



**BEECHFIELD GROVE**  
MONALEEN ~ CASTLETROY ~ LIMERICK



A superior residential development of luxury detached homes in Monaleen - Castletroy, Limerick.

**Ballymount**  
PROPERTIES 

**hogan dowling mcnamara**  
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Sole Selling Agents:



(061-413522)



BEECHFIELD  
CASTLETROY



Welcome to Beechfield Grove, Monaleen - Castletroy - Limerick  
A superior residential development of luxury detached homes





# BEECHFIELD CASTLETROY





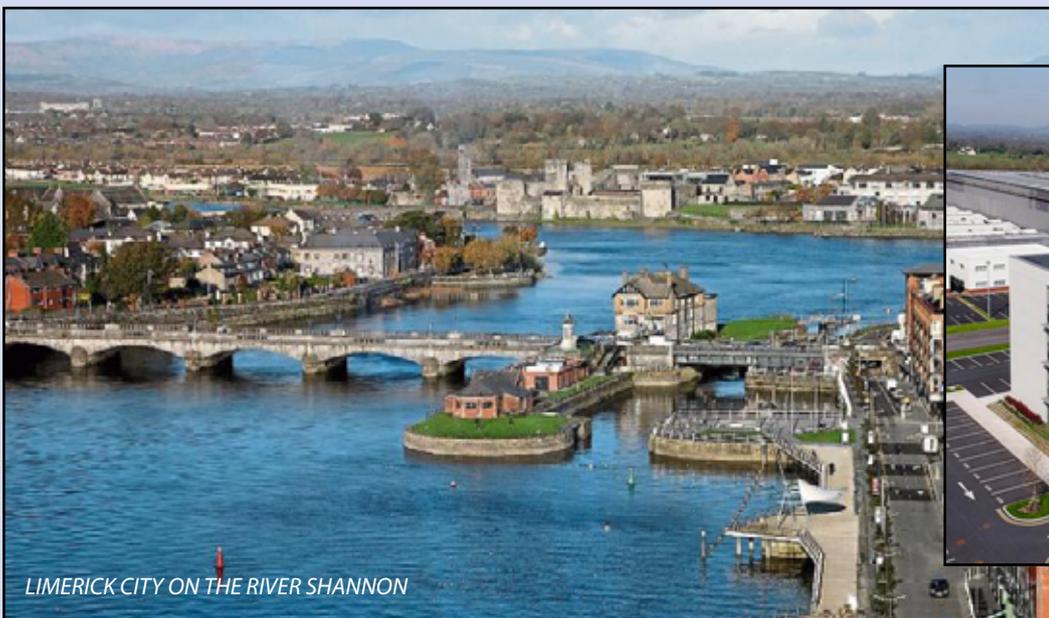
## BEECHFIELD CASTLETROY



### LOCATION

Beechfield Grove 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.



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, many of which have been renovated in recent times.

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.

