



SLÍ NA MANACH

— MUNGRET - LIMERICK —

[WWW.SLINAMANACH.IE](http://WWW.SLINAMANACH.IE)

# SPACIOUS 3 & 4 BED FAMILY HOMES, ENERGY EFFICIENT A RATED HOUSES

Slí Na Manach forms part of the growing and vibrant village of Mungret.  
The atmosphere is relaxing and welcoming, making Mungret the ideal  
location to set down roots.

















## COMBINING URBAN WITH RURAL

Genesis Homes are delighted to announce the new release of the much-anticipated homes at Sli na Manach. Set between the urban Raheen/ Dooradoyle area and the wonderful village of Mungret, Slí na Manach is your ideal new address.



Slí na Manach in Mungret is a superb balance between city and country living. These new homes are bright and spacious, ideal for both young families and busy professionals. We invite you to move in and make your home here for many years to come. Our new 3 & 4 bed homes are spacious, energy efficient and constructed to the highest standards. These homes are designed and planned to meet the demands of modern living offering extensive accommodation and a very generous amount of both private and open space. Lavish landscaping is evident throughout Slí na Manach which further enhances the development





## AN OUTSTANDING LOCATION

Sli Na Manach is situated in the heart of Mungret Parish striking a contrast between urban and rural living. Its location on the outskirts of Limerick City means that this parish is growing rapidly, as the city expands. The current population of the parish is estimated at about 9000.

2013 saw a major upgrade of the village with new walkways, green areas, and traffic management being installed. 2016 saw new cycleways and footpaths extending the village to meet with Raheen and the building of two new primary schools, a new secondary school and a public park along with playground on the grounds of Mungret College.

The area is an ideal location for young families looking to set down roots in an affluent area.





## ON YOUR DOORSTEP

Comprising of 3,000 square metres. Mungret playground comprises of equipment suitable for both able and non-able-bodied children with a sensory area for children on the autistic spectrum. The park and playground are not just for children. There are two kilometres of walk and cycle paths and stunning views from the top of the site. Adult exercise equipment and benches are being provided along the perimeter of the park.

The area is steeped in archaeological features and has Mungret College set in the background to add to the overall amenity value.

Ideal for daily exercising, walks and fabulous facilities for families on your doorstep.

The Crescent Shopping Centre is a major shopping centre in Limerick. It is situated within walking distance of Sli na Manach. The complex has an estimated 100,000m<sup>2</sup> of space, 2,500 free car parking places and with over 100 retail units including Tesco, Pennys, High Street outlets such as Zara, Next, Gap & River Island, many casual eateries, coffee shops, bakeries, such as KFC, Mc Donalds, Omniplex Cinema, Banks, Library and a new playground.







LIMERICK  
CITY

N18 TO CORK

 Crescent  
Shopping  
Centre

 Cinema

M20



**17 MINS** Drive Time  
Shannon Airport **M18**



**8 MINS**  
To Limerick City  
**M18**



**5 MINS** Drive Time  
Crescent Shopping **M18/M17**



**36 MINS**  
To Limerick City  
**BUS 301**



Served By Bus Routes  
**301 & 304**



## HOMES OF DISTINCTION

Genesis Homes are proud to present these modern family homes with an emphasis on large, bright, living areas and elegant kitchen designs. Attention was paid to the detail of luxurious bathrooms and generous bedroom accommodation. Key to these houses is the high energy efficiency which will be delivered as a result of the BER 'A3' rating.

All of this is complemented with generous garden areas to each home.



# HIGH QUALITY SPECIFICATIONS



## BER RATING

- A3 BER energy rating
- Renewable energy Air to water heat pump - underfloor heating on ground floor and radiators on first floor - hot water 24/7 - lower running costs, one utility bill



## EXTERNAL FINISHES

- Natural Stonework to front elevation with painted nap plaster finish to rest of house.



## DOORS AND WINDOWS

- Internal Oak Doors with glazing to double doors
- A" Rated external double-glazed windows and doors



## FIREPLACES

- Elegant fireplace complete with a choice of gas fire or insert solid fuel stove
- All round mantle in marble or limestone with
- Black granite hearth and interior



## INTERNAL FINISHES

- All walls and ceilings will be plastered, skimmed and painted
- Stira stairs to attic
- 9ft ceilings throughout
- Ceiling coving to entrance hall and living room.



