



# The Monastery

CASTLE DEMESNE, TRALEE

A STUNNING GATED DEVELOPMENT OF 14 'A' RATED HOUSES

EAMON COSTELLO (KERRY) LTD

# Where Tranquility Meets Convenience



This stunning development of 2 & 3 bed homes are brought to the market by Eamon Costello (Kerry) Ltd. Each home in this exclusive development offers a selection of spacious homes located in a mature sought after area of Tralee Town. Each A2 rated home is finished to a very high standard offers each homeowner a cleaner more efficient way of living.



The Monastery is located on Castle Demesne, a mere five minutes walk to Tralee Town Centre. Tralee offers residents a host of amenities on your doorstep with a wide range of amenities and services, including shopping centres, restaurants, recreational facilities, and healthcare institutions. The town's infrastructure is well-developed, with good transportation links and modern facilities, ensuring residents enjoy a high quality of life.

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CASTLE DEMESNE, TRALEE



Commitment to providing a serene living environment in Tralee

# Specification



## LOCATION

Adjacent to Tralee Town Park.



## STRUCTURE

Houses are built with block and brick with a highly efficient timber frame. Coloured render finish and slate roof.



## INTERNAL FINISHES

Walls and ceilings are painted throughout and finished in emulsion paint. All joinery is finished in a wood care range.



## WINDOWS

All windows are triple glazed Alu Clad windows.



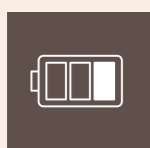
## KITCHENS AND WARDROBE

Allowance available with Bespoke Kitchen Designers.



## OUTSIDE

Gardens finished with cobble lock driveways, rear gardens will have a seeded lawn. An external tap and double socket are provided at the rear of each property.

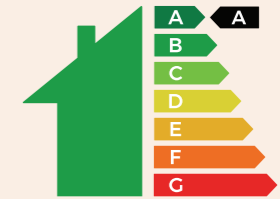


## LOW ENERGY DESIGN

High levels of insulation have been incorporated in the walls, floor and roofs to ensure a comfortable living environment and lower energy bills.

ENERGY RATING

BER A2



## PEACE OF MIND

Gated community.



## ELECTRICAL

Generous light switches and sockets are provided throughout the Homes with cat 5 points throughout.



## HEATING AND HOT WATER

All homes are highly efficient with A rated BER Certification. The heat pump system incorporates a heat recovery unit which ensures air tightness while fresh air is constantly being refreshed in the home. This provides 2 zone heating system with underfloor heating to the ground floor and highly efficient Alu rads at first floor level. A pressurised hot water system is also a feature.



## BATHROOMS AND EN-SUITE

Stylish bathrooms and en-suites with pressurised showers and close couple WC. Guest bathrooms are fitted with a close couple WC and a sink with half pedestal.



## EXTERNAL COMMON AREAS

Beautiful and substantial communal landscaped areas will be provided. A combination of hard and soft landscaping will ensure the development is finished impeccably.



## GUARANTEE

Individual collateral warrant from MWP.

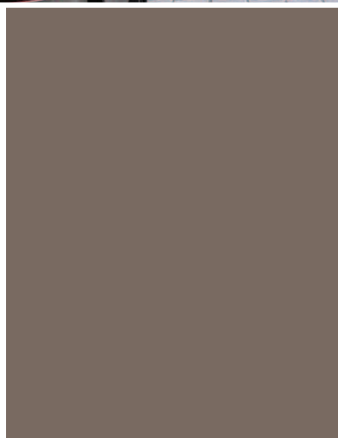
*All specifications are subject to final contract.*

