



SYCAMORE DRIVE

LIMERICK ROAD ENNIS CO. CLARE





SYCAMORE DRIVE

Sycamore Drive is located a short stroll from Ennis town centre, a bustling vibrant town, offering all the conveniences of modern family living on your doorstep. The development comprises a mix of three and four bedroom semi-detached and detached family homes.

Keogh Homes are delighted to present to the market an exceptional development of 47, stylish, energy efficient homes. Finished to the highest standard throughout and designed for modern living using the most sustainable, technologically advanced and energy efficient materials available.





SYCAMORE DRIVE

- 1 Lees Road Sporting complex
- 2 St.Flannans College
- 3 Westgate Business Park
- 4 Tracklands Business Park

- 4 Ennis Golf Club
- 5 Ennis National School
- 6 Holy Family National & Preschool
- 7 CBS Primary

- 8 Eire Og GAA Grounds
- 9 Ennis town centre
- 10 Burren Natural GeoPark



LOCATION

“It catches the heart off guard and blows it open”

Sycamore Drive is ideally located in the quiet residential area of the Limerick Road in Ennis. This bustling market town is located in Western Ireland at the gateway to the Burren. Clare is one of Irelands’ oldest natural playgrounds, as Seamus Heaney once said “it catches the heart off guard and blows it open”. Located on the Galway/Limerick Corridor, it is the ideal location for commuters and offers easy access to the coast and a friendly family oriented community allowing you to make this vibrant town your home.



SHANNON
INTERNATIONAL
AIRPORT

15 mins



GALWAY
CITY

40 mins



LIMERICK
CITY

25 mins



ENNIS TOWN
CENTRE

15 mins





AMENITIES

A wonderful array of amenities await the future residents of Sycamore Drive. These include Ennis Golf Club, Lees Road Sports Complex, Dromore Woods and Nature reserve within a short driving distance, as well as a host of restaurants, shops and boutiques within walking distance.

Future residents of Sycamore Drive can enjoy a lifestyle where in just 30mins from your new home you can be strolling on the strand in Lahinch or browsing the high streets of Limerick or Galway.

Many of Clare's top schools are within walking distance, including St.Flannans College, The Holy Family National School and Ennis National School along with a variety of Montessori schools. Third level colleges in Limerick such as University College Limerick are also easily accessible via the M18 motorway.



INTERIOR OVERVIEW

Your new energy efficient, family home awaits you at Sycamore Drive.



CGI's are for illustrative purposes only and are subject to change. In line with our policy of continuous improvement we reserve the right to alter specifications at any time without notice.

Sycamore Drive offers a variety of house types. Each home boasts outstanding quality and attention to detail with beautiful hard-wearing finishes throughout. At the heart of each house is an expansive Kitchen/Diner, pocket doors separate the living area and provide the option to open the area and create the ideal entertaining space. A stylish utility with bespoke storage and a WC complete the layout of the ground floor.

Upstairs, a generous master bedroom with an elegant tiled en-suite, finished to the highest possible standards. An additional, well appointed, single and double bedroom complete the accommodation offering on this floor. There is also a generously proportioned hot press with shelving which provides additional storage.

The family bathroom is finished with porcelain tiling, cantilevered wash basin, chrome fittings, quality ceramic suite, bath and a large shower enclosure with quality glass doors. The impressive results are mirrored in all bathrooms and en-suites throughout the house with a focus on clean lines, quality and ease of use.

SITE PLAN

 HOUSE TYPE A
4 BED | SEMI DETACHED
1,532 sq.ft | 142 sq.m

 HOUSE TYPE B
3 BED | SEMI DETACHED
1,296 sq.ft | 120 sq.m

 HOUSE TYPE C
3 BED | TERRACE
1,296 sq.ft | 120 sq.m

 HOUSE TYPE D
4 BED | DETACHED
1,532 sq.ft | 142 sq.m

 HOUSE TYPE E
3 BED | SEMI DETACHED
1,296 sq.ft | 120 sq.m





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SYCAMORE DRIVE

SPECIFICATION

Kitchen

- Custom designed fitted kitchens with classic wood doors in a range of colour options
- A variety of counter top and splash back finishes
- Hardwearing elegant flooring in a variety of colour options
- Large Kitchen Island with integrated sink and breakfast bar
- Full length larder cupboard with bespoke shelving design to optimise storage space
- Handcrafted housekeeping cupboard
- Quality branded kitchen appliances supplied

