

Gateway Park Croom, Co. Limerick

It's 2020, live in comfort and luxury in one of only 10 detached, 4 bedroom homes, built to A2 BER rating in Croom , Co. Limerick

A superior residential gated development of detached homes sitting on 0.25 acre sites



An impressively large four bedroom home combining the best of privacy and style. With, open plan Kitchen / Diner / Lounger and Formal Sitting Room , utility and convenient bathroom on the Ground floor. Master Bedroom ensuite complete with Walk in Dressing Room and 3 large bedrooms complete with family bathroom means this home can easily cater for growing families.

On the Ground floor the sizeable dimensions of this property are immediately apparent thanks to the open plan Kitchen / Dining / Living area , Utility room and Formal Sitting Room.

The garden is easily accessed via double doors for summer living.

SOLE SELLING AGENT



Contact Tom Crosse on
061 413522 / 087 2547717



Gateway Park

Croom, Co. Limerick

LOCATION

Gateway Park is located in the historic town of Croom, Co. Limerick, approximately 2 km from the main Limerick to Cork Road and less than 8 minutes from Limerick city with access via motorway to Cork, Galway & Dublin. The immediate location is surrounded by a brand new 2nd level school, the Mid Western Orthopaedic Hospital and Medical Centre. Limerick city and its amenities is a short, easy drive away. Limerick has a growing business and industrial sector with several Technological Parks also situated near by.



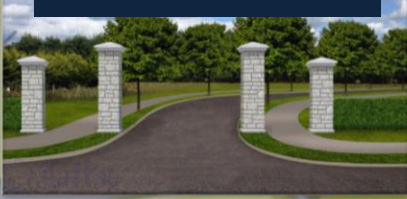
Some multinationals, such as Analog Devices, Vistakon, Edwards Lifesciences and Regeneron are located in the area and Limerick and its surrounding towns all benefit from the growing employment base that the city offers. In addition to Industry and Jobs, Croom and Limerick has a strong Educational Hub with excellent Primary, Secondary and University Educational Facilities like University of Limerick and Limerick Institute of Technology.

Croom and Limerick is also in very close proximity (all within 10km) of Adare Manor and Golf Club & Curraghchase National Park.

Limerick is the capital of Ireland's Midwest region with an urban and hinterland population of over 200,000 people. It is noted for its shopping , excellent bars and restaurants catering for all palates, has huge historical and cultural significance as well as its contribution to the arts. The city and its surrounding towns are very proud of the city and county's sporting prowess and Rugby and Hurling are played with spirit and passion.



Gated Entrance



Gateway Park Croom, Co. Limerick

Welcome to Gateway Park, an exclusive architect designed development of 10 detached homes by Homes For You. These homes epitomise modern living, situated less than 1 km from Croom village while only an 8 minute drive from Limerick city and all major routes to Dublin, Cork and Galway.

Located in a stunning setting, approached through imposing gates, these homes are designed to embrace a family-friendly living environment.

Homes For You is one of Limerick's leading house builders and we are known for the quality of our build and the excellence of our finishes.

Pricing

- Turnkey : €334,950

*Allowances (including VAT)	PC Sum
Kitchen / Utility	€7,500
Wardrobes	€2,000
Sanitary Ware / Shower Units	€2,000
Tiling	€3,000
Timber Flooring	€1,500
Carpet (80 sqm)	€1,500
Painting	€2,500
Totals	€20,000

