

# NEWTOWN AVENUE

CASTLETROY · CO. LIMERICK



A development by

 **Dwellings**

[www.dwellings.ie](http://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



NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



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.



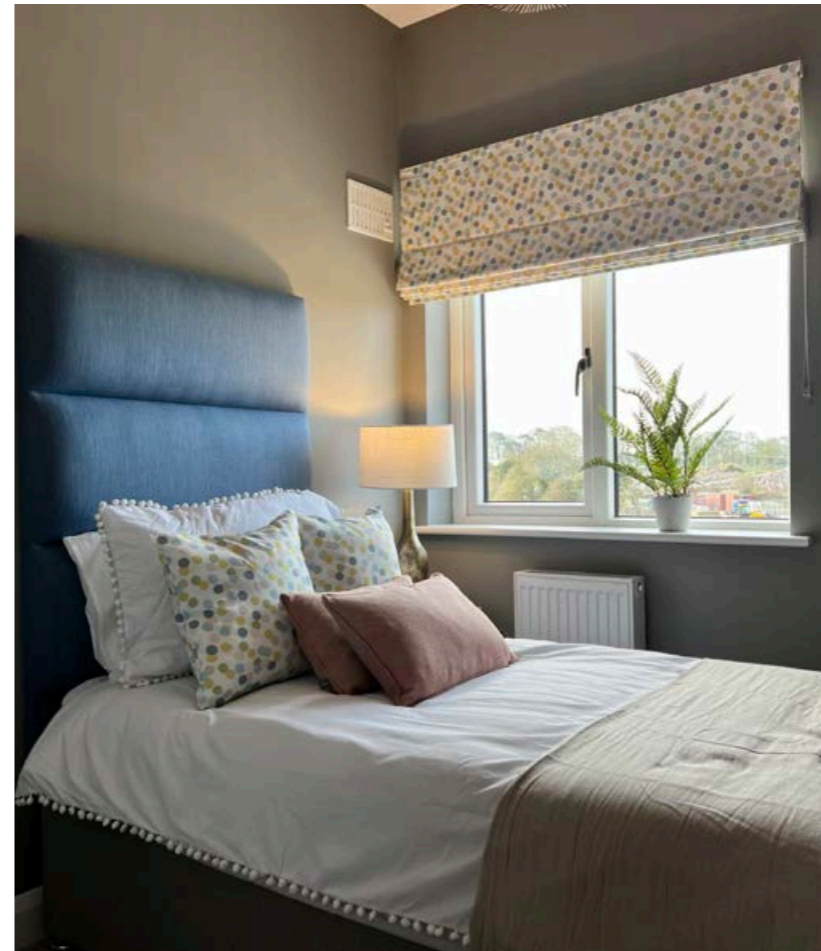


**These high-quality superbly designed homes will offer plenty of scope for you to create spaces to suit your own needs.**

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.

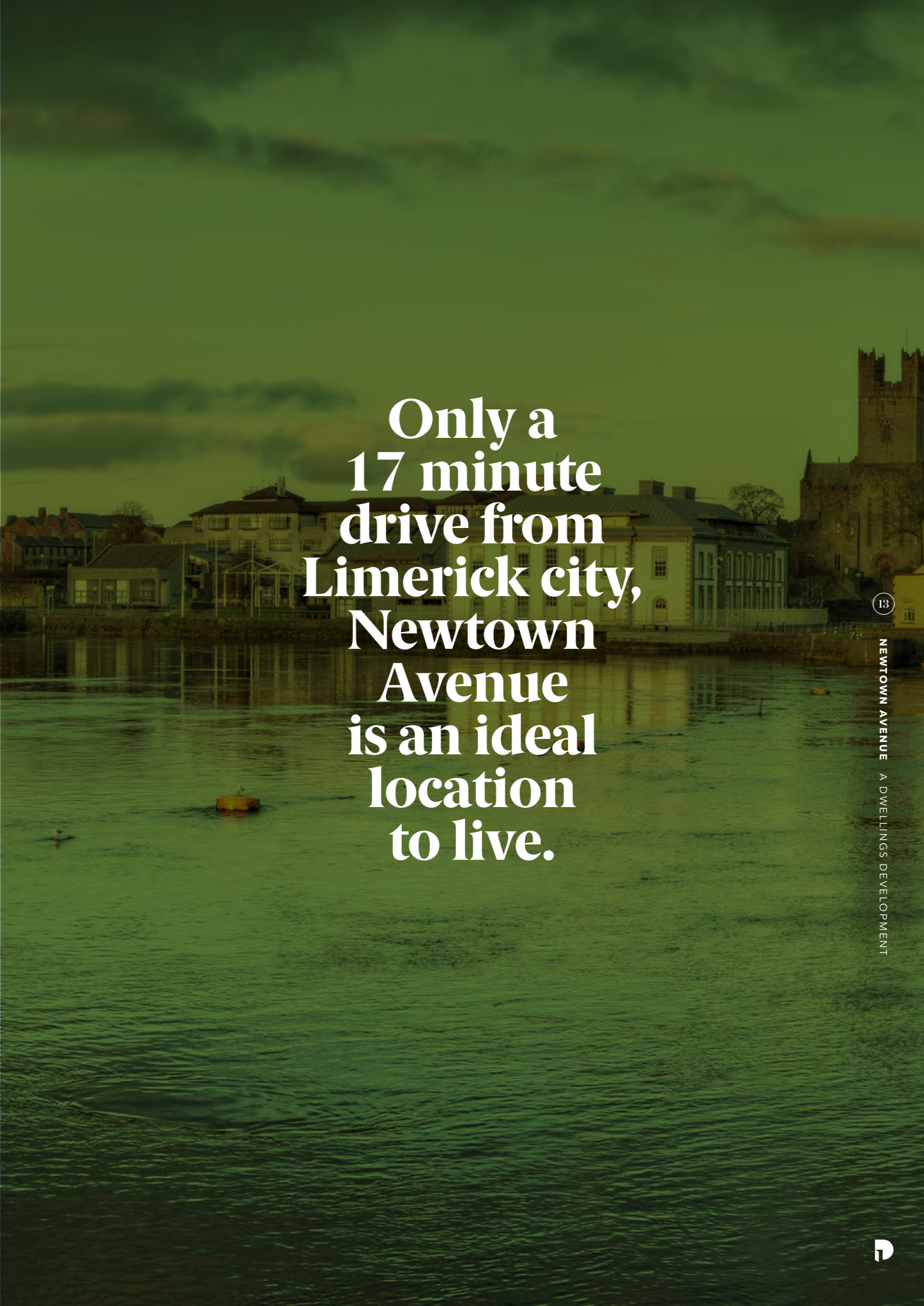




NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



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).

