



CASTLEBROOK

MANOR

CASTLETROY • CO. LIMERICK

An aerial photograph of a city, likely Limerick, Ireland, featuring a large river in the foreground and a dense urban area in the background. The sky is blue with scattered white clouds. A central dark blue rectangular box contains the text 'YOUR KEY TO THE CITY' in white. The word 'CITY' is significantly larger and has a 3D effect. The entire image is framed by a thin white border with rounded corners on the left side.

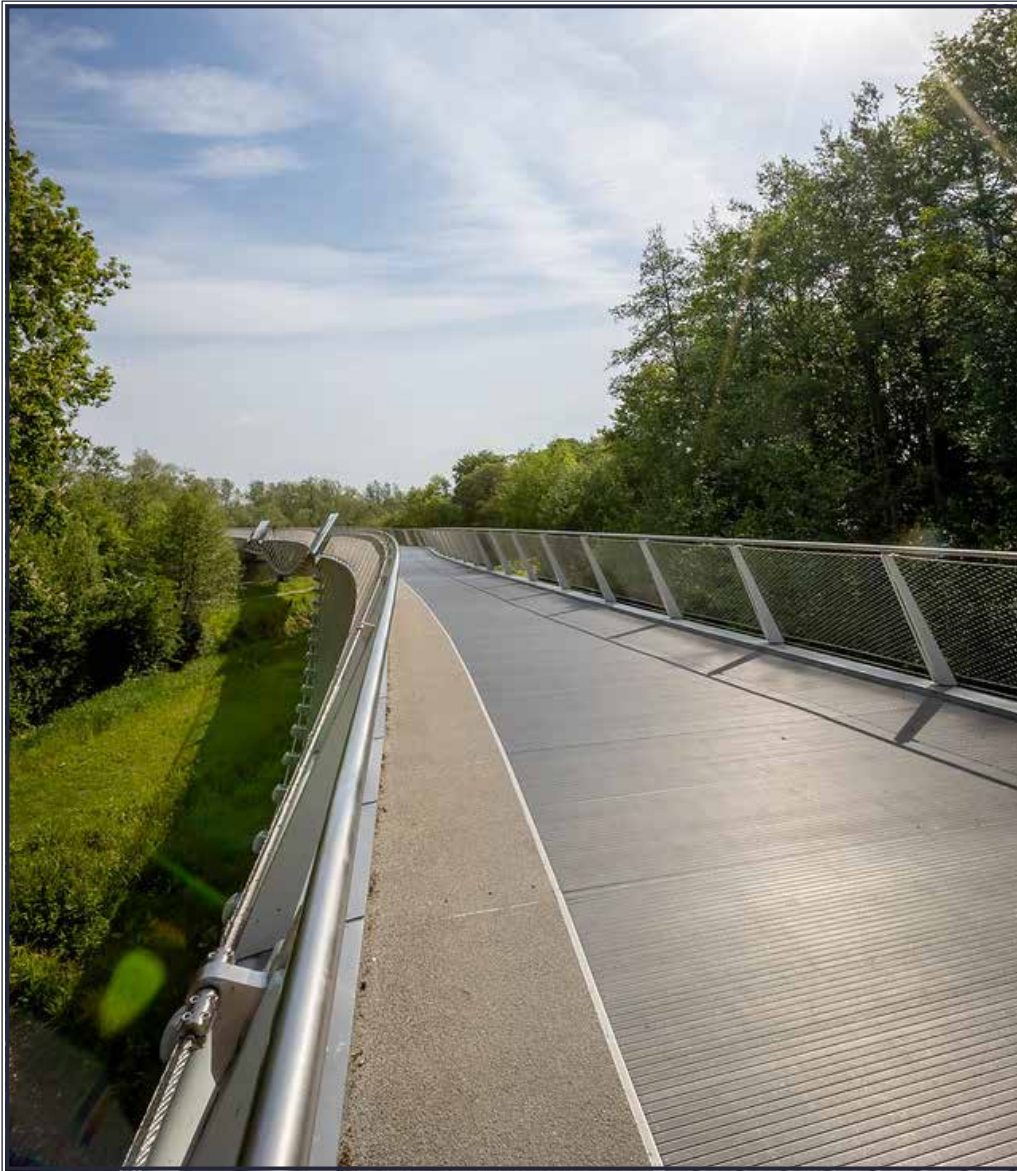
YOUR KEY

T O T H E

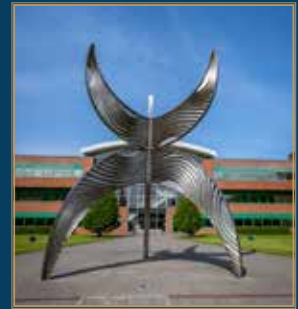
CITY

Enjoy unrivalled convenience at Castlebrook Manor, a beautiful new development of three and four bedroom luxurious detached, semi-detached and terraced family homes in the highly sought-after suburb of Castletroy in Limerick. A thriving community only four kilometres from Limerick City Centre, Castletroy is home to the buzzing University of Limerick campus, adjacent to several technology and business parks and close to the M7 Dublin motorway.





LOCAL AMENITIES



- SHOPS
- CASTLETROY AND NEWTOWN SHOPPING CENTRES
- PRIMARY AND SECONDARY SCHOOLS
- UNIVERSITY OF LIMERICK
- CAFES, RESTAURANTS AND PUBS
- HAIR AND BEAUTY SALONS
- CINEMA
- 50M OLYMPIC SWIMMING POOL
- CASTLETROY GOLF CLUB
- NATIONAL TECHNOLOGICAL PARK
- LOCAL SPORTS CLUBS INCLUDING GAA, FOOTBALL, TENNIS AND RUGBY









A GOURMET'S DELIGHT

For foodies, Castletroy is the ideal location. From casual cafés to quality takeaways and formal restaurants, there's something to tantalise every tastebud and satisfy every appetite. Indulge in the best of Italian fare at the Tuscany Bistro at the Newtown Centre, a buzzing restaurant popular with locals. Head to the University of Limerick, which is home to several excellent eateries – enjoy coffee, cake and a catch-up with friends at The Pavilion Restaurant, or book a table for a special meal in The East Room at Plassey House. The Munster Rugby High Performance Centre is located on the grounds of UL campus, so who knows, you may even spot a player!

KEY TO YOUR NEW

LIFE

