

YOUR STUNNING NEW HOME



# Radharc Doire, Smithstown, Shannon, Co Clare.

**Galvin Construction**  
Barefield,  
Ennis,  
Co. Clare.

**Helen Gallery Auctioneers & Valuers**  
68 Parnell Street,  
Ennis,  
Co. Clare.  
PRSA No 002433

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1st Floor,  
13 Abbey Street,  
Ennis,  
Co. Clare.

# RADHARC DOIRE, SMITHSTOWN, SHANNON, CO. CLARE.

Galvin Construction is delighted to present to you the new development of modern, comfortable homes at Radharc Doire in the heart of Shannon Town Centre.

Shannon offers everything you need and all you'll love about living in Clare. It is a bustling town with a thriving community spirit with plenty of shopping opportunities as well as quality bars and restaurants known for their excellent cuisine. Shannon is an excellent sporting destination too – offering everything from hurling to rugby, leisure facilities and a leisure centre, golfing activities and river walks and trails. Shannon is renowned for its excellent schools with five Primary Schools in the town and two secondary schools - St Caimins Community School and St. Patricks Comprehensive School. Radharc Doire is ideally located in the town within walking distance of Shannon Town Centre and beside Tracey's Oakwood Arms Hotel. Shannon Town is well connected and located just 2 minutes from the M17 and M18 with access to Ennis, Limerick and Galway.

This exclusive development of two, three and four-bedroomed semi-detached and detached homes are designed to meet the needs of a variety of homeowners. Finished to a very high standard, they offer an intelligent use of space, a keen eye for style and a true commitment to quality. These fabulous new homes will immediately impress you with an exceptional finish.

The development caters for all sectors of purchasers, whether you are trading up or down, or indeed a first-time buyer availing of the Help to Buy Scheme. Radharc Doire sets a new standard in energy efficiency, design detailing, location and quality of construction and finish in Shannon.



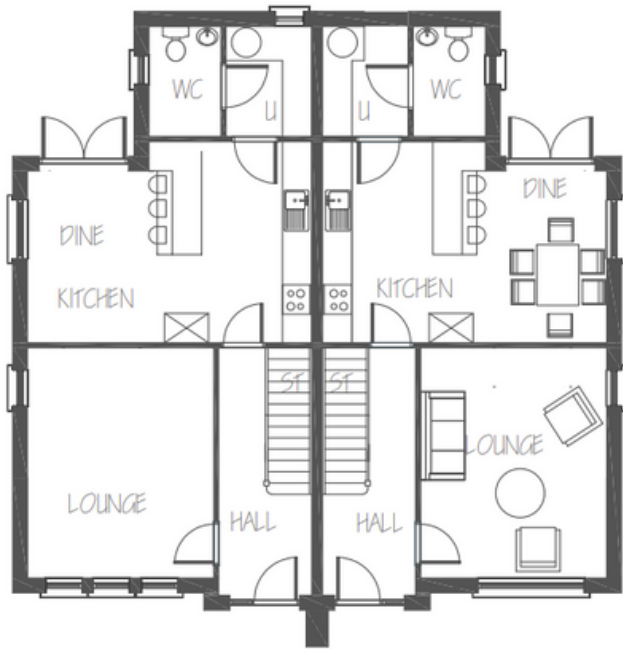
Helen Gallery Auctioneers and Valuers for themselves and the vendor of this property whose agents they are give notice that (1) the particulars set out as a general outline for the guidance of intending purchasers, do not constitute part of an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details given are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. The photographs used are of a similar development where the houses may differ slightly.

