



CASTLECONNELL CO. LIMERICK

A Torca Development

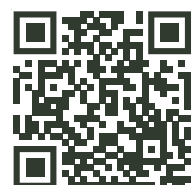


Torca Homes are pleased to present a new and exciting exclusive development of **51 three and four bedroom** A rated homes in the vibrant and picturesque village of **Castleconnell, Limerick.**

Nestled by the banks of the River Shannon, homes at Castle Rock are tailored to appeal to all tastes and stages of life in the scenic village of Castleconnell.



Castle Rock offers beautifully crafted, energy efficient houses in a sustainable and natural setting.



More Info

Scan the QR code for additional pictures and information or visit www.bit.ly/PLCastleRock

Enviably Location

Castleconnell

Castle Rock offers charming village lifestyle with every local amenity on your doorstep whilst being within proximity to Limerick city centre.



Located just 11 km outside Limerick City, and a few minutes walk from the boundaries where County Limerick meets County Clare and County Tipperary. Castleconnell is serviced by a list of well-established primary, secondary schools (Castleconnell NS, Lisnagry NS and Castletroy College). Only a short drive from University of Limerick and Plassey Technological Park, with easy access to the M7 and Limerick City only circa 13km away.

There is so much natural beauty and magnificent scenery on your doorstep within this riverside setting, which offers some of the nicest river walks in Ireland.

During the 19th century, the village was a popular location for royalty to fish and today remains an attractive destination for anglers fishing on the River Shannon and Mulcair. Castleconnell is also home to a rich and diverse bird life, particularly swans that migrate from Iceland in the winter to breed on the river. Castleconnell embraces its riverside setting and has an active rowing club in existence since 1983. Steeped in history, the village of Castleconnell is home to a number of architectural buildings including Castle Oaks Hotel and the 18th century, Palladian Style Mountshannon House, which now lies in ruins.

Castle Oaks House Hotel is a stunning Georgian House built in the 18th century set on 26 acres of mature gardens and woodlands leading to the banks of the River Shannon. The hotel offers a wonderful array of fine food, coffee and a newly refurbished leisure centre.

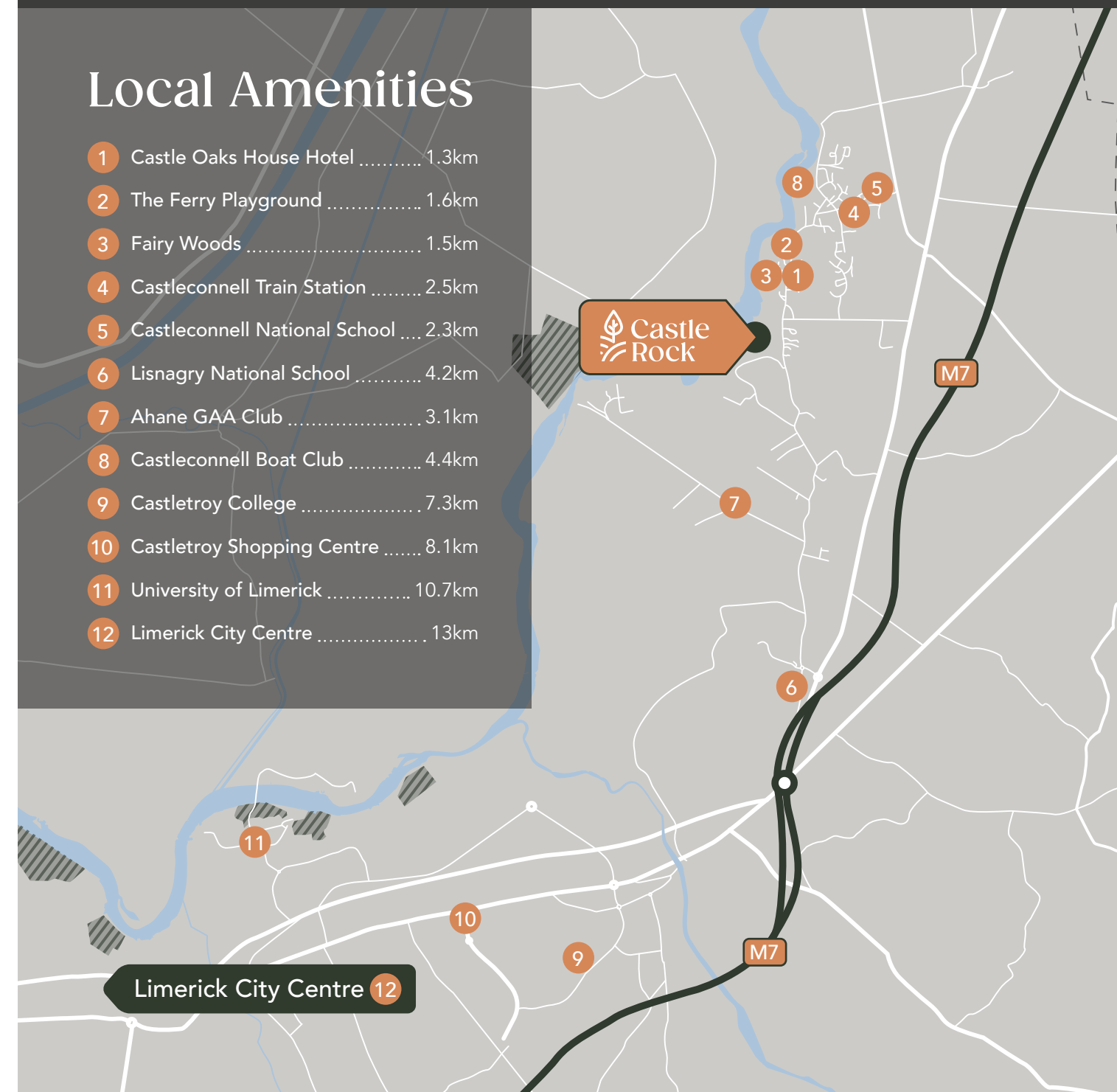
The village of Castleconnell offers an array of restaurants, bars, cafes, supermarket and shops. Stunning homes, a stone's throw from the vibrant and scenic village of Castleconnell.

