

Cluain Aoibh

HOUSE TYPE B

Cluain Aoibh is a luxurious modern development of three bedroom homes situated in an idyllic setting at the heart of Clarina village. Clarina is a tranquil yet vibrant village with a strong sense of community. Located less than 5 minutes from Limerick City, Cluain Aoibh offers the perfect combination of a community centred village life along with easy access to all the benefits of modern city living.

A host of amenities are located within easy reach such as the newly opened neighbourhood park and playground in Mungret, University Hospital Limerick, Crescent Shopping Centre, newly opened Secondary School in Mungret and Raheen Industrial Estate which is home to many large multinational companies providing thousands of high level employment opportunities.

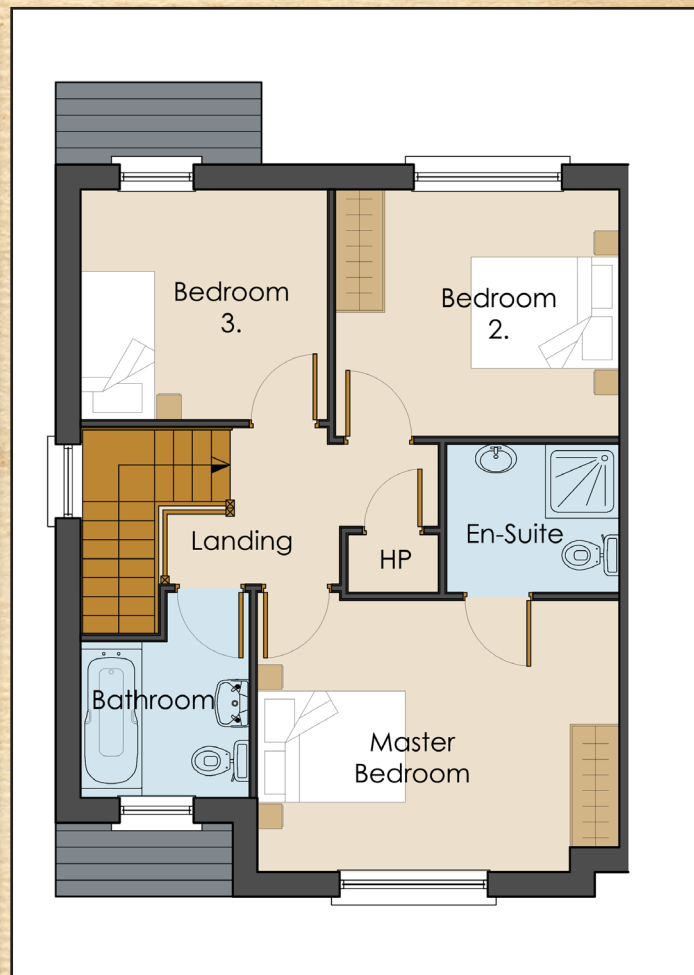
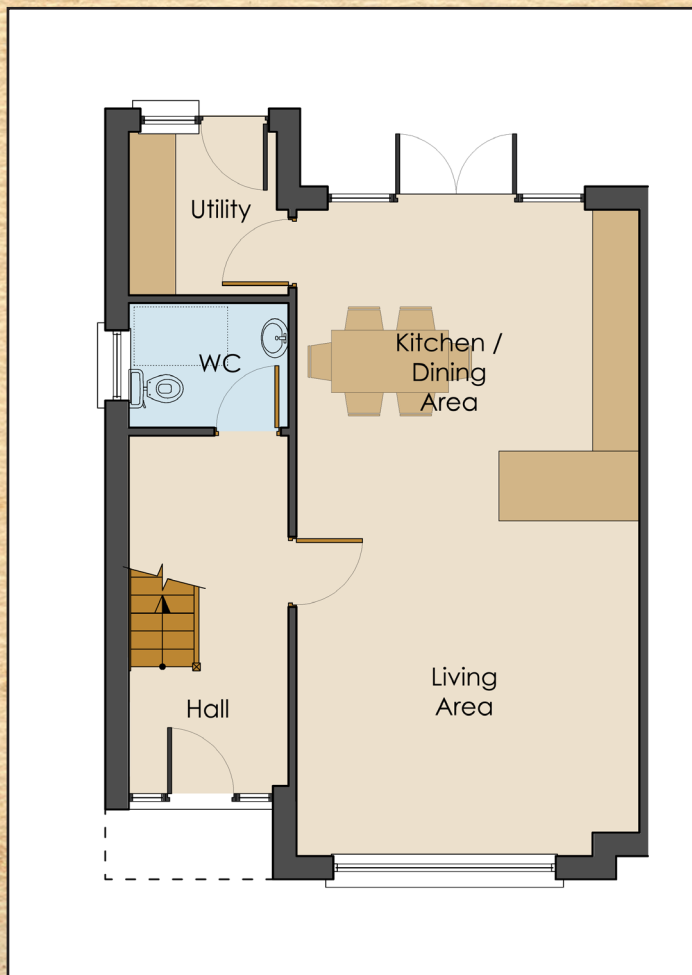
FEATURES AS STANDARD

- BER: "A" Rated
- High efficiency air to water heating system
- High performance low energy PVC double glazed windows + doors
- Secure UPVC front door with secure multi point locking system
- Oak Shaker doors throughout
- Brushed chrome ironmongery
- Generous electrical specification
- Downstairs WC
- High Quality sanitary ware
- 9ft High ceilings up stairs and down stairs
- Rear garden walled in blockwork
- Internal smooth painted finish throughout- all walls ceilings and woodwork painted
- Contemporary designed kitchens with soft close drawers and doors – choice of finish
- Generous tiling throughout
- Stylish wardrobes fitted
- Fully seeded walled rear garden
- Low maintenance PVC fascia and soffit
- 10 year structural guarantee.



