

# CEDAR HILL, TULLA ROAD, ENNIS, CO. CLARE



**Custy**  
Construction Ltd.

DOUGLAS NEWMAN GOOD  
**DNG**  
O'SULLIVAN HURLEY

**DNG O'Sullivan Hurley are delighted to welcome a new homes development by Custy Construction to the market at Cedar Hill in Oakleigh Wood on the Tulla Road in Ennis. Located within a short stroll of Ennis Town Centre with Roslevan Shopping Centre on your doorstep these homes will offer stylish energy efficient dwellings in a sought after area. Access to the M18 Limerick/Shannon/Galway Motorway is within minute's drive as is links to Ennis Bypass for access to the West Coast along the Wild Atlantic Way.**

**These exceptional new homes consist of stylish, energy efficient dwellings which will be complete to the highest standard throughout. The properties range from 3 & 4 bedroom semi-detached dwellings, 2 bedroom terraced homes, 1 & 2 bedroom apartments and semi detached bungalows. Each home will be A rated complete with Air to Water Heating Systems and modern energy efficient materials throughout. Internally there is a high spec finish with a multitude of choices on final finishes to complete the property to your own style.**

**Some of the many specs and features include;**

- **Air to Water Heating (underfloor heating on ground floor with radiators on first floor)**
- **Modern Double Glazed Windows and Doors**
- **Block Build with Slate Roof**
- **Pull Down Ladder Attic Access**
- **Tarmac Drive to front with Flowerbeds and Planting in place**
- **Rear Garden Laid to Lawn with Concrete Post and Timber Panel Fencing**
- **Exterior Cable for Electric Vehicle Charging Point**
- **Exterior Garden Tap with Footpaths surrounding each property**
- **Contemporary Skirting, Architrave and Door Handles Throughout**
- **White Painted Internal Doors**
- **Choice of High Spec Carpet and Laminate Timber Flooring**
- **Fitted Kitchen with Choice of Door Style and Colours (appliances not included)**
- **Contemporary Sanitary Ware for Bathrooms**
- **Choice of Bathroom Wall and Floor Tiling**
- **Generous Electrical Specification Throughout**
- **Properties Fully Painted Walls and Ceilings with Standard Colour Throughout**
- **All Homes Fitted with Smoke and Carbon Monoxide Alarms**
- **10 Year Homebond Guarantee**
- **Qualifies for Help to Buy Scheme**

## **FURTHER INFORMATION**

For Further Queries or Information please Email or Phone Contact Details as Below to Discuss

Email: [custy@dngosullivanhurley.com](mailto:custy@dngosullivanhurley.com)