**Contact Helen Gallery**

T: 065 682 9481 | M: 086 250 4671 | E: [info@helengallery.ie](mailto:info@helengallery.ie) | FB & Insta: @HelenGalleryAuctioneers

# 3 BEDROOM SEMI-DETACHED TYPE A

117.22 Sq. M ( 1262 Sq. Ft.)



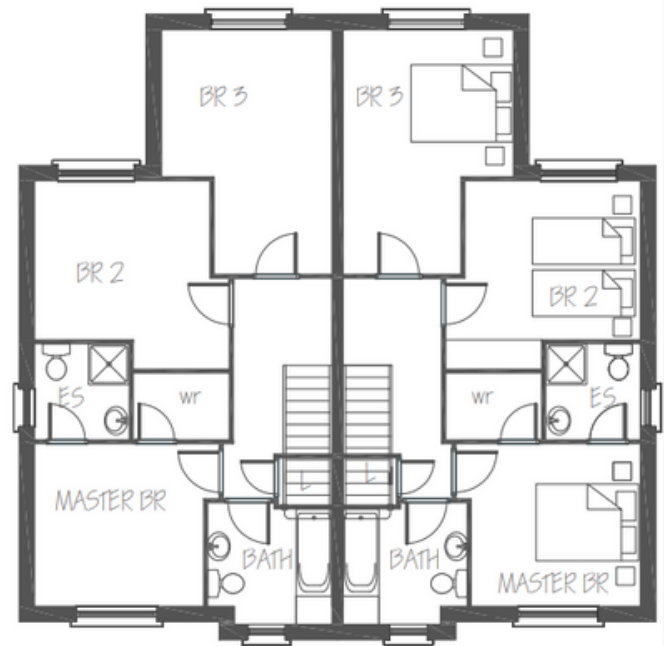
**GROUND FLOOR PLAN**

## GROUND FLOOR PLAN

- Entrance Hall: 4.70m x 1.90m
- Lounge: 4.70m x 3.80m
- Kitchen / Dining: 5.80m x 4.10m
- Utility: 2.25m x 1.75m
- WC: 2.25m x 1.48m

## FIRST FLOOR PLAN

- Master Bed, Walk-in Wardrobe & En-Suite: 5.05m x 3.30m
- Main Bathroom: 2.42m x 1.90m
- Bedroom 2: 3.43m x 3.10m
- Bedroom 3: 4.78m x 3.33m



**FIRST FLOOR PLAN**

# 3 BEDROOM SEMI-DETACHED TYPE B

115.88 Sq. M (1247 Sq. Ft.)



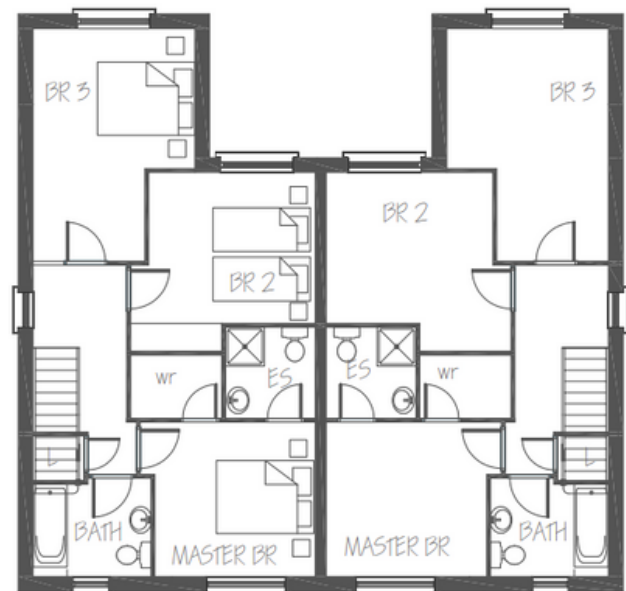
**GROUND FLOOR PLAN**

## GROUND FLOOR PLAN

- Entrance Hall: 4.70m x 1.90m
- Lounge: 4.70m x 3.80m
- Kitchen / Dining: 5.80m x 4.10m
- Utility: 2.25m x 1.75m
- WC: 2.25m x 1.48m

## FIRST FLOOR PLAN

- Master Bed, Walk-in Wardrobe & En-Suite: 5.05m x 3.30m
- Main Bathroom: 2.42m x 1.90m
- Bedroom 2: 3.67m x 3.30m
- Bedroom 3: 4.78m x 3.33m