## KITCHEN / UTILITY

- Luxurious kitchens in choice of finishes for both units and worktops



## WARDROBES

- Stylish fitted double wardrobes provided in 3 bedrooms



## BATHROOM / EN-SUITES

- All bathrooms and en-suites fitted with high-quality sanitary ware throughout.
- Main bathroom with mixer handset
- Shower doors fitted to all en-suites
- Choice of wall and floor tiling fitted in bathrooms and en-suites shower areas and splashback
- Electric showers in en-suites.
- Chrome towel rails fitted to all bathrooms and en-suites



## TILING

- High quality choice of tiling for bathrooms and kitchen



## ELECTRICAL

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- Wired for broadband.
- Under unit strip lights



## GARDENS

- Rear gardens seeded
- Paved driveways to front of house
- Front gardens planted and seeded
- Boundary walls of block construction and concrete capping
- Timber side gates



## GUARANTEE

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





## TYPE A

4 Bed Detached  
c. 159.2 SQM / 1713.6 SQFT



## TYPE A1

4 Bed Detached  
c. 155.2 SQM / 1670.5 SQFT



## TYPE B4

4 Bed Detached  
c. 139.1 SQM / 1497.2 SQFT



## TYPE D

4 Bed Semi-Detached  
c. 132.3 SQM / 1424 SQFT



## TYPE L

3 Bed Semi-Detached  