Phone; 0656840200



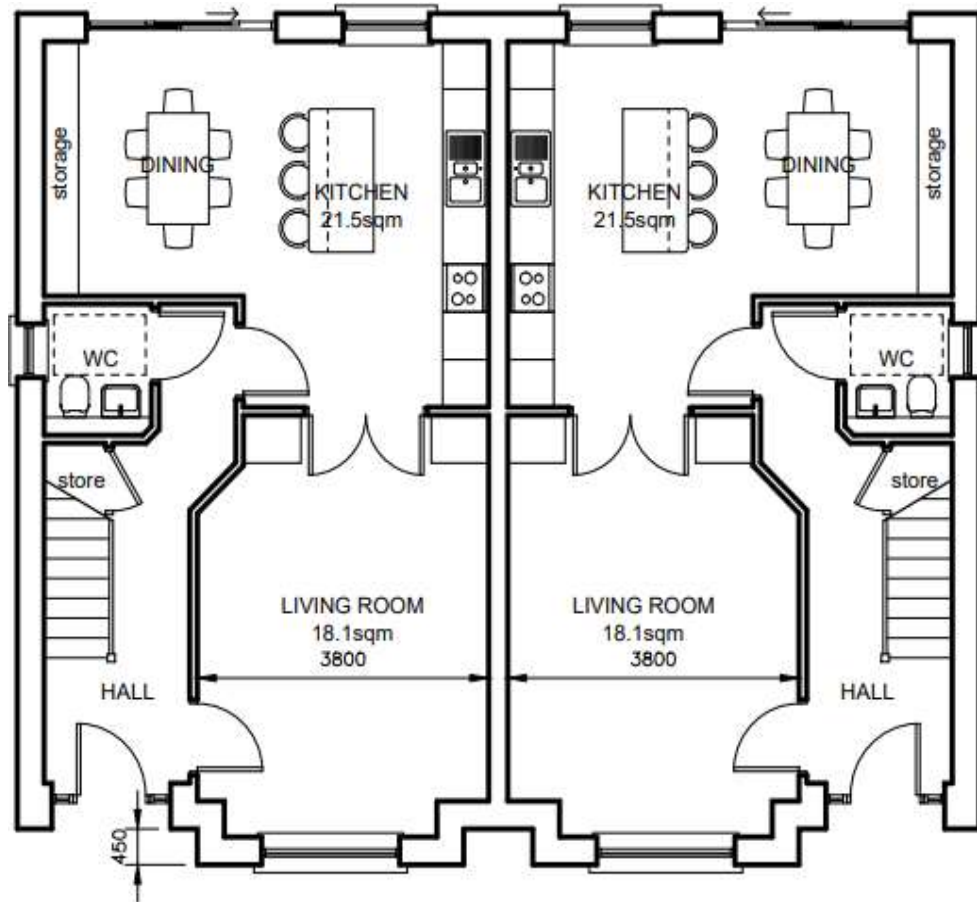
## Site Plan



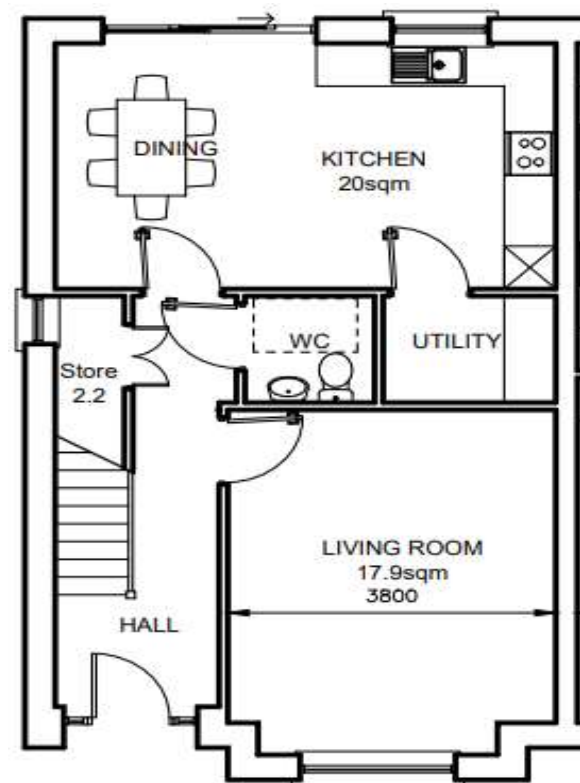
| BUILDING LEGEND: |                                                                                     |                                                                                                      |
|------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>A</b>         |  | 3 bed Semi-Detached<br>112.7sqm                                                                      |
| <b>B</b>         |  | 4 bed Semi-Detached<br>143sqm                                                                        |
| <b>C</b>         |  | 3 bed Semi-Detached 115.3sqm<br>2 bed G.F.I. Duplex Apt. 85.8sqm<br>1 bed F.F.I. Duplex Apt. 65.6sqm |
| <b>D</b>         |  | 2 bed Terrace of 4<br>85.7sqm                                                                        |
| <b>E</b>         |  | 2 bed Semi-Detached (1 storey)<br>86.7sqm & 88.9sqm                                                  |

| Unit Types: 48 units |                    |
|----------------------|--------------------|
| 4no.                 | 4 bed houses       |
| 28no.                | 3 bed houses       |
| 10no.                | 2 bed houses       |
| 4no.                 | 2 bed G.F.I Duplex |
| 4no.                 | 1 bed F.F.I Duplex |

