

NEWTOWN



MANOR



MONALEEN, CASTLETROY ~ LIMERICK

YOUR 2020 VISION OF LUXURY LIVING AT MONALEEN, CASTLETROY ~ LIMERICK

A superior residential
development of luxury
semi-detached and
detached homes



SOLE SELLING AGENTS



Contact **Tom Crosse** on
TEL: (061) 413522 / (087) 2547717

 **FORMATION**
HOMES

NEWTOWN



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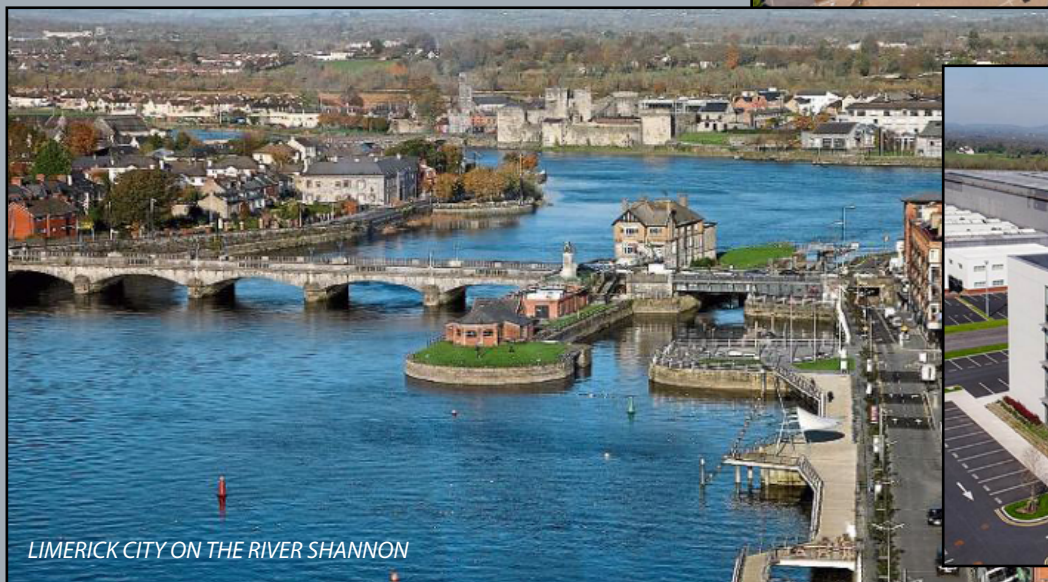
LOCATION

Newtown Manor is located in the hub of Monaleen just off the Limerick-Dublin road (R445), approximately 4 kilometres from the city centre. The immediate local population is estimated at 11,000 people.

The popularity of the area can partly be attributed to the expansion of the University of Limerick (UL), located nearby. The locality has a growing business and industrial sector, with several Technology Parks also situated in the area.



UNIVERSITY OF LIMERICK CAMPUS



LIMERICK CITY ON THE RIVER SHANNON



PLASSEY BUSINESS PARK

Some multinationals, such as **Vistakon** are located in the area, and the dominant sectors are I.C.T Healthcare and e-Learning. As well as being a major employment base Castletroy/Monaleen has a strong education hub with excellent Primary, Secondary and University educational facilities.

The growing student population has contributed to the area. Castletroy is also a popular touring base and has a range of Bed & Breakfasts and Hotels with conference and leisure facilities.

Sport is synonymous with Limerick and Monaleen/Castletroy, indeed, UL is home to Ireland's first Olympic-sized swimming pool (50 metres) and also boasts an impressive sports arena, attracting a vast array of athletes and teams from Ireland and beyond.

Castletroy Golf Club is also a popular nearby attraction, and other local sporting clubs include **Monaleen GAA**, **UL Bohs RFC** and **Aisling Annacotty FC**. The recently completed local recreation park in Newtown is a big attraction for the area.

Limerick is the capital of Ireland's Mid-West region with an urban and hinterland population of over 200,000 (with an immediate local population of 80,000 people) and is noted for its shopping, its dining and entertainment, its historical significance, as well as its contributions to the arts. The city has grown its sporting and cultural image in recent years and generally the local business activists are doing their utmost to promote the city as a thriving business hub.