c. 108.3 SQM / 1165.7 SQFT







# SITE PLAN

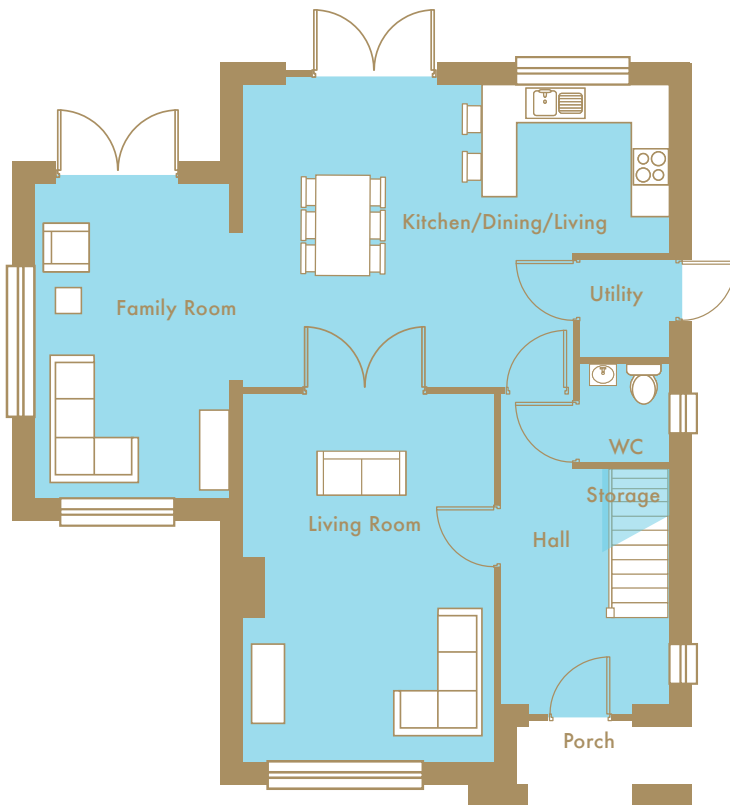




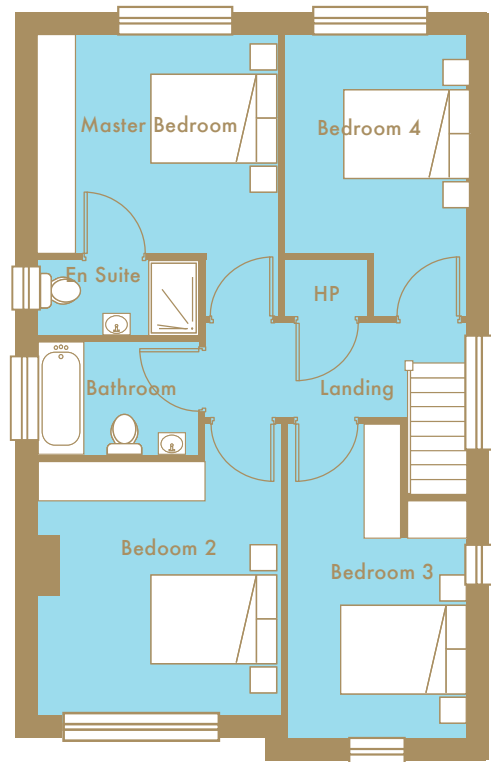
## TYPE A

4 Bed Detached

c. 159.2 SQM / 1713.6 SQFT



Ground Floor



First Floor

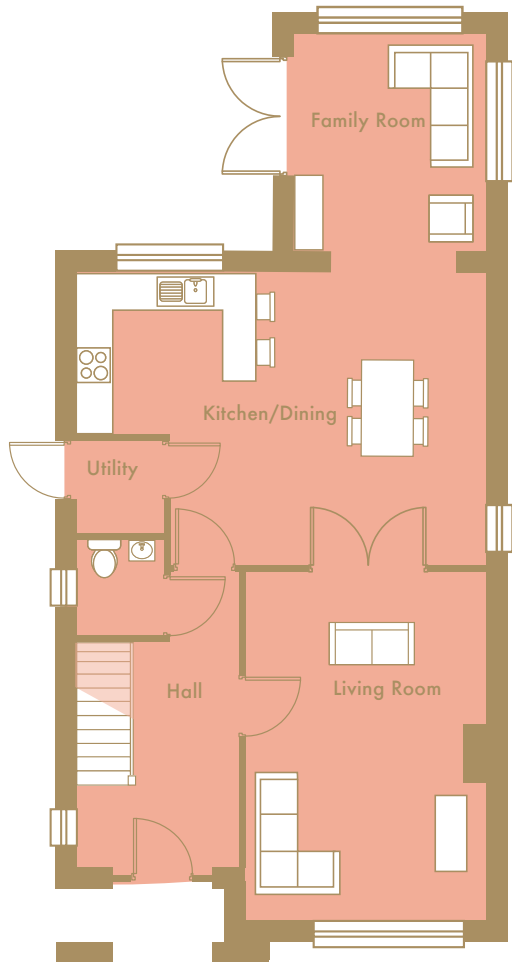




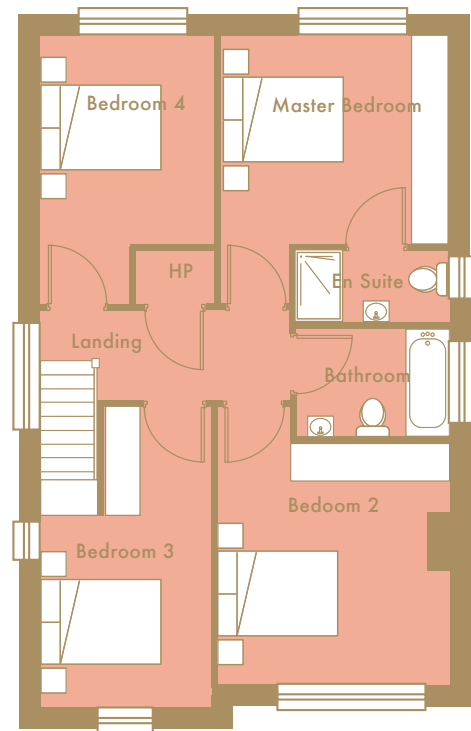
## TYPE A1

4 Bed Detached

c. 155.2 SQM / 1670.5 SQFT



Ground Floor



First Floor



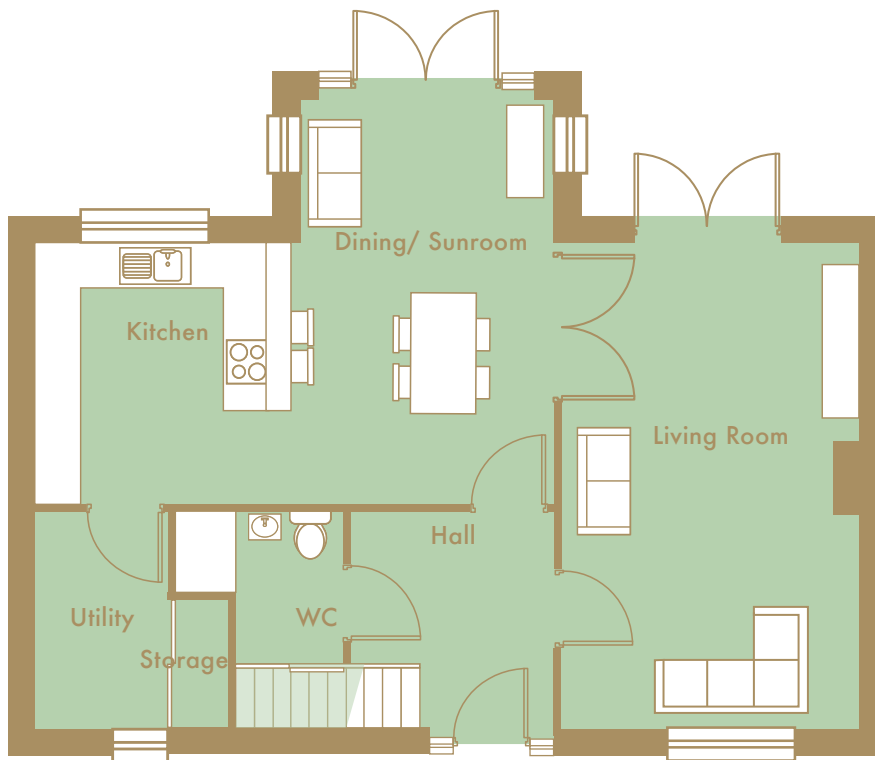




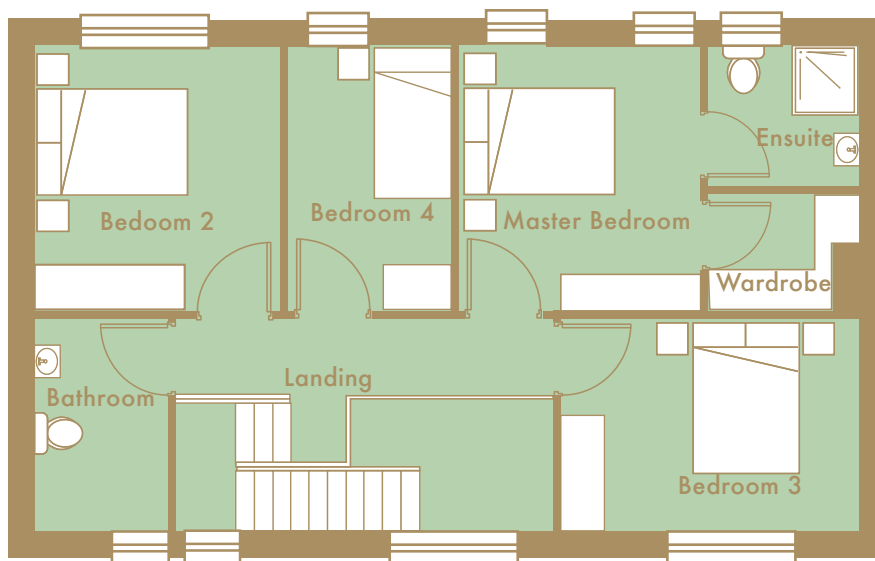
## TYPE B4

4 Bed Detached

c. 139.1 SQM / 1497.2 SQFT



Ground Floor



First Floor

Note: Minor changes may occur between house types. Please check with agents.

