

**Sli an Fhearghas
Quay Road
Clarecastle
Co. Clare**



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Directions:

In Clarecastle village proceed to the end of Quay Road. The site is located on the left overlooking the River Fergus.

Negotiator Helen Gallery, B.A., H.Dip MIAVI
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Mortgage Advice
 Please just ask to organise a free mortgage consultation

Viewing Details
 Viewing by Appointment



Conditions to be noted:
 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 2 The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property.
 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.



FOR SALE BY PRIVATE TREATY
Asking Price From €230,000

Sli on Fhearghas, located on the banks of the River Fergus, is a unique mixed development of top quality homes offering both new and second time buyers the opportunity to purchase an affordable home with fantastic features and generous allowances.

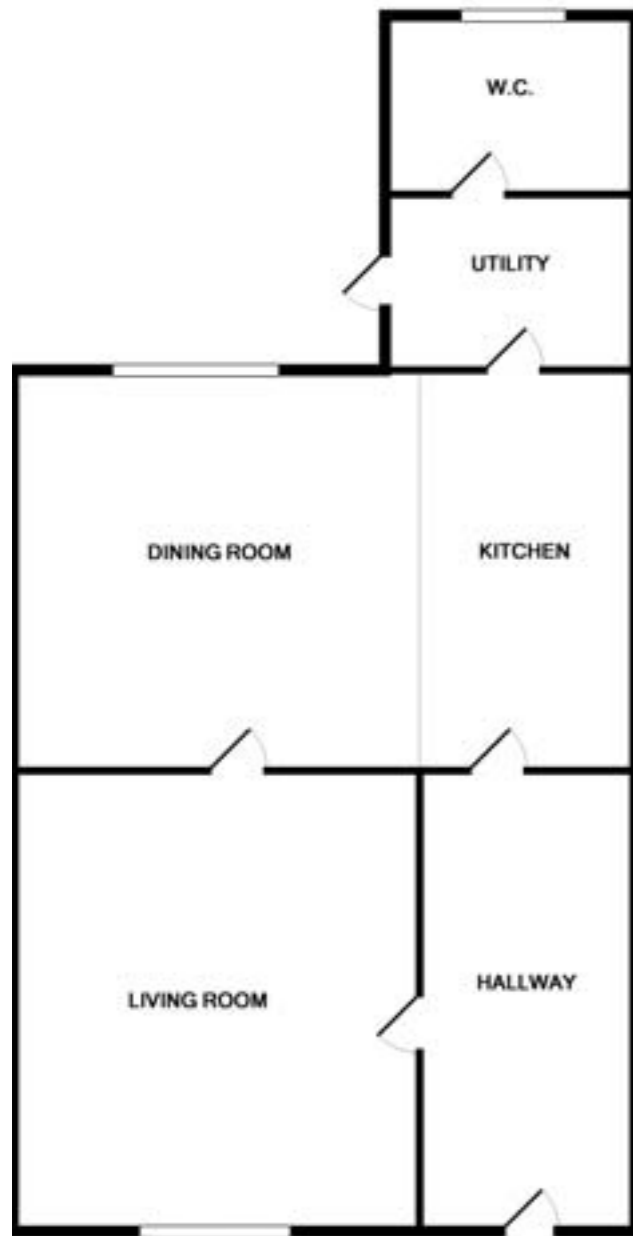
The houses are built to a very high standard and have a Homebond 10 year structural guarantee. The development has been architecturally designed with a large landscaped open area giving a sense of open space and good clean country living yet in the centre of the village of Clarecastle.

Clarecastle village, which is approx. 2.5 miles from Ennis town, is a popular location for families and investors alike with it's local primary school, church, shops and G.A.A. sporting grounds,

The properties are of concrete block construction with stone porches and entrance canopies. The properties are finished to a very high standard with generous PC sums and extend over two floors and comprise entrance hall, living room, kitchen/dining, utility, WC, 3 bedrooms (1 ensuite) and bathroom.

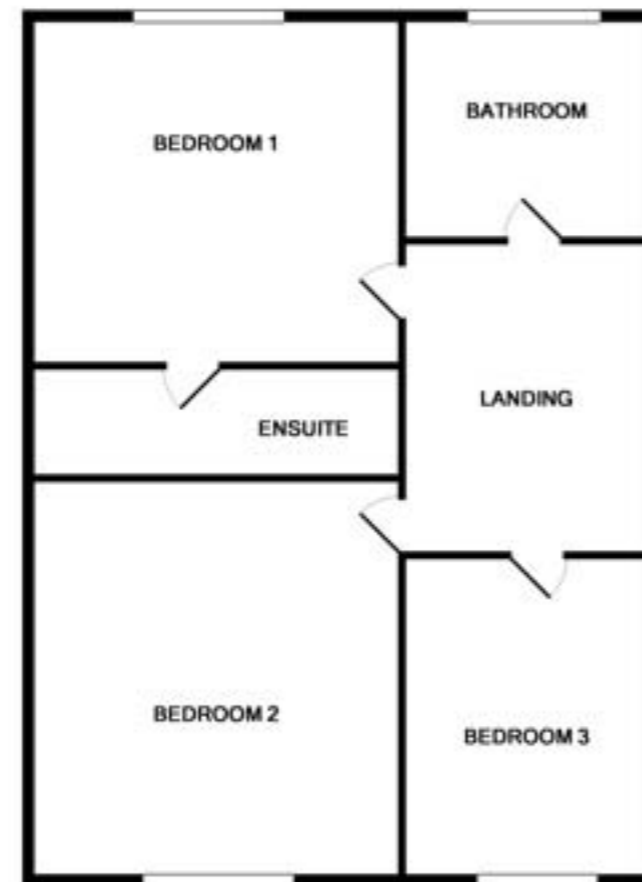
Layout of Ground Floor

(not to scale)



Layout of First Floor

(not to scale)



Accommodation

92 sq.m. (985 sq.ft.) – 3 bed town house

106 sq.m. (1140 sq.ft.) – 3 bed semi-detached

GENERAL

- Located in the heart of Clarecastle village
- Concrete block construction
- 10 year Homebond structural guarantee

EXTERNAL FEATURES

- uP.V.C. double glazed windows with security locks
- Front entrance door solid teak hardwood with treble security lock
- Front elevation nap plaster painted with feature stone porch and entrance canopy
- Block walls to rear garden – 1800mm high
- Tarmac driveway to front
- Front and rear garden levelled and seeded
- Fully painted externally
- Maintenance free Aluminium gutters and down pipes
- Maintenance free uP.V.C. facia and soffits

INTERNAL FEATURES

- Built-in wardrobes in all bedrooms
- Quality fitted kitchen with provision for electric appliances
- Ground floor toilet and wash hand basin to accommodate disabled access
- Walls, attic and floor spaces fully insulated to high specification
- Fully painted internally
- High quality ironmongery to all internal doors
- Oak doors, white moulded skirting and architrave to ground floor
- Regency doors and white moulded skirting and architrave to first floor
- Red deal timber floors on plywood to first floor
- Oak handrail and white painted spindles to staircase
- Utility plumbed for washing machine and kitchen plumbed for dishwasher
- Hotpress with dual immersion.
- Zoned heating with wall stats
- Generous electrical specification
- Fire alarm / smoke detectors (interconnected)
- Coving to hall and living room

SERVICES

- Natural Gas Central Heating with timer control
- ESB
- Mains Water
- Mains Drainage

P.C. SUMS

Kitchen	€2,000
Wardrobes	€1,000
Fireplaces	€1,000
Tiling	€1,500