Built with growing families in mind, Castlebrook Manor homes are constructed to the highest of standards and packed full of family-friendly features. These high-quality, spacious homes are further complemented by the excellent range of amenities close by, including a wide variety of primary and secondary schools. For those looking for the outdoor lifestyle, Castletroy Neighbourhood Park features a state of the art playground, a skate park, walking and cycle trails, a central performance or exhibition area as well as a 4,300 sq. metre lake surrounded by an array of wetlands and wildflower grass areas.

Golfers can enjoy a few rounds at the highly regarded Castletroy Golf Club, one of the best parkland courses in the country.





LIMERICK HISTORY

Limerick has a long and fascinating history since its establishment by the Vikings as a walled city on King's Island in the River Shannon. Its charter was drawn up in 1197, and a castle was built on the orders of King John in 1200. That castle was to withstand three sieges in the 17th century, resulting in the infamous Treaty of Limerick, which ended the war in Ireland between the Jacobites and the Williamites and was reportedly signed on a large piece of limestone, which is still on view in Limerick today.

Set a few kilometres outside the city, Castletroy encompasses the historic village of Annacotty, which originally grew around the grain mills that harnessed the water power of the River Mulkear. The village also had a strong co-operative movement, following the establishment of the Annacotty Co-Operative Society in the 1890s. In addition, butter was made in the village until the 1960s. These days, you can breathe in the history and the fine views as you relax and enjoy a drink or some food by the river in The Mill Bar.





LIGHT'S, CAMERA,

ACTION



Located close to Castlebrook Manor is Troy Studios, a hub for the film industry in the west of Ireland. Included in the facility at Troy Studios are sound stages, production offices, props and costume, make up and dressing rooms and much more. As well as film production, Troy Studios is also an education centre and holds courses in various aspects of the film industry. It was recently used for the upcoming Netflix co-production Nightflyers which is based on a novel by the Game of Thrones author.





