

Village life beside Lough Ree



Lecarrow Harbour and Lough Ree



Lecarrow village

Harbour Court is a development of six spacious two-storey detached homes in Lecarrow Village, Athlone, Co. Roscommon. The setting combines a peaceful village atmosphere close to Lecarrow Harbour and Lough Ree with convenient access to Roscommon Town and Athlone.

FINISHED INTERIOR IMPRESSIONS

Artist's impressions illustrating how purchasers could finish and furnish the interiors.



Open-plan living



Oak staircase and hallway



Bedroom

HIGH SPECIFICATION AS STANDARD

A-RATED HOMES

Energy-efficient design for comfort and reduced running costs.

EFFICIENT HEATING

Air-to-water heat pump with zoned underfloor heating throughout.

INTERIOR DETAIL

Oak staircase with spacious, bright accommodation over two storeys.

QUALITY CONSTRUCTION

Block-built detached homes with hollow-core concrete floors.

GLAZING + VENTILATION

Triple-glazed windows and doors with heat-recovery ventilation.

EXTERNAL WORKS

Tarmacadam, kerbing, footpaths and all main services connected.

ADDITIONAL FINISHES

SKIRTING

Skirting boards fitted throughout.

LAWNS

Front and rear lawns completed.

ATTIC STIRA

Stira folding attic stairs fitted.

OAK SHAKER DOORS

Oak shaker-style internal doors.

BOUNDARIES

Block wall and panel fencing.

INTERNAL WALLS

Internal walls primed.

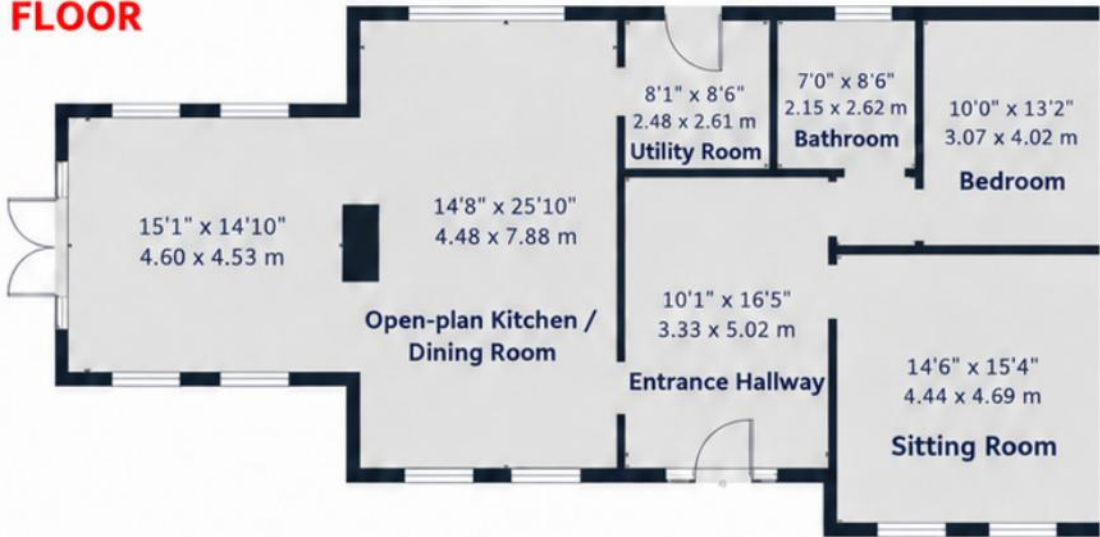
Photographs are digitally enhanced artists' impressions and are for illustrative purposes only.

Stone-fronted four-bedroom design



HOUSE TYPE 1
Approx. 2,508 sq. ft.

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

Ground floor: entrance hallway; modern open-plan kitchen/dining room; sitting room; bedroom; utility room; bathroom. **First floor:** master bedroom with walk-in wardrobe and en suite; two further bedrooms; family bathroom and balcony area.

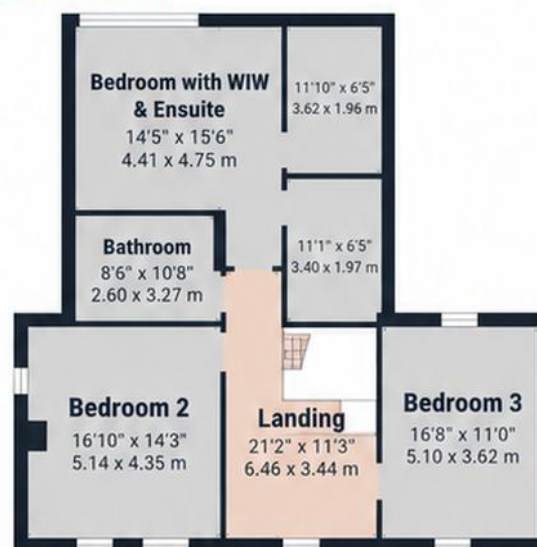
Distinctive four-bedroom alternative



GROUND FLOOR



FIRST FLOOR



A-RATED COMFORT. HIGH-QUALITY FINISH.

A spacious and bright four-bedroom detached home with block-built construction, hollow-core floors, triple glazing, heat-recovery ventilation, air-to-water heat pump, zoned underfloor heating and oak staircase. External works include tarmacadam, kerbing and footpaths, with all main services connected.

REGISTER YOUR INTEREST



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DEVELOPERS

Brehon Construction Ltd

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DEVELOPMENT OF SIX A-RATED HOMES

Harbour Court

LECARROW VILLAGE, ATHLONE, CO. ROSCOMMON

Architecturally designed four-bedroom detached homes

4 BEDROOMS | DETACHED | A-RATED | TWO HOUSE TYPES



6

HOMES

4

BEDROOMS

A

ENERGY RATED

2

HOUSE TYPES

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