



DROIM
AN ÓIR

DROMIN ROAD, NENAGH, CO. TIPPERARY

A thoughtfully designed community of
A-rated 2, 3 & 4 bedroom homes



DROIM
AN ÓIR

DROMIN ROAD, NENAGH, CO. TIPPERARY



DROIM AN ÓIR

NENAGH, CO. TIPPERARY



WELCOME TO DROIM AN ÓIR

Droim an Óir has been carefully planned to create a welcoming community that feels both connected and comfortable. Wide streets, landscaped areas and a mix of well-designed homes help create an environment where people can settle, grow and feel part of the local area.

Whether purchasing a first home, moving closer to amenities or looking for a place to raise a family, Droim an Óir offers homes designed for modern living.





A UNIQUE COMMUNITY BUILT FOR MODERN LIVING

Quantum Homes are proud to introduce Droim an Óir, a new residential development located on Dromin Road in the vibrant town of Nenagh, Co. Tipperary.

Designed with modern living in mind, Droim an Óir brings together contemporary homes, energy-efficient design and well-planned shared spaces to create a welcoming community.

With Nenagh town centre just a short walk away, residents can enjoy the convenience of local shops, cafés, schools and everyday amenities, while still benefiting from the comfort of a thoughtfully planned setting.



CGI for illustrative purposes only. Images are indicative and subject to change.
Final finishes, layout, landscaping and specifications may vary.



THE LOCATION



LIFE IN NENAGH

Nenagh is a well-established market town with a population of nearly 10,000, offering a strong mix of local amenities and community life. Everything needed day to day is already in place.



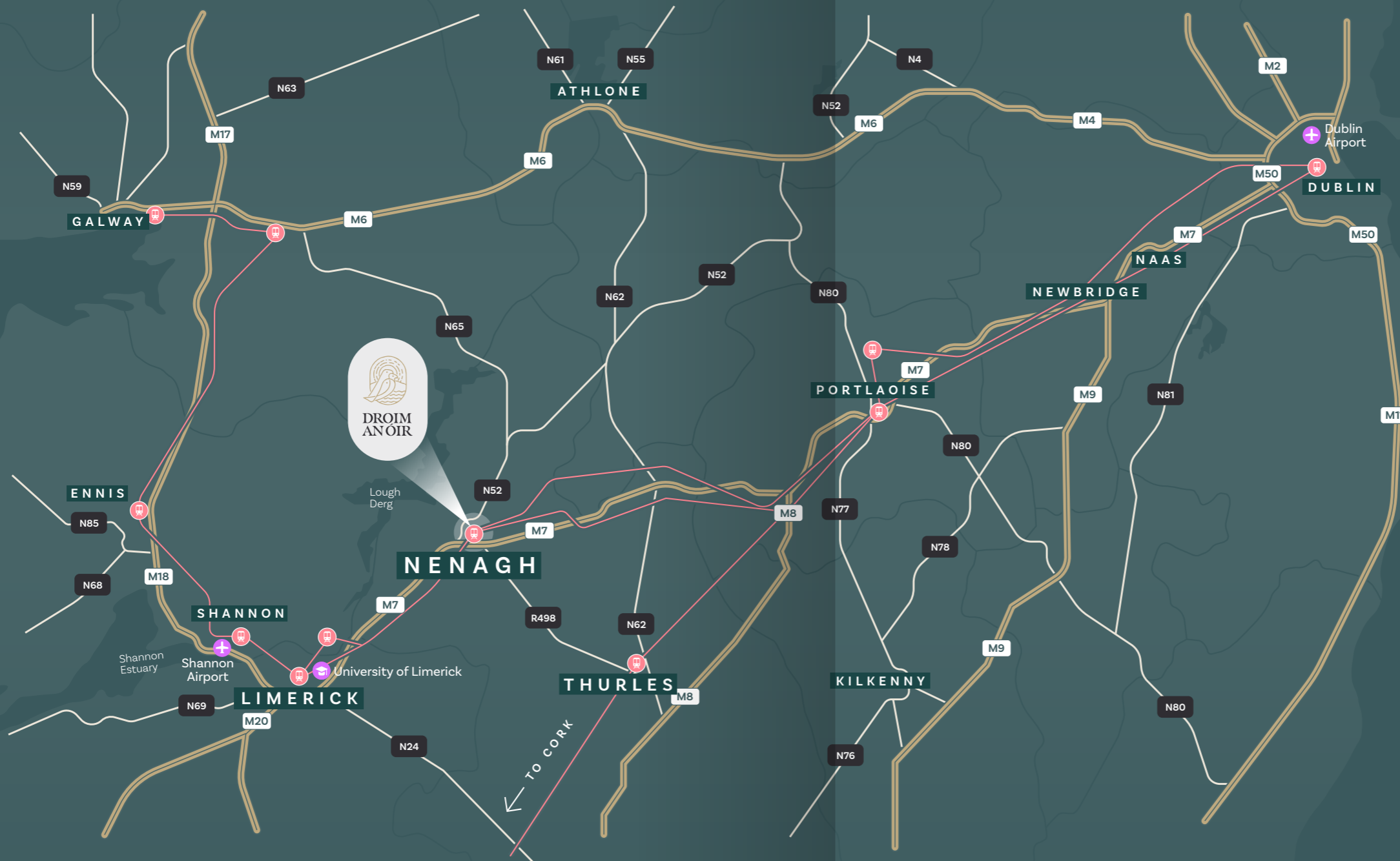
Nenagh (Aonach Urmhumhan in Irish) is a historic, lively market town. The Irish name translates to “The Fair of Ormond,” reflecting Nenagh’s long-standing heritage as a vibrant market town and natural meeting place. It has long been recognised as a welcoming and friendly town, known for embracing newcomers.