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SITE LAYOUT PLAN



Hazelhall

**Development
Entrance**

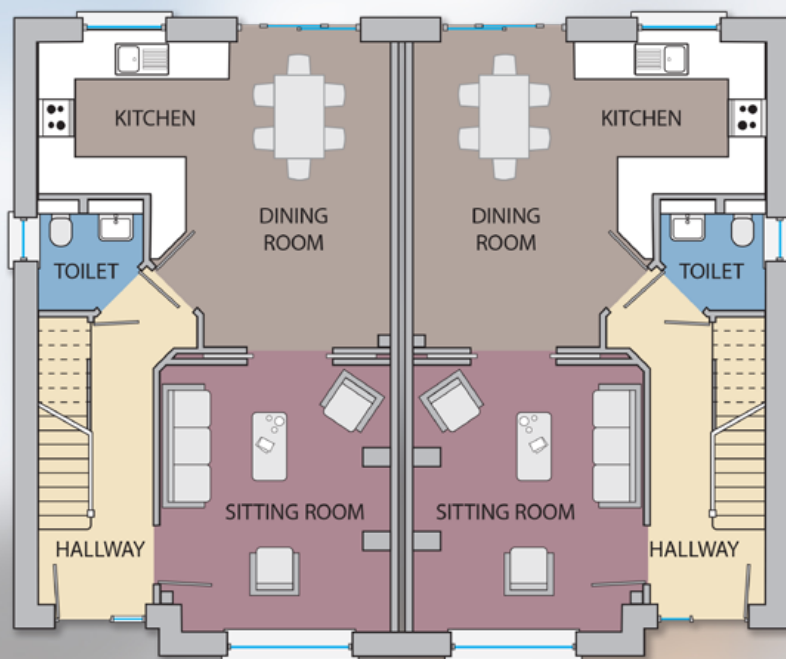
| | |
|---|---|
| | Type A comprises a pair of semi-detached houses. 6 no. Type A blocks = 15 no. houses. House numbers 2, 3, 4, 11, 12, 13, 20, 21, 22, 23, 24, 33, 34, 35 & 36. |
| | Type B comprises a pair of semi-detached houses. 2 no. Type B blocks = 2 no. houses. House numbers 1 & 19. Type B is a mirror version of Type B1. |
| | Type B1 comprises a pair of semi-detached houses. 1 no. Type B1 block = 1 no. houses. House numbers 10. Type B1 is a mirror version of Type B. |
| | Type C comprises a terrace of 3 houses. 4 no. Type C blocks = 12 no. houses. House numbers 5, 6, 7, 14, 15, 16, 27, 28, 29, 30, 31 & 32. |
| | Type D comprises a detached house. 1 no. Type D block = 1 no. house. House number 18. Type D is a mirror version of Type D1. |
| | Type D1 comprises a detached house. 3 no. Type D1 blocks = 3 no. houses. House numbers 9, 26 & 38. Type D1 is a mirror version of Type D. |
| | Type E comprises a detached house. 3 no. Type E blocks = 3 no. houses. House numbers 8, 25 & 37. Type E is a mirror version of Type E1. |
| | Type E1 comprises a detached house. 1 no. Type E1 block = 1 no. house. House number 17. Type E1 is a mirror version of Type E. |
| Total: 38 houses. | |
| Type B & B1, Type D & D1 and Type E & E1 are mirror versions of each other. | |

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Total Floor Area:
106.4 sq metres
(1,146 sq feet)

