



# *iniscarragh*

st. flannan's drive, ennis, cò. clare

*A place of ease...*

Another quality development by:  
**MICHAEL SHANAHAN & COMPANY LTD.**





## 4 Bedroom Semi-Detached (with garage)

Front  
Elevation

First  
Floor

Ground  
Floor



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Iniscarragh is one of the most popular residential addresses within Ennis.

Iniscarragh's location is second to none. It adjoins St. Flannan's College, is within walking distance of Ennis Town Centre and the many amenities on offer. In addition, it is within just 500 metres of the N18 National Primary Road, giving easy access to the employment centres of Shannon and Ennis.

Iniscarragh's setting is special and unique. It features magnificent mature trees and expansive views of St. Flannan's Grounds and the playing pitches of the local G.A.A. Club, Eire Óg.

This new scheme within Iniscarragh is being developed by Michael Shanahan and Company Limited, who have an enviable reputation for well built homes with a quality finish. There are just 27 homes within the scheme comprising 4 bed semi-detached homes and 4/5 bed detached homes. Most sites are not overlooked and all have views of St. Flannan's College.

### 4 Bedroom Semi-Detached Dimensions (with garage)

Ground Floor	M	First Floor	M
Entrance Hall:	4.05 x 2.0	Bedroom No. 1:	3.65 x 3.4
Kitchen:	3.5 x 2.8	En-suite:	2.5 x 1.0
Diningroom:	3.5 x 3.1	Bedroom No. 2:	3.6 x 2.8
Livingroom:	5.15 x 3.9	Bedroom No. 3:	2.95 x 2.5
Utility:	3.0 x 1.57	Bedroom No. 4:	4.3 x 3.0
W.C.:	3.0 x 1.2	Bathroom:	2.3 x 1.7
Garage:	4.3 x 3.0		
<b>Area:-</b>	<b>121.52 sq. mtrs.,</b>	<b>(1,308 sq. ft.)</b>	
<b>Garage:-</b>	<b>12.83 sq. mtrs.,</b>	<b>(138 sq. ft.)</b>	
<b>Total:-</b>	<b>134.35 sq. mtrs.,</b>	<b>(1,446 sq. ft.)</b>	





## 4/5 Bedroom Detached

Front (with garage) Elevation

First Floor

Ground Floor



### 4/5 Bedroom Detached Dimensions

(with garage)

Ground Floor	M	First Floor	M
Entrance Hall:	3.6 x 2.1	Bedroom No. 1:	3.05 x 2.8
Kitchen:	4.75 x 2.9	Bedroom No. 2:	2.9 x 2.7
Diningroom:	4.75 x 3.2	Bedroom No. 3:	3.4 x 2.9
Livingroom:	5.25 x 4.0	Bedroom No. 4:	4.15 x 3.3
Utility:	3.0 x 1.5	En-suite:	2.25 x 0.85
W.C.:	3.0 x 1.2	Bedroom No. 5	
Garage:	4.4 x 3.0	/Study:	5.6 x 3.0
		Bathroom:	2.35 x 1.75

Area:- 145.85 sq. mtrs., (1,569 sq. ft.)

Garage:- 14.70 sq. mtrs., (158 sq. ft.)

Total:- 160.55 sq. mtrs., (1,727 sq. ft.)

### Specifications:

- Super warm timber frame construction with improved thermal insulation and response over conventional construction with sound insulation qualities
- Part brick façade
- Tarmacadam driveway
- Front gardens open plan, raked and seeded
- All rear gardens will have 1.8 m concrete block walls, except fencing, along by existing stream
- Rear gardens will be graded and top soiled
- Attractive painted exterior
- Double glazed white PVC windows and doors and PVC coated aluminium patio doors
- Solid red deal internal doors with varnish finish, skirting and architraves
- Solid red deal staircase with matching spindles and handrail, varnish finish
- Mature setting with tree lined entrance road
- Private setting with most sites not overlooked
- Natural gas central heating
- Superior electrical fit-out with electric shower fitted in en-suite
- Generous P.C. sums:-
  - Kitchen: €3,000.00 (including V.A.T.)
  - Wardrobes: €1,000.00 (including V.A.T.)
  - Fireplace: €1,000.00 (including V.A.T.)

