



TEMPLEVILLE

**A superior residential development of
detached and semi-detached homes**

BALLINACURRA ROAD, PUNCHES CROSS, LIMERICK



Welcome to **TEMPLEVILLE**, a superior residential development of detached and semi-detached homes by Ballymount Properties Ltd.

Located in Punches Cross, a landmark city crossroads, savvy home owners will reside in comfort mere minutes' drive from Limerick City Centre and the Crescent Shopping Centre.

TEMPLEVILLE comprises of a mix of 3, 4 and 5 bedroom houses with high spec exterior and interior finishes, high energy rating, front and rear gardens, brick paved driveways and laid out in a series of private cul-de-sacs that will help embrace a family-friendly and fully landscaped living environment.

TEMPLEVILLE is being built by Ballymount Properties Ltd., who have an excellent reputation for exceptional quality control and imaginative build processes developed over the past 40 years.

Residents at **TEMPLEVILLE** will benefit from numerous nearby amenities including primary and secondary schools (Mary Immaculate College is only a short stroll away), colleges and universities (University of Limerick is a 10 minute drive), and hospitals. A 10 minute walk will bring you to Colbert Train & Bus Station. Meet your new neighbours as you stroll to the local shop or supermarket, or keep your social diary full with plans to meet friends at a nearby café, bar or restaurant - the Limetree Theatre is located only 2 minutes walk from the Templeville community.

Although the stylish comforts of your new home will provide a compelling incentive to stay at home more often, there are a myriad of entertainment options in the locality to lure you. For sport fans, proximity to local clubs is unrivalled. Rugby clubs such as Garryowen, Old Crescent, St. Marys and Shannon R.F.C and GAA clubs like Ballinacurra Gaels, Old Christians, St. Patricks and Claughnaun are all in the



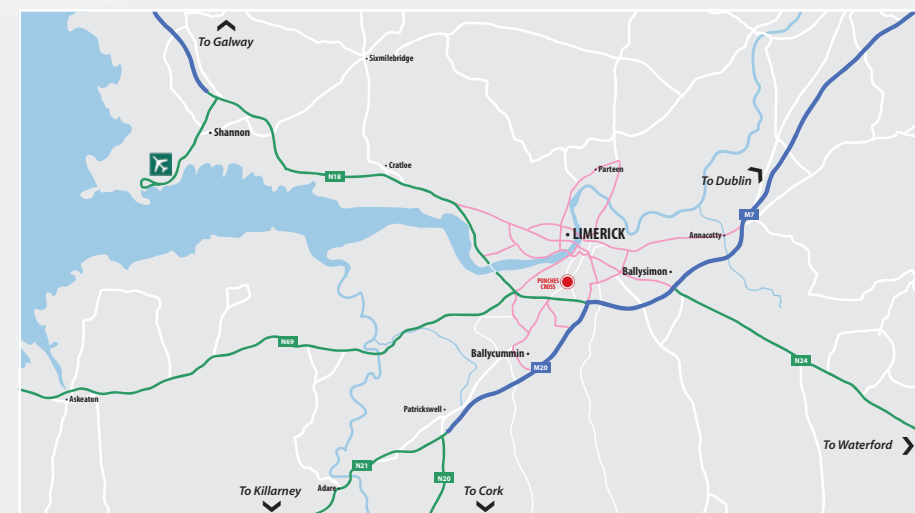
LOVE LIMERICK, LIVE **TEMPLEVILLE**.

locality! Prominent sporting grounds Thomond Park - the home of Munster Rugby and Páirc na nGael (Limerick Gaelic Grounds), the historic Limerick Milk Market and St. Johns Castle are also nearby points of interest.

Meanwhile proximity to Limerick City and appealing satellite towns such as Bunratty and Adare provide a plethora

of retail therapy and day to night entertainment opportunities, cultural and civic amenities abound.

TEMPLEVILLE provides easy access to all national routes including the M7, M20, N18 and is just a quick 20 minute drive from Shannon International Airport, making it an ideal base for work, study or leisure.



Unlock the door to your future, in a home designed for living life to the full.

DETACHED & SEMI-DETACHED HOUSE SPECIFICATION

The homes at **TEMPLEVILLE** are the result of a measured and considered design process. Every conceivable inch of space has been harnessed while orientating the homes for maximum light and energy efficiency. The overall development provides for the perfect blend of privacy, security and community.



External:

The exterior facades will be finished in a crisp modern coloured render with selected brick to accentuate front features in a visually appealing way. Driveways will be brick paved and all boundary walls will be block built and capped. The whole scheme will be softened by landscaping in both common areas and private spaces within front and rear gardens.



