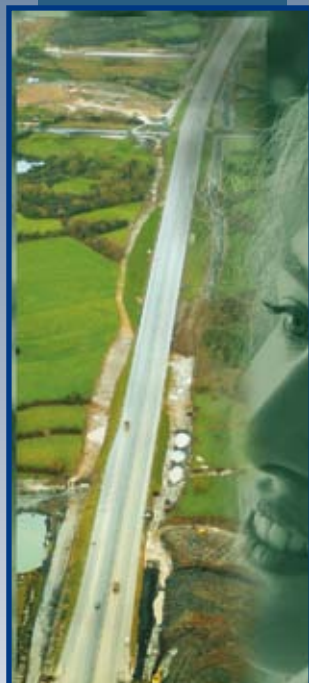


Roslevan

*Ennis
Co Clare*



KECO PROFILE

Keco Construction has been in operation since 1998 jointly owned and operated by Eugene Keane and Michael Cotter. Since this time the company has grown from strength to strength mainly due to a solid core staff which are dedicated to maintaining the companies reputation for quality work and customer satisfaction. Keco provides building services to COMMERCIAL, GOVERNMENTAL, INDUSTRIAL and RESIDENTIAL enterprises who recognize the value of dynamic management and staff who work diligently and creatively to complete quality projects within budget and deliver on time.

Our approach and aim is focused to bring customers significant added value backed by a broad range of skills and resources providing a cohesive framework and in pursuit of consistent long-term customer satisfaction.



DESCRIPTION

This new architecturally designed development is accessed via a long private mature tree lined resident's entrance. Within the proposed second phase of this development is the original Roslevan House ruin, which Keco Construction are intending to carefully convert and in doing so further enhancing the character and ambience of this idyllic setting. Keco Construction pride themselves on completing all developments to the highest of standards and customer satisfaction. These residential two and three bedroom homes are ideally suited to first time buyers, young families and investors alike.



PROFESSIONAL TEAM

DEVELOPERS



Keco Limited,
Erinaghbeg, Fountain,
Ennis, Co Clare
Tel: 065 68 44669
Email: keco@iol.ie

SELLING AGENTS



DNG O'Sullivan Hurley
74 O'Connell Street, Ennis, Co. Clare
Tel: 065 68 40200
Email: info@sullivanhurley.com
Websites: www.osullivanhurley.com, www.dng.ie

SOLICITORS

MARION PETTY & CO SOLICITORS

46 Abbey Street, Ennis, Co Clare
Tel: 065 28800

ARCHITECTS & ENGINEERS

BEVAN MCSWEENEY ARCHITECTURAL SERVICES

Feighquin, Quin, Co. Clare
Tel: 087 662 3916 Email: bevanmcsweeney@gmail.com

ARNOLD LEAHY ARCHITECTS

1 Crescent Villas, O'Connell Avenue, Limerick
Tel: 061 315989

M. DILLON B.E.

Crusheen, Ennis, Co. Clare, Tel: 087 249 7422

ENERGY CERTIFICATE PRODUCER



Energy Matters

41 Cluain Riocaird, Headford Road, Galway City, Co. Galway
Mobile: 087 957 3634

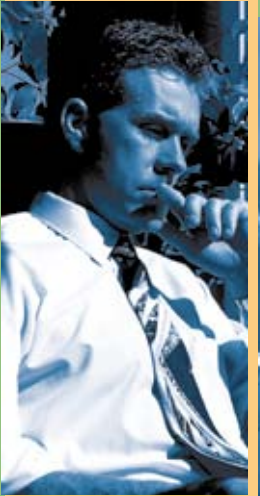
DNG O'Sullivan Hurley Ltd. for themselves and for the vendors or lessors of this property whose Agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of another contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are 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 inspection or otherwise as to the correctness of each item; (iii) No person in the employment of DNG O'Sullivan Hurley Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.



PRIME LOCATION

This residential development in Roslevan is situated adjacent to the main Ennis / Tulla Road. The long private resident's tree lined entrance is located to the left hand side of the new Roslevan Shopping Centre. In respect of local amenities the nearby Roslevan Shopping Centre offer the benefits of a grocery supermarket, chinese restaurant, spacious pub / restaurant, off licence, butchers, fitness gym, health & beauty centre.

