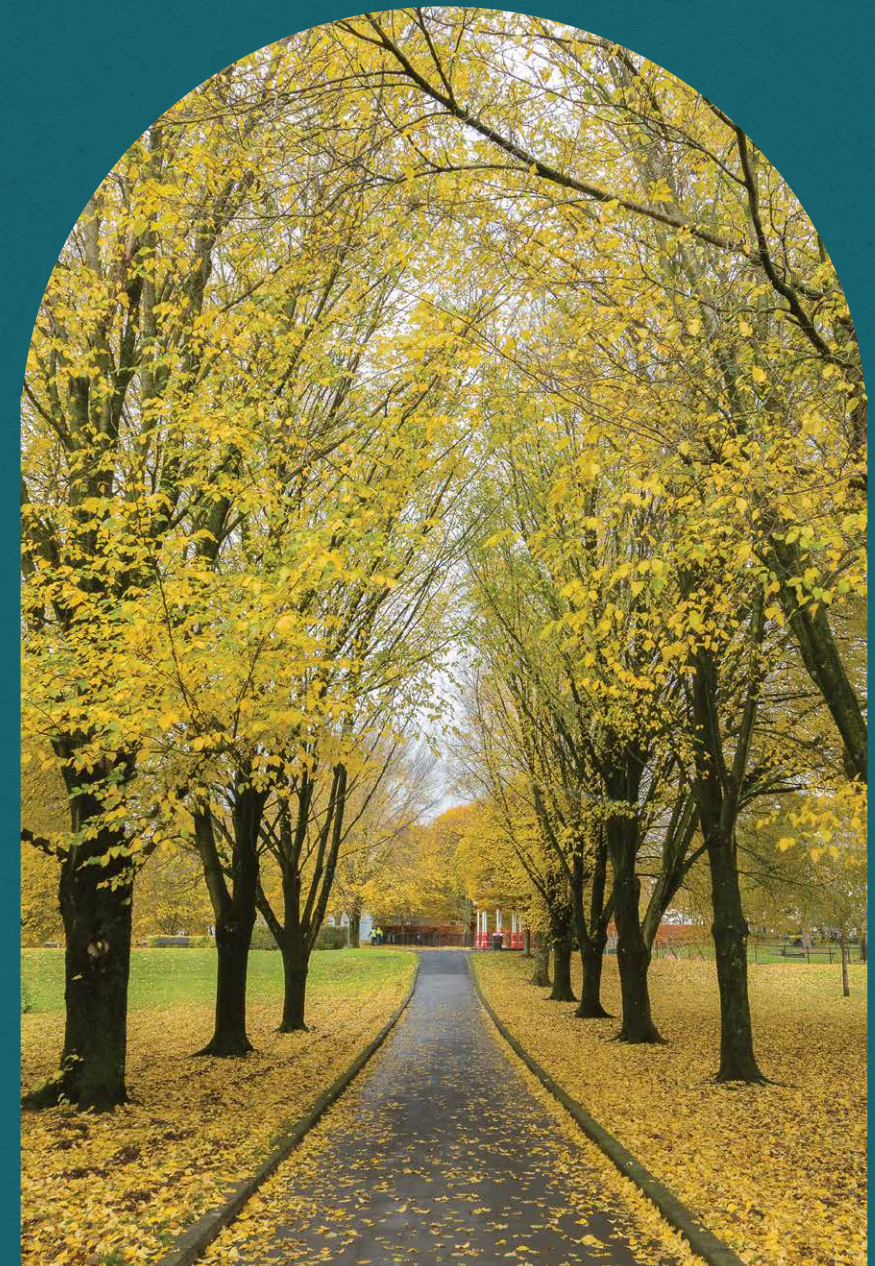


Get the most out of family life at Mungret Gate, a new development of beautiful spacious homes nestled between Raheen and Dooradoyle, 5km from Limerick City Centre.

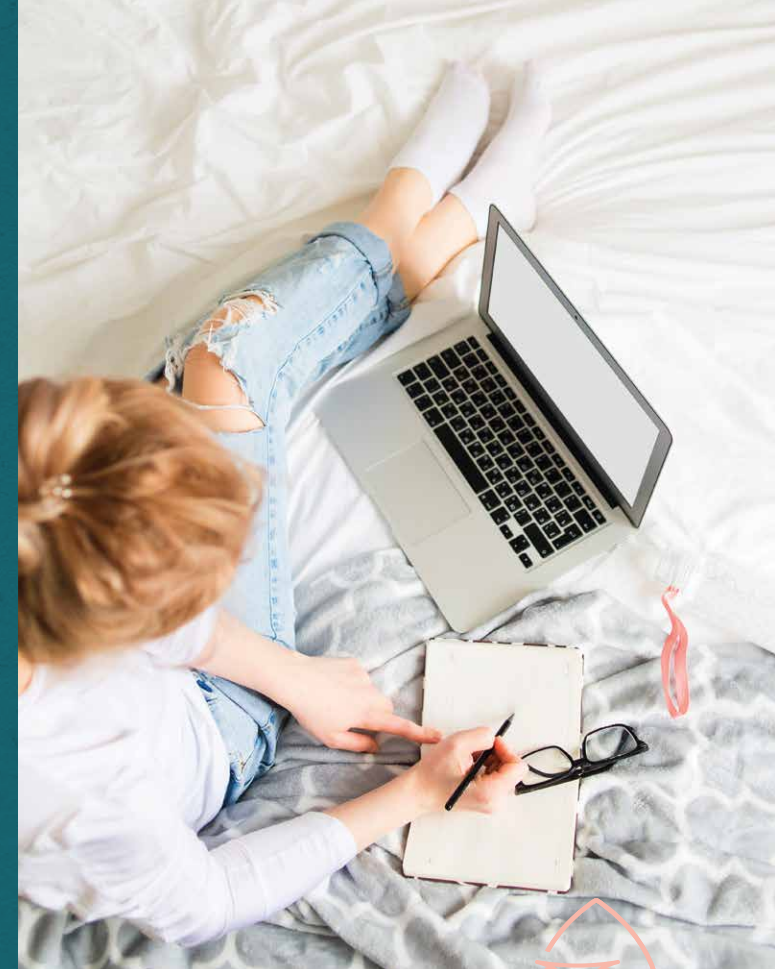


Set in a well-established and well-serviced area, the homes at Mungret Gate benefit from countryside surroundings with plenty of activities nearby including a playground, stunning scenery and 2km of walk and cycle paths.