# HOUSE 1, 2, 3

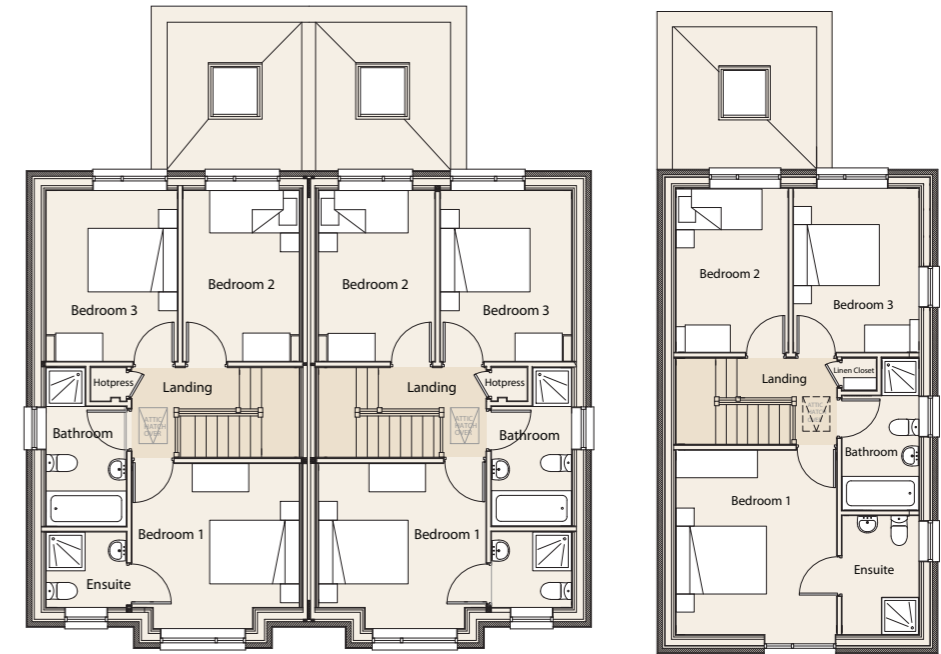
NO. 1 3 Bed Detached (Gable Entry) 116.4m<sup>2</sup>/1,252sq ft

