



elderberry
Court

elderberry





Elderberry Court presents an exceptional collection of beautifully crafted homes designed for modern family living.

Set within an attractive and thoughtfully planned residential setting, this exclusive development combines contemporary architecture, high-quality finishes and landscaped surroundings to create a place where comfort and style come together effortlessly.

Offering an elegant range of 2 and 3 bedroom homes, each residence at Elderberry Court has been carefully designed to maximise space, light and functionality. The homes feature bright, spacious interiors and well-proportioned living areas, creating a warm and welcoming environment perfectly suited to the needs of contemporary family life.

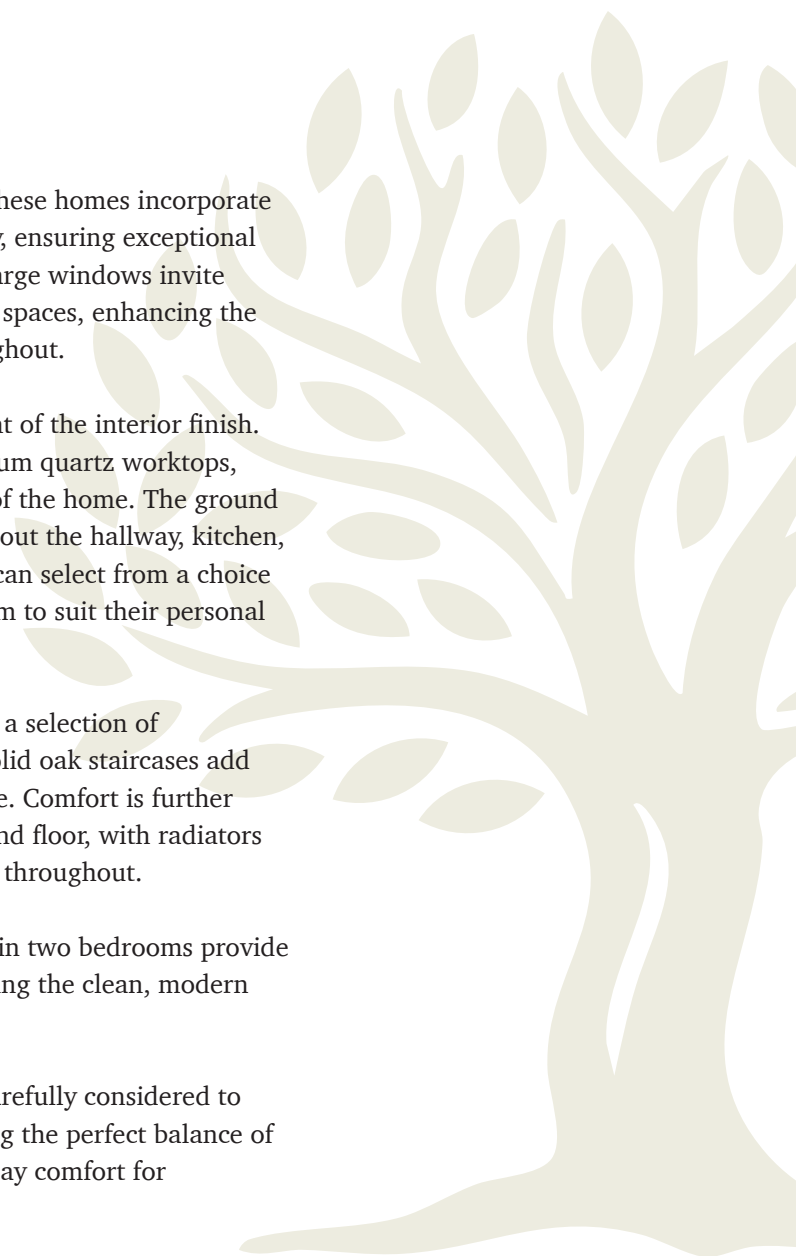
Built to an excellent BER A2 energy rating, these homes incorporate advanced air-to-water heat pump technology, ensuring exceptional energy efficiency and year-round comfort. Large windows invite an abundance of natural light into the living spaces, enhancing the sense of openness and modern design throughout.