**Type A – 3 Bedroom Semi Detached Dwellings**  
**Floor Area Approx. 112.7sq.m. (1,213sq.ft.)**

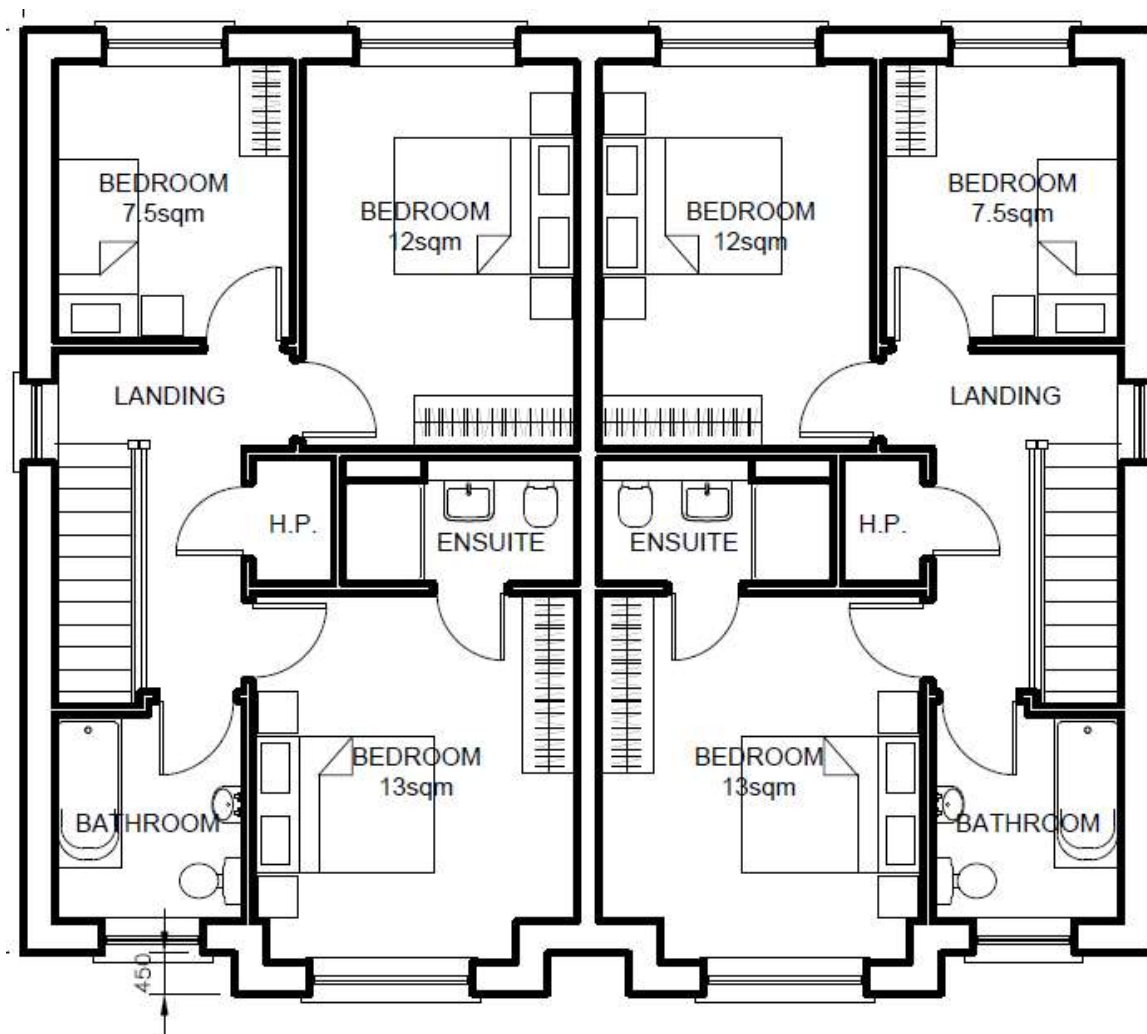


Ground Floor Option A  
Open Plan Layout



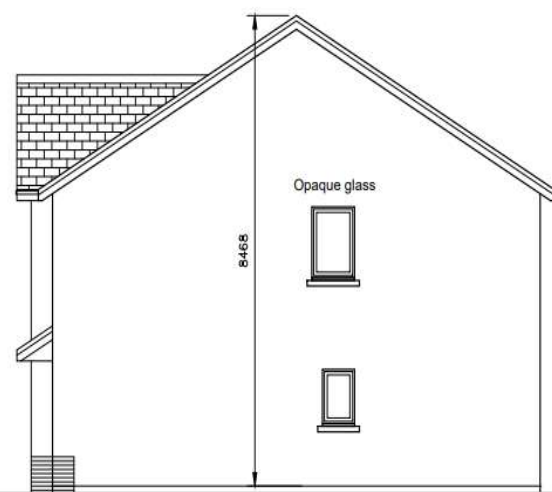
Ground Floor Option B  
Layout with Utility – Note  
€3000 extra on purchase  
price for this option





**FIRST FLOOR PLAN - type A**

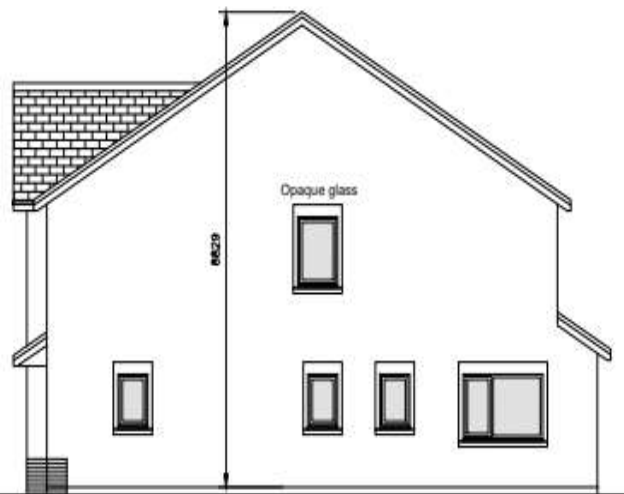
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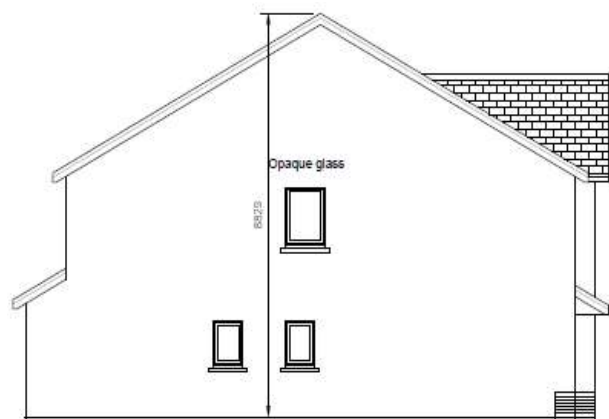
## Type B - 4 Bedroom Semi Detached Dwellings Floor Area Approx. 143sq.m. (1,539sq.ft.)