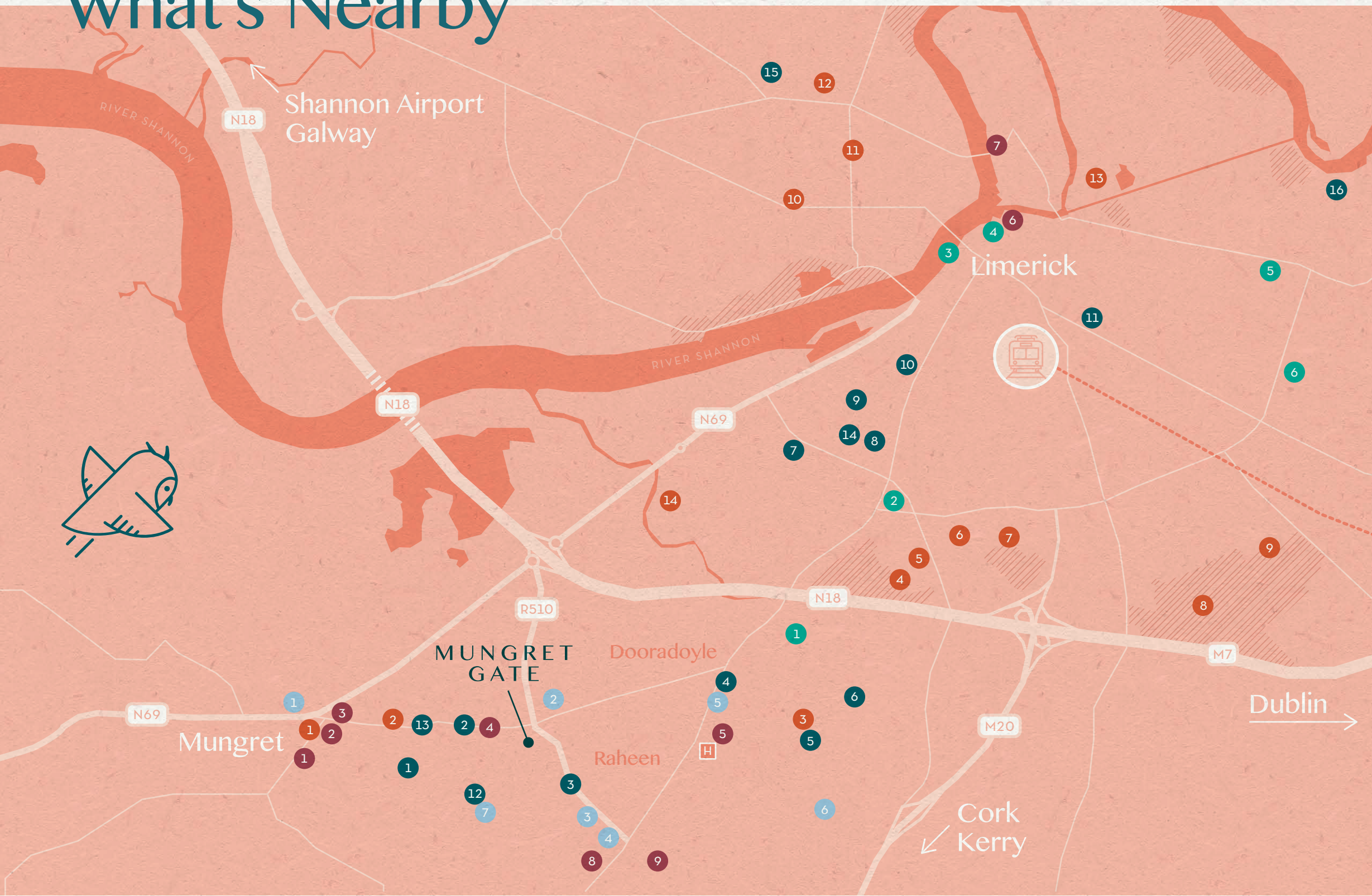


Ideal for families of all ages, Mungret Gate is surrounded by an abundance of established and highly regarded local amenities. Several schools are in the immediate area, including Mungret Community College, Limerick City East Educate Together, and St Nessans National School, along with a crèche and Montessori school.

Leisure time will be well spent at one of the many sports clubs in the area. Mungret has its own football and GAA clubs, offering fun for all the family, while the famous Garryowen rugby club is just down the road. Mungret Gate itself offers walking and cycling in its surrounding parkland, along with a playground that includes a sensory area and facilities for all ages.



What's Nearby



Education & Schools

1. LIMERICK CITY EAST EDUCATE TOGETHER
2. TINY FRIENDS CRECHE AND MONTERSSORI
3. ST. NESSAN'S N.S.
4. ST GABRIELS SCHOOL
5. LIMERICK EDUCATION CENTRE
6. CRESCENT COLLEGE COMPREHENSIVE
7. CATHERINE MCAULEY SCHOOL
8. ST. PAUL'S N.S.
9. LAUREL HILL
10. GRIFFITH COLLEGE
11. LIMERICK COLLEGE OF FURTHER EDUCATION
12. MUNGRET COMMUNITY COLLEGE
13. GAELSCOIL AN RAITHIN
14. MARY IMMACULATE COLLEGE
15. LIT
16. UNIVERSITY OF LIMERICK

Sport & Activity

1. MUNGRET REGIONAL F.C.
2. MUNGRET ST. PAULS GAA CLUB
3. GARRYOWEN F.C.
4. BALLINACURRA GAELS GAA CLUB
5. CIAC TENNIS CLUB
6. YOUNG MUNSTER RUGBY F.C.
7. OLD CHRISTIANS GAA CLUB
8. RATHBANE GOLF CLUB
9. PIKE ROVERS F.C.
10. LIMERICK LAWN TENNIS CLUB
11. SHELBOURNE PARK FOOTBALL CLUB
12. THOMOND PARK
13. AURA GROVE ISLAND LEISURE CENTRE
14. LIMERICK GREYHOUND STADIUM

Misc

1. VALERIE HAYES PILATES STUDIO
2. POST OFFICE
3. CREDIT UNION
4. MUNGRET PARK & PLAYGROUND
5. UNIVERSITY HOSPITAL LIMERICK
6. HUNT MUSEUM
7. KING JOHN'S CASTLE
8. SOUTH COURT HOTEL
9. RAHEEN BUSINESS PARK

Shopping

1. CRESCENT SHOPPING CENTRE (TESCO)
2. LIDL
3. DUNNES STORES
4. ARTHUR'S QUAY SHOPPING CENTRE
5. PARKWAY SHOPPING CENTRE
6. LIMERICK ONE SHOPPING PARK

Restaurants

1. WESTWARD HO BAR & RESTAURANT
2. RUSSELLS BAR
3. DELISH CAFE
4. OFF THE BONE GASTROPUB
5. THE HI WAY BAR & RESTAURANT
6. FUSION RESTAURANT LIMERICK
7. THE MILK THISTLE KITCHEN

5km from Limerick
City Centre with
plenty to see and do
for the whole family.



Countryside living beside the buzz of Limerick city.



With Limerick city centre only a few minutes' down the road via a regular and direct bus service, Mungret Gate residents can enjoy the best of a buzzing city life too. Plus with Raheen Business Park close to Mungret, travelling to work is an absolute cinch.

Space to grow.





Bright and
beautiful interiors.