Attention to detail is evident in every element of the interior finish. Stylish kitchens are complemented by premium quartz worktops, creating a sophisticated and practical heart of the home. The ground floor is finished with premium tiling throughout the hallway, kitchen, utility and dining areas, while homeowners can select from a choice of laminate wood flooring for the sitting room to suit their personal style.

Bathrooms and en-suites are fully tiled, with a selection of contemporary tile options available, while solid oak staircases add an elegant and timeless feature to each home. Comfort is further enhanced by underfloor heating on the ground floor, with radiators provided upstairs to ensure efficient warmth throughout.

Practical touches such as built-in wardrobes in two bedrooms provide convenient storage solutions while maintaining the clean, modern aesthetic of the homes.

At Elderberry Court, every detail has been carefully considered to deliver homes of outstanding quality. Offering the perfect balance of modern design, energy efficiency and everyday comfort for families to enjoy for years to come.



Sixmilebridge



Set in the heart of County Clare, Sixmilebridge offers the charm of village life with exceptional convenience.

Ideally located just 15 minutes from Limerick City, 10 minutes from Shannon and 20 minutes from Ennis, the village enjoys superb connectivity while maintaining a peaceful and welcoming community atmosphere.



Sixmilebridge



The popular seaside town of Lahinch and the stunning Atlantic coastline are only 40 minutes away, offering the perfect escape for outdoor enthusiasts.

Situated just off the M18 motorway, Sixmilebridge provides easy access to Galway and the wider national road network. The village also benefits from its own railway station on the Limerick / Galway line, while Shannon International Airport is only a short drive away.

A thriving local community offers excellent amenities including a modern primary school, sporting clubs such as Sixmilebridge GAA and Bridge United AFC, along with local shops, a library and credit union. Nearby Bunratty Village, just five minutes away, provides renowned restaurants, traditional pubs and the historic Bunratty Castle & Folk Park.

Combining rural charm with outstanding connectivity, Sixmilebridge offers an exceptional place to call home.





Location & House Types



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House Types

House Type 1

3 Bed Semi-Detached


with Stone Facade 110.8m²

-  **Type B** - Unit #8
- Type C** - Units #1, 9, 17
- Type C1** - Units #16, 25, 35, 79

House Type 2

3 Bed Semi-Detached

110.7/109.3m²

-  **Type B** - Unit #6
- Type C** - Units #2, 10, 18
- Type C1** - Units #15, 24, 34, 78

House Type 3

3 Bed Terrace


110.7m²

-  **Type B** - Unit #7

House Type 4

3 Bed Semi-Detached


103.6 / 103.3 / 104.0m²

-  **Type D** - Units #19-20, 63-66, 70-77
- Type E** - Units #50, 52, 57, 59
- Type E1** - Units #36, 38, 47, 49
- Type H** - Units #11, 14, 30, 33, 39, 42
- Type J** - Units #26, 43

House Type 5

3 Bed Terrace


103.3 / 103.6m²

-  **Type E** - Units #51, 58
- Type E1** - Units #37, 48
- Type H** - Units #12, 13, 31, 32, 40, 41
- Type J** - Units #27, 44

House Type 6

2 Bed Semi-Detached

82.5m²

-  **Type F** - Units #53, 54, 55, 56
- Type G** - Units #3, 5, 21, 23, 60, 62, 67, 69

House Type 7

2 Bed Terrace

82.1m²

-  **Type G** - Units #4, 22, 61, 68

House Type 8

2 Bed Ground Floor Duplex

87.6m²

-  **Type J** - Units #29, 46

House Type 9

1 Bed First Floor Duplex

57.2m² + 5.2m² Terrace

-  **Type J** - Units #28, 45

House Types

Legend









- House Type 1
- House Type 2
- House Type 3
- House Type 4
- House Type 5
- House Type 6
- House Type 7
- House Type 8
- House Type 9



