



DRUMMIN VILLAGE

— NENAGH, CO. TIPPERARY —



Imagine owning your home for less than the cost of renting
Now You Can at Drummin Village

Tel: 052 9168030
Email: sales@drumminvillage.com
www.drumminvillage.com

DRUMMIN VILLAGE
BORRISOKANE ROAD, NENAGH



Internal Features

- Kitchen, choice of at least 2 contemporary styles
- Kitchen tiling
- Ground floor toilet with WC & WHB
- Bathroom with WC, WHB & bath
- En-suite with shower, WC & WHB
- High quality sanitary ware, includes close coupled WC suites with economy flush, wash hand basins with mixer fittings & pop-up wastes
- Tiling in shower and bath area
- Choice of fireplace or stove
- Walls and ceilings painted throughout
- Panelled doors
- Moulded skirting & architrave
- Modern oil fired condenser boiler with 3 zone thermostat control
- Wired for smoke, heat, carbon and intruder alarms
- Structurally prepared for the provision of large attic room which would allow for en suite
- Large spacious living room with either 2.4m wide patio doors or 2.4m wide door and picture window (all with toughened glass)

BER B2 B3

External features

- Soffit, fascia & gutters in maintenance free PVC or aluminium
- Windows, double glazed, in maintenance free white PVC (inward opening for easy cleaning)
- Highly insulated timber frame construction
- External plaster self-coloured for maintenance free finish
- 'Bradstone' (reconstituted stone) for maintenance free finish
- Canopy with 'rosemary tile style roof & porch light
- Enclosed landscaped rear gardens with concrete post & timber panel side walls
- Different front façade options available within the development
- Generous use of the cobbled areas throughout the development
- Fully landscaped large green areas

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Your future starts here

This attractive well planned community development consists of three and four bedroom family homes together with spacious two bedroom apartments. The homes are finished to the highest quality using traditional skills combined with modern building technologies. Our attention to detail and craftsmanship give us pride to deliver our homes to the people of Nenagh and beyond.

Location

Conveniently located within walking distance from Nenagh Town Centre, which has a population of more than 8,000 and a catchment area of 35,000 people. Nenagh is served by the M7, 100 miles from Dublin and only 25 miles from Limerick. Access to the rest of the country is convenient. Nenagh is served by Shannon Airport a short drive and by Dublin and Cork Airports for long haul flights.

Nenagh is a hive of vibrancy and activity accommodating a fine selection of shopping, leisure facilities, hotels, restaurants and pubs. Education needs are satisfied with excellent primary and secondary schools. The town also boasts a range of sporting facilities including, GAA, rugby, soccer, tennis club and a fine 18 hole championship parkland golf course

The town is serviced by employers such as Proctor & Gamble, Careys Glass, Arrabawn Co-op, Abbey Machinery, Tipperary County Council civic offices, Anglo Irish Beef Processors and the Revenue Commissioners.

Nenagh is served by all the major supermarkets, with a large Tesco Superstore only 200m from Drummin Village. In addition you will find Dunnes Stores, Lidl and Aldi in close proximity.

The town lies between the Arra and Silvermines mountains, just 9km from Lough Derg, one of the largest lakes in Ireland. Lough Derg offers sailing and superb fishing facilities. Dromineer is the nearest lakeshore resort and one of the most popular boating harbours where yachts can be hired and sailing courses are available. One of the oldest yacht clubs in the world Lough Derg Yacht Club was founded in 1836 and has its clubhouse in Dromineer Village.



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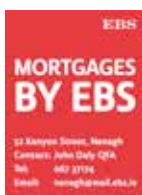
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SITE LAYOUT



These particulars are issued on the understanding that they will not be construed as forming part of any contract. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through the Selling Agent. The property herein is believed and should be taken to be correctly described and any error, misstatement or omission in this brochure shall not annul any contract into between the parties or be a ground or basis for any abatement or compensation on either side. The developer reserves the right to make alterations to the design and specification and to the extent of the project in the overall of the project in the overall interest of the development.