Additional amenities of Ennis Town are within a 5 minute drive. For commuters Shannon International Airport is within a 25 minute drive, while Galway and Limerick are within a 40 minute drive, which should reduce further due to the new Ennis By-Pass at the door step.



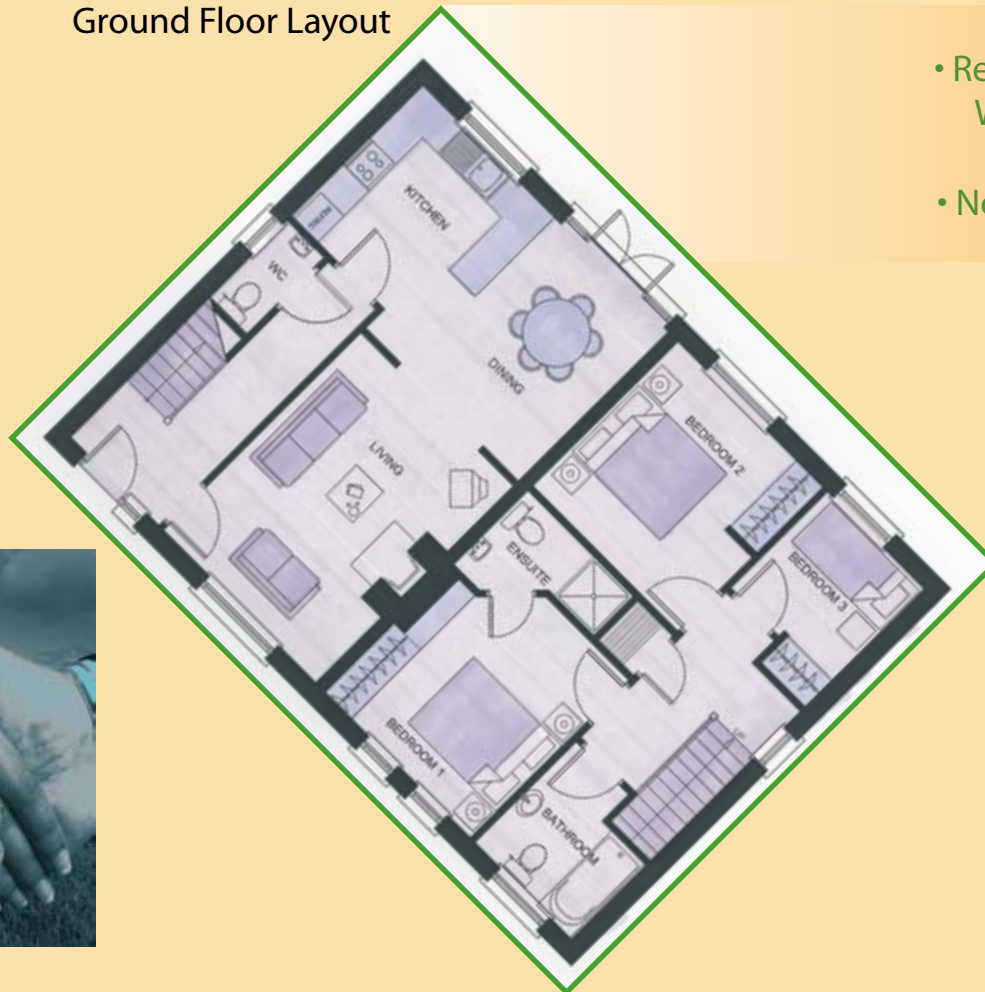


HOUSE TYPE A



Front Elevation

Ground Floor Layout



- Reconstituted Granite Window Surround
- Nordic Pine Windows

First Floor Layout



Corner Elevation



HOUSE TYPE B

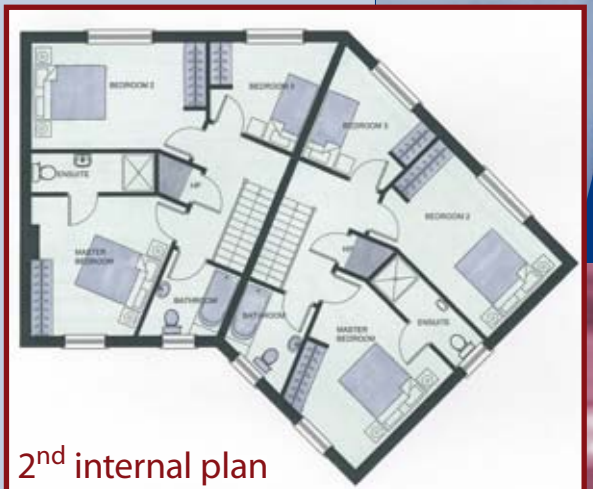


Ground Floor Layout

HOUSE TYPE B1



First Floor Layout



2nd internal plan

Front Elevation



Ground Floor Layout

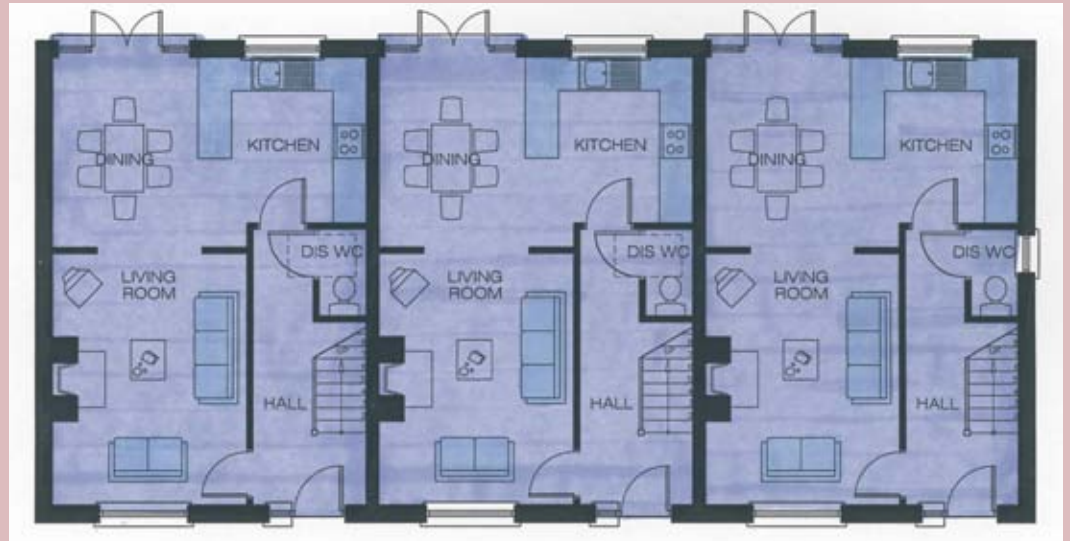


HOUSE TYPE C



Front Elevation

Ground Floor
Layout



First Floor
Layout



APARTMENTS Type D



Front Elevation



Ground Floor Layout



First Floor Layout





APARTMENTS TYPE G



Corner Elevation



Ground Floor Layout



First Floor Layout



Front Elevation



MEWS HOUSE TYPE



Ground Floor Layout



First Floor Layout



Front Elevation





FEATURES

Oak finish shaker style doors
Oak finish skirting and architrave
Gas central heating to houses
P.C. Sum allowance of € 5,000 towards
kitchen & tiling

**Energy Efficient Design
including:**

- Solar Panels for free hot water production
- Thermostatically Controlled Radiators
- Nordic Windows with Reconstituted Granite Window Surround
- 95 % Efficient Condensing Gas Boiler
- Certificate of Energy Rating of each house produced on completion



TILING SUPPLIERS

BP Tiles and Bathware
Unit 4, Westgate Business Park,
Kilrush Road, Ennis, Co Clare
Tel: 065 68 22857

Europa Tile Market Ltd.
Liam Cleary Business Park,
Kilrush Road, Ennis, Co. Clare
Tel: 065 68 45764

