

Ross Mhuire

CROBALLY UPPER, TRAMORE, CO WATERFORD

OUTSTANDING 2 AND 3 BEDROOM SEMI DETACHED AND TERRACED HOMES



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Bolster Group
www.bolstergroup.com

FOR SALES TEL: 051 381322

Purchasing a home

Remember, purchasing a home is one of the most important and exciting of all the diverse choices we make in life. It says so much about how we want to live our lives, our priorities, our aspiration and our dreams for the future. Currently constructing houses at Carraig An Aird in Waterford City and Newtown Park Tramore, Bolster Construction are very familiar with the Waterford Market. As a result, we have an in depth knowledge of the needs of this market. We pride ourselves on working closely with our clients to make your home purchase the stress free and comfortable process that you deserve.

ROSS MHUIRE

This unique development will be self sustained with an all inclusive package of services which manage the day to day items such as refuse collection, recycling, public area landscaping, public area lighting and will also include public area insurance. This system is a structured residents committee which is put in place by Bolster Construction to ensure and protect the future of Ross Mhuire and your home. Bolster Construction will finance the first two years cost of this package until 1st September 2010

Accommodation Details

Location: Situated in a much sought after location in Crobally Upper just off the Tramore Ring Road on the Moonvoy Road. Ross Mhuire is just a short stroll from Tramore beach and the town centre, along with being in close proximity to Tramore Golf, Race Course, GAA and Soccer Club. Other nearby amenities include a local bus stop, Tramore CBS, An Gael Scoil and Glor Na Mara school.

Description

The ground floor accommodation comprises an entrance hallway, downstairs toilet, sitting room and kitchen/dining area. The first floor accommodation consists of two/three bedrooms (master en-suite) and main bathroom. The property benefits from an east facing rear garden and ample parking. These properties are ideal for first time buyers or investors alike.

Special Features:

- 10 Year Home Bond Guarantee
- Quality Fitted Kitchen
- Spacious Wardrobes
- Generous Electrical Layout
- Wired for alarm
- Maintenance free plaster finish
- PVC Double Glazed Windows
- Hardwood Front Door
- PVC Fascia & Soffit
- PVC Gutters and Down Pipes
- Slate Roof
- All houses fully painted

Disclaimer: whilst every effort is made to keep information in this brochure as accurate as possible, Ross Mhuire and the developers and publishers will not be held responsible for any errors or omissions. All rendering of buildings are artist impressions and are intended for use as guide only. No part of this brochure may be reproduced without permission




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- 5 NO **TYPE A** 3 BED SEMI DETACHED €219,000 (1000 sqFT)
- 2 NO **TYPE B** 2 BED SEMI DETACHED TERRACED €199,000 (850 SQFT)
- 1 NO **TYPE C** 2 BED SEMI DETACHED PLUS STUDY €219,000 (1000 SQFT)
- 3 NO **TYPE D** 2 BED SEMI DETACHED €209,000 (975 SQFT)