

NEWTOWN AVENUE

CASTLETROY · CO. LIMERICK



A development by

 **Dwellings**

www.dwellings.ie

**Dwellings
are delighted
to present the
first phase of
Newtown Avenue,
an exceptional
development of
new two, three
and four bedroom
beautifully crafted
A-rated homes in
Castletroy,
Co. Limerick.**

NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



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Set in a sustainable and natural setting, these A-rated homes are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.



A better environment.

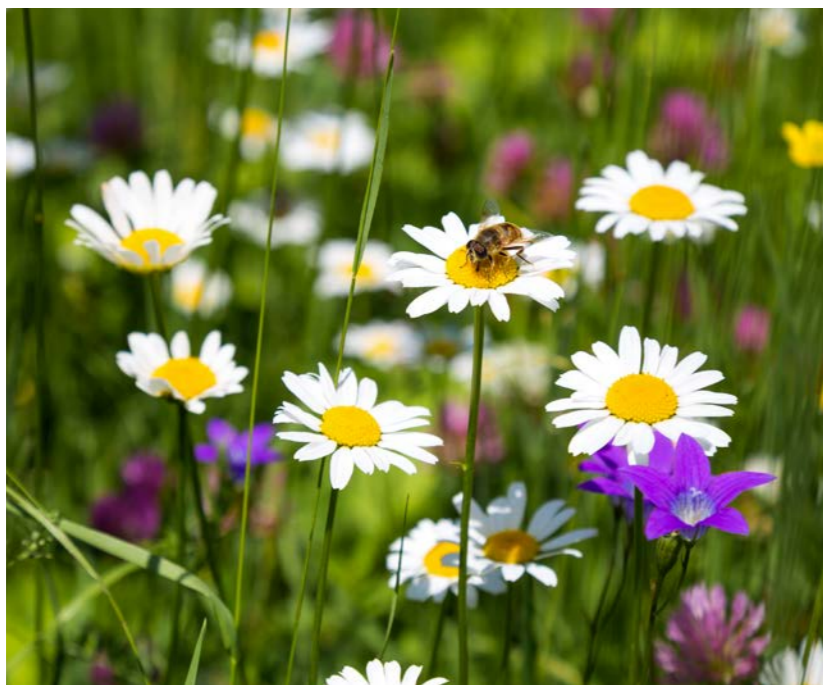
We are a proudly Pollinator Friendly Business, so as part of our commitment to creating a better environment within our developments, we aim to:

Plant pollinator-friendly mixes of perennials and flowering shrubs in private gardens.

Plant native trees in open spaces and private gardens.

Plant mixed bulb drifts of pollinator-friendly plants in open spaces.

Retain (or regenerate) native hedgerow habitats.





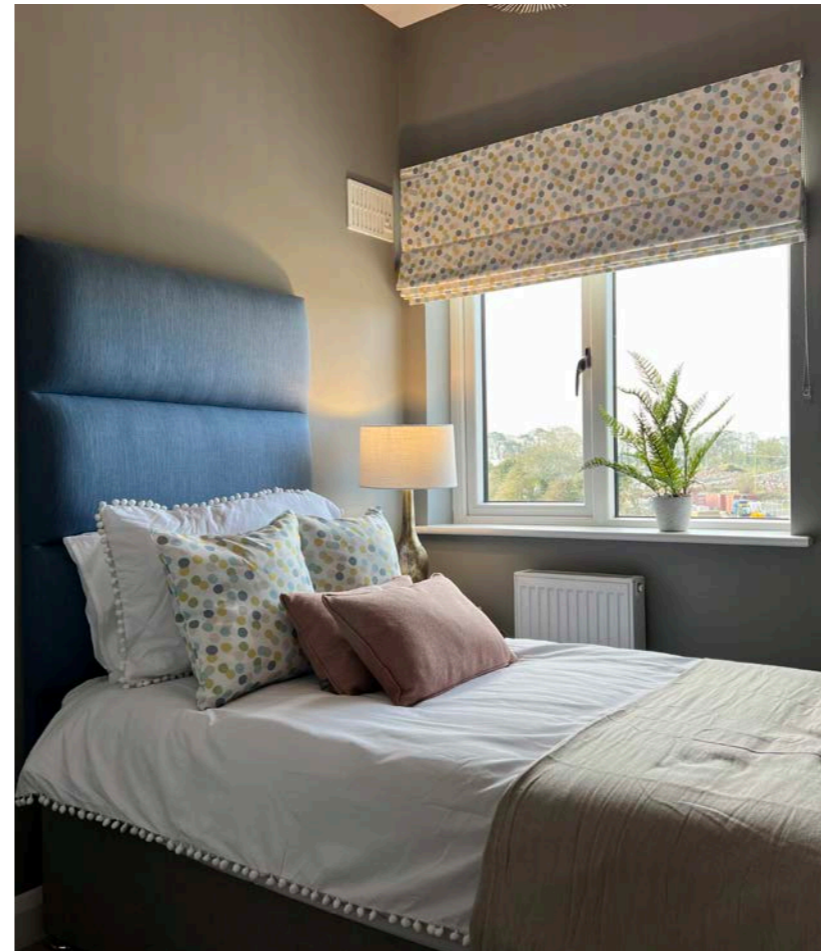
These high-quality superbly designed homes will offer plenty of scope for you to create spaces to suit your own needs.

A trademark of every Dwellings home, the clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live – or even work in.

The interior images shown are of a similar Dwellings home in Sli na Manach, Mungret.



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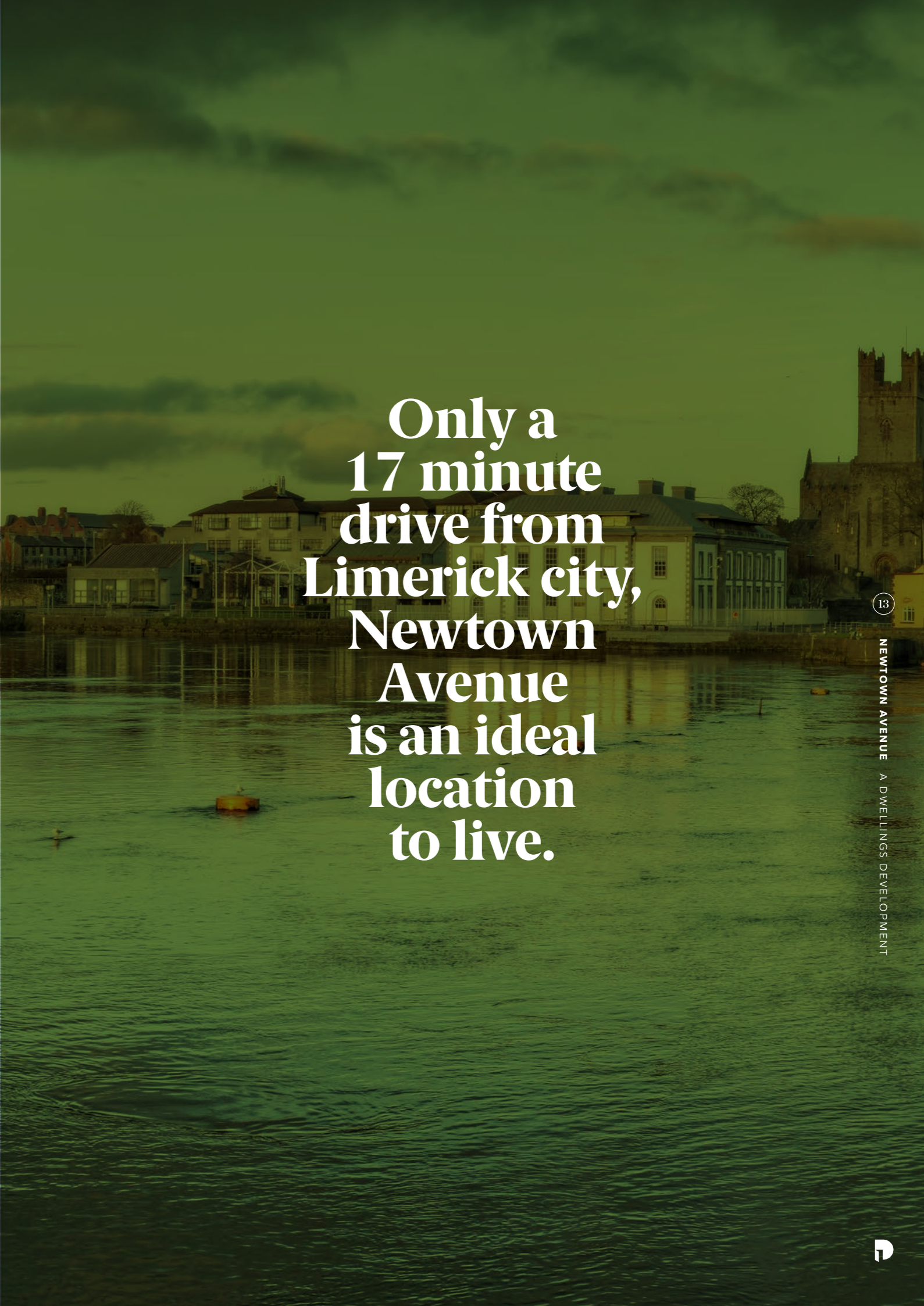
Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting will further enhance the rural setting.

