

Laghtagoona

Corofin, Co. Clare



Phase Five in this Exclusive Development of
Three & Four Bedroom Homes

Laghtagoona

A wonderful architecturally designed development within five minutes walk of the beautiful village of Corofin and all its amenities.

Each house offers spacious and well-planned living accommodation, all finished to the highest of standards.

Good-sized gardens, landscaped communal spaces and designated play areas, make Laghtagoona an ideal location for family living.

House Features Include:

EXTERIOR

- PVC windows, double glazed
- Concrete construction
- Tarmac drive
- Rear garden top soiled and seeded
- Feature plaster finishes
- En-suite shower room
- Ground floor WC

INTERIOR

- Oil fired central heating
- Open fireplace
- Walls painted white undercoat
- Woodwork undercoated
- Heavy moulded architrave

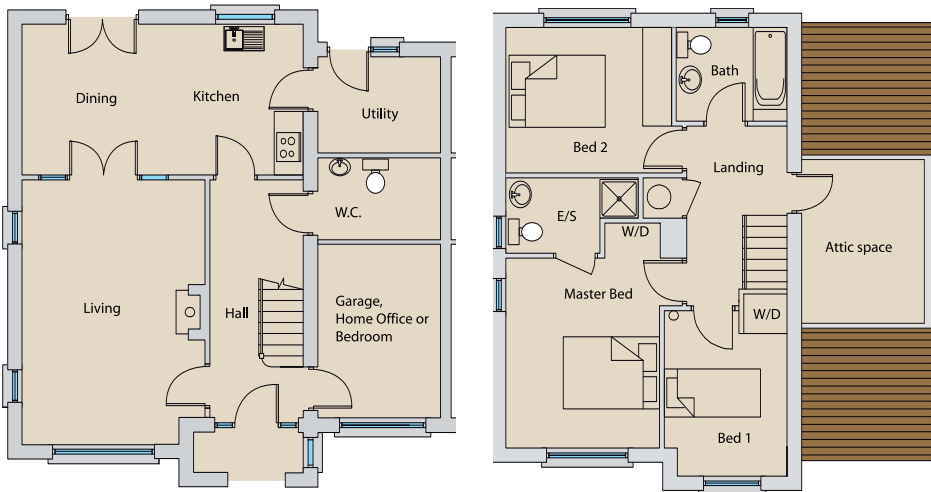




House Type A

4 Bedroom Semi-Detached

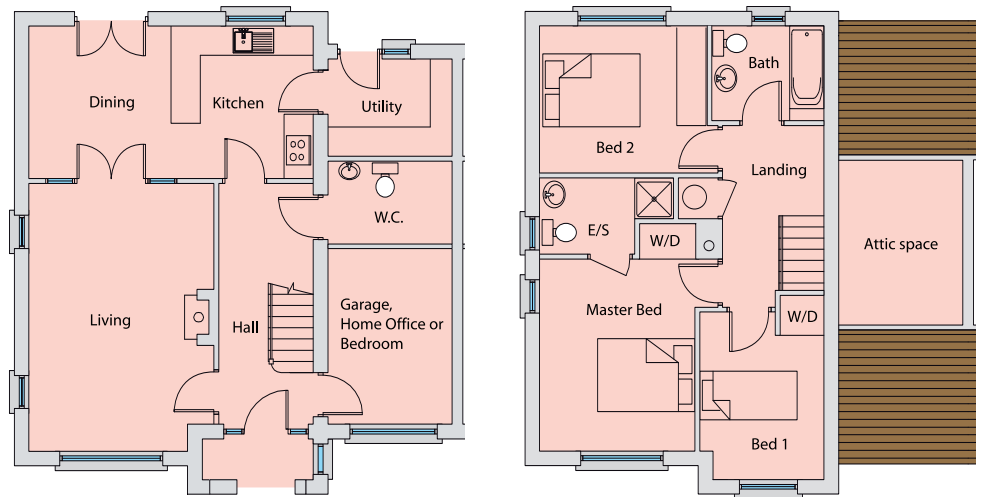
Area: 131.97sq/m (1,419.90sq/ft)



