



Inishlounaght Way

Marlfield, Clonmel

Luxurious
Contemporary
Living



Welcome to
Inishlounaght Way,
elegant homes, built to
the highest standards




situated within the
breathtakingly beautiful
setting of Marlfield,
Clonmel, Co. Tipperary.

JSF Homes are proud to introduce Inishlounaght Way, an exclusive contemporary housing project consisting of a total of 49 houses. This development comprises of a selection of 6 different house types with a variety of 3,4 and 5 bedroom detached and semi-detached homes. Each house is a superbly built, architect designed family home, both modern and luxurious in its finish.

The superb Inishlounaght Way will see each home built on an elevated site with amazing panoramic views over the stunning surrounding countryside within the magnificent idyllic village setting of Marlfield, Clonmel, Co. Tipperary.



Inishlounaght Way takes into consideration comfort, luxury and modern contemporary living. We at JSF Homes pride ourselves in providing for you the most modern, efficient, superbly finished and professionally built homes possible. Each home is highly insulated to achieve and maintain thermal comfort with a high level of air tightness to retain heat. All our homes include Air to Water energy efficient heating, a Heat Recovery Ventilation system and underfloor heating throughout. Our superior Inishlounaght Way homes are designed and built to achieve a BER A2 Rating. The heating system is zoned to allow you to manage your energy needs with ESB smart meters installed in each of these homes. Category LD2 fire alarms systems are installed in each house.

A photograph of a stone building with a steep, dark roof and a small, arched window. The building is surrounded by lush green trees and foliage. In the foreground, there is a body of water reflecting the scene. The overall atmosphere is serene and historical.

Steeped in history
in a breathtakingly
beautiful location.



The village Marlfield lies just three kilometres west of Clonmel. The townland of Marlfield replaced an older settlement near the 12th century Cistercian community of Inislounaght Abbey. Nearby St Patrick's well - Traditional history links the site with Saint Patrick who proselytised Ireland in the 5th century. From the 12th to 16th centuries, St. Patrick's Well belonged to the nearby Inishlounaght Abbey.

Marlfield is steeped in history and was developed as a minor regional industrial centre using water from a tributary of the river Suir as a source of power, it had the largest grain mill of its time in the country, the local lake was constructed to run the mill machinery. There were several grain and rapeseed mills situated near the lake which were superseded by a substantial distillery, which was eventually taken over by Jamesons before it closed. Marlfield house, former residence of the Bagwell family, was built in 1785. It was badly damaged by fire in 1923 and was subsequently re-built and remains an integral part of Marlfield to this day.

Experience the blend of village charm within easy access to all the facilities of a large town close by. Inishlounaght Way, Marlfield lies approximately three kilometres from the town of Clonmel with local daily transport services available and has easily accessible driving routes in and out of the town. Clonmel, with a population of over 18,000 is home to several multi-national companies including the medical, beverage and pharmaceutical industries. The town offers a choice of many retail outlets and is home to a selection of quality hotels, restaurants, cafes and bars. Educational facilities on offer include a choice of creches, primary schools, secondary schools, (including the prestigious Rockwell College nearby), and also third level options. Clonmel lies within easy reach of Cork (97km), Limerick (80km), Dublin (188km). The local Bus and Train Station provide links to all the larger cities and indeed towns closer to home.