Stunning riverside setting with all the amenities you could dream of on your doorstep.

Perfect for families big and small and anyone looking to put down roots.

Local Amenities

- 1 Castle Oaks House Hotel 1.3km
- 2 The Ferry Playground 1.6km
- 3 Fairy Woods 1.5km
- 4 Castleconnell Train Station 2.5km
- 5 Castleconnell National School 2.3km
- 6 Lisnagry National School 4.2km
- 7 Ahane GAA Club 3.1km
- 8 Castleconnell Boat Club 4.4km
- 9 Castletroy College 7.3km
- 10 Castletroy Shopping Centre 8.1km
- 11 University of Limerick 10.7km
- 12 Limerick City Centre 13km





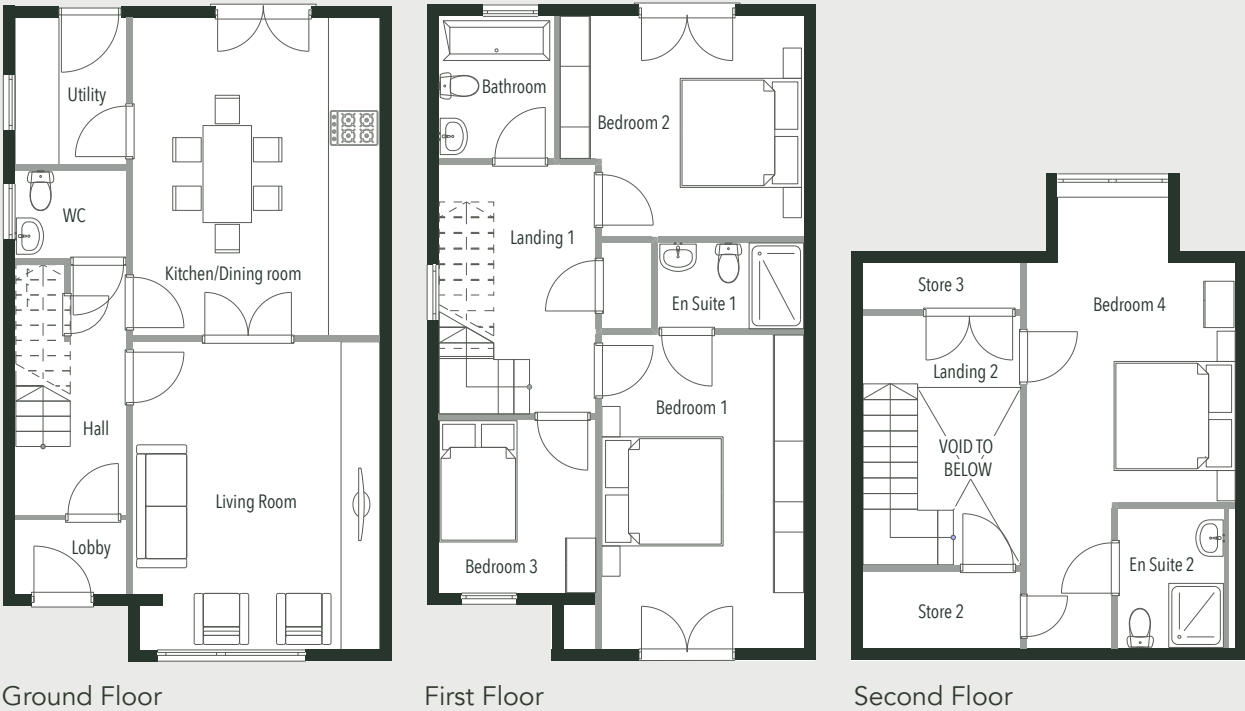
Castle Rock is an exclusive development of 51 homes.

The scheme offers a mix of three and four-bedroom family homes. These A rated homes are set around a landscaped green, providing a safe recreational area.

