

# NEWTOWN AVENUE

CASTLETROY • CO. LIMERICK



A development by



[www.dwellings.ie](http://www.dwellings.ie)



Dwellings  
are delighted  
to present  
Newtown Avenue,  
an exceptional  
development of  
new two, three  
and four bedroom  
beautifully crafted  
A-rated homes in  
Castletroy,  
Co. Limerick.





Set in a sustainable and natural setting, these A-rated homes are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.





# A better environment.

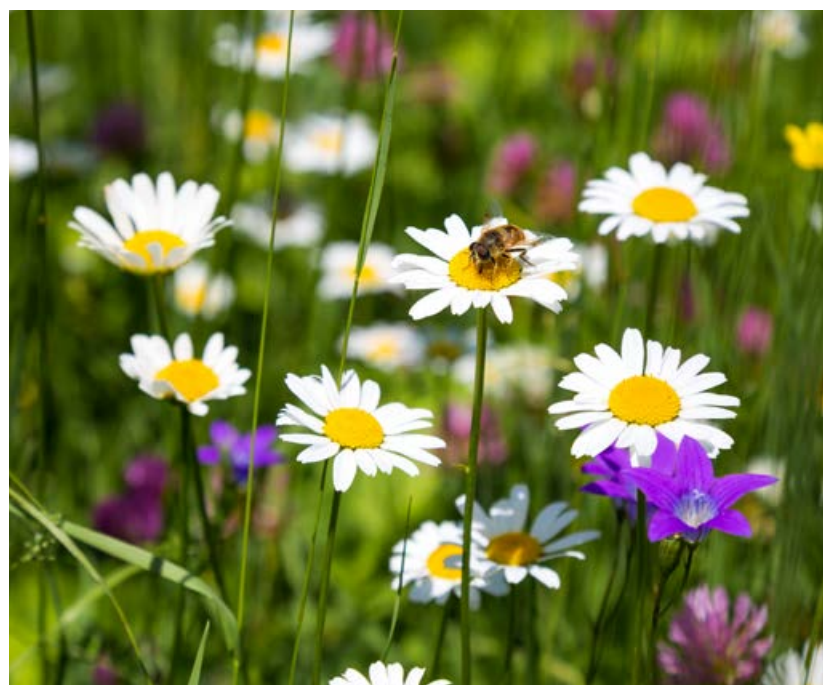
We are a proudly Pollinator Friendly Business, so as part of our commitment to creating a better environment within our developments, we aim to:

Plant pollinator-friendly mixes of perennials and flowering shrubs in public spaces.

Plant native trees in public spaces.

Plant mixed bulb drifts of pollinator-friendly plants in public spaces.

Retain (or regenerate) native hedgerow habitats.







Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting will further enhance the rural setting.

Newtown Avenue offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.



Our generous and stylish kitchen and dining spaces are designed to make the best use of the most popular room in the house.

There is ample room for cooking, dining and everyday family life. Large patio doors allow natural light to flood the room and let you enjoy your garden whatever the occasion.