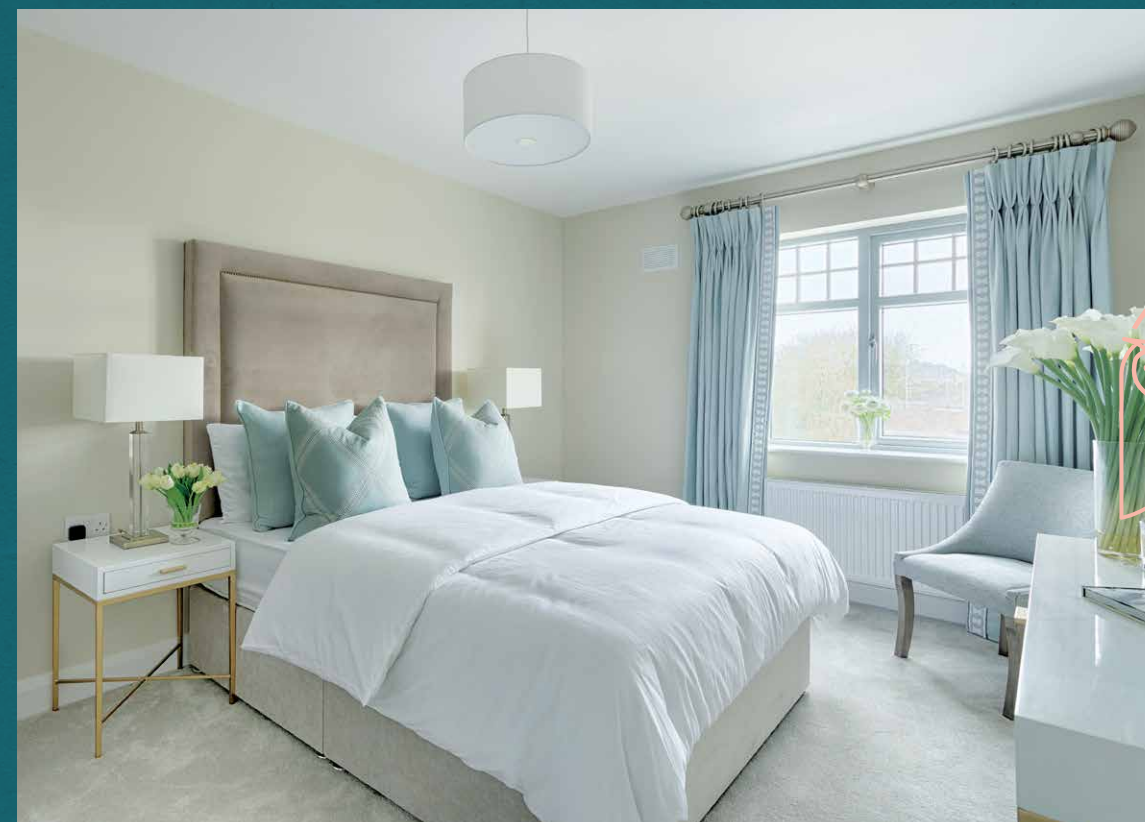




Warm & inviting
living areas.



Come home to comfort.



Every house is finished to a high standard and includes the best in fittings and fixtures. Spacious bathrooms and large kitchens are both attractive and practical, and built with the needs of the modern family in mind.



Attractive exteriors
surrounded by
green spaces.



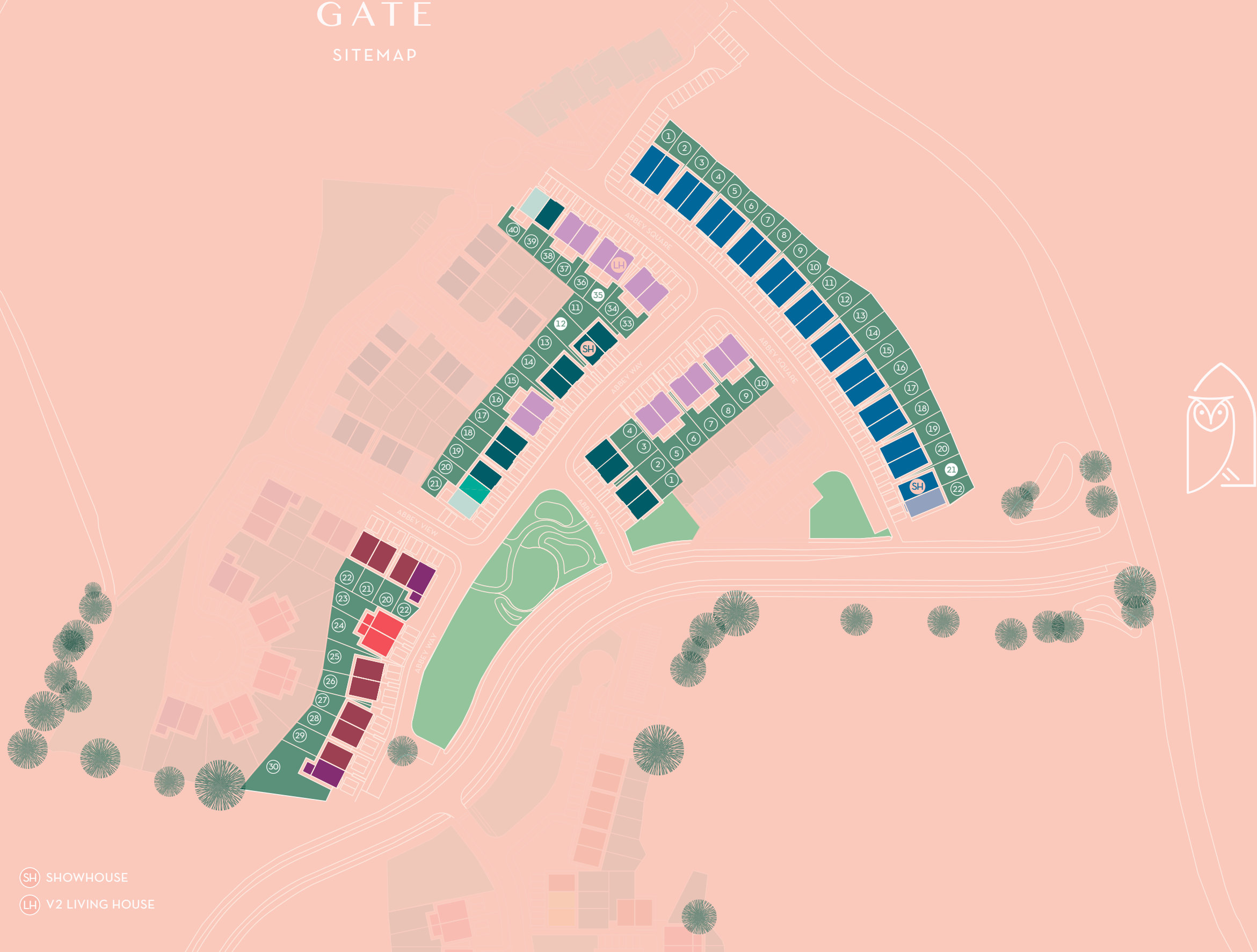


Mungret Gate offers attractive and spacious family homes with an abundance of green communal space for children to play in and families to enjoy. This is a great opportunity for families to put down roots in an established area, with a well-appointed modern home close to the excellent amenities in both Mungret and Limerick City Centre.



