

The icon consists of a stylized leaf with a central vein and a stem, positioned above a series of curved lines that suggest a rock formation or a landscape feature.

# Castle Rock

CASTLECONNELL CO. LIMERICK

A Torca Development



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](http://www.bit.ly/PLCastleRock)

# Castle Rock

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.



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

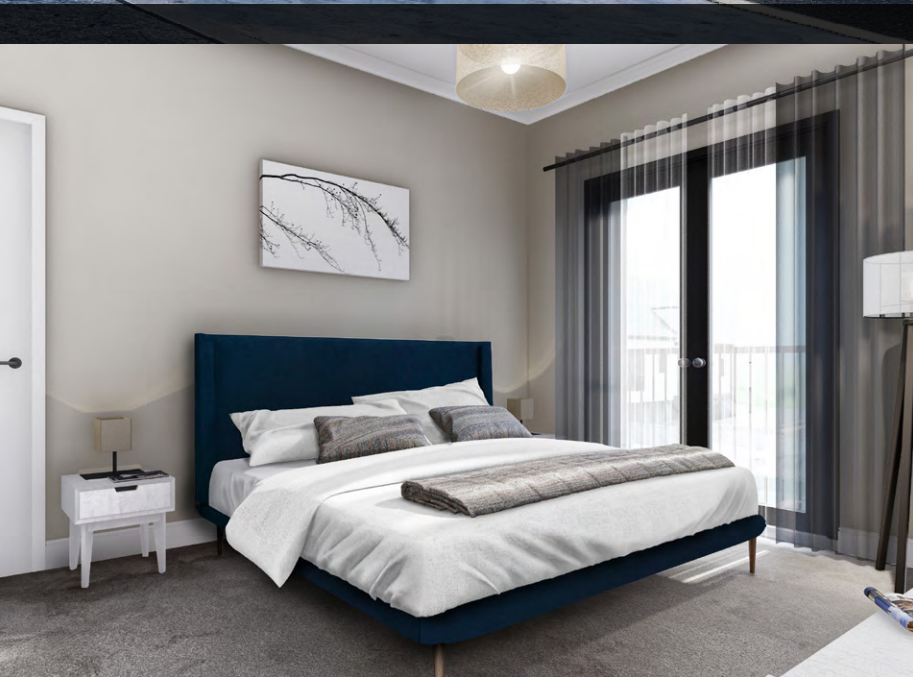
- 1 Castle Oaks House Hotel ..... 1.3km
- 2 The Ferry Playground ..... 1.6km
- 3 Fairy Woods ..... 1.5km
- 4 Castleconnell Train Station ..... 2.5km
- 5 Castleconnell National School ... 2.3km
- 6 Lisnagry National School ..... 4.2km
- 7 Ahane GAA Club ..... 3.1km
- 8 Castleconnell Boat Club ..... 4.4km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





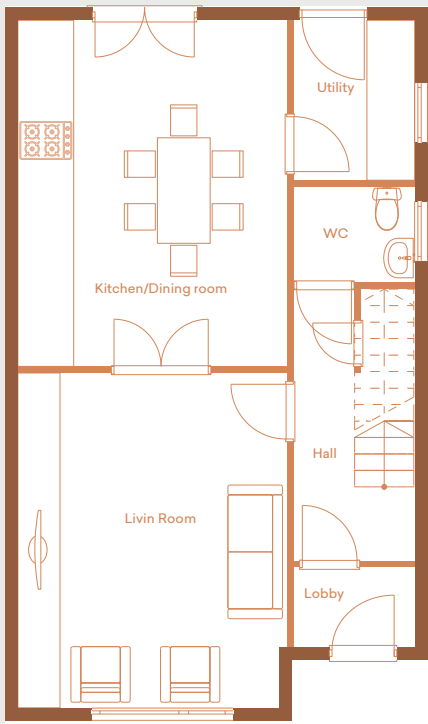
## Castle Rock is an exclusive development of 51 homes.

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.