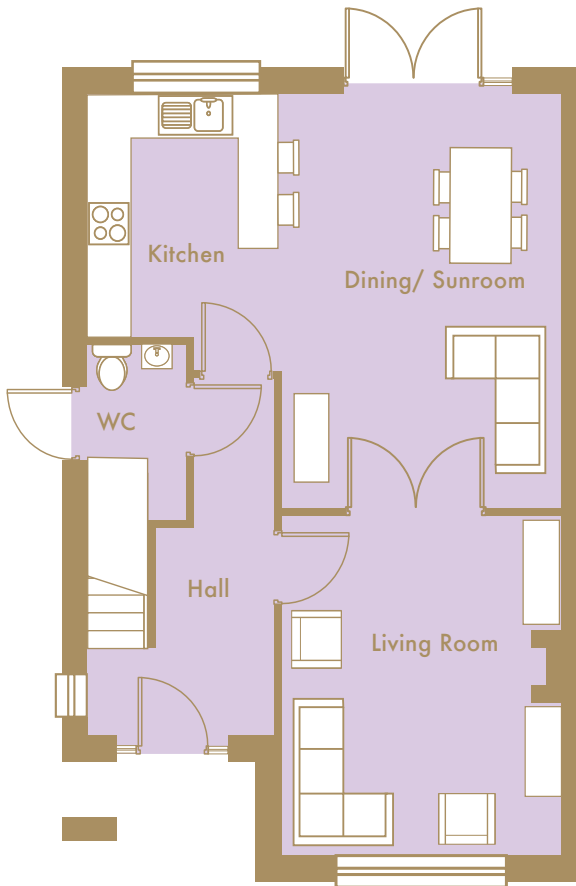




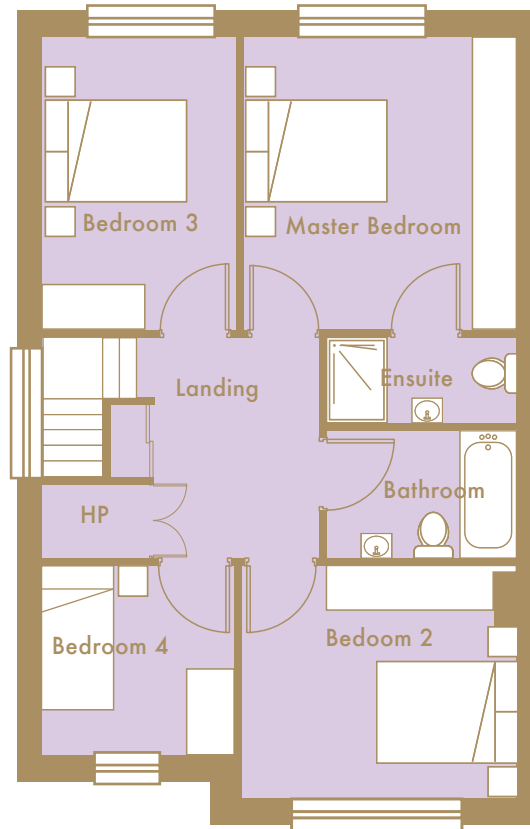


## TYPE D

4 Bed Semi - Detached  
c. 132.3 SQM / 1424 SQFT



Ground Floor



First Floor



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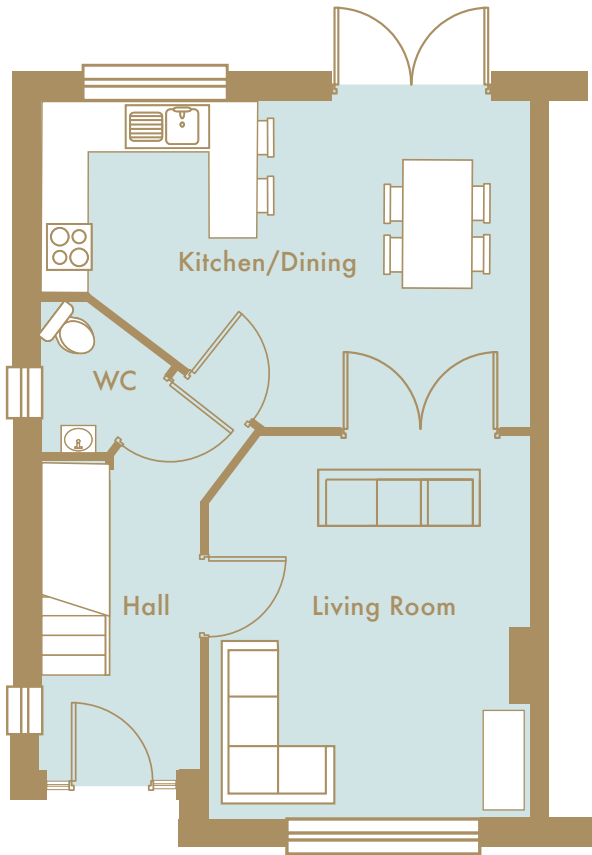




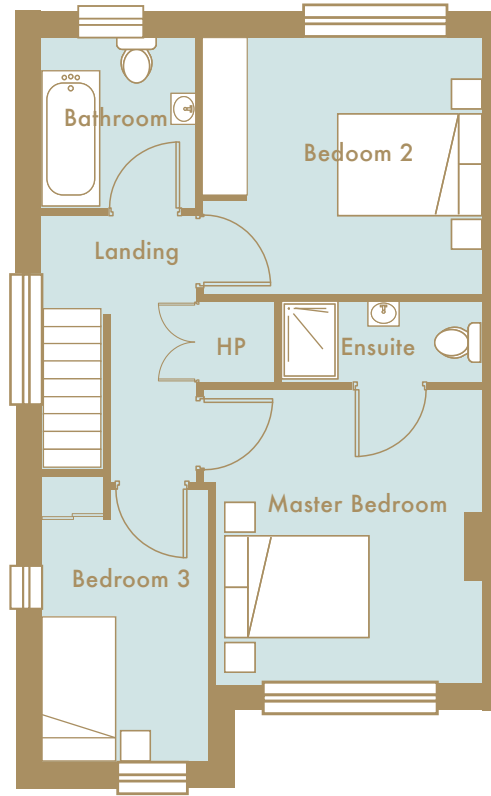
## TYPE L

3 Bed Semi - Detached

c. 108.3 SQM / 1165.7 SQFT



Ground Floor



First Floor



Note: Minor changes may occur between house types. Please check with agents.

## Professional Team

### Agent



PSRA Licence No: 001988

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### Developer & Builder



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### Architects

Thompson Architects  
Ballinacurra House  
Ballinacurra  
Limerick

### Solicitors

James Shanahan  
Bowen & Co Solicitors  
Pound Street  
Sixmilebridge  
Co. Clare

DISCLAIMER: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate, and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.