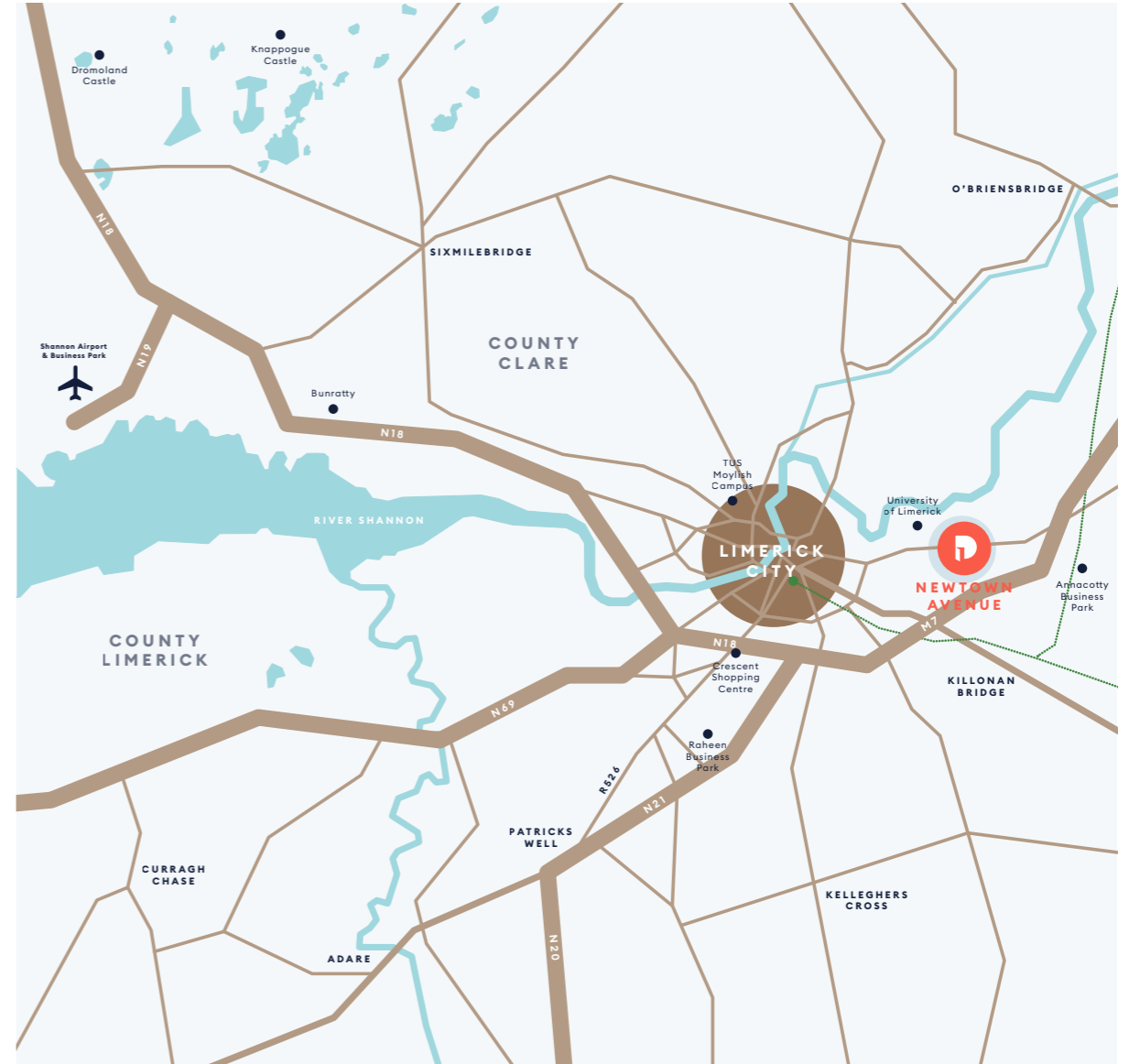
One of Ireland's leading third level institutions, the University of Limerick is only a ten minute drive from your doorstep.

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
<b>17</b>	<b>29</b>	<b>16</b>	<b>10</b>	<b>5</b>
minutes	minutes	minutes	minutes	minutes

Off-peak times (Source: Google Maps)





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-Terrace  
130\*-134 sq.m / 1,399\*-1,442 sq.ft

