

Rath Doire

Derry, Rathcabbin, Roscrea, Co. Tipperary.

A Prestigious new development of five 3 bedroom town houses situated in the heart of Rathcabbin village, convenient to school, church, shops and pubs.



Rathcabbin is located circa seven miles from the heritage town of Birr and circa seven miles from the tourist town of Portumna, the village itself is situated close to the river Shannon which offers a wide variety of outdoor pursuits. The area also boasts some great golf courses.

Along with offering the buyer a quality home, Rath Doire has its own piece of fame, it being the site of the award winning film **The Garage**.

Rath Doire



Exterior Features

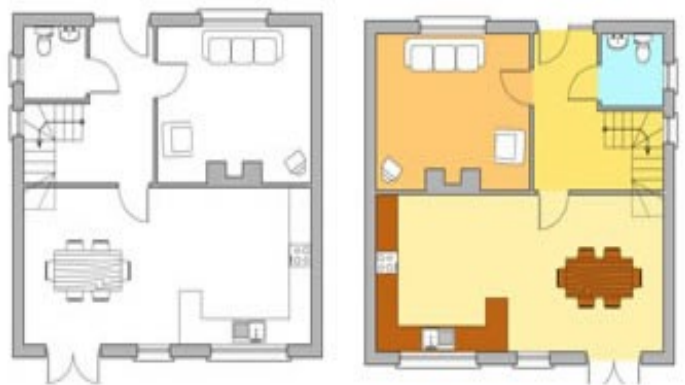
Elegantly detailed traditional elevations
Exterior lights to front & rear doors
Granite cills and surrounds to doors
Tegral slates to roof
Weather resistant electrical outlet to rear
Outside tap
Poured concrete paths
Hardwood front door

Interior Features

Painted magnolia white
Electric door bell
Protective smoke detectors
4" deal skirting boards
Generous electrical specification
Fireplace allowance
Six panel interior doors and deal architrave
Pre-cast concrete floor
Dryer vent

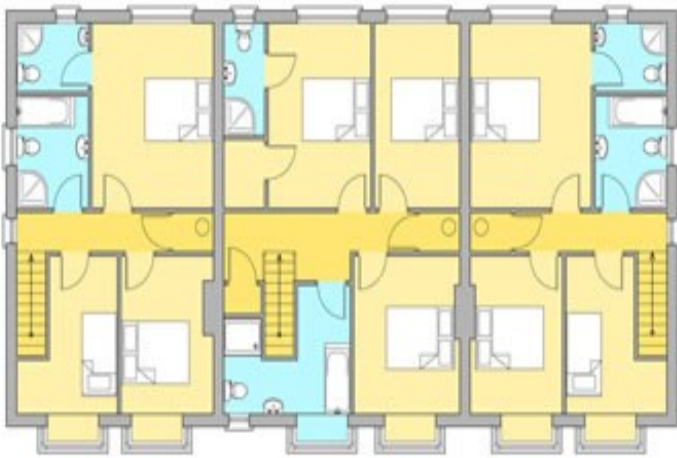


First floor layout

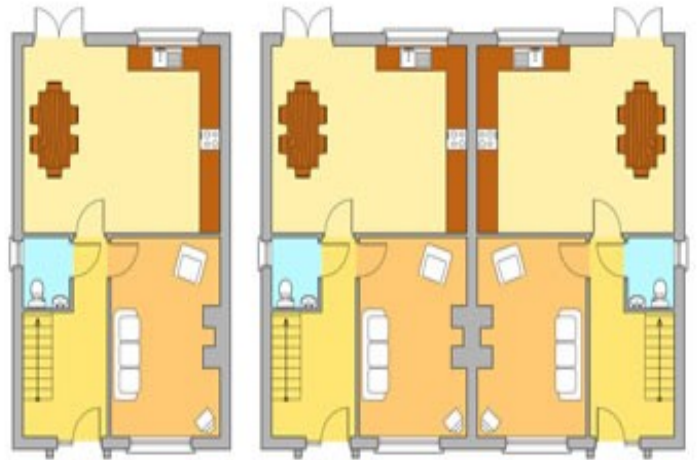


Ground floor layout

Rath Doire



First floor layout



Ground floor layout

Kitchen Features

Quality foil wrapped doors
Stainless steel sink
Formica counter tops
Plumbed for dishwasher