MUNGRET GATE

SITEMAP



B1

3 BED | SEMI-DETACHED
1,195 SQ. FT. (111 SQ.M.)

B3

3 BED | GABLE END
1,308 SQ. FT. (122 SQ.M.)

B4

3 BED | SEMI-DETACHED
1,308 SQ. FT. (122 SQ.M.)

C1

3 BED | SEMI-DETACHED
1,130 SQ. FT. (105 SQ.M.)

C2

3 BED | MID TERRACE
1,130 SQ. FT. (105 SQ.M.)

C3

3 BED | END OF TERRACE
1,238 SQ. FT. (115 SQ.M.)

C4

3 BED | SEMI-DETACHED
1,238 SQ. FT. (115 SQ.M.)

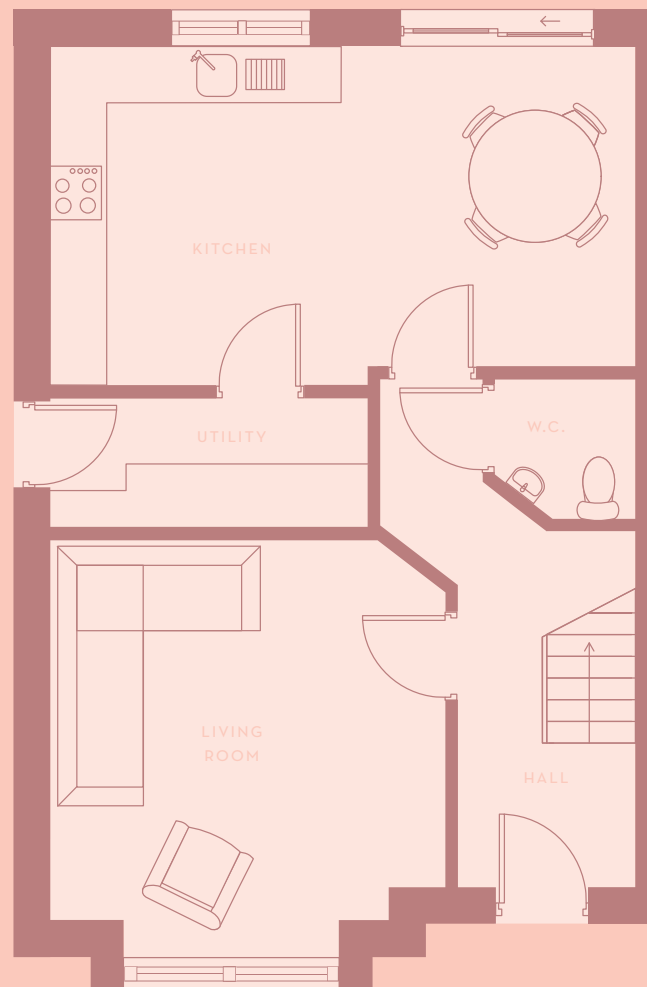
D1

4 BED | SEMI-DETACHED
1,453 SQ. FT. (135 SQ.M.)

D2

4 BED | SEMI-DETACHED
1,453 SQ. FT. (135 SQ.M.)

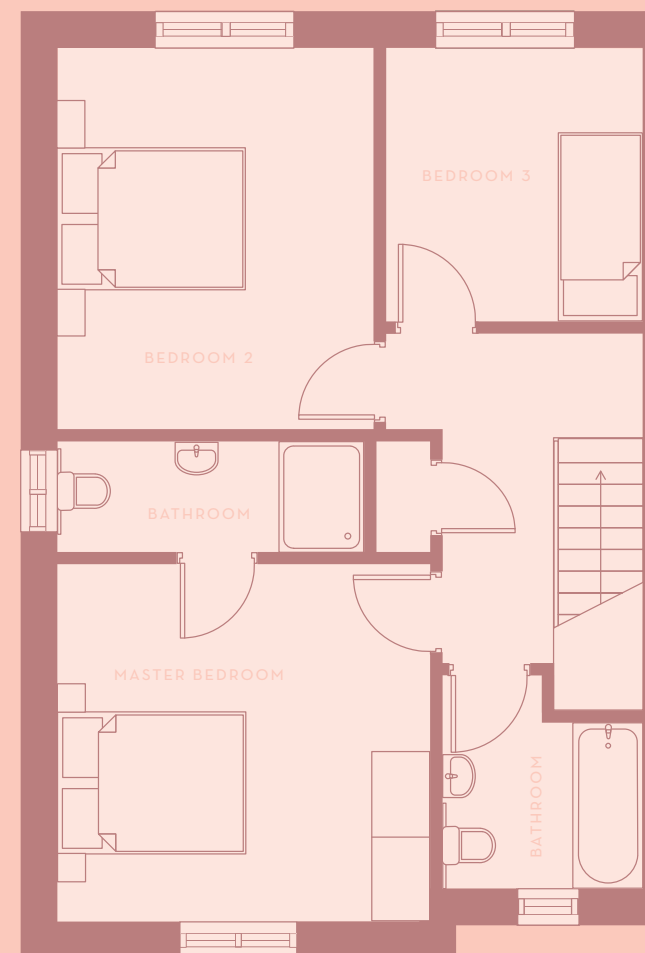
MUNGRET GATE



GROUND FLOOR

B1

3 BED | SEMI-DETACHED
1,195 SQ. FT. (111 SQ.M.)

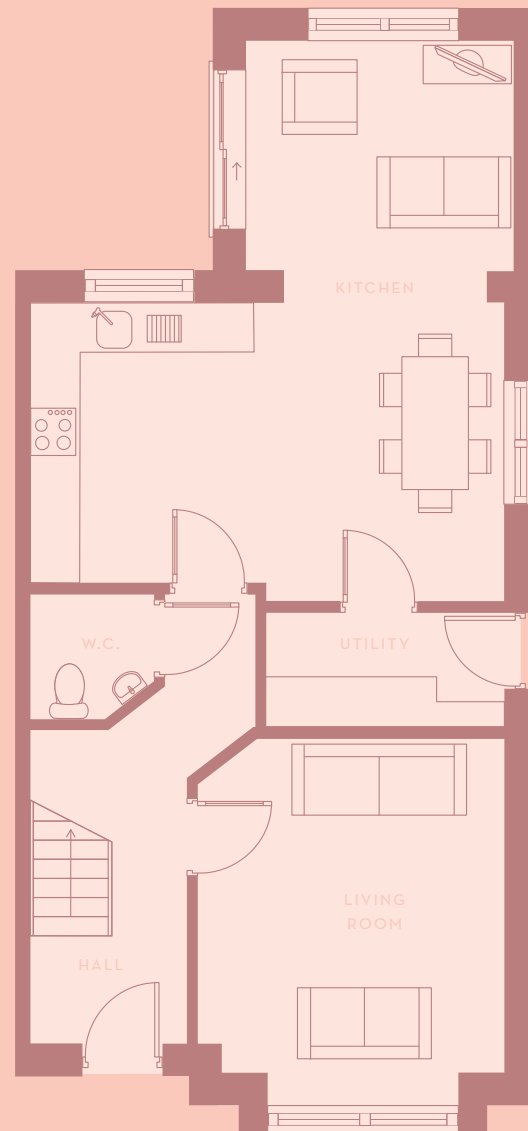


FIRST FLOOR

PLANS ARE NOT DRAWN TO SCALE AND ARE INDICATIVE ONLY. HOMELAND MLS LTD MAY ALTER THE LAYOUT WITHOUT NOTICE. THE FINISHED HOME MAY VARY FROM THE INFORMATION PROVIDED.



