



CURATES COURT

ROSLEVAN, ENNIS, CO. CLARE

PHASE 2

3 Bed


Luxurious Homes



Selling Agent

Builder

Costelloe
Estate Agents | Registered Valuers | Chartered Surveyors
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 **GILDOC LIAM**
TRADING AS **O'DOHERTY**

Introducing Curates Court

With over 30 years of experience delivering homes of outstanding quality, Liam O'Doherty Building Contractors have established an enviable reputation for precision, craftsmanship, and enduring excellence. Their distinguished portfolio includes Verdant Hill, Friars Close, An Gallán Nua, Drumcarranmore, An Cosán Gheal, Cluain Ghearrain, and Cregg Árd—each development reflecting a commitment to superior design, thoughtful layouts, and meticulous attention to detail.

Curate's Court Phase 2 continues this legacy, offering homes defined by exceptional quality, refined finishes, and an uncompromising standard of living in the heart of Ennis.

It enjoys a highly sought-after location just off the Tulla Road, one of Ennis' most established and prestigious residential areas. Set within a mature neighbourhood, the development offers a rare balance of tranquillity and convenience, where daily amenities are close at hand, yet the atmosphere remains calm, private, and refined.

Roslevan Shopping Centre is just 500 metres away, providing easy access to shops, cafés, and essential services, while Ennis Town Centre—only 3.2 kilometres away—offers boutique retail, dining, leisure facilities, and cultural attractions. The nearby M18 motorway, less than 900 metres from the development, ensures excellent connectivity to Shannon, Limerick, and the wider region.

Renowned for its enduring appeal, the surrounding area is characterised by mature landscaping, a strong sense of

community, and an enviable residential setting. Residents enjoy the peace and space typically associated with country living, without sacrificing the advantages of town life.

Phase 2 of Curate's Court presents an exclusive collection of 30 exceptional A2-rated homes, thoughtfully arranged around a beautifully landscaped central green. Many of the homes enjoy direct views over this green, creating a sense of openness, light, and connection to nature that enhances everyday living.

The development showcases inspirational architecture, harmonious layouts, and refined aesthetics. Each home is carefully positioned to enhance the overall streetscape, resulting in a cohesive, elegant environment that feels both contemporary and timeless.

Built to the highest standards, these homes feature premium materials, superior craftsmanship, and exceptional attention to detail throughout. The A2 energy rating reflects a commitment to sustainability and efficiency, providing enhanced comfort, reduced energy costs, and future-ready homes of lasting value.

Curate's Court Phase 2 is more than a development—it is a carefully curated residential setting that embodies quality, prestige, and modern luxury, perfectly suited to those seeking an elevated lifestyle in one of Ennis' most desirable locations.



Overall Specification

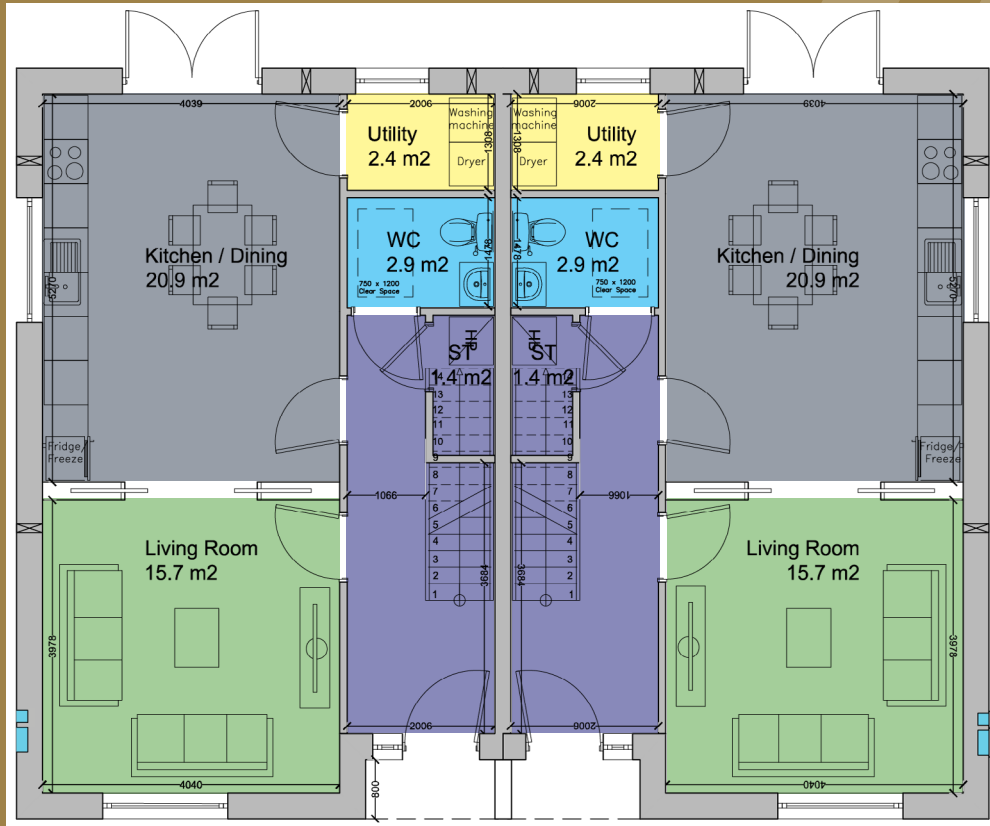
- Air to Water Energy-Efficient Heating System.
- Mechanical Cold Air Input System.
- Modern Triple Glazed Windows and Doors.
- A Contemporary Block Build with Slate Tile Roof, constructed to an A2 standard.
- Finished Tarmac Driveway to Front of Houses with Brick Border.
- Rear Garden Seeded and Rolled. Concrete Block Walls/ Existing Natural Boundaries to rear, Decorative Timber Post & Rail Dividing Walls. (Garden Shed not included) Exterior Garden Tap.
- Concrete Footpaths Surrounding Each Property.
- White Finished Solid Shaker Style Door from Western Joinery Ltd with Contemporary Skirting, Architrave and Door Handles Throughout.
- Quality Fitted Kitchen by RFD Kitchens. (PC Sum €5,000. Appliances not included)
- Choice of Worktops from RFD Kitchens.
- Contemporary Luxurious Sanitary Ware for Bathroom/ Ensuite.
- Tiling to the Following Floor Areas: Kitchen/ Dining, Utility, Downstairs WC, Bathroom and Ensuite. (PC Sum €5,000).
- Generous Electrical Specification Throughout.
- Painted Walls and Ceilings with Standard White Colour Throughout.
- All Homes Fitted with Smoke and Carbon Monoxide Alarms.
- Every Home is Covered by a 10 Year Homebond Guarantee.
- Pull Down Ladder Attic Access.
- Exterior Cable for Electric Vehicle Charging Point.
- Exterior EV Charging Points Positioned Around Green Area.
- Homes may Qualify for 'Help to Buy' Scheme.

