



Moyard | Shanballa

LAHINCH ROAD ENNIS CO. CLARE

SETTING A NEW STANDARD OF LIVING

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*Setting a new
standard of living*

Moyard is the much-anticipated new phase of Shanballa, comprising superior 3 and 4 bedroom unrivalled luxury homes, as Callanan & Walsh Construction continue to set new standards of living in Ennis.

Shanballa's location is the envy of all schemes within Ennis. It is less than 1.5 kms from O'Connell Square, and most local amenities including schools, shops and the impressive Woodstock Golf and Country Club are within a 5-minute walk. The Ennis Bypass within 500 metres, offers ease of access to Shannon and Limerick.

When entering Shanballa one immediately feels at home, with the unique cut-stone walled and tree lined driveway, fully landscaped large green open areas, all set off by a clever layout.

The newly designed 3 bedroom semi-detached home extends to an uncompromising 116 sq. mtrs. (1,248 sq. ft), while the contemporary 4 bedroom home, extends to an impressive 125 sq. mtrs. (1,350 sq. ft.). Both homes offer bright and spacious accommodation including entrance hall, an elegant living room which is connected to the kitchen/dining room via double doors, a large utility room, under stairs storage press and w.c. on the ground floor, while on the first floor there are three/four double bedrooms (master bedroom with en-suite) and a bathroom with bath and separate shower.

A full fit out package is available for these homes, which will include the supply and fitting of quality floor coverings, tiles, kitchens, wardrobes, fireplaces and white goods in the kitchen at cost price.



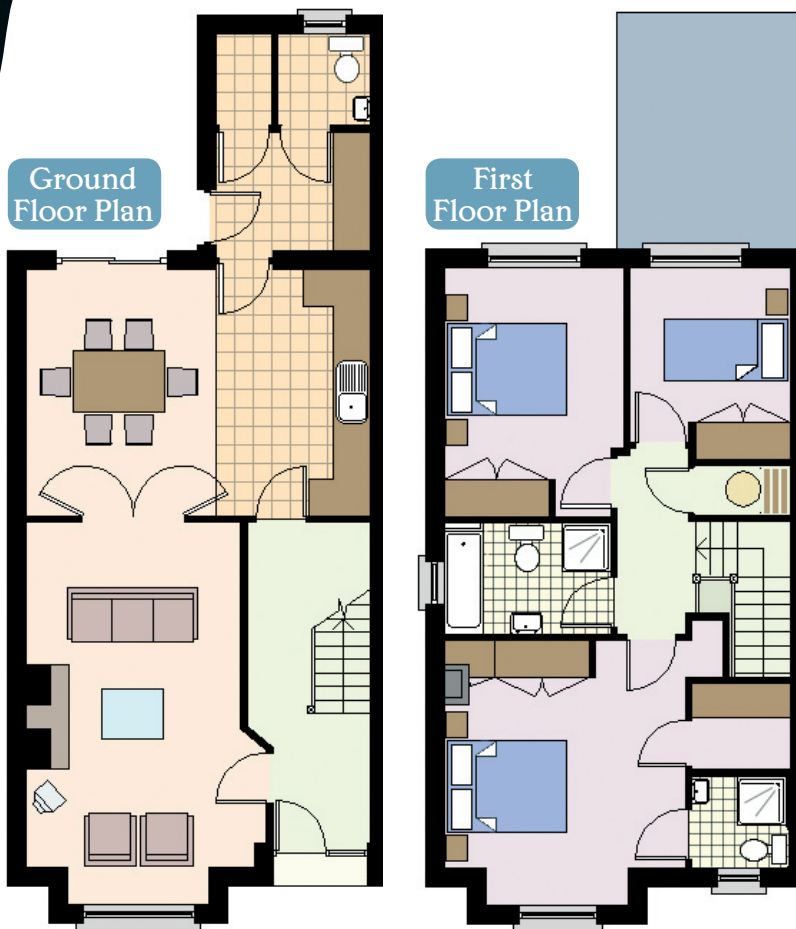
3 Bed Semi-Detached



4 Bed Semi-Detached

Specification:

- ▲ Concrete block construction
- ▲ Kingspan insulation
- ▲ Fully painted throughout
- ▲ Select sanitary ware
- ▲ Coving to ground floor
- ▲ Chrome door handles
- ▲ Double door from living room to dining room
- ▲ Gas fired central heating
- ▲ Superior electrical fit out
- ▲ All bedrooms have 2-3 double sockets, T.V. and telephone point
- ▲ Power and electric showers fitted
- ▲ House is wired for a burglar alarm
- ▲ External lighting
- ▲ Folding attic stairs to partially floored attic, with cut roof and Velux window
- ▲ Bath and separate shower in both house types
- ▲ Generous PC sums for kitchen, wardrobes and fireplace



3 Bed Accommodation

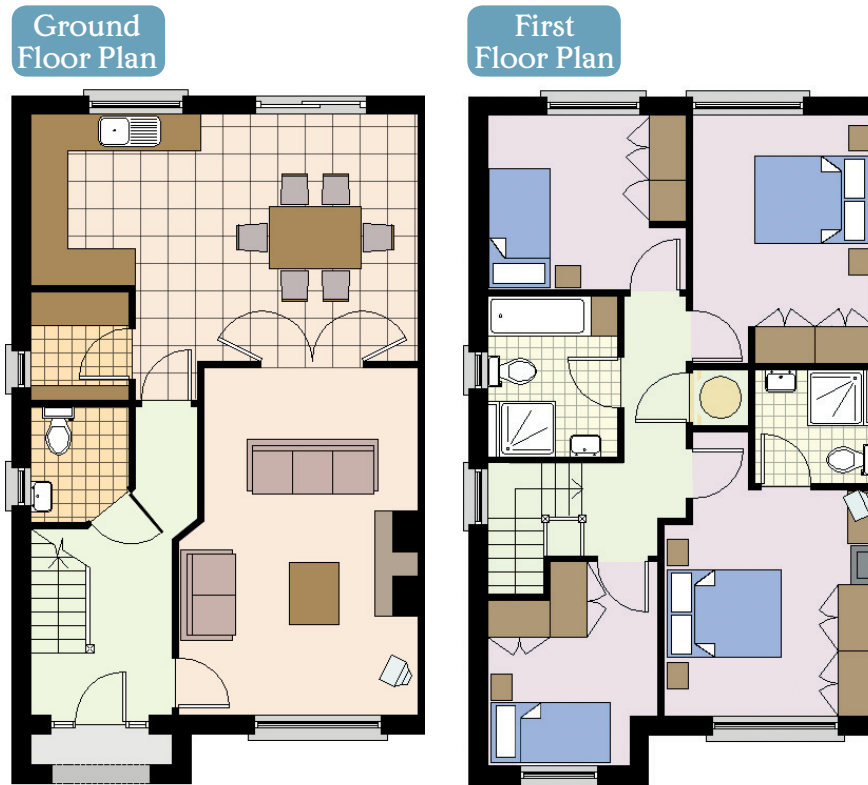
Ground Floor

- Entrance Hall
- Storage Press
- Kitchen / Diningroom
- Sittingroom
- Utility / w.c.

First Floor

- Bedroom No. 1
- En-Suite & Walk-in Wardrobe
- Bedroom No. 2
- Bedroom No. 3
- Bathroom

The Total Floor Area is:- 116 sq. mtrs., (1,248sq. ft.)



4 Bed Accommodation

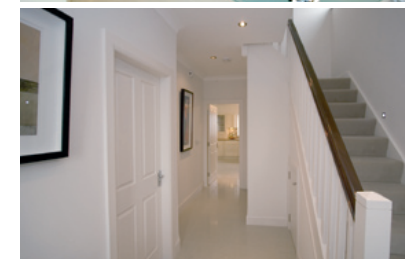
Ground Floor

- Entrance Hall
- W.C.
- Kitchen / Diningroom
- Sittingroom
- Utility

First Floor

- Bedroom No. 1
- En-Suite
- Bedroom No. 2
- Bedroom No. 3
- Bedroom No. 4
- Bathroom

The Total Floor Area is:- 125 sq. mtrs., (1,350 sq. ft.)



Viewing
 Strictly by prior
 appointment with
 Sole Selling Agents



Moyard Site Map



SITE PLAN GUIDE	
	2 Bedroom Townhouse
	4 Bedroom Detached
	3 Bedroom Semi-Detached
	4 Bedroom Semi-Detached



Finance

STAGE PAYMENTS

- Booking deposit: - € 4,000.00
- Signing of contracts: - € 8,000.00
- On completion: - Balance

Developers



CALLANAN & WALSH
CONSTRUCTION

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Sole Selling Agents

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