

A friendly community set in an idyllic location, minutes from all amenities

COIS CARRAIG

Beautiful 2 Bedroom Dormer Homes

Cois Carraig, located in Clarina Village is a new modern luxury development of 2 bed dormer homes. Cois Carraig has the benefit of being located in a tranquil village with a strong sense of community and many proud traditions. There are a whole host of amenities which are easily accessible from Cois Carraig.

Clarina Village is well connected to Limerick City and is just minutes from the suburbs of Raheen, Dooradoyle and Mungret.

You are a short drive away from the newly opened neighbourhood park and playground in Mungret, University Hospital Limerick, Crescent Shopping Centre and Raheen Industrial Estate which is home to many large Multinational Corporations providing thousands of high level employment opportunities.

ATG Properties have a beautiful show home for you to view to see the high end finish and value that comes as standard with a home in Cois Carraig.

FEATURES AS STANDARD

- BER RATING B1 - Mid Terrace
- BER RATING B2 - End of Terrace
- Gas operated 3 zone central heating system
- High performance A rated double glazed windows
- UPVC front door with secure three point locking system
- Oak Shaker doors throughout
- Brushed chrome ironmongery
- Internal smooth painted finish throughout - all walls/woodwork and ceiling painted
- Generous electrical specification
- Fully tiled wet room and en suite
- High quality sanitary ware
- 9 foot high ceilings downstairs
- Contemporary designed kitchens with soft close doors and drawers - choice of finish
- Stylish wardrobes fitted in both bedrooms
- Choice of colours in kitchens and wardrobes
- Contemporary grooved architrave and skirting
- Wired for security alarm
- Smoke detectors fitted
- Fully paved walled rear gardens
- 10 year structural guarantee

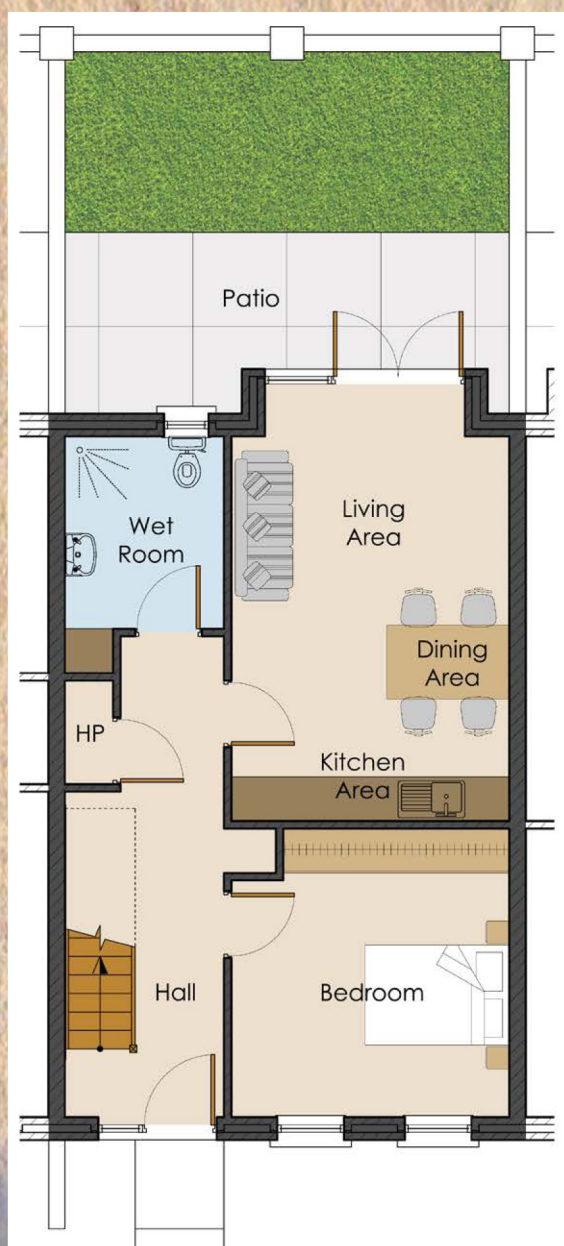


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Beautiful 2 Bedroom Dormer Homes - 95.07 Sq Meters (1023 Sq Feet)

Ground Floor



First Floor



FLOOR AREA

- Hallway 6.5x2.15m
- Kitchen, Dining & Living Room 5.20x3.75m
- Bedroom 3.90x3.75m
- Wet Room 2.60x2.15m
- Master Bedroom 6.10x4.95m
- En-Suite 2.29x2.10m



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

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