House Type A ~ 3 Bedroom Semi-Detached



Ground
Floor
Plan

GROUND FLOOR AREA
53.2 sq metres
573 sq feet

First
Floor
Plan

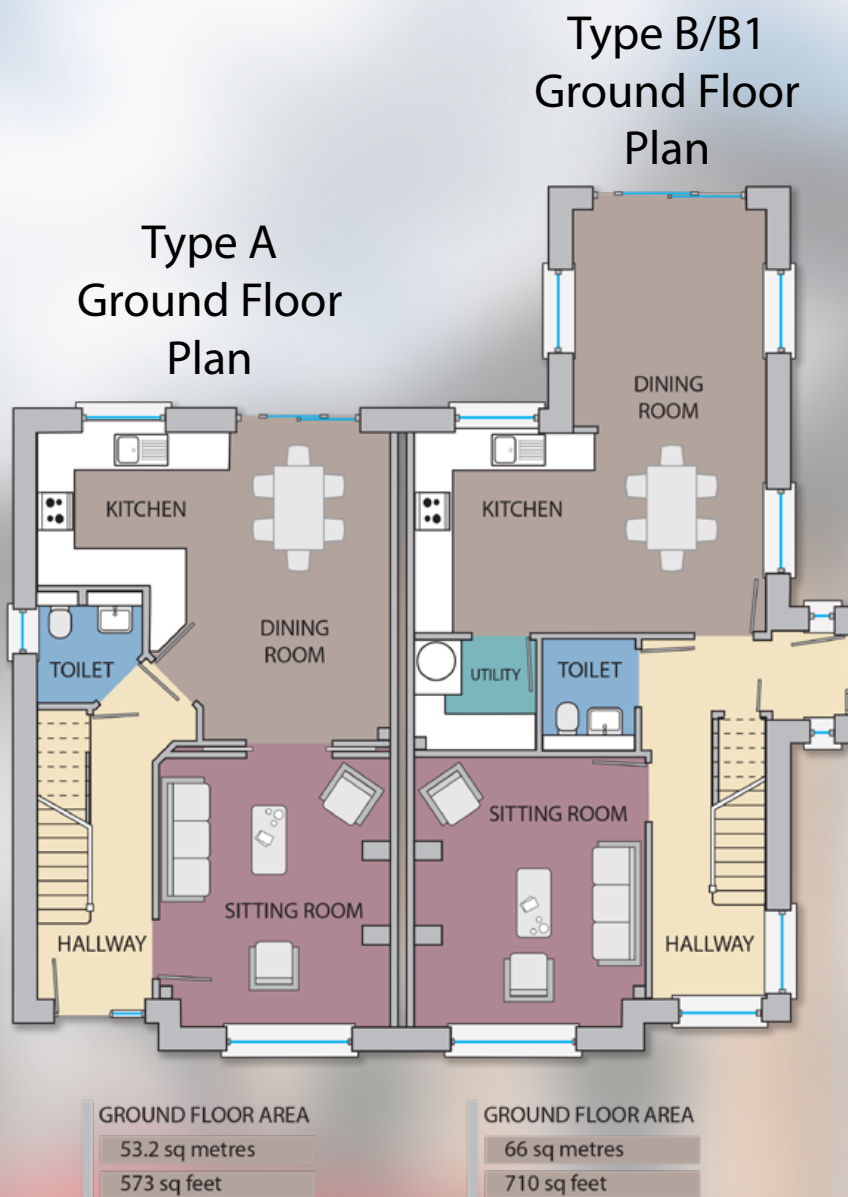
FIRST FLOOR AREA
53.2 sq metres
573 sq feet





Total Floor Area:
3 Storey House
 151.8 sq metres
 (1,632 sq feet)
2 Storey House
 106.4 sq metres
 (1,146 sq feet)

House Types A, B & B1 ~ 3/4 Bedroom Semi-Detached



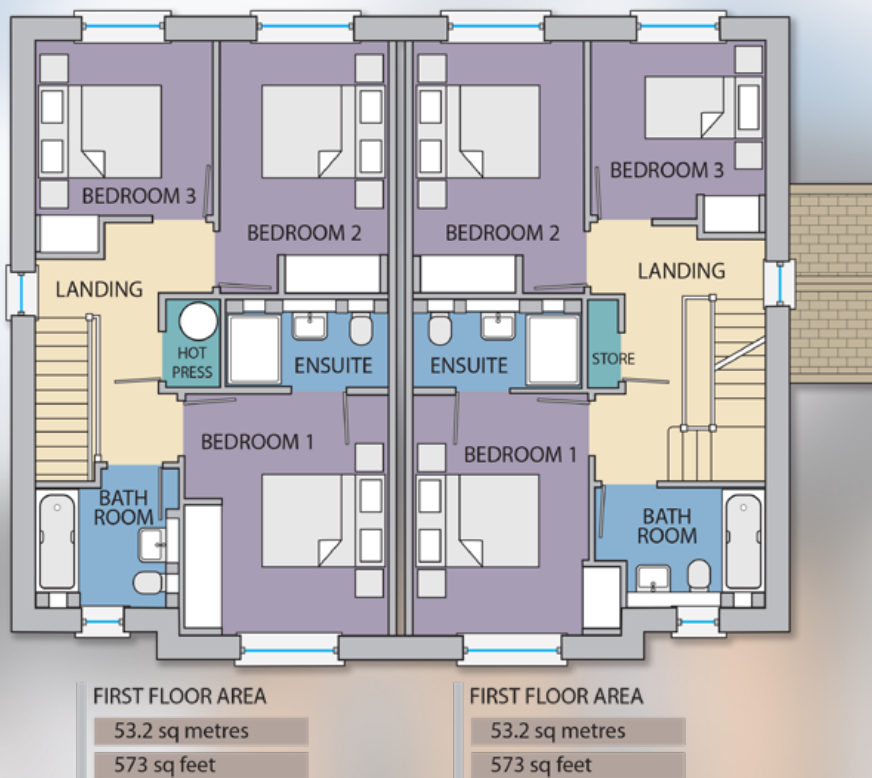
See overleaf for First and Second Floor Plans