Bathroom & Ensuite

- Contemporary sanitary ware throughout.
- Tempo Arc Idealform Double Ended Bath with chrome fittings
- High quality wood effect floor tiles in a range of colours
- Porcelain wall tiles in a choice of three colours provided as standard in each home
- Power shower in all en-suite and main bathrooms
- Wall mounted radiator

Attic

- Extensive attic storage with pull-down ladder access
- Attics in house types A,B,C & D are primed for conversion with the water tank located underneath the eaves and a dormer window installed

Electrics

- Generous electrical specification throughout all properties
- USB charging points

Finishes

- All walls and ceilings are plastered, skimmed and painted one colour throughout as standard
- All homes are fitted for smoke detectors and carbon monoxide alarms
- High quality joinery specification throughout
- Underfloor heating
- Concrete floors on ground and first floor level
- High ceilings on ground floor give each home a light and airy feel

External Finishes

- Attractive brick and render facades
- A-rated high performance uPVC double glazed ivory windows
- A-rated high performance Heritage style doors with multipoint locking system
- High quality paving in each driveway
- Each driveway is fully paved
- Each rear patio is constructed from premium quality paving flags
- UPVC fascia soffits and downpipes
- Outside tap
- Beautiful open communal green space with extensive landscaping
- Off street parking

Energy Efficiency

- Air to water heat pump
- High levels of roof, wall & floor insulation
- Electric car charging stations
- A3 BER (available for inspection with agent upon completion)

“Turnkey homes -the effortless, easy home building option”

HOUSE TYPE A

4 Bedroom

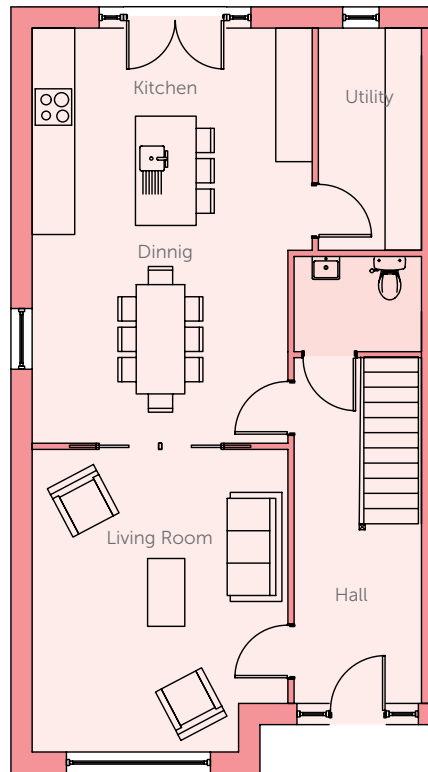
Semi-Detached
1,532 sq.ft.

or

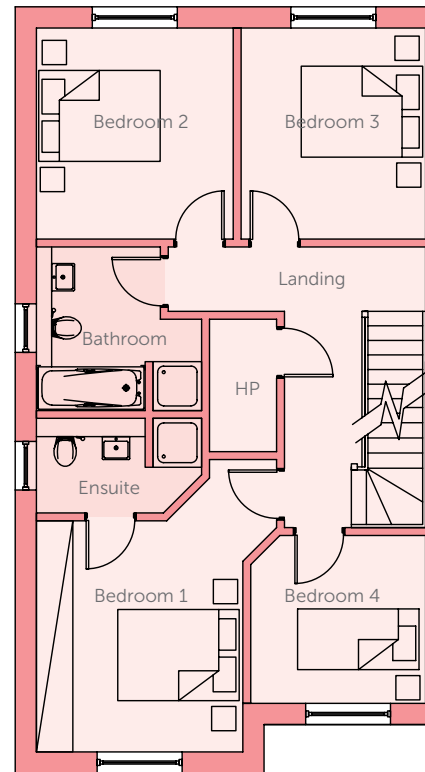
5 Bedroom

(Attic conversion option)
Semi-detached
2,000 sq.ft.