Internal:

The quality doesn't stop at the front door. Inside, **TEMPLEVILLE** homes raise the bar for design with spacious bedrooms and bathrooms complimenting living spaces tailored for modern living. Oak doors, granite counter top and brushed chrome ironmongery are just a selection of your standard features included. The A3 Energy rating of your new build home will future proof energy savings within your household and together with the provided air source heat pump and double glazing provided will ensure a warm and comfortable home.

Come home to **TEMPLEVILLE**.

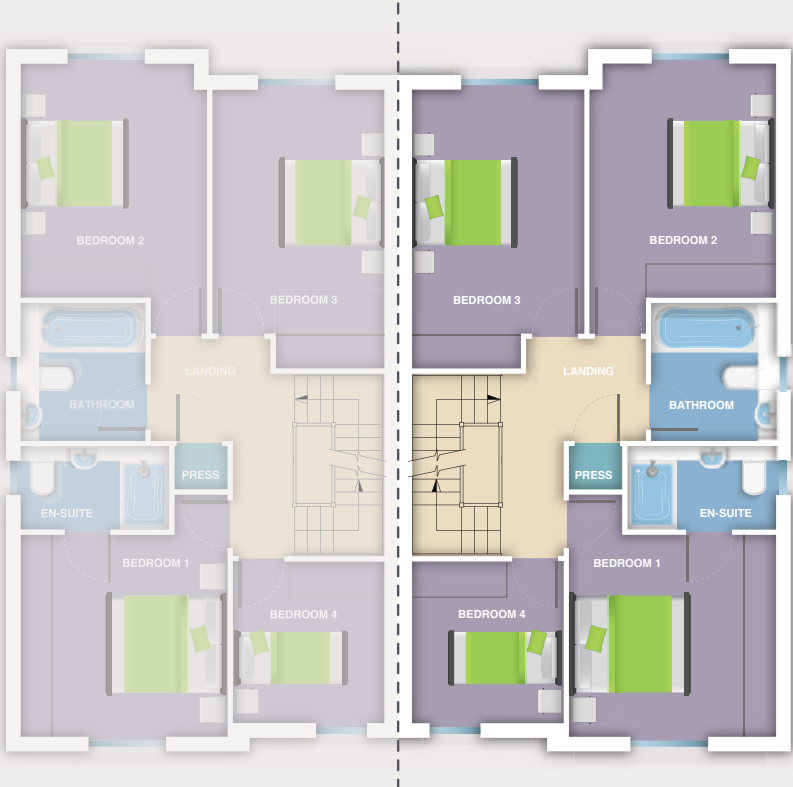


GROUND FLOOR PLAN

KITCHEN/DINING	29.5m ²
LIVING ROOM	18.6m ²
UTILITY	5.3m ²

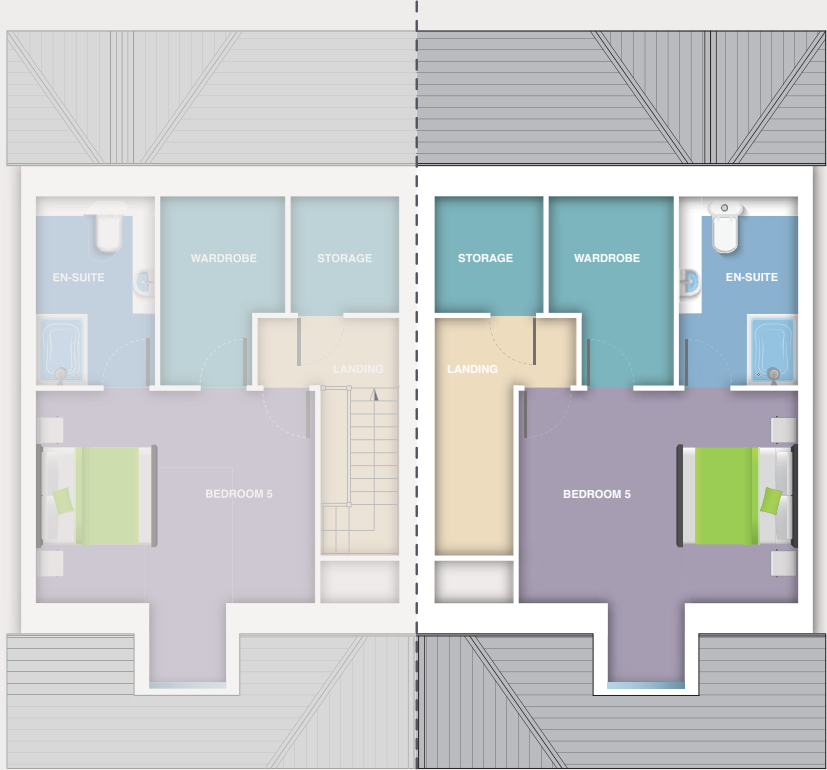


House Type A offers bright and generous living spaces, flooded with natural light. Entrance is via a wide hallway with access to your most used spaces. A comfortable living room to kick back and unwind in is accompanied by a large open plan Kitchen/ Dining room to cook and entertain. Practical additions of a dedicated utility room and downstairs toilet complete the ground floor. Ascend to the first floor where a central landing space leads into 4 bedrooms, 1 of which is en-suite. A central family sized bathroom and press also feature on this level. Your master bedroom is located on the second floor where a large en-suite, storage and walk-in wardrobe make this floor a restful sanctuary.



FIRST FLOOR PLAN