NO. 2 3 Bed Semi Detached 106m<sup>2</sup>/1,141 sq ft

NO. 3 Bed Semi Detached 106m<sup>2</sup>/1,141 sq ft



## FIRST FLOOR

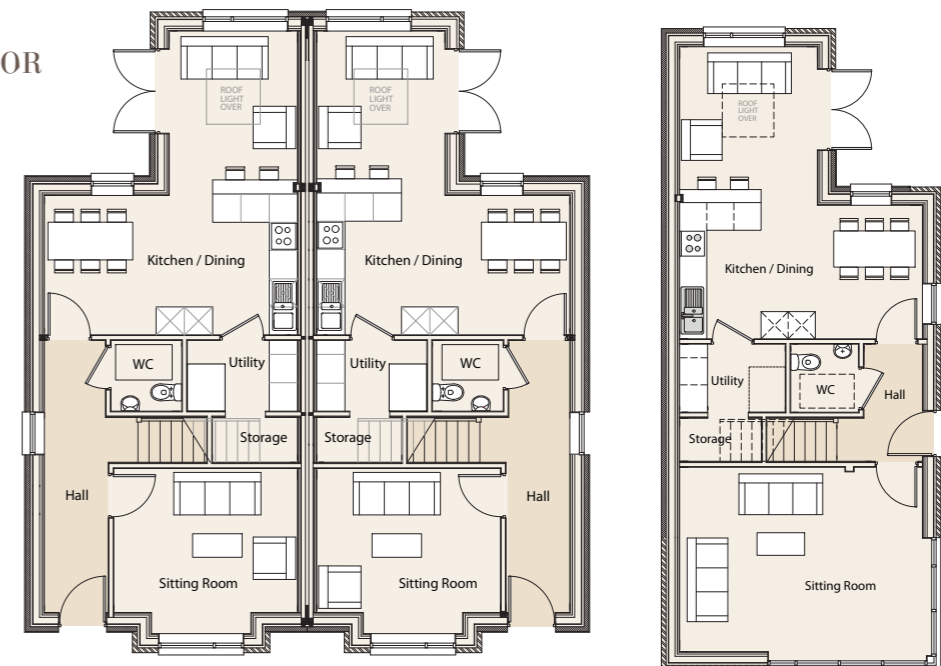


NO.3

NO.2

NO.1

## GROUND FLOOR



NO.3

NO.2

NO.1

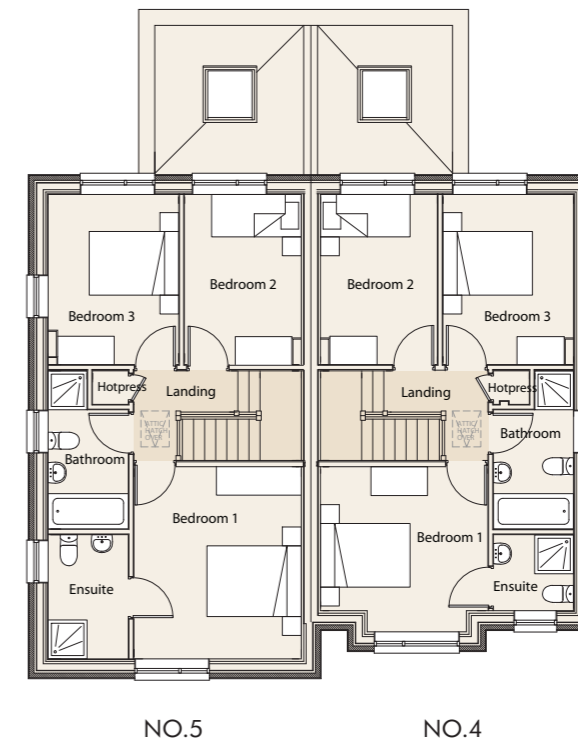
# HOUSE 4 & 5

NO. 4 3 Bed Semi Detached 106m<sup>2</sup>/1,141 sq ft

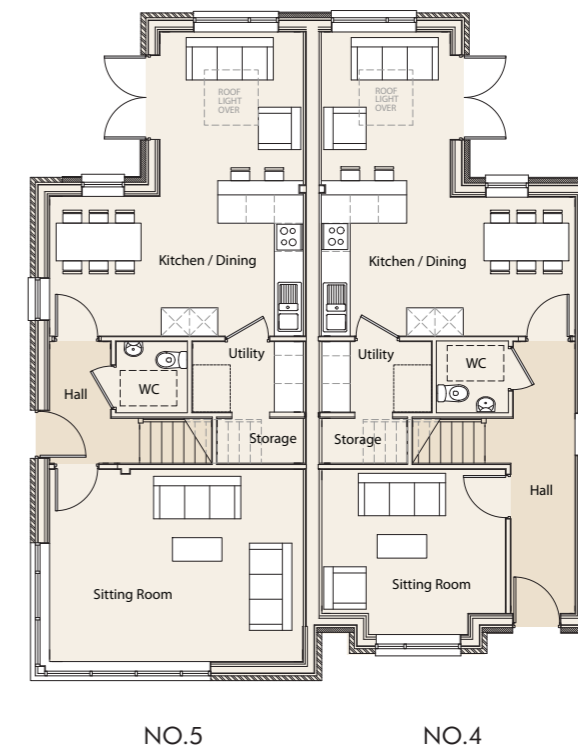
NO. 5 3 Bed Semi Detached (Gable Entry) 118m<sup>2</sup>/1,272 sqft