LIMERICK'S CENTRE OF

LEARNING



The University of Limerick was founded in 1972 as the National Institute for Higher Education. It became a university in 1989 in accordance with the University of Limerick Act 1989. It was the first university established since Irish independence in 1922.

The university campus lies along both sides of the River Shannon on approximately 340 acres. It has approximately 11,600 full time undergraduates including some 2,400 foreign students and 1,300 staff. Visitors to the campus never fail to be impressed by this peaceful, green place with its fabulous fountains and riverside location. The university is young, energetic and enterprising with a proud record of innovation in education and excellence in research. Outstanding recreational, cultural and sporting facilities further enhance this exceptional centre of learning.

*Image shown is of the four bedroom style home



CASTLEBROOK MANOR SPECIFICATION

EXTERIOR

- Elegant, high quality elevations comprising of brickwork and rendered finishes*
- uPVC fascia, soffits and gutters throughout
- Attractive paved front driveways to each house
- The private rear gardens are fenced, top soiled and seeded
- Patio area provided to rear garden
- A side gate is provided where applicable
- Exterior wall lights fitted to both the front and rear of the house
- Bin Stores provided to mid terrace houses

*Please note there is a variation in the brick colours used throughout Castlebrook Manor

WINDOWS AND DOORS

- Composite insulated front door by O'Grady Joinery
- High performance double glazed uPVC windows with 3-point locking system by O'Grady Joinery

INTERNAL FINISHES

- Walls and ceilings are skimmed and painted throughout in a neutral tone
- Contemporary style internal doors with painted architraves and skirting
- High quality brushed stainless-steel ironmongery
- Ceiling heights are 2.45 metres (8ft) throughout

KITCHEN

- Contemporary and luxurious kitchens supplied by KM Kitchens with satin grey kitchen doors, carcass edge and exterior. The KM Kitchen also comes with an attractive stone effect countertop as per the show house. Soft close doors and drawers are also standard.
- Extractor fan and fitted sink included

UTILITY

- The utility room comes with a fitted sink, stone effect counter-top by KM kitchens and is plumbed for a washing machine

STRUCTURAL GUARANTEE

- Each house is covered by a 10 year Homebond structural guarantee

BATHROOMS AND EN-SUITES

The stylish and contemporary bathrooms and en-suites include:

- Floor and wall tiling as per the show-house
- All bathrooms and en-suites are fitted with contemporary sanitary ware
- Baths provided in each house type in main bathroom and low-profile shower trays in the en-suites
- Thermostatically controlled shower to en-suite
- Shower doors fitted as standard

WARDROBES

- The bedroom wardrobes are contemporary, generous and supplied by Kieran Moroney Carpentry and Joinery.

ELECTRICAL

- Generous and well-designed electrical and lighting specification to optimise the lighting functions throughout the house
- Downlighters to kitchen
- TV point to living room and master bedroom
- Wired for EIR and Virgin Media

HEATING AND ENERGY RATING

The houses in Castlebrook Manor are classified as low energy / low CO2 homes with an "A Ber Rating. They include an innovative heating system which combines quality construction methods and high levels of insulation and the use of renewable energy to provide maximum comfort throughout all seasons.

- The central heating system is a Hitachi Yutaki-SCombi air source heat pump with combined cylinder and indoor unit connected to radiators throughout the home.
- This system provides energy efficient central heating and large capacity hot water storage. Heat pumps extract the sun's energy stored in the environment and raises it temperature suitable for heating and hot water purposes
- High levels of insulation are incorporated into the roofs, walls and floor slabs
- Demand Controlled Ventilation (DCV) system measures the air quality and adjusts the rate of air exchange minute by minute, room by room, based on actual need. The net result with DCV is a system that is comparable in efficiency to heat recovery, cost effective and simple, but most importantly quietly monitors and manages air quality
- Highly efficient A2-A3 BER Rating contributing to a reduction in the cost of heating the houses



R643

08

12

07

RIVER SHANNON

06

11

13

10

04

02

03

05

14

09

M20

· LIMERICK · CITY

A huge choice of local amenities await you, beautiful parks, scenic walks and sports facilities, as well as plenty of shops and restaurants specialising in locally sourced produce.