The town has a rich history, reflected in landmarks such as Nenagh Castle, the Heritage Centre and Courthouse, alongside a growing cultural offering centred around the Nenagh Arts Centre.

For outdoor living, Lough Derg is just 9km away, with access to walking routes, boating and sailing, particularly around nearby Dromineer.



LOCATION & CONNECTIVITY



WELL CONNECTED LIVING

Droim an Óir is located on Dromin Road, just a short distance from Nenagh town centre, placing shops, cafés, schools and everyday amenities within easy reach.

Nenagh also benefits from strong regional connections. Located just off the N52 bypass, the development provides convenient access to the M7 motorway and the wider national road network.

Nenagh is also served by regional bus routes connecting the town to surrounding areas. Rail services operate from Nenagh Station, while Thurles Station – approximately 40km away – provides frequent mainline services on the Dublin-Cork route.

CAR TRAVEL TIMES*

Limerick City	36 min
University of Limerick	30 min
Shannon	45 min
Portlaoise	50 min
Dublin	1h45min via M7

TRAIN TRAVEL TIMES*

Limerick	52 min
Portlaoise	1h10 min[^]
Cork	1h50 min[^]
Dublin	2 hours[^]

* approximate times
[^] via Thurles

AMENITIES & EVERYDAY LIVING

Nenagh offers a wide range of everyday amenities, making day-to-day life both convenient and enjoyable. The town centre provides a mix of independent shops, cafés and restaurants alongside essential services and major supermarkets including SuperValu, Dunnes Stores, Tesco, Aldi and Lidl. For those who enjoy an active lifestyle,

Nenagh is home to a variety of sports clubs and recreational facilities, including Nenagh Ormond Rugby Club, Nenagh Éire Óg GAA Club and Nenagh Leisure Centre. Residents also benefit from riverside walks, public parks and green spaces, playgrounds and easy access to the surrounding countryside and Lough Derg.

Everything close to home

Shopping

- 1 Aldi Nenagh Nenagh Shopping Centre
- 2 Dunnes Stores Nenagh Tesco Nenagh
- 3 Lidl Nenagh
- 4 Nenagh Shopping Centre
- 5 SuperValu Nenagh
- 6 Tesco Nenagh

Sports and Leisure

- 7 Éire Óg Nenagh GAA Club
- 8 Nenagh A.F.C
- 9 Nenagh Cricket Club
- 10 Nenagh Lawn Tennis Club
- 11 Nenagh Leisure Centre
- 12 Nenagh Golf Club
- 13 Nenagh Ormond Rugby Club
- 14 Trinity Leisure Club

Health

- 15 Nenagh Hospital
- 16 Primary Care Centre / Local GP Services

Parks and Outdoor

- 17 Lough Derg (Dromineer)
- 18 Riverside Walks (Nenagh River)
- 19 Town Park & Playground

Attractions and Culture

- 20 Nenagh Arts Centre
- 21 Nenagh Castle
- 22 Nenagh Courthouse
- 23 Nenagh Heritage Centre & Gaol