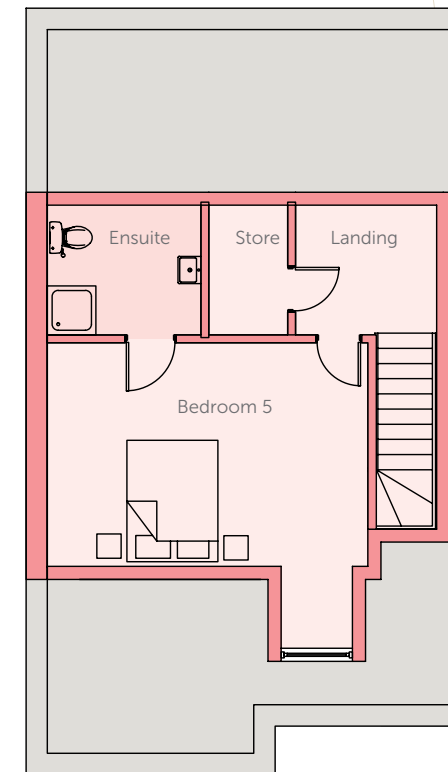
Ground Floor



First Floor



Second Floor
(Available in 5 bedroom option only)



HOUSE TYPE B

3 Bedroom

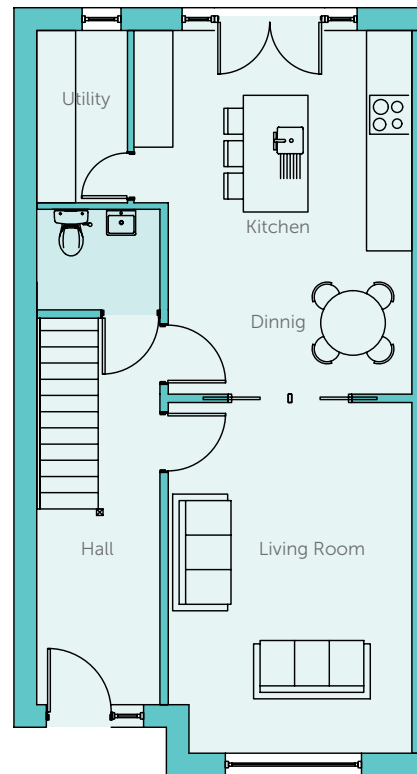
Semi-Detached
1,296 sq.ft.

or

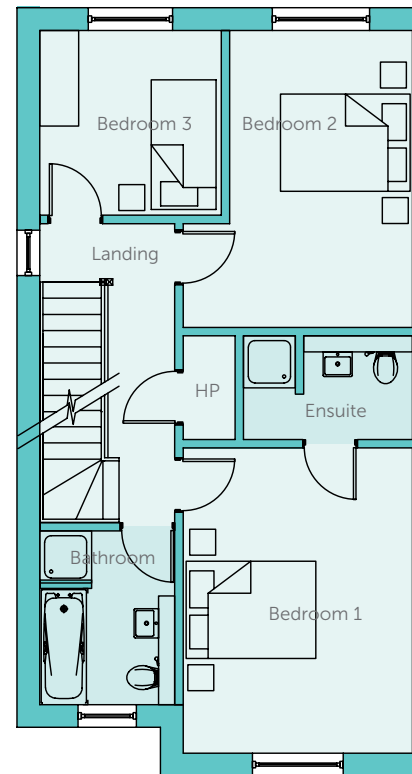
4 Bedroom

(Attic conversion option)
Semi-Detached
1,722 sq.ft.