KITCHEN SUPPLIER

Vincent Hehir Fitted Furniture Ltd.
Unit 4, Elevation Business Park,
Clonroad, Ennis, Co Clare
Tel: 087 810 9395

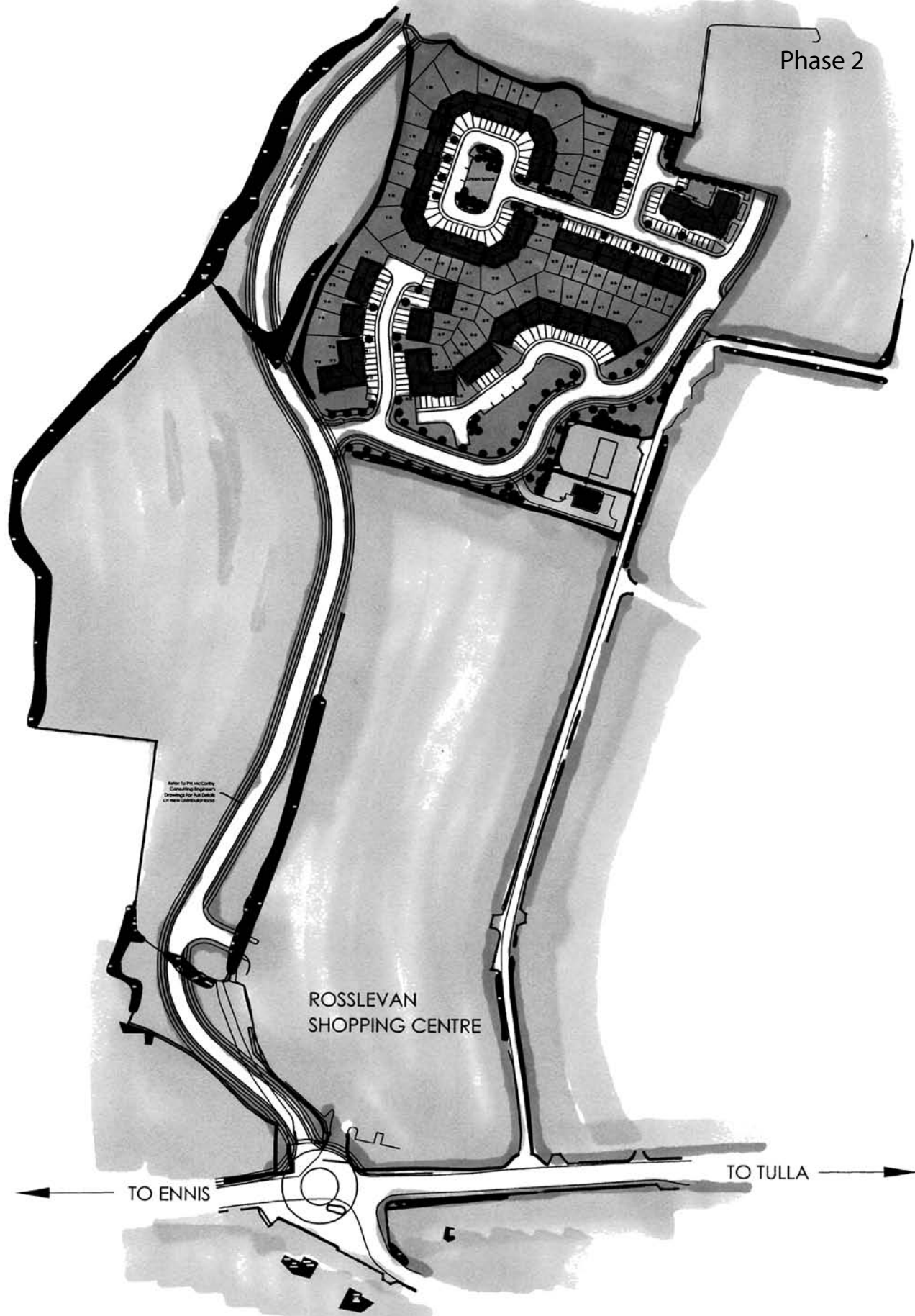


Standard kitchen layout



Show kitchen example

Phase 2



SITE LAYOUT PLAN