

RHEBOGUE HILL

LIMERICK

"We combine solid traditional construction methods with new energy saving technology"



McCARTHY & WOULFE LTD.

BUILDING CONTRACTORS

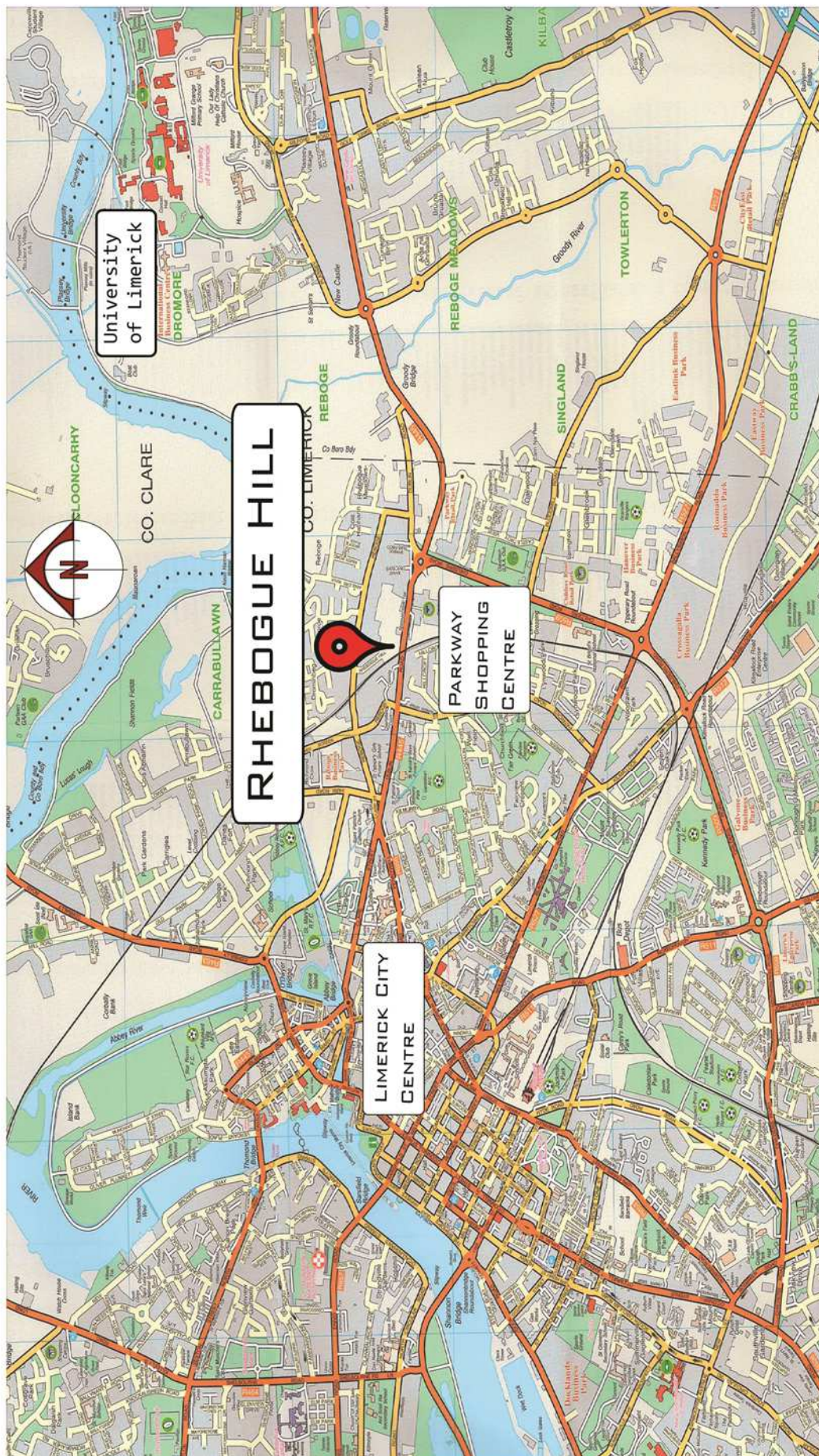


25 THOMAS STREET LIMERICK TELEPHONE: 061-319412 FAX: 061-314060

Email: joe@mcwbc.eu

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Location Map Rhebog Hill Limerick Site Coordinates 559439 657247
Directions from Parkway Roundabout: Take exit into Rhebog & turn right. Drive 100M & take the first left.
Drive 50M & take the first left. Drive 250 M & take the next left. Drive up Rhebog Hill.