BEDROOM 1	12.6m ²
EN-SUITE	3.6m ²
BEDROOM 2	13.1m ²
BEDROOM 3	13.4m ²
BEDROOM 4	7.1m ²



SECOND FLOOR PLAN

BEDROOM 5	19.1m ²
EN-SUITE	6.5m ²
WARDROBE	6.2m ²
STORAGE	3.7m ²

Ground Floor Area:	67.3m ²	724ft ²
First Floor Area:	69.8m ²	751ft ²
Second Floor Area:	44.2m ²	476ft ²
Total Floor Area:	181.3m ²	1951ft ²



House Type A is available in 2 styles of exterior brick/render finishing.

4 Bed 3 Storey (Semi-Detached)

The layout and external façade of this property offers a private entrance, set apart from adjoining property. Inside you will enjoy bright and generous living spaces, flooded with natural light. Entrance is via a wide hallway with access to your most used spaces. A comfortable living room to kick back and unwind in is accompanied by a large open plan Kitchen/ Dining room to cook and entertain. Practical additions of a dedicated utility room and shower room complete the ground floor. Ascend to the first floor where a central landing space leads into 3 bedrooms, 1 of which is en-suite. A central family sized bathroom and press also feature on this level. Your master bedroom is located on the second floor where a large en-suite and walk-in wardrobe make this floor a restful sanctuary.

Ground Floor Area:	59.5m ²	640ft ²
First Floor Area:	59.5m ²	640ft ²
Second Floor Area:	36.8m ²	396ft ²
Total Floor Area:	155.8m ²	1676ft ²



House Type B is available in 2 styles of exterior brick/render finishing.