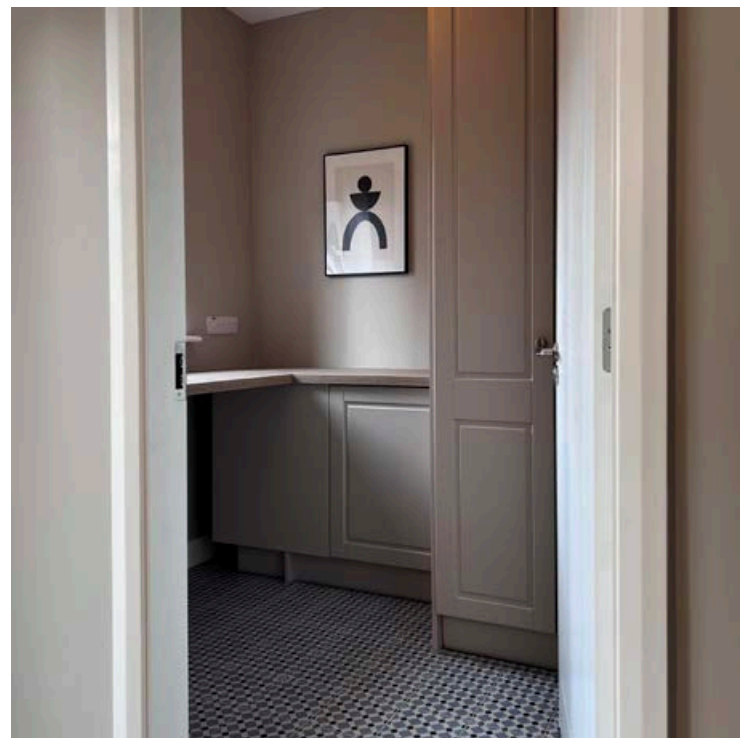
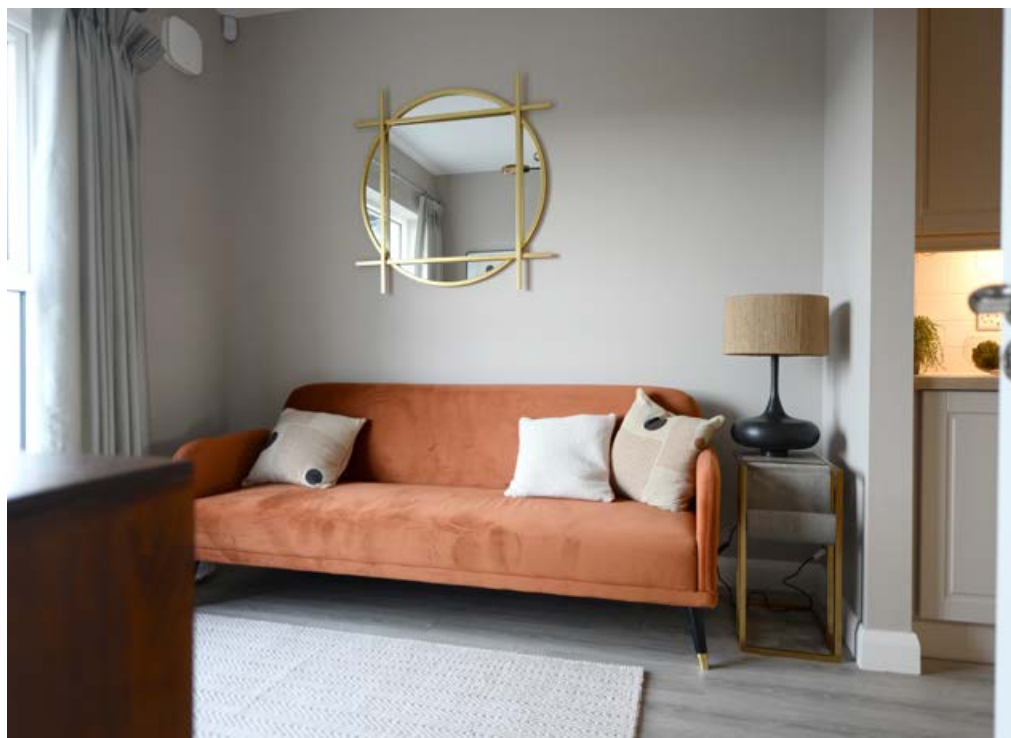
The 3 bed Sandpiper kitchen, dining and family room offers one large space for everyday family life...







... whilst the 3 bed Tern kitchen, dining and family room offers 3 defined zones and a separate large utility room.