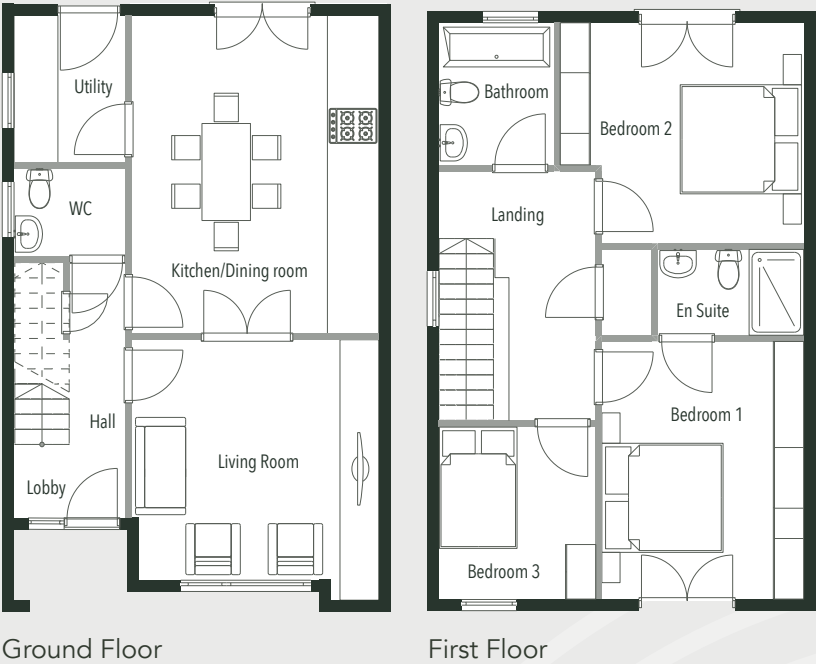


House Plans

House Type C 4 Bedrooms, 155.8 sq.m



House Type D 3 Bedrooms, 104.7 sq.m



House Type E 4 Bedrooms, 154.3 sq.m



Castle Rock Site Plan



Castle Oaks Hotel

- House Type A**
4 Bedroom, 154.3 sq.m
- House Type A2**
4 Bedroom, 155.1 sq.m
- House Type B**
3 Bedroom, 104.7 sq.m
- House Type C**
4 Bedroom, 155.8 sq.m
- House Type D**
3 Bedroom, 104.7 sq.m
- House Type E**
4 Bedroom, 154.3 sq.m

Village



Specifications

The scheme offers a mix of three and four-bedroom family homes. These A rated homes are set around a landscaped green providing a safe recreational area.

BER A2 ENERGY RATING

- N.Z.E.B. A2 BER Rated.
- Air to water heat pump system with traditional radiators.
- Pressurised plumbing system.
- High quality insulated traditional block-built homes.



EXTERNAL FINISHES

- Front elevation features two tone light grey and white render finish.
- Black flat tile finish to the roof.
- Contemporary black uPVC fascia, soffit, and guttering.



INTERNAL FINISHES

- Standard ceiling heights to ground and first floor.
- Solid timber staircase with hardwood handrail.
- Quality interior joinery to include white panel internal doors with chrome handles.
- Modern fitted wardrobes to double bedrooms.
- Tiling of bathrooms and kitchen flooring.



KITCHEN/ UTILITY

- Modern fitted kitchen. Colour and style – 3 types to choose from.
- Tiling above the hob.
- Appliances included: Fridge/ freezer, Hob, Washing Machine, Dishwasher, Single Oven*.

*Only if bought off-plan.



DOORS & WINDOWS

- uPVC double glazed windows and doors with black exteriors and white interiors.



BATHROOM/ENSUITE/WC

- All bathrooms and ensuite rooms fitted with high-quality sanitary ware, heated chrome towel rails and vanity unit.
- Main bathroom fitted with pump shower and shower screen.
- Pump shower and shower doors in ensuite.
- Attractive tiles on all bathroom floors and wet areas. Colour choice of cream or white.
- Tiling to WC floor and splashback to wash hand basin. Colour choice of cream or white.



ELECTRICAL

- Generous electrical specification provided.
- Wired for intruder alarm system.
- TV point in living room and main bedroom.



GARDENS

- High quality tarmac to the driveways.
- Gardens landscaped, levelled, and seeded.
- Side gate included.

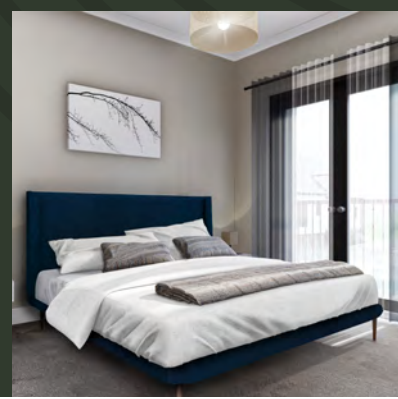


GUARANTEES

- 10-year Homebond Warranty Structural Guarantee.
- Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.



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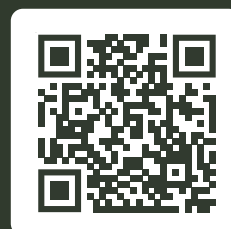


Register your interest:

Phone **061 279 300** or email **info@oconnormurphy.ie**



PSRA LICENCE NO: 001988



www.oconnormurphy.ie

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