Newtown Avenue offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.





NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



Only a
17 minute
drive from
Limerick city,
Newtown
Avenue
is an ideal
location
to live.

NEWTOWN AVENUE A DWELLINGS DEVELOPMENT





Castletroy Playground



Castletroy Town Centre



Castletroy Golf Club



McDonald's Castletroy Town Center



Castletroy Skateboard Park



The National Technical Park



Castletroy College

Situated in the highly sought-after suburb of Castletroy, Newtown Avenue enjoys a wide choice of amenities within a very short distance.

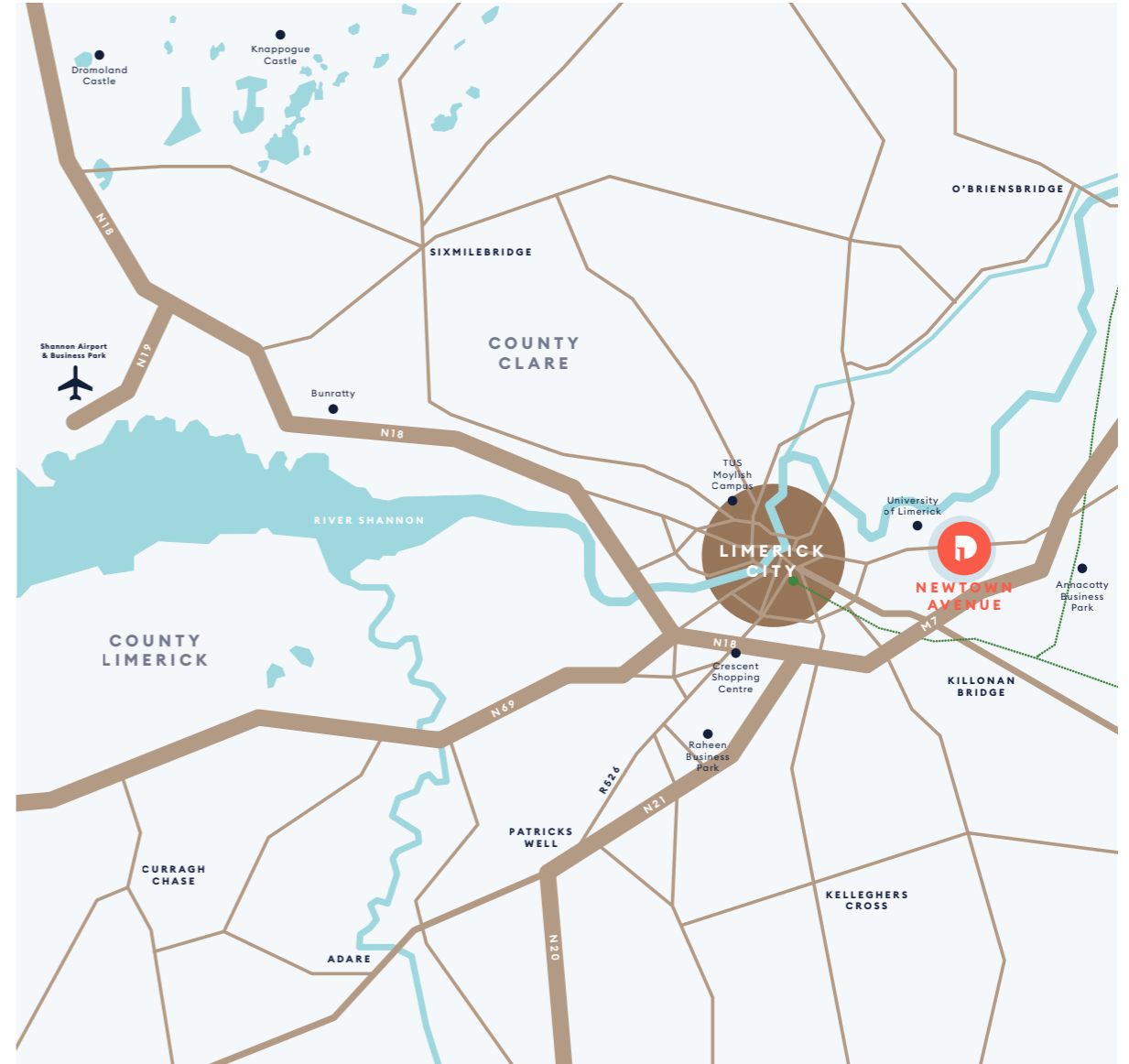
Education is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools and adult education services including Milford NS, Monaleen NS, Gaelscoil Chaladh an Treoigh and Castletroy College (only a three minute walk from your doorstep).

One of Ireland's leading third level institutions, the University of Limerick is only a ten minute drive from your doorstep.

Whether it's skateboarding, watersports, football, camogie, junior league soccer or golf – there truly is something nearby for everyone. A local park has also been built including a children's playground and skatepark.

The nearby Castletroy Town Centre, situated within walking distance of Newtown Avenue, includes a SuperValu supermarket, 24 mall shops, a McDonald's restaurant and an eight-screen Odeon cinema. Lidl have also recently opened a branch on the nearby Dublin Road.

Now one of the largest employment hubs in the Limerick area, Castletroy is an important industrial centre, with companies such as Johnson & Johnson, Viagogo, Northern Trust having their European operations based in The National Technology Park and City East Plaza.



Well Connected

City centre	Shannon Airport	University Hospital Limerick	University of Limerick	National Technical Park
17	29	16	10	5
minutes	minutes	minutes	minutes	minutes

Off-peak times (Source: Google Maps)



Specifications & Finishes

ENERGY RATING

N.Z.E.B. A2 BER Rated.
Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.
High quality insulated timber frame homes.

EXTERNAL FINISHES

Granite cills to front elevations.
External Nap plastered walls painted off white with cream painted plinths.
Black tile roof finish.
Stylish entrance canopies on certain house types only.

INTERNAL FINISHES

High (2.7m) first floor ceilings.
Coving to hall and living room.
Spacious bright living areas.
Internal doors are white Satin with brushed chrome door handles.
Solid timber white satin finish staircase.
Chamfered style skirting and architraves.
Modern fitted wardrobe to master, second and third bedrooms.
Laminate flooring throughout kitchen, living, dining & hallway.
Painted Internally in Elephants Breath.

DOORS & WINDOWS

uPVC Aluclad double glazing windows
uPVC composite front door painted in RAL 7033.