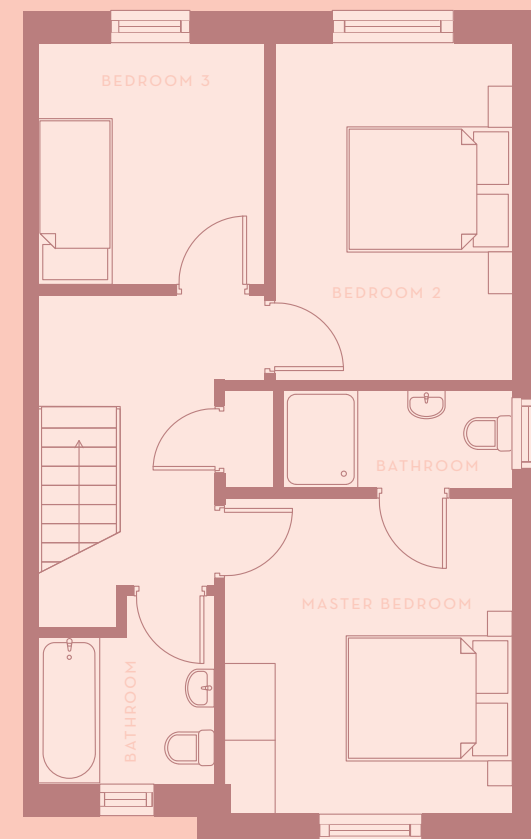
MUNGRET GATE



GROUND FLOOR

B3

3 BED | GABLE END
1,308 SQ. FT. (122 SQ.M.)

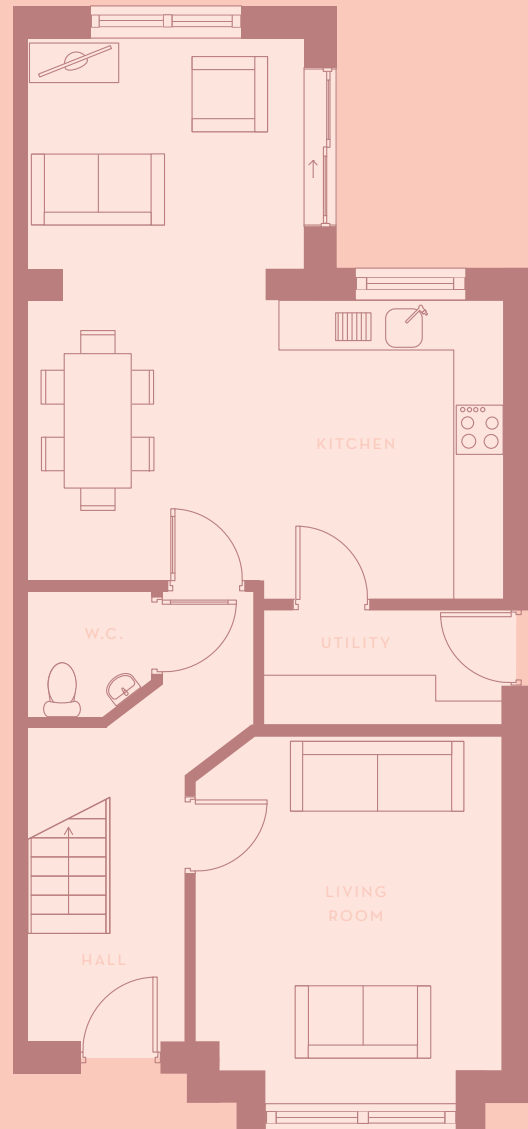


FIRST FLOOR

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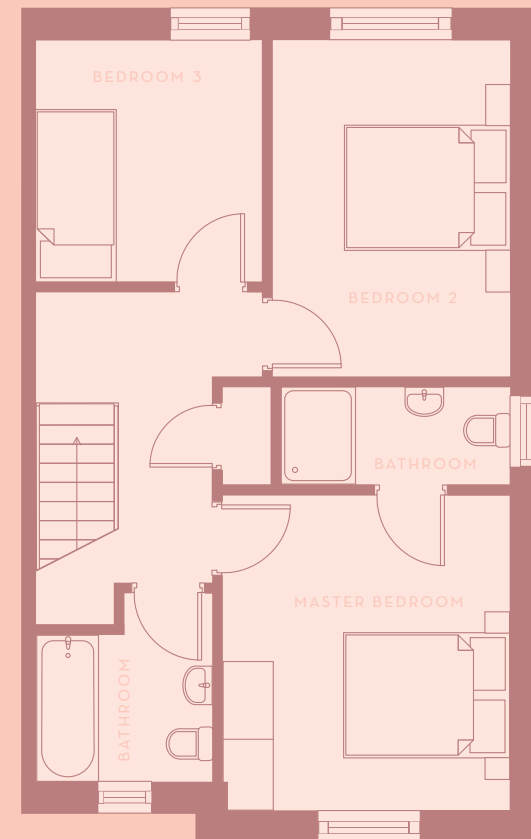
MUNGRET GATE



GROUND FLOOR

B4

3 BED | SEMI-DETACHED
1,308 SQ. FT. (122 SQ.M.)



FIRST FLOOR

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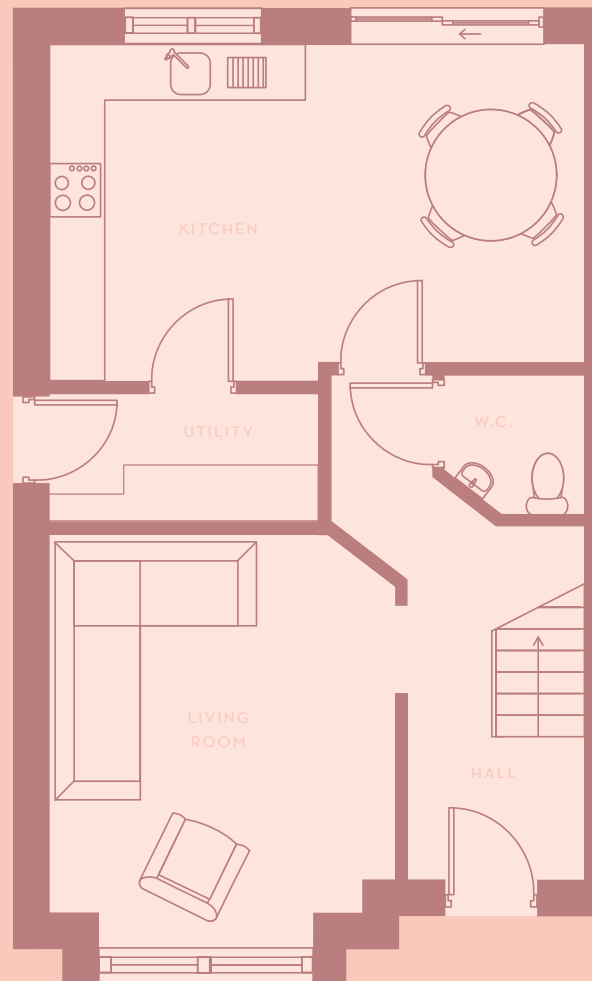