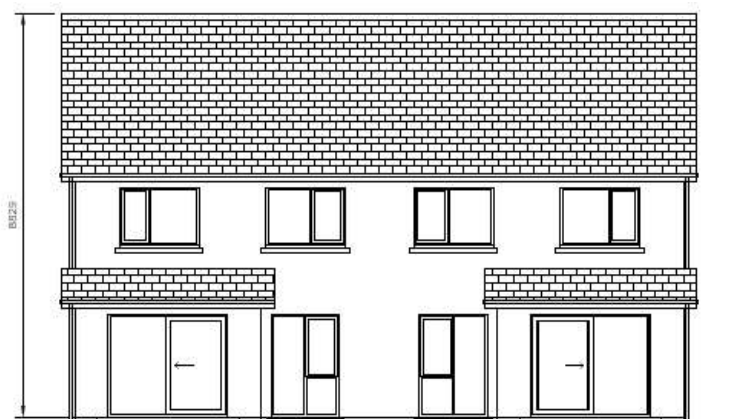
FRONT ELEVATION - type B  
Scale 1:100



SIDE ELEVATION - type B  
Scale 1:100

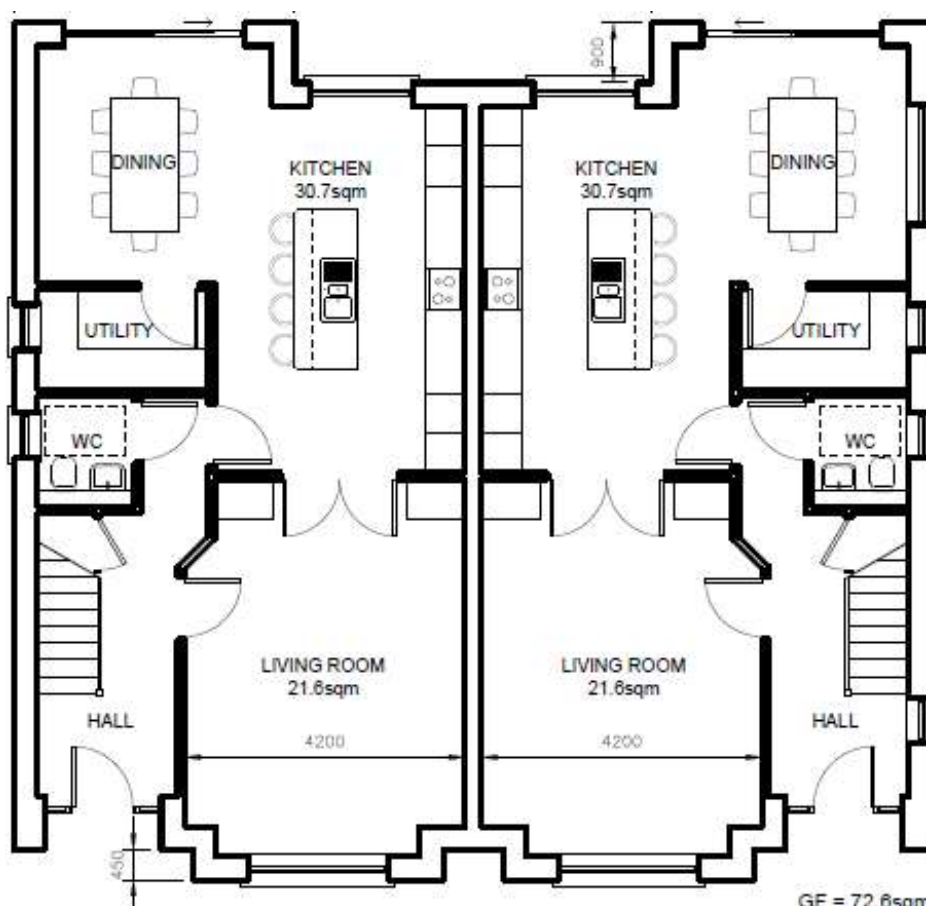


SIDE ELEVATION - type B  