LOCAL AMENITIES






- | | |
|-------------------------------|---------------------------------|
| 01 UNIVERSITY OF LIMERICK | 08 KING JOHN'S CASTLE |
| 02 ALDI | 09 CRESCENT SHOPPING CENTRE |
| 03 TK MAXX | 10 LIMERICK TRAIN STATION |
| 04 PARKWAY SHOPPING CENTRE | 11 LIMERICK CITY GALLERY OF ART |
| 05 LIMERICK ONE SHOPPING PARK | 12 THOMOND PARK |
| 06 THE MILK MARKET | 13 ST. JOHNS CATHEDRAL |
| 07 ST. MARY'S CATHEDRAL | 14 GREENPARK RACE COURSE |



• CASTLEBROOK •

PLANS

• HOUSE TYPES •

	HOUSE TYPE A: 3 BED SEMI DETACHED APPROX. 108 SQ.M. / 1,163 SQ.FT.
	HOUSE TYPE B: 3 BED TERRACE / END OF TERRACE APPROX. 111 SQ.M. / 1,195 SQ.FT.
	HOUSE TYPE I: 3 BED SEMI DETACHED APPROX. 114 SQ.M. / 1,227 SQ.FT.
	HOUSE TYPE D1: 4 BED SEMI DETACHED APPROX. 113 SQ.M. / 1,216 SQ.FT.
	HOUSE TYPE L: 4 BED DETACHED APPROX. 123 SQ.M. / 1,323 SQ.FT.



FUTURE
DEVELOPMENT

CASTLEBROOK MANOR

CASTLEBROOK DRIVE

WALKERS RD.