MUNGRET GATE

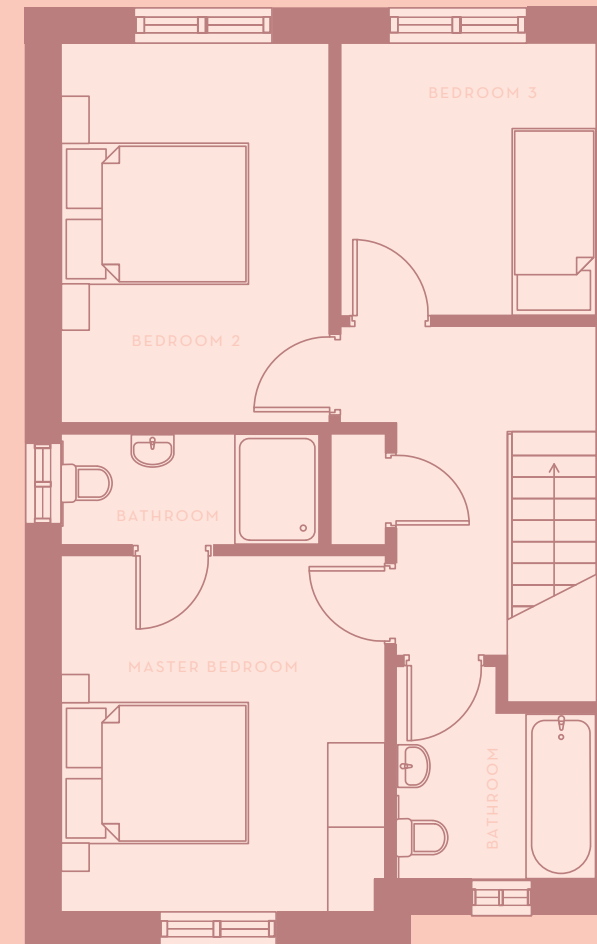
C1

3 BED | SEMI-DETACHED
1,130 SQ. FT. (105 SQ.M.)

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GROUND FLOOR



FIRST FLOOR

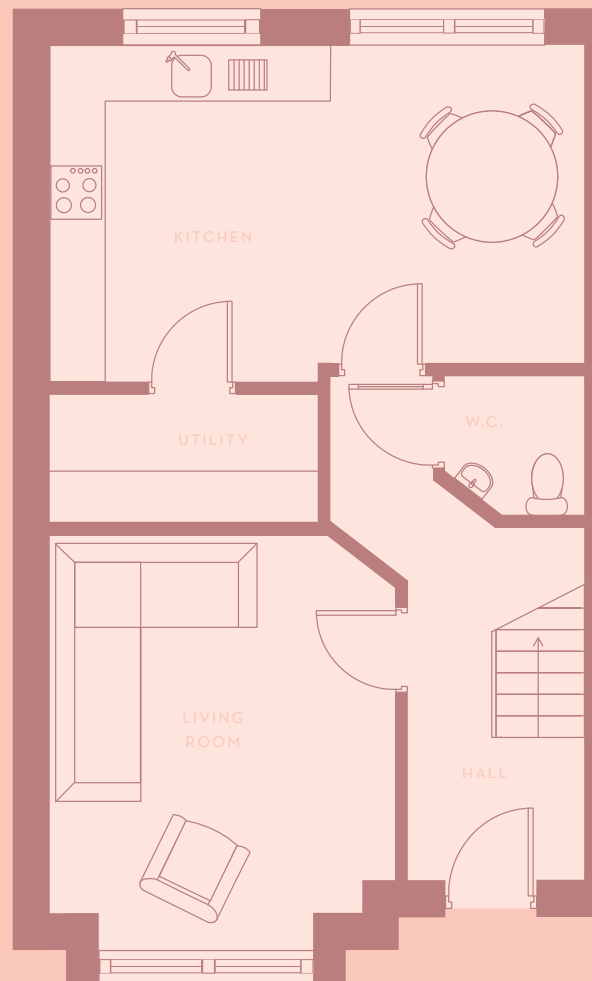


MUNGRET GATE

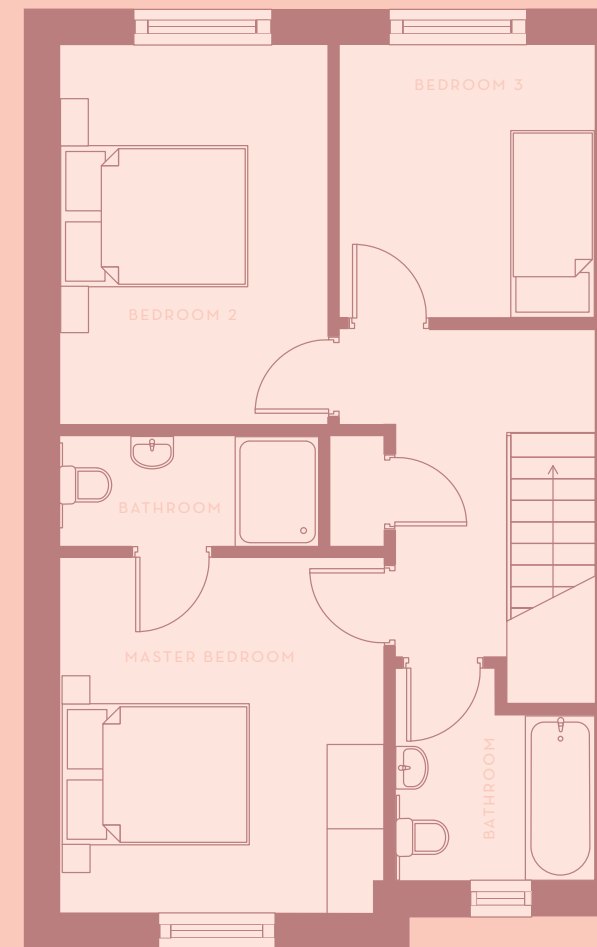
C2

3 BED | MID TERRACE
1,130 SQ. FT. (105 SQ.M.)

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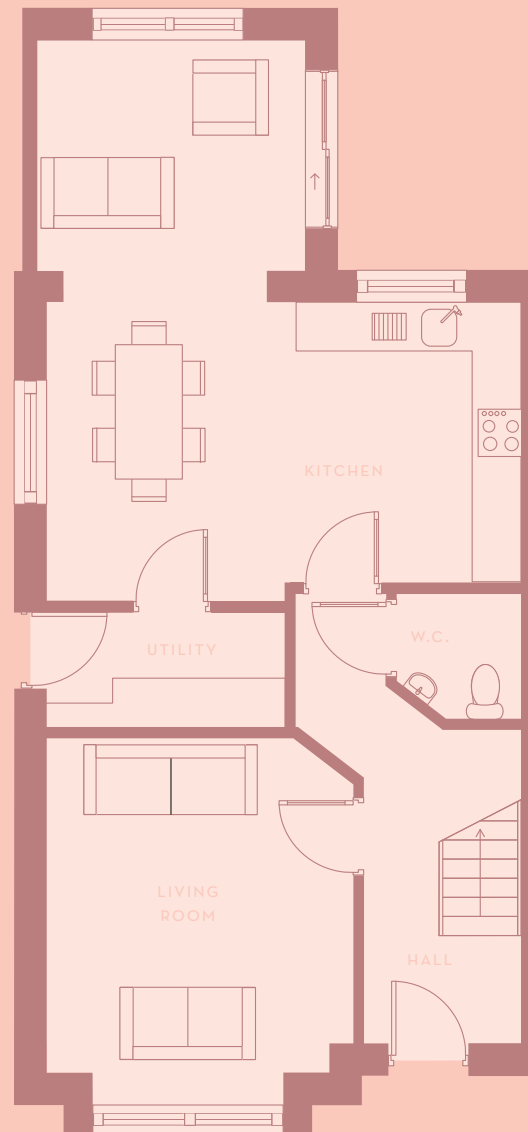
GROUND FLOOR