Scale 1:100



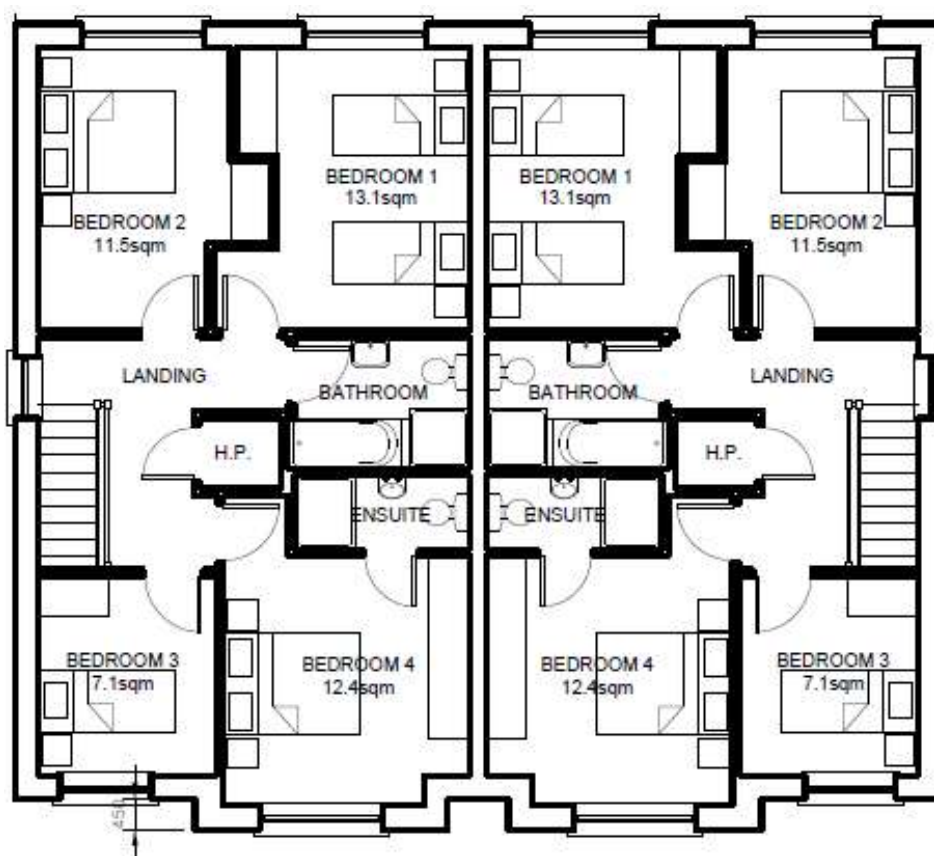
REAR ELEVATION - type B  
Scale 1:100





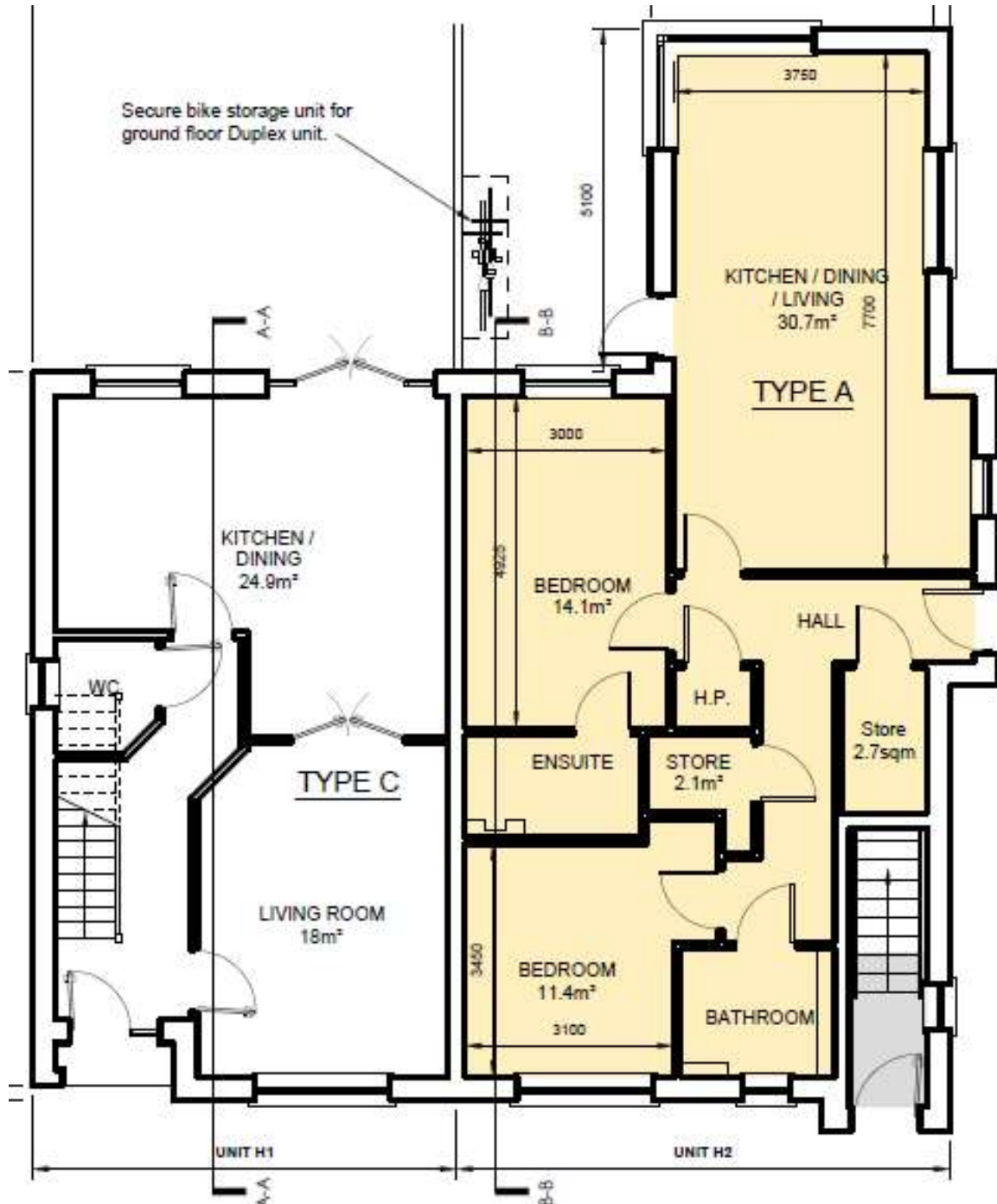
GF = 72.6sqm  
FF = 70.4sqm  
Total area = 143sqm