### The Grebe

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

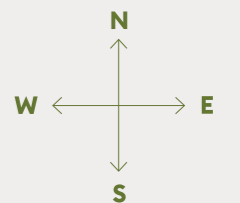
### The Hawfinch

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

### The Murre

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

\* No.s 45, 49, 66, 70, 87 & 91



BLOCK 1  
1-20

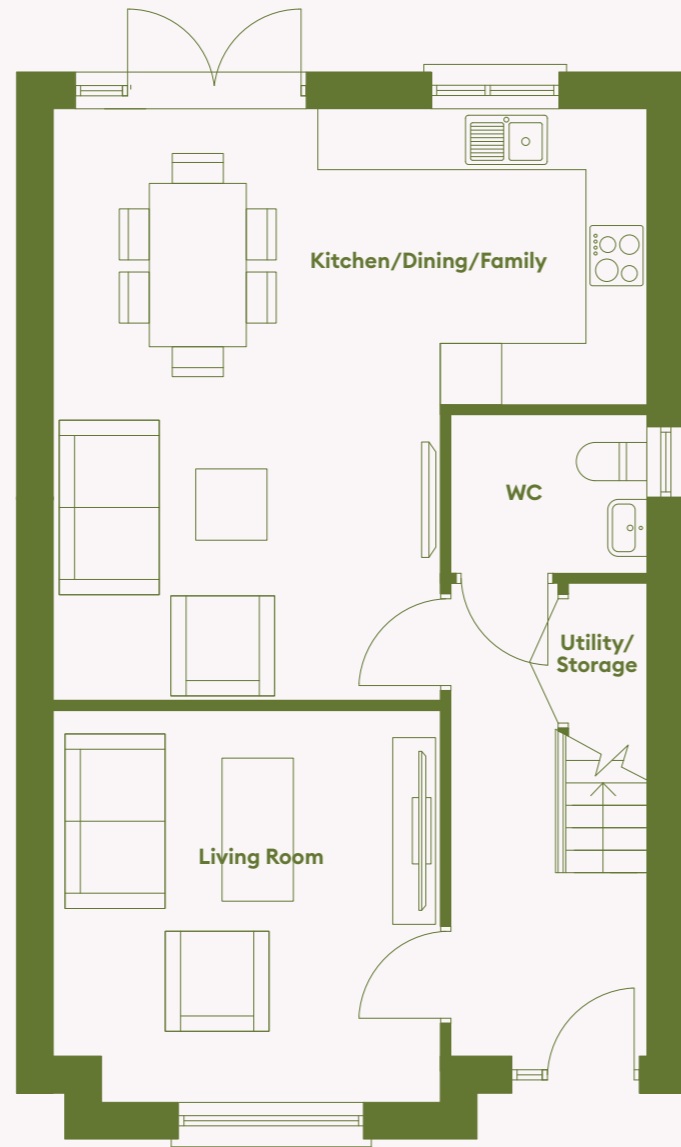
BLOCK 2  
