



Cluain Eala is a new and exciting development of four only high spec homes in the much sought-after location at Coosan, Athlone.

Features at housing development at Cluain Eala

EXTERNAL HIGH SPEC FEATURES

- 10 Year Homebond structural guarantee
- External wall of stone with granite capping and wrought iron railing
- Automatic security main entrance gates with CCTV system
- Motorised main gates with remote control radio card and integrated video call station and keypad unit
- Householders will be provided with two remotes to operate main gate entrance
- Connection to monitoring station to alert the Garda or Fire Service
- Magnetic lock installed and external closure for pedestrian gates
- Radio card will be supplied to allow one remote to operate main gate, turn on/off alarm, act as a remote panic alarm or turn on/off lights
- Interface will be supplied to allow phone system to switch on heating, lights or any other devices
- Public areas and lawn landscaped
- Maintenance-free exterior
- Part of front elevation in stone with granite cills and quoins
- All-weather fascia, soffit and gutters
- Slate roof
- Black bog oak PVC windows
- Hardwood front door

INTERNAL HIGH SPEC FEATURES

- Video intercom handset will be located in hall to allow householders to view callers at main gate entrance and to open same
- Oak internal joinery
- Coving in lounge and hallway
- **Fireplace:** PC Sum €1,300
- **Kitchen and Wardrobes:** PC Sum €12,500
- **Tiling allowance (materials):** PC Sum €2,000 (Including Tiling Labour per square yard: 120 sq. yards)
- **Phone system:** eight extension system; three line inputs; master phone handset and complete control over access to external lines
- Rooms will be cabled to allow sound system to be installed
- Ceiling speaker to be installed in kitchen area
- Gas central heating/Underground gas heating in all downstairs rooms controlled by digital timer and stat
- Thermostatic radiator valves upstairs

DESCRIPTION OF ATHLONE

Athlone town is situated in the centre of Ireland with a broad range of amenities and services available. The town offers excellent hotels and quality B&B's, with a variety of restaurants and cafes catering for all tastes and budgets. Athlone and District offers a wide variety of attractions and historical sites including Athlone Castle and Clonmacnoise Monastic Site. In close proximity to the Cluain Eala development is Coosan Church, schools and shops. Sports enthusiasts are well catered for by Athlone/Buccaneers rugby club, GAA club and the Athlone Regional Sports Centre. With the famous River Shannon flowing close by there is no shortage either of water activities to enjoy - from angling to fishing, sailing to wind-surfing. Athlone also features a number of top golf courses which provide a challenge to any enthusiast golfer.



EVERYTHING YOU NEED CLOSE BY

EDUCATION

- Creche facilities and Montessori Schools
- A total of eight National Schools are in Athlone area at the moment.
- Five Secondary Schools in the town serve a wider catchment.
- Athlone Institute of Technology: The Institute currently offers an extensive range of undergraduate and postgraduate programmes to students, which has been a factor in attracting many industries to the town. It is an important contributor to the local economy and to the shaping of Athlone's future.

SHOPPING

- There are excellent shopping facilities in Athlone, including:
- Golden Island Shopping Centre: the premier Shopping Centre in the Midlands offers the widest choice in Fashion, Fashion Accessories, Health & Beauty, Food, Flowers, Jewellery, Music, Books, Sports Equipment, Photography, Giftware and Household Furnishings.
 - Aldi supermarket, which is minutes walk from the centre of Athlone.
 - Lidl supermarket, which is just minutes drive from Athlone town centre.
 - Texas department store, which just opened in May 2005. It offers wide range of Fashion Accessories, Health & Beauty, Household Furnishing and Giftware.
 - A great array of shops in the town centre.