Cafés & Restaurants

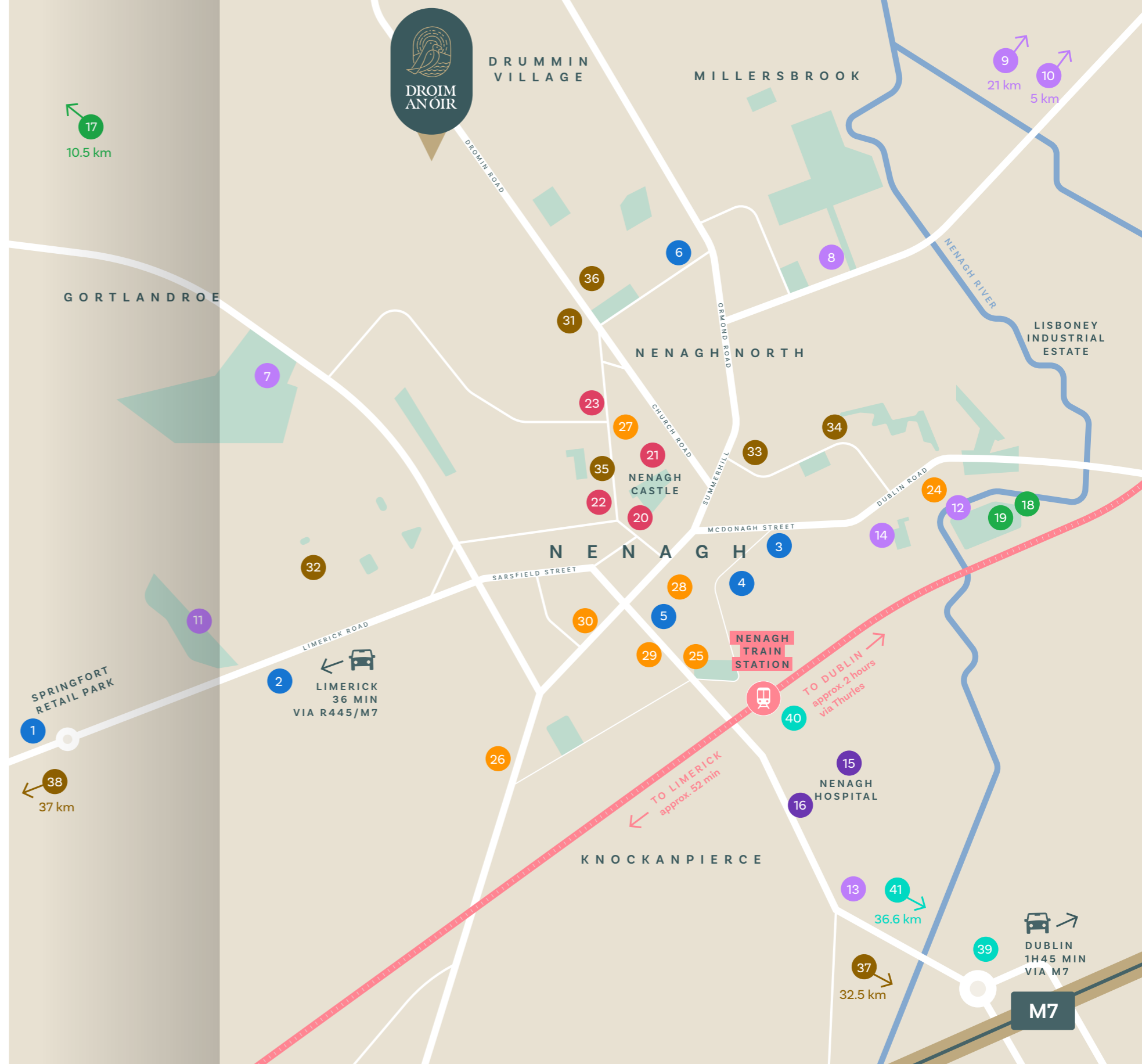
- 24 Abbey Court Hotel
- 25 Pepes Restaurant
- 26 Ryan's Bar & Restaurant
- 27 Steeples Café
- 28 The Pantry Café
- 29 The Peppermill
- 30 Up Eats Café

Education

- 31 Nenagh Childcare Centre
- 32 Rainbow Pre School & Childcare Centre
- 33 CBS Primary School
- 34 St. Joseph's Primary School
- 35 St. Mary's Convent Primary School
- 36 Nenagh College
- 37 TUS Thurles (3rd Level)
- 38 University of Limerick

Transport

- 39 M7 Motorway Access
- 40 Nenagh Train Station
- 41 Thurles Train Station (Mainline)





EDUCATION & COMMUNITY

Nenagh has long been known for its welcoming atmosphere and strong community spirit.

The town offers a range of well-regarded primary and secondary schools, including Nenagh College, which provides both secondary education and further education programmes.

Local childcare facilities and early learning centres further support young families settling into the area.

Third-level education is accessible nearby, including University of Limerick and TUS (Technological University of the Shannon) in Thurles.

Beyond education, Nenagh is home to a wide variety of community organisations, sports clubs and cultural groups that contribute to the town's vibrant local life.



EMPLOYMENT & OPPORTUNITY

Nenagh is an established employment centre within the Mid-West region, with opportunities across manufacturing, technology, agriculture and the public sector.

Many residents also commute to Limerick, benefiting from its expanding technology, life sciences and financial sectors.



THE DEVELOPMENT



A THOUGHTFULLY DESIGNED COMMUNITY

Droim an Óir has been carefully planned to create a welcoming residential community that feels connected to the surrounding town while offering an attractive place to live.

The development brings together contemporary homes, landscaped green spaces and well-considered streetscapes to support modern living.

Wide streets, pedestrian-friendly layouts and shared green areas create a sense of openness while reflecting the character of the surrounding area.

Whether purchasing a first home or moving to a new stage of life, Droim an Óir offers a place where residents can settle and feel part of a growing community.

The development appeals to a wide range of buyers, including first-time purchasers, growing families and those seeking modern energy-efficient homes in a well-connected town.



CGI for illustrative purposes only. Images are indicative and subject to change. Final finishes, layout, landscaping and specifications may vary.



