



CLUAIN FIA
CRUSHEEN



Spring

CW

35.9

38.0

39.6

40.1

Crusheen

Church
(Cath)

GS Sta

PO

37.5

36.8

UND

3

CW



Cluain Fia is a stunning development of luxury 'A' rated three, four/five bedroom homes located in a pivotal position in the village of Crusheen, immediately adjacent to the village centre.

Galvin Construction are delighted to present Cluain Fia, an exclusive development of 42 detached and semi-detached family homes.

www.cluainfia.ie

Cluain Fia is an outstanding new housing scheme blending traditional style with a contemporary modern living environment. These spacious homes have been uniquely designed with well-proportioned rooms, excellent specification, thoughtful design and the highest standards of construction & workmanship.

Cluain Fia comprises of mainly traditional three and four/five bedroom detached and semi detached homes with a mix of render and cut stone front facades, front and rear gardens and off street parking. Adding to the variety within the development, there will also be a number of three bedroom detached bungalows available.

Cluain Fia enjoys a pivotal location within the village of Crusheen being adjacent to all amenities such as the children's playground, national school, convenience store, GAA grounds and public transport links.

Recreation and leisure facilities for all the family...

You are truly spoilt in this location with the great outdoors on your doorstep. There is so much for all the family to enjoy... Go for a leisurely walk through Dromore Woods or marginally further afield in the picturesque Coole Park or enjoy the local children's playpark located just outside the development.





-  **BETONY**
House Numbers: 2, 3, 9, 10, 26, 27, 30, 31, 36 & 37
-  **BRAMBLE**
House Numbers: 5 & 22
-  **FOXGLOVE**
House Numbers: 1, 13, 19 & 33

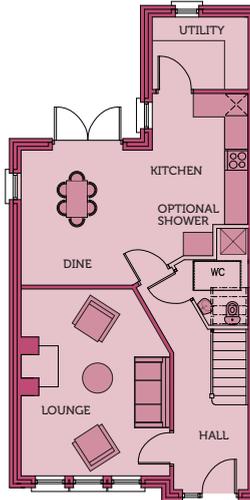
-  **BLUEBELL**
House Numbers: 6 & 23
-  **FERN**
House Numbers: 40 & 41
-  **PRIMROSE**
House Numbers: 32, 35 & 42

-  **CLOVER**
House Numbers: 7, 8, 11, 12, 17, 18, 24, 25, 28, 29, 38 & 39
-  **ELDER**
House Numbers: 14, 20, 21 & 34
-  **FUCHSIA**
House Numbers: 4, 15 & 16