SPORTS AND LEISURE

- An extensive range of sporting activity is available in Athlone:
- Leisure facilities include golf, horse-riding, hunting, tennis, scuba-diving, rowing, sailing, cruising, hockey, camogie, rugby, soccer and gaelic football.
 - Indoor facilities include gyms, swimming pools, bowling, badminton, snooker/pool, indoor soccer, arts, drama and musical societies.
 - Athlone Leisure World (Grace Road, Athlone): 10 pin bowling, gym, games arcade, kiddies adventure play area, quasar 2000, restaurant, bar.
 - Athlone Regional Sports Centre offers wide range of facilities: 25m swimming pool, Children's pool, separate family changing areas, fitness suite, astro-turf pitch, Jacuzzi, sauna and steam-room, aerobics studio, sports hall, meeting room, café, crèche.

HOTELS, RESTAURANTS AND BARS

- Radisson SAS Hotel: situated in the town centre on the River Shannon
- Creggan Court Hotel: located just off the N6 roundabout in Athlone
- Hodson Bay Hotel: situated on the shores of Lough Ree
- Shamrock Lodge hotel.
- Glasson Golf & Country Club Hotel.
- Wineport Hotel.

There is also wide range of pubs, many providing food/restaurant services, with traditional music. There are also several restaurants in town serving traditional, European and ethnic food, number of coffee shops and take away restaurants.

TRANSPORT

- Comprehensive network of local and national bus routes, both private and public, serving the entire country.
- Local bus service hourly to all parts of Athlone.
- Bus Eireann to all parts of Ireland – Galway & Dublin hourly
- Trains to all parts of Ireland.

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CONDITIONS TO BE NOTED 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact
2. The vendor does not make or give, nor is Sherry FitzGerald or its staff authorised to make or give any representation or warranty in respect of this property
3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct

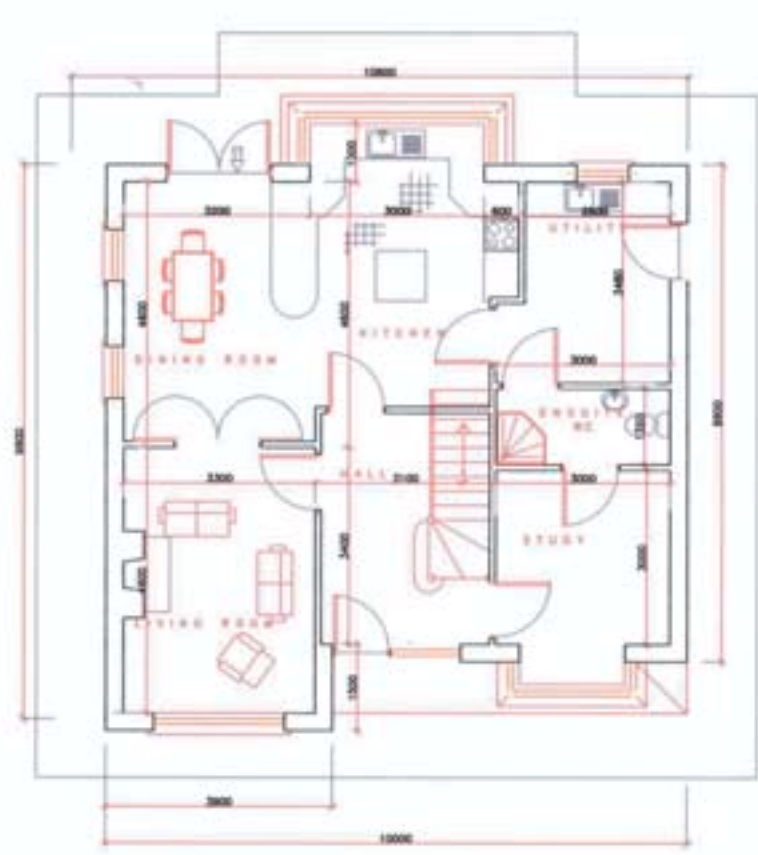
but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them
4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.