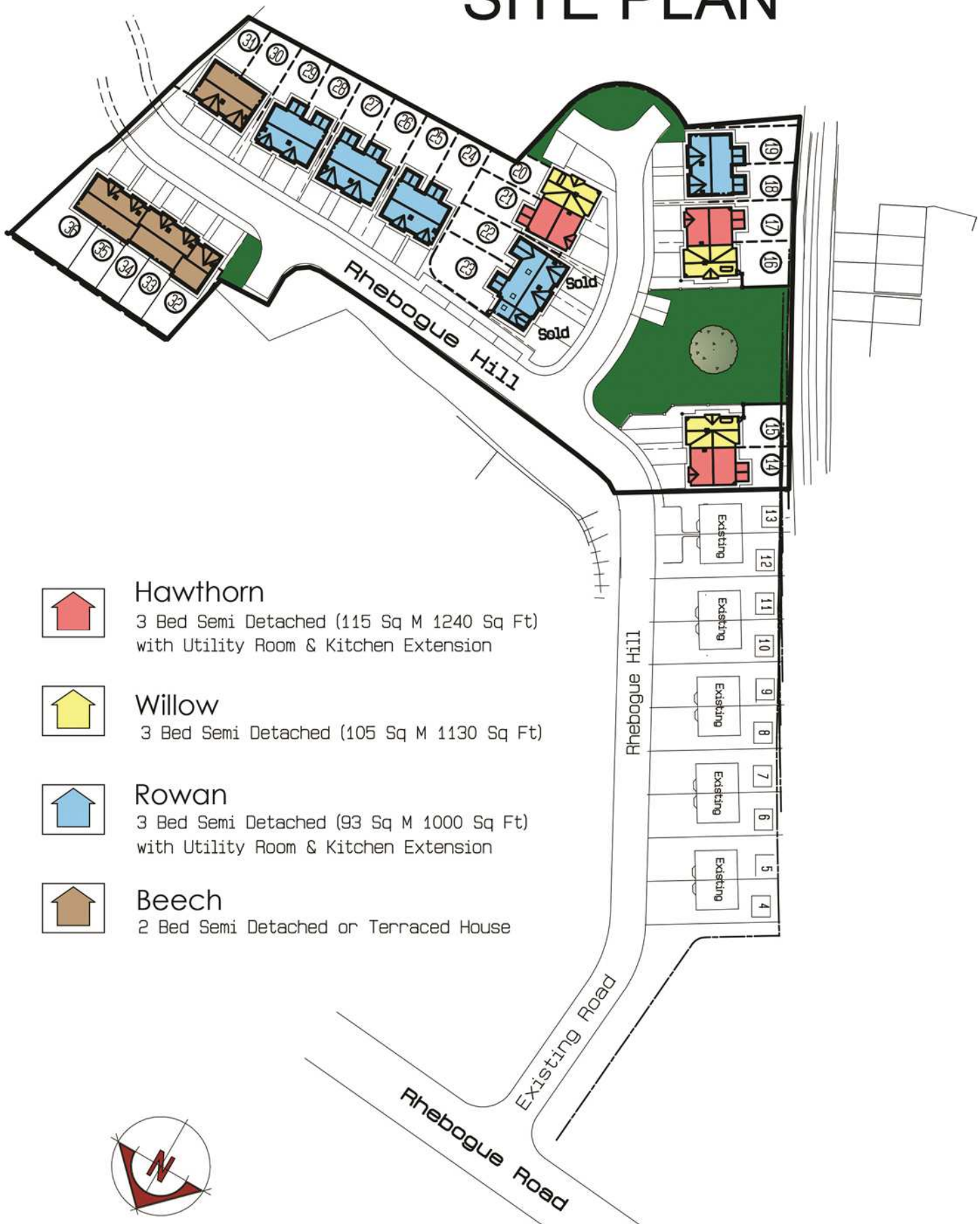
Directions from City Centre: Drive to the Dublin Road / St Patrick Road junction & turn left at traffic lights. Stay left.
Drive 80M. Turn right at the 1st junction. Drive 150M under the railway bridge & take the 1st right into Rhebog Hill.