BETONY

3 Bed Semi-Detached House
c. 114.5 sq.m



Ground Floor



First Floor

BLUEBELL

3 Bed Semi Detached House
c. 114.5 sq.m



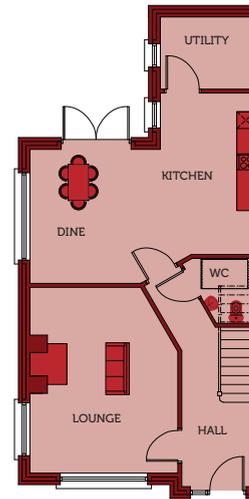
Ground Floor



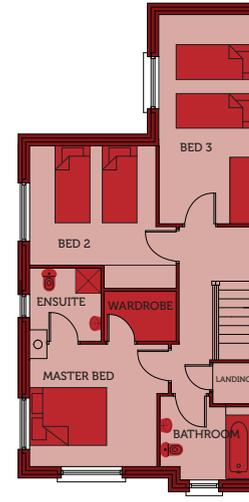
First Floor

BRAMBLE

3 Bed Semi Detached House
c. 114.5 sq.m



Ground Floor

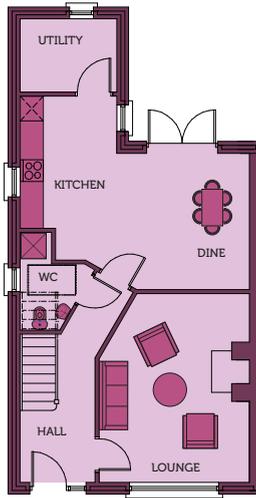


First Floor

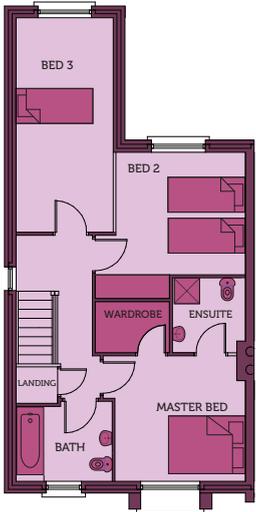


CLOVER

3 Bed Semi-Detached House
c. 113 sq.m



Ground Floor



First Floor

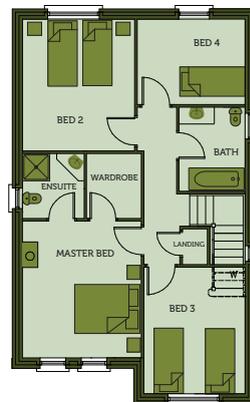


FERN

5 Bed Semi-Detached House
c. 163.5 sq.m



Ground Floor

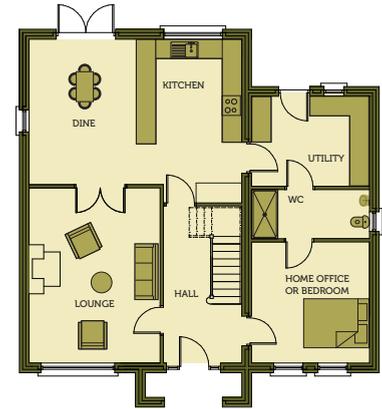


First Floor

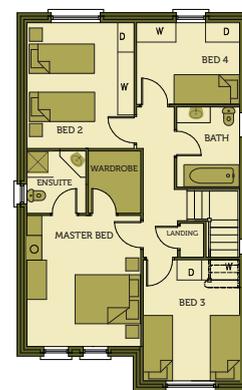


ELDER

5 Bed Detached House
c. 163.5 sq.m



Ground Floor



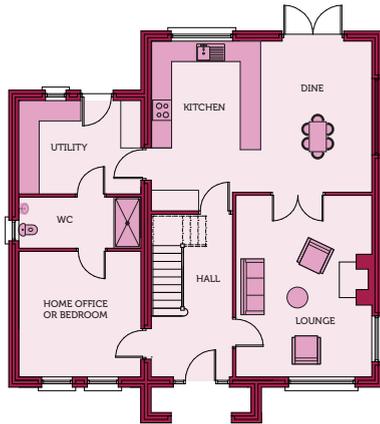
First Floor

Country living with everything on your doorstep.