21-36

CASTLETROY COLLEGE ROAD

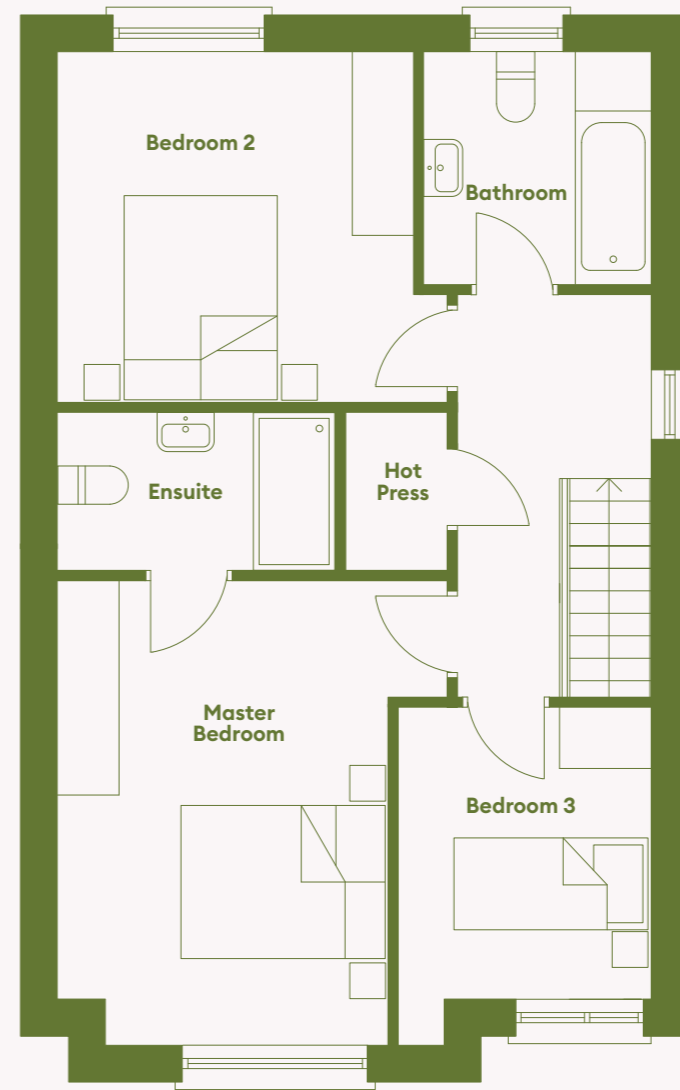
# The Sandpiper

3 BED SEMI-DETACHED

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



GROUND FLOOR



FIRST FLOOR

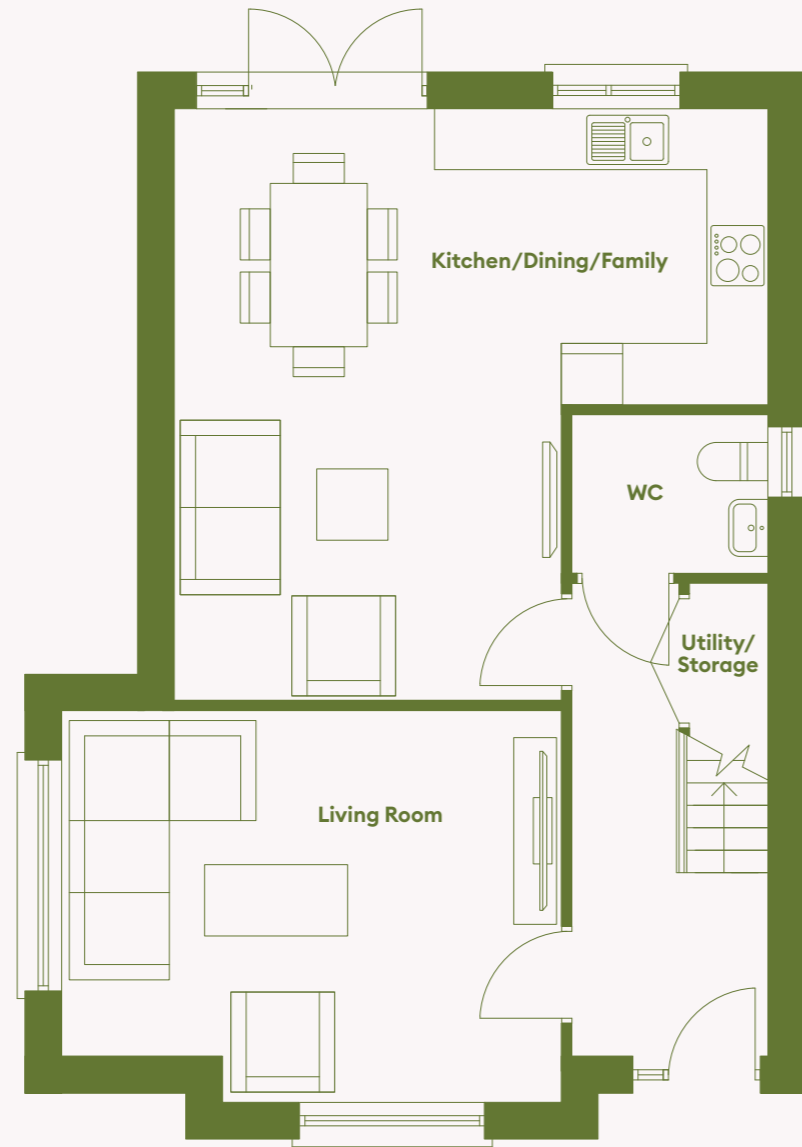
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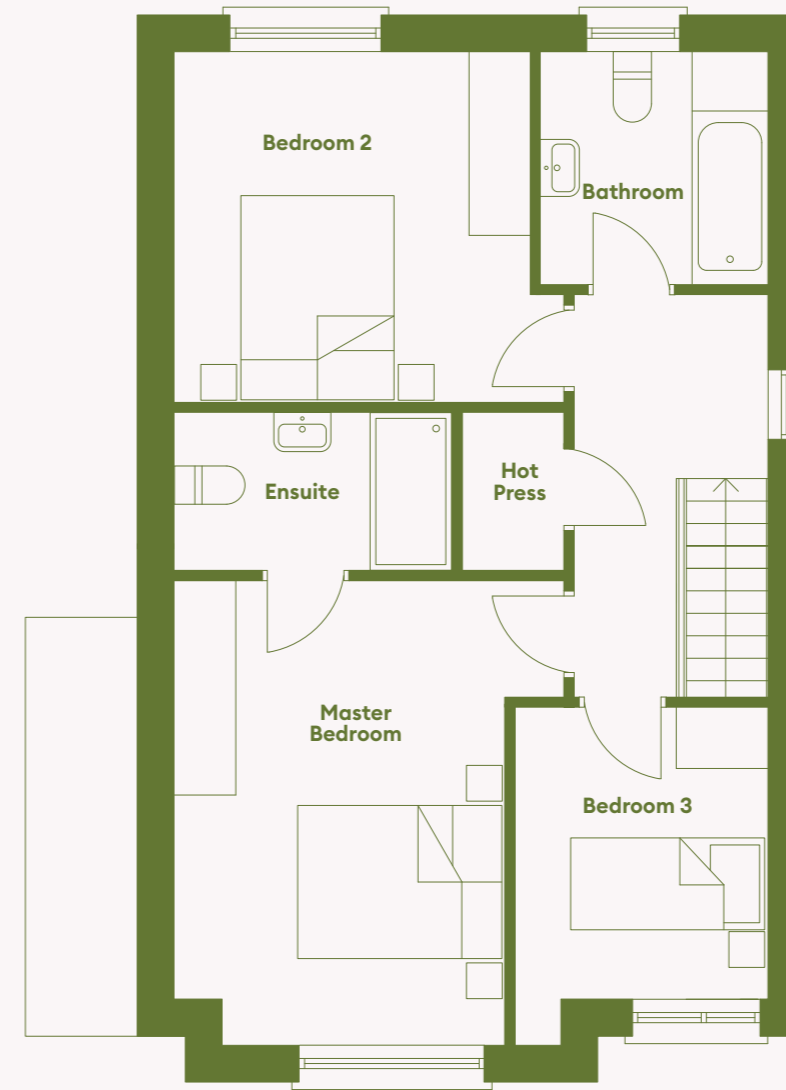
# The Brambling