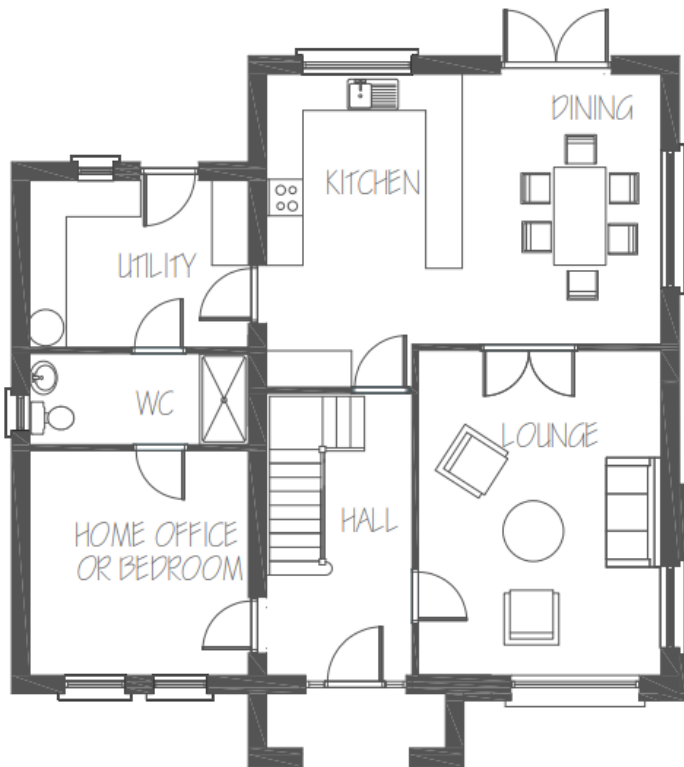


**FIRST FLOOR PLAN**



## 4 BEDROOM DETACHED

164.02 Sq. M (1766 Sq. Ft.)



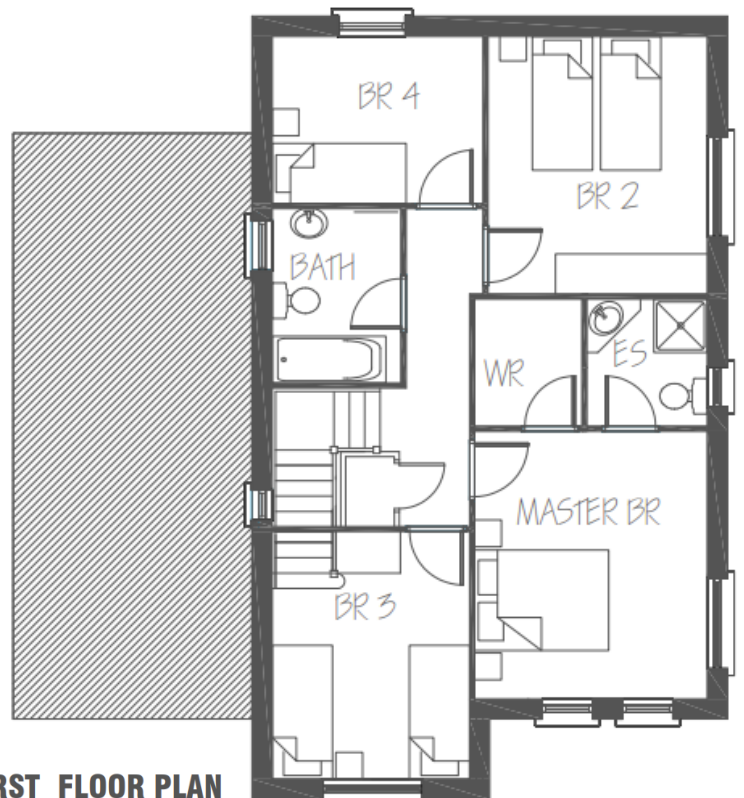
**GROUND FLOOR PLAN**

### GROUND FLOOR PLAN

- Entrance Hall: 5.35m x 2.40m
- Lounge: 5.35m x 4.00m
- Kitchen / Dining: 6.50m x 4.45m
- Utility: 3.60m x 2.75m
- Wet Room: 3.60m x 1.50m
- Home Office: 3.70m x 3.60m