GROUND FLOOR PLAN

KITCHEN/DINING	23.2m ²
LIVING ROOM	16.3m ²
UTILITY	3.8m ²



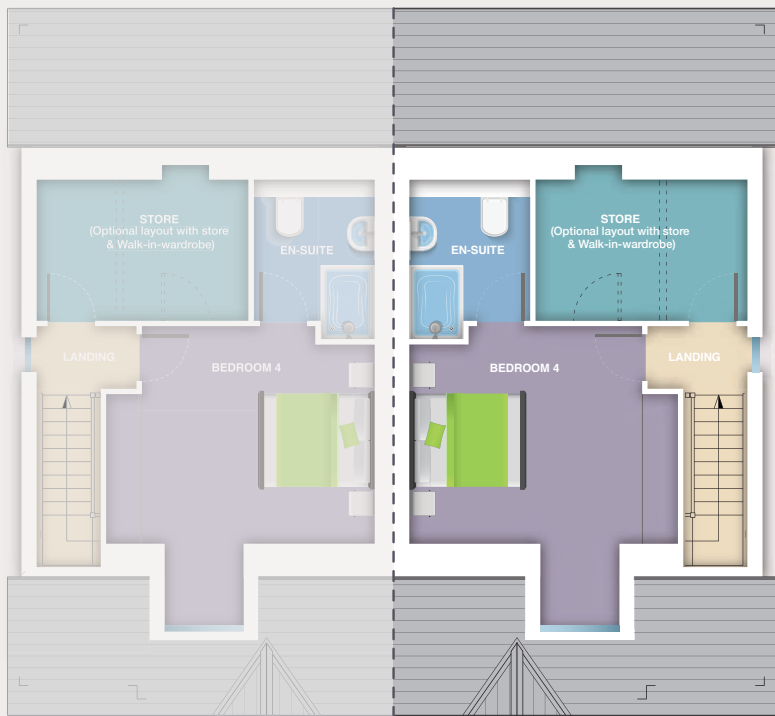
FIRST FLOOR PLAN

BEDROOM 1	13.5m ²
EN-SUITE	4.2m ²
BEDROOM 2	13.2m ²
BEDROOM 3	10m ²



SECOND FLOOR PLAN

BEDROOM 4	17.2m ²
EN-SUITE	5m ²
STORAGE	8.4m ²



4 Bed 3 Storey (Detached)

This attractive detached property offers large living spaces, flooded with natural light. Entrance is via a wide hallway with access to your most used zones. A large living room with a projecting window boasting a flueless gas fire / central fireplace adjoins a generously proportioned open plan Kitchen/ Dining room. This area opens out through French doors to your back garden. Practical additions of a dedicated utility room and shower room complete the ground floor. Ascend to the first floor where a central landing space leads into 3 large bedrooms, 1 of which is en-suite. A central family sized bathroom and press also feature on this level. Your master bedroom is located on the second floor where a large en-suite and walk-in wardrobe or storage area make this floor a restful sanctuary.

Ground Floor Area:	70.5m ²	759ft ²
First Floor Area:	60.9m ²	656ft ²
Second Floor Area:	37.6m ²	405ft ²
Total Floor Area:	169m ²	1820ft ²



GROUND FLOOR PLAN

KITCHEN/DINING	28.9m ²
LIVING ROOM	19.6m ²
UTILITY	4.8m ²



FIRST FLOOR PLAN

BEDROOM 1	13.9m ²
EN-SUITE	4.2m ²
BEDROOM 2	12.9m ²
BEDROOM 3	11.3m ²



SECOND FLOOR PLAN

BEDROOM 4	17.7m ²
EN-SUITE	5.4m ²
STORAGE	8.4m ²

3 Bed 2 Storey (Semi-Detached)

This house offers a private entrance, set apart from adjoining property. This attractive home offers large living spaces, flooded with natural light. Entrance is via a wide hallway with access to your most used zones. A large living room with bay window and central fireplace adjoins a generously proportioned open plan Kitchen/ Dining room which opens out through French doors to your back garden. Practical additions of a dedicated utility room and shower room complete the ground floor. Ascend to the first floor where a central landing space leads into 3 large bedrooms, 1 of which is en-suite. A central family sized bathroom and press also feature on this level.



Ground Floor Area:	59.5m ²	640ft ²
First Floor Area:	59.5m ²	640ft ²
Total Floor Area:	119m ²	1280ft ²

DETACHED & SEMI-DETACHED HOUSE SPECIFICATION FOR ALL HOUSE TYPES

External:

- ✓ Front and rear gardens will be levelled and seeded.
- ✓ All boundary walls will be block built and capped.
- ✓ Outdoor tap will be fitted as standard.
- ✓ Brick paved driveways.
- ✓ The development will be fully landscaped as designed by our landscape Architect.

House Externally:

- ✓ Front elevations will be a mix of selected brick and painted plaster.
- ✓ Slate/Tile roof finishes.
- ✓ Windows and doors will be Munster Joinery Future Proof PVC which will provide enhanced levels of energy efficiency.

House Internally:

- ✓ Energy rating A3. **BER A3**
- ✓ Stylish and elegant kitchen & utility included.
- ✓ Granite counter top as standard.
- ✓ Stylish fitted wardrobes to master bedroom.
- ✓ Pre-finished oak doors throughout.
- ✓ Brushed chrome ironmongery.
- ✓ Engineered wood floor to sitting room.
- ✓ Stairs will be solid wood with hardwood handrails.
- ✓ All internal walls/woodwork/ceilings painted.
- ✓ Coving to living room and hallway.
- ✓ 2.6m ceilings throughout the ground and first floors.
- ✓ The electrical layout has a generous allocation of light and power points located throughout the house with the final end user in mind.
- ✓ Each home is wired for an intruder alarm.
- ✓ Underfloor heating on all ground floor areas with radiators on first and 2nd floors.
- ✓ Air Source Heat Pump will be installed in all houses.
- ✓ Bathroom and ensuite fitted with high quality sanitary ware and chrome towel rails.
- ✓ Elegant Fireplace complete with gas fire or insert stove.
- ✓ Generous wall and floor tiles allowance fitted as standard to bathrooms and ensuites.
- ✓ Every home is covered by a 10 year Structural Guarantee.



GROUND FLOOR PLAN

KITCHEN/DINING	23.2m ²
LIVING ROOM	16.3m ²
UTILITY	3.8m ²



FIRST FLOOR PLAN

BEDROOM 1	14.2m ²
EN-SUITE	4.6m ²
BEDROOM 2	13.2m ²
BEDROOM 3	10m ²



TEMPLEVILLE

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