FIRST FLOOR



GROUND FLOOR



# HOUSE 6, 7, 8, 9

NO. 6 3 Bed End of Terrace (Gable Entry) 108m<sup>2</sup>/1,162 sq ft

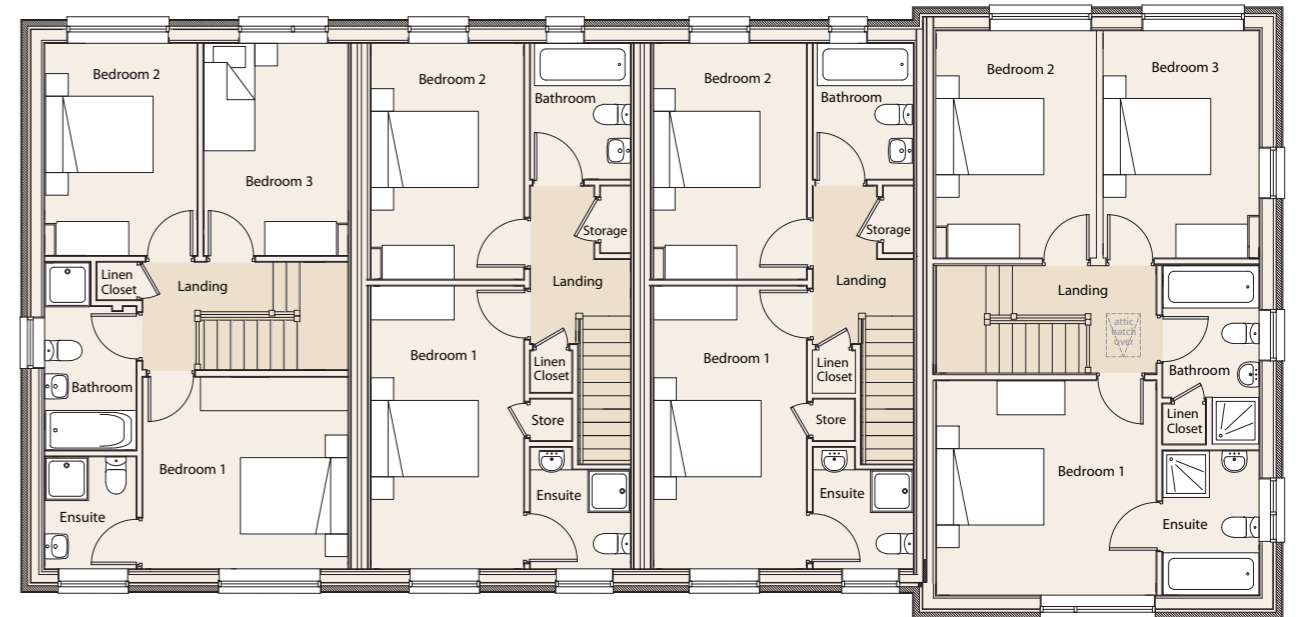
NO. 7 2 Bed Mid Terraced 86m<sup>2</sup>/926 sq ft