3 BED SEMI-DETACHED  
(DUAL ASPECT)

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



GROUND FLOOR



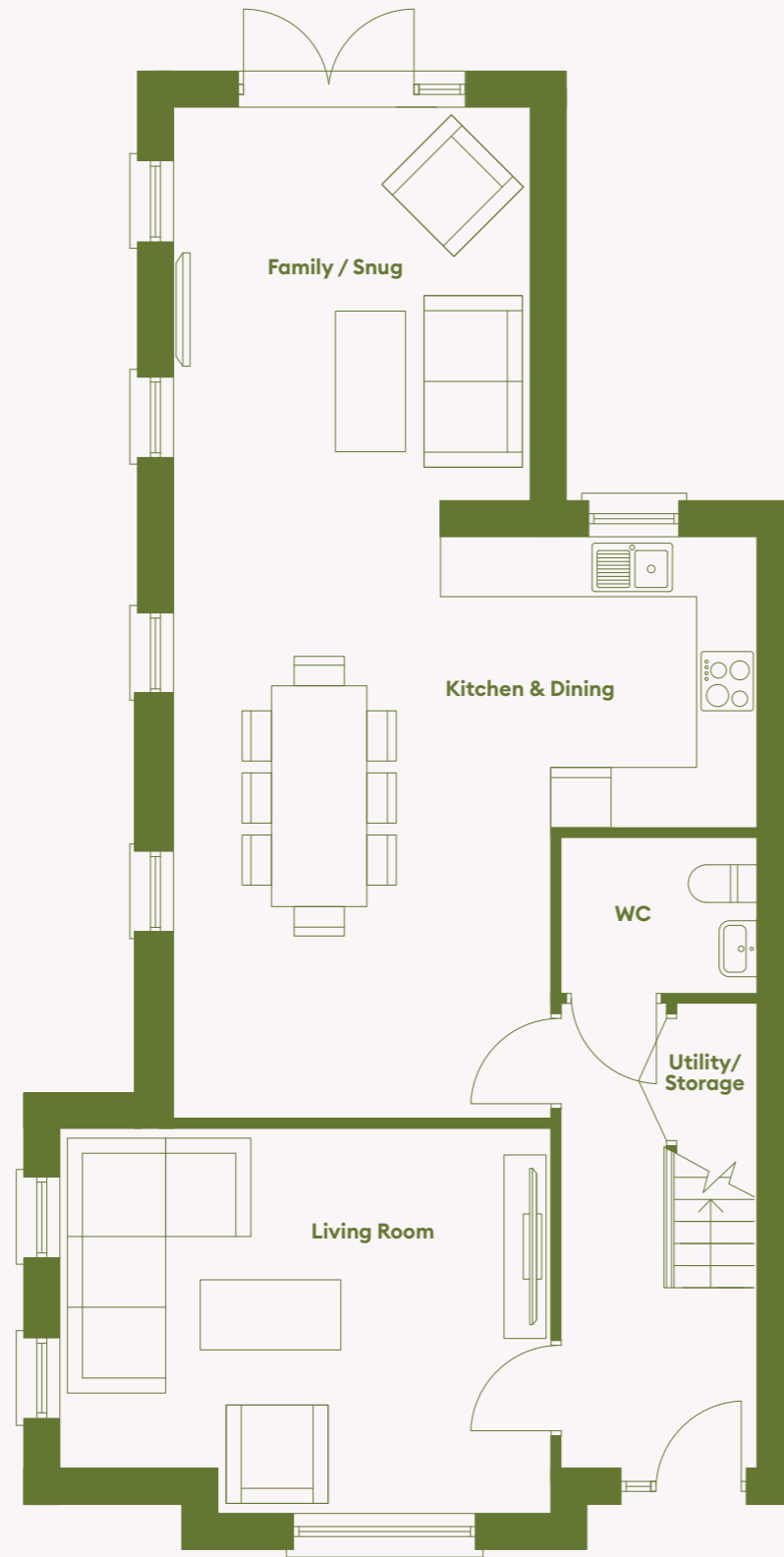
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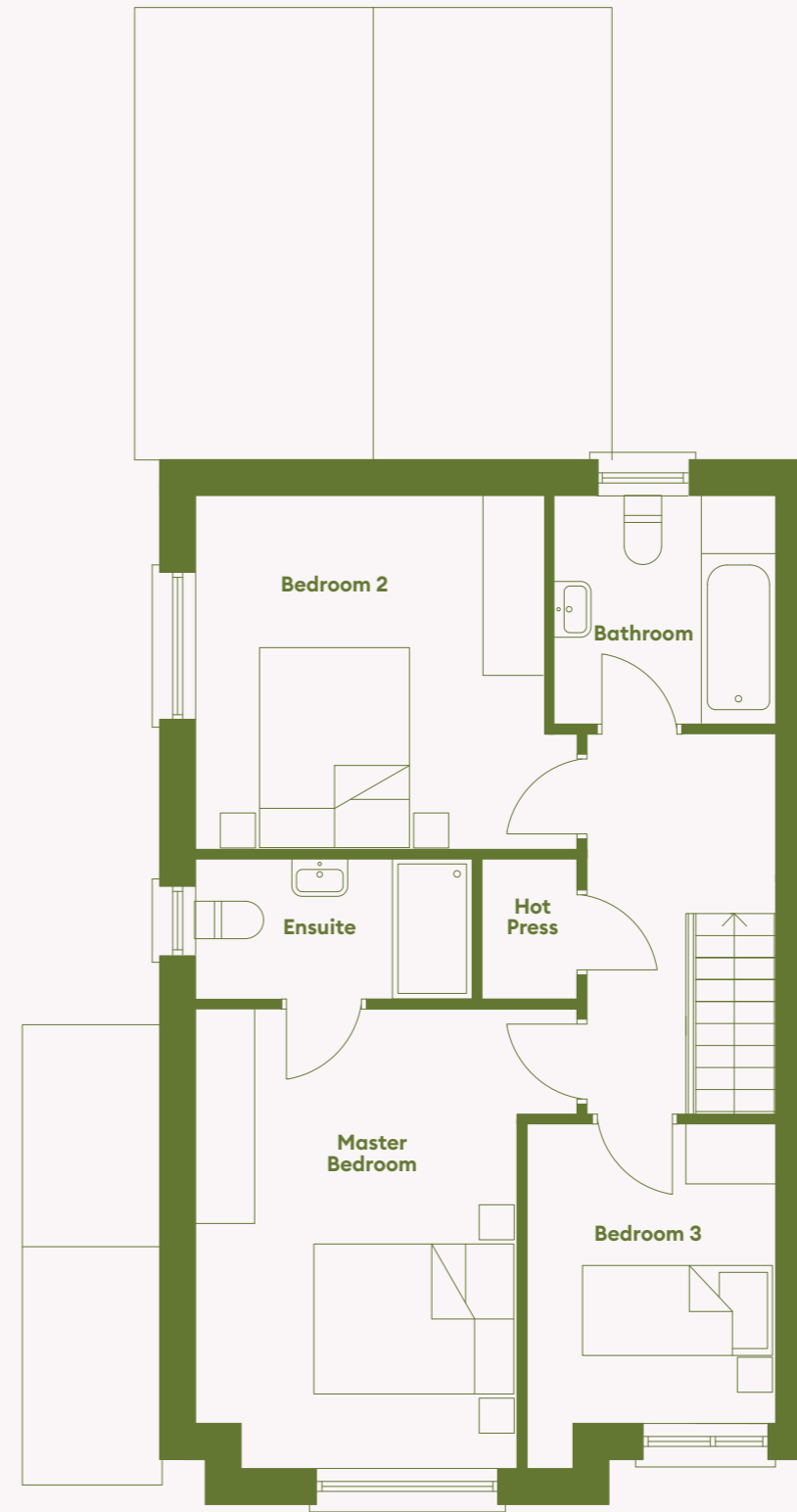


