



COIS CURRÁN

Pallaskenry, Co. Limerick

A ROCHE GROUP LANDMARK DEVELOPMENT

Welcome to Cois Currán

Pallaskenry, Co. Limerick

The Roche Group are delighted to introduce Cois Currán, an exceptional turnkey development of 30 new A-Rated 3 bed semi detached and townhouses in the vibrant and welcoming village of Pallaskenry, Co. Limerick.

House Type A





House Type B

*For Illustrative Purposes Only

These thoughtfully designed, A-Rated homes combine practicality with understated elegance, all while delivering exceptional energy efficiency. Each residence offers generous, well considered spaces designed to support modern living - from family time and entertaining to quiet evenings or working from home - all in a bright, comfortable and effortlessly relaxing setting.

Welcome to Pallaskenry, Co Limerick

A CONNECTED VILLAGE WITH A STRONG COMMUNITY HEART. BEAUTIFULLY POSITIONED JUST 18 KM WEST OF LIMERICK CITY, PALLASKENRY IS A CHARMING, WELL ESTABLISHED VILLAGE THAT OFFERS THE PERFECT BALANCE OF PEACEFUL RURAL LIVING AND EVERYDAY CONVENIENCE.

Set close to the Shannon Estuary, the area enjoys a natural, calming landscape while remaining within easy reach of major employment centres including Limerick, Shannon and Askeaton.

Shops & Local Services

Pallaskenry is exceptionally well served for a village of its size, offering everything you need for modern living right on your doorstep. The village includes:

- Local shops, cafés and bars, hairdressers and barber as well as a convenient post office.

These amenities create a vibrant, self sufficient community where daily life feels easy and connected.

Schools & Education

Pallaskenry is a standout location for families, with excellent education options within walking distance:

- **St. Mary's Primary School**, a friendly, well regarded primary school.
- **Salesian Secondary College**, one of the region's largest and most respected secondary schools.
- **Pallaskenry Agricultural College**, a renowned training centre located at Copsewood.

The presence of both primary and secondary schools in the village is a major advantage for growing families.



Leisure, Nature & Outdoor Living

Life in Pallaskenry is enriched by its natural surroundings and outdoor amenities:

- Close to the **Shannon Estuary**, offering peaceful waterside walks.
- Near **Dromore Lake**, a beautiful spot for nature lovers.
- Local **playground and sports facilities**, including **GAA Grounds**.
- A landscape dotted with **historic castles and heritage sites**, adding depth and character to the area.

Whether you enjoy weekend walks, family outings, or simply taking in the scenery, Pallaskenry offers a lifestyle that feels calm, grounded and connected to nature.

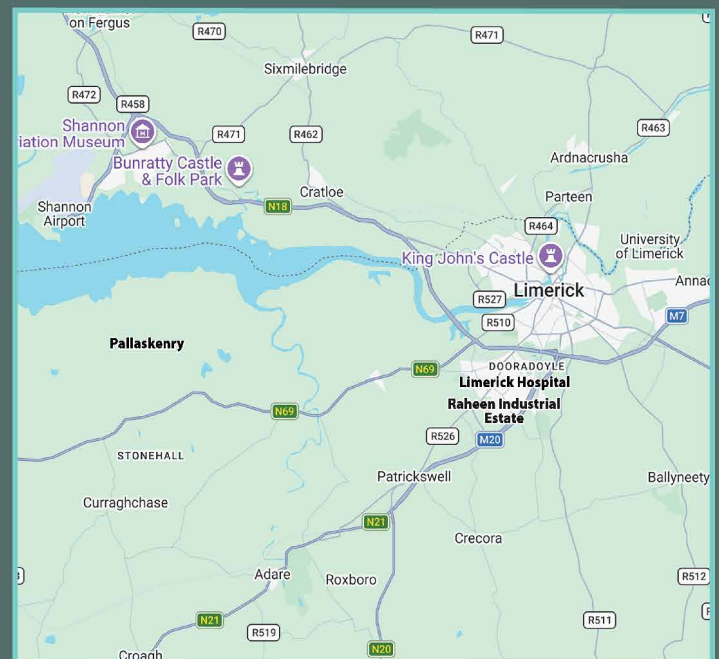
Well Connected

Pallaskenry sits just **5 km north of the N69**, providing quick access to:

- **Limerick City.**
- **Shannon Airport.**
- **Wild Atlantic Way.**
- **Wider routes across the Mid West.**
- **It's an ideal base for commuters who want countryside living without compromising on accessibility.**
- **Regular Bus service to Limerick City Centre.**

Why Pallaskenry Works for Modern Living

- A genuine village community with excellent local amenities.
- Strong education options from primary to secondary.
- Beautiful natural surroundings and heritage charm.
- Easy access to Limerick, Shannon and the wider region.
- A peaceful, family friendly environment with real character.