**GROUND FLOOR PLAN - type B**  
Scale 1:100



**FIRST FLOOR PLAN - type B**  
Scale 1:100

**Type C – 3 Bed Semi Detached Dwelling 'C' 115sq.m. (1,240sq.ft.)**  
**Ground Floor Apartment 'A' 85.8sq.m. (924sq.ft.)**  
**First Floor Apartment 'B' 65.6sq.m. (706sq.ft.)**



GROUND FLOOR PLAN - Duplex type C

Scale 1:100

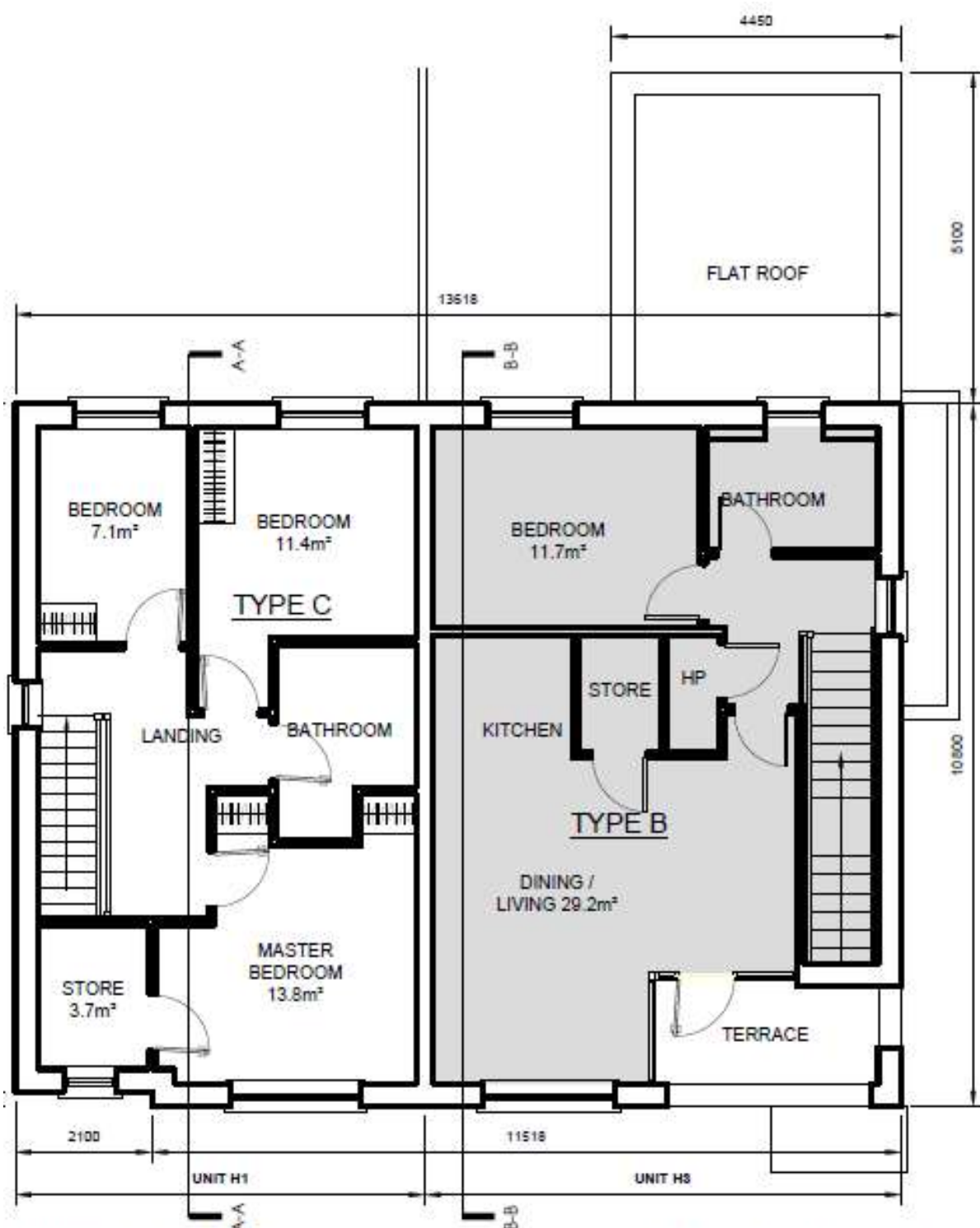
SEMI-DETACHED DWELLING

GF area = 57sqm (613sqft)

FF area = 58.3sqm (627sqft)

TOTAL FLOOR AREA - 115.3sqm (1,240sqft)