CGIs for illustrative purposes only. Images are indicative and subject to change. Final finishes, layout, landscaping and specifications may vary.



Droim an Óir offers carefully designed kitchens and bedrooms that combine practical layouts with high-quality finishes. Kitchens are fitted with contemporary cabinetry and include a full suite of appliances, while selected bedrooms feature built-in wardrobes designed for everyday use. Kitchen appliances included subject to contracts being signed and returned within 21 days.







SITE PLAN

HOUSE TYPES

2 Bedroom Houses

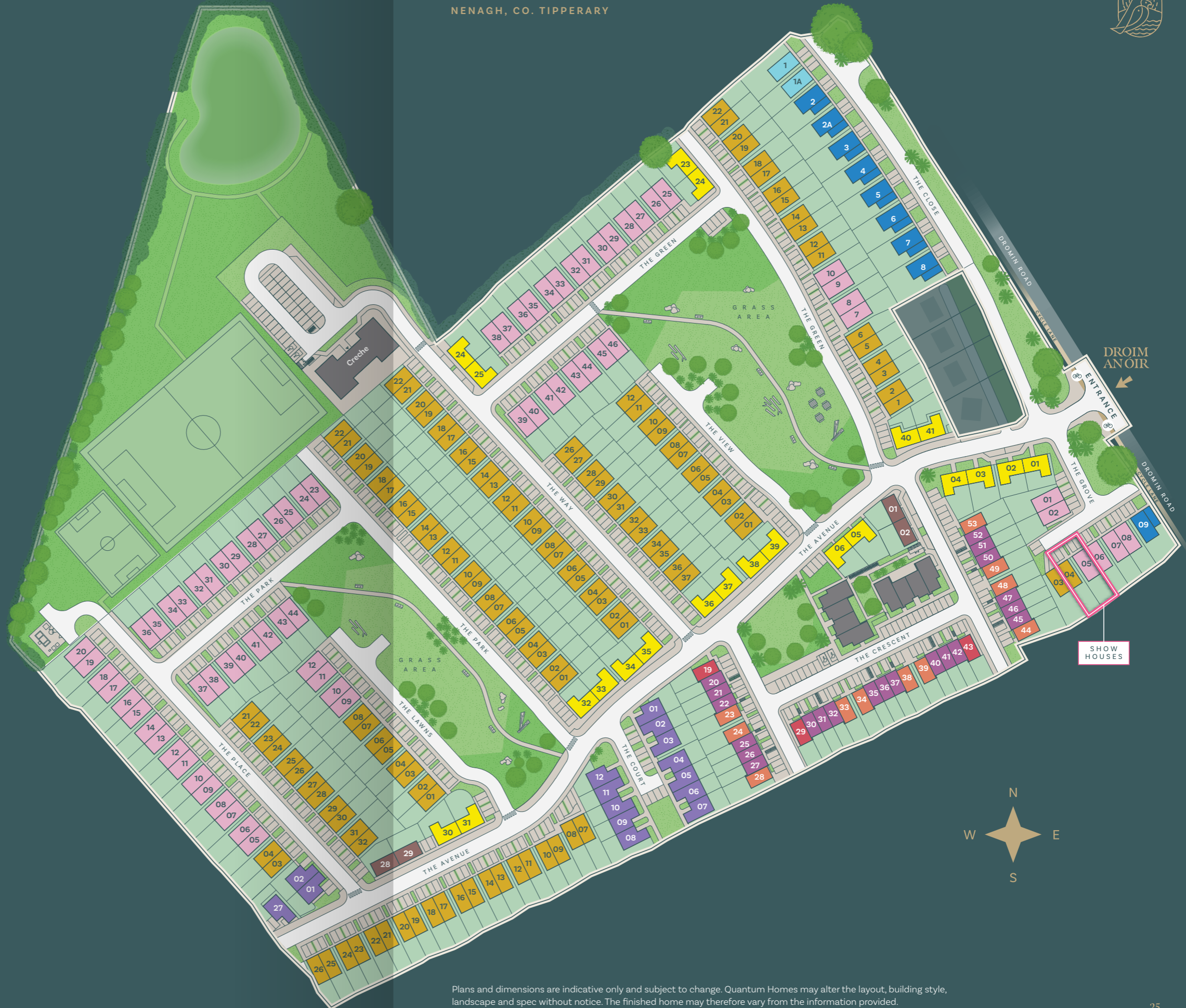
-  **M,N&P** **The Alder**
2-Bed (terrace, semi detached, detached)
c. 66.5 SQ M / 715.8 SQ FT
-  **K** **The Holly**
2-Bed (mid terrace)
c. 86 SQ M / 925.7 SQ FT

3 Bedroom Houses

-  **J** **The Larch**
3-Bed (end terrace)
c. 95.5 SQ M / 1028 SQ FT
-  **L** **The Willow**
3-Bed (end terrace)
c. 95.5 SQ M / 1028 SQ FT
-  **F** **The Hazel**
3-Bed (semi-detached)
c. 107.5 SQ M / 1157.1 SQ FT
-  **G&H** **The Ash**
3-Bed (semi-detached)
c. 108 SQ M / 1162.5 SQ FT