PARKING

CASTLEBROOK RISE

CASTLEBROOK GREEN

OPEN SPACE

CASTLEBROOK GREEN

SHOW
HOUSE

CASTLEBROOK GREEN

CASTLEBROOK RISE

CASTLEBROOK RISE

SUBJECT TO
AMENDMENT
APPLICATION

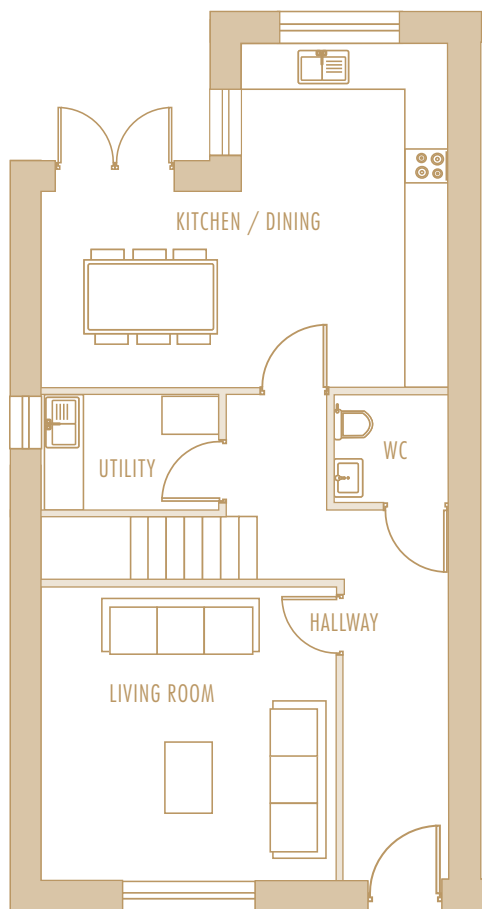


HOUSE TYPE A

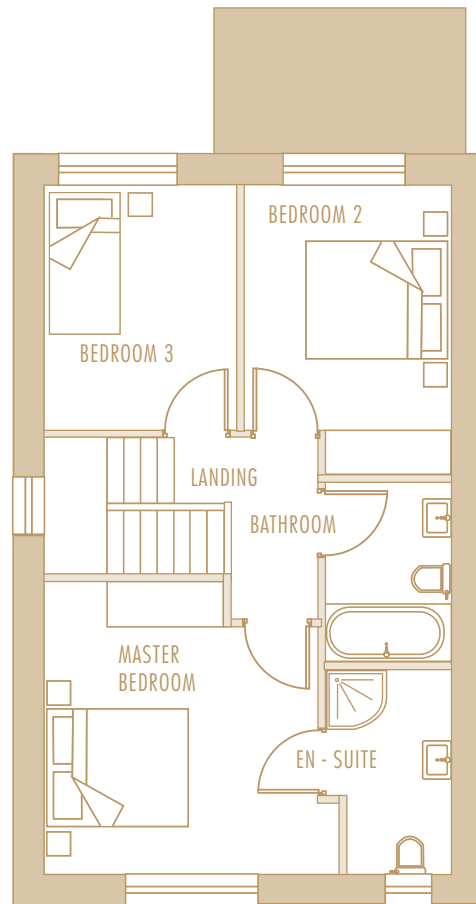
3 BED SEMI DETACHED
APPROX. 108 SQ.M. / 1,163 SQ.FT.



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

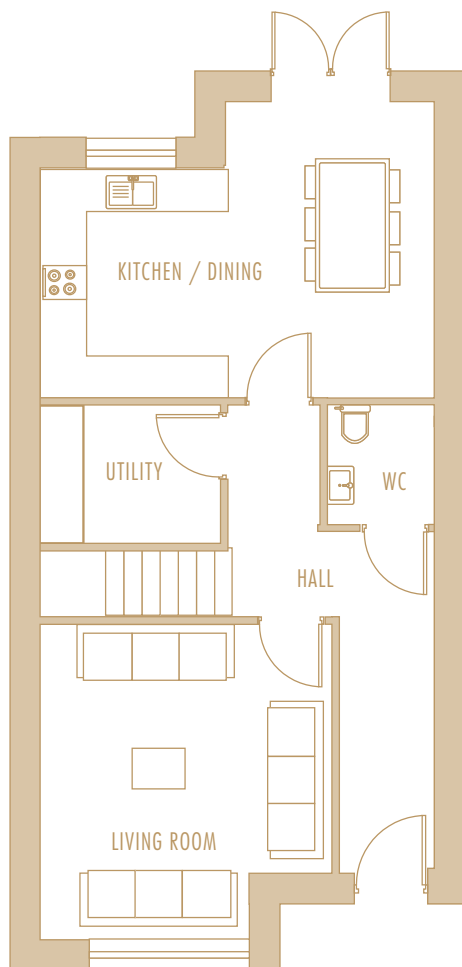
PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

HOUSE TYPE B

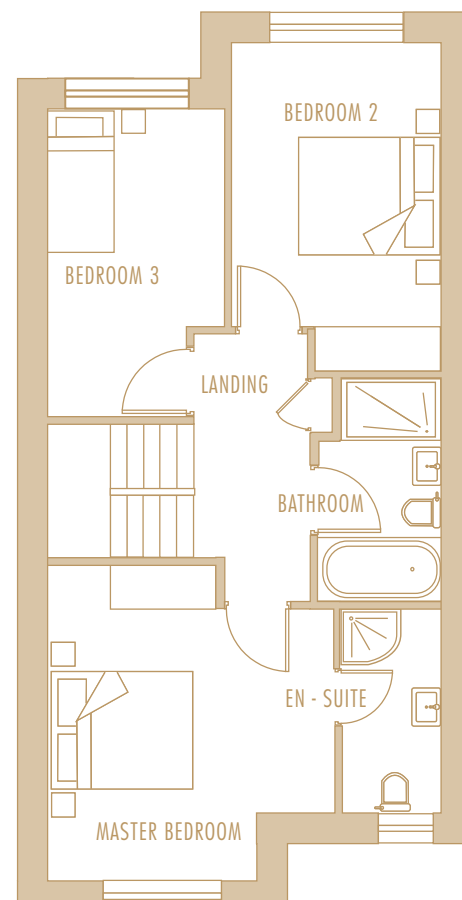
3 BED TERRACE/ END OF TERRACE
APPROX. 111 SQ.M. / 1,195 SQ.FT.