Phases



Legend

-  Phase 1 - Units 1 - 8
-  Phase 2 - Units 70 - 79
-  Phase 3 - Units 9 - 16
-  Phase 4 - Units 60 - 69
-  Phase 5 - Units 17 - 25
-  Phase 6 - Units 50 - 59
-  Phase 7 - Units 26 - 35
-  Phase 8 - Units 36 - 49



House Type

B



Unit Type 2

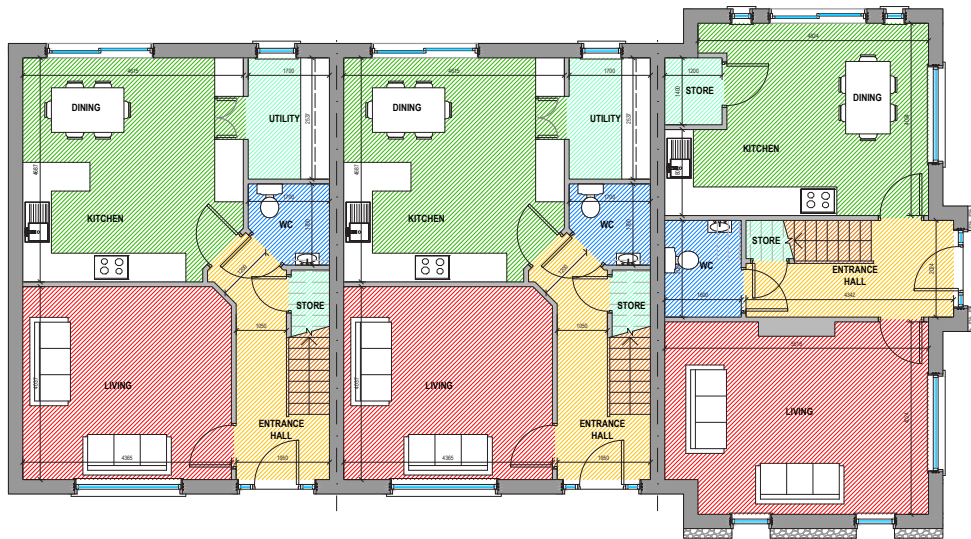
Unit Type 3

Unit Type 1

Ground Floor = 56.6m²

Ground Floor = 56.6m²

Ground Floor = 56.6m²