### FIRST FLOOR PLAN

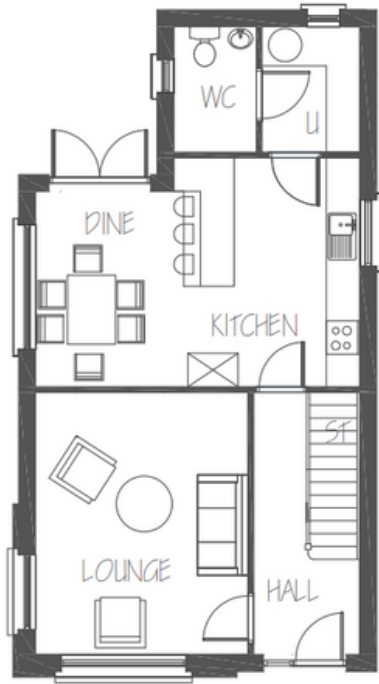
- Master Bed, Walk-in Wardrobe & En-Suite: 5.90m x 3.48m
- Bedroom 2: 3.85m x 3.28m
- Bedroom 3: 3.70m x 2.95m
- Bedroom 4: 3.15m x 2.50m
- Main Bathroom: 2.60m x 1.95m



**FIRST FLOOR PLAN**

## 3 BEDROOM DETACHED

115.90 Sq. M (1247 Sq. Ft.)



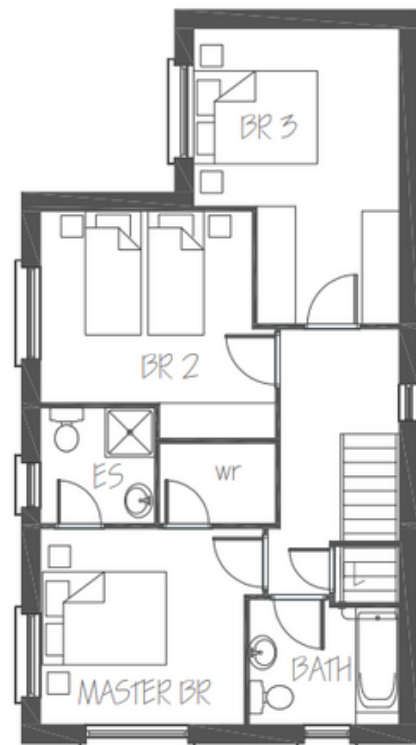
### GROUND FLOOR PLAN

### GROUND FLOOR PLAN

- Entrance Hall: 4.70m x 1.90m
- Lounge: 4.70m x 3.80m
- Kitchen / Dining: 5.70m x 4.10m
- Utility: 2.25m x 1.75m
- WC: 1.48m x 2.25m