KITCHEN/UTILITY

The Grebe & Tern: High-end bespoke kitchen with Sanoma Oak counters, brushed chrome handles and cashmere doors
Sandpiper: Tipp 76 Dakar cabinet doors, Snow Oak counter tops and antique brushed chrome handles.
Subway tiles finish on backsplash for all units.
Designated separate utility area with fitted units.

BATHROOM / ENSUITE

Bathroom and ensuites fitted with high-quality sanitaryware.
Bathroom, ensuite and WC floors have unique tiles hand-selected by our design team.
Floor to ceiling wall tiling to bathroom and ensuites.
Tastefully selected vanity unit fitted in bathroom and ensuite.
Pressurised plumbing system.
Electric shower in ensuite only.
Shower screen fitted to bathroom.

ELECTRICAL, CONNECTIVITY & MEDIA

TV points to kitchen, living area and master bedroom.
Broadband ducting in place.
Telephone and data connections in living room.
Future proofing for electrical car charging point on curtilage space / station installation ducting.

SAFETY & SECURITY

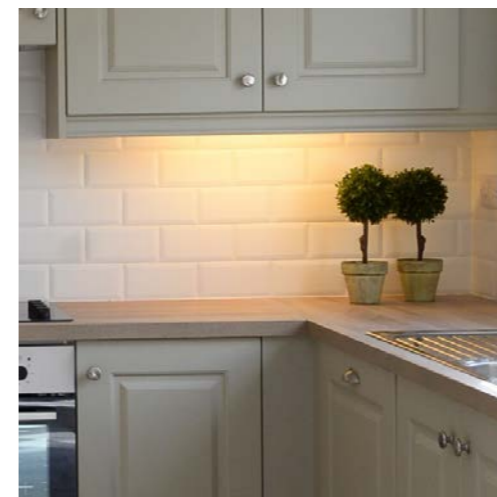
House wired for intruder alarm system.
CO2 monitors and smoke detectors.
uPVC composite front door with multi-locking system.

GARDENS

Gardens landscaped, levelled and seeded.
Outdoor tap fitted to rear gardens.

GUARANTEE

10-year HomeBond Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.



Approved for the Help to Buy Scheme.



Indicative only and subject to change.
In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



Not to scale. Site plan, floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



