



Shanballa, Setting New Standards of Living.

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LAHINCH ROAD ENNIS CO. CLARE

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Shanballa is Callanan and Walshs' latest new development and like previous schemes sets new standards of living, on this most attractive and elevated site. Shanballa is a splendid location for any home owner/investor, on the outskirts of Ennis Town, just 1.5 km from O'Connell Square, fronting the Lahinch Road. Every facility required is within a short walk including first and second level schools, shops, churches, leisure centres, all major sports activities and even golf clubs etc. However, the attention to detail is what sets Shanballa apart from it's competitors, from its feature and unique cut limestone entrance to its tree lined driveway, large green open spaces (most homes with a view), cleverly designed homes (both internally and externally) and its unrivalled superior building specification.

Welcome to Shanballa – the leader in the new homes market.

SUPERIOR SPECIFICATION

- Concrete block wall construction
- Feature brick bands
- Reconstituted sills and string course
- Concrete block walled in gardens
- Brick paved driveway
- All gardens raked and seeded
- Low maintenance exterior

- Fully painted internally
- Quality fitted kitchen, wardrobes and fireplace
- T & G flooring on the first floor
- Coving to ground floor ceiling and centrepiece in sittingroom
- Folding attic stairs, fitted as standard
- Portion of attic floored for storage

- Gas fired central heating
- Superior electrical fit-out
 - all bedrooms – 2/3 double sockets, T.V. and telephone point
 - wired for burglar alarm
 - electric shower fitted for en-suite
 - external lighting

2 BEDROOM Townhouse



Ground Floor Plan

First Floor Plan



2 Bedroom Measurements

Entrance Hall	
Kitchen-Diningroom-Livingroom	5.7 x 4.8
Bedroom No. 1	4.0 x 2.9
En-suite	1.6 x 1.6
Bedroom No. 2	3.1 x 2.8
Bathroom	2.0 x 1.6

Total floor area is approximately
73.16 sq. mtrs., (787 sq. ft.)

3 BEDROOM Semi detached



Ground Floor Plan

First Floor Plan



3 Bedroom Measurements

Entrance Hall (with w.c.)	
Kitchen/Diningroom	5.5 x 4.2
Livingroom	4.8 x 3.6
Bedroom No. 1	4.4 x 3.25
En-suite	2.15 x 1.5
Bedroom No. 2	4.1 x 3.1
Bedroom No. 3	3.5 x 2.3
Bathroom	2.2 x 2.0

Total floor area is approximately
98.42 sq. mtrs., (1,060 sq. ft.)