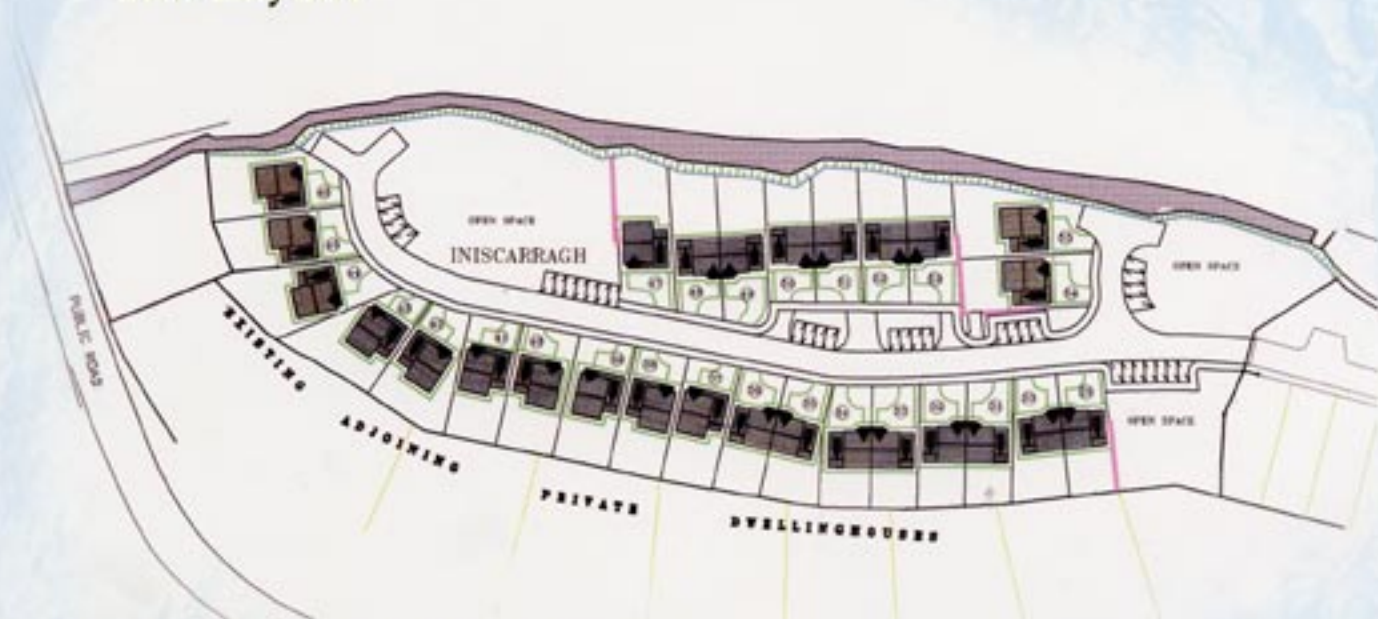


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## Site Layout



## PROFESSIONAL TEAM

*Builders:-*

**MICHAEL SHANAHAN  
& COMPANY LIMITED**  
Tobartescáin, Ennis, Co. Clare.

*Solicitors:-*

**MICHAEL HOULIHAN  
& PARTNERS**  
9/10/11, Bindon Street, Ennis, Co. Clare.

*Sole Selling Agents:-*



# Costelloe

• ESTATE AGENTS • VALUERS • SURVEYORS

5 Abbey Street, Ennis, County Clare, Ireland.  
Telephone 065 6821299 Fax 065 6828869

e-mail: [info@costelloe.com](mailto:info@costelloe.com) Website: [www.costelloe.com](http://www.costelloe.com)

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The builders reserve the right to make alterations to the design and specifications in the interest of the overall quality of the development.