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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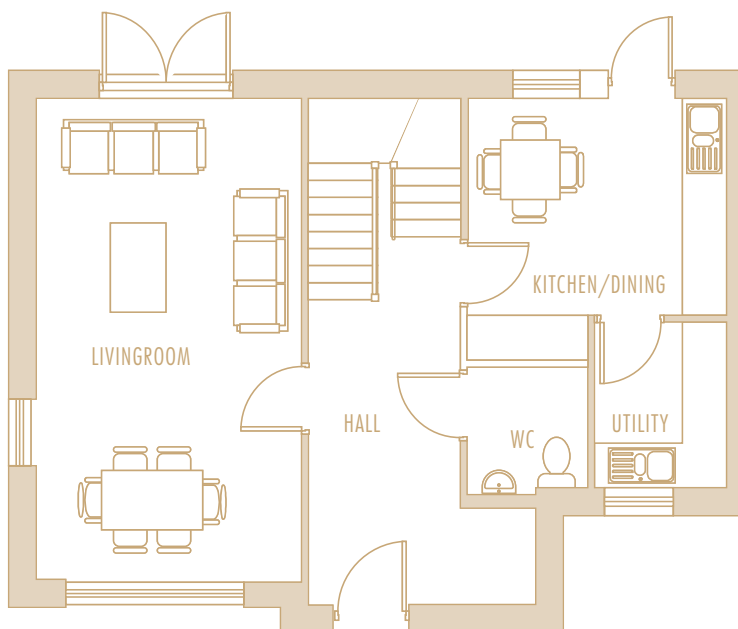
HOUSE TYPE I

3 SEMI DETACHED

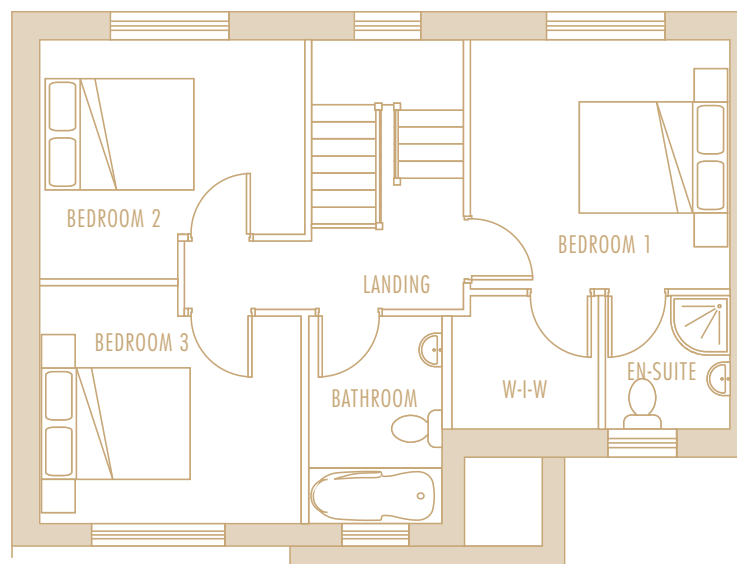
APPROX. 114 SQ.M. / 1,227 SQ.FT.



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

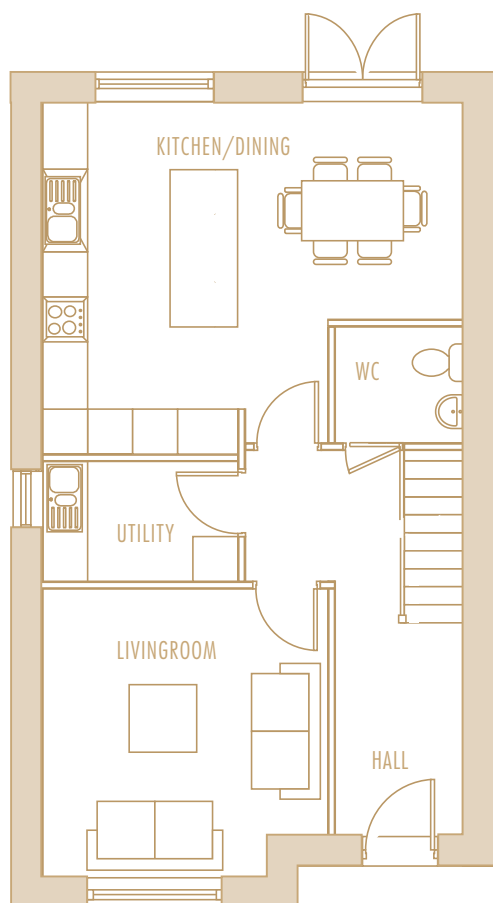
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HOUSE TYPE D1