Total Floor Area:
3 Storey House
 151.8 sq metres
 (1,632 sq feet)
2 Storey House
 106.4 sq metres
 (1,146 sq feet)

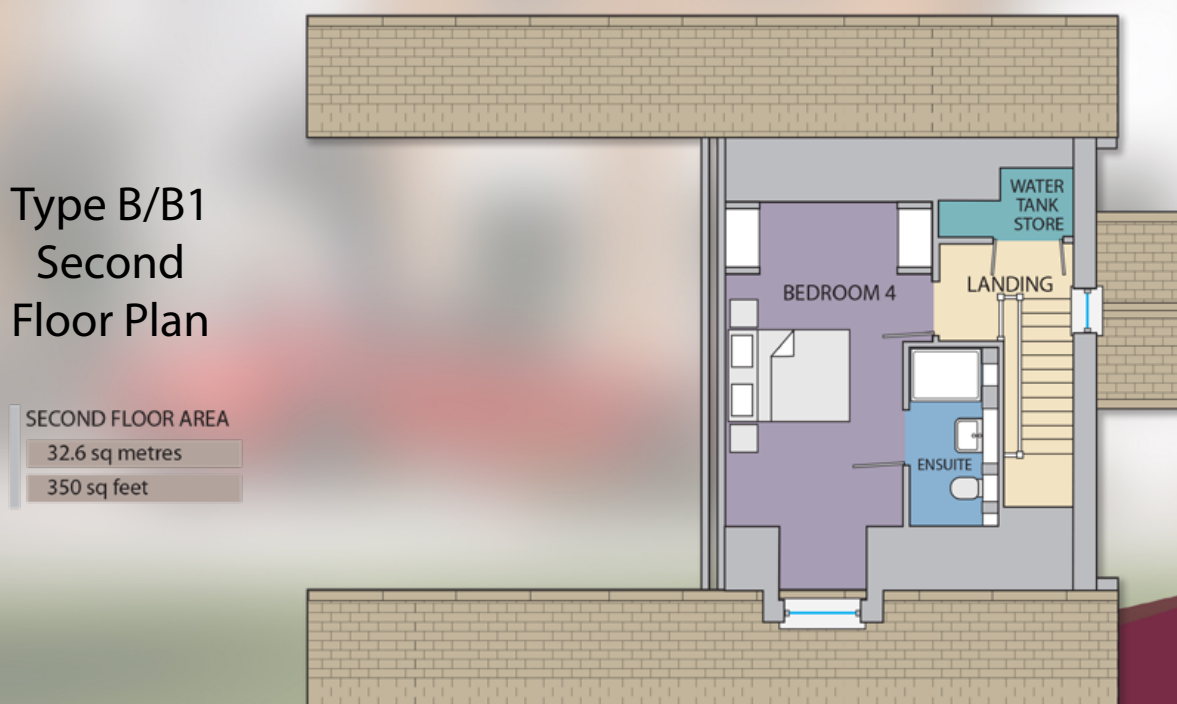
House Types A, B & B1 ~ 3/4 Bedroom Semi-Detached

Type A
First
Floor Plan



Type B/B1
First
Floor Plan

Type B/B1
Second
Floor Plan



House layouts and areas are indicative only
 and are subject to change.