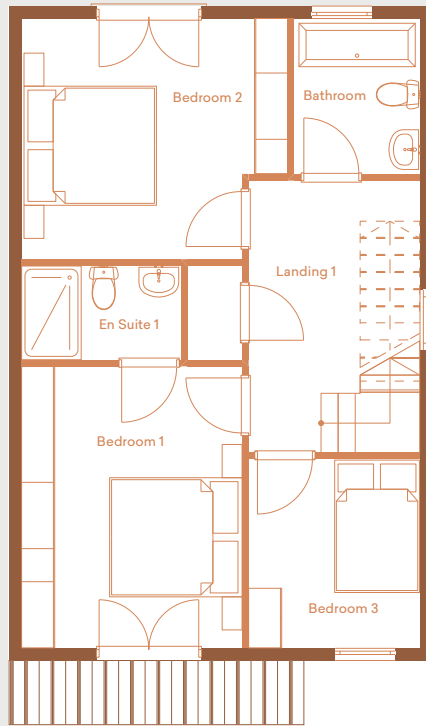


# House Plans

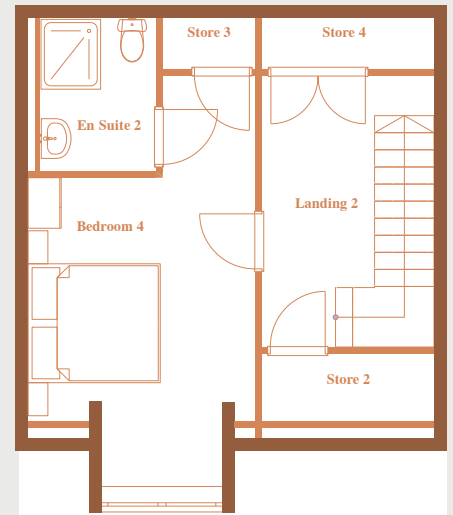
House Type A, 4 bedrooms, 154.3 sq.m



Level 00

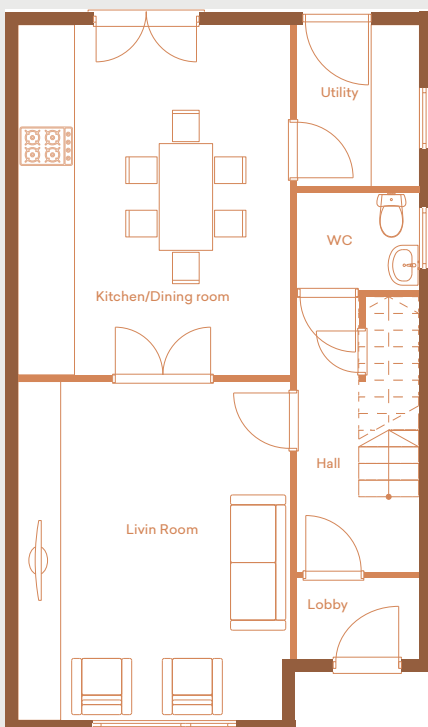


Level 01

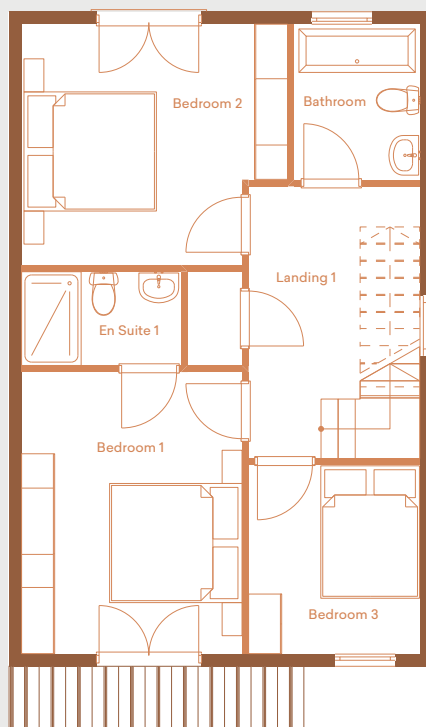


Level 02

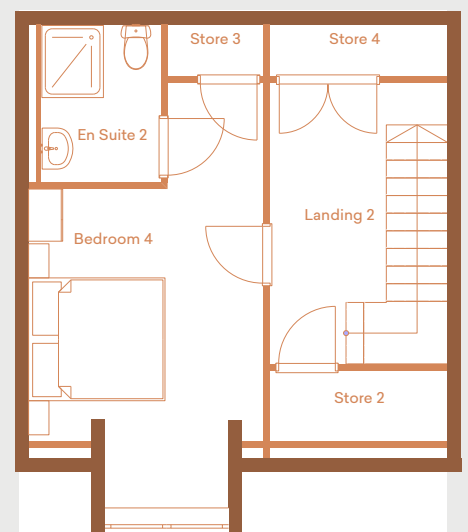
House Type A2, 4 bedrooms, 155.1 sq.m



Level 00



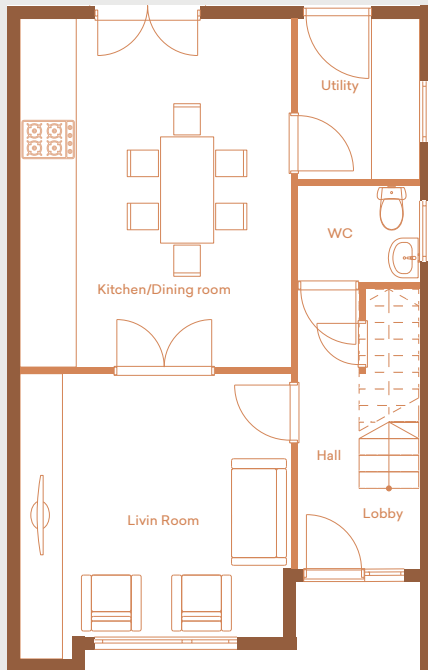
Level 01



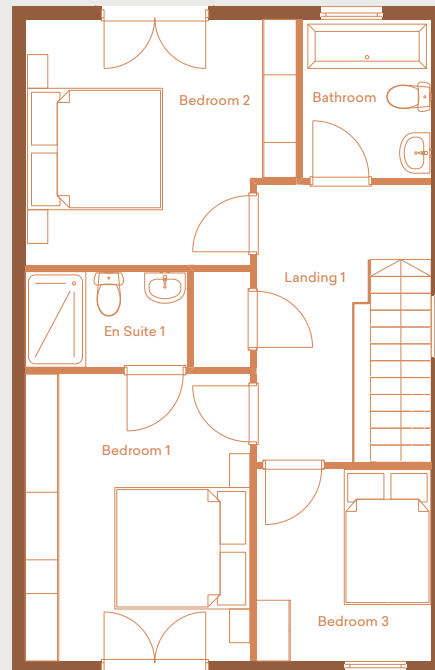
Level 02



**House Type B**, 3 bedrooms, 104.7 sq.m

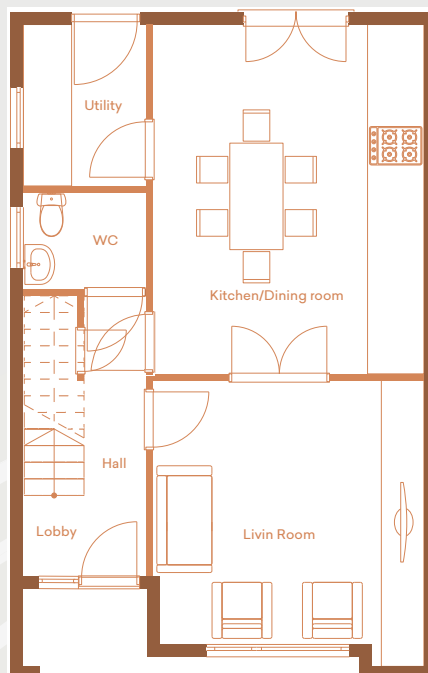


Level 00

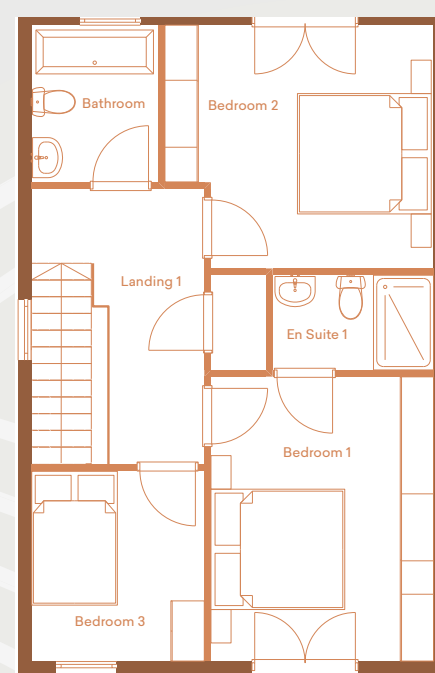


Level 01

**House Type D**, 3 bedrooms, 104.7 sq.m



Level 00







Level 01

# Castle Rock Drive Site Plan

Phase 2

River Shannon



-  **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 D**  
3 Bedroom, 104.7 sq.m



# Specifications & Finishes

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.



## ENERGY RATING

- A2 rated home.
- Double glazed PVC windows.
- Air source heat pump system.
- DVC ventilation system.
- Underfloor heating (ground floor).



## EXTERNAL FINISHES

- White render finish.
- Concrete tile roof.
- UPVC Fascia, soffit & guttering.



## INTERNAL FINISHES

- Softwood stairs.
- Neutral colour throughout.
- Panel doors with high quality ironmongery.
- Contemporary skirting and architraves .
- Fitted wardrobe in master bedroom.
- Tiling choices - white or cream.

## BATHROOMS

- White sanitary ware with high quality brassware.
- Full height tiling to wet areas.
- Splashback tiling behind wash hand basin.
- Pump showers.

## ELECTRICAL

- Cat 6 cabling.
- Ducting provided for future electrical carcharging point (by others).

## SAFETY & SECURITY

- CO2 monitors and smoke detectors.
- Composite front entrance door with multi-point locking system.

## CONNECTIVITY

- Generous provision of power/data/ tvpoint throughout property.
- Broadband enabled, supply by others.
- Power to front door for provision to add digital doorbell.

## EXTERNALS

- Garden topsoiled and seeded.
- Timber panel fencing between properties to rear.
- Block paved driveway.

## WARRANTY

Homebond 10 year structural guarantee, latent defects insurance and mechanical and electrical inherent defects insurance.

## KITCHEN/UTILITY

- Modern fitted kitchen, 3 types to choose from.
- Integrated housings for appliances.
- Tiled splashback.
- Single drainer sink.
- Laminate worktop in kitchen - option to upgrade reconstituted stone worktop.
- Option to add an island in Type D only.
- Laminate worktop in utility.

## DOORS & WINDOWS

- Modern fitted kitchen 3 types to choose from.
- Integrated housings for appliances.
- Tiled splashback.
- Single drainer sink.
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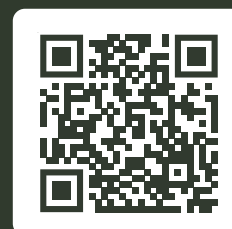


Register your interest:

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



PSRA LICENCE NO: 001988



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