Housing Development at Cluain Eala,
Coosan
Athlone
Co. Westmeath

Price on Application

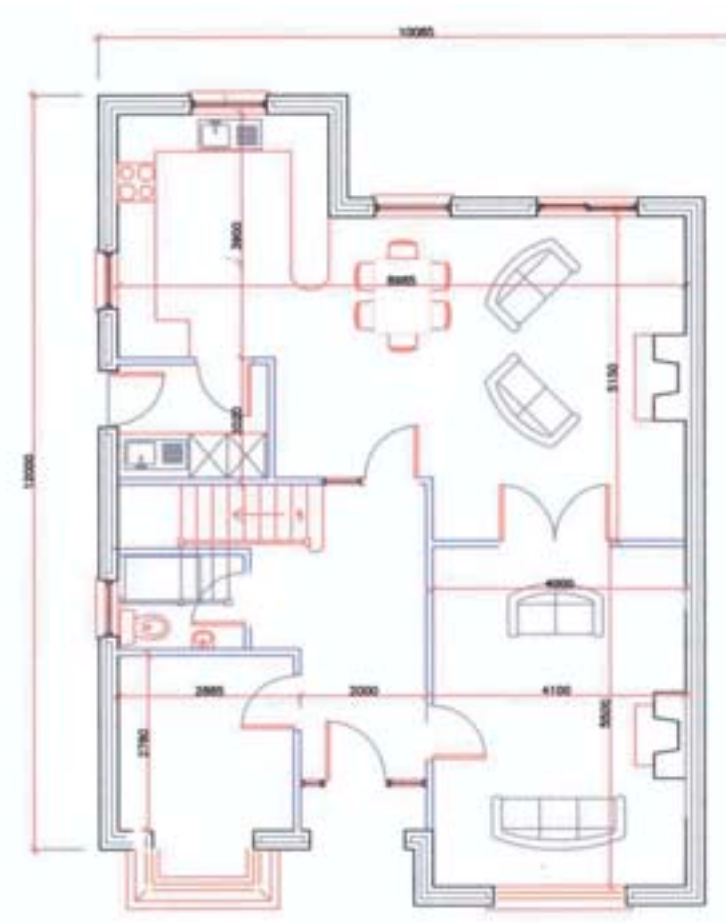




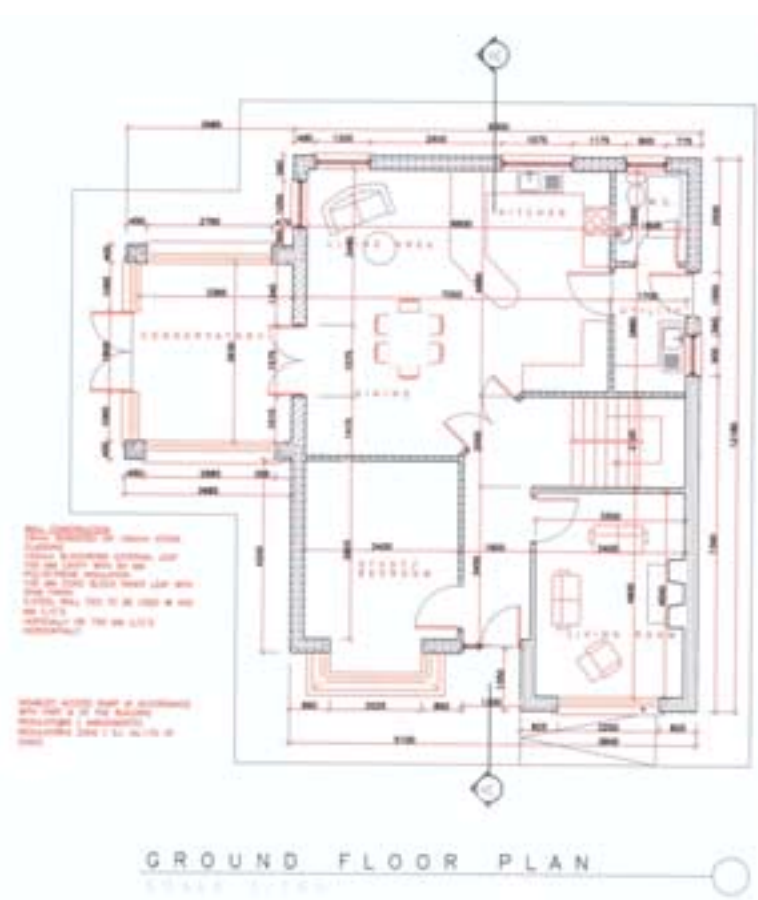
House No:1 Artist Impression



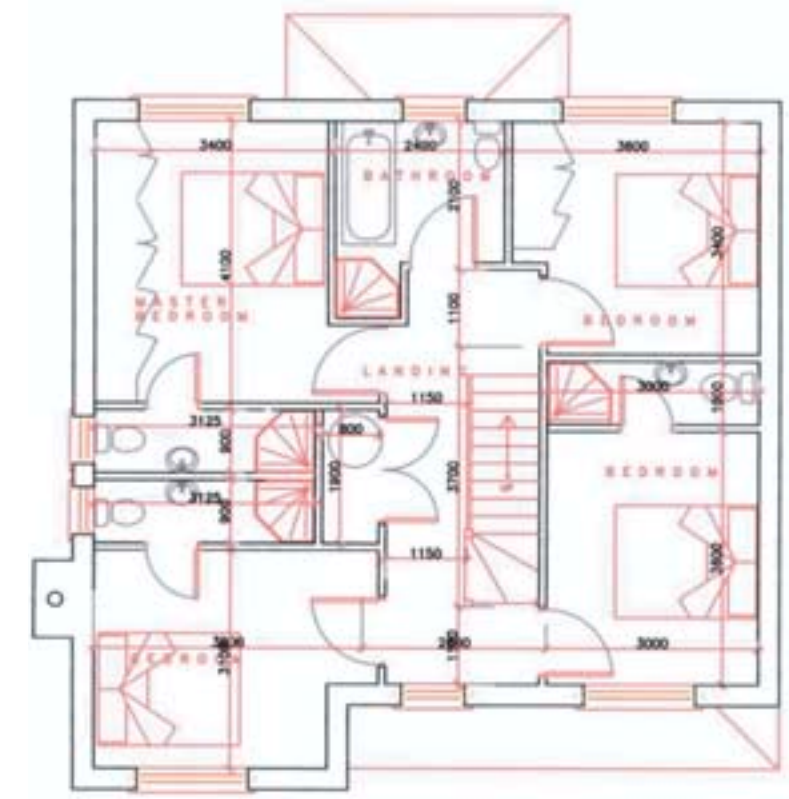
House No:2 Artist Impression



House No:3 Artist Impression



House No:4 Artist Impression



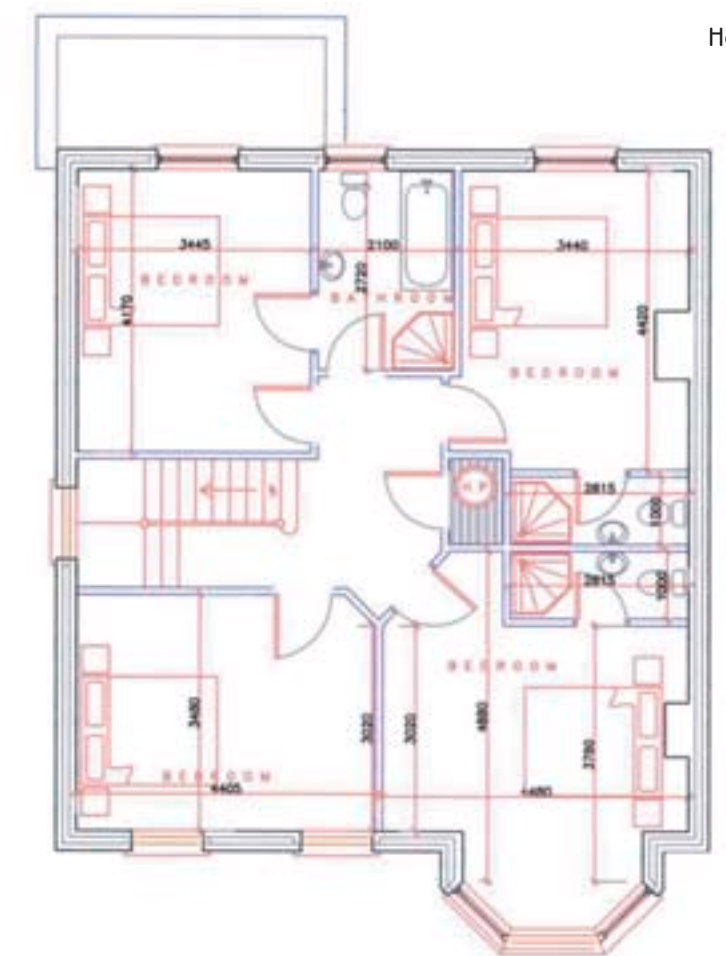
House 1
Downstairs