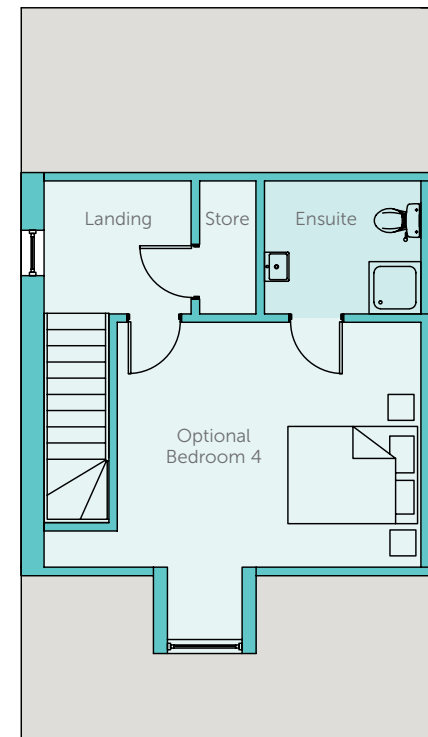
Ground Floor



First Floor



Second Floor
(4 bedroom option only)



HOUSE TYPE C

3 Bedroom

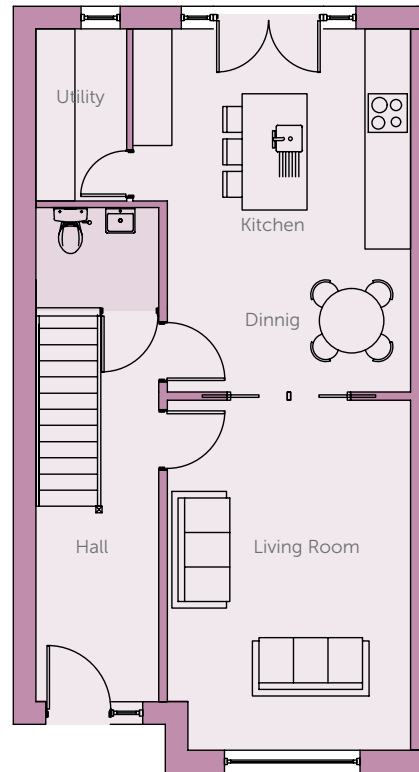
Terrace
1,296 sq.ft.

or

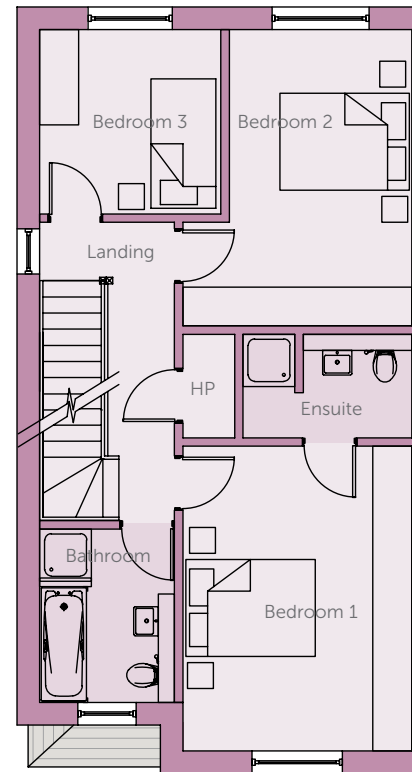
4 Bedroom

(Attic conversion option)
Terrace
1,722 sq.ft.

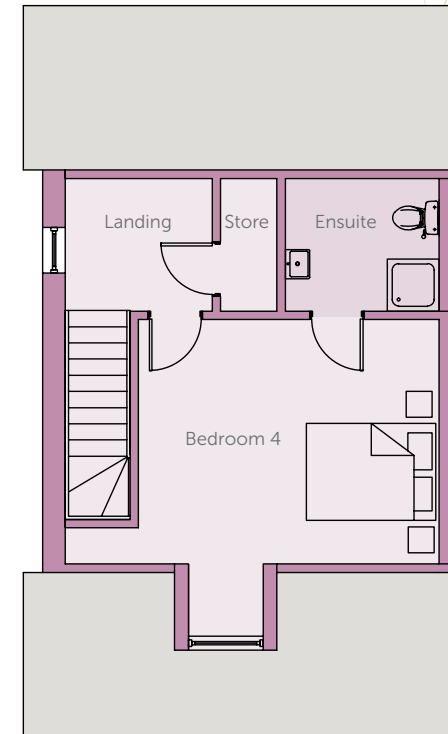
Ground Floor



First Floor



Second Floor
(4 bedroom option only)