House Type B

3 Bedroom Semi-Detached

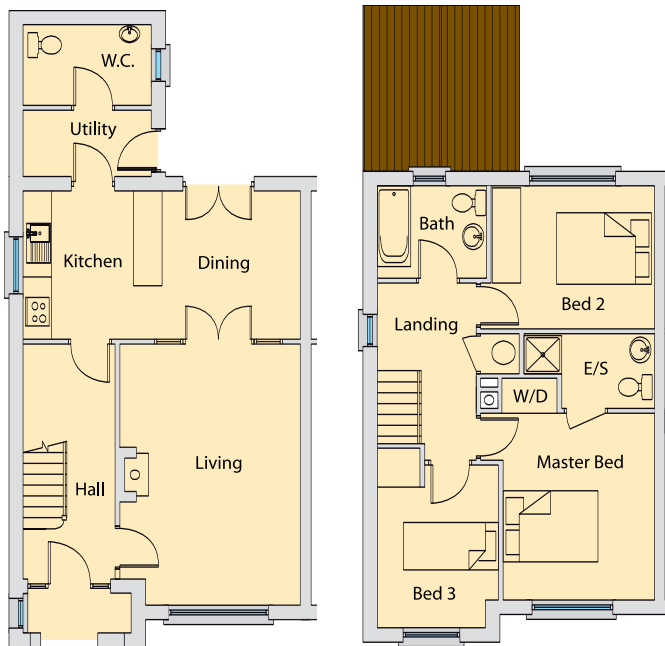
Area: 123.3sq/m (1,326.70 sq/ft)





House Type C

3 Bedroom Semi-Detached
 Area: 112.26sq/m (1,207.00 sq/ft)

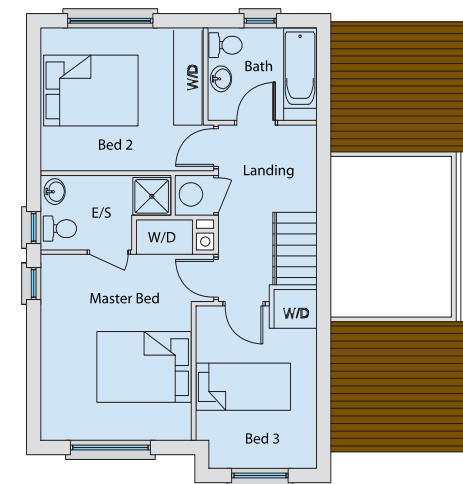
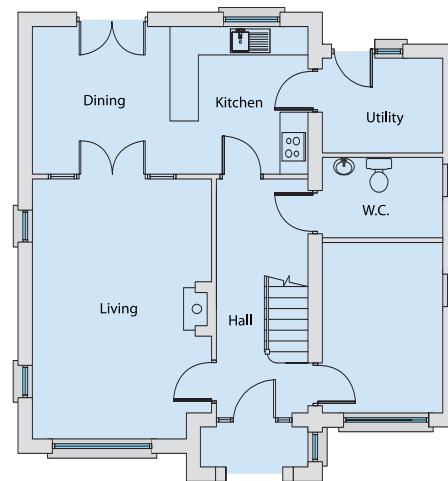


House Type D

(Option A)
 3 Bedroom Detached
 Area: 123.32sq/m (1,336.90 sq/ft)

(Option B)
 4 Bedroom Detached
 Area: 131.99sq/m (1,420.20 sq/ft)

(Option C)
 4 Bedroom Detached
 Area: 131.99sq/m (1,420.20 sq/ft)



Corofin

Located less than 16km from the stunning Atlantic coastline and 7km from Ennis town, Corofin village is known as the Southern Gateway to the unique and distinctive Burren region.

The village takes its name from an ancient fording place on the river Fergus associated in legend with the famed warrior, Fionn Mac Cumhail. The hinterland is known as Clare Lakelands and Lake Inchiquin beside the village—often referred to as the "Killarney of Clare".