Total Area = 110.7m²

Total Area = 110.7m²

Total Area = 110.8m²

Ground Floor

Unit Type 2

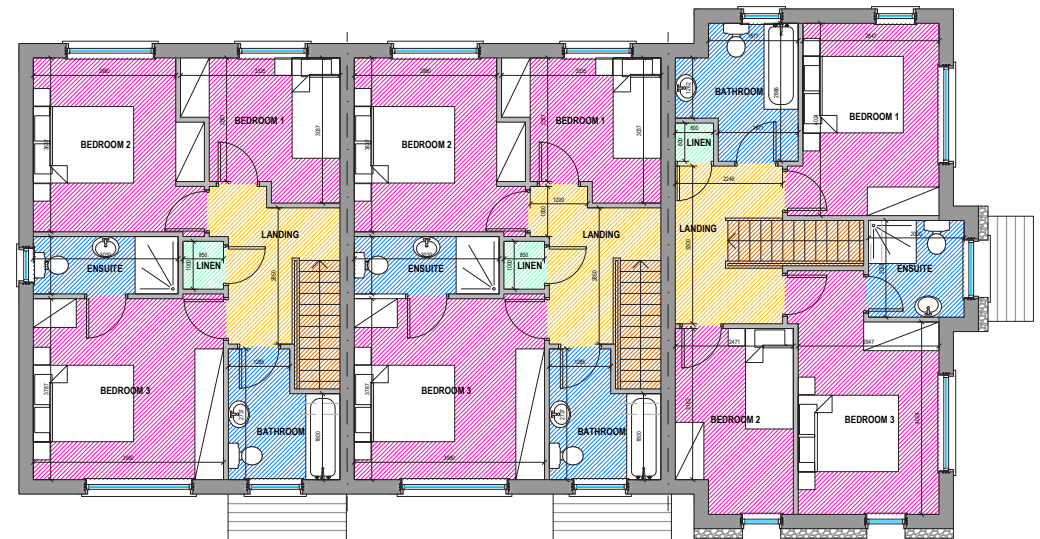
Unit Type 3

Unit Type 1

First Floor = 54.1m²

First Floor = 54.1m²

First Floor = 54.1m²



First Floor

House Type

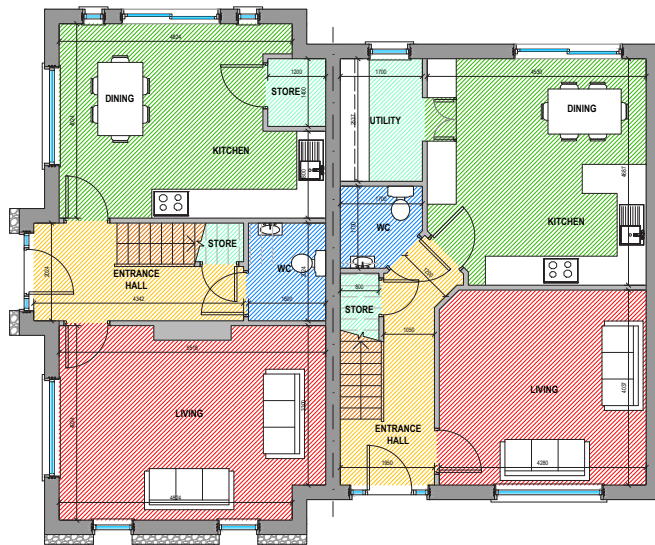


Unit Type 1

Unit Type 2

Ground Floor = 56.7m²

Ground Floor = 55.9m²



Total Area = 110.8m²

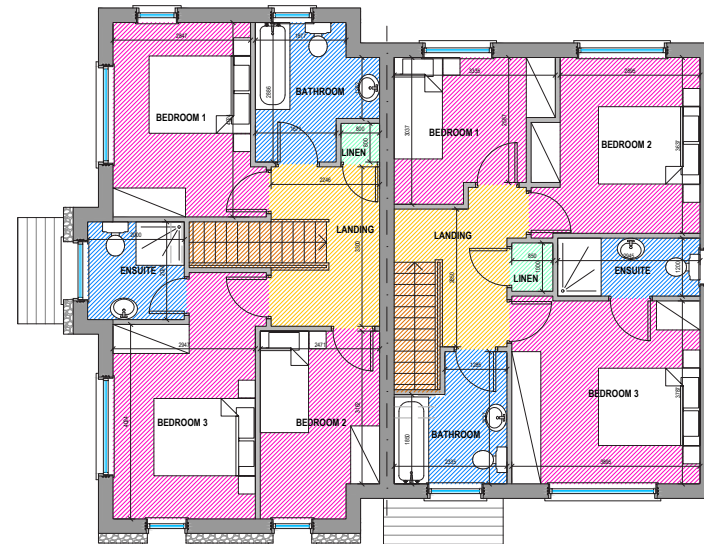
