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NEW HOMES DEVELOPMENT

AN CLOCHÁN, BARNAKYLE

PATRICKSWELL, CO. LIMERICK



An exclusive new development by Joyce Building Contractors of luxury detached and semi-detached homes located on a stunning elevated site in the scenic and well-connected village of Patrickswell, Co. Limerick -

NOW ON RELEASE

Houses at this development qualify for Help to Buy for all eligible first time buyers –UP TO €30,000 is AVAILABLE AS A CONTRIBUTION TO THE PURCHASERS DEPOSIT ON HOUSES BOUGHT IN 2023.

COMING SOON!

SPECIFICATIONS

Home Energy Ratings:

A2

Energy Efficiency:

Kingspan Ultima Timber Frame Construction

Priority Ventilation

Air to Water Heat Pump

Windows and Doors:

Walsh Windows

Double Glazed UPVC

Landscaping:

Front planters

Levelled and seeded garden

Internal Finishes:

Red Deal Stair with decorative balustrades

Moulded skirting & architrave

White regency door with chrome handles

External Finish:

Back uPVC fascia, soffit, gutters & downpipe

Painted rendered finish

External Tap

Security & Safety:

Pre-wired for security alarm

Smoke detectors fitted

Media & Communications:

Wired for Phone & Broadband

Bathrooms:

Modern high quality sanitary ware

Pressurized T Bar Shower with rain head

Kitchens & Utilities:

Fitted Modern Kitchen

Plumbed for washing machine and dishwasher

Heating & Ventilation:

Underfloor heating both floors

Priority Ventilation

Warranty:

10 year Structural Guarantee with Home Bond

DEVELOPER



CONTACT

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99 O'Connell Street | Limerick | V94 P8CY

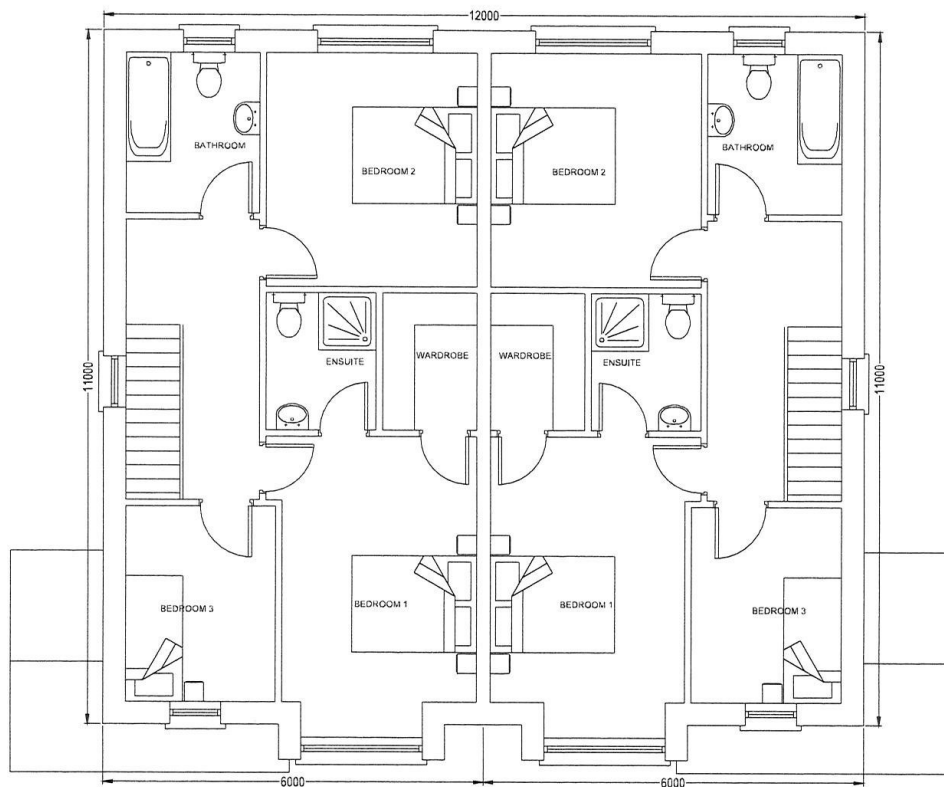
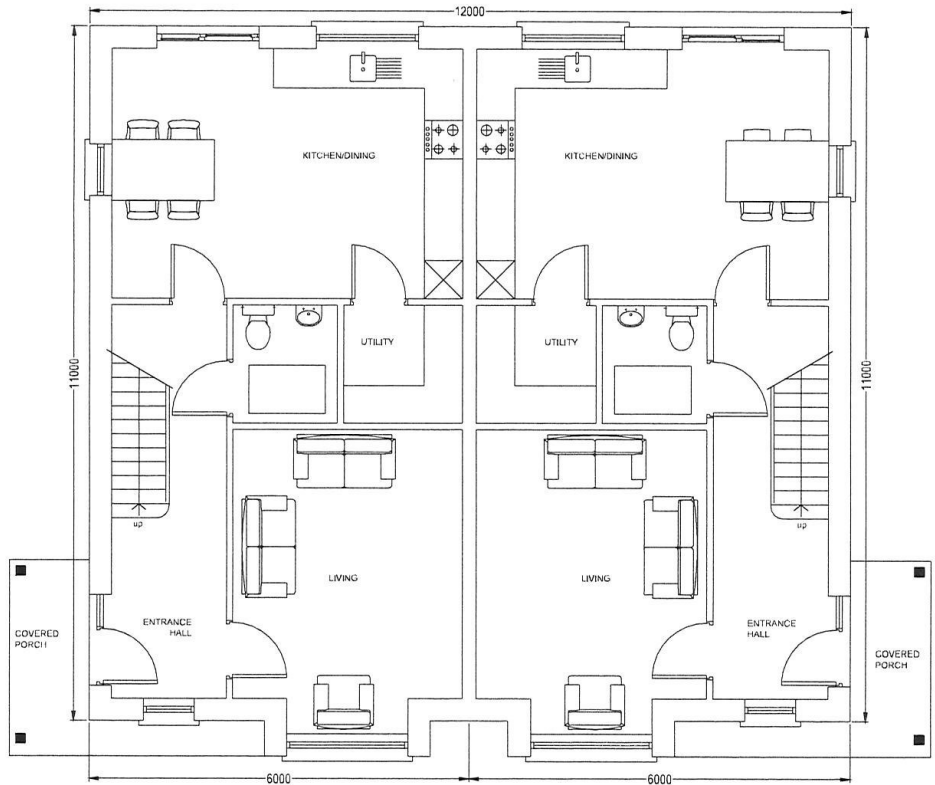
T: 061-413511 **E:** info@rooneys.eu