Inishlounaght Way,
Marlfield – A location
like no other,

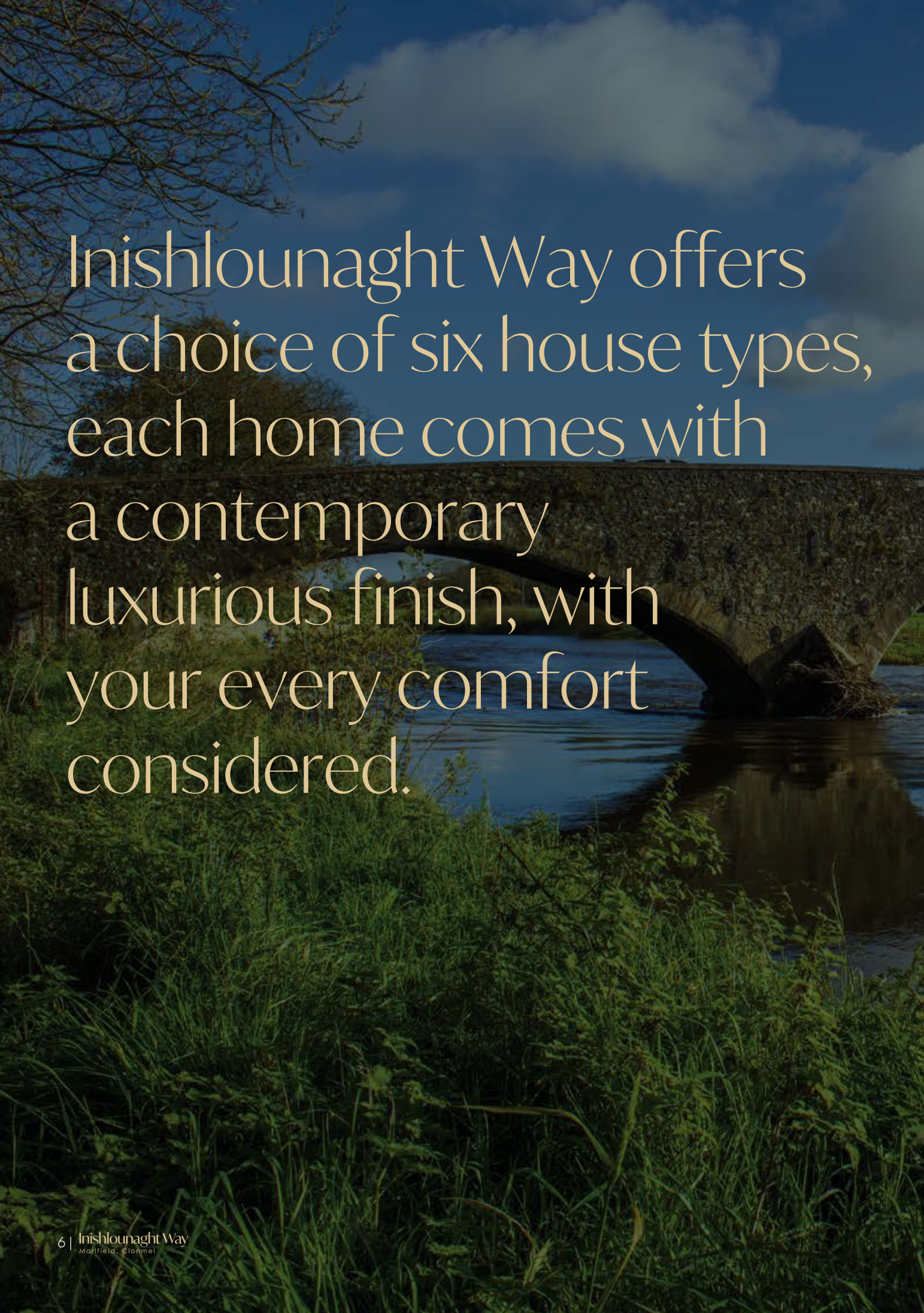


amazing views over
stunning countryside
within easy access to
all amenities.




Spoiled for choice in this exclusive location, Inishlounaght Way and its surrounds makes for the perfect backdrop for rambling walks, cycling and hiking and many other outdoor activities. Visit the grounds of the local Marlfield House, walk along the banks of Marlfield Lake, take a trip to St. Patricks Well or take a walk or cycle along the River Suirs' Blueway.

Mountain walks to nearby Slievenamon, The Comeragh Mountains or the Galtee Mountains are only a short drive away. There are also many forest walks and trails in the locality.



Inishlounaght Way offers
a choice of six house types,
each home comes with
a contemporary
luxurious finish, with
your every comfort
considered.



Taking its name from the local 12th Century Cistercian Abbey – Inishlounaght Way offers detached Architect designed modern, superior built homes ideal for contemporary living.

Inishlounaght Way offers a choice of six 3,4 and 5-bedroom houses each with a generous bespoke fitted kitchen allowance. The kitchen includes an island unit and utility room fitted out as standard. These two-storey homes will have stairs crafted using solid hardwood steps and handrails. Solid Core Timber doors are supplied throughout. Driveways will be finished to a high specification and there will be seeded lawns and a secure boundary wall at the rear of each property. Bathrooms and en-suites will be supplied with white high-end sanitary ware.

Further details on each specific house type can be found in our accompanying specification sheets.

House Features



Inishlounaght Way – House Features

- A2 Energy Rated
- Homebond Structural Guarantee
- Block Built Construction, Clay Brick Elevations
- Air to Water Heat Pump
- Heat Recovery Unit throughout
- Underfloor heating to ground and 1st Floors
- Attic Truss suitable for later conversion
- Natural Slate Roof
- Low maintenance, tasteful mix of brick and render exteriors
- Car Parking spaces for 2 cars in each driveway
- Alu-Clad triple glazed A rated future proof windows & exterior doors throughout
- Composite front doors with secure five-point locking system
- High-End Sanitary ware package fitted in all bathrooms
- Metal Fascia, gutters and downpipes
- Solid core timber internal doors with high quality architrave and skirting throughout
- Stairs include solid wood steps and handrails
- Generous Kitchen and wardrobe allowance allows for kitchen units, kitchen island and pantry units to be fitted (within the allowance). Optional extras and upgrades available on request.
- Provision for an EV charging point
- Generous Electrical specifications included (lights, power points, switches)
- Finished Paved Patio Area included
- Extensive landscaping throughout the development

Energy Efficiency

All homes are BER A2 rated and incorporate sustainable and renewable technology resulting in lower energy costs. Our homes are constructed to provide a high level of airtightness in order to retain heat and include an air to water heat pump system which is thermostatically zone controlled to maximise your comfort, there is also a Heat recovery unit throughout and underfloor heating on ground and 1st floors. Each home is fitted with a smart 24hr ESB meter and will have a provision made for an EV charging point.

Additional House Features

JSF Homes will complete each house to a builder's finish – allowing the purchaser to install their own choice of flooring, tiling, and lighting fixtures. These two storey homes include a solid wooden step and handrail stairs with a choice of solid timber internal doors, skirting boards and architraves are fitted as standard. White Sanitary ware is installed, toilets, sinks, showers in bathroom and en-suite. All bathroom's floors and walls are provided un-tiled. All electrical wiring is in place for pendant lighting.



Low Maintenance Exteriors

Inishlounaght Way detached Homes are low maintenance with a tasteful mix of brick and render exteriors. All driveways are finished to allow for 2 car spaces. Back Gardens will have a lawn seeded and will come with a finished patio area. Most houses will also have a front lawn area seeded.



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Where we are

