



**Ard Ratha
Sixmilebridge
Co. Clare**

**Sherry
FitzGerald
McMahon**



Directions:

From the village of Sixmilebridge take the road sign posted for Kilkishen/Kilmurry. At the Jamaica Inn turn right and proceed along this road for approx. a mile and the development is located on the left hand side.

Negotiator Marissa McGrath B.Sc MIAVI

Sherry FitzGerald McMahon, Skycourt Town Centre, Shannon, Co. Clare
Telephone (061) 361905 Email: mmcgrath@sfmcm.ie Web: www.sherryfitz.ie www.myhome.ie www.realpeople.ie

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



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.

This is a scheme of high quality houses built to exacting standards by Jim Woods contractors. With a variety of house types available which include three bed townhouses, three & four bed semi-detached & four bed detached houses, Ard Ratha 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 Ard Ratha, 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. Prices starting at €230,000. 95 sq.m (1,021) to 155 sq.m (1,678 sq.ft).



Features

- All houses to have a Kitchen PC Sum
- All detached houses have solid red deal floors
- Covings to the sitting room & hallway
- Free eircom, broadband, handset & talk time package for 1 year - if required
- All houses to have gas fired central heating
- All internal walls painted one colour magnolia
- 42 Inch Insulated hot Water Cylinder
- French doors as opposed to sliding doors where ne cessary
- 6 inch red deal skirting and architrave
- All Houses have regency 6 panel doors as standard
- 80mm foil backed Rigid board insulation on all external walls as opposed to glass wool costing €1 per square foot extra per house
- Grommits (rubber sealing compound) placed under all external studs to prevent air leakage or draughts
- Double glazed PVC windows
- Black aluminum Fascia and Soffit
- House fully Wired For Alarm
- Moisture slabs fitted to all bathrooms
- Foil backed slabs fitted to ceiling for better insulation
- Exterior of house painted
- Teak front door
- Generous electrical specification regarding TV points Phone Points Sockets Etc.
- Zoned heating
- Sanitary Ware supplied and fitted
- Electric shower fitted in Ensuite, Hot and cold Mixer shower fitted over bath
- Manifold heating system fitted to all houses minimising to use of joints in pipe work
- All driveways finished with tarmac
- All front lawns graded and leveled with top soil
- All Houses come with full Homebond Guarantee
- There are NO STAGE PAYMENTS just a deposit of 10% on the signing of contracts & the balance on completion
- NO STAMP DUTY for owner occupiers

Full fit out package

- Full fit out package available at extra cost. Please ask for details in our office

Services

- Mains services
- ESB
- GFCH