FIRST FLOOR



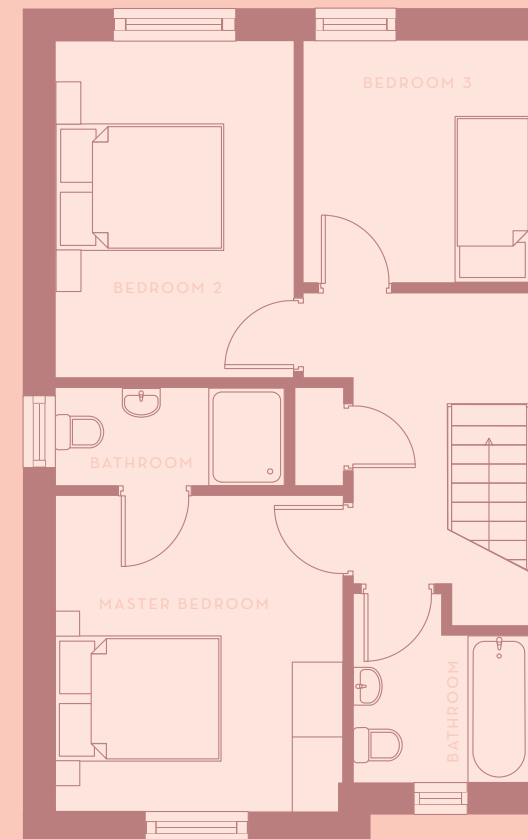
MUNGRET GATE



GROUND FLOOR

C3

3 BED | END OF TERRACE
1,238 SQ. FT. (115 SQ.M.)



FIRST FLOOR

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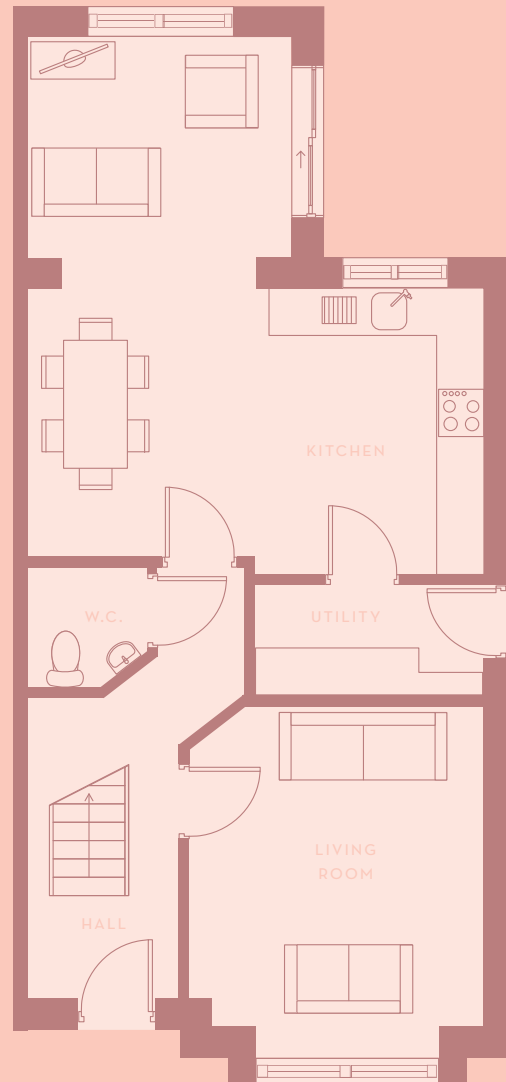


MUNGRET GATE

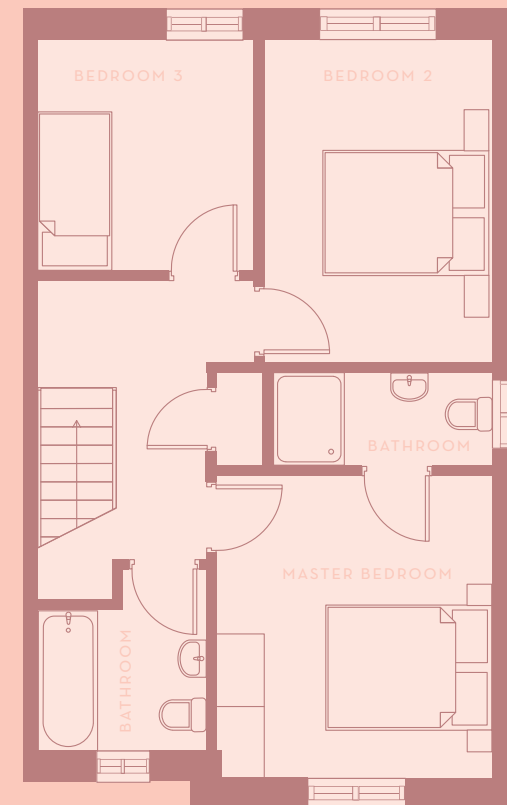
C4

3 BED | SEMI-DETACHED
1,238 SQ. FT. (115 SQ.M.)

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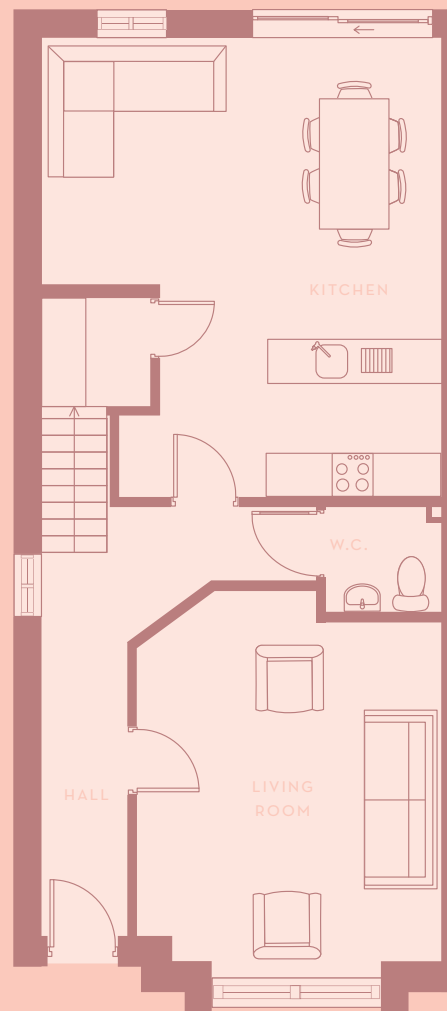
GROUND FLOOR