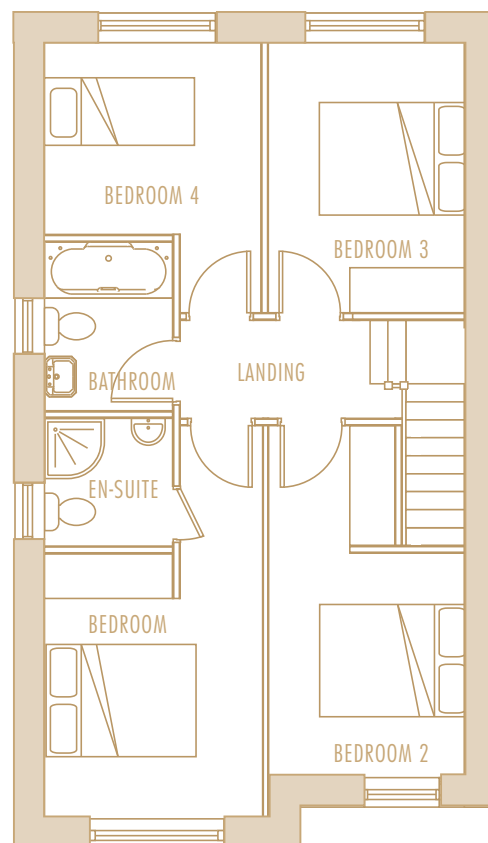
4 BED SEMI DETACHED
APPROX. 113 SQ.M. / 1,216 SQ.FT.



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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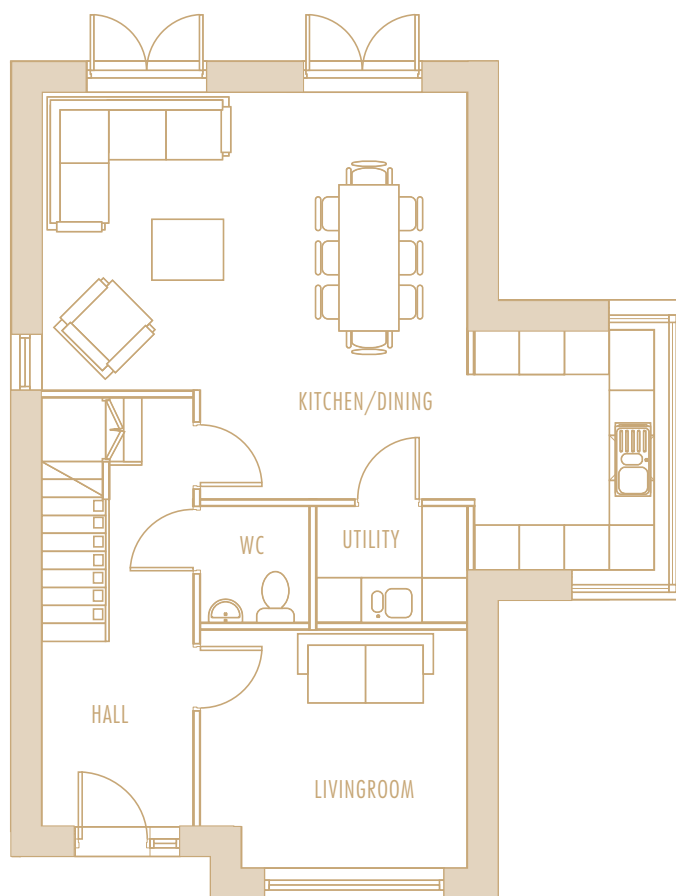
HOUSE TYPE L