Site Plan

HOUSE TYPES

The Sandpiper

3 Bed Semi-Detached
c. 110 sq.m / 1,184 sq.ft

The Brambling

3 Bed Semi-Detached (Dual Aspect)
c. 115 sq.m / 1,237 sq.ft

The Willow

3 Bed Semi-Detached (Dual Aspect)
c. 130 sq.m / 1,399 sq.ft

The Tern

3 Bed Mid/End-Terrace
c. 134 sq.m / 1,442 sq.ft

The Grebe

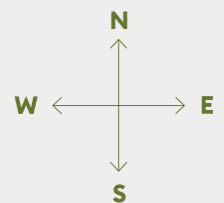
2 Bed Apartment
c. 85 sq.m / 914 sq.ft

The Hawfinch

3 Bed Duplex
c. 127 sq.m / 1,367 sq.ft

The Murre

4 Bed Detached
c. 145 sq.m / 1,560 sq.ft



BLOCK 1
1-20

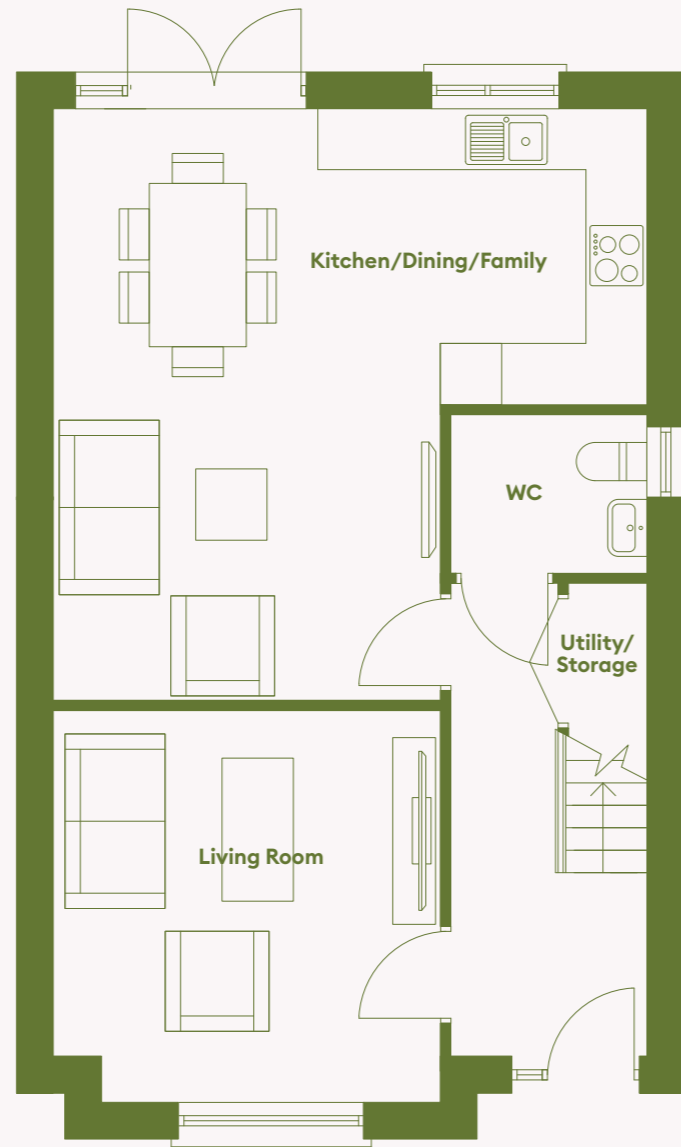
BLOCK 2
21-36

CASTLEROY COLLEGE ROAD

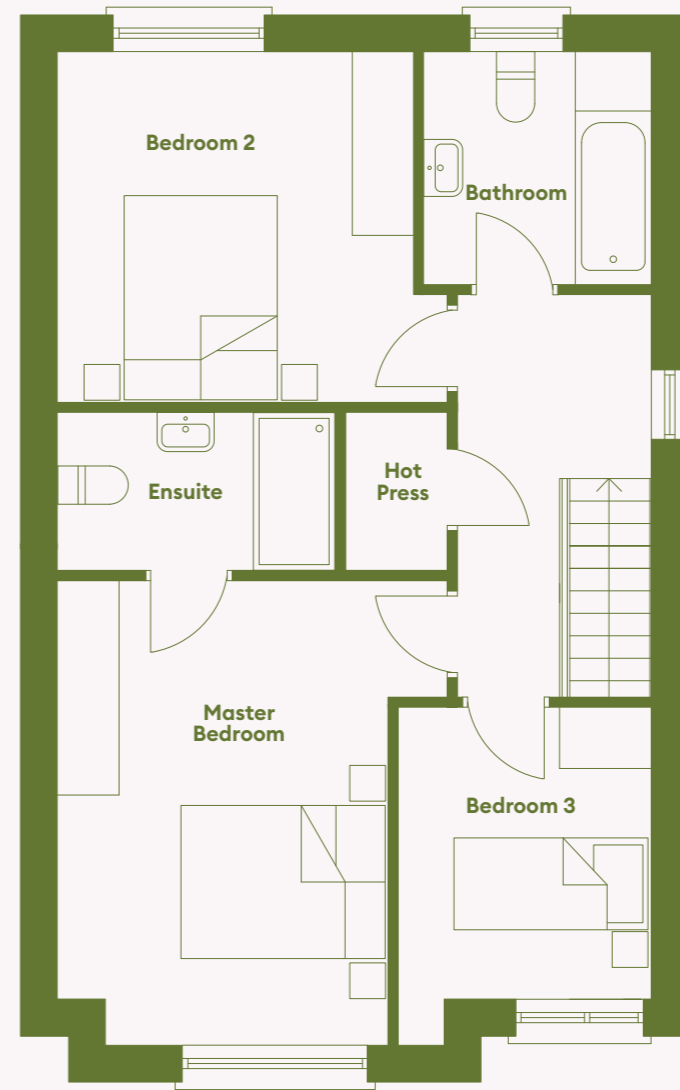
The Sandpiper

3 BED SEMI-DETACHED

c. 110 sq.m / 1,184 sq.ft



GROUND FLOOR



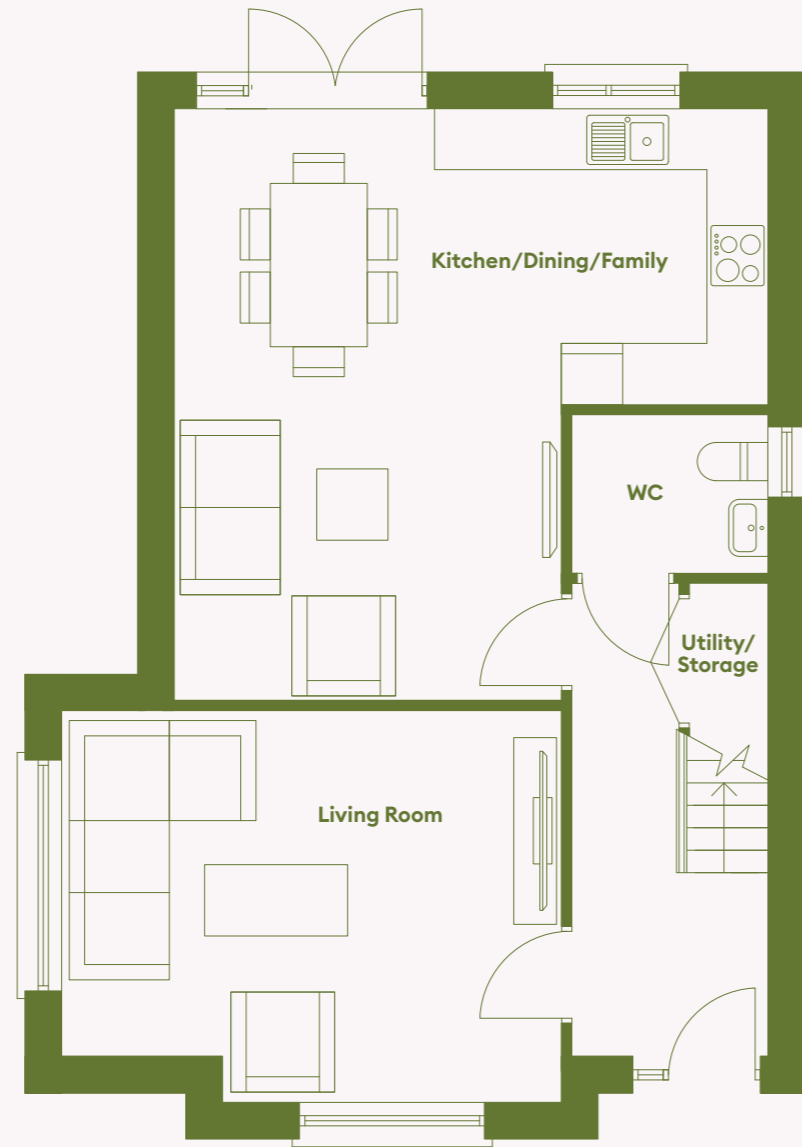
FIRST FLOOR



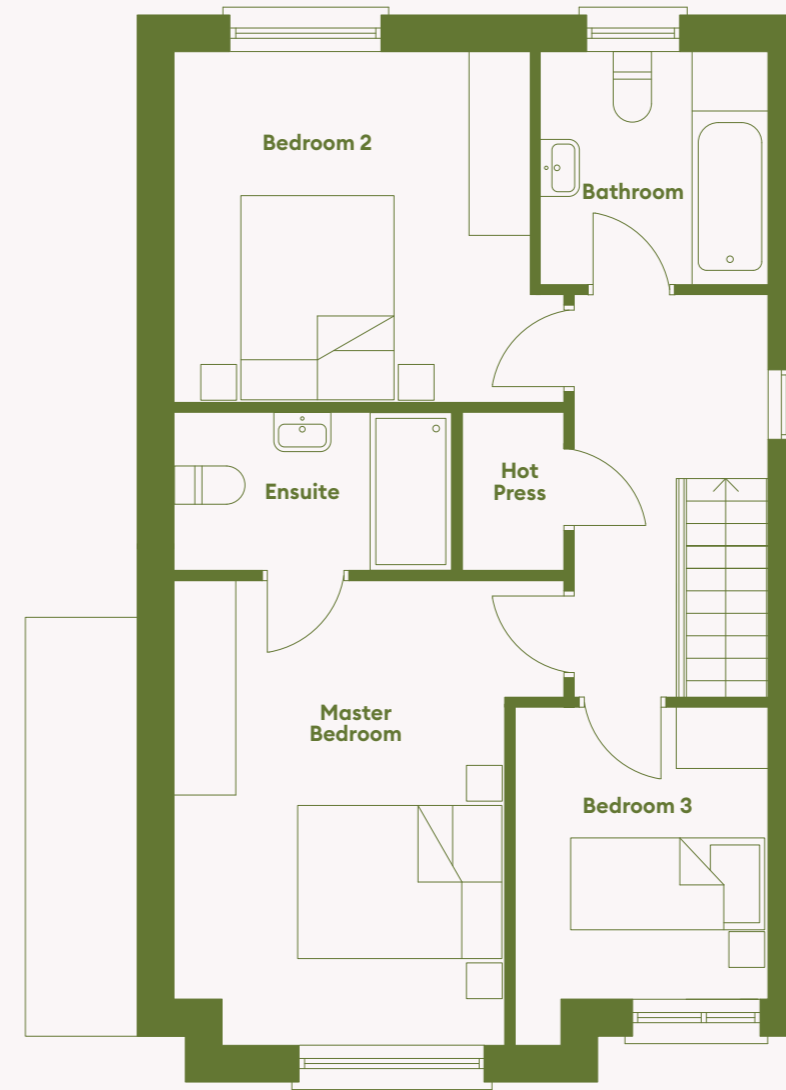
The Brambling

3 BED SEMI-DETACHED
(DUAL ASPECT)

c. 115 sq.m / 1,237 sq.ft



GROUND FLOOR

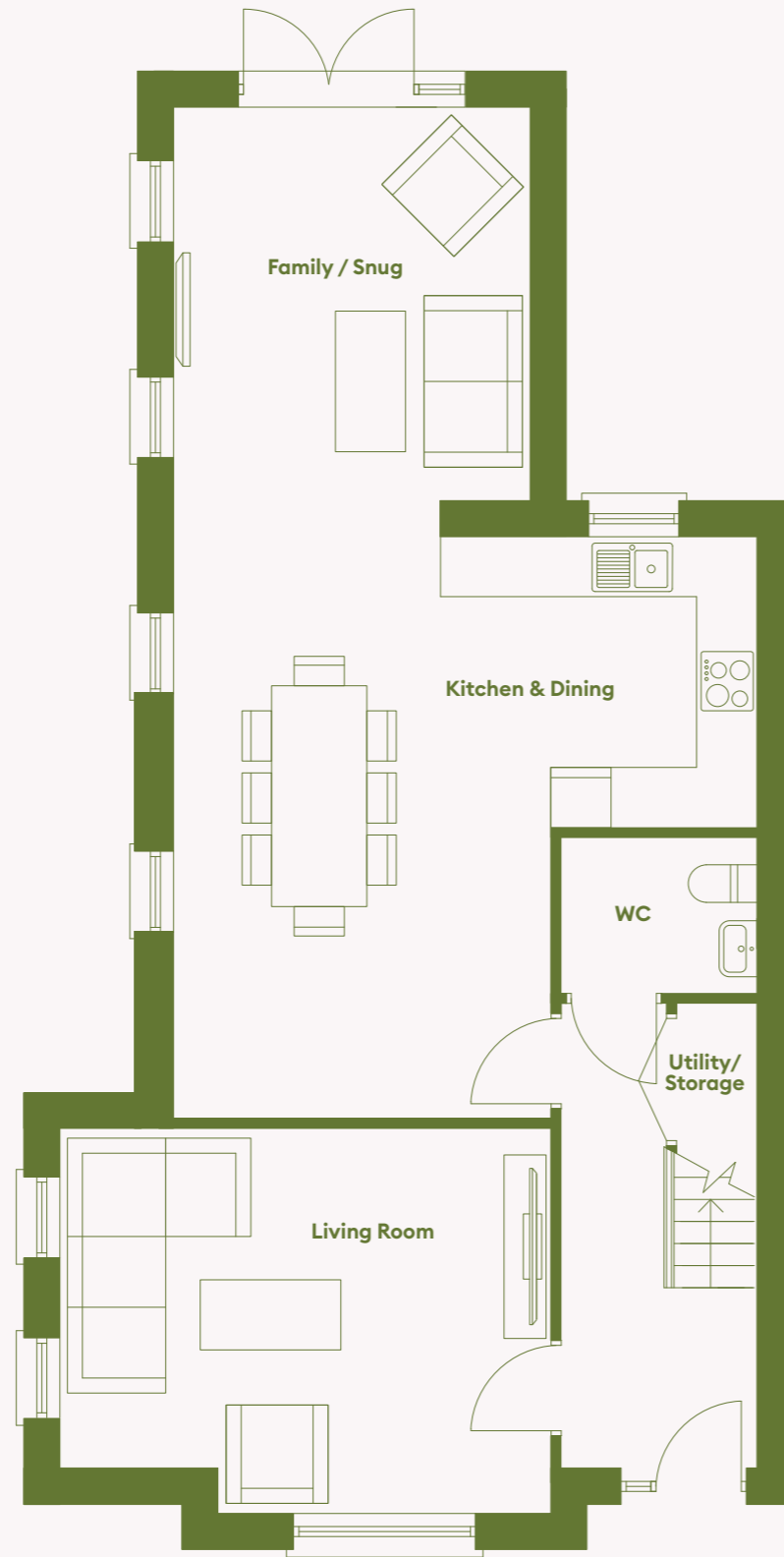


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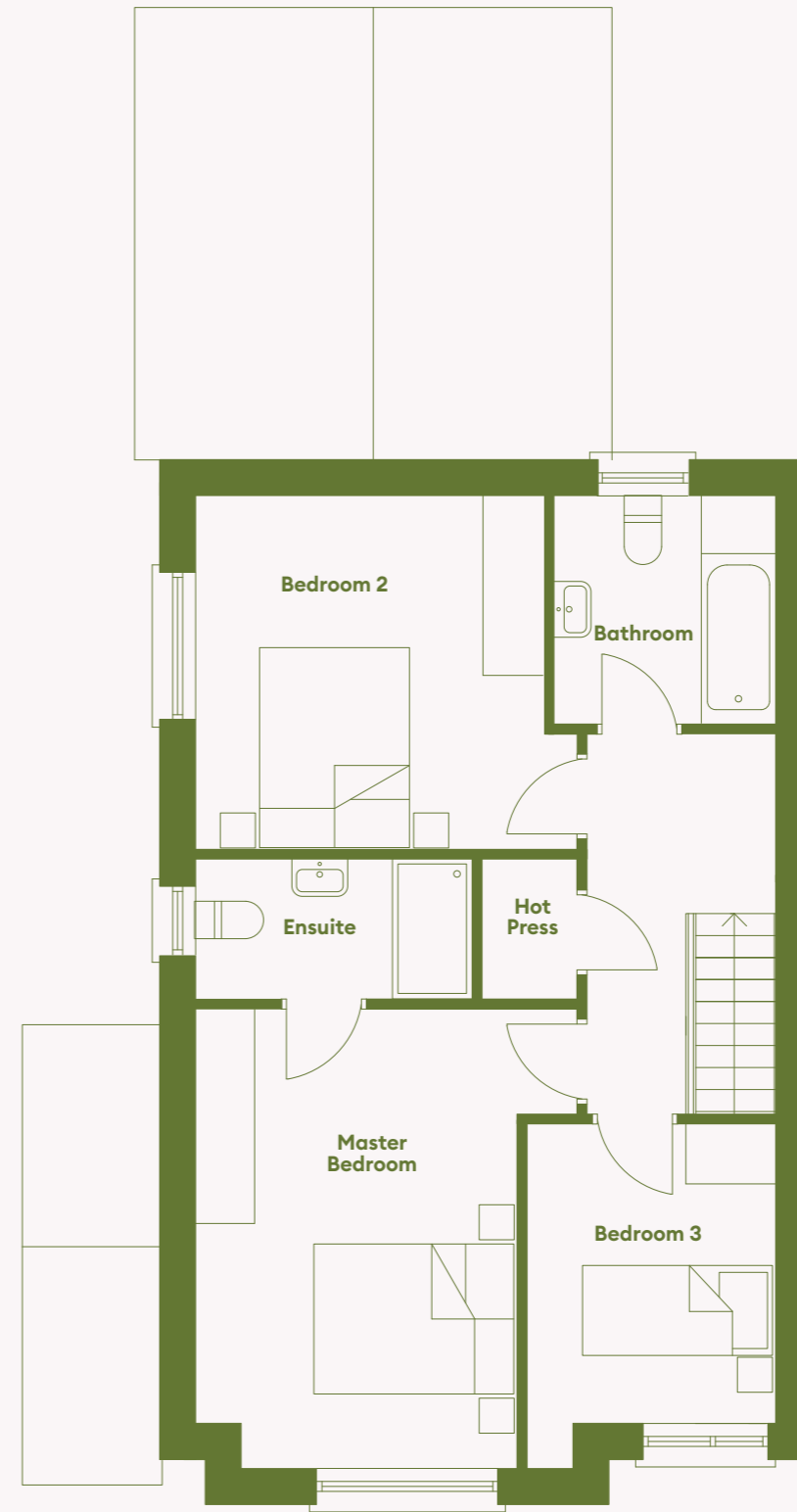