4 BEDROOM Semi detached



Ground Floor Plan

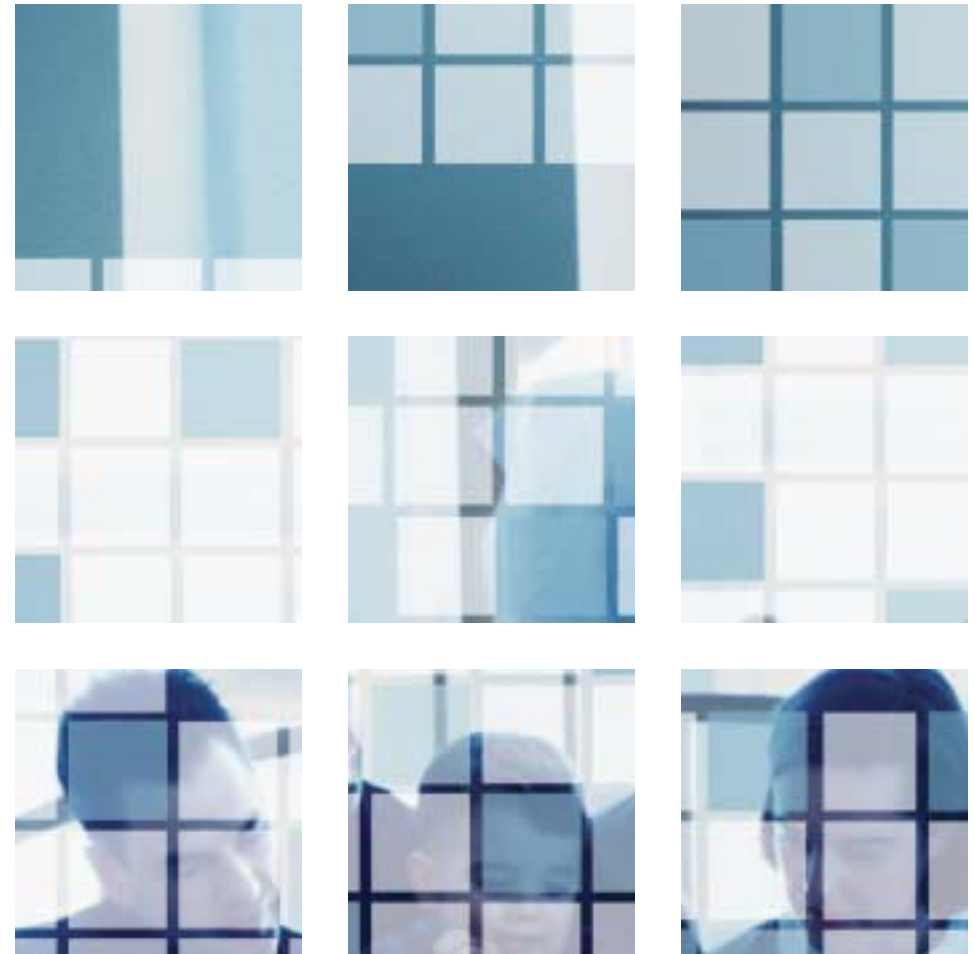
First Floor Plan



4 Bedroom Measurements

Entrance Hall (with w.c.)	
Kitchen/Diningroom	6.25 x 4.1
Livingroom	4.5 x 3.86
Utility	
Bedroom No. 1	3.8 x 3.4
En-suite	2.2 x 1.6
Bedroom No. 2	3.8 x 2.95
Bedroom No. 3	3.2 x 2.6
Bedroom No. 4	3.2 x 2.75
Bathroom	2.1 x 2.0

*Total floor area is approximately
111.52 sq. mtrs., (1,200 sq. ft.)*



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SITE PLAN

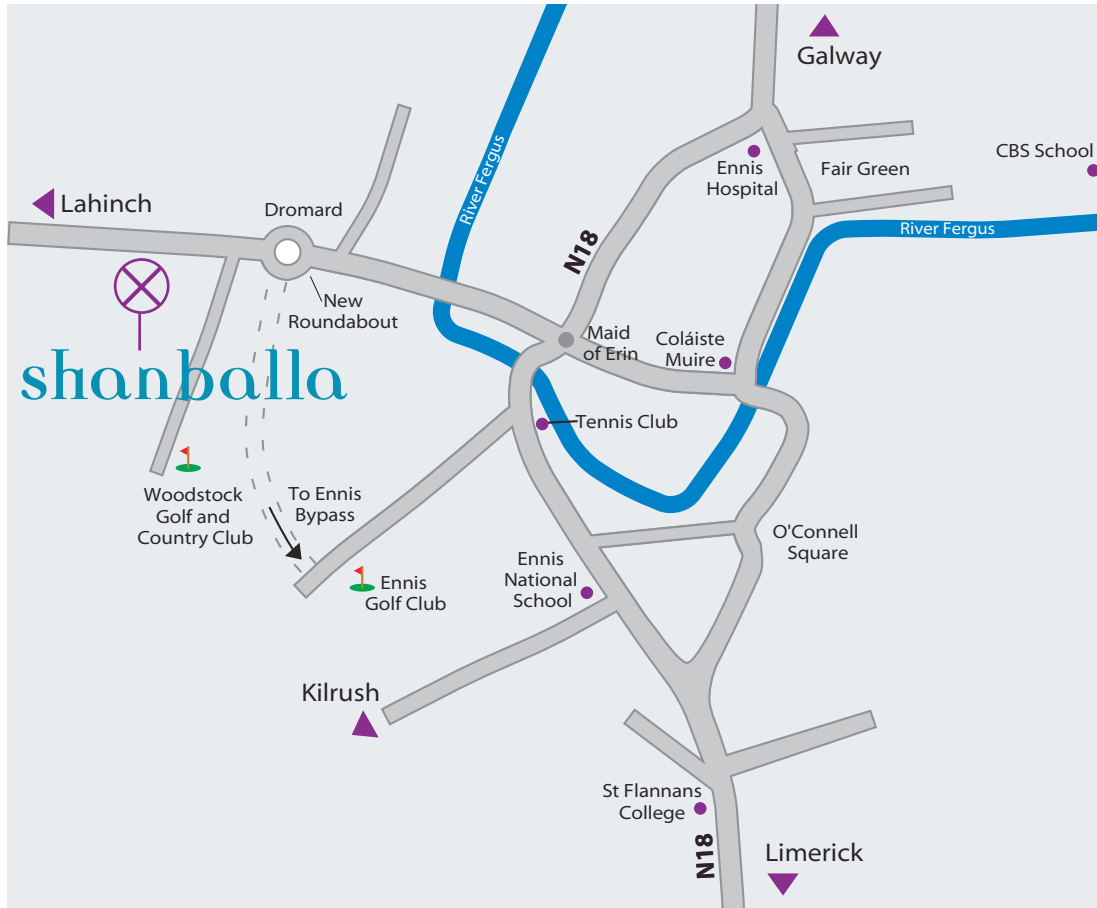


SITE PLAN GUIDE	
■	2 Bedroom Townhouse
■	4 Bedroom Detached
■	Semi-Detached Type 'C'
■	4 Bedroom Semi-Detached Type 'A'
■	3 Bedroom Semi-Detached
■	4 Bedroom Semi-Detached Type 'B'
■	Shop and Apartments

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LOCATION MAP



DEVELOPERS

Callanan & Walsh
Construction Co. Ltd.,
Mill House,
10 Mill St.,
Galway

FINANCE

STAGE PAYMENTS

Booking deposit:-	€ 5,000.00
Signing of contracts:-	Balance of 10%
Roof level:-	40%
On completion:-	50%

MORTGAGES

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