



**Cluainin
Shannon
Co. Clare**



Directions:
At Tom Hogan Motors turn right & proceed to the end of the road turning right opposite the school. The development entrance is on your left identified by our sign. This is the current access please note the future access will be located along the Wolfe Tones road just after the GAA field.

Negotiator Marissa McGrath B.Sc MIAVI
Sherry FitzGerald McMahon, Skycourt Shopping Centre, Shannon, Co. Clare
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Mortgage Advice
We can offer independent mortgage advice from [Sherry FitzGerald Finance](#), a specialist mortgage company within the Sherry FitzGerald Group which will source the best and most competitive mortgage to suit your needs. Call us on 061 361905 and we will arrange for a [Sherry FitzGerald Finance Advisor](#) to give you a free and confidential telephone consultation without obligation.

Viewing Details
Viewing by Appointment



Asking Price from €250,000

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.



Terrace House



Linked House

Semi-detached House



This is a scheme of high quality houses built to exacting standards by Jim Woods contractors. With a variety of house types available including townhouses, semi-detached & detached houses. Cluainin will cater for the needs of first time buyers and families alike. These homes will be built meeting the needs of the modern buyers, focusing on style, space and privacy. The quality of finish and attention to detail within the homes enhances the appeal of Cluainin, while great thought has been given to the layout of the development. This attractive development is not one to miss and ideal for people commuting to Ennis, Limerick or Shannon. Sizes from 105 sq.m. (1,138 sq.ft). for the reasonable price of €250,000.

Features

Fit out package available ask for details

- Kitchen PC Sum
- Coving in the sitting room & hallways downstairs
- Tiling / flooring allowance
- Gas Fired central heating
- 36 Inch insulated hot water cylinder
- Houses painted internally one colour
- Front lawns graded & seeded
- All driveways finished with tarmac
- All rear lawns graded & levelled with topsoil
- Outside tap
- French doors as opposed to sliding doors where necessary
- All homes have regency 6 panel doors as standard
- 80mm foil backed Rigid board insulation on all external walls as opposed to glass wool costing €1 psf extra per house
- Grommets placed under all external studs to prevent air leakage or draughts
- Double glazing PVC windows
- Black Aluminium Fascia & Soffit
- House fully wired for alarm
- Moisture slabs fitted to all bathrooms
- Foil backed slabs fitted to 1st floor ceiling for better insulation
- Exterior of house painted or colour render will be used
- Generous electrical specification regarding TV points sockets etc
- Zoned heating, 3 zones
- Sanitary ware supplied & fitted
- Electric shower fitted in Ensuite, Hot & cold mixer shower fitted over bath.
- Manifold heating systems fitted to all houses minimising to use of joints in pipe work
- All homes come with full Homebond structural guarantee
- There are no stage payments just a deposit of 10% on signing of contracts & balance on completion
- No stamp duty for owner occupiers
- All houses come with 10 year Homebond guarantee

Services

- Mains services
- ESB
- GFCH