

# *Cluain Droichid* *Sixmilebridge, Co. Clare*

**3 Bedroom Semi-Detached Homes Available**

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



**Cluain Droichid is a new contemporary development and offers spacious homes in a pleasant quiet area just a small walk from the town centre. The houses are designed with care and vision for modern day living and are finished to a very high standard. Shannon airport is only 6 miles away and within easy access to all major routes.**

**Price: €255,000**

## 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.

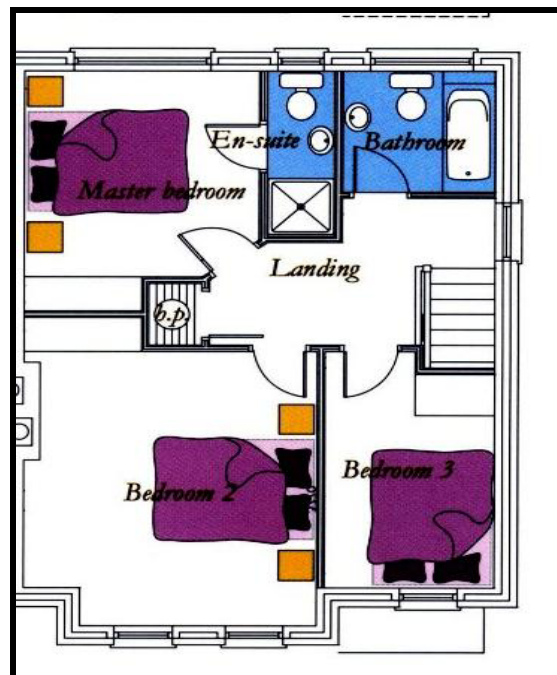
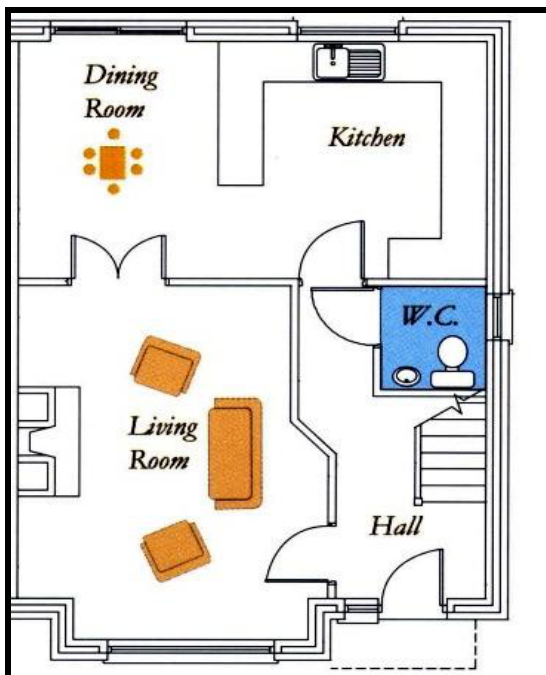
## Special Features

- \* White Upvc double glazed windows, fascia & soffit
- \* Fully fitted kitchen
- \* White bathroom suites
- \* 10 year homebond/ premier guarantee
- \* Moulded skirting & architrave
- \* Interior painted
- \* Outside painted
- \* Generous electrical specification
- \* TV point to bedroom 1 & lounge
- \* Fitted fireplace
- \* Wooden floors throughout
- \* Master bedroom en suite
- \* Downstairs WC
- \* Excellent standard of insulation
- \* 2 smoke detectors
- \* No stamp duty for owner occupier
- \* Front & back lawns seeded
- \* Bathrooms fully tiled
- \* Natural gas heating
- \* Tiled roof
- \* Traditional concrete block house
- \* Fitted Wardrobes