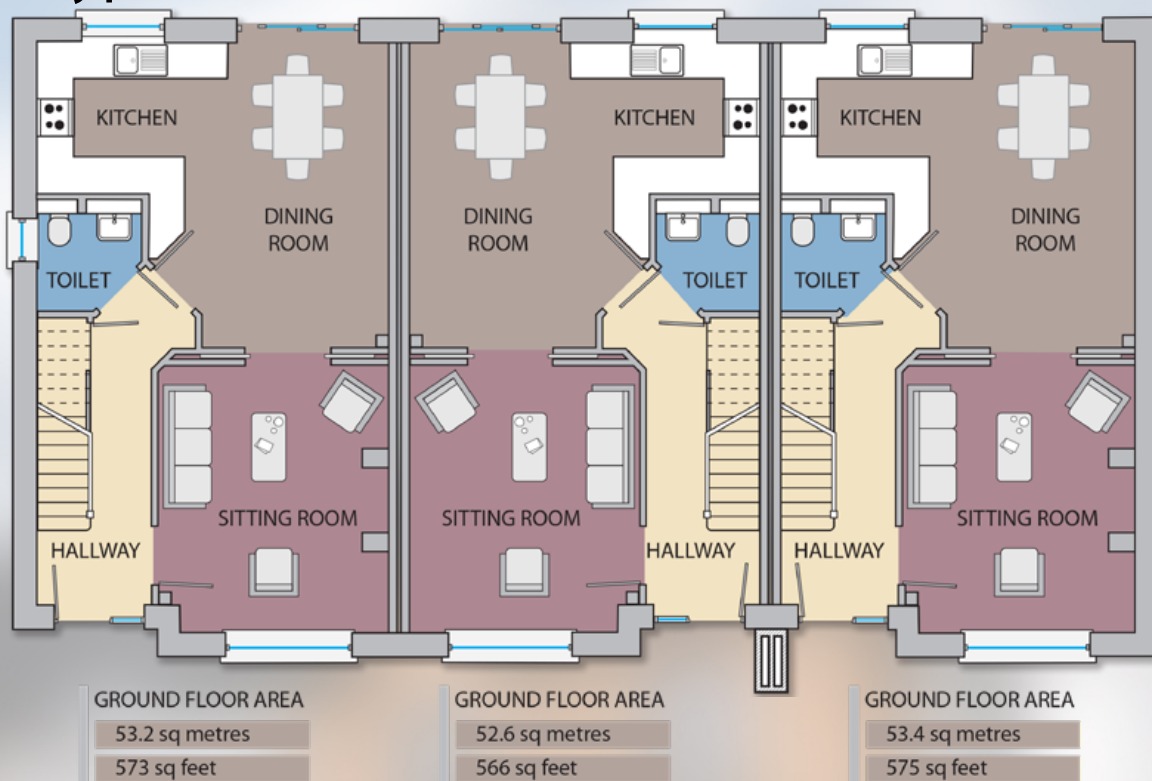
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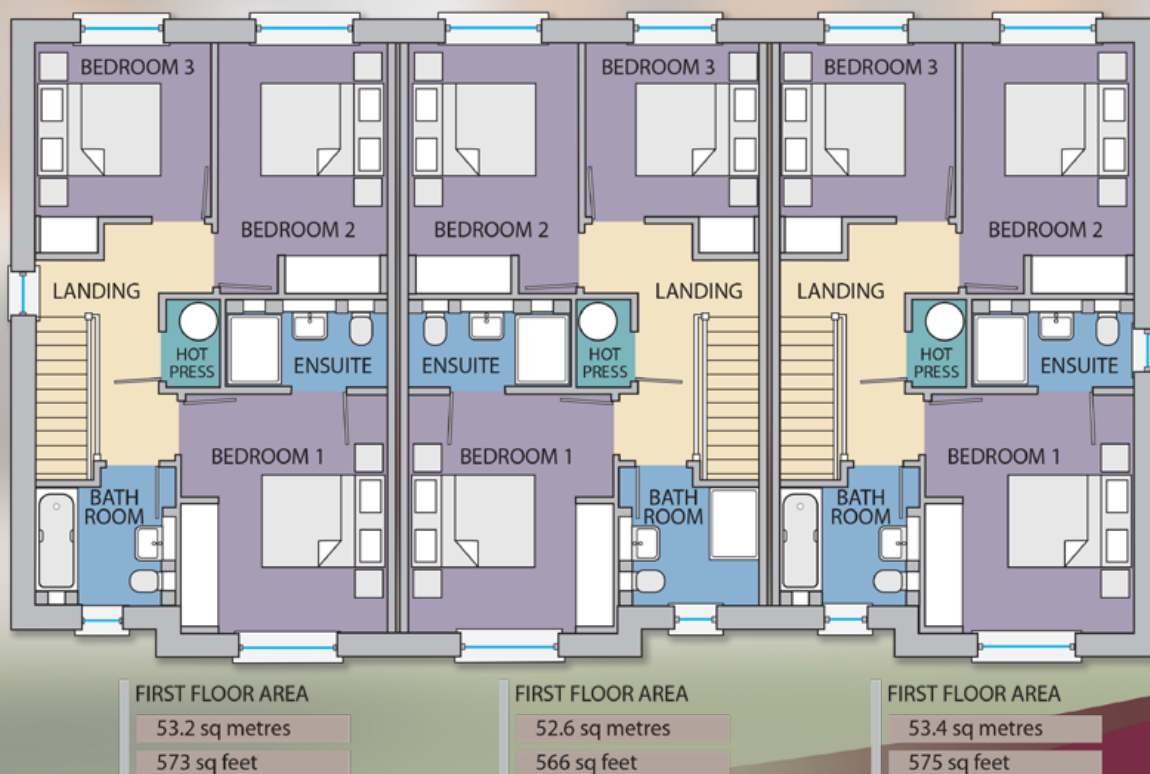
Total Floor Area:
End Terrace 1
 106.4 sq metres (1,146 sq feet)
Mid Terrace
 105.2 sq metres (1,132 sq feet)
End Terrace 2
 106.8 sq metres (1,150 sq feet)