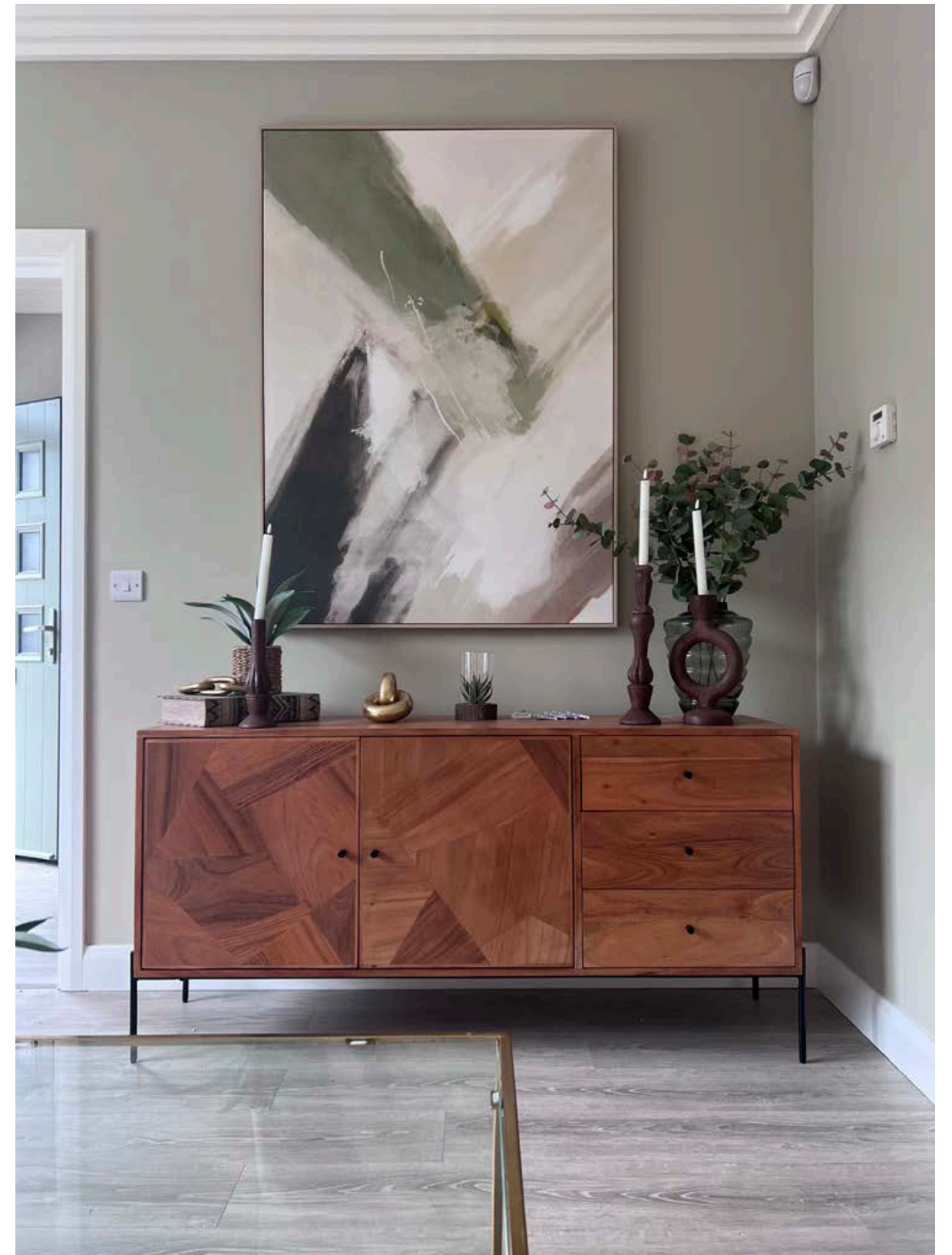


These high-quality superbly designed homes offer plenty of scope for you to create living spaces to suit your own needs.

Clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces that will be a pleasure to live in.