LIMERICK | GALWAY | DUBLIN

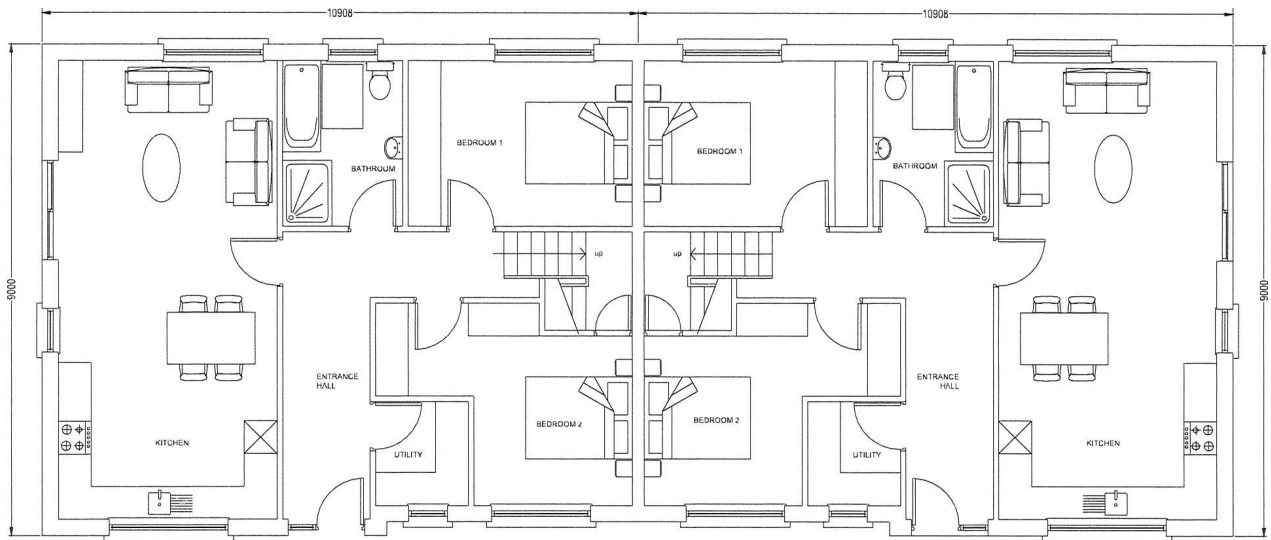
PSRA No. 002593

These Particulars and Terms are issued by Rooney Auctioneers (Limerick) Limited on the agreed understanding that all negotiations in respect of the property mentioned, are and will be conducted through them. Whilst every care has been taken in preparing these Particulars and Terms of the said property, Rooney Auctioneers (Limerick) Limited do not warrant these Particulars and Terms or any representations made by them about the property and all intending purchasers/lessees should satisfy themselves as to the correctness and/or accuracy of the information given. Rooney Auctioneers (Limerick) Limited shall further not be liable for any loss or expenses, which may be incurred in visiting the property, should it prove unsuitable or to have been let, sold or withdrawn.