### FIRST FLOOR PLAN

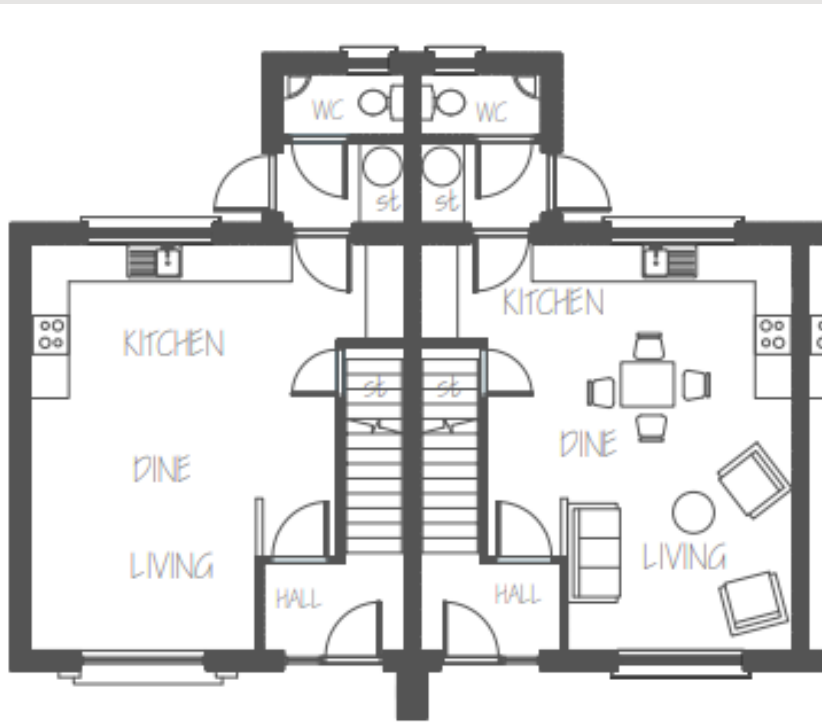
- Master Bed, Walk-in Wardrobe & En-Suite: 5.05m x 3.30m
- Bedroom 2: 3.43m x 3.10m
- Bedroom 3: 4.78m x 3.33m
- Main Bathroom: 2.43m x 2.00m



### FIRST FLOOR PLAN

## 2 BEDROOM TOWNHOUSE TYPE J

Sq. M (Sq. Ft.)



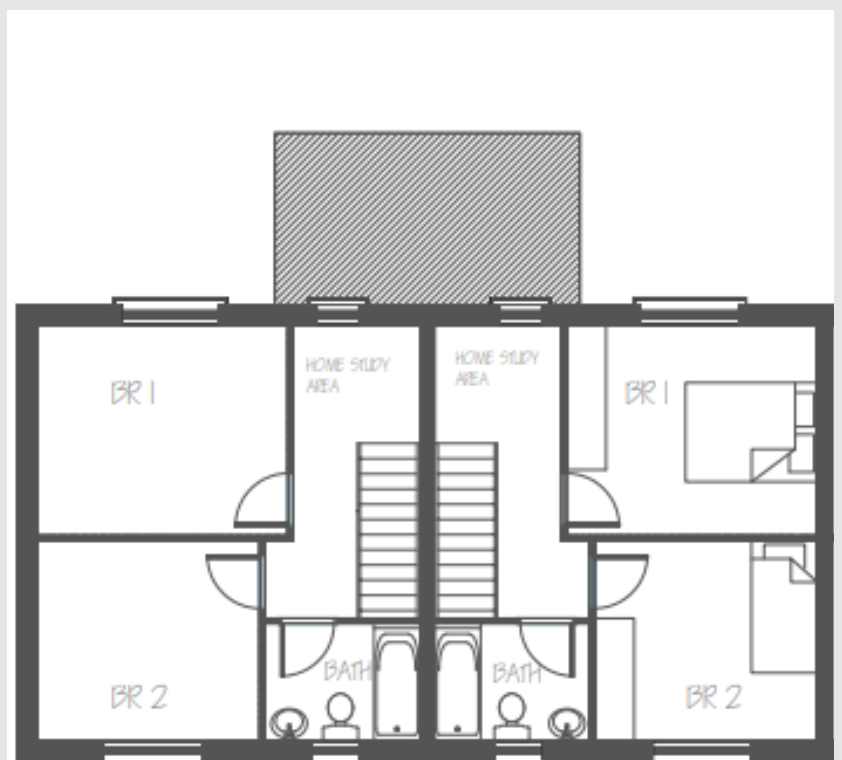
### GROUND FLOOR PLAN

### GROUND FLOOR PLAN

- Entrance Hall: 2.20m x 6.30m
- Open Plan Kitchen/Liv/Dining: 6.30m x 3.50m
- Utility with WC: 1.90m x 2.33