Total Area = 109.3m²

Unit Type 1

Unit Type 2

First Floor = 54.1m²

First Floor = 53.4m²



Ground Floor

First Floor

House Type

C1

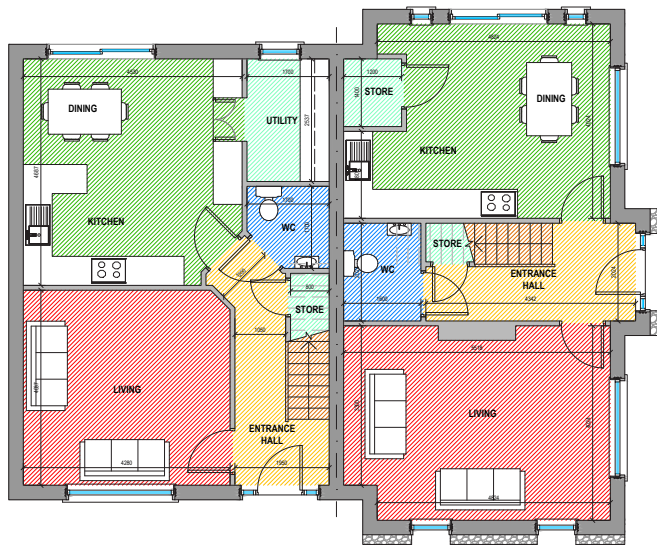


Unit Type 2

Unit Type 1

Ground Floor = 55.9m²

Ground Floor = 56.7m²



Total Area = 109.3m²

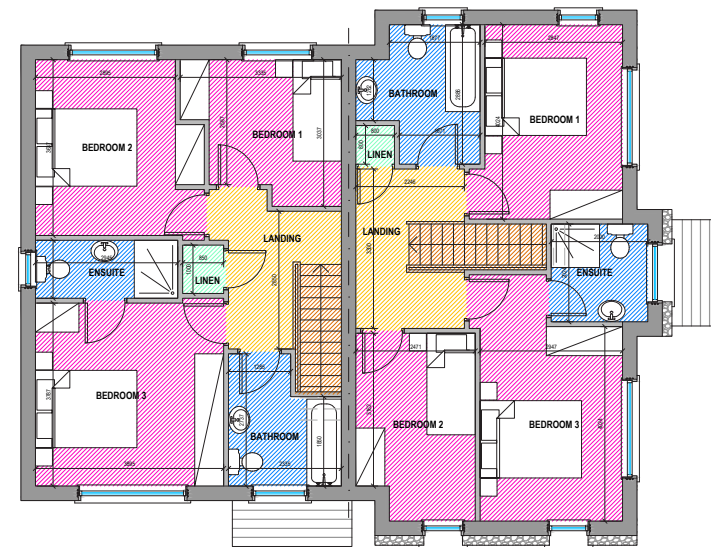
Total Area = 110.8m²

Unit Type 2

Unit Type 1

First Floor = 53.4m²