4 Bedroom Houses

-  **C** **The Elm**
4-Bed (semi-detached)
c. 127.5 SQ M / 1372.4 SQ FT
-  **B** **The Oaks**
4-Bed (detached)
c. 127.5 SQ M / 1372.4 SQ FT
-  **D&E** **The Cedar**
4-Bed (semi-detached)
c. 128 SQ M / 1377.8 SQ FT
-  **A** **The Sycamore**
4-Bed (detached)
c. 150.5 SQ M / 1620 SQ FT



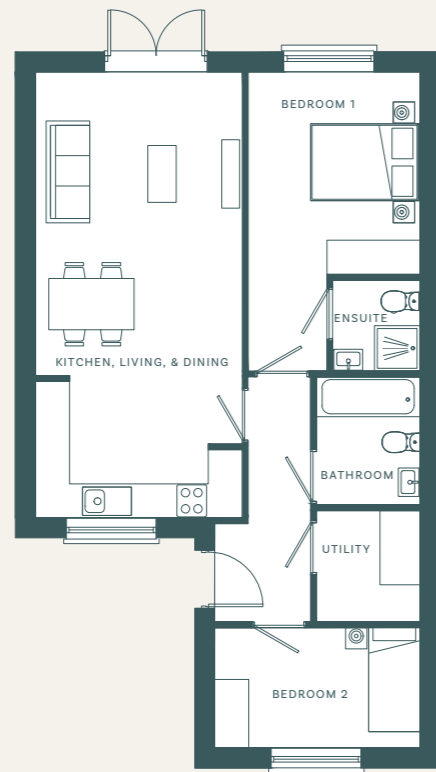
Plans and dimensions are indicative only and subject to change. Quantum Homes may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

FLOOR PLANS



THE ALDER

2-BEDROOM - TERRACE / SEMI DETACHED / DETACHED
c. 66.5 SQ M / 715.8 SQ FT



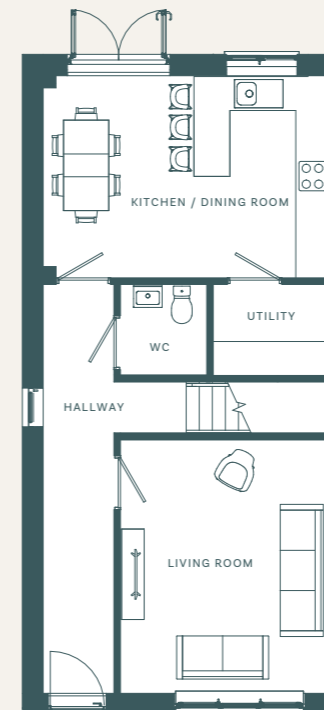
Ground Floor

Please note: A mirror version of this house type layout may feature in Droim an Óir, depending on location. Please speak to the Selling Agent for clarification. All plans and dimensions are indicative and subject to change. Quantum Homes Ltd reserves the right to refine layouts, architectural design, landscaping and specifications in the interest of the overall development. As a result, the finished home may vary from the details provided.

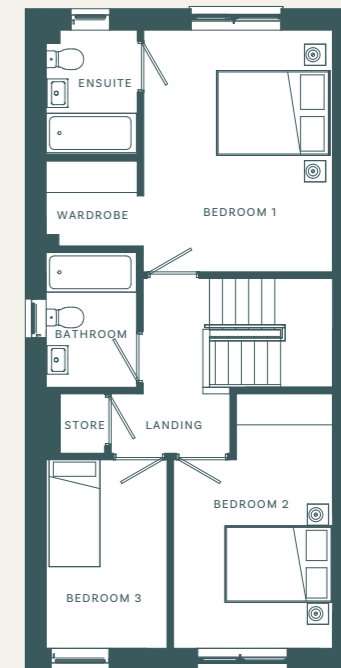


THE HAZEL

3-BEDROOM HOUSE - SEMI DETACHED
c. 107.5 SQ M / 1157.1 SQ FT



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Droim an Óir, depending on location. Please speak to the Selling Agent for clarification. All plans and dimensions are indicative and subject to change. Quantum Homes Ltd reserves the right to refine layouts, architectural design, landscaping and specifications in the interest of the overall development. As a result, the finished home may vary from the details provided.



