



**FOR SALE BY PRIVATE TREATY**

**FALCONS REST,  
URLANMORE, NEWMARKET ON  
FERGUS, CO. CLARE**

**MAGNIFICENT EXECUTIVE RESIDENCE ON A STUNNING  
ELEVATED ONE ACRE SITE**

**Costelloe**

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## Location

Falcons Rest is an attractive detached residence tucked away on a magnificent elevated 0.4 hectare (1 acre) site, on the north side of a minor road, within 580 m west of the R472, 1.6 kms of the M18 motorway, 2.7 kms south west of Newmarket-on-Fergus village and 3.7 kms of Shannon Town Centre.

Newmarket-on-Fergus is ideally located close the M18 Road Network providing ease of access to local work centres in Ennis, Shannon, Limerick and Galway.



## Description

A beautifully designed and finished executive residence with double garage on a landscaped elevated one acre site.

Elevated above road level the house is superbly set on the site, it is approached winding driveway which loops around the feature centre area.

The spacious residence which was constructed in the late 1980's extends to approximately 394.65 sq mtrs (4,270 sq ft).

On entering the property one passes through a large porch into the feature central sitting room which accesses all the reception rooms including the living room/library, dining room and kitchen in this well laid out home.

Also on the ground floor is an office, bedroom, two w.c.'s a larder, utility and a gym with sauna and shower.

Accessed via the beautiful spiral staircase there are four double bedrooms on the first floor, two of which are ensuite together with the main bathroom.

Internally, the property is exceptionally well designed and laid out. It is finished to a superior specification featuring feature timber panelled walls at ground floor level, a mix of quality flooring and top quality fixtures and fittings.

Rarely does a house of this quality and style, come on market.

## Accommodation

*The following is the accommodation and approximate room dimensions:-*

*Sq mtrs.*

**Entrance Porch** (marble floor, timber panel ceiling)

4.1 x 3.0

**Living Area** (carpet/laminated timber floor, 3/4 dark oak timber panelling, raised slate stone style fireplace, feature mahogany spiral stairs, double doors to dining room and lounge/library)

9.1 x 8.9



**Kitchen/Dining Room** (extensive cream units, hob, double oven, microwave, dishwasher, fridge freezer, part timber panel walls, marble floor)

6.8 x 4.3

**Kitchen larder** (walk in, marble floor)

1.8 x 1.5

**Utility Room** (fitted units, marble floor)

3.5 x 2.3

**Dining Room** (timber panel walls, coving, double doors to living room, laminated floor)

6.0 x 4.3

**Toilet** (w.c., w.h.b., tiled walls)

1.9 x 1.4

**Office** (carpet, timber, panel walls)

3.2 x 3.0

**Bedroom No. 1** (carpet)

3.1 x 3.0

**Gym** (sauna, marble floor, shower)

4.3 x 3.1

**Toilet** (w.c., w.h.b., tiled, timber panel ceiling)

2.4 x 1.5

**Lounge** (laminated floor, feature carpet in centre, raised fireplace, coving, centre rose, walled library)

7.7 x 7.3



**First Floor**

<b>Bedroom No. 2</b> (laminated floor, fitted wardrobes, picture rail)	5.1 x 4.3
<b>Ensuite</b> (fully fitted w.c., w.h.b., corner shower, bath)	3.0 x 2.1
<b>Bedroom No. 3</b> (laminated floor, picture rail, extensive wardrobes, access to balcony)	5.0 x 4.3
<b>Ensuite</b> (w.c., w.h.b., bath, bidet)	
<b>Bathroom</b> (lino floor, w.c., w.h.b., bidet)	2.4 x 2.2
<b>Bedroom No. 4</b> (laminated floor, fitted wardrobe)	4.1 x 4.1
<b>Bedroom No. 5</b> (laminated floor, walk in wardrobe)	4.2 x 4.1
<b>Hotpress</b> (walk in)	



**Total gross internal floor area of residence is 387.7 sq mtrs (4,076 sq ft)**

**Total gross internal floor area of the double garage is 56.64 sq. mtrs. (610 sq. ft.)**

**Services**

Mains water and electricity are supplied and connected the property.  
Heating is by means of an oiled fired central heating system, that can be .  
Foul and storm sewerage are treated by means of a septic tank.

**BER Details**

**BER:- C3**

**BER No:- 107674772**

**Energy Performance Indicator:- 211.2 kWh/m<sup>2</sup>/yr**

**Title**

Freehold

**Special Features**

- \* Top class residential location \* One of the best sites in the area
  - \* Beautifully presented and landscaped with stunning views.
- \* Executive house extending to 394.62 sq mtrs \* Quality internal finish
  - \* Rare does a residence of this quality in a prime location on a stunning site comes on the market

**Viewing****Asking Price**

**Strictly by prior  
appointment only.**

**€550,000**