First Floor = 54.1m²



Ground Floor

First Floor

House Type

D

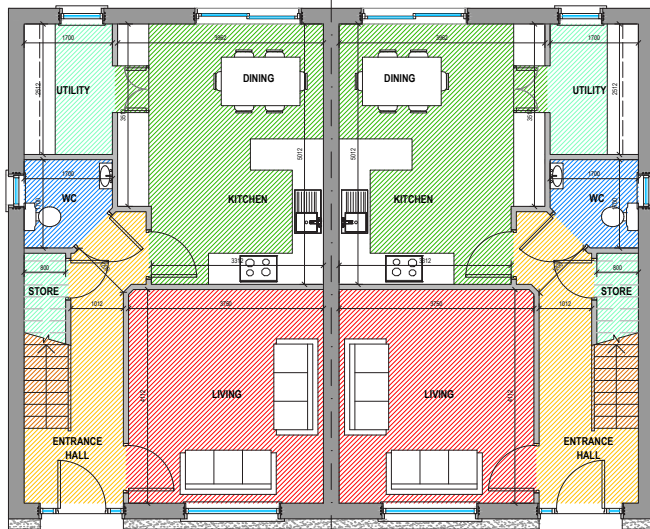


Unit Type 4

Ground Floor = 53.1m²

Unit Type 4

Ground Floor = 53.1m²



Total Area = 103.6m²

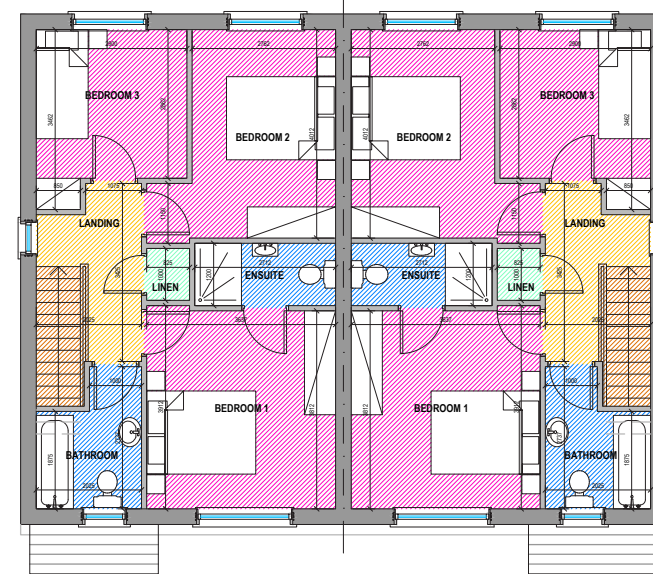
Total Area = 103.6m²

Unit Type 4

First Floor = 50.5m²

Unit Type 4

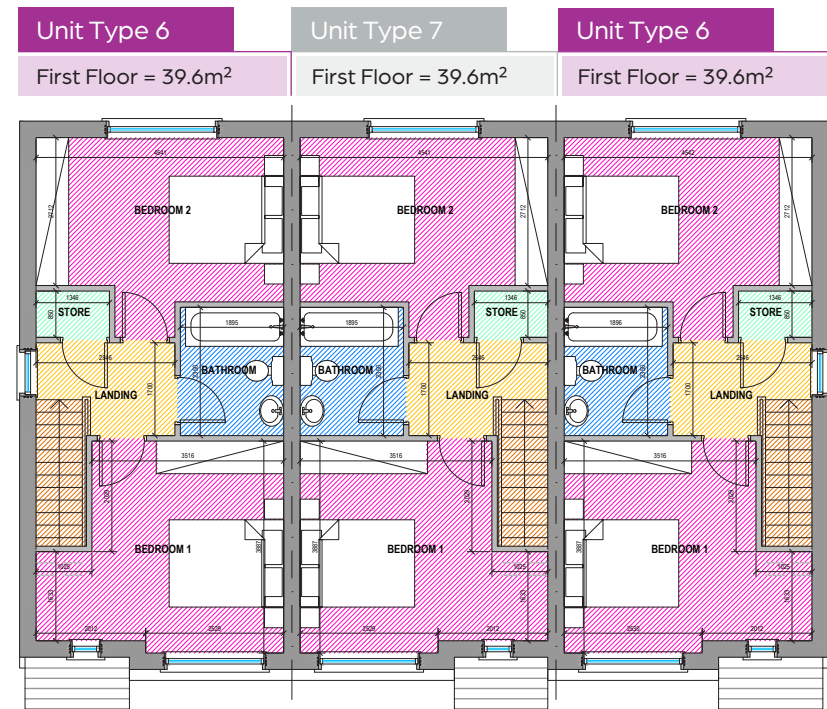
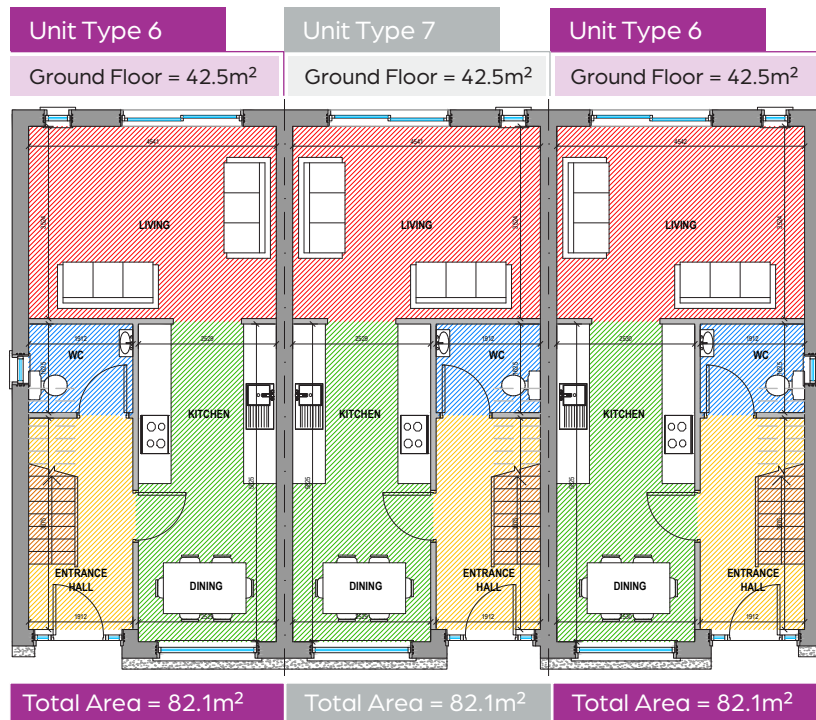
First Floor = 50.5m²