 House Type G&H

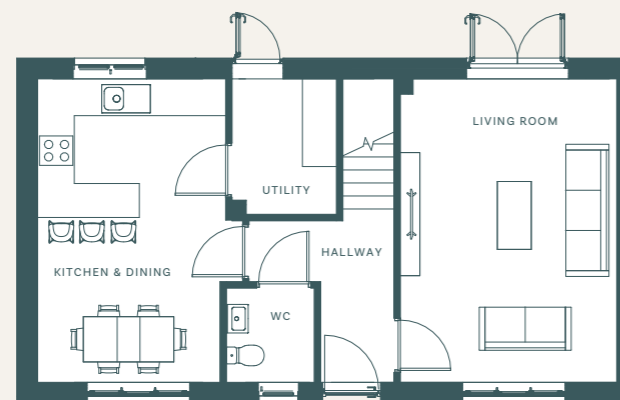
THE ASH

3-BEDROOM - SEMI DETACHED

c. 108 SQ M / 1162.5 SQ FT



First Floor



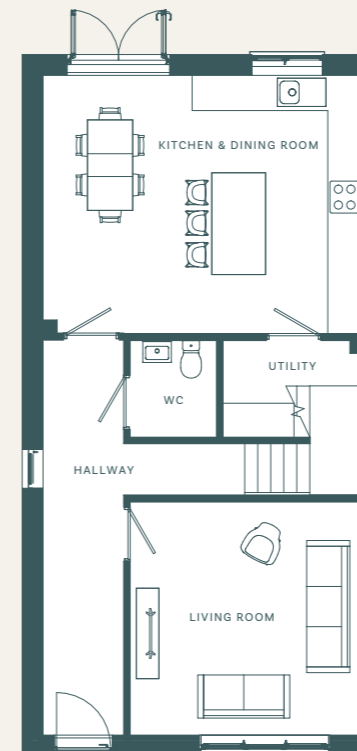
Ground Floor

 House Type C

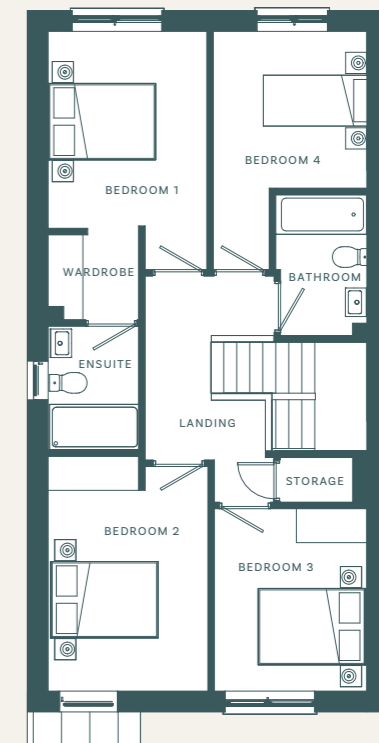
THE ELM

4-BEDROOM - SEMI DETACHED

c. 127.5 SQ M / 1372.4 SQ FT




Ground Floor



First Floor

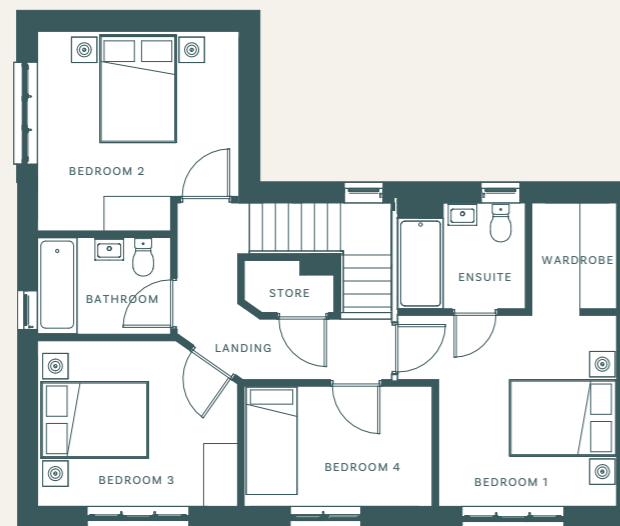


 House Type D&E

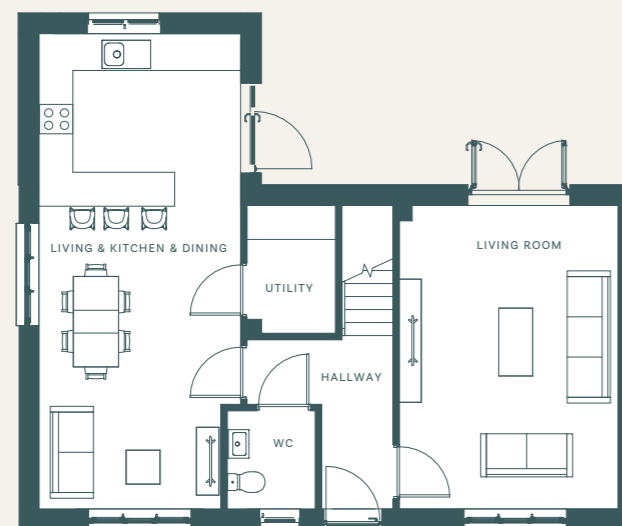
THE CEDAR

4-BEDROOM - SEMI DETACHED

c. 128 SQ M / 1377.8 SQ FT



First Floor



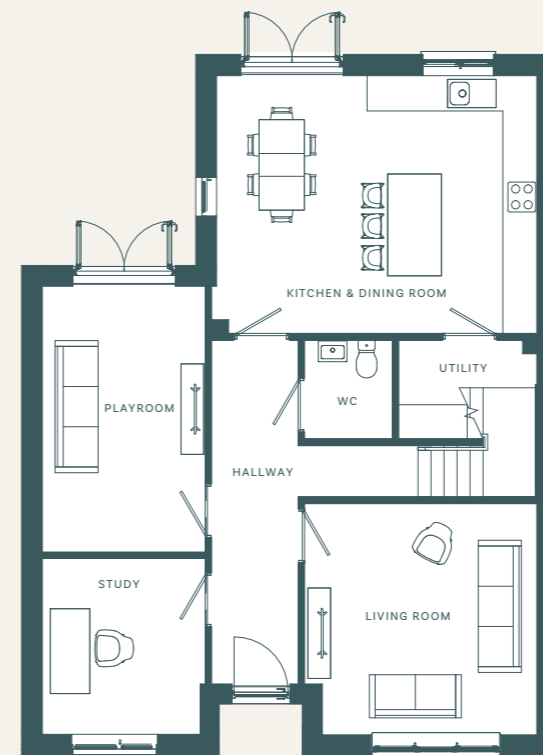
Ground Floor

 House Type A

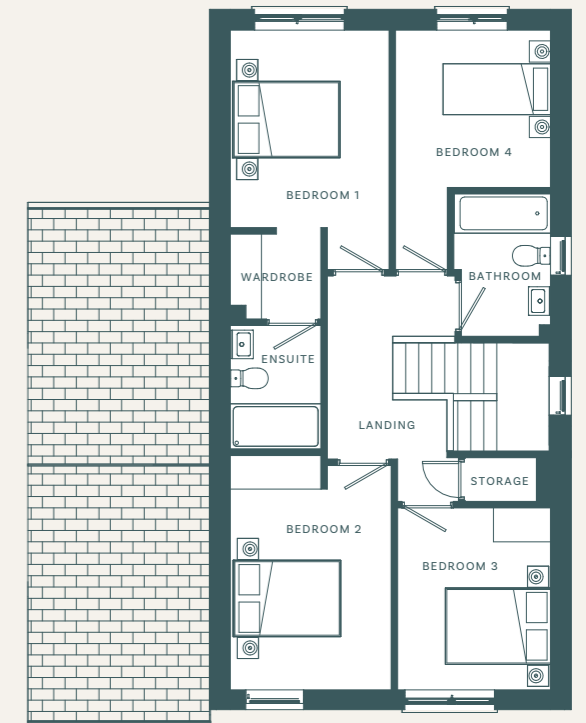
THE SYCAMORE

4-BEDROOM - DETACHED

c. 150.5 SQ M / 1620 SQ FT



Ground Floor



First Floor

Please note: A mirror version of this house type layout may feature in Droim an Óir, depending on location. Please speak to the Selling Agent for clarification. All plans and dimensions are indicative and subject to change. Quantum Homes Ltd reserves the right to refine layouts, architectural design, landscaping and specifications in the interest of the overall development. As a result, the finished home may vary from the details provided.

Please note: A mirror version of this house type layout may feature in Droim an Óir, depending on location. Please speak to the Selling Agent for clarification. All plans and dimensions are indicative and subject to change. Quantum Homes Ltd reserves the right to refine layouts, architectural design, landscaping and specifications in the interest of the overall development. As a result, the finished home may vary from the details provided.

SPECIFICATION