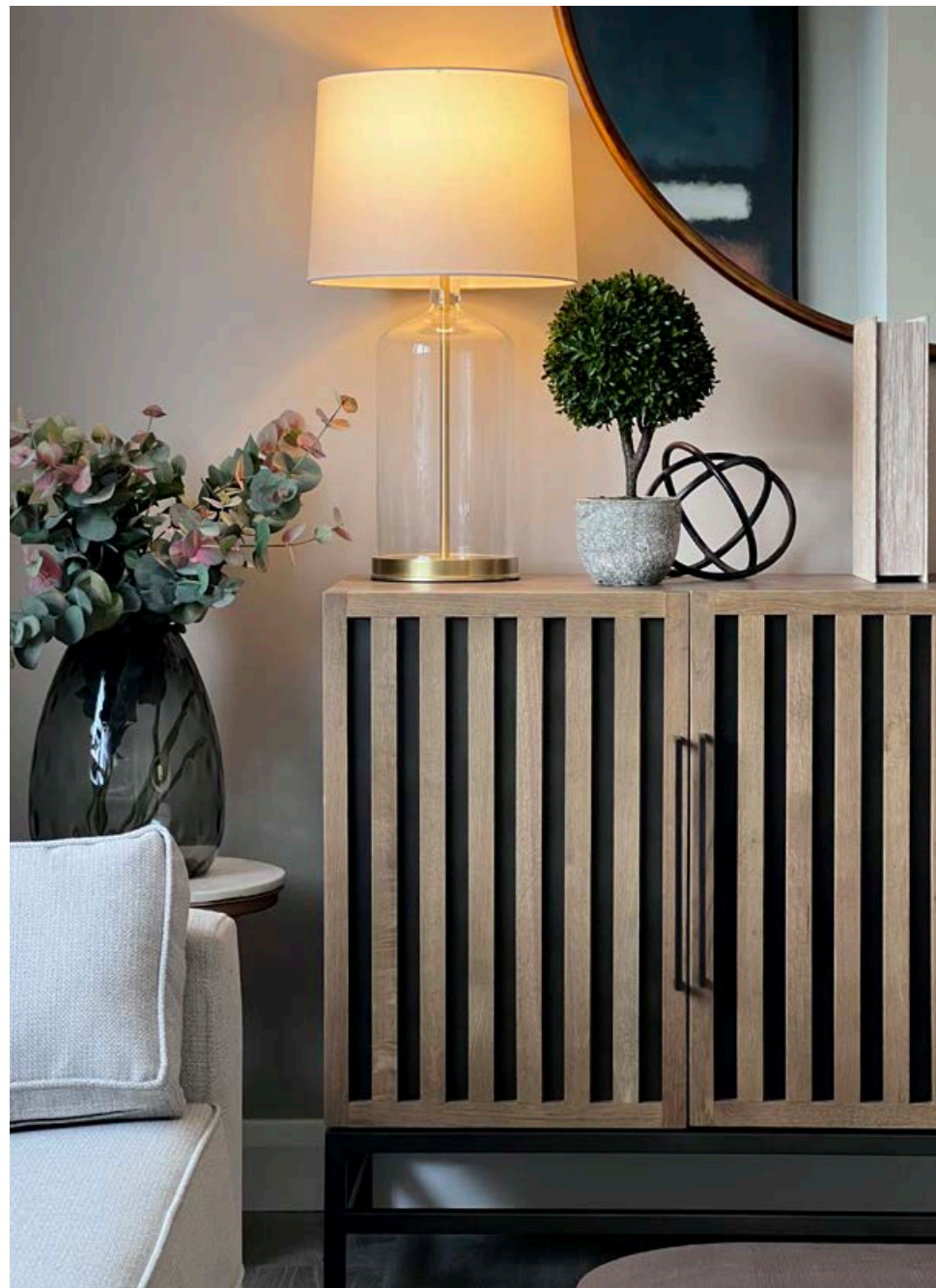


The 3 bed Sandpiper living room is a warm, light-filled and generous space to relax in...





... whilst the 3 bed Tern living room offers a unique view from the first floor.