Cluain & Aoibh

HOUSE TYPE B



FLOOR AREA

Hallway	4.42m x 2.05m
Kitchen/Dining/Living Room	8.20m x 4.35m
Utility	2.07m x 2.05m
WC	2.05m x 1.60m
Master Bedroom (En - Suite)	4.35m x 3.37m
Bedroom 2	3.30m x 2.77m
Bedroom 3	3.10m x 2.77m
Bathroom	2.05m x 1.75m



**PLEASE CONTACT ATG PROPERTIES
FOR A PRIVATE VIEWING**

- Sales Office, Clarina Village, Co. Limerick.
- Call T: **061-353 341**
- Visit www.atgproperties.ie

"Floor plans for illustrative purposes only. Exact details available on request."

Cluain Aoibh

HOUSE TYPE A

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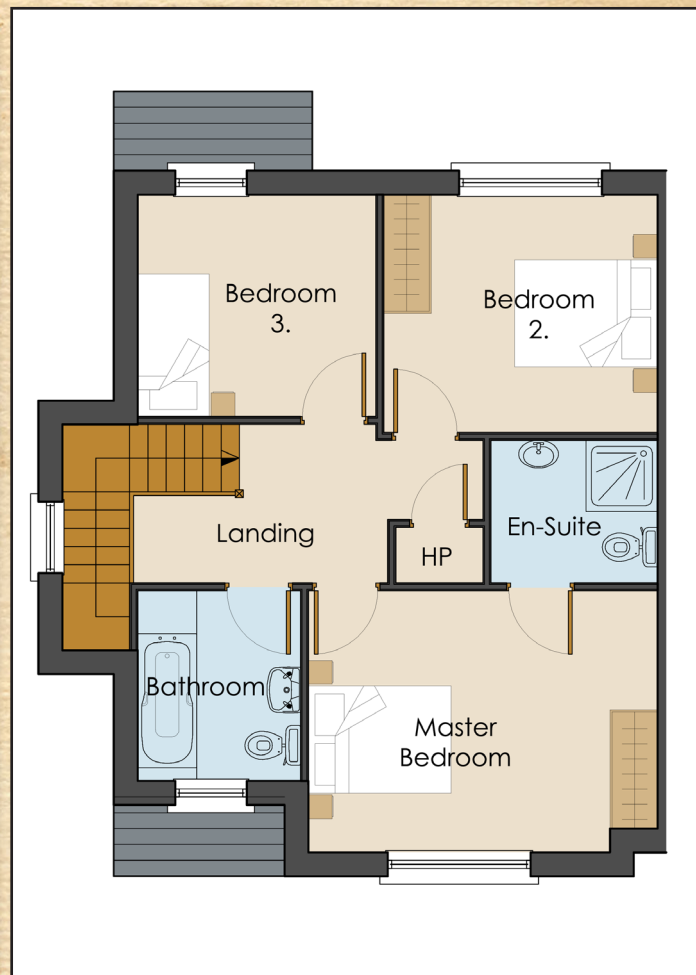
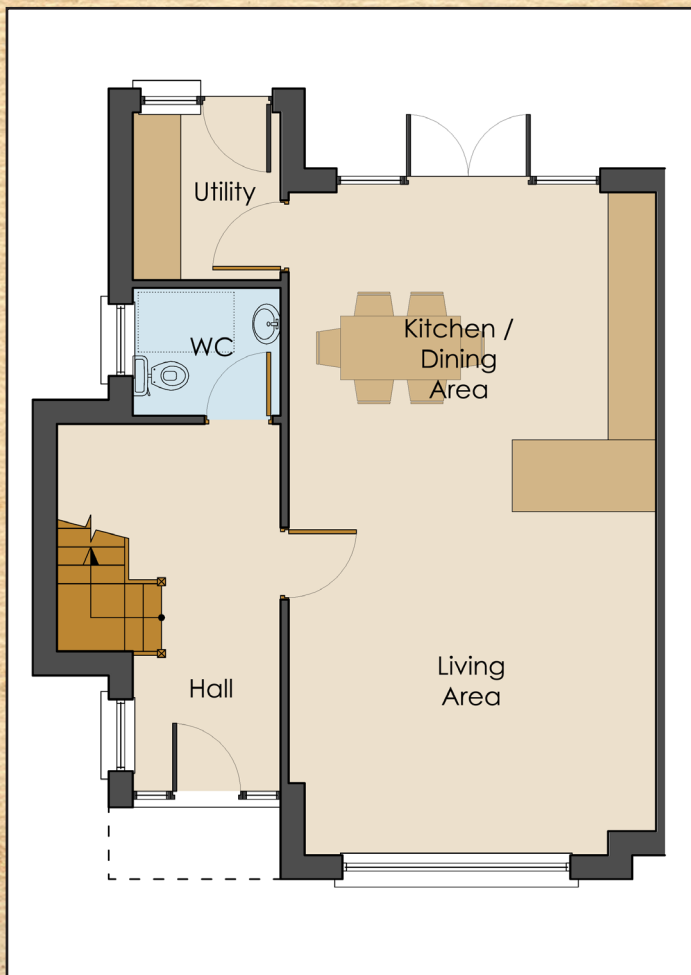
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Cluain & Aoibh

HOUSE TYPE A



FLOOR AREA

Hallway	4.42m x 3.00m
Kitchen/Dining/Living Room	8.20m x 4.35m
Utility	2.07m x 2.05m
WC	2.05m x 1.60m
Master Bedroom (En-Suite)	4.35m x 3.37m
Bedroom 2	3.30m x 2.77m
Bedroom 3	3.10m x 2.77m
Bathroom	2.32m x 2.05m



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