Homes at Droim an Óir are built to high standards, combining quality materials with energy-efficient construction. Carefully selected finishes and well-considered details help create comfortable, practical homes designed for everyday living.

ENERGY EFFICIENCY

- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Timber Frame structure offering superior thermal and acoustic performance and exceptional levels of air tightness
- Demand controlled ventilation installed in all houses ensuring continual good indoor air quality and saves energy
- High level of insulation incorporated in floors, walls and roof

EXTERNAL FEATURES

- High quality brick and render facades
- Seamless aluminium fascias and soffits
- Double glazed argon filled windows; uPVC panelled front door with secure locking system; and uPVC French double doors, all by Munster Joinery

INTERNAL FEATURES

- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white
- Quality interior joinery to include painted internal doors, contemporary skirting and architraves finished in a complementary colour
- Brushed chrome ironmongery
- Fitted wardrobes in master and selected guest bedrooms
- Pull down attic ladder leading to attic space

BROADBAND

Up to 1 Gb Fibre Broadband to your door

ELECTRICAL AND HEATING

- Generous lighting and power points
- Smoke detectors
- TV connection in living and master bedroom
- Air to Water Heatpump – thermostatically controlled for maximum comfort

BATHROOMS AND ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware
- Carefully selected tiles on all bathroom floors and wet areas

KITCHENS

- Superb handcrafted contemporary kitchens with soft-close doors
- High quality A-rated appliances including integrated fridge-freezer, oven, dishwasher, hob and hood (subject to Contracts being signed and returned within 21 days)
- Utility room plumbed for washer and dryer