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SITE PLAN



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Rhebogue Hill's second phase development is set to provide a great opportunity to prospective purchasers to acquire a family home in one of Limerick's most central residential locations. This cul de sac development contains a mix of three bedroomed semi-detached house types offering a choice of options to either purchase your first home or trade up to a larger house.

Rhebogue Hill benefits from an ideal location mid-way between the City Centre and the University of Limerick. Local facilities within walking distance include primary and secondary schools together with the Parkway Shopping Centre, St John's Hospital and the Absolute Hotel. Amenities in easy reach include Grove Island Leisure Centre/Swimming Pool, Canal Bank Walk, O'Brien Public Park as well as local GAA and rugby clubs.

Builders McCarthy & Woulfe Ltd have a long and distinguished history in the construction and house building industry and they anticipate that each home in Rhebogue Hill will be finished to exceptional standards that combine solid traditional construction methods with new energy saving technology.



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3 BED SEMI DETACHED
(WITH UTILITY & KITCHEN EXTENSION)

1000 SQUARE FEET, **93** SQUARE METERS



SITE VIEW



Rowan

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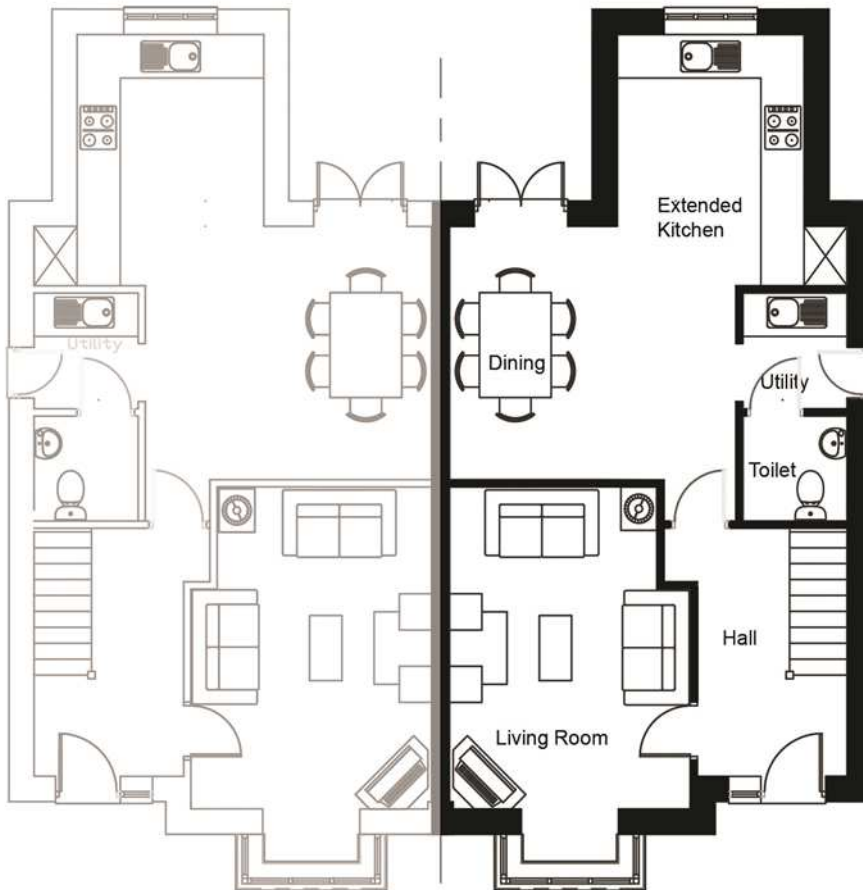
LIMERICK