NO. 8 2 Bed Mid Terraced 86m<sup>2</sup>/926 sq ft

NO. 9 3 Bed End of Terrace 100m<sup>2</sup>/1,076 sq ft



  
**The Monastery**  
 CASTLE DEMESNE, TRALEE



NO.9

NO.8

NO.7

NO.6

FIRST FLOOR



NO.9

NO.8

NO.7

NO.6

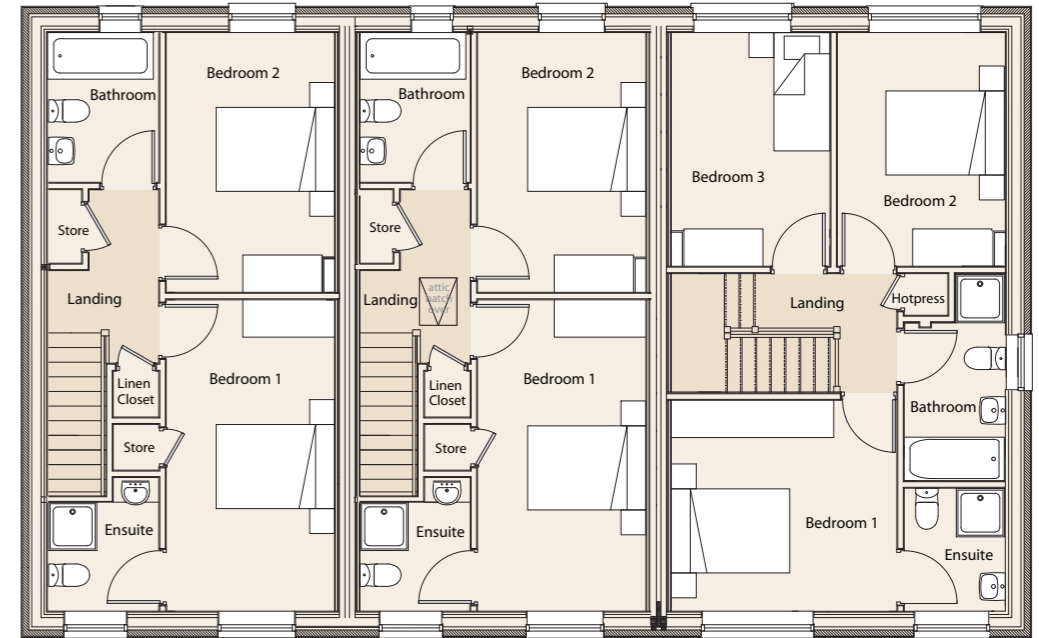
GROUND FLOOR

# HOUSE 10, 11, 12

NO. 10 3 Bed End of Terrace - 100m<sup>2</sup>/1,076 sq ft

NO. 11 2 Bed Mid Terraced - 86m<sup>2</sup>/926 sq ft

NO. 12 2 Bed End of Terrace - 86m<sup>2</sup>/926 sq ft

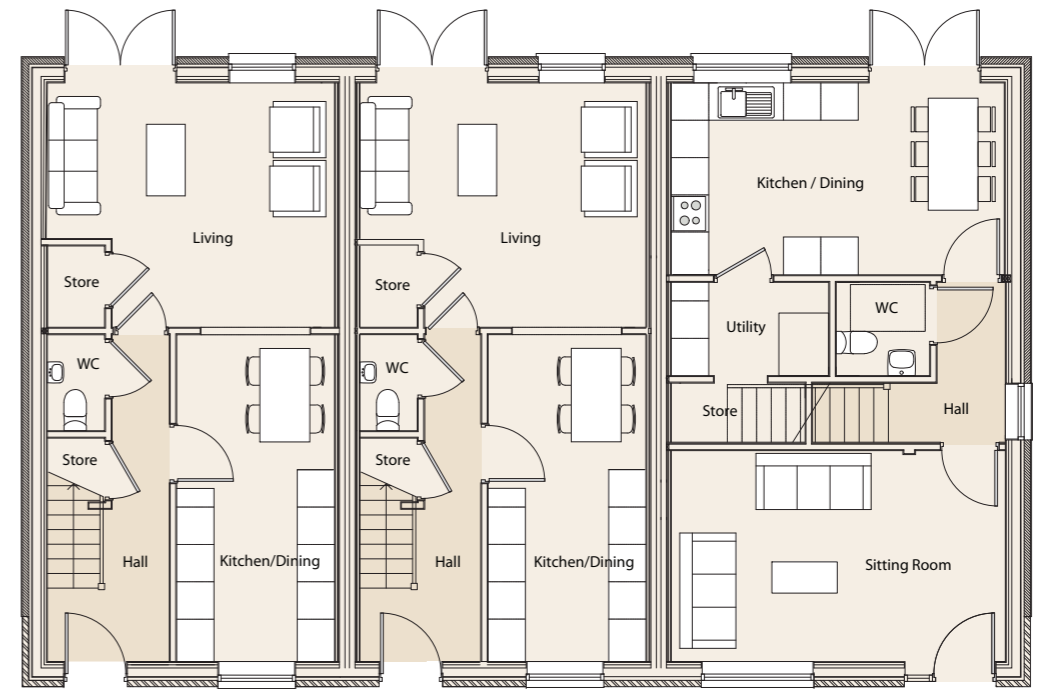


NO.12

NO.11

NO.10

FIRST FLOOR



NO.12

NO.11

NO.10

GROUND FLOOR

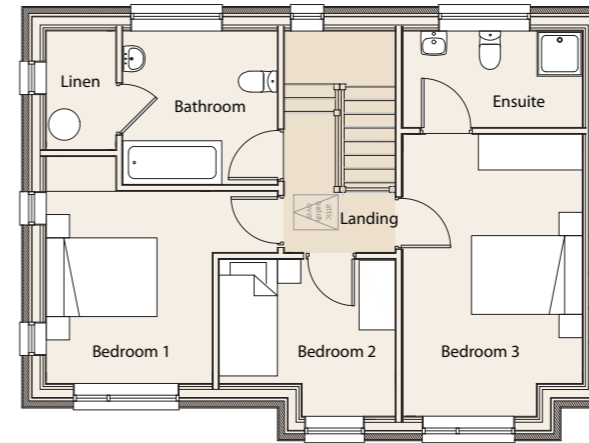
# HOUSE 13 & 14

NO. 13 3 Bed Detached - 115m<sup>2</sup>/1,238 sq ft

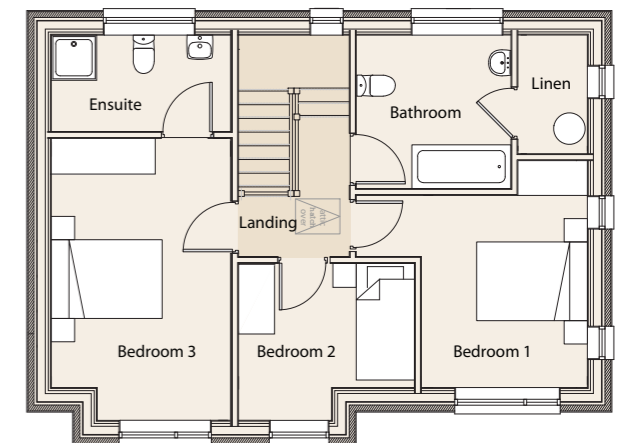
NO. 14 3 Bed Detached - 115m<sup>2</sup>/1,238 sq ft



