

For Sale

Asking Price: €310,000

Sherry
FitzGerald
Crowley



45 Ard Rua Meadows,
Claremorris, Co Mayo

BER A2

sherryfitz.ie

Sherry FitzGerald Crowley and Sherry FitzGerald Hanley are delighted to announce the next phase of Ard Rua Meadows, a conveniently situated development within walking distance of Claremorris town's many amenities.

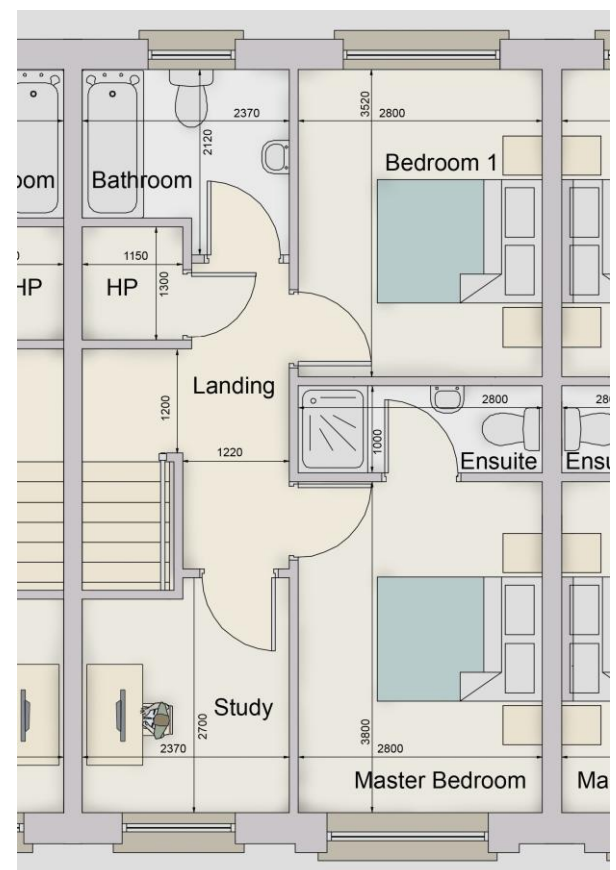
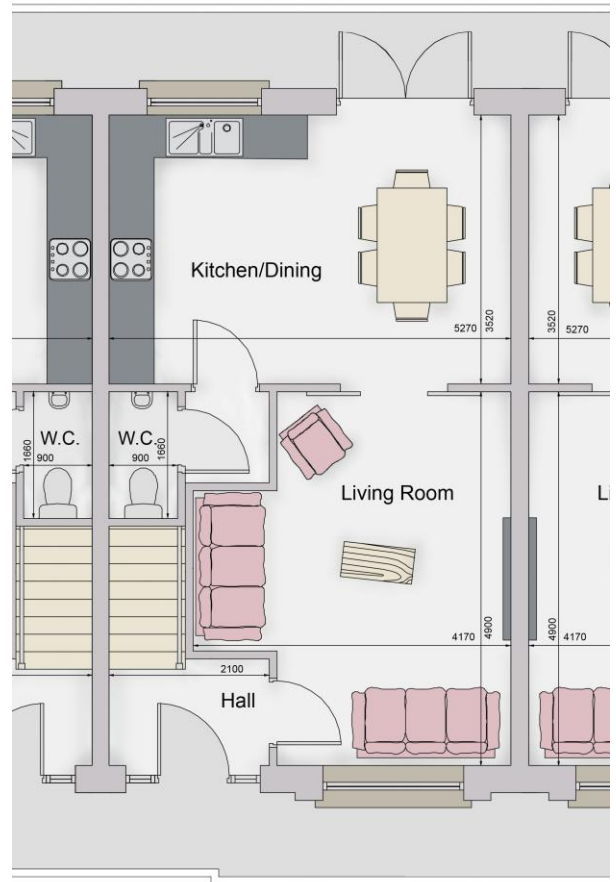
45 Ard Rua is a two bedroom mid-terrace house with an A2 energy rating, which will be fully finished to a high standard. The heating system will be provided by an air to water heat pump with underfloor heating on the ground floor.

Internal finishes will include fitted kitchen, fitted bathroom and en-suite, tiling, laminate flooring and painting.

The floor area measures approximately 89.8 sq m (967 sq ft). Ground floor accommodation comprises of entrance hall, living room, kitchen/dining and WC. First floor accommodation comprises of two bedrooms (main en-suite), study and bathroom.

Externally there front and rear gardens, with off street parking. The gardens will be levelled and seeded.

Ard Rua is a mature family friendly development with a number of green areas, located off the Castlebar Road. Claremorris' Main Street is just 1.5 kilometres from the development. Primary and secondary schools, and a child care facility are located within one kilometre.



Accommodation

Entrance Hall 2.1x 1.4m (2.1x 4'7"):

Living Room 4.9m x 3.07m (16'1" x 10'1") & 2.1m x 1.3m (6'11" x 4'3"):

Kitchen/Diner 5.27m x 3.52m (17'3" x 11'7"):

WC

First Floor Landing 3.5m x 1.22m (11'6" x 4') & 1.2m x 1.15m (3'11" x 3'9"):

Bedroom One 3.8m x 2.8m (12'6" x 9'2"):

En-Suite 2.8m x 1.0m (9'2" x 3'3"):

Bedroom Two 3.52m x 2.8m (11'7" x 9'2"):

Study 2.52m x 2.37m (8'3" x 7'9"):

Bathroom 2.37m x 1.7m (7'9" x 5'7"):

Hotpress 1.3m x 1.15m (4'3" x 3'9"):

SPECIFICATIONS AND FINISHES:

- BER A2
- 10 year Homebond Structural Warranty
- Trussed roof
- Cement roof tiles
- Black uPVC Fascias, soffits, gutters and downpipes
- Composite front door
- Triple sealed anthracite grey wood grain PVC foil windows
- PVC Double patio doors
- Air-to-water heat pumps with water storage
- Underfloor heating on ground floors, radiators on first floors
- Fitted kitchen
- Tiled kitchen floors and splash backs
- Bathroom floors tiled and partially tiled walls
- Shower rooms fitted with 900x900 mm shower, thermostatic shower kit, wc and whb
- Laminate Flooring in halls, living rooms and bedrooms
- Gardens will be levelled and seeded



Special Features & Services

- New build A energy rated house
- Turnkey finish
- Air to water heating system
- Qualifies for Help to Buy scheme
- Homebond Structural Warranty

Directions

From The Square in Claremorris take the Castlebar Road for approximately 1 km and turn left, Ard Rua is on the left after 500 metres



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 002699