Rowan

1000 SQUARE FEET

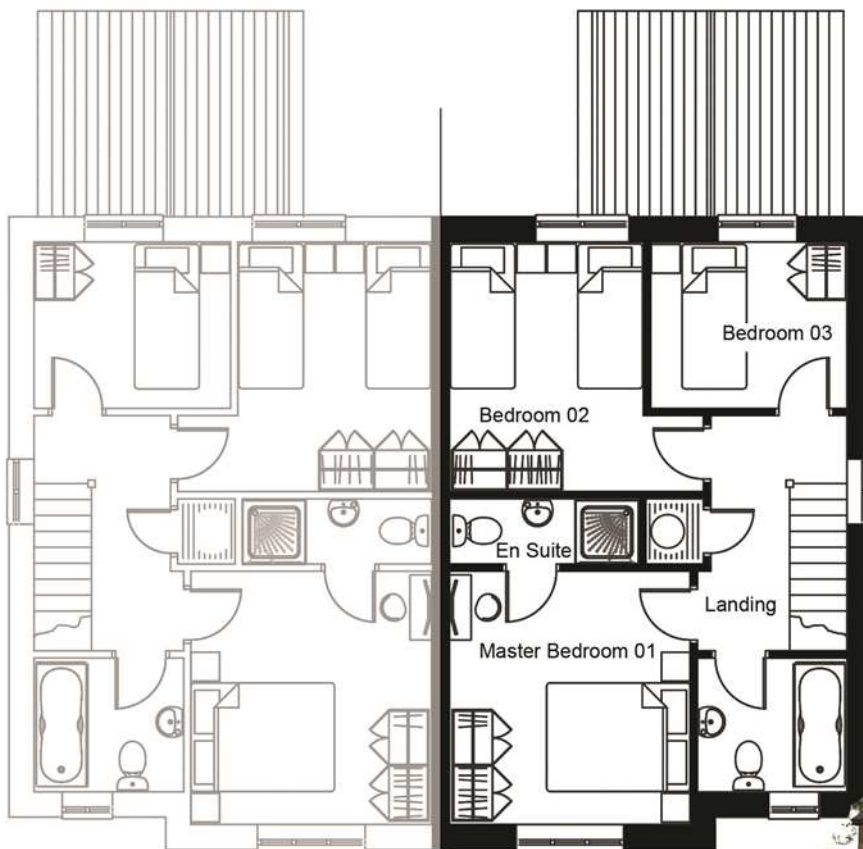
93 SQUARE METERS



Ground Floor Plan



Ground Floor Plan



First Floor Plan



First Floor Plan

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SPECIFICATION LIST

Building Energy Rating (BER) of A3 to every home.

Fully finished Interior

- Homebond ten-year structural guarantee.
- Generous electrical specification
- Natural gas central heating.
- Solid fuel stove set in traditional block built chimney.
- Photovoltaic solar panel to generate electricity using natural sunlight
- Solar powered immersion to supplement hot water heating system
- Concrete insulated ground floors.
- Timber tongued & grooved first floor.
- Moulded skirting & architrave Panelled 'regency' internal doors.
- All walls/ceilings/joinery painted one colour.
- Carpets to ground floor. Fitted Kitchen.
- Fitted Wardrobes.
- Fireplaces
- Wall tiling to Kitchen & Bathrooms.

Maintenance free Exterior.

- Concrete and solid block construction.
- Red brick in front elevation.
- Dry dash plaster external finish.
- Concrete tile roof.
- PVC fascia & soffit.
- High Performance D/G UPVC windows.
- High Performance PVC external doors.
- Grass front & back gardens.
- Tree for front garden.
- Traditional tarmac front driveway

Allowances

- Allowances will be included for the following items
- Fitted Kitchen.
- Wardrobe Bedroom 1
- Wardrobe Bedroom 2
- Fire Façade.
- Tiling fitted kitchen
- Tiling bathrooms
- Painting.
- Carpets.