House Type C ~ 3 Bedroom - End & Mid Terrace

Ground
Floor
Plan



First
Floor
Plan



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Total Floor Area:
153 sq metres
(1,646 sq feet)

House Type D and D1 ~ 4 Bedroom Detached



Ground
Floor
Plan

GROUND FLOOR AREA
66.5 sq metres
715 sq feet

First
Floor
Plan

FIRST FLOOR AREA
53.7 sq metres
578 sq feet



Second
Floor
Plan

SECOND FLOOR AREA
32.8 sq metres
353 sq feet



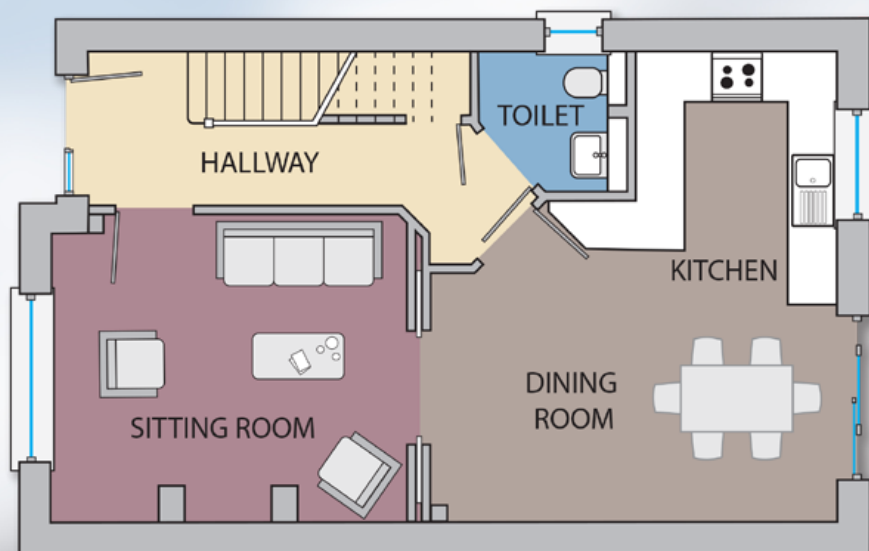
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Total Floor Area:
107.4 sq metres
(1,156 sq feet)