# ACCOMMODATION

HOUSE TYPE: THE ASH

NO'S. 30 & 31



## Ground Floor

Kitchen/Dining	6.230 x 3.450
Living Room	5.150 x 3.633
W.C.	1.504 x 1.397

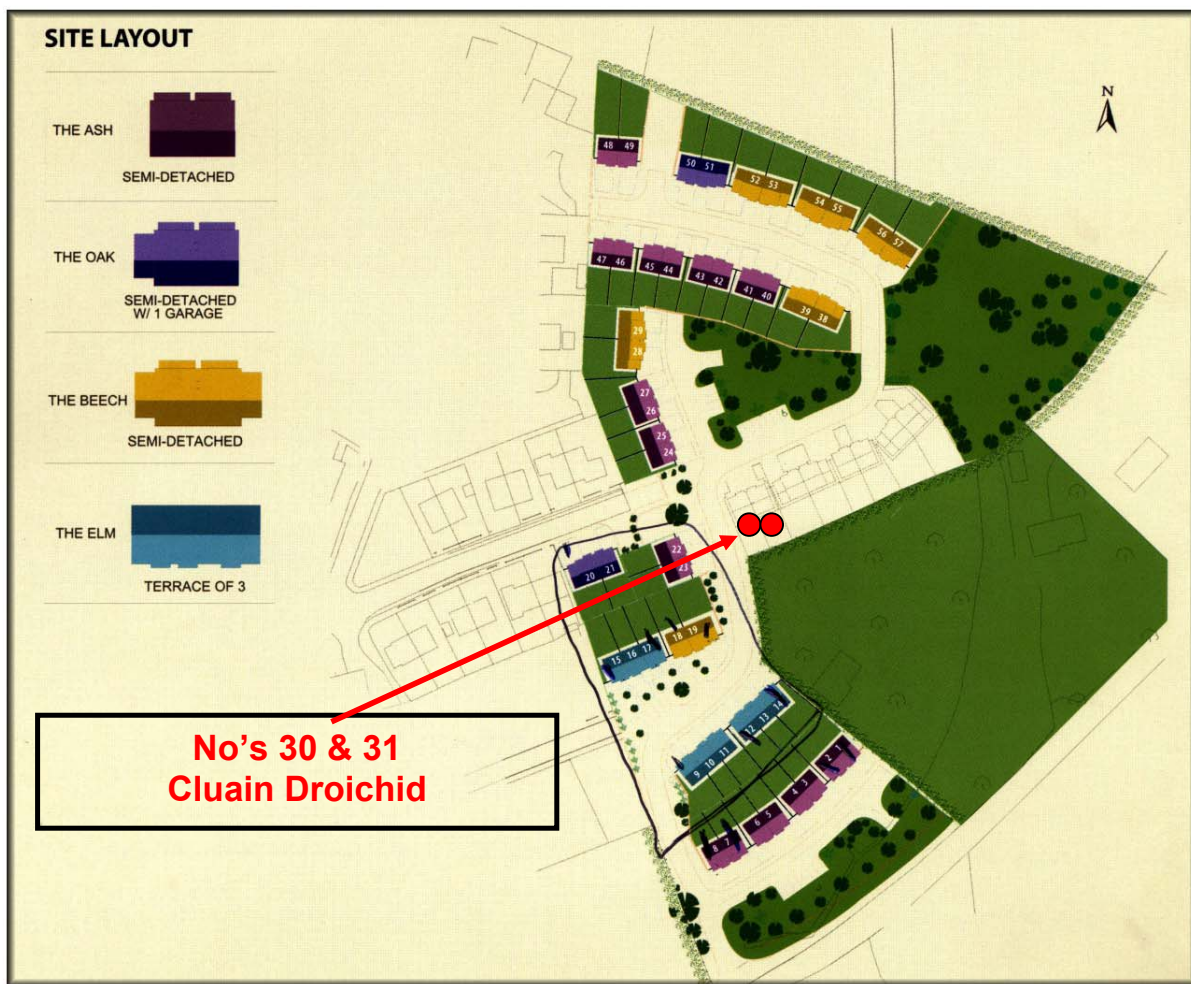
## Total Floor Area:

95.134 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
Bathroom	2.030 x 1.790

# SITE LAYOUT



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

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