Rowan

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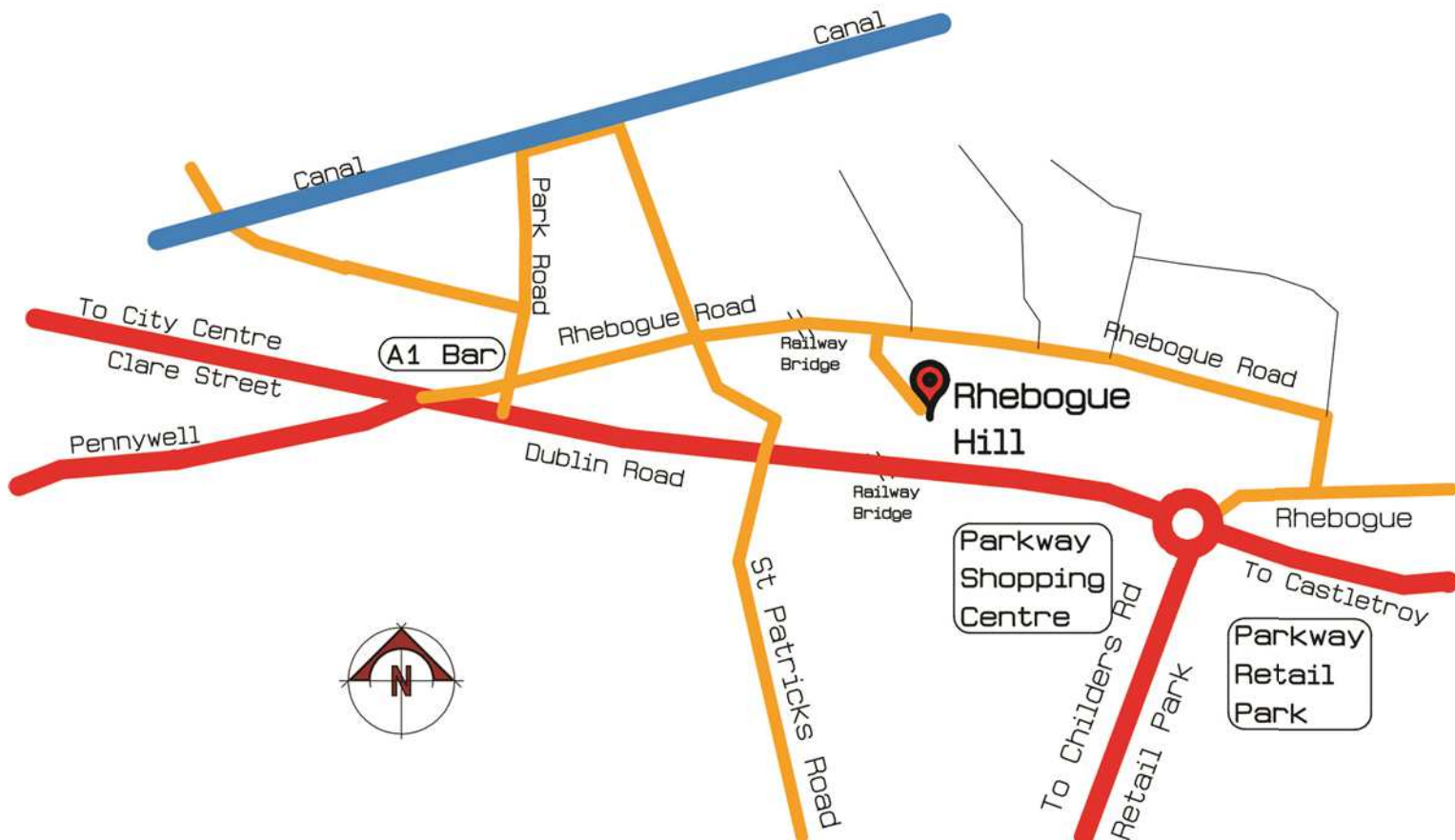