GARDENS

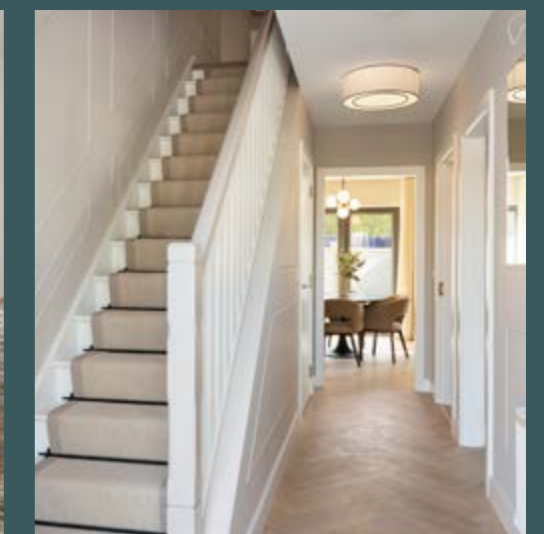
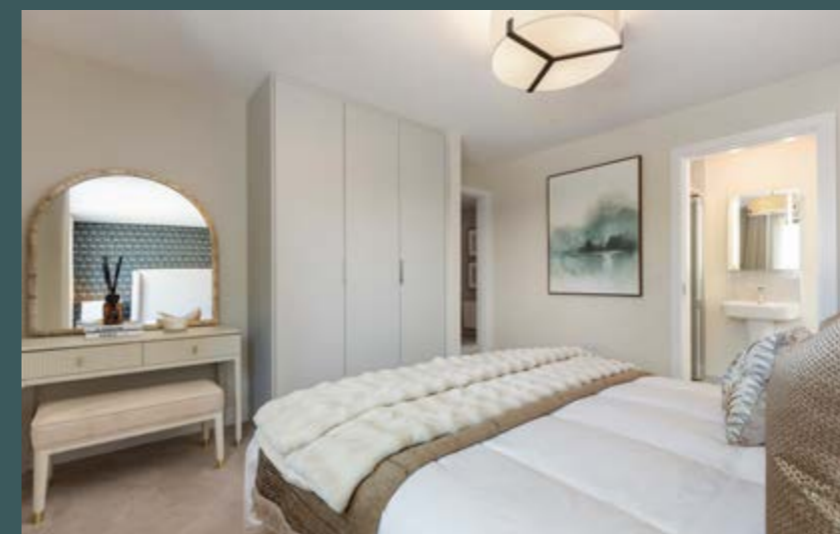
- Permeable paving driveway with ample parking for two cars where applicable
- Secure timber side gate where applicable
- Seeded gardens
- Every detached, semi detached or end of terrace house will have a secure timber gate to the side of their house
- Provisions for the installation of a car charging point where applicable
- External tap provided
- External electrical socket

GUARANTEE

- All homes come with a 10-year Homebond Warranty

ATTIC

- Exceptionally large floored attic space in two storey houses



ELIGIBLE FOR GOVERNMENT INITIATIVES

You may be eligible to avail of the following government schemes to buy your home at Droim an Óir:



You can get up to €30,000 towards your deposit



Helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home



A Green Mortgage offers lower interest rates to those who are buying a more energy-efficient home

ABOUT THE DEVELOPER



BUILDING UNIQUE COMMUNITIES

Quantum Homes is a family-owned residential developer focused on creating thoughtfully designed communities across Ireland.

By combining quality construction, energy-efficient homes and carefully planned green spaces, Quantum builds places where people can settle, grow and feel at home.

The business is led by father and son team Miceál Snr and Miceál Anthony Sammon, whose shared vision guides Quantum's people-centred approach to development and long-term commitment to the communities they help create. Our attention to the planning process, energy efficiency, sustainability and the needs of the end user at all times make our developments attractive, practical, sustainable and simply great places to live and work.

With over 30 years' operational experience in the property sector, we have a long history of using innovation to drive property standards in Ireland. At Quantum, our full-service approach is poised to create communities and deliver sustainable developments that ensure the highest quality product at every stage of the process.

Learn more at [quantumgroup.ie](https://www.quantumgroup.ie)



Meadow Mill, Athy, Co. Kildare



Millers Crest, Portlaoise, Co. Laois



Grange Manor, Mountmellick, Co. Laois

CONTACTS

SELLING AGENTS



PSRA No. 004560

60 Pearse Street
Nenagh
Co. Tipperary
gilmartinauctioneers.com



PSRA No. 002049

Milltown House
Mount St. Annes
Dublin 6
dng.ie

SOLICITORS

HOS Partners LLP
34 Fitzwilliam Square South
Dublin 2

ARCHITECTS

Douglas Wallace
The Schoolhouse,
1 Grantham St,
Saint Kevin's
Dublin 8

Learn more at MyDroimAnOir.com