Creative design, the right materials and clever touches like generous storage areas all combine to make warm inviting bedrooms and equally luxurious bathrooms. These rooms make the perfect sanctuary for unwinding and sleeping at the end of a long day.



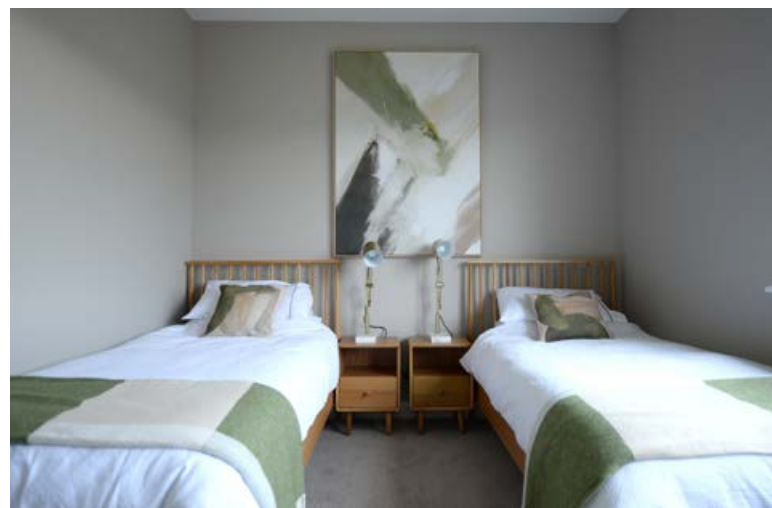
The 3rd bedroom in the Sandpiper (right) can also be utilised as a small home office/study



The 3 bed Sandpiper bedrooms are the ultimate sanctuaries...



...whilst the 3 bed Tern bedrooms on the 2nd and 3rd floor are all double bedrooms so offer extra space.







N3

NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



Only a  
17 minute  
drive from  
Limerick city,  
Newtown  
Avenue  
is an ideal  
location  
to live.

N3

NEWTOWN AVENUE A DWELLINGS DEVELOPMENT







Castletroy Playground



Castletroy Golf Club



The National Technical Park



Castletroy Town Centre



McDonald's Castletroy Town Center



Castletroy Skateboard Park



Castletroy College

**Situated in the highly sought-after suburb of Castletroy, Newtown Avenue enjoys a wide choice of amenities within a very short distance.**

Education is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools and adult education services including Milford NS, Monaleen NS, Gaelscoil Chaladh an Treoigh and Castletroy College (only a three minute walk from your doorstep).