10

9

8

7

6

5

SOLD

4

SOLD

3

SOLD

2

SOLD

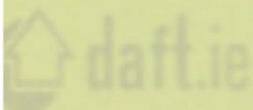
1

SOLD

GPS Co-ordinates
52.525 N, -8.715 W

CROOM VILLAGE

LIMERICK CITY



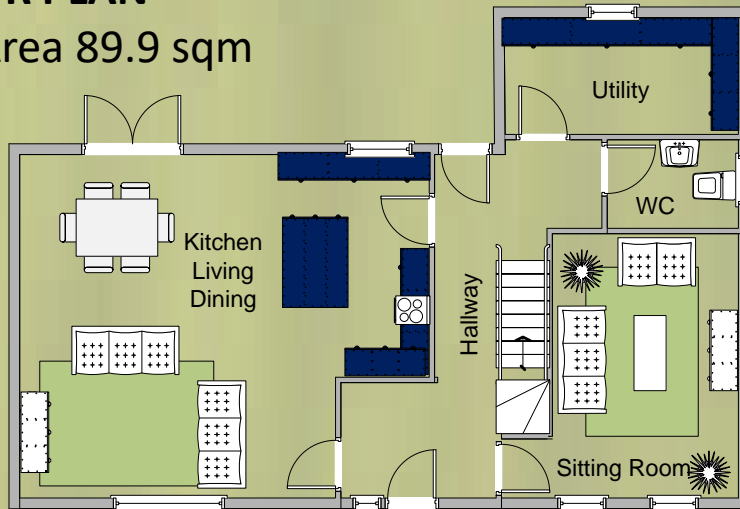
SITE LAYOUT PLAN

Gateway Park Croom, Co. Limerick

TOTAL FLOOR PLAN
172.8 sqm
1860 sq feet

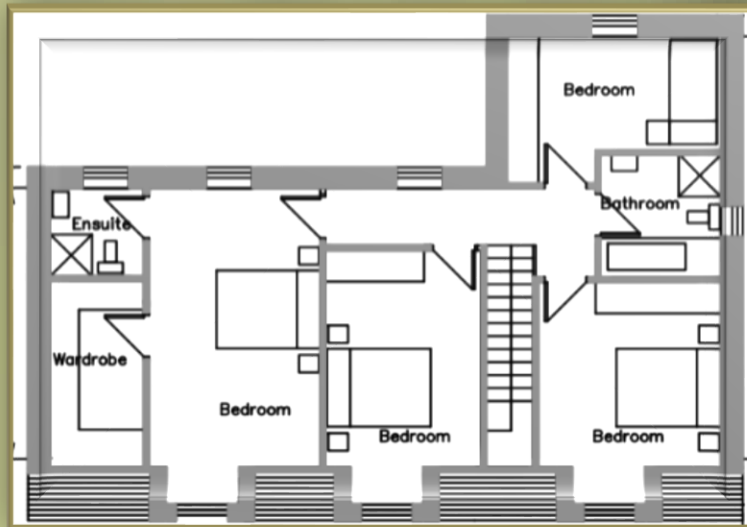
GROUND FLOOR PLAN

Ground Floor Area 89.9 sqm
968 sq feet



FIRST FLOOR PLAN

First Floor Area 82.9 sqm
892 sq feet



Features

- Generous Kitchen, Fireplace, Tiling, Flooring & Bedroom allowances included
- Allowance for Painted Walls, Ceilings & Woodwork
- Public Water, ESB and Waste Water connections
- Wired for Telephone & Broadband
- Air to Water Heating system – A2 BER
- Double glazed windows and doors throughout
- Lawn grassed, walled garden to rear and side, post and rail fence to front with timber gates

Gateway Park Croom, Co. Limerick

FRONT ELEVATIONS

**SITE 6
SITE 9**



SITE 7



**SITE 8
SITE 10**



Energy Efficiency

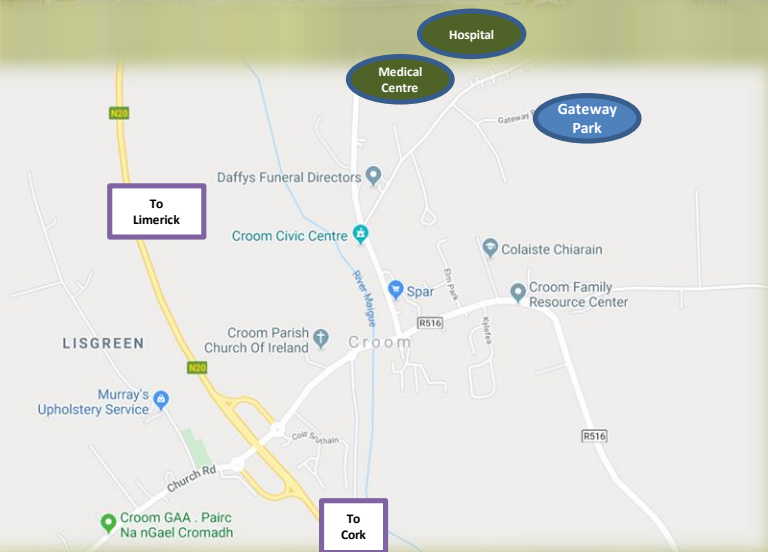
- BER rating of A3
- Airtight detailing and testing will achieve reductions in energy and heat loss
- High levels of insulation will be provided to the Floor, Walls and Roof to ensure heat conservation

The Location

Situated on the outskirts of Croom village and less than an 8 minute drive from Limerick city, this development provides the convenience of city living while living in the countryside

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LOCATION



DEVELOPER & BUILDER



SOLE SELLING AGENT



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