# The Willow

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



GROUND FLOOR



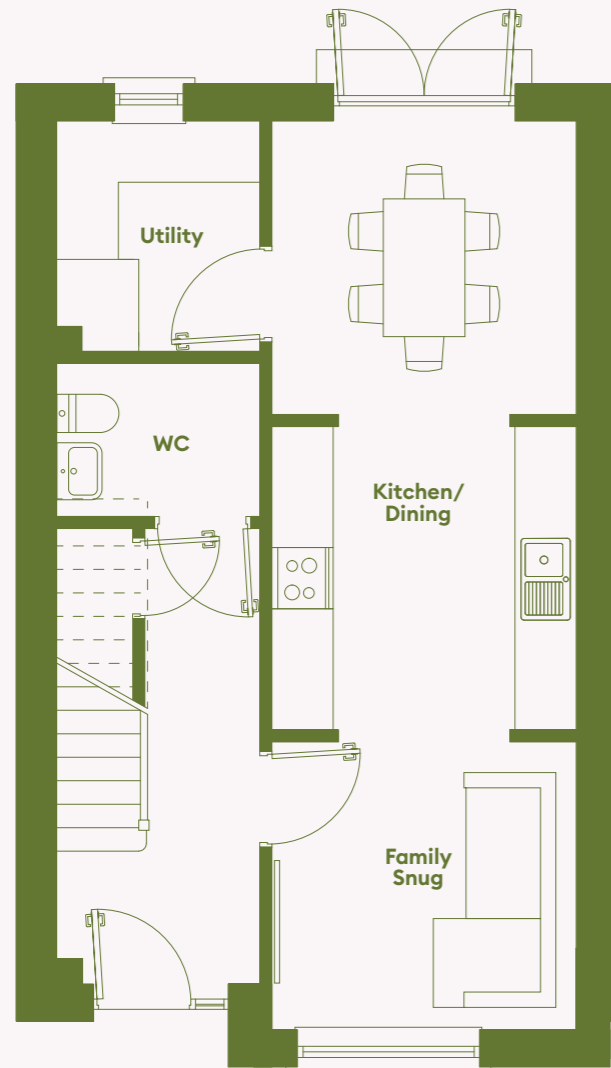
FIRST FLOOR



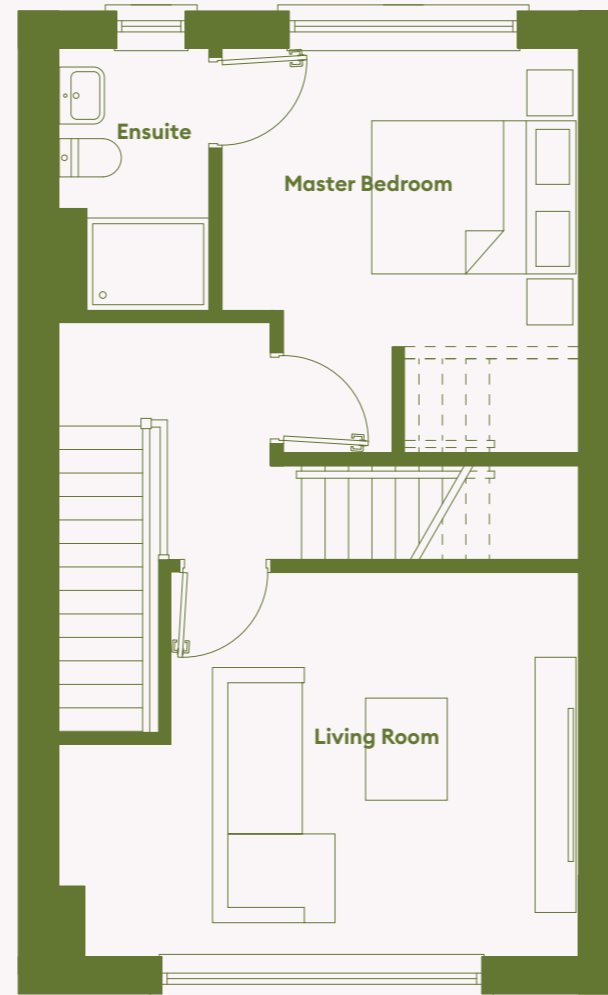
# The Tern

3 BED MID-TERRACE

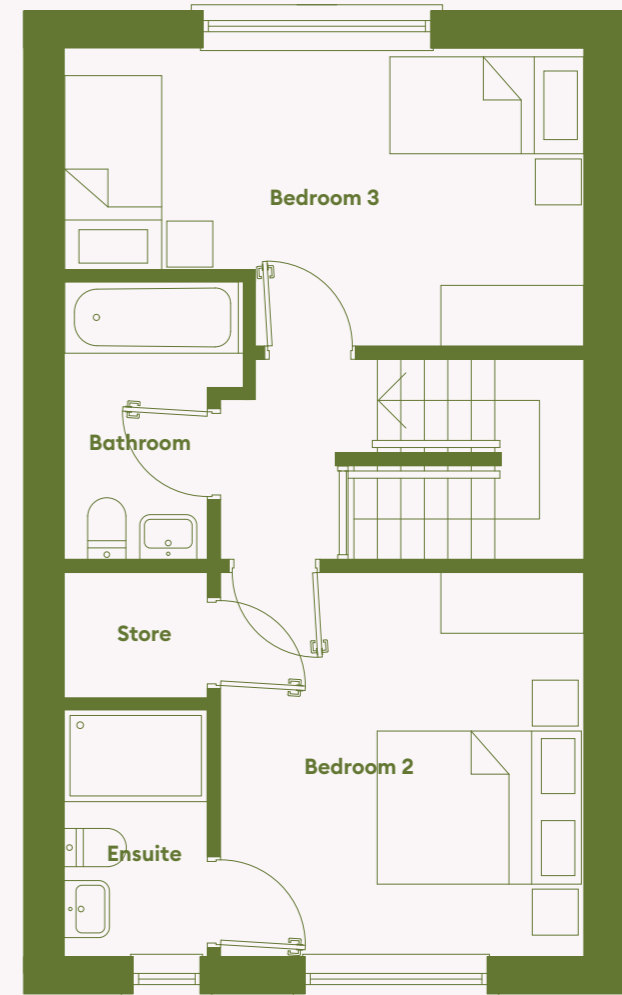
c. 130-134 sq.m / 1,399-1,442 sq.ft