Ground Floor

First Floor

House Type



Ground Floor

First Floor

FÁILTE GO DTÍ
AN CHREATALACH
WELCOME TO
CRATLOE
FOREST RECREATION AREA





Kitchens

Kitchen Options

Attention to detail is evident in every element of the interior finish. Stylish kitchens are complemented by premium quartz worktops, creating a sophisticated and practical heart of the home.



Kitchen Layout



- a. Fridge
- b. Extractor
- c. Bins
- d. Dishwasher



Kitchen Layout



- a. Dishwasher
- b. Extractor
- c. Fridge
- d. Larder





Flooring & Tiles

Flooring Options



Upstairs Flooring

(Beds & Landing)

12mm Beige eir AC5



Main Floor Tile

(Hallway, Kitchen, Dining, Utility)

Eternal Pearl 120x60



Sitting Room option 1

Venice Oak 12mm



Sitting Room option 2

Westminster Oak 12mm



Sitting Room option 3

Viking Oak 12mm





Bathrooms

Bathroom Options



Bathroom Tile Option 1

Fior Di Bosco Perla Polished
Wall

Fior Di Bosco Perla Polished
Floor 60x60



Bathroom Tile Option 2

Eternal Pearl 90x30 wall
Eternal Pearl 60x60 floor



Bathroom Tile Option 3

Capri Mate 120x60 wall & floor

House Specification

BER A2



Mark O'Loughlin Construction Ltd Building Contractors

MOLC has established itself as one of the region's most trusted and respected builders. Based in County Clare, the company is recognised for professionalism, quality workmanship, and exceptional attention to detail.

From initial design through to completion, MOLC delivers exceptional homes that combine modern construction techniques with traditional values of craftsmanship and reliability.

The Development

Shannon Road, Sixmilebridge is a thoughtfully designed development of contemporary homes, created by architect **Arnold Leahy**. Arranged in short cul-de-sacs with landscaped open spaces, the development includes a mix of **2- and 3-bedroom semi-detached and terraced homes**.

The architecture complements the character of Sixmilebridge, while embracing a clean, modern style.

House Types

-  **Type 1** - 3 bed semi-detached with stone facade (110.8m²) 8 units
-  **Type 2** - 3 bed semi-detached (110.7/109.3m²) 8 units
-  **Type 3** - 3 bed terrace (110.7m²) 1 units
-  **Type 4** - 3 bed semi-detached (103.6m²/103.3/104m²) 30 units
-  **Type 5** - 3 bed terrace (103.3/103.6m²) 12 units
-  **Type 6** - 2 bed semi-detached (82.5m²) 12 units
-  **Type 7** - 2 bed terrace (82.1m²) 4 units
-  **Type 8** - 2 bed ground floor duplex (82.1m²) 2 units
-  **Type 9** - 1 bed first floor duplex (57.2m² + 5.2m² terrace) 2 units

General Construction Standards

All works comply fully with Building Regulations and relevant codes of practice active at the time of planning approval.