Hall	3.10m x 3.40m
Living Room	3.30m x 4.60m
Dining Room	3.20m x 4.60m
Kitchen	3.00m x 4.60m
Utility	2.60m x 3.48m
En-suite W.C.	3.00m x 1.32m
Study/Bedroom	3.00m x 3.00m

Upstairs

Master Bedroom	3.40m x 4.10m
En-suite	3.13m x .90m
Bedroom 2	3.60m x 3.40m
Bedroom 3	3.00m x 3.60m
W.C.	3.00m x 1.00m
Bedroom 4	3.10m x 3.80m
En-suite	3.13m x .90m
Bathroom	2.40m x 2.10m

Total area: 162sq.m/1,750 sq.ft



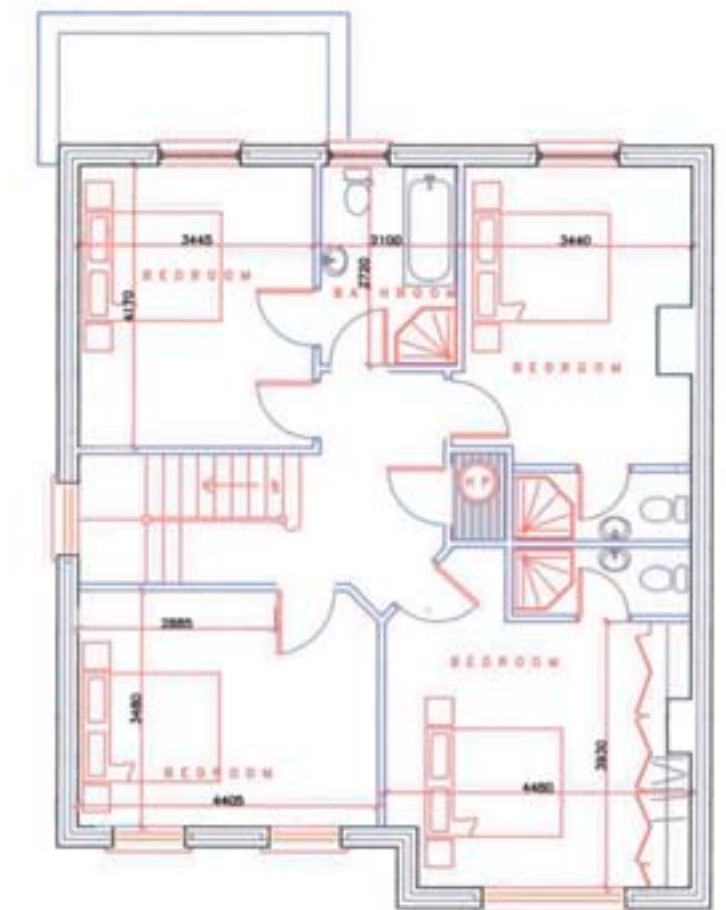
House 2
Downstairs

Hall	2.00m x 5.60m
Study	2.89m x 2.78m
Utility	2.40m x 2.02m
W.C.	1.50m x 1.95m
Kitchen	3.90m x 3.40m
Dining Room	5.70m x 5.15m
Living Room	4.10m x 4.60m

Upstairs

Master Bedroom	4.48m x 4.88m
En-suite	2.62m x 1.00m
Bedroom 2	3.44m x 4.42m
En-suite	2.62m x 1.00m
Bedroom 3	3.45m x 4.17m
Bedroom 4	4.41m x 3.48m
Bathroom	2.10m x 2.72m