### FIRST FLOOR PLAN

- Bedroom 1: 3.80m x 3.20m
- Bedroom 2: 3.03m x 3.38m
- Home Study Area: 1.93m x 1.60m
- Main Bathroom: 2.35m x 1.78m



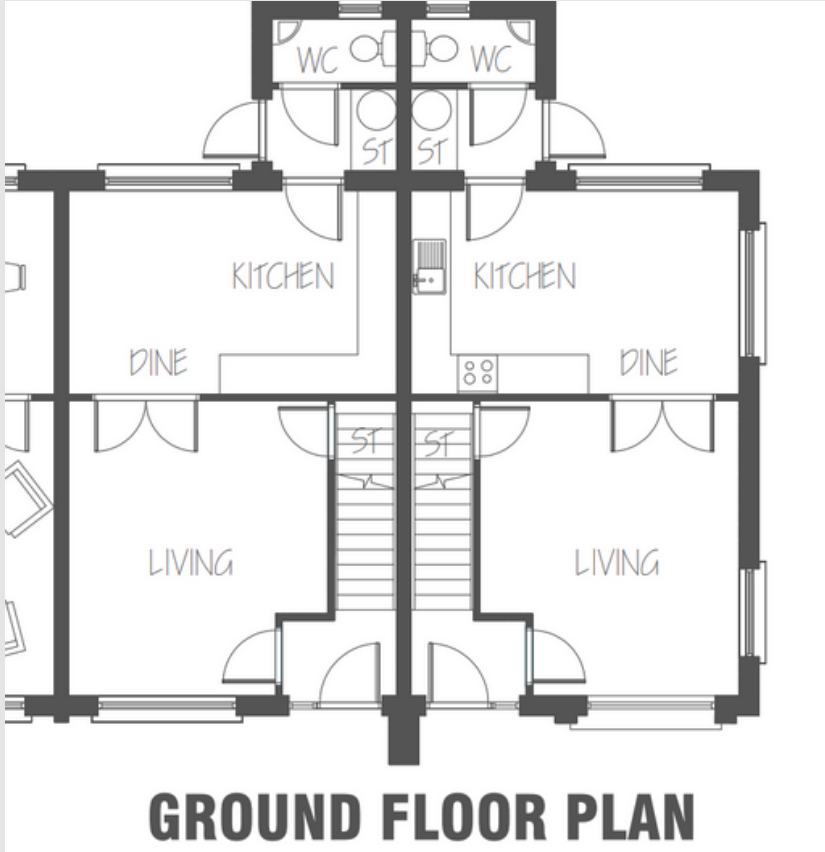
### FIRST FLOOR PLAN

# 2 BEDROOM SEMI-DETACHED / TOWNHOUSE TYPE H

81.98 Sq. M (882 Sq. Ft.)

## Optional 3rd Bedroom

Attic Conversion of 24 Sq. M (258 Sq. Ft.)