## FIRST FLOOR

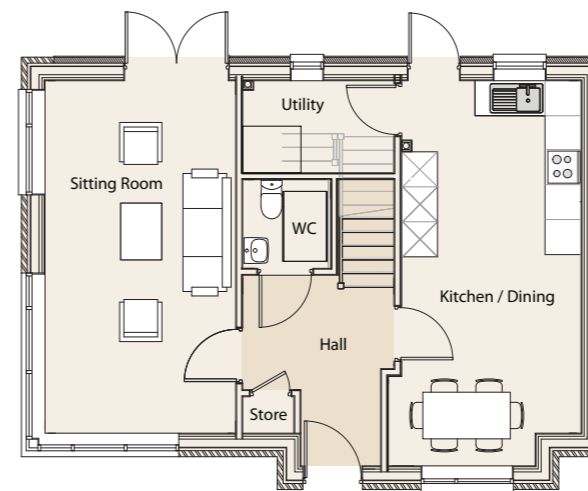


NO.14

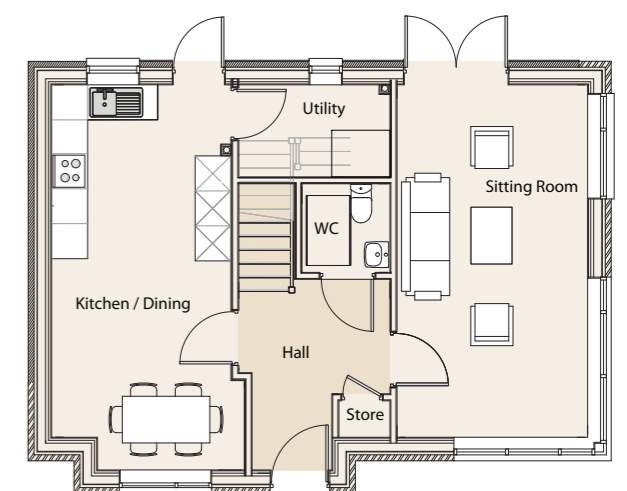


NO.13

## GROUND FLOOR



NO.14



NO.13





# The Monastery

CASTLE DEMESNE, TRALEE



JOINT AGENTS



**Crean McCann**  
PROPERTY

TEL. 087 149 4889  
creanmccann.ie



TEL. 066 719 0699  
gcauctioneers.ie

*These particulars are issued by Crean McCann Property & Ger Carmody Auctioneers and whilst every care has been taken with the preparation of these details, their accuracy is not guaranteed, nor do they constitute a contract or part thereof. We do not hold ourselves responsible for any accuracy in the particulars and terms of the property referred. These particulars are given on the understanding that all negotiations shall be conducted through Crean McCann Property (PSR 004673) and Ger Carmody Auctioneers (PSR 003339).*