Total area: 186 sq.m/2,000 sq.ft



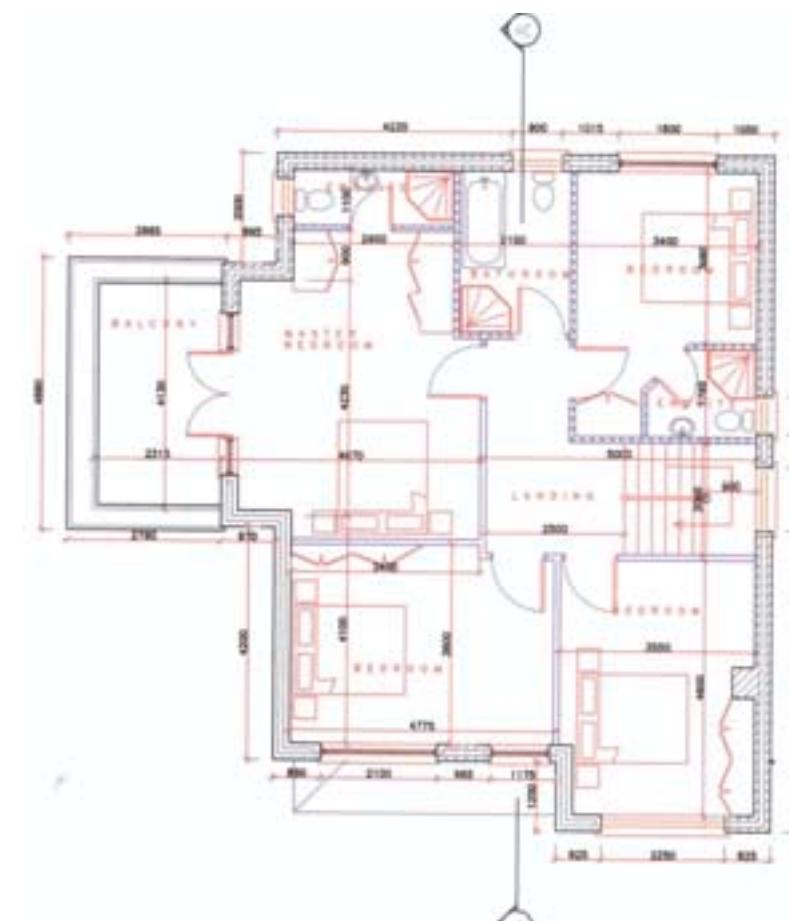
House 3
Downstairs

Hall	2.00m x 4.90m
Study/Bedroom	2.89m x 2.78m
W.C.	2.20m x 1.70m
Utility	2.50m x 2.02m
Kitchen	3.40m x 3.90m
Dining Room	5.60m x 5.15m
Living Room	4.10m x 5.50m

Upstairs

Master Bedroom	4.48m x 3.93m
En-suite	2.70m x 1.00m
Bedroom 2	3.44m x 4.40m
En-suite	2.70m x 1.00m
Bedroom 3	4.41m x 3.48m
Bedroom 4	3.45m x 4.17m
Bathroom	2.10m x 2.72m

Total area: 190 sq.m/2,040 sq.ft



House 4
Downstairs

Hall	5.50m x 1.60m
Study/Bedroom	3.40m x 3.91m
Dining/Living area	3.90m x 6.30m
Kitchen	4.98m x 4.50m
Conservatory	3.39m x 3.93m
W.C.	1.60m x 2.00m
Utility	1.70m x 2.88m
Living Room	3.40m x 4.60m

Upstairs

Master Bedroom	4.67m x 4.23m
En-suite	2.90m x 1.10m
Balcony	2.52m x 4.13m
Bedroom 2	3.40m x 3.09m
En-suite	2.00m x 1.80m
Bedroom 3	3.55m x 4.60m
Bedroom 4	4.78m x 4.10m
Bathroom	2.10m x 3.00m

Total area: 214 sq.m/2,300 sq.ft