GF DUPLEX 'A' area = 85.8sqm

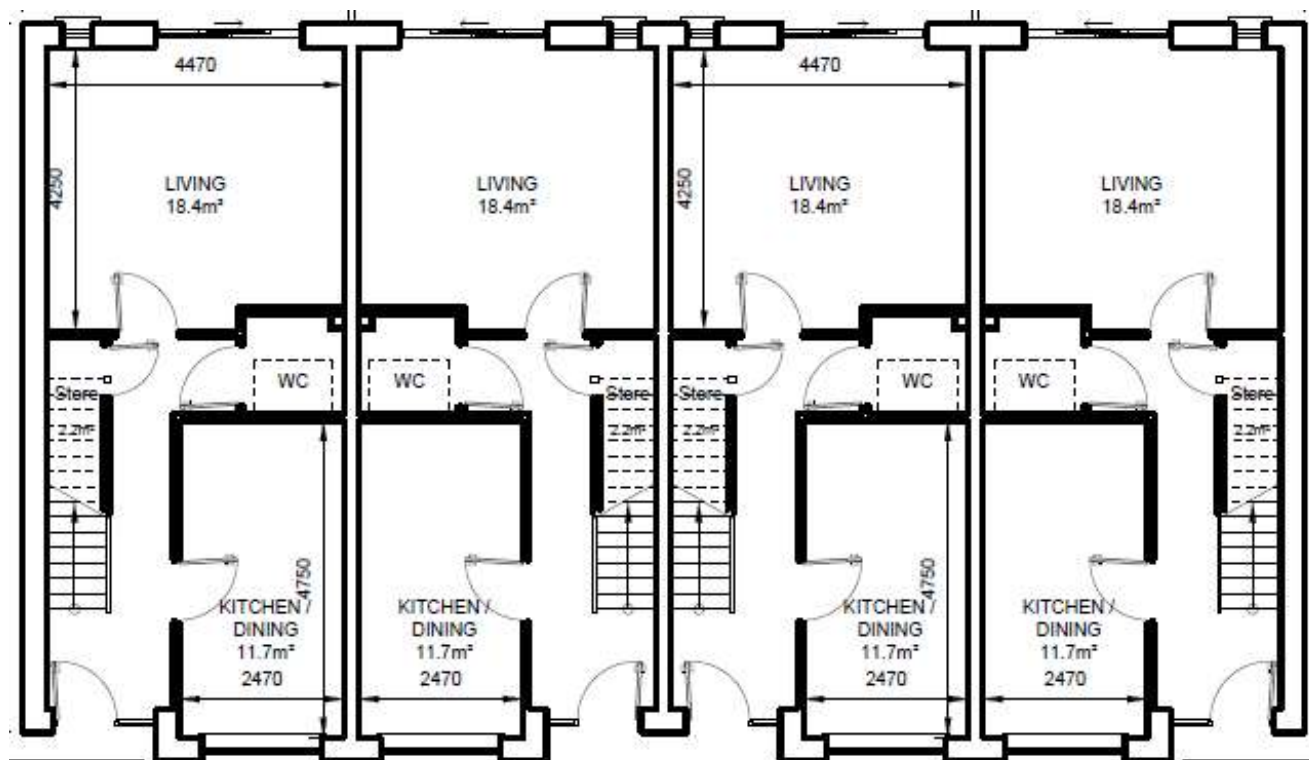


**FIRST FLOOR PLAN**  
Scale 1:100

FF DUPLEX 'B' area = 65.6sqm

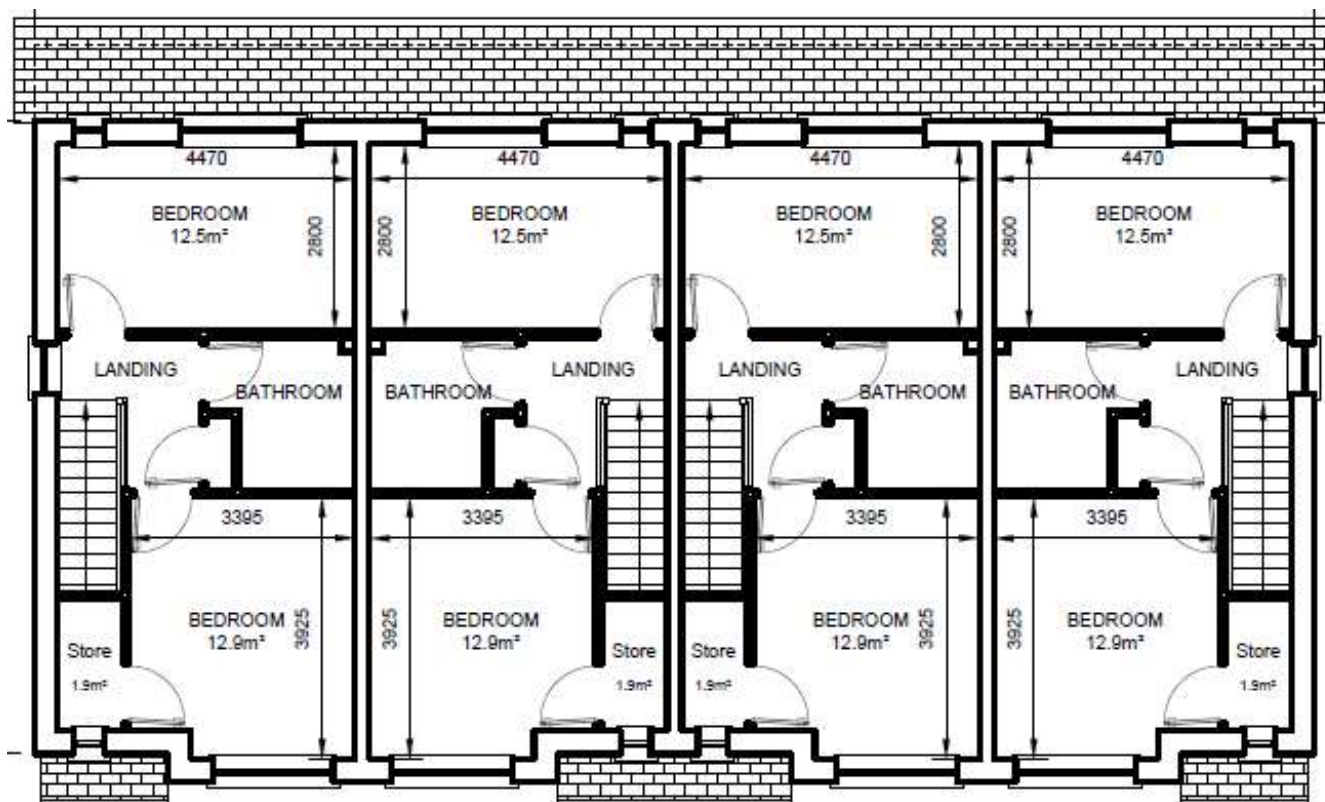


## Type D – 2 Bedroom Terrace Floor Area Approx. 86sq.m. (925sq.ft.)



GROUND FLOOR PLAN - Type D

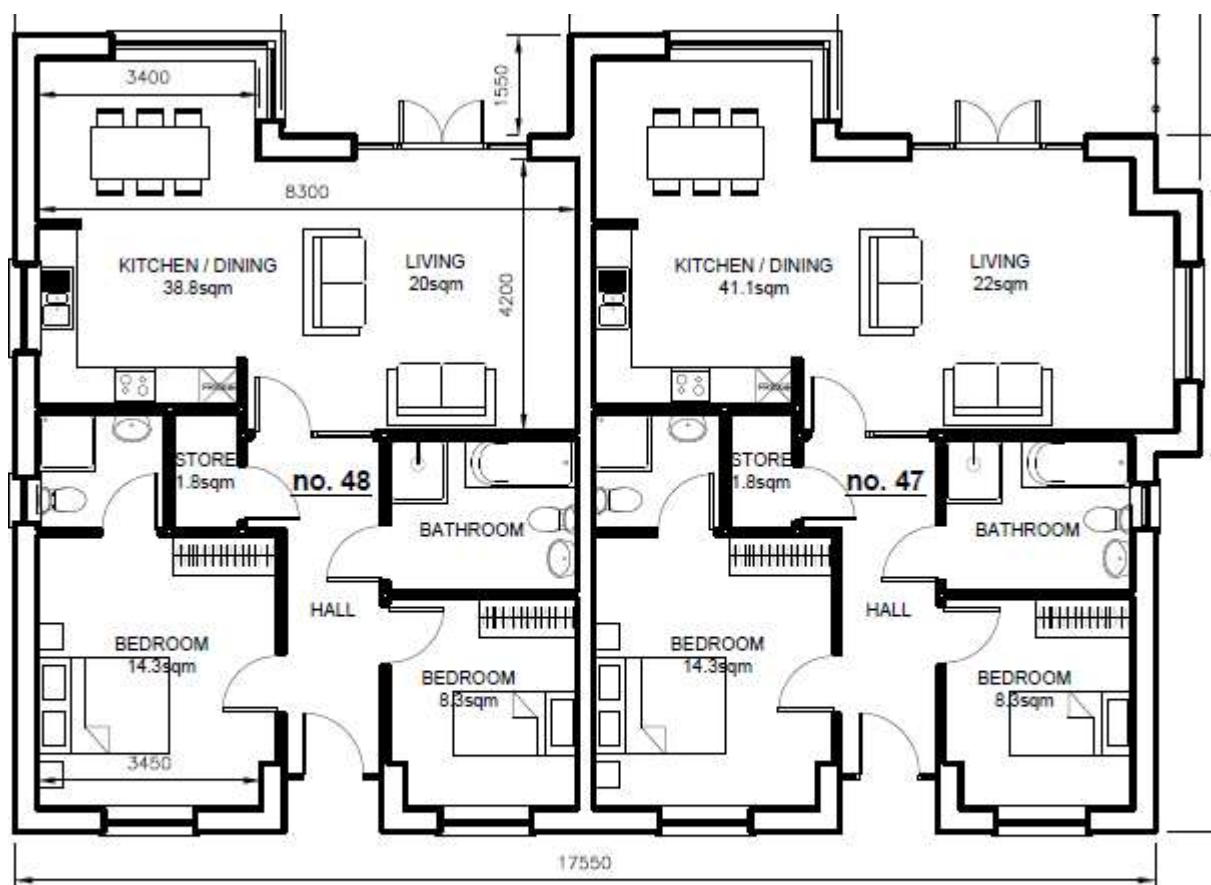
Scale 1:100



FIRST FLOOR PLAN - Type D

Scale 1:100

## Type E – 2 Bedroom Semi Detached Bungalow Floor Area Approx. 87sq.m. (940sq.ft.)



**GROUND FLOOR PLAN - Type E**

Scale 1:100

No. 47, Area = 88.9sqm (956sqft)

No. 48, Area = 86.7sqm (933sqft)



## Site Location



## FURTHER INFORMATION

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Email: [custy@dngosullivanhurley.com](mailto:custy@dngosullivanhurley.com)

Phone; 0656840200

PSL No. 2295

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