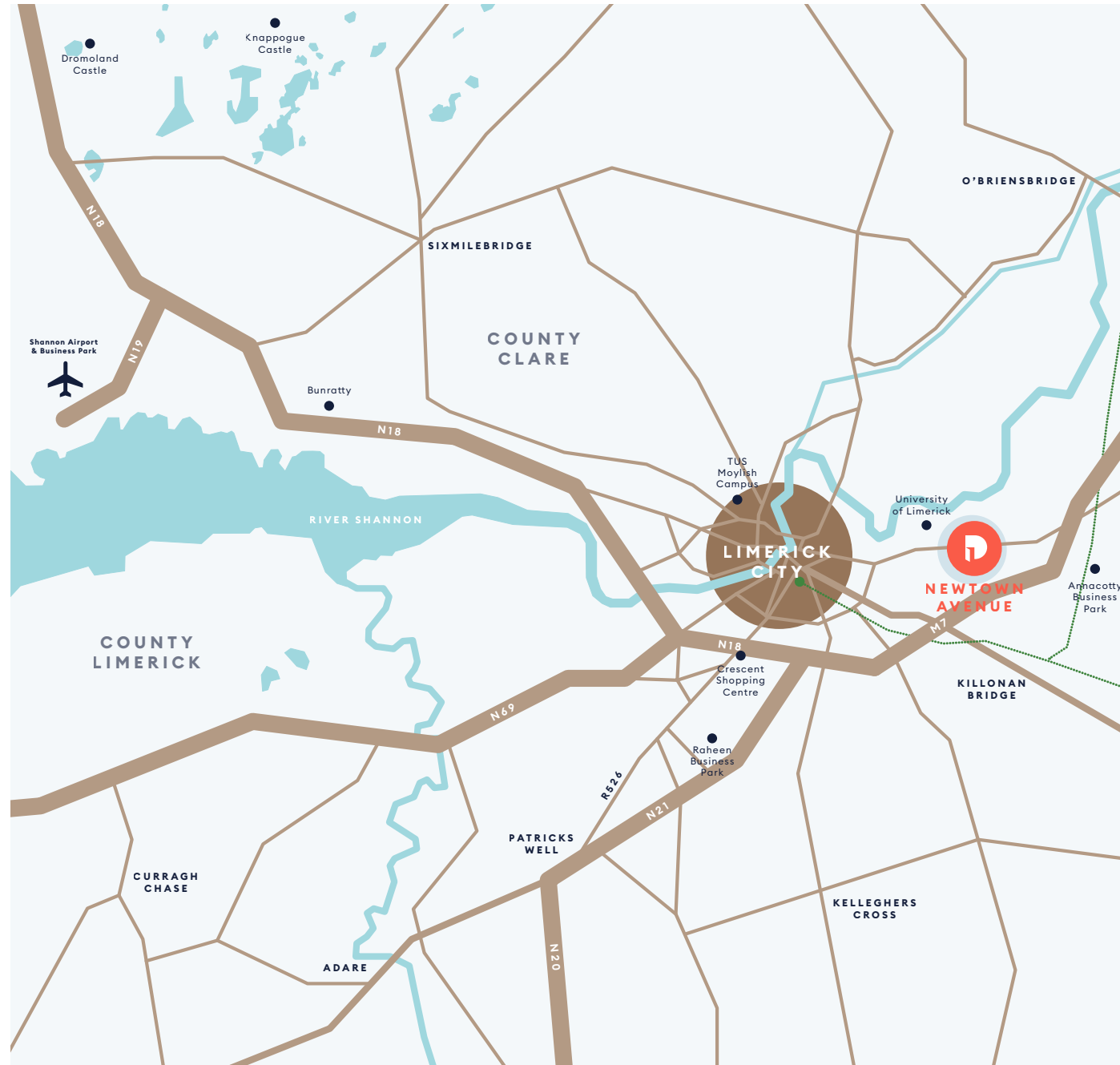
One of Ireland's leading third level institutions, the University of Limerick is only a ten minute drive from your doorstep.

Whether it's skateboarding, watersports, football, camogie, junior league soccer or golf – there truly is something nearby for everyone. A local park has also been built including a children's playground and skatepark.

The nearby Castletroy Town Centre, situated within walking distance of Newtown Avenue, includes a SuperValu supermarket, 24 mall shops, a McDonald's restaurant and an eight-screen Odeon cinema. Lidl have also recently opened a branch on the nearby Dublin Road.

Now one of the largest employment hubs in the Limerick area, Castletroy is an important industrial centre, with companies such as Johnson & Johnson, Viagogo, Northern Trust having their European operations based in The National Technology Park and City East Plaza.





## Well Connected

City centre	Shannon Airport	University Hospital Limerick	University of Limerick	National Technical Park
17	29	16	10	5
minutes	minutes	minutes	minutes	minutes

Off-peak times (Source: Google Maps)



# Specifications & Finishes

## ENERGY RATING

N.Z.E.B. A2 BER Rated.

Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.

High quality insulated timber frame homes.

## EXTERNAL FINISHES

Granite cills to front elevations.

External Nap plastered walls painted off white with cream painted plinths.

Black tile roof finish.

Stylish entrance canopies on certain house types only.

## INTERNAL FINISHES

High (2.7m) first floor ceilings.

Coving to hall and living room.

Spacious bright living areas.