General Design Guidelines

A consistent architectural style and construction standard is maintained throughout, in accordance with all local authority conditions.

House Construction

Structure (ICF System – Altherm):

- 75mm external insulation
- 150mm concrete core
- 75mm internal insulation

Foundations

- Traditional structured raft

Roofing:

- Slate finish (colour subject to approval) on prefabricated timber trusses

External & Internal Walls

- ICF: 70mm external insulation, 150mm core, 70mm internal insulation

Ground Floor

- 150mm finished concrete slab

Roof Construction

- 150x44mm softwood wall plates, strapped at 1200mm
- Softwood roof trusses to BS 4978:1988 & IS 193:1896
- 600mm spacing

Fascia / Soffit / Bargeboards

- uPVC (colour approved by local authority)

Doors & Windows

- External Doors: uPVC, 3-point locking
- Internal Doors: Shaker style
- Windows: uPVC with restrictors on first-floor bedrooms
- All internal doors fitted with thumb-turn locks

First & Second Floors

- OSB sheeting or similar on Pozi-Joists

Stairs

- Treads: 32mm
- Risers: 22mm
- Strings: 280x50mm softwood
- Handrails: 25x25mm hardwood oak
- Newel posts: 95x95mm softwood

Attic

- 400mm mineral wool insulation
- No flooring provided

Skirting & Architrave

- MDF skirting, standard moulding
- MDF architrave, standard moulding

Timber Partition Walls

- 100x44mm studs with 12.5mm plasterboard, skim finish

Floors, Walls & Ceilings

Ground Floor

Sitting Room – Laminate:

Aqua King 12mm Range XL Plank – 3 options:

- Westminster Oak
- Venice Oak
- Viking Oak

Hall, Kitchen, Dining, Utility:

- Eternal Pearl 120×60 full-body porcelain tile

Bathroom Tiling (Fully Tiled):

Full-body porcelain tile options:

- Eternal Pearl 90×30 wall / 60×60 floor
- Capri 120×60 (floor & wall)
- Fior Di Bosco Perla 80×40 wall / 60×60 floor
- All wet areas fully tanked and waterproofed

First Floor

- Beige Eir 12mm AC5 standard plank

External Walls

- Silicone render (colour subject to approval)
- Internal Walls
- Skim plaster throughout
- Painted white

Ceilings

- Ground Floor: 15mm plasterboard, skimmed, white
- First Floor: 12mm plasterboard, skimmed, white

Painting

- White throughout (standard scheme)

Heating & Electrical

Heating Installation

- Panasonic Air-to-Water heat pump
- Underfloor heating downstairs
- Aluminium radiators upstairs
- Separate thermostats per floor
- All pipework insulated and labelled

Ventilation

- Central Extract Duco System
- Trickle vents in windows

Electrical Installation

- Fully compliant with ETCI Rules
- Smoke alarms to BS 5446 & BS 5839 standards
- TV points in living room & kitchen/dining
- Ample sockets throughout
- Wired doorbell
- Attic light
- Fibre CAT 5 throughout
- EV charging point provision

Internal Fit-out

Kitchen

- Fitted kitchen with quartz countertop

Quartz Worktops – Supply & Fit (30mm):

- Fiesta
- Dellicatta Carrara
- Treaty White:
Includes 100mm wrap-around upstand

Bathroom Fittings

Sanitaryware:

- 500mm Hudson white vanity unit with basin & tap (all bathrooms)
- Fully back-to-wall toilet (may vary)
- 1200×900 double shower tray (en-suite)
- 1700mm shower-bath & panels
- Treaty rainfall showers (main & en-suite)

External Finishes

- Paved driveways with brick dividers
- Concrete footpaths
- Lawns levelled and seeded
- Concrete block dividing walls
- Insulated external bib tap & drainage

Estate Boundary Treatments

- 1.8m high boundary walls to planning requirements





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