



Cloonties

BALLYFERRITER • DINGLE • CO. KERRY

A SECTION 23 DEVELOPMENT



SOUTHBOUND
PROPERTIES LTD.



Cloonties

FINISHING SPECIFICATIONS - INTERIOR

- Fully decorated to highest standard.
- Turn-key finish.
- White oak flooring in bedrooms and upstairs hall.
- Jacuzzi bath and shower in main bathroom.
- Solid cherrywood doors and skirting board.
- Oil fired Central Heating.

FINISHING SPECIFICATIONS - EXTERIOR

- Decking and fencing.
- Teak front and patio doors.
- Landscaped gardens.
- Woodgrain fascia and soffit.
- Woodgrain PVC double glazed windows.



INTRODUCTION

Cloonties is an exciting new development of modern 3, 4 & 5 bed houses situated in the picturesque village of Ballyferriter. Located in the gaeltacht area of West Kerry, Ballyferriter is nestled in a stunning green valley with majestic hills to the south and a ridge of jagged peaks to the north. To the east Smerwick Harbour frames a two mile stretch of stunning white sandy beaches. Facilities in the area include shops, church, school, post office, museum, restaurants, pubs, hotels.

The Irish language is alive and thriving in the area and adds to the unique style of the village. Located in what is known as the richest square mile of Christian heritage in Ireland, Ballyferriter is steeped in history and antiquity.

SECTION 23

This is an ideal opportunity for a high yield investment with section 23 tax incentives. The development has been diligently planned and designed as a multi-purpose facility providing for tourism. Comprising of thirteen 3, 4 & 5 bedroom holiday homes, all houses will be built to provide the highest standard of specification and finish and are set on a beautiful landscaped site.

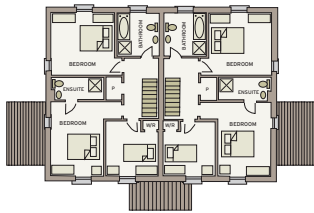
These exclusive holiday homes will be delightfully decorated and fully fitted out with all appliances, furniture, linen, etc., even down to the cutlery! In addition, a management company is in place to manage all aspects of holiday home ownership from lettings & marketing to maintenance and cleaning making this a completely hassle free investment

Cloonties HOUSE PLANS

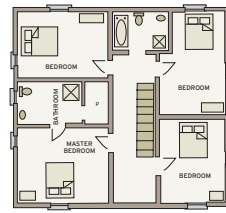
First Floor



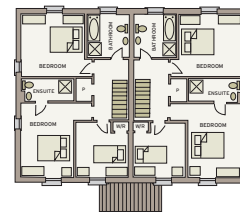
First Floor



First Floor



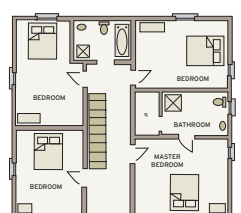
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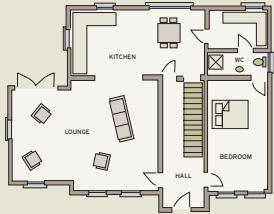
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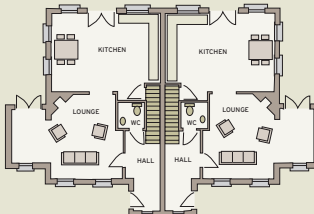
First Floor



Ground Floor



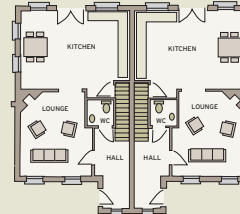
Ground Floor



Ground Floor



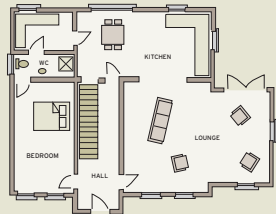
Ground Floor



Ground Floor



Ground Floor



4 Bed Detached No. 1, 5 & 13



3 Bed Semi-Detached No. 9 & 10



4 Bed Detached No. 11 & 12



3 Bed Semi-Detached No. 2 & 3



3 & 4 Bed Terrace No. 6, 7 & 8



4 Bed Detached No. 4

Cloonties

SITE PLAN



HOUSE TYPE	HOUSE NO.	FLOOR AREA
5 bedroom detached	1, 4, 5 & 13	1722sq/ft
3 bedroom semi-detached	2 & 3	1273sq/ft
4 bed terraced	6	1850sq/ft
3 bedroom terraced	7 & 8	1258sq/ft
3 bedroom semi-detached	9 & 10	1350sq/ft
5 bedroom detached	11 & 12	1627sq/ft



PROPERTIES

**SOUTHBOUND PROPERTIES LTD
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