GROUND FLOOR



FIRST FLOOR

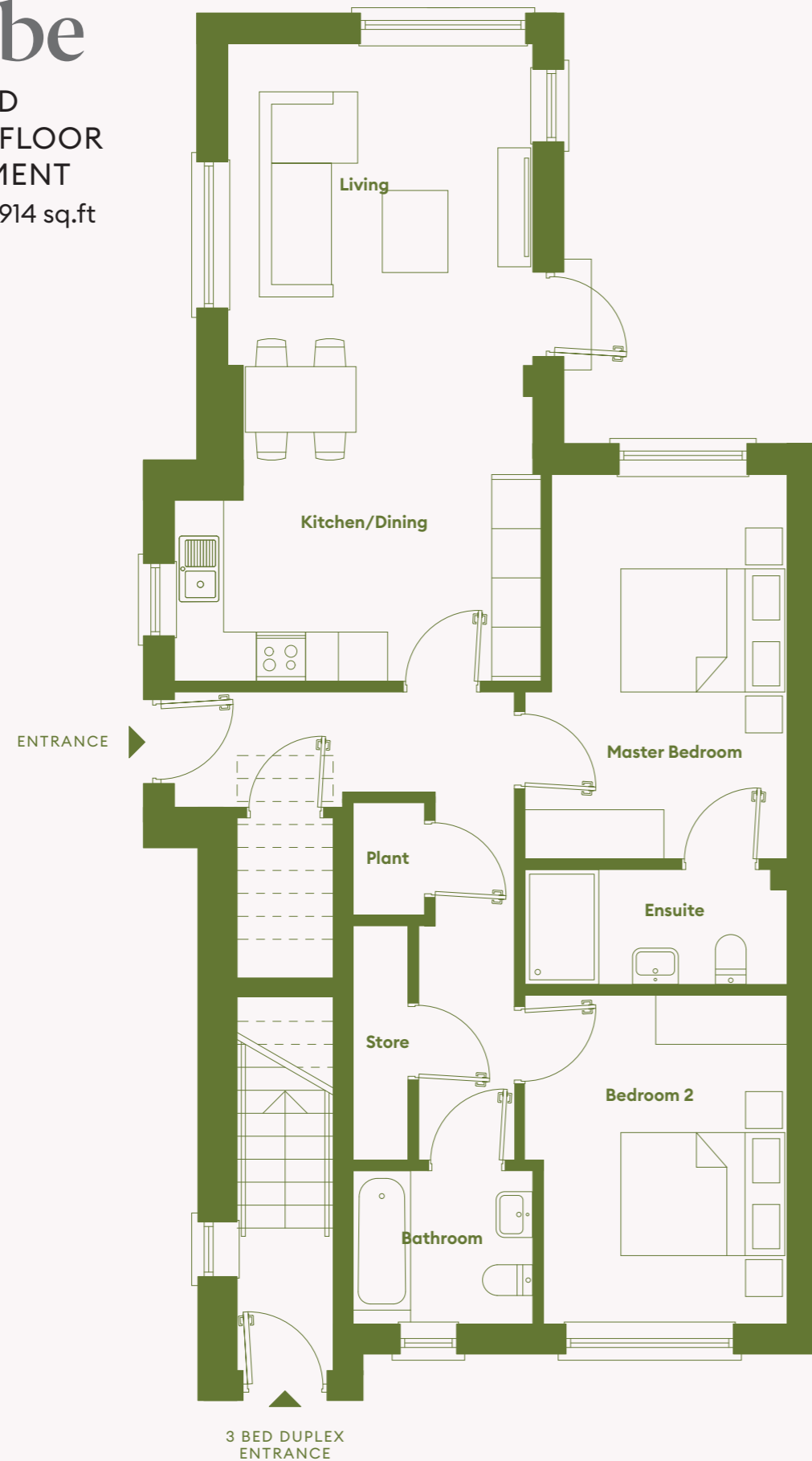


SECOND FLOOR



# 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

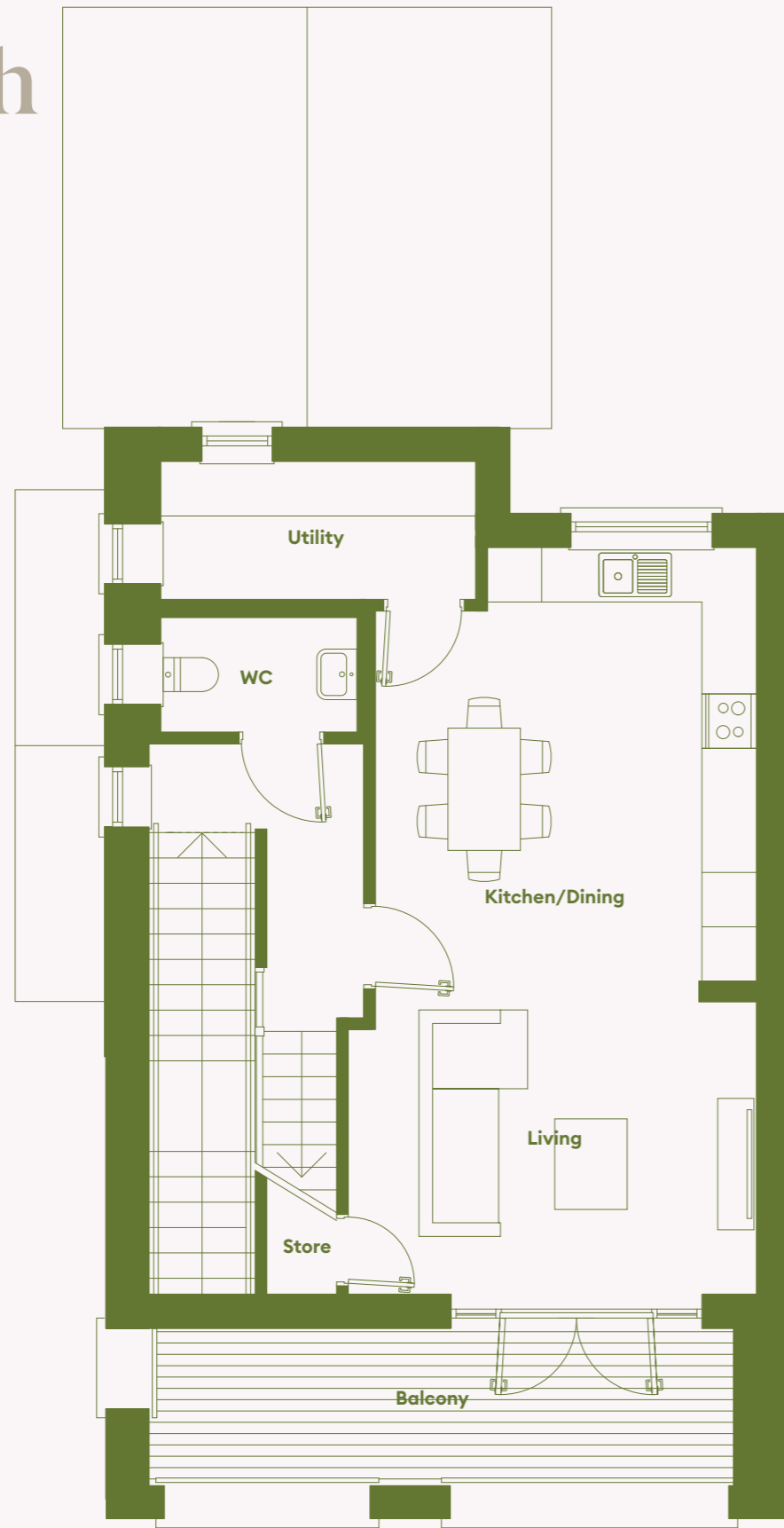


The Grebe

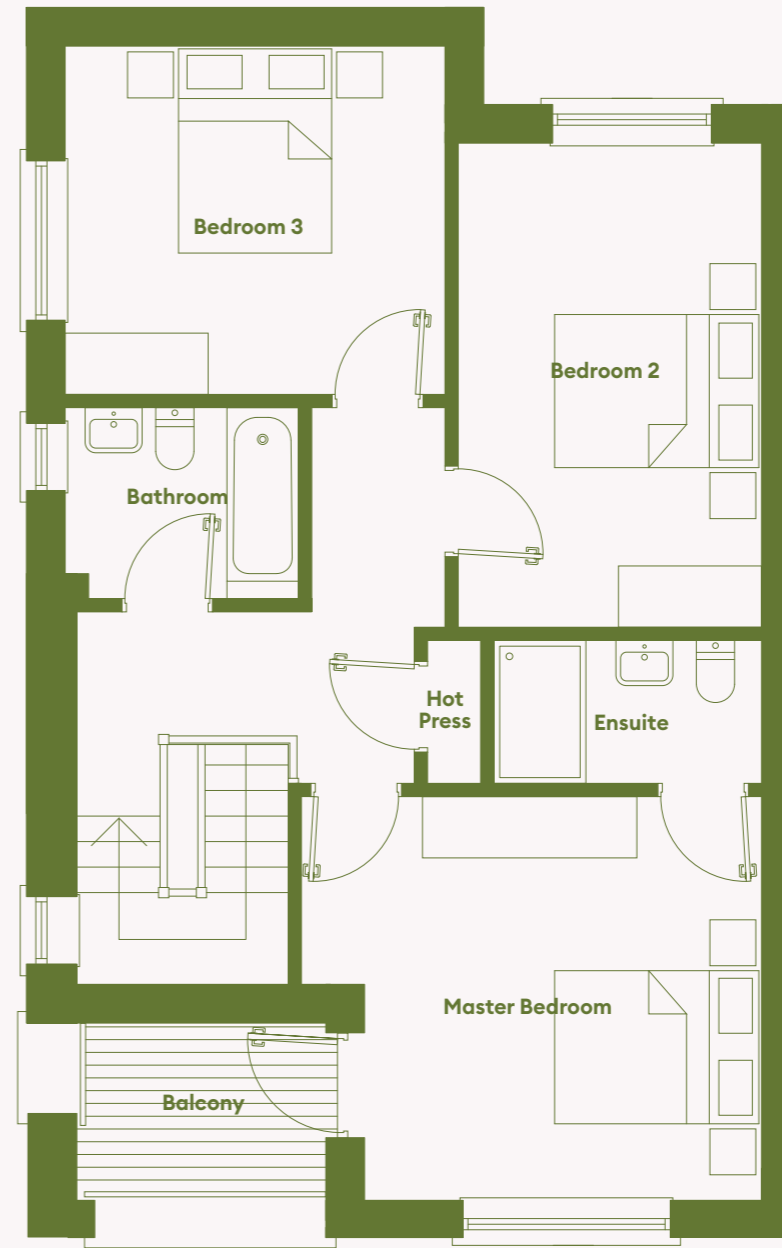
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# The Hawfinch