HOUSE TYPE D

4 Bedroom

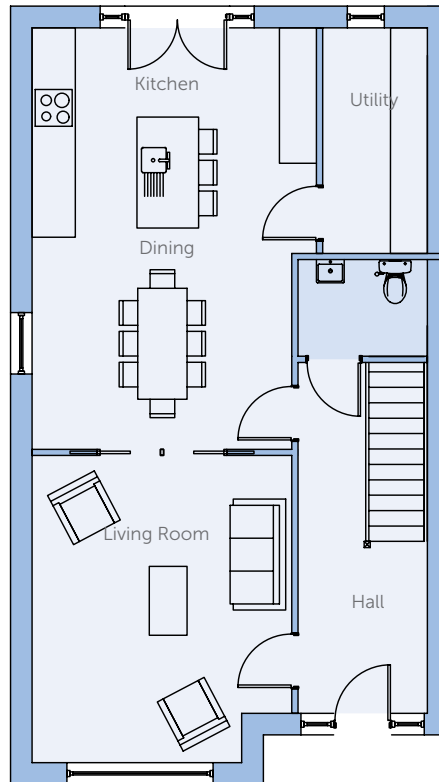
Detached
1,532 sq.ft.

or

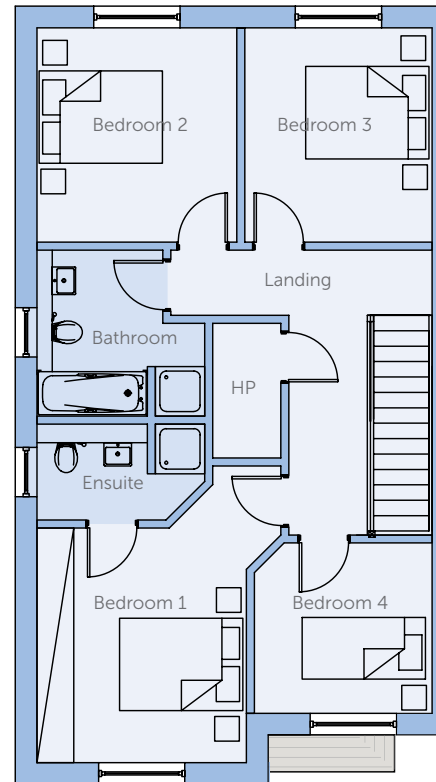
5 Bedroom

(Attic conversion option)
Detached
2,000 sq.ft.

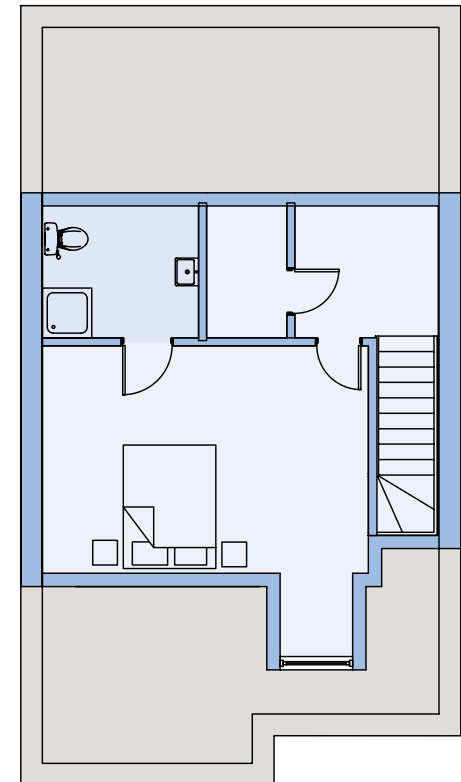
Ground Floor



First Floor



Second Floor
(5 bedroom option only)



