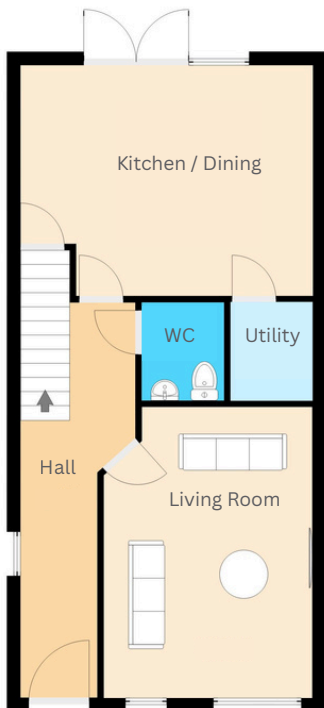


Fionnán Mór Coosan

House Type i 4 Bed Semi-Detached



The images shown are for illustration purposes only and may not be an exact representation of the product.



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Athlone

16 Train Services per day to Dublin



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Transport links

Athlone Train Station is about 1.7 km from Fionnán Mór, offering regular 16 InterCity services to Dublin Heuston.

Fionnán Mór offers quick and convenient access to the M6/N6, ideal for commuting to Dublin or Galway. (located between junctions 10 & 11)

Bus route A2 serves the Coosan Road area in Athlone, along with Bus routes 763, 466, and A105.





Schools / Education

Close and convenient schools, including primary and secondary levels, serve the Coosan area.

Key local schools are:

Coosan National School - 1.7km

Cornamaddy National School - 2.4 km.

Athlone Mixed National School - 800m

Scoil na gCeithre Máistrí - 2.0km

For secondary education, Marist College, Our Lady's Bower, and Athlone Community College are among the well-regarded options in Athlone.

Higher / further education:

Athlone Institute of Technology (recently elevated in status) is also accessible.



Shops, Restaurants & Pubs

Residents of Fionnán Mór will not be short of local conveniences and places to eat or socialise:

- Avondale Neighbourhood Centre (1.4km) has a SuperValu, pharmacy, coffee shop, and opticians.
- Dining / bar / restaurant options close by include The Bounty Restaurant & Bar (at Coosan Road / adjacent to a rugby club), Fernhill Garden Centre with Savoury Fare Restaurant, plus local pubs such as Coosan Tavern.
- Arcadia Retail Park is only a short walk away.
- Golden Island Shopping Centre (2.6km) and Athlone Towncentre (2km) offer larger retail, fashion, and supermarket variety.





Sporting Facilities, Recreation & Nature

- Coosan Point Recreation Area, with lakeside access (Lough Ree) - ideal for walking, kayaking, fishing, scenic views.
- Athlone Regional Sports Centre - for indoor sports, fitness etc.
- Local sports clubs: There are numerous GAA and soccer clubs in Athlone; Buccaneers Rugby club is close by, Athlone tennis club is only 5 mins away
- Green infrastructure: Athlone-Mullingar Greenway is accessible for walks and cycling.



SPECIFICATIONS

External

- Timber frame Block built houses with plaster finish.
- Low Maintenance Coloured finished plaster to external walls.
- Stone Cladding as per drawings.
- Truss timber roof with black tiled roof, dry ridge caps and edging to gables.
- Black PVC fascia, soffit, gutters, and downpipes
- PVC triple glazed windows.
- Rear seeded gardens to each House
- Concrete footpath to Sides of houses
- Patio to Rear

Internal Finishes

Joinery

- White painted doors
- Chrome ironmongery to all doors
- Painted 4inch Architrave
- Painted 6 Inch Skirting
- Fully Fitted kitchens and Utility
- Stylish oak laminate flooring to all ground floors.
- Luxurious carpet to all bedrooms and landings.

Electrical

- White modern switches and sockets
- Generous socket points throughout the house
- Pendant Lights to every room
- Tv Point in Sitting room and Main Bedroom.
- Internet points (1 Upstairs + 1 downstairs)
- Full mains smoke alarmed.
- External power Supply installed for future Car Charging Point

Bathrooms

- Pumped T-Bar rain head shower to all showers
- Mixer hose to bath units
- High end Fitted Sanitary ware.
- Mono Bloc mixer taps to sinks.
- Mechanical extractor fans
- Tiled floors & wet areas walls to all bathroom and en-suites

Heating/Plumbing

- Heat Pumps A+++
- Underfloor heating to Ground floors
- Constant Hot Water.
- Manifold system (No hidden Joints)
- Stylish rads to 1st and 2nd floors
- Digital Thermostats

Paint

- Ceilings painted white.
- All walls painted in easy clean Dulux Paint
- All woodwork painted in easy clean Eggshell white.

General

- Highly insulated and airtight to achieve A2 BER Rating
- Concrete floor to ground floor.
- Timber floor structure to 1st floor.
- Home Bond structural warranty for 10 years



Fionnán Mór Coosan

Developer

Selling Agent



Contact
0906 475500
hello@fionnanmor.ie