Limerick City Centre	18km
Foynes	18km
Raheen Industrial Estate	18km
University of Limerick	20km



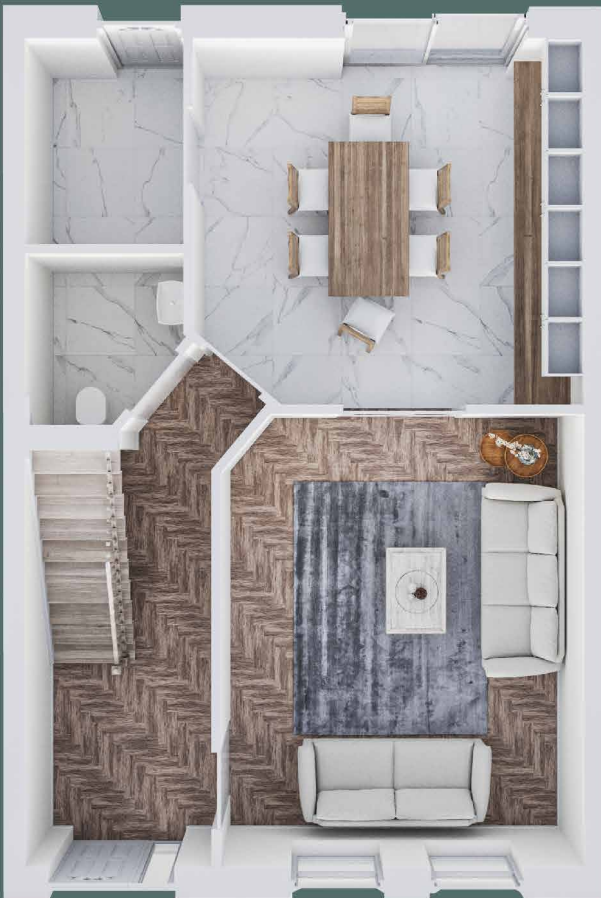
House Type A

1,162 Square Foot/108 Square Metres
(A-Rated)



House Type B

1,162 Square Foot/108 Square Metres
(A-Rated)



Downstairs Floor Plan

*Townhouse layout will vary slightly



First Floor Plan

*Townhouse layout will vary slightly

Specifications & Finishes

ENERGY RATING & BUILD

- A2 BER energy rating for exceptional overall performance.
- Highly insulated, airtight building design to minimise heat loss.
- Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.
- High quality insulated ICF Build.
- Low energy LED light fittings installed throughout.

EXTERNAL FINISHES

- Front elevation featured in natural sandstone with rendered finish to rest of the house.
- A black flat tile finish to the roof. Black uPVC fascia, soffit and guttering.

INTERNAL FINISHES

- Solid painted timber staircase with hardwood handrail.
- Quality interior joinery to include painted internal doors with chrome handles and contemporary skirting and architraves.
- All walls, ceilings, skirtings and doors are painted as standard.
- Flooring to ground floor kitchen and hall.

DOORS & WINDOWS

- Chalk colour uPVC double glazed windows and doors.

KITCHEN/UTILITY

- Modern fitted kitchen with tiled splashback. Kitchen appliances not included.

BATHROOM / ENSUITE / WC

- All bathrooms and ensuite rooms fitted with high-quality sanitaryware, heated chrome towel rails and vanity unit.
- All bathroom fitted with Shower & Shower Doors. Power Shower to main bathroom and electric shower in ensuite.
- Tiles on all bathroom floors and wet areas. Tiling to WC floor and splashback to wash hand basin.

ELECTRICAL

- Telephone and data outlets.
- Extensive provision of lighting and power points throughout the home.
- White sockets and switches fitted throughout the house.
- Wifi Booster to downstairs and upstairs.
- External socket, weather resistant external power point to the rear garden.
- Pre-wired for EV Charger.

GARDENS

- High quality cobble lock to the driveways.
- Gardens levelled and seeded.
- Outdoor tap fitted to rear gardens.

GOVERNMENT INCENTIVES

- Help to Buy
- First Homes Schemes (available on this development).

WARRANTY COVER UNDER HOMEBOND

- 10 year Structural/Latent Defects Insurance.

CERTIFICATION & COMPLIANCE

The following certificates are provided on completion:

- BER (Building Energy Rating)
- Airtightness
- Electrical
- Plumbing and ventilation
- 10-year structural warranty

Disclaimer

These particulars are issued by the Auctioneer/Agent on the understanding that they do not constitute an offer, contract, or part thereof. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation are given in good faith and are believed to be correct; however, any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither the Vendor, the Auctioneer/Agent, nor any person in their employment has authority to make or give any representation or warranty in relation to the property. Any prospective purchaser is advised that no contract for the sale of land shall be binding unless made in writing and signed by the parties, as provided for under Section 51 of the Land and Conveyancing Law Reform Act 2009. Prices, outgoings and rent are quoted exclusive of VAT (unless otherwise stated) and may be subject to change.

PURCHASE PROCEDURE

- Confirm the booking and payment process:
 - €5,000 booking deposit required to secure a property.
 - Balance of the 10% deposit payable on signing contracts (Help-to-Buy applicable with prior approval).
 - Contracts must be signed before any works or customisation can proceed.



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BUILDING FOR TOMORROW