Bathroom Features

Tile allowance
Quality Bathroom ware
Electrical shower to en-suite

Allowances

Fireplace €850
Tiling €800
Kitchen €3,800



Rath Doire

Energy Saving Features

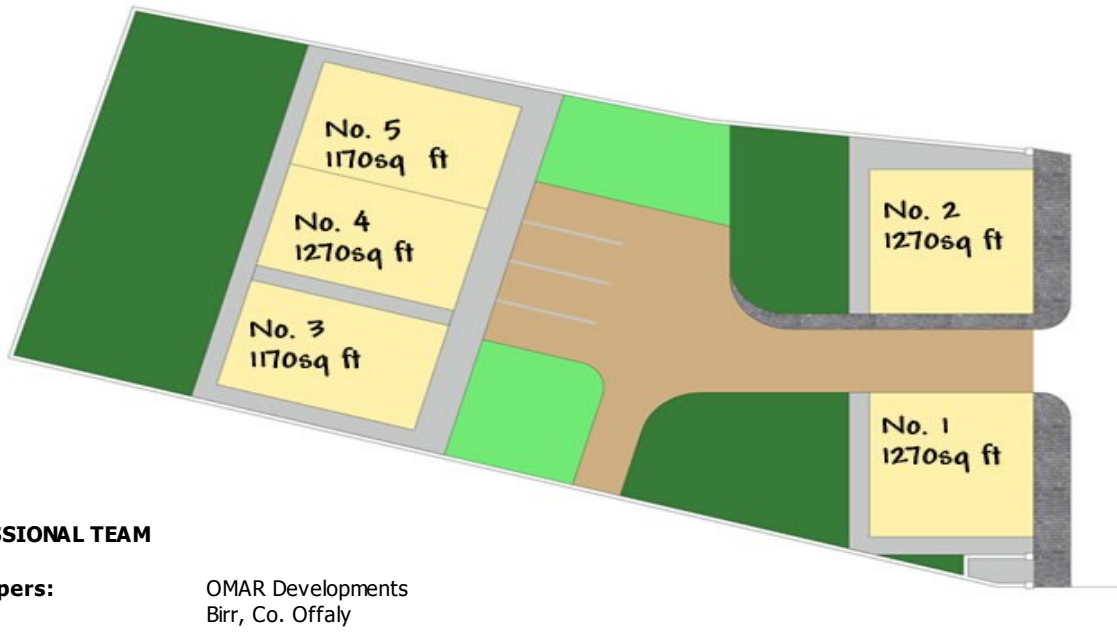
High efficiency boiler
Double glazed insulated uPVC windows
Energy efficiency attic insulation
24 hour timer for hot water
Energy conservation insulation to walls
Quick recovery hot water tank

Community Features

Secure off street parking in paved courtyard
Landscape green areas
Underground utilities
Cast iron street lighting

Construction features

Distinctive architectural plans
Concrete block construction
Wet dash plaster finish to exterior
Indemnified by bonded engineer
Quality construction
Quality copper plumbing
Pre-wired telephone and TV
Pre-wired for alarm



PROFESSIONAL TEAM

Developers: OMAR Developments
Birr, Co. Offaly

Consulting engineer: Killian Consulting Engineers,
Suite 14, Kilmartin N6 Centre,
Athlone, Co. Westmeath.

Solicitors: John J. Reedy Solicitors,
John's Place, Birr, Co. Offaly.

Auctioneers: Rigney Teirney Auctioneers
16 Main St., Birr, Co. Offaly.
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OMAR Developments places a special emphasis on quality construction and design. Our total efforts, skills, resources and unyielding commitments are directed toward building superior homes that will bring your family many years of comfortable living

NOTE: The contents of this brochure shall not be deemed to form any part of any contract. OMAR Developments reserve the right to change specifications without notice as may be necessary to comply with planning, health and safety legislative requirements and /or local unavailability or shortage of materials or labour. Plans are not drawn to scale and measurements are approximate. Every care has been taken in the preparation of the above particulars which are issued for guidance purpose only and the selling agent or developer will not be held responsible for any inaccuracies