Internal doors are white Satin with brushed chrome door handles.

Solid timber white satin finish staircase.

Chamfered style skirting and architraves.

Modern fitted wardrobe to master, second and third bedrooms.

Laminate flooring throughout kitchen, living, dining & hallway.

Painted internally.

## DOORS & WINDOWS

uPVC Aluclad double glazing windows.

uPVC composite front door painted in RAL 7033.

## KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.

Separate utility area.

Tiling to utility floor.

## BATHROOM / ENSUITE

Bathroom and ensuites fitted with high-quality sanitaryware.

Bathroom, ensuite and WC floors have unique tiles hand-selected by our design team.

Floor to ceiling tiling on two feature walls in ensuites, wet area and sink feature tiles in main bathroom, sink area in guest WC.

Tastefully selected vanity unit fitted in bathroom and ensuite.

Pressurised plumbing system.

Electric shower in ensuite only.

Shower screen fitted to bathroom.

## ELECTRICAL, CONNECTIVITY & MEDIA

TV points to kitchen, living area and master bedroom.

Broadband ducting in place.

Telephone and data connections in living room.

Future proofing for electrical car charging point on curtilage space / station installation ducting.

## SAFETY & SECURITY

House wired for intruder alarm system.

CO2 monitors and smoke detectors.

uPVC composite front door with multi-locking system.

## GARDENS

Gardens landscape-levelled and seeded.

Outdoor tap fitted to rear gardens.

## GUARANTEE

10-year HomeBond Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.



Approved for the Help to Buy Scheme.





Not to scale. Site plan, floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



# Site Plan

## HOUSE TYPES

### The Sandpiper

3 Bed Semi-Detached  
c. 110 sq.m / 1,184 sq.ft

### The Brambling

3 Bed Semi-Detached (Dual Aspect)  
c. 115 sq.m / 1,237 sq.ft

### The Willow

3 Bed Semi-Detached (Dual Aspect)  
c. 130 sq.m / 1,399 sq.ft

### The Tern

3 Bed Mid/End-Terrace  
c. 134 sq.m / 1,442 sq.ft

### The Grebe

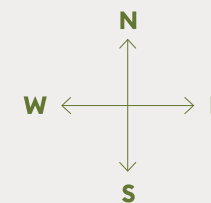
2 Bed Apartment  
c. 85 sq.m / 914 sq.ft