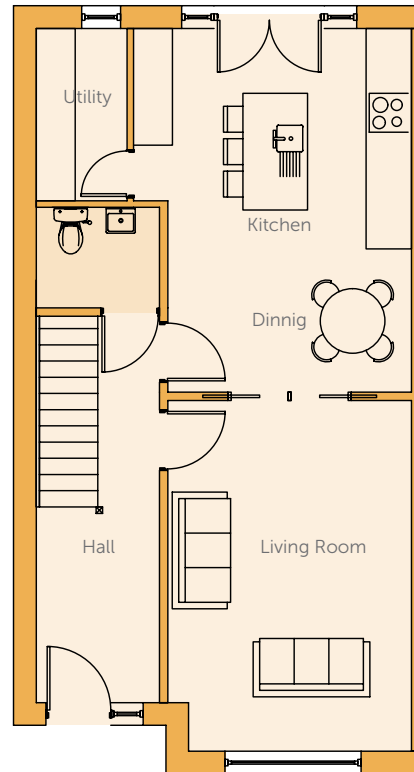
HOUSE TYPE E

3 Bedroom

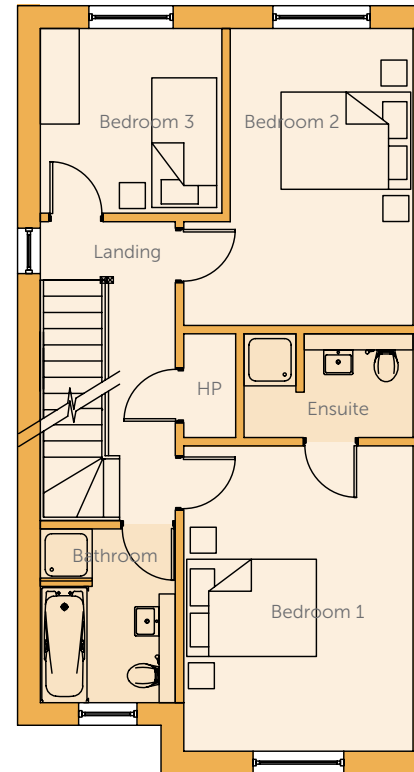
Semi-Detached

1,296 sq.ft.

Ground Floor



First Floor



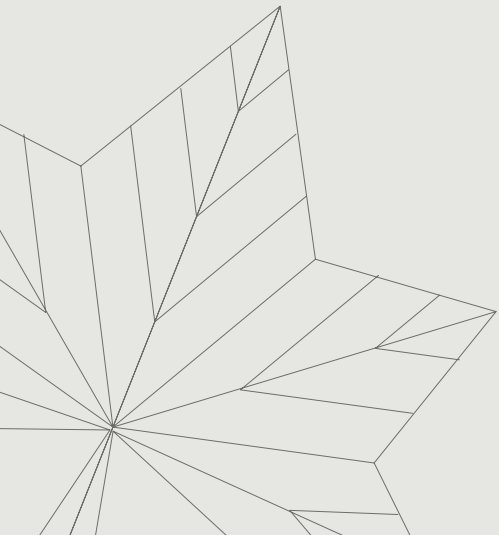


ABOUT THE DEVELOPER

Nothing but the best
is always the goal.

Building on the knowledge developed through his work with Keogh Construction, Patrick Keogh has created a bespoke home building company in Keogh Homes.

Every building that bears the name of Keogh Homes is a testament to quality, excellence and exceptional levels of finish. Patrick Keogh is hands-on, involved and oversees every job personally, while communication between each team member is paramount. Keogh Homes also source only top quality materials from the most reliable of suppliers, and only first-class workmanship carries our name.





SYCAMORE DRIVE

SOLE AGENT

DNG

O'SULLIVAN HURLEY

065 6840200

DEVELOPER

**KEOGH
HOMES**

ARCHITECTS

HASSETT LEYDEN & ASSOCIATES
ARCHITECTS • ENGINEERS • PROJECT MANAGERS

BER



Certificates can
be viewed upon
completion

SOLICITORS



CAHIR & CO.
SOLICITORS

CONDITIONS TO BE NOTED: Conditions to be noted: Messers, DNG O'Sullivan Hurley for themselves or for the Vendors Keogh Homes, or lessors 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 to be 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 inspections or otherwise as the correctness of each of them. (iii) No Person in the employment of Messers. DNG O'Sullivan Hurley has any authority to make or give representation or warranty whatever in relation to this development.
PSRA No: 002295