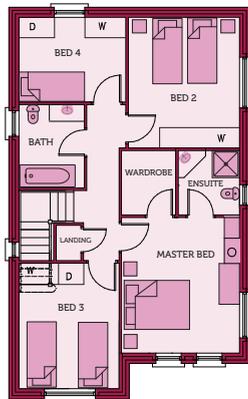


FOXGLOVE

5 Bed Detached House
c. 163.5 sq.m



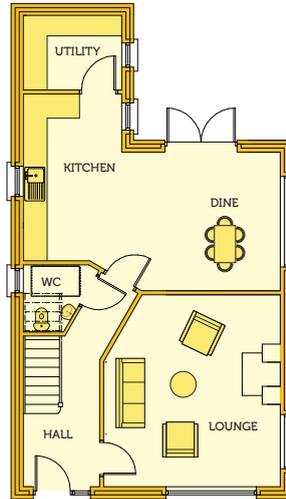
Ground Floor



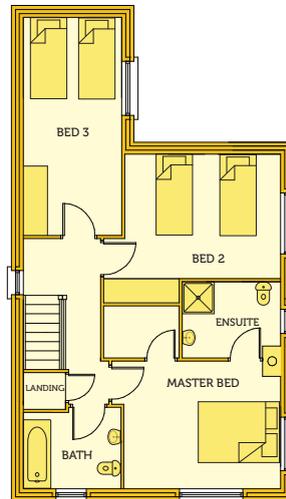
First Floor

PRIMROSE

3 Bed Detached House
c. 123.2 sq.m



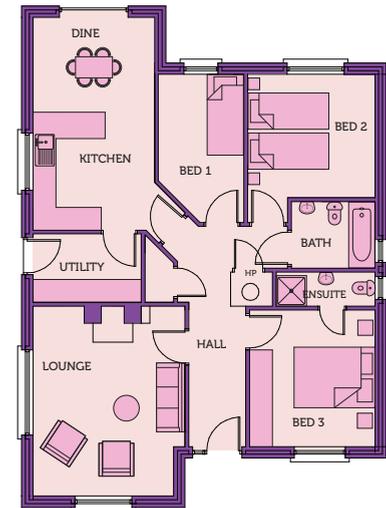
Ground Floor



First Floor

FUCHSIA

3 Bed Detached House
c. 97 sq.m



Ground Floor

“Excellent energy-efficiency features and top-of-the-range fixtures and fittings ensure that these homes are as comfortable as they are stylish”



SPECIAL FEATURES

- Custom designed fitted kitchens in a range of colour options and finishes
- Hard-wearing elegant flooring in a variety of colour options
- All bathrooms tiled from a selection of tiling options
- Power shower in all bathrooms
- Contemporary sanitary ware supplied and fitted in all bathrooms
- Excellent storage space, including bespoke wardrobes and walk-in wardrobes in main bedroom
- Stylish fireplace with multi fuel stove in living room
- Air to water energy efficient system with zoned heating system
- Generous electrical specification
- Contemporary internal doors
- Painted balustrade to stairs with varnished hardwood handrail
- All walls and ceilings are plastered, skimmed and painted one colour throughout as standard
- High quality joinery specification throughout
- High levels of roof, wall and attic insulation

EXTERNAL

- 10 year Homebond structural warranty with each unit
- 1.2 U value rated PVC double glazed windows
- Side gate fitted
- Gardens levelled and seeded
- External tap at the rear
- Landscaped open green areas
- Off street parking





- 01 GAA SPORTSGROUND
- 02 NATIONAL SCHOOL
- 03 SHANNON
- 04 PUBLIC TRANSPORT LINKS
- 05 ENNIS
- 06 ST. CRONANS CHURCH
- 07 M18 MOTORWAY
- 08 DROMORE WOODS NATIONAL PARK
- 09 PLAYGROUND
- 10 VILLAGE CENTRE

UNRIVALLED LOCATION





Originally founded in 1983, Galvin Construction Ltd's head office is at Faunrusk, Barefield, Co. Clare. Galvin Construction Ltd is a family owned construction company operating in both the domestic and commercial sectors.

Over the years we have successfully completed numerous construction projects of different price, design and complexity, while working closely with numerous architects, engineers and design teams in the process.

At Galvin Construction Ltd, we pride ourselves on maintaining strong contractor/client relationships, through good communication, transparency, honesty and flexibility. It is for this reason that we have never been involved in any arbitration proceedings. It also must be noted that our ability to strictly adhere to relevant safety standards on our sites is the reason behind our accident free safety record, which protects our staff and also offers reassurance to our clients.





THE TEAM

DEVELOPER

Galvin Construction



SELLING AGENT

DNG O'Sullivan Hurley
065 6840200
info@dngosullivanhurley.com



SOLICITOR

Elaine P. Casey
& Associates



BER DETAILS

BER A3 Ber numbers available from selling agent

Disclaimer: Messrs. DNG O'Sullivan Hurley for themselves and for the vendors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG O'Sullivan Hurley has any authority to make or give representation or warranty whatever in relation to this development. PSL No. 002295



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