4 BED DETACHED

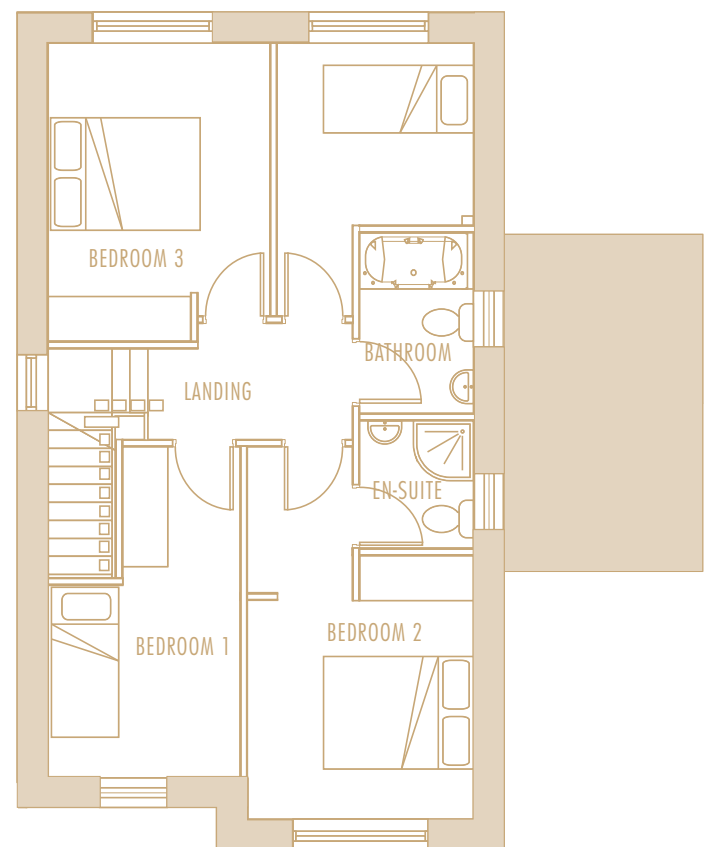
APPROX. 123 SQ.M. / 1,323 SQ.FT.



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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ABOUT LIONCOR DEVELOPMENTS



Lioncor Developments



Lioncor centres its projects on both boutique and large scale developments comprising of a refreshing mix of both houses and apartments. Our pride rests with the durability and longevity of our homes. This is evident in our masterfully planned landscapes and elegantly designed façades. We build homes to last generations.



THE NURSERIES

The Nurseries is a boutique development of 33 luxurious 3 and 4 bedroom detached and semi-detached family homes situated on the sought after Taney Road in the heart of Dundrum, Dublin 14. The development is located only 1 minute from the Dundrum LUAS station and 5 minutes from Dundrum village and town centre whilst the M50 motorway is just a short drive away.



CONDOR

Condor is an exclusive development of four luxurious detached family homes of distinction perfectly positioned off Church Road in Killiney. The 5 bedroom houses are set back from the road in a glorious sylvan setting enjoying Mountain Views to the front and Killiney Golf Course as a backdrop.



LÉANA THEAS

Léana Theas is located in Knocknacarra, Co. Galway. It is a small bespoke development of 4 and 5 bedroom semi-detached and detached houses along with a small number of apartment and duplex homes.

PROFESSIONAL TEAM

ARCHITECT

Extend
29 Dunville Avenue
Ranelgh
Dublin 6

CONTRACTOR

Alber Homes
1st Floor Fairgreen House
Fairgreen Road
Galway

M&E ENGINEER

Delap and Waller
1st Floor,
Bloomfield House
Bloomfield Avenue
Dublin 8



Lioncor Developments

STRUCTURAL ENGINEER

Punch Consulting Engineers
Carnegie House
Library Road
Dun Laoghaire
Co. Dublin

SOLICITOR

Mason Hayes and Curran
South Bank House
Barrow Street
Grand Canal Dock
Dublin 4

SELLING AGENT

Sherry FitzGerald
New Homes
6 Shannon Street
Limerick
Co. Limerick
061 418000



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