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# Cluain Na Laoi Kilkishen Co Clare

**Sherry  
FitzGerald  
McMahon**

### Directions:

Proceed through the village of Kilkishen in the direction of Tulla Village and the development is on your right-hand side identified by a Sherry FitzGerald McMahon "For Sale" sign.

### Negotiator **Marissa McGrath**

Sherry FitzGerald McMahon, Shannon Town Centre, Shannon, Co. Clare  
Tel: 061 361905 Email: mmcgrath@sfmcm.ie www.sherryfitz.ie www.myhome.ie www.sfmcm.ie

### Mortgage Advice

Please just ask to organise a free mortgage consultation.

### Viewing Details

Viewing by Appointment

**Sherry  
fitz.ie**

**MyHome.ie**  
THOUSANDS OF HOUSES. ONE ADDRESS.



**For Sale by Private Treaty**

Asking Price €235,000

### 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.

Fully furnished 3 Bed Semi Over 1100 sq ft - €235,000



SHOWHOUSE



**Description**

Cluain Na Laoi is an exciting new development by Jim Woods Building Contractor and is located within walking distance of Kilkishen Village and all its amenities. There is a distinct village atmosphere in the locality and not to mention the scenic rural setting. The development comprises of three and four bedroom homes in turn key condition & ready for immediate occupation, all offering the convenience and comfort of modern living. The development will benefit from large open green landscaped areas, affording space and privacy. This attractive development is not one to miss and ideal for people commuting to either Ennis, Limerick or Shannon. A range of fully finished highly energy efficient manufactured by Kingspan Century houses to choose from. Viewing is strongly recommended to appreciate what is on offer! OFCH. SHOWHOUSE open. All houses finished to the same specification as the showhouse (see photos).



**Features**

- SHOWHOUSE open
- Turnkey Property
- Fully finished 3 Bed House €235,000
- Oil fired central heating
- Houses fully wired for alarm
- Zoned heating - 3 zones - (1) Ground floor (2) 1st floor (3) hot water -each zone can be heated separately
- Homebond Guarantee
- No stage payments (just deposit of 10% on signing of contracts)
- No stamp duty for owner occupiers

**Included (Externally)**

- Driveway finished with tarmac
- Front lawn raked & seeded
- Rear lawn leveled with top soil
- Exterior of house painted
- Teak front door
- 80mm foil backed rigid board insulation on all external walls (instead of glass)
- Rubber grommets fitted to all external studs (prevented air leakage & draughts)

**Services**

- OFCH
- Electricity
- Mains Water
- Mains Drainage

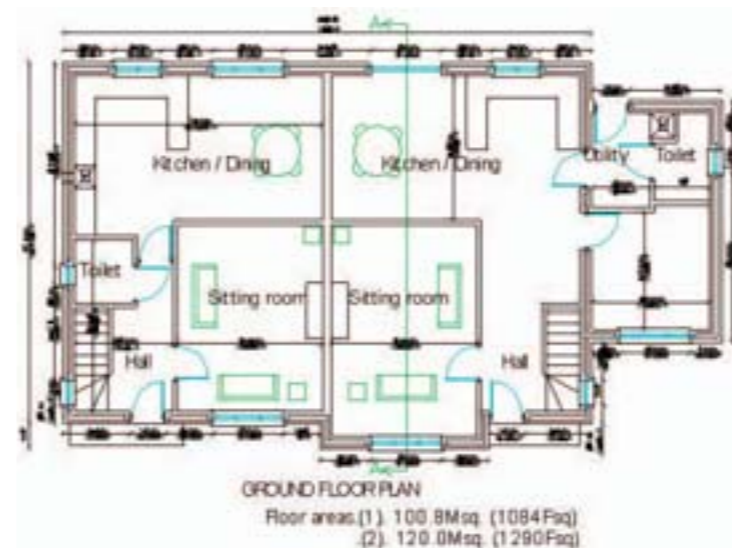
**Included (Internally)**

- Regency 6 panel doors as standard
- Moisture slabs fitted to all bathrooms
- All internal walls painted & varnished
- 36 Inch insulated hot water cylinder
- Electric shower fitted in Ensuite, hot & cold mixer & shower fitted over bath

**Age of property**

New property

Layout of Ground Floor (not to scale)



Layout of First Floor (not to scale)