House Type E and E1 ~ 3 Bedroom Detached



Ground
Floor
Plan

GROUND FLOOR AREA

53.7 sq metres

578 sq feet

First
Floor
Plan



FIRST FLOOR AREA

53.7 sq metres

578 sq feet

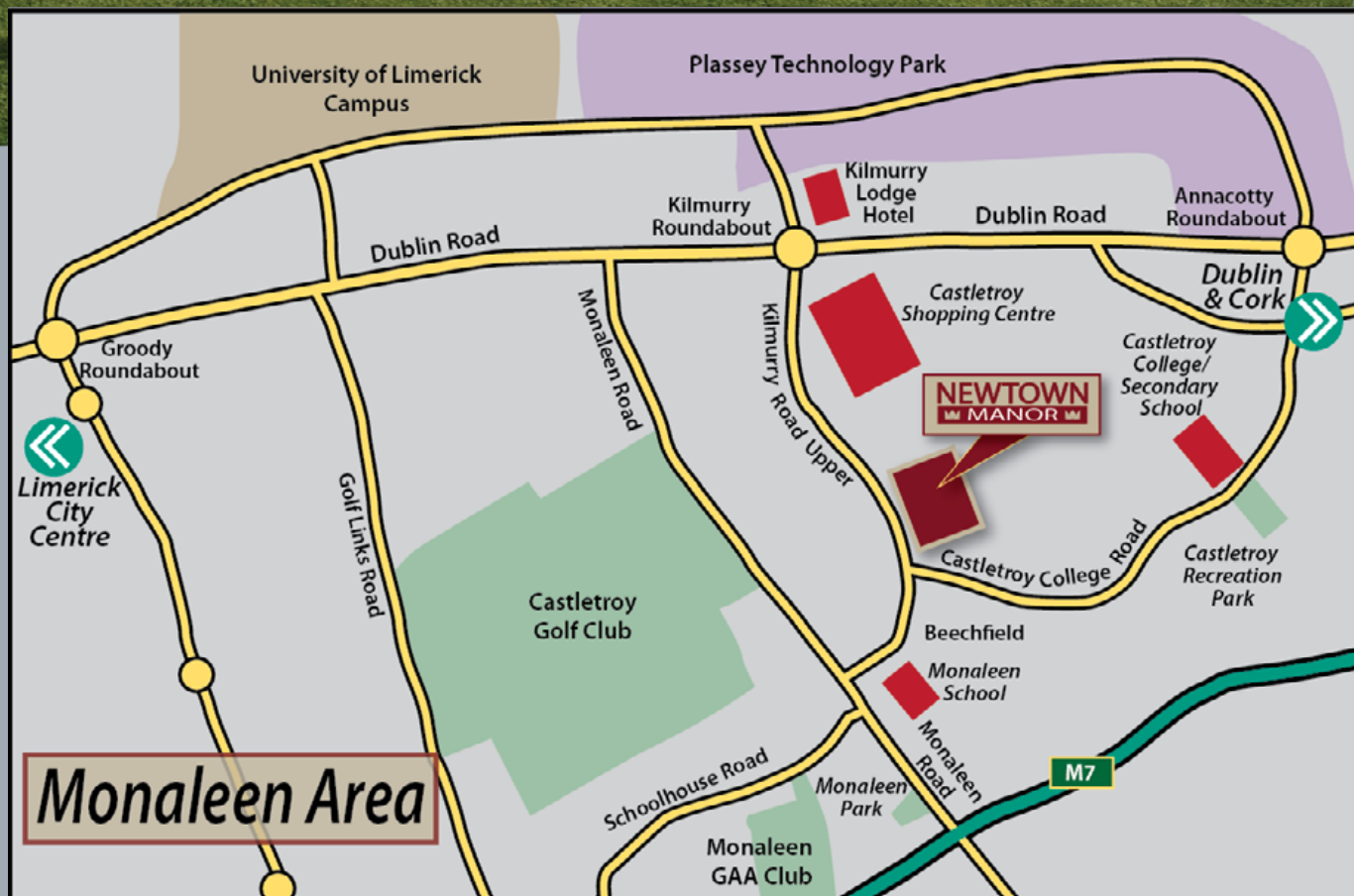
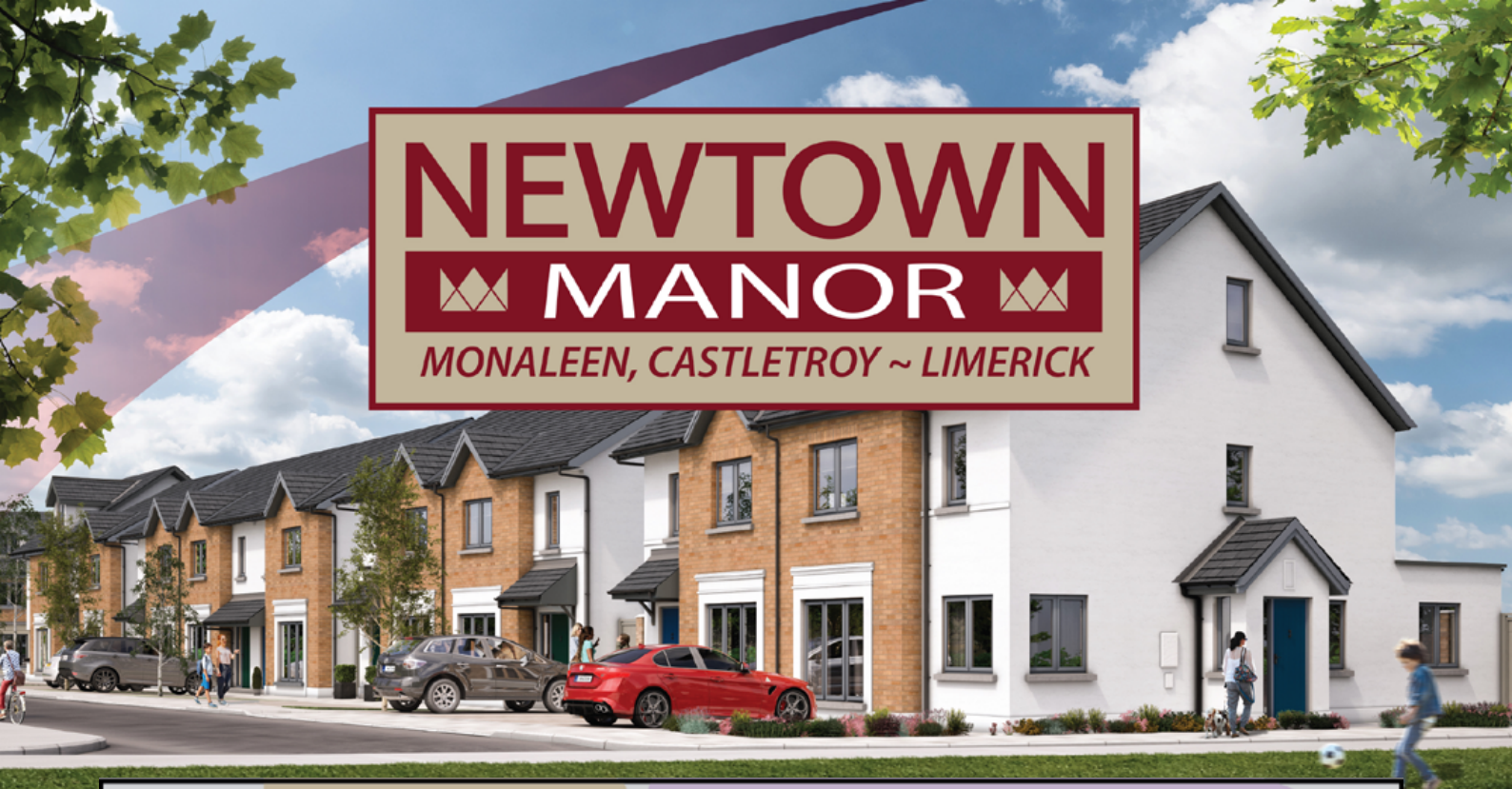
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DEVELOPER: OSPREY CONSTRUCTION LTD & NOONAN PROPERTIES LTD.

BUILDER: FORMATION HOMES IRELAND LTD ~ 34 WILLIAM STREET, LIMERICK.

SOLE SELLING AGENTS: GVM AUCTIONEERS ~ 25/26 GLENTWORTH STREET, LIMERICK.

TEL: 061 413522 www.gvm.ie

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors and GVM Auctioneers shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variations with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in GVM Auctioneers or the developers/builders have the authority to make or give representations of warranty in relation to this property.



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