### GROUND FLOOR PLAN

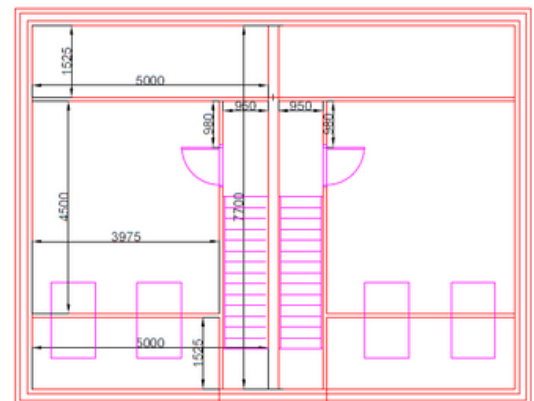
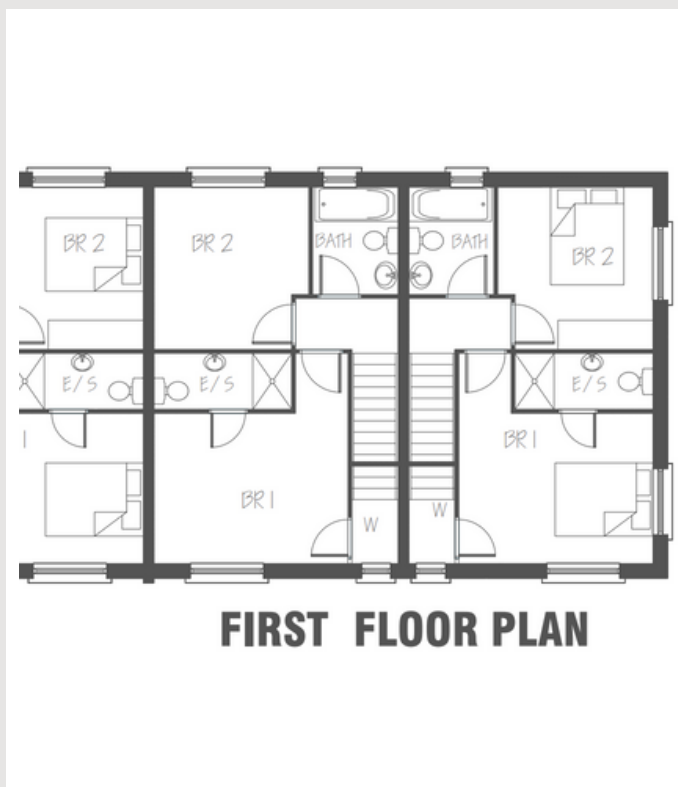
- Entrance Hall: 1.85m x 1.85m
- Lounge: 4.50m x 3.95m
- Kitchen / Dining: 5.00m x 3.10m
- Utility with WC: 2.32m x 1.90m

### FIRST FLOOR PLAN

- Bedroom 1 & En-Suite: 4.22m x 3.95m
- Bedroom 2: 3.32m x 3.17m
- Main Bathroom: 2.20m x 1.75m

### ATTIC PLAN

- Bedroom 3 & En-Suite: 4.50m x 3.98m





# Superior Finish

- Comfort of consistent temperature with underfloor heating on the ground floor and high-performance aluminium radiators on the first floor.
- Energy-efficient A BER rating with air to water thermostatically controlled heating system for low running costs.
- Electrical cable for future charging point located at the front of each home.
- Fully painted interior in a single colour palette and exterior painting.
- Tiled bathrooms throughout with a choice of quality tiles.
- Choice of modern timber and luxury tiled flooring throughout the home.
- Beautifully designed, custom-fitted kitchen with utility units in standard colour.
- Space-saving fitted wardrobes in the two bedrooms in standard colour.
- Modern sanitary ware for the bathrooms.
- High-quality internal doors throughout the home.
- Modern and efficient double glazed large windows to flood the home with light.
- Additional storage with floored centre of attic area.
- Gardens laid to lawn and tarmac driveway for immediate use.
- The development qualifies for the help to buy up to €30,000.



**SOLE AGENT**

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**CONTRACTORS**

Galvin Construction  
Barefield,  
Ennis,  
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## Booking Information

An initial booking deposit of €5,000 by bank draft, cheque or online bank transfer made payable to the selling agents together with your solicitor details and proof of funds are required to secure a property.