FIRST FLOOR



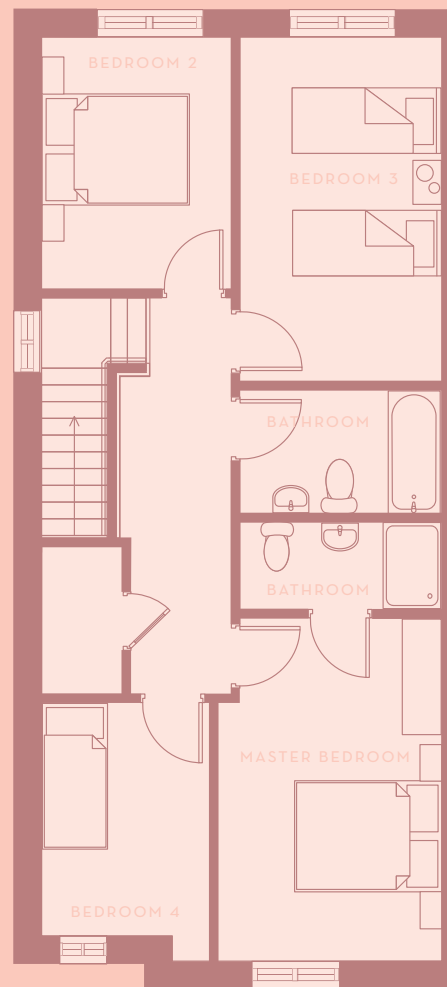
MUNGRET GATE



GROUND FLOOR

D1

4 BED | SEMI-DETACHED
1,453 SQ. FT. (135 SQ.M.)

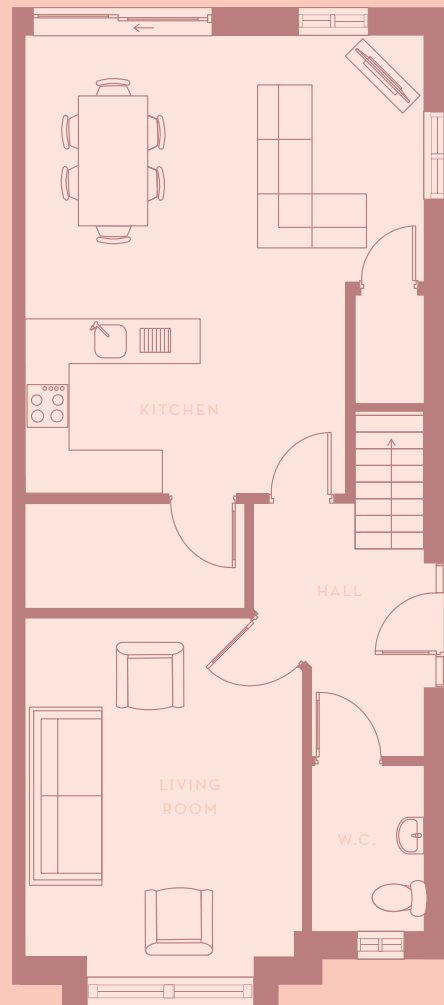


FIRST FLOOR

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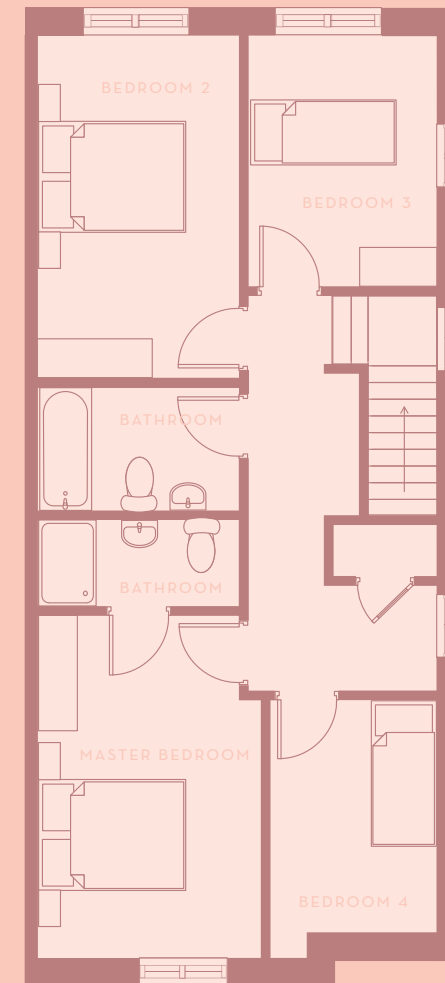
MUNGRET GATE



GROUND FLOOR

D2

4 BED | SEMI-DETACHED
1,453 SQ. FT. (135 SQ.M.)



FIRST FLOOR

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EXTERNAL FINISHES

- Low maintenance, high quality external finishes.
- uPVC windows and front door with 3-point locking system.
- Stylish private gardens.
- Fully paved driveways and footpaths.

Specifications

ENERGY EFFICIENCY

- A2 BER rating.
- High levels of roof, wall and floor insulation.
- Air to water heat pump.
- Underfloor heating at ground floor level.



WARDROBES

- Stylish fitted wardrobes in the Master Bedroom.



BATHROOMS & ENSUITES

- Stylish sanitary ware throughout.
- Modern tiling on floors and walls as per the showhouse.



GENERAL

- Each home is covered by the Homebond 10 Year Structural Guarantee.
- Optional stone countertop available.



INTERNAL FINISHES

- Stylish Shaker Style doors throughout.
- Quality timber staircases and handrail.
- High quality modern skirting and architrave.
- Chrome Ironmongery throughout.
- All walls and ceilings are skimmed and painted one neutral colour throughout as standard.



LIGHTING AND ELECTRICAL

- Generous well designed electrical and lighting specification throughout.
- Smoke detectors fitted throughout.
- Carbon monoxide detection.
- Pre-wired for a security alarm, TV.
- Broadband points located throughout each home.



KITCHENS

- Shaker Style kitchen.
- Laminate worktop in kitchen and utility room where present.

About Homeland

Homeland is one of Ireland's most exciting next-generation property developers. We are a team of industry innovators and leaders with a focus on developing prime residential sites across the country to deliver exceptional homes for modern families. Our mission is to maximise the potential of each development with innovative designs while delivering high-quality homes to the market.

Modern life is constantly evolving, and so too are the needs of modern homeowners. Our highly experienced management and development team recognises this and aims to deliver homes that are stylish, innovative, flexible and future-proof. Our team is fully equipped to deliver developments quickly and efficiently, and to add exciting new sites regularly to our portfolio.



We believe that a good development should be an exciting addition to an existing neighbourhood. We work closely with local authorities to ensure we have an excellent understanding of what's required at planning stages to maximise the potential of the final development.

Modern homes need to be sustainable and energy efficient; not only are these homes kinder to our environment, but they are also more comfortable and cost-effective to run. We are committed to improving sustainability in our developments as our business grows.

We have set the highest possible standards for ourselves in every one of our developments. We believe that it's our attention to detail that sets Homeland houses apart from other development. In short, we are passionate about designing unique, functional homes with that little bit extra.

Estate Agents



6, Lapp's Quay, Cork,
Co. Cork, T12 XHF6
Phone: 021 427 3041

Email: corknewhomes@sherryfitz.ie

www.sherryfitz.ie

PSRA No. 002183

Developer



www.homelandgroup.ie





MUNGRET GATE
MUNGRET
CO. LIMERICK
WWW.MUNGRETGATE.IE

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