3-bedroom semi-detached – 114 m³ / 1,230 sq ft

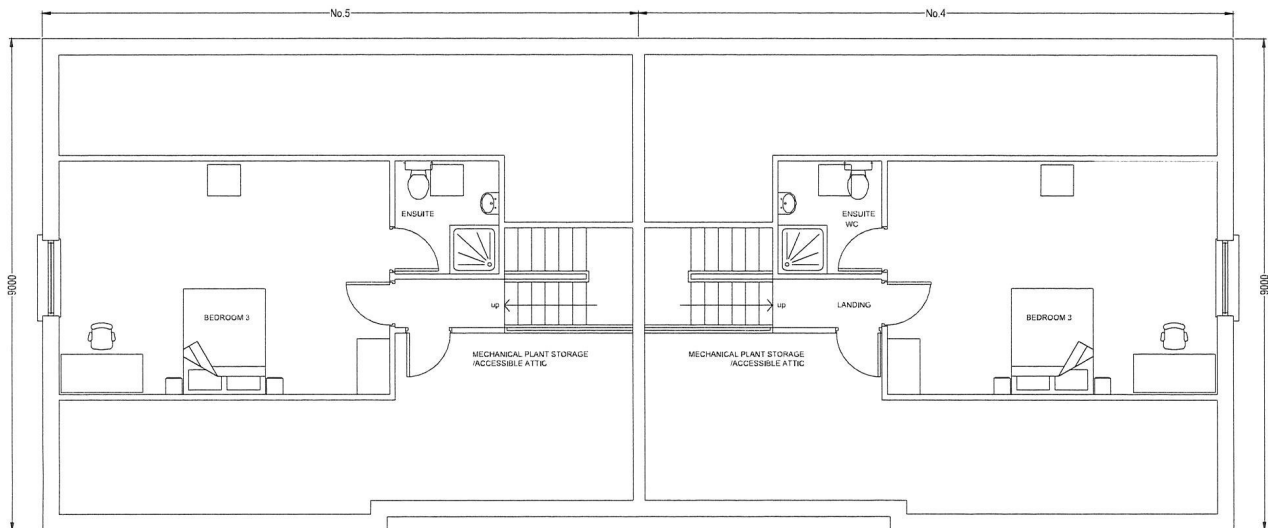


3-bedroom semi-detached bungalow - 118.8 sq m / 1,279 sq ft



GROUND FLOOR PLAN No.5
SCALE 1:50

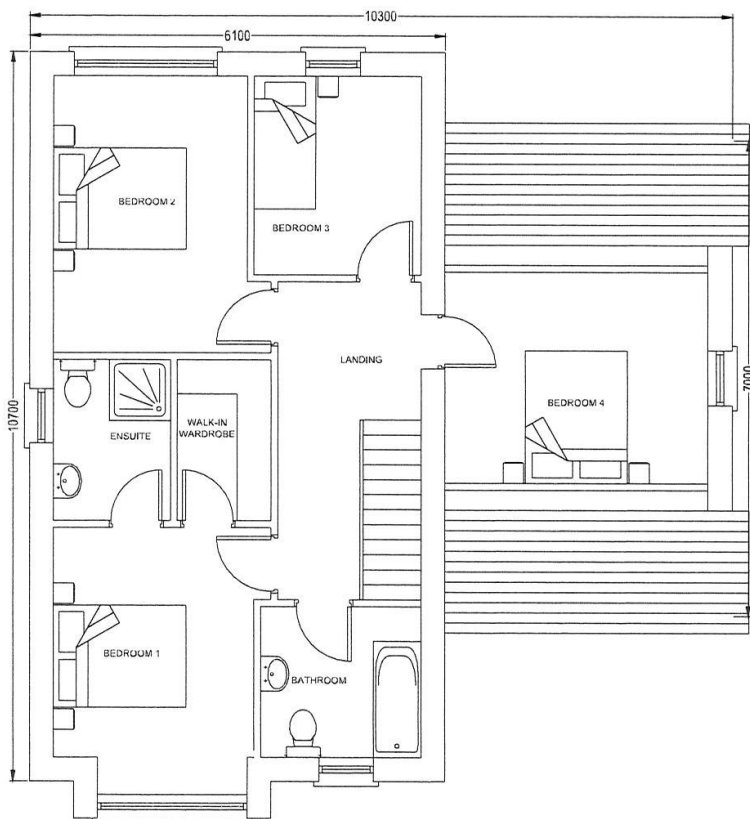
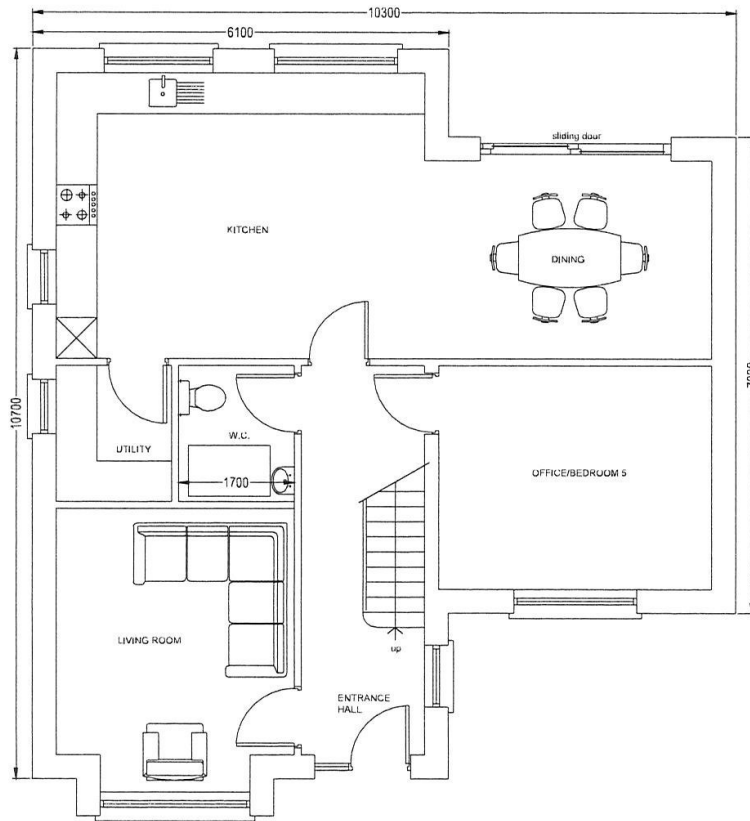
GROUND FLOOR PLAN No.4
SCALE 1:50



FIRST FLOOR PLAN No.5
SCALE 1:50

FIRST FLOOR PLAN No.4
SCALE 1:50

4/5-bedroom detached – 162.4 sq m / 1,748 sq ft



HOUSE NO	HOUSE TYPE	SIZE	GUIDE PRICE	ESTIMATED COMPLETION DATE
No 1	3 Bedroomed Semi –detached	114m2 / 1230ft2	€415,000 - Open to Offers	Available to book Immediately
No 2	3 bedroomed Semi-detached	114m2 / 1230ft2	€415,000 Open to Offers	Available to book Immediately
No 5	3 bedroomed Dormer Bungalow	118.8m2 / 1279ft2	€435,000 Open to Offers	Available to book Immediately
No 3	4/5 bedroomed Detached	162.4m2 / 1748ft2	€575,000 Open to Offers	Available to book Immediately

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You must provide a **Mortgage Approval in Principle** letter and, if applicable, **evidence of Help to Buy approval.**

If not availing of a mortgage, you must show proof of funds available to cover the purchase price.