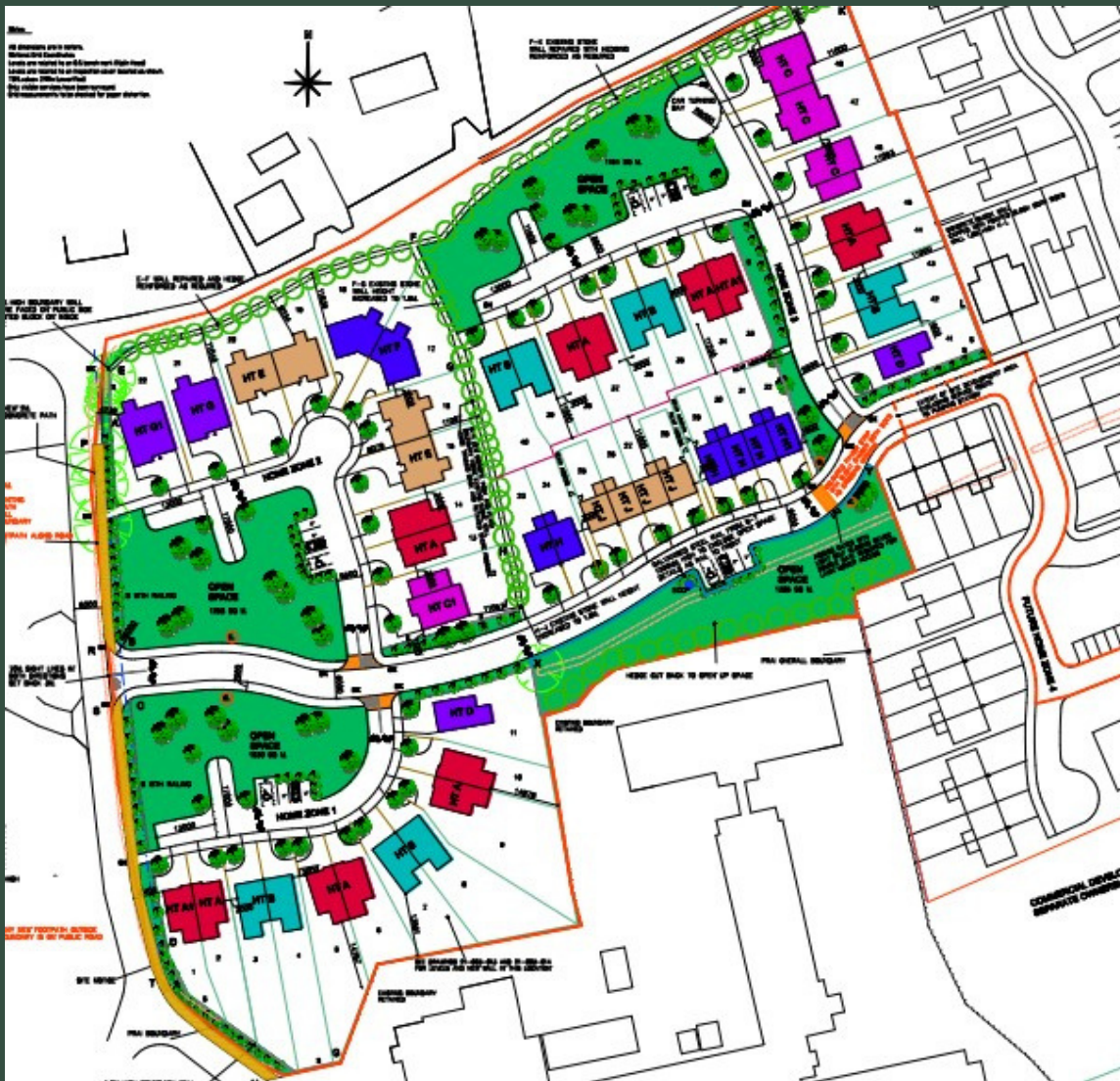
Contact Helen Gallery for more information.








Economical A BER Rated



10-year Homebond  
structure warranty

# Radharc Doire Phase 1 & 2



- |   |   |   |   |
|---|---|---|---|
|  | 3 Bedroom Semi-Detached Type A          |  | 3 Bedroom Semi-Detached Type B          |
|  | 4 Bedroom Detached House                |  | 3 Bedroom Detached Bungalow             |
|  | 3 Bedroom Detached House                |  | 2 Bedroom Semi-Detached Bungalow Type F |
|  | 2 Bedroom Semi-Detached Bungalow Type E |   |   |

Helen Gallery  
Auctioneers & Valuers

*Where your property is not just listed*



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**GALVIN CONSTRUCTION**