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Directions to Rhebogue Hill Limerick

Site Coordinates 559439 657247



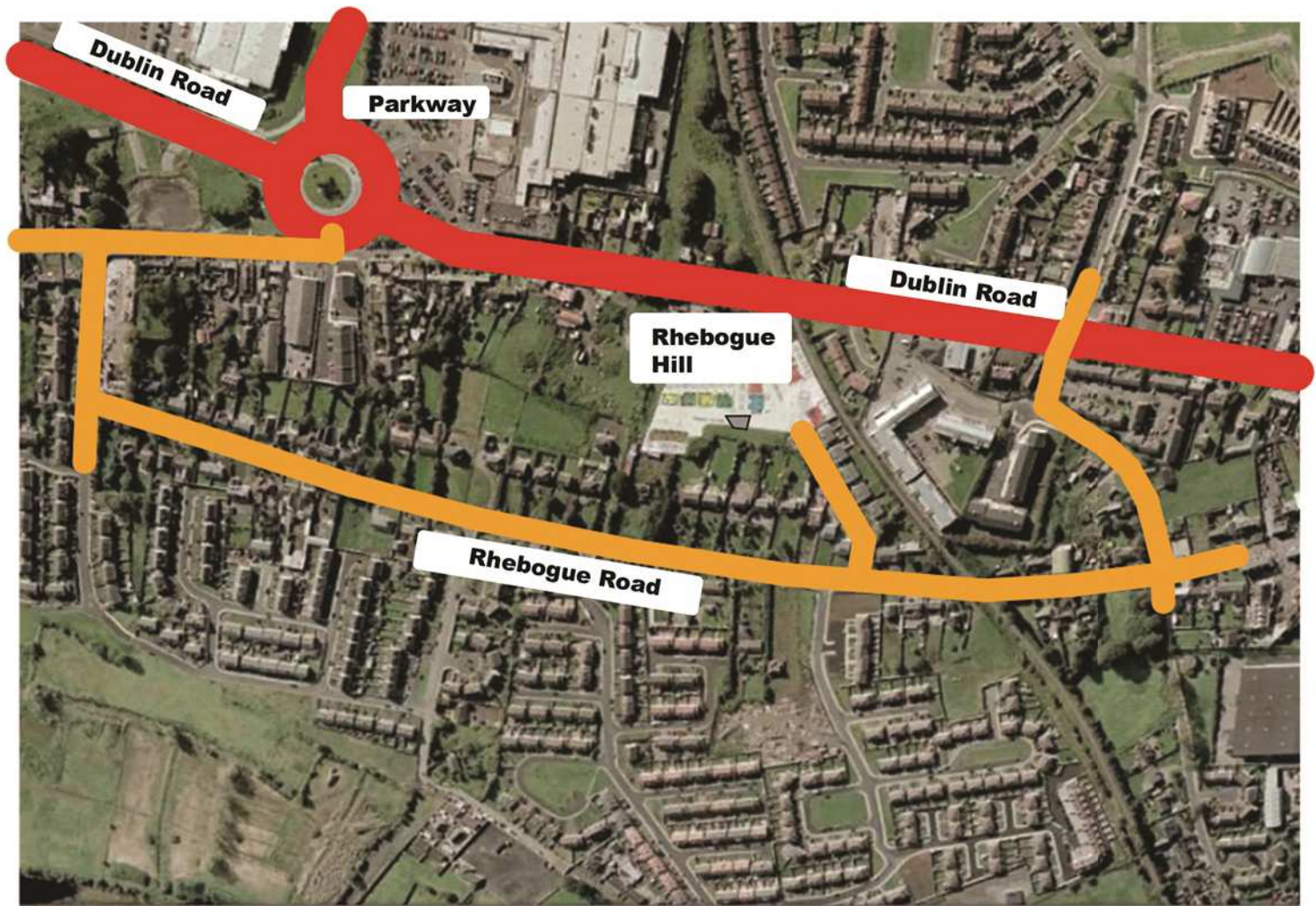
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Builders & Developers

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