

Castle Manor Houses

From €225,000.00

- Luxury 5B/R – 4 Bathroom Detached House of 1700 Sq Ft
- Red Brick façade
- Located in the exclusive Castle Manor Development
- The said residence can be finished to an agreed level of completion
- Offering an excellent opportunity to acquire a finished property to their requirements.

Location:

Take the N60 Castlerea/Racecourse Road for C.650 metres. The Castle Manor Development is located on the right hand side. Note sign on same. Eircode: F42N257

- **Entrance Hall**
- Polished Porcelain tiled Floor – White (or) Cream
- Painted Staircase with hardwood handrail and fitted carpet
- Light Fitting
- **Living Room.**
- Wood flooring
- Modern fitted Fireplace & Surround
- Light Fitting
- **Kitchen**
- Spacious Contemporary style Kitchen (with optional Island - Extra)
- Satin Chrome Sockets & Switches above worktop
- Soft close drawers & doors
- Stainless Steel bowl and a half sink
- Under sink pull out recycle bin
- Excludes Appliances
- Down-lighters throughout kitchen
- Polished Porcelain tiled floor and inset tiles
- **Utility Room**
- Polished Porcelain tile flooring,
- Fitted Units plumbed for Washing Machine & Dryer
- **Cloak Room**
- Polished Porcelain Floor tiling
- **Downstairs WC**
- High quality Sanitary Ware
- Tiled Floor & Wet Areas

- **Dining Room**
- Wooden Flooring

- **Downstairs Bedroom with Ensuite**
- Wooden flooring
- **Ensuite**
- High quality Sanitary Ware
- Electric Shower
- Floor tiling & tiling to Wet Areas

- **Landing**
- Carpet
- Pull down airtight Attic Ladder

- **Master Bedroom with Ensuite**
- Carpet
- Fitted Wardrobes
- Light Fitting
- **Ensuite**
- Tiled Floor & Wet Areas
- Stylish Sanitary Ware with Chrome fittings
- Pumped Thermostatically Controlled Power Shower

- **Bedroom 3/Office**
- Carpet

- **Bedrooms 4 & 5**
- Wooden Floors

- **Bathroom**
- High quality and attractive Sanitary Ware with Chrome Fittings
- Floor Tiles
- Full Wall Tiles

- **Internal Finishes**
- Oak Doors throughout
- Double Oak Doors with Glass panels from Living Room to Kitchen
- Single Glass Oak Door from Entrance Hall to Kitchen
- Satin Chrome Ironmongery
- White painted Contemporary Style Skirting & Architrave
- Walls painted throughout in a Neutral Palette
- Climote – App Control Heating System
- Wired for TV, Telephone & Intruder Alarm
- Satin Chrome Sockets & Switches Downstairs (optional extra upstairs)
- Walls have been pumped with Cavity Bead Insulation for added Comfort
- BER Rating B1-B3

- **External Features**

- Concrete footpaths to the perimeter of the house with Tarmacadam Driveway to the front
- All green areas levelled & seeded with a mixture of Block Walls & Concrete Post & quality treated timber fencing between boundaries
- External High Efficiency Grant Condensing Boiler
- Decorative Stone beds to front

- **Internal: PC Allowance**

- Timber Flooring Bedroom 1, Sitting Room and Dining Room €2000.00
- Carpentry Allowance (Kitchen, utility and wardrobes) €4000.00
- Fireplace €1000.00
- Tiling €3000.00
- Painting €2000.00
- Price for Full Floor to Ceiling Tiling can be Provided

Optional Extras – POA
Or
Turnkey Showhouse can be provided

Entrance Hall:

- Wallpaper on feature wall
- Radiator Cabinet
- Smart Storage units under the stairs

Living Room:

- Wall paper over Fireplace
- Solid Fuel Stove
- Insert Solid Fuel Stove (both can be with optional Back Boiler System)

Kitchen:

- Island
- Light Fitting over Island

Dining Room:

- Light fitting

Bedroom 1:

- Wardrobes or
- Sliderobes as per Showhouse

Exterior Includes:

- Trees or Shrubbery
- Timber Side Gates
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Additional Options:-

Ring Video Door Bell Systems front and rear with motion detectors and remote access through your Smart Phone

Solar Panels to provide constant hot water

Multi zoned Heating System for every room with smart digital controller & also App controlled

Electrical Appliance Package

Blinds & Curtains Package

Furniture Package

or you can avail of a special discount agreement for Furniture with McNulty Furniture for purchasers of one of our house