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



FIRST FLOOR



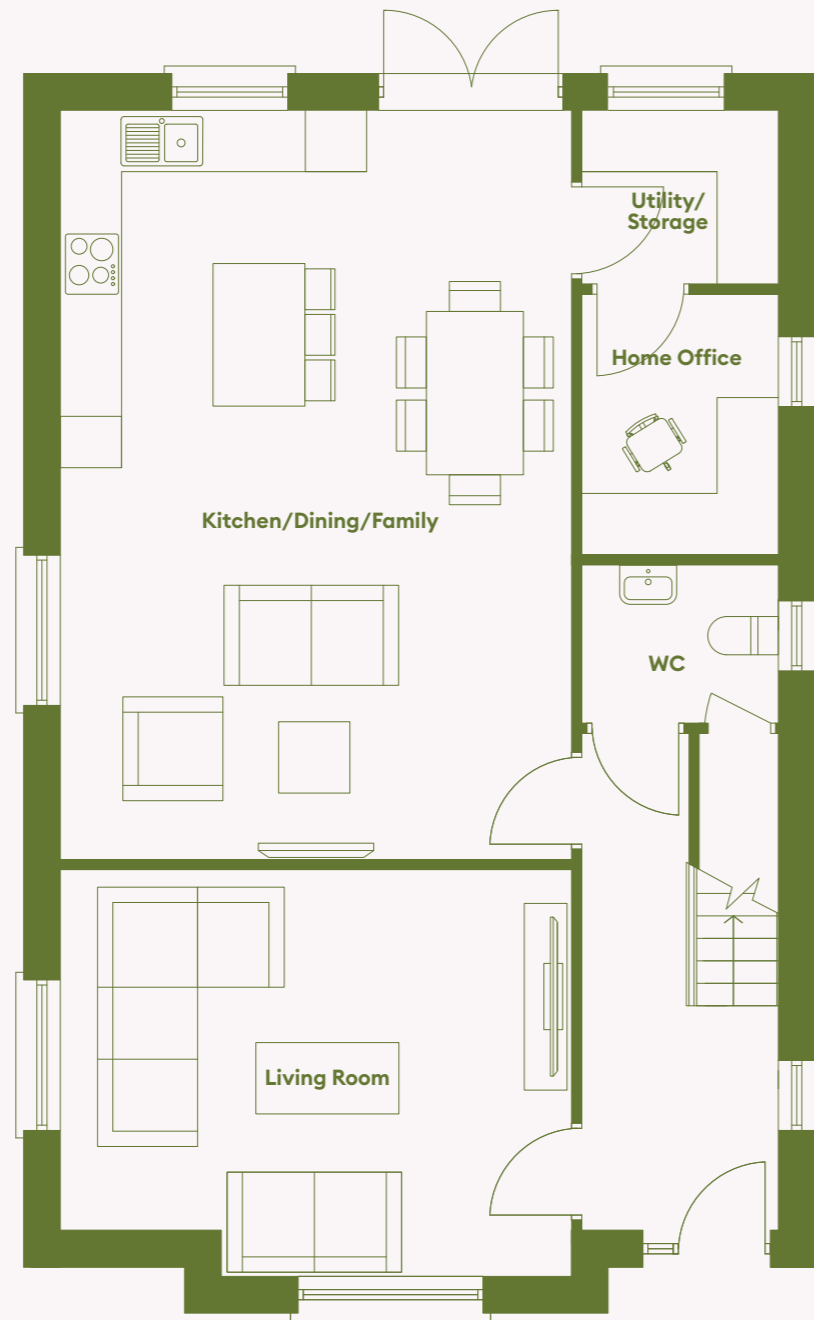
SECOND FLOOR



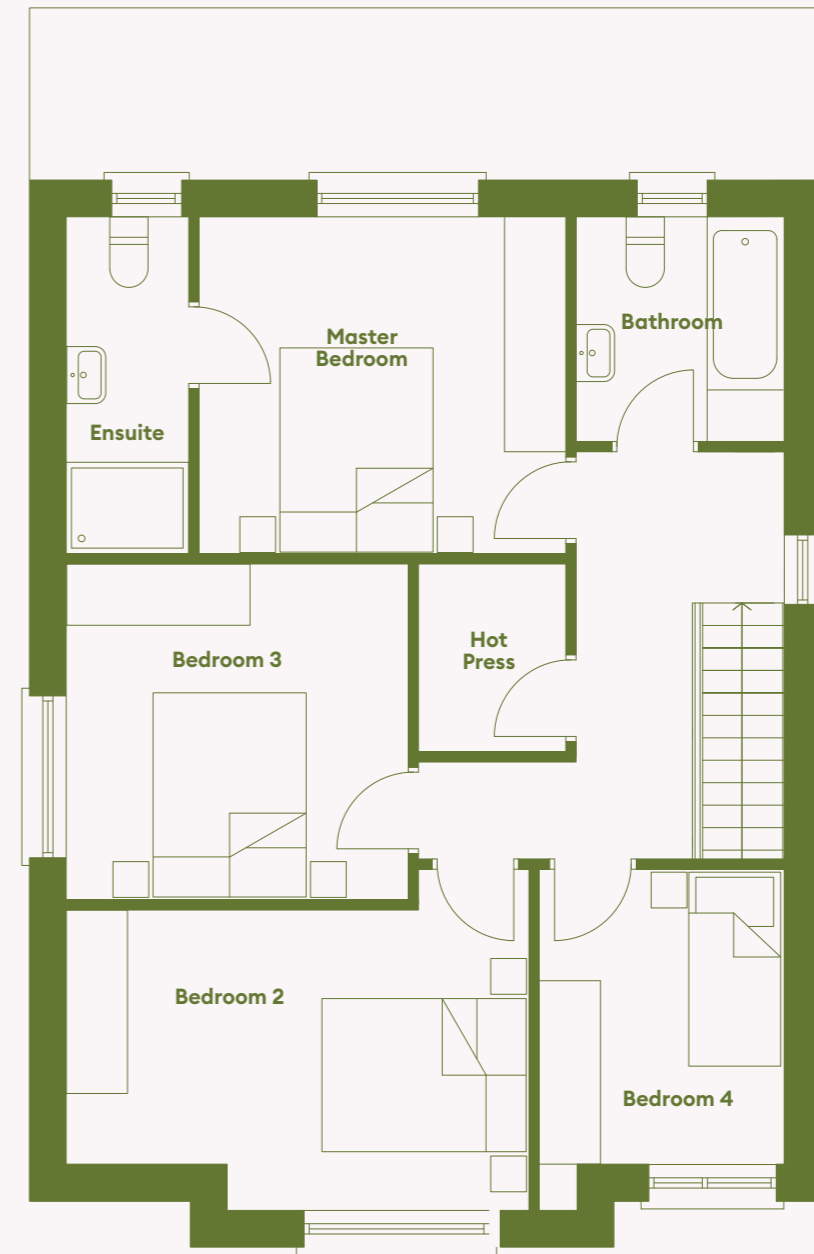


# The Murre

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



GROUND FLOOR



FIRST FLOOR



A DEVELOPMENT BY



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

REGISTER YOUR INTEREST:



061 279 300  
[info@oconnormurphy.ie](mailto:info@oconnormurphy.ie)  
[www.oconnormurphy.ie](http://www.oconnormurphy.ie)

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