Set in the unique Burren landscape, Corofin is an old settlement of considerable historical importance having its roots in an estate village created to service the O' Brien barony of Inchiquin. Although steeped in heritage and traditional culture, Corofin has kept apace with modern developments. The village was recently chosen as one of two Co. Clare villages in a pilot project in which the "Planning for Real" approach to community development was adopted.

Corofin benefits from access to many fine beaches and golf courses a short drive away, while quality pubs and restaurants provide good eating and traditional musical entertainment opportunities.



Professional Team

Developer



CRONAN NAGLE
CONSTRUCTION LTD

BUILDING & CIVIL CONTRACTORS

Richmond House, Corofin, Co. Clare
Tel: 065 682 7760 Fax: 065 683 7550



Selling Agent

PHILIP O'REILLY



www.philiporeilly.com

22/24 Abbey Street, Ennis, Co. Clare, Ireland.
Tel: 065 68 44448 Fax: 065 68 20496
Email: info@philiporeilly.com



Viewing Strictly By Appointment With Selling Agents

Architects



DERMOT & SEAN MERRY
ARCHITECTS & CONSULTING ENGINEERS
FERGUS LODGE, CLONROAD BRIDGE,
ENNIS, CO. CLARE
tel. (065)6829243 / 6829509
email dermotmerry@eircom.net

Fergus Lodge, Clonroad Bridge, Clonroadmore, Ennis, Co. Clare, Ireland.

Solicitors

Hanrahan & Associates Solicitors,
First floor, 61 O'Connell Street, Ennis, Co. Clare, Ireland.

Please note: Receipt of these particulars implies an obligation to conduct all negotiations through the selling agents only. The contents shall not be construed to form the basis of any contract. Every care is taken in the preparation of all descriptions, dimensions, maps, plans and necessary permission for use or occupation are given in good faith and are believed to be correct, but any intending purchasers should not rely on information given to them either written or verbally, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The agency will not hold itself responsible for any inaccuracies contained therein. Maps are for identification purposes only and are not to scale. The builder reserves the right to make alterations to design and specifications in the interest of the overall quality of the development.

Philip O'Reilly & Co Ltd, Philip O'Reilly, and Philip O'Reilly Hooper Dolan Insurances Ltd, are regulated by the Financial Regulator as Multi Agency Intermediaries.

Cronan Nagle Construction Ltd.

Cronan Nagle Construction Limited are a well established construction firm based in Corofin, Co Clare, who have experienced exceptional growth within the company in the last number of years.

This new development 'Laghtagoona' is situated on the edge of Corofin Village 'the gateway to the Burren'. The development initially comprises of detached family homes and more recently has seen the introduction of semi-detached and garage-linked homes. This development was initially launched in 2000 and due to exceptional demand a further four phases have been added, bearing testament to the standard, quality of build and finish provided by this construction company.

Examples of other new recent developments by this firm include;-

'Léim and Bhradáin' on the Galway Road, within one mile of Ennis Town, which is a complex of 76 apartments and currently under construction. These apartments are based on the 'town-house' concept, with the benefit of ample green spaces, communal parking and own door access to each unit.

'Acha Bhile' occupies a wonderful site in Loughville, which is within the suburbs of Ennis, fronting onto the main Ennis / Lahinch Road and approximately a quarter of a mile from the proposed link / relief road to the Ennis Bypass. The development is within easy reach of the popular Ennis and Woodstock Golf Club as well as the Woodstock Hotel and Leisure Centre. This is a scheme of high quality houses and apartments built to exacting standards, with a focus on style, space and privacy.

Mortgage Package Available from

EBS

BUILDING SOCIETY

22/24 Abbey Street, Ennis, Co. Clare, Ireland.

For Information

Please Call Emer O'Reilly, Emer Deasy or Ann Marie Leyden on 065-68-44448

Finance

Home loans are available to prospective purchasers and can be arranged by selling agents.

House Payments

- Booking Deposit €5,000
- On signing of contract balance of 10%
- Staged payments as per contracts
- Balance on Completion