3 BED SEMI-DETACHED

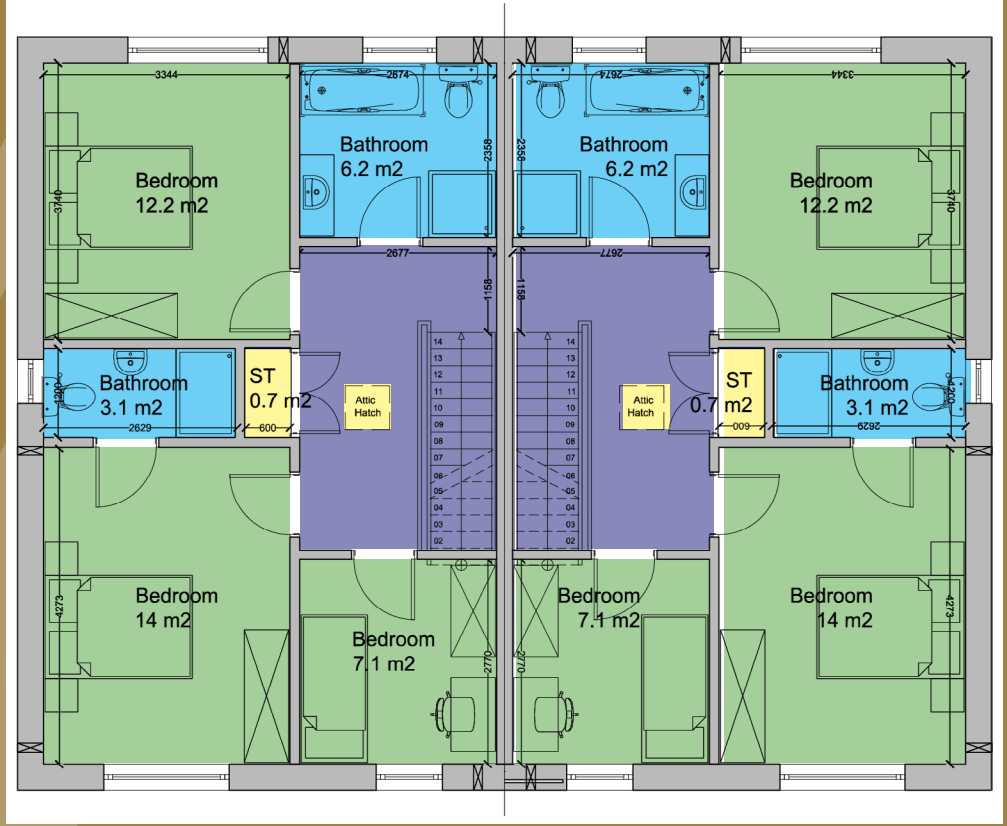
Total Floor area:
114.99 m² (1.238 sq.ft.)



Ground Floor



First Floor



Site Plan

PHASE 2

Phase 1
Completed



House Types

**3 BED
SEMI-DETACHED**

Total Floor area:
114.99 m² (1.238 sq.ft.)

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