

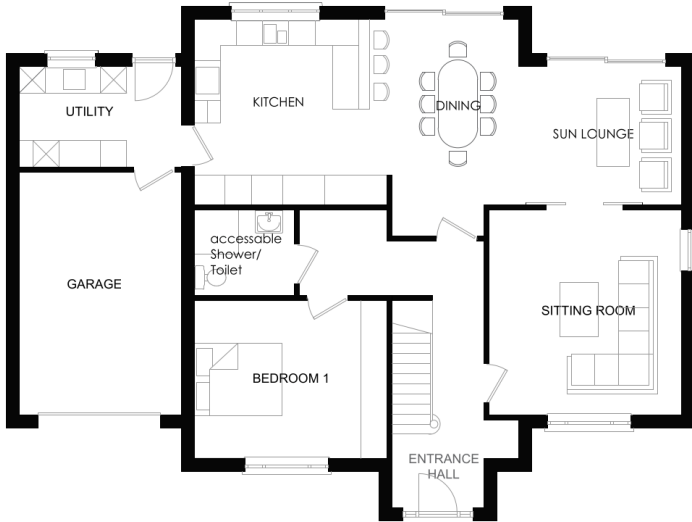


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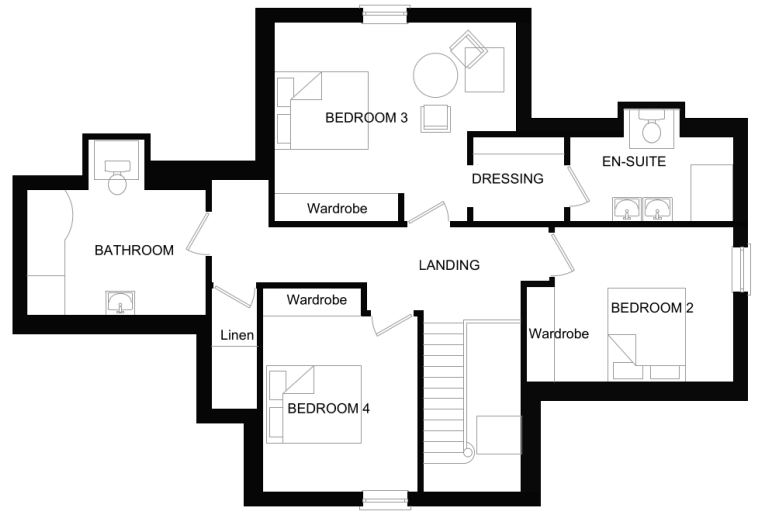
COLLINSTOWN, CO. WESTMEATH

RANAGHAN

The Ranaghan is ideally suited to the Sun-Lovers who desire multi-room living. It is the only home in the estate that offers a large open Sun Room, allowing you to *splash-out* and bake in the sun with large double sliding doors.



Ground Floor Layout



First Floor Layout

Interior Home Areas:

- Four (4) Bedrooms: three upstairs; one downstairs
- Living Room
- Dining Room
- Sun Room / Lounge
- Kitchen with an integrated attached island
- Three (3) Full Bathrooms: one of which is an en-suite bathroom; one an accessible bathroom
- Dressing Area off Master Bedroom
- Entrance Hall with built-in cupboards under stairs
- Utility / Laundry Room
- Linen Storage Area upstairs

Outside Home Areas and Landscaping:

- Patio Area in Back Yard
- Fenced Back Yard
- Seeded Back Yard Lawn
- Iron Railings Around Front Lawn / Parking Area
- Seeded Front Lawn (Plan Dependent)
- Shrubby on Pathway to Front Door (Plan Dependent)
- Footpaths and Aprons Around the Home
- Bitumen Surface Parking Area In Front of Home
- Integrated Garage

Ranaghan is priced from €530,000¹

Gross Floor Area: 225 m² / 2,421 ft²

Price per m² / ft²: €2,355.56 / €218.92

(Includes Garage Area)

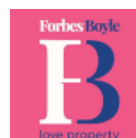
SCHEDULE OF FLOOR AREAS (sq.m):

SITTING ROOM	20.50	BEDROOM 2	13.75
KITCHEN / DINING	32.80	BEDROOM 3	19.70
SUN ROOM	11.71	EN-SUITE	7.00
UTILITY ROOM	8.46	DRESSING ROOM	3.50
ACCESSIBLE SHOWER	4.50	BATHROOM	11.42
BEDROOM 1	15.70	BEDROOM 4	13.61
ENTRANCE HALL	17.40	LANDING	12.30
GARAGE	20.46	LINEN	2.54

¹ Pricing Subject to Change Without Notice



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