### The Hawfinch

3 Bed Duplex  
c. 127 sq.m / 1,367 sq.ft

### The Murre

4 Bed Detached  
c. 145 sq.m / 1,560 sq.ft





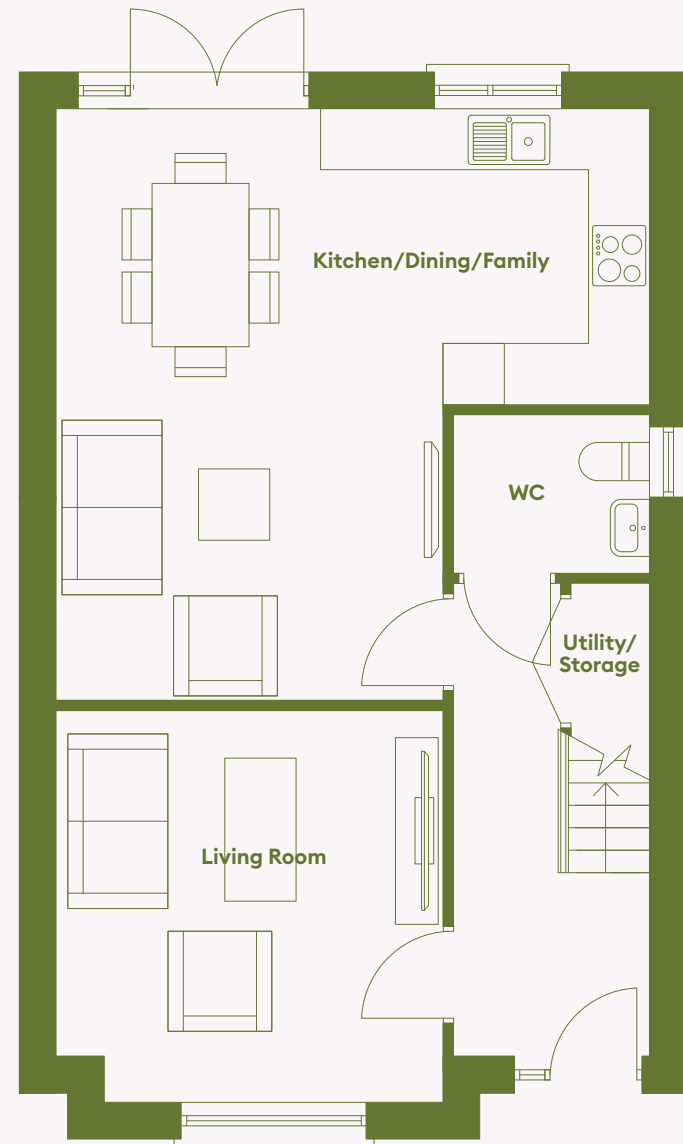
# The Sandpiper

3 BED SEMI-DETACHED

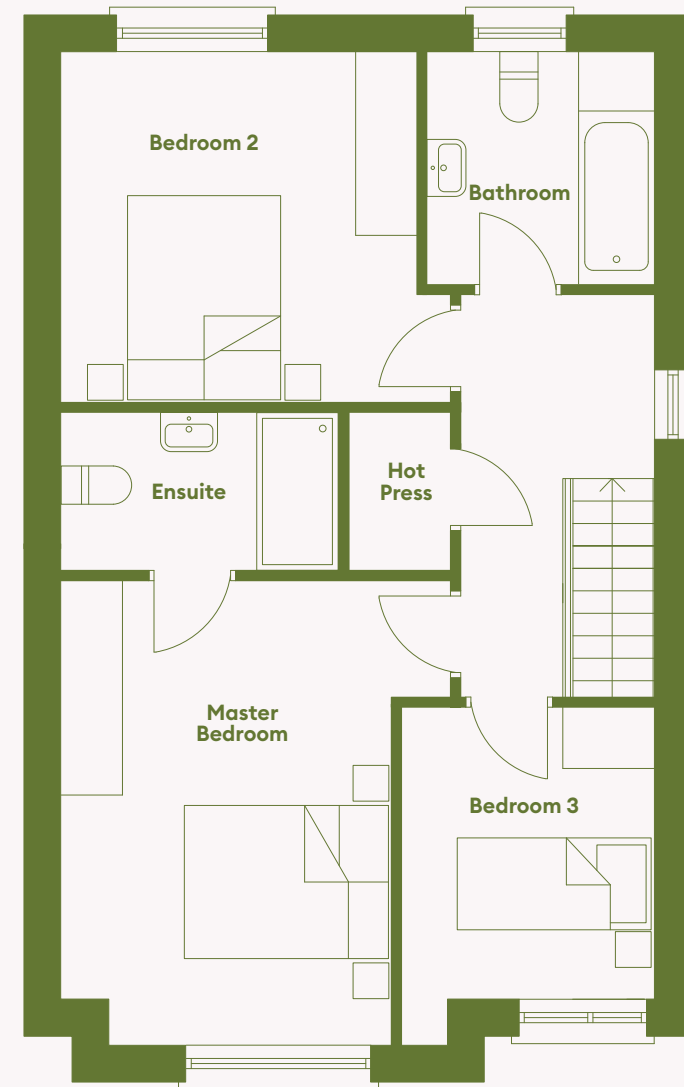
c. 110 sq.m / 1,184 sq.ft

32

NEWTOWN AVENUE A DWELLINGS DEVELOPMENT



GROUND FLOOR



FIRST FLOOR

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33