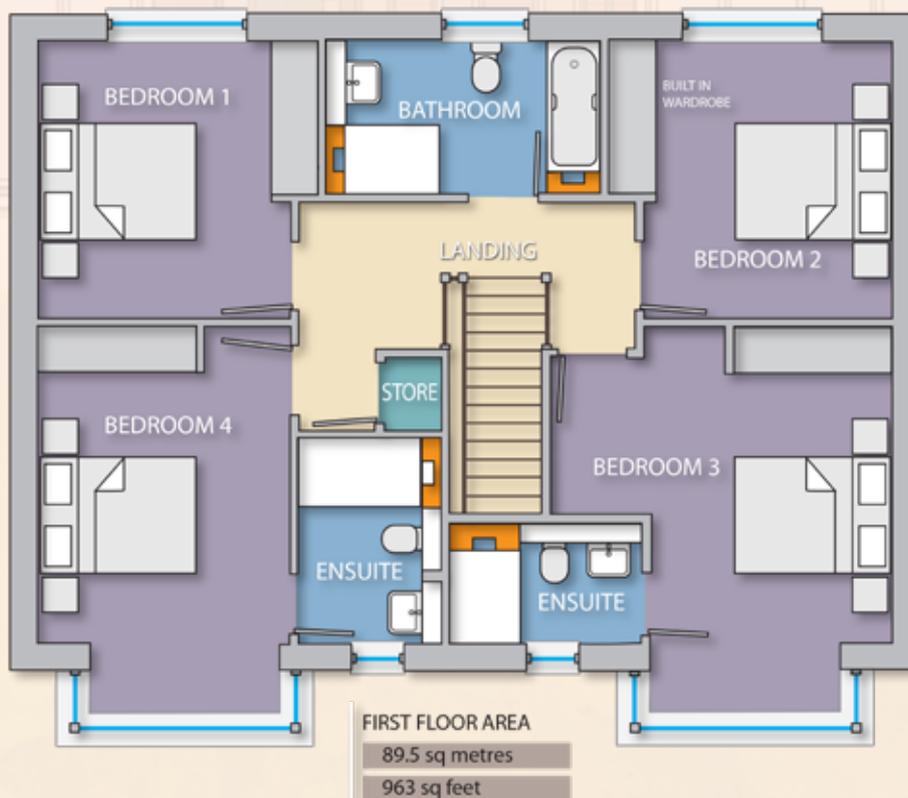
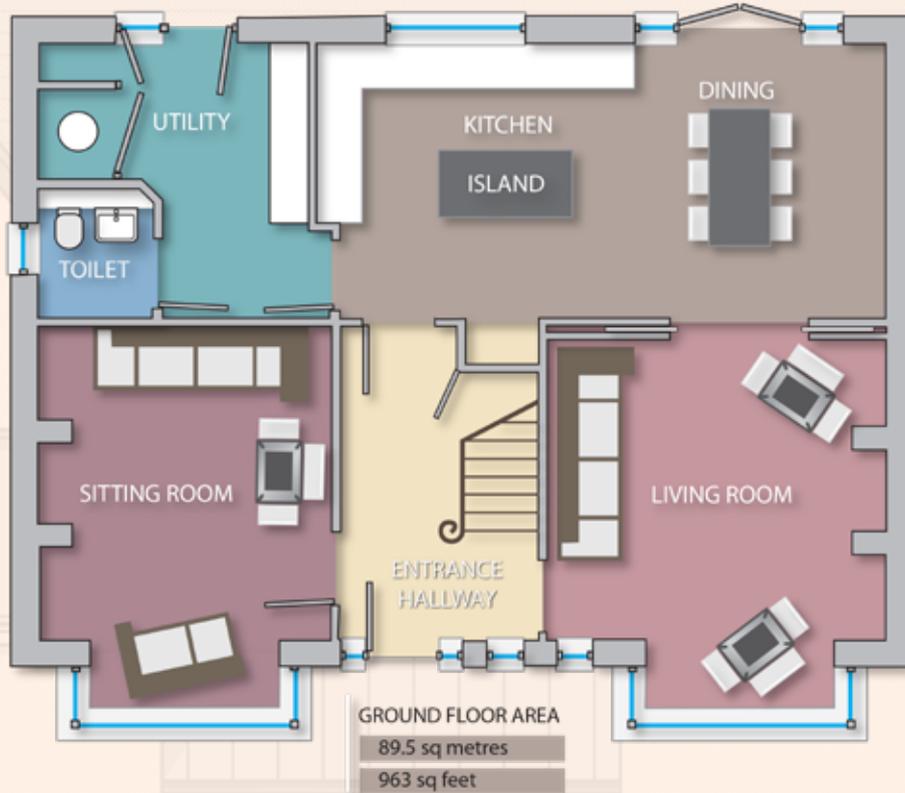
Limerick is the capital of Ireland's Mid-West region with an urban and hinterland population of over 200,000 (with an immediate local population of 80,000 people) and is noted for its shopping, its dining and entertainment, its historical significance, as well as its contributions to the arts. The city 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.



BEECHFIELD  
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## House Type A ~ Floor Plans





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## DETACHED HOUSE SPECIFICATION

### Externally:

- Front and rear gardens will be levelled, raked and seeded,
- Brick paved driveways,
- The development will be fully landscaped as designed by our landscape Architect,
- The elevations will be a mix of selected brick and coloured render,
- Slate roof finishes with raised ridge caps,
- Windows and doors will be PVC which will provide enhanced levels of energy efficiency,
- Grey aluminium fascia, soffits and downpipes throughout to match windows,
- Patio door to back garden,
- Solid blockwork walls between each house along with a blockwork front boundary wall along the front of each house,
- Side gates on both sides of each house,

### Internally:

- Highly insulated homes,
- Stylish fitted wardrobes to the 2 front bedrooms,
- White painted doors throughout,
- High quality ironmongery throughout,
- Stairs will be solid wood with a hardwood handrail,
- All internal walls, woodwork & ceilings painted white,
- Coving to living room, sitting room, kitchen/dining room, hallway and landing areas,
- 2.7m high ceilings throughout,
- The electrical layout has a generous allocation of light and power points located throughout the house with the final end user in mind,
- LED recessed lights in the living room & sitting room,
- Each home is wired for an intruder alarm,
- Air Source Heat Pump will be installed in all houses,
- Underfloor heating on the ground floor,
- Radiators on the first floor,
- Heating system to be fully zoned,
- Bathroom and ensuite fitted with high quality sanitary ware,
- Chrome towel radiator in the main bathroom,
- Mirrors in all bathroom and ensuites,
- All WCs to have concealed cisterns,
- Surface mounted showers with sliding rails in all ensuites,
- Surface mounted bath mixer shower with sliding rails in all bathrooms,
- All shower enclosures fitted with shower door,
- Bath screen fitted over all baths,
- False chimney breast built in both sitting rooms as per the show house,
- All attic spaces fully floored out,
- Attics plumbed for future radiators,
- All houses come with a stira stairs to the attic space as standard,
- Every home is covered by a 10 year Guarantee



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DEVELOPER  
**BALLYMOUNT PROPERTIES LIMITED, DUBLIN 12.**  
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SOLE SELLING AGENTS  
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