The Willow

3 BED SEMI-DETACHED
(DUAL ASPECT)
c. 130 sq.m / 1,399 sq.ft



GROUND FLOOR



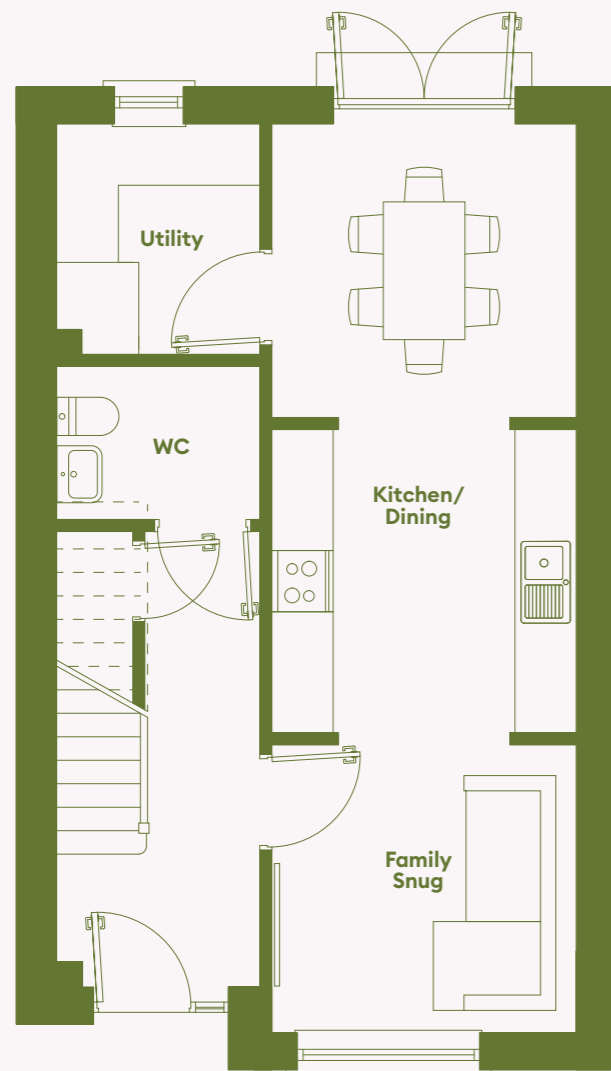
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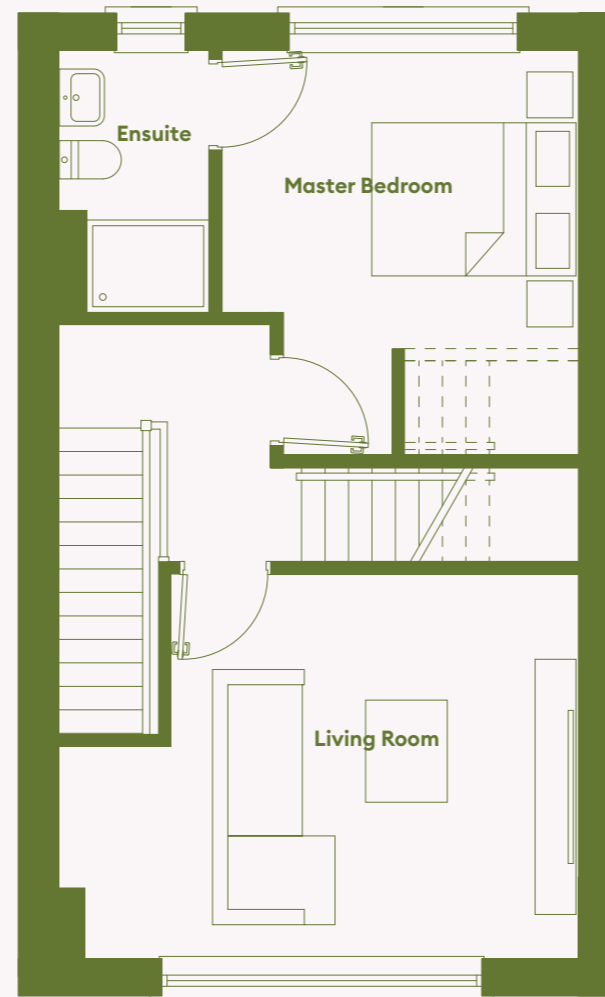
The Tern

3 BED MID/END-TERRACE

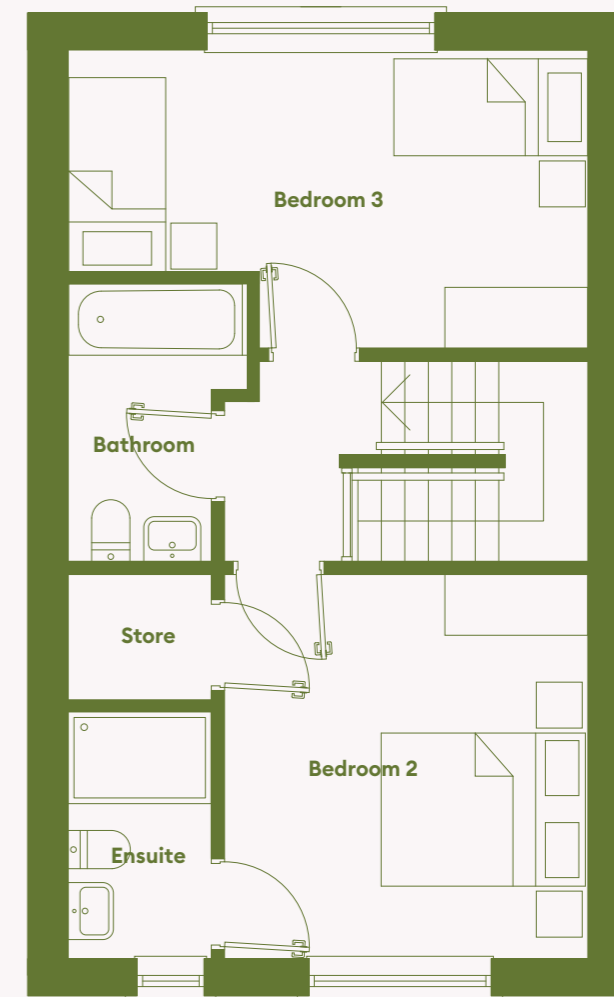
c. 134 sq.m / 1,442 sq.ft



GROUND FLOOR



FIRST FLOOR

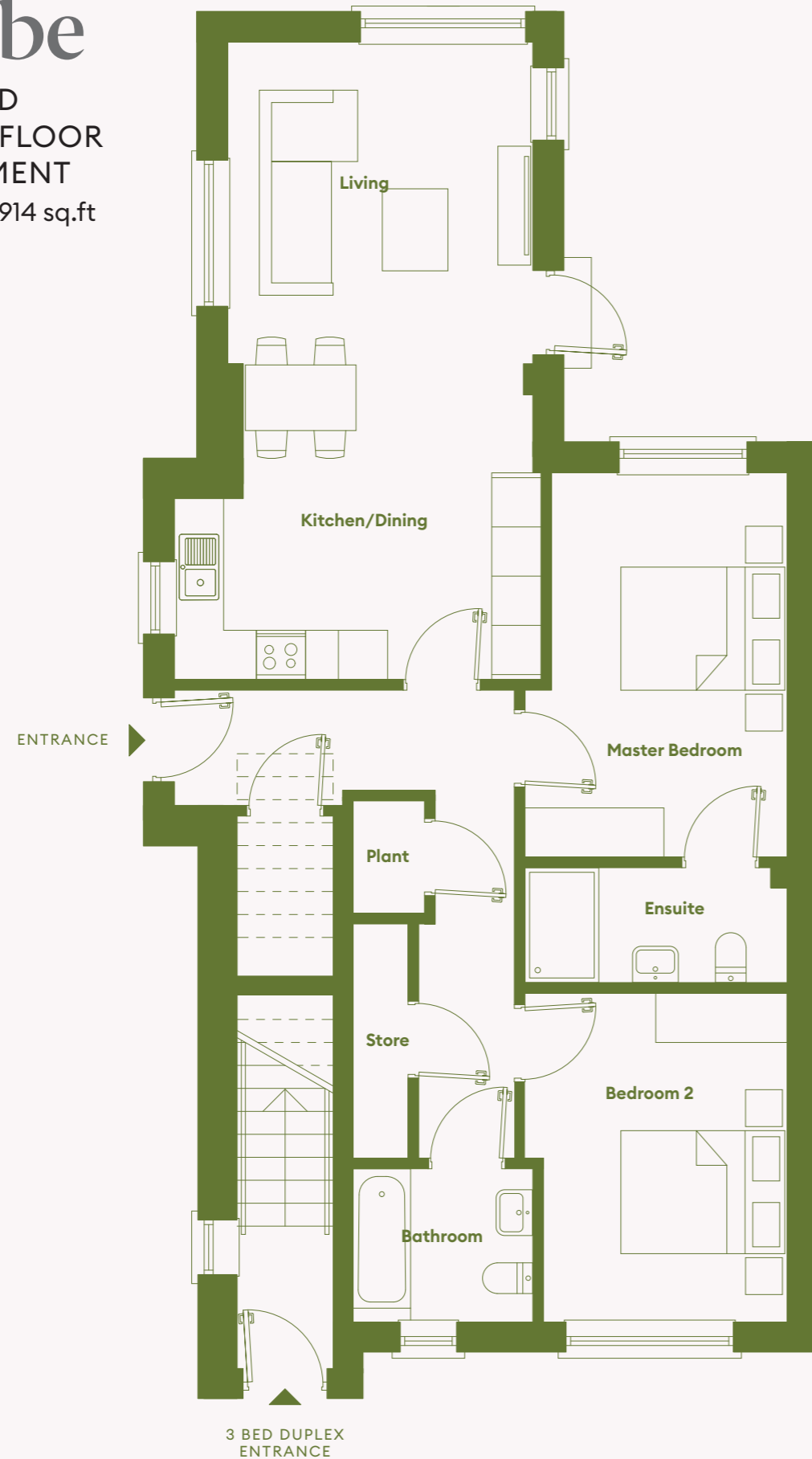


SECOND FLOOR



The Grebe

2 BED
GROUND FLOOR
APARTMENT
c. 85 sq.m / 914 sq.ft



FRONT ELEVATION

The Hawfinch

The Grebe



The Tern

REAR ELEVATION

The Hawfinch

The Grebe



The Tern

SIDE ELEVATION

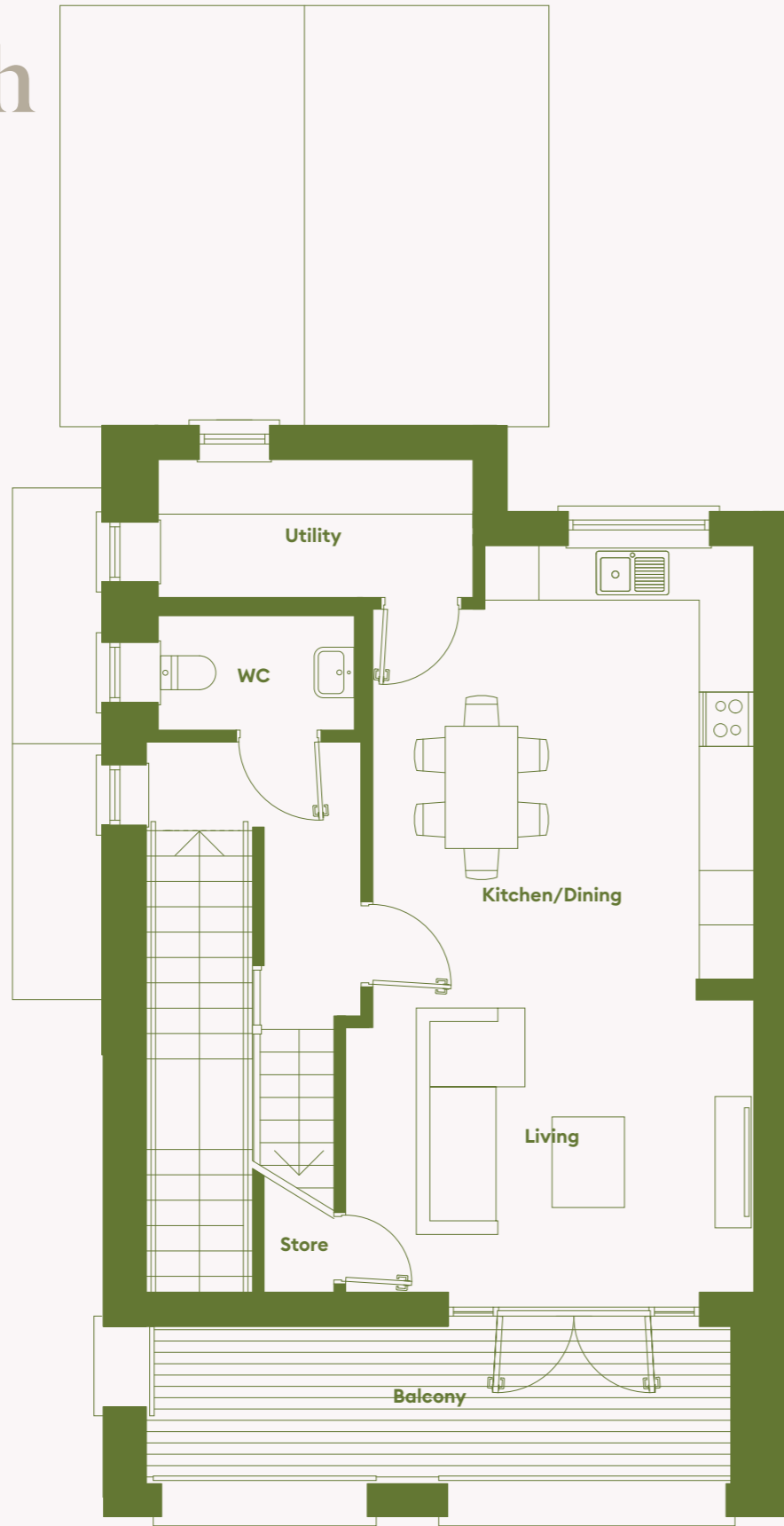
The Hawfinch

The Grebe

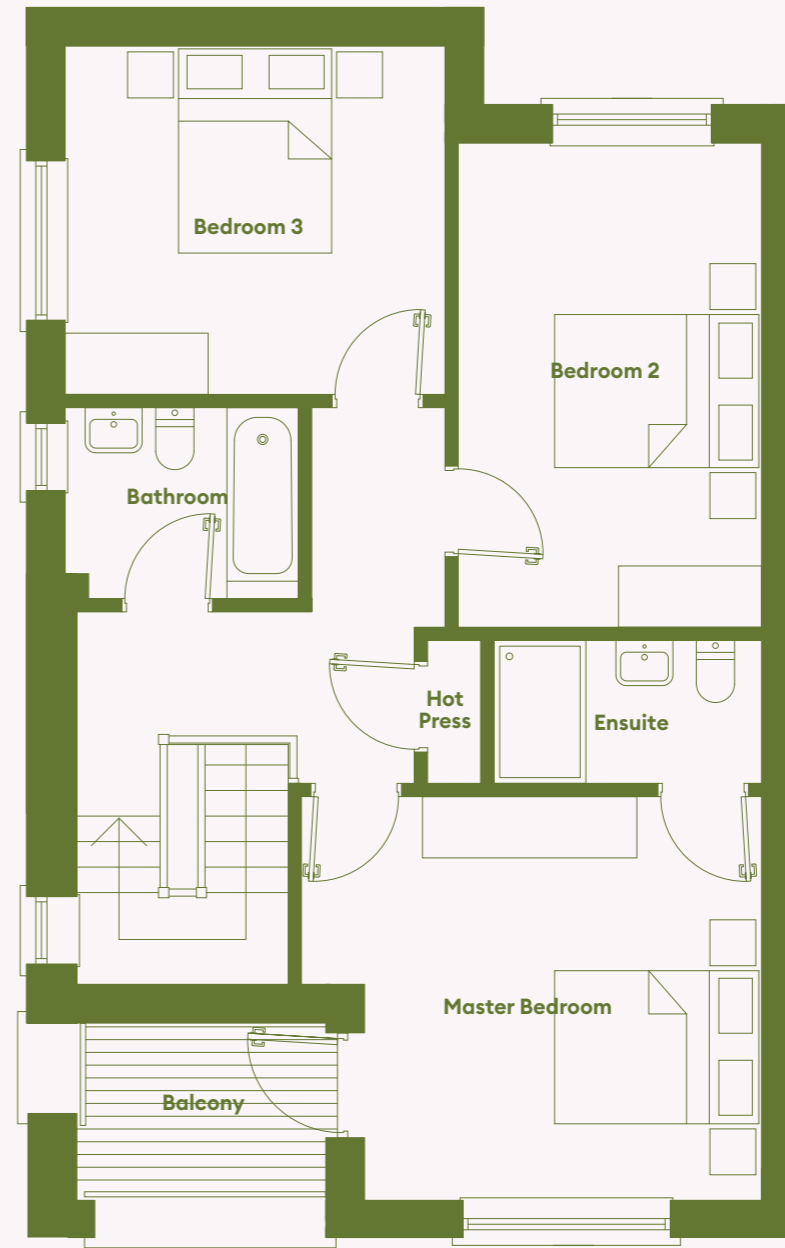


The Hawfinch

3 BED DUPLEX
c. 127 sq.m / 1,367 sq.ft



FIRST FLOOR

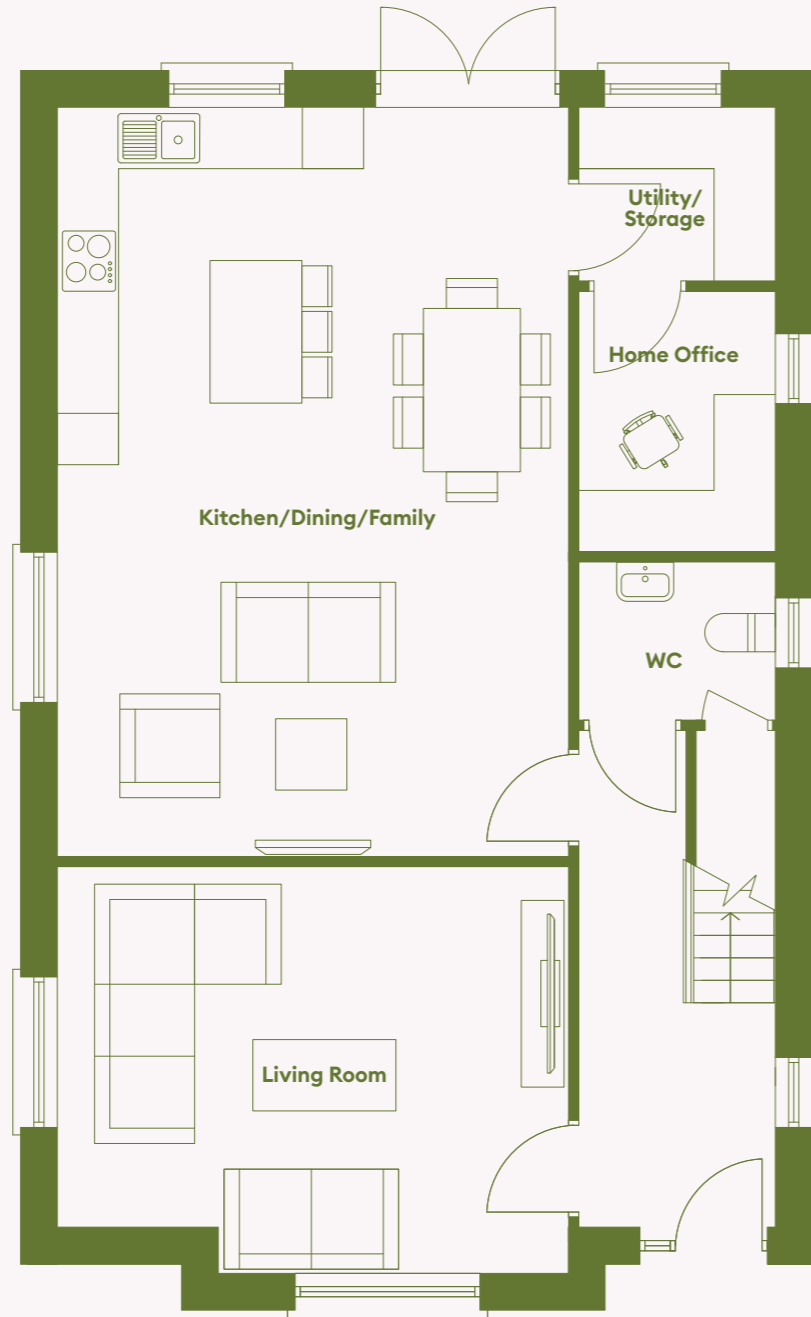


SECOND FLOOR

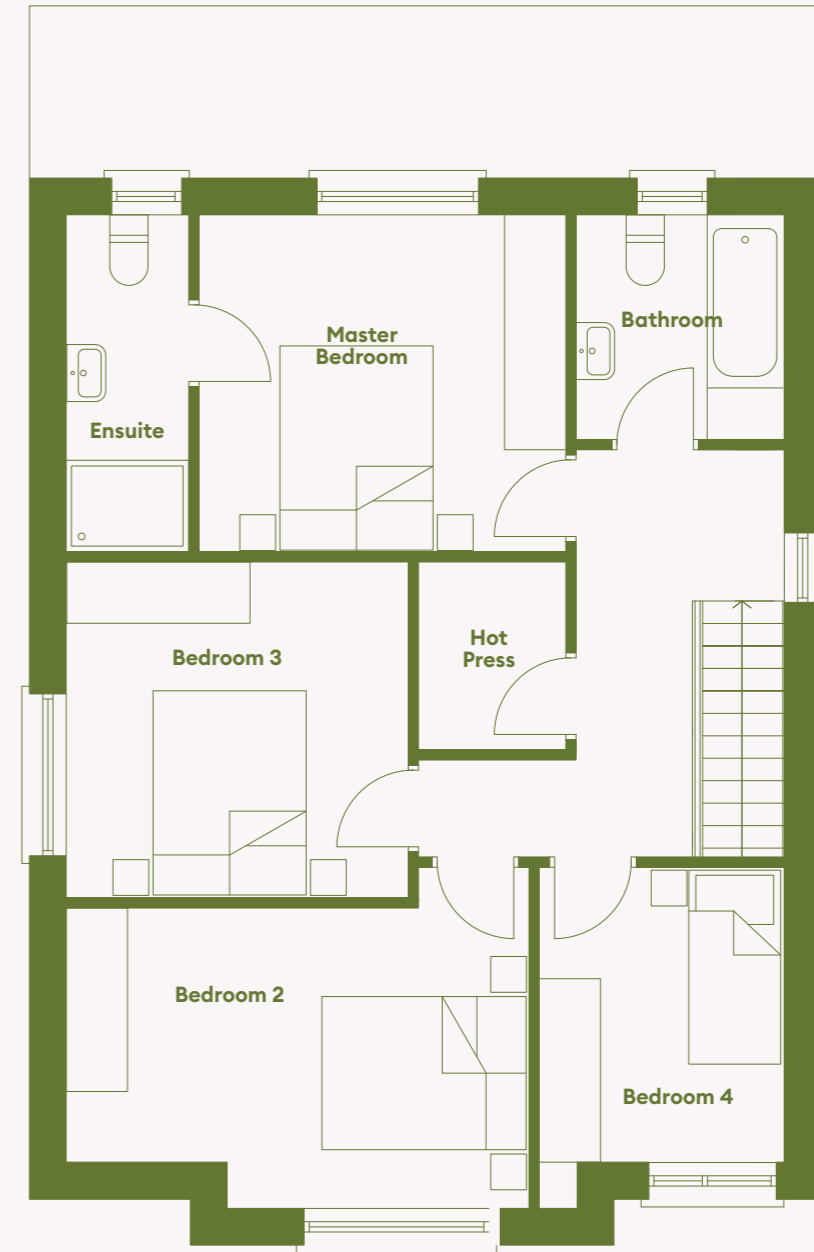


The Murre

4 BED DETACHED
c. 145 sq.m / 1,560 sq.ft



GROUND FLOOR



FIRST FLOOR

A DEVELOPMENT BY



WWW.DWELLINGS.IE

REGISTER YOUR INTEREST:



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