



Cluain Droichid

Sixmilebridge, Co. Clare

Newly built 4 bedroom corner site with views of open green area within walking distance of Sixmilebridge village centre.

For Best Advice on Mortgages contact the Finance Team at Philip O'Reilly Property Plus.



- * 5 Bedrooms (1 En-suite)
- * Block Construction
- * Non Overlooked Rear Garden
- * 10 Year Homebond Guarantee
- * Generous Electrical Specification
- * No Stamp Duty for First Time Buyers/ Owner Occupier
- * Corner Site
- * Gas Heating
- * PC Sums Included

Price: €275,000

Location



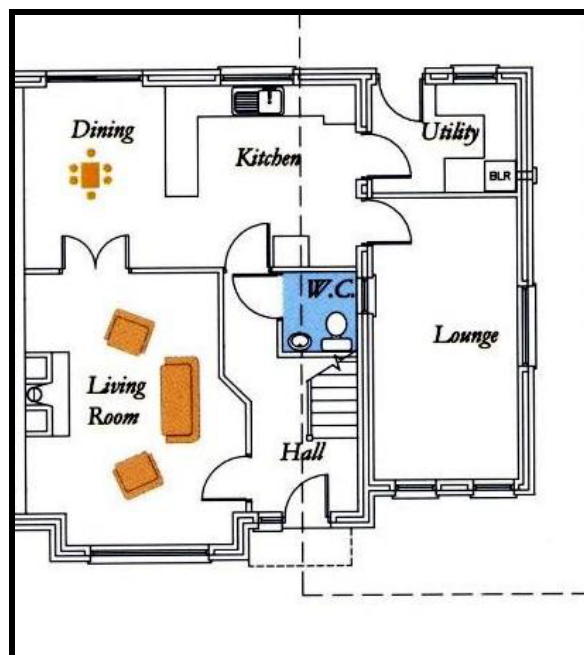
Sixmeilbridge is a vibrant and rapidly expanding village in County Clare, population 1,327 (2002 Census). Located midway between Ennis and Limerick city, the town is a short distance away from the main N18 road, being on the old "back road" between the two. The Limerick–Ennis railway line passes through the village. The station was closed a number of years ago, but Clare County Council plans to reopen it in 2008.

Cluain Droichid is a newly finished residential development of 57 homes.

Special Features

- * White Upvc double glazed windows, fascia & soffit
- * Fitted kitchen
- * White bathroom suites
- * 10 year homebond/premier guarantee
- * Moulded skirting & architrave
- * Interior painting – choice of 3 colours
- * Outside painted
- * Generous electrical specification
- * TV point to bedroom 1 & lounge
- * Standard fireplace
- * Master bedroom en suite
- * Downstairs WC
- * Excellent standard of insulation
- * 2 smoke detectors
- * No stamp duty for owner occupier
- * Front & back lawns seeded
- * Tongue & groove flooring
- * Natural gas heating
- * Tiled roof
- * Traditional concrete block house

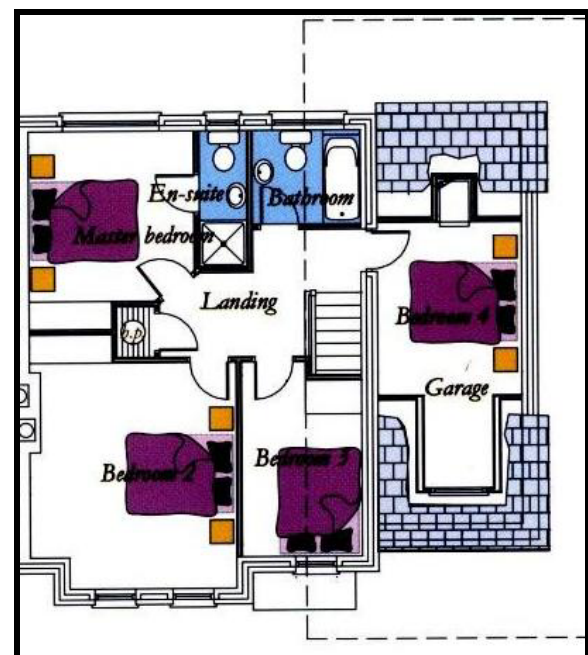
ACOMMODATION



Ground Floor

Kitchen/Dining	6.230 x 3.450
Utility	2.710 x 2.060
Living Room	5.150 x 3.633
W.C.	1.504 x 1.397
Lounge/Garage	5.340 x 2.710

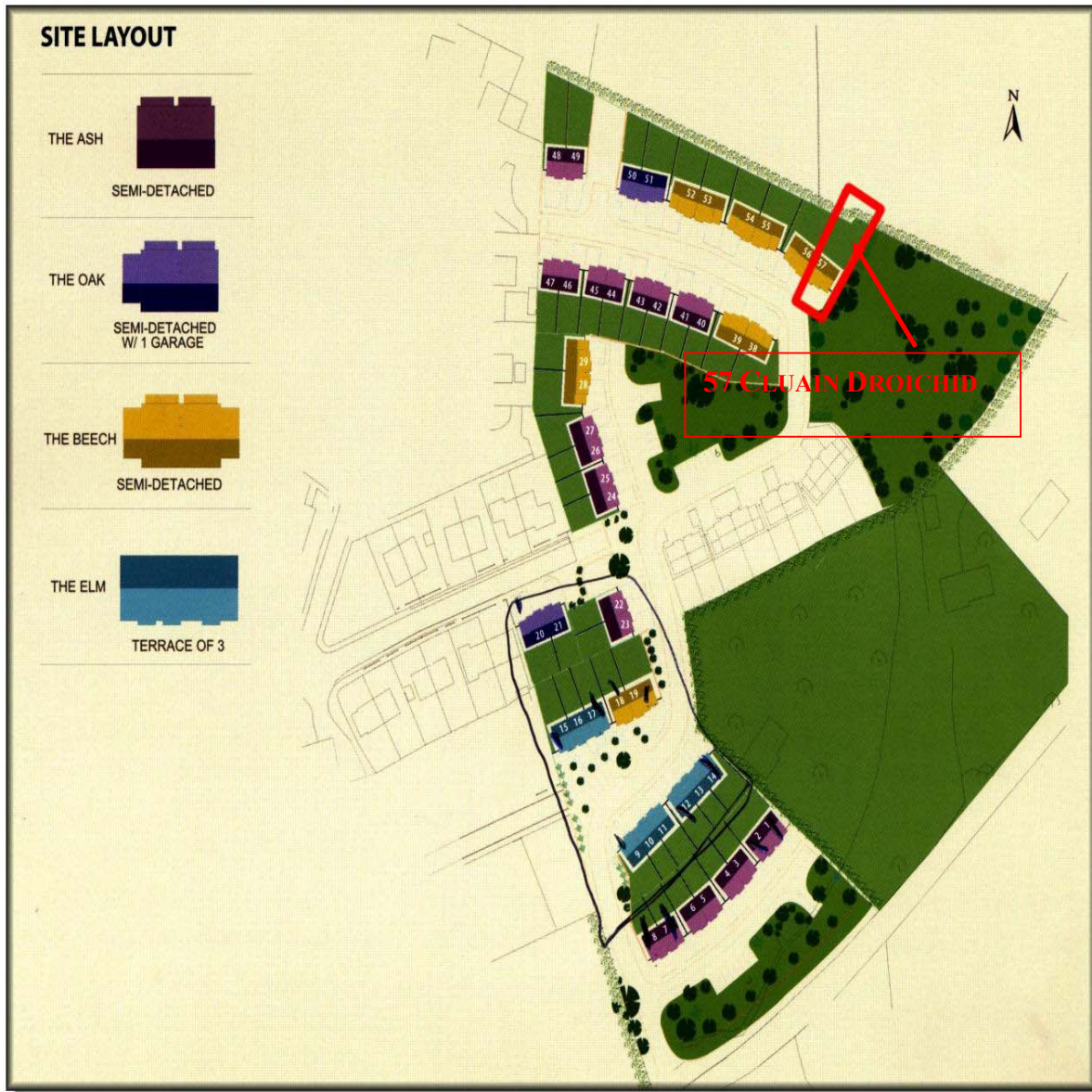
Total Floor Area:
127.284 sq m (1,367 sq ft)



First Floor

Master Bedroom	3.770 x 3.100
En-Suite	2.600 x 1.000
Bedroom 2	4.830 x 3.876
Bedroom 3	3.345 x 2.254
Bedroom 4	3.283 x 2.710 + 1.763 x 1.300
Bathroom	2.030 x 1.790

SITE LAYOUT



Viewing by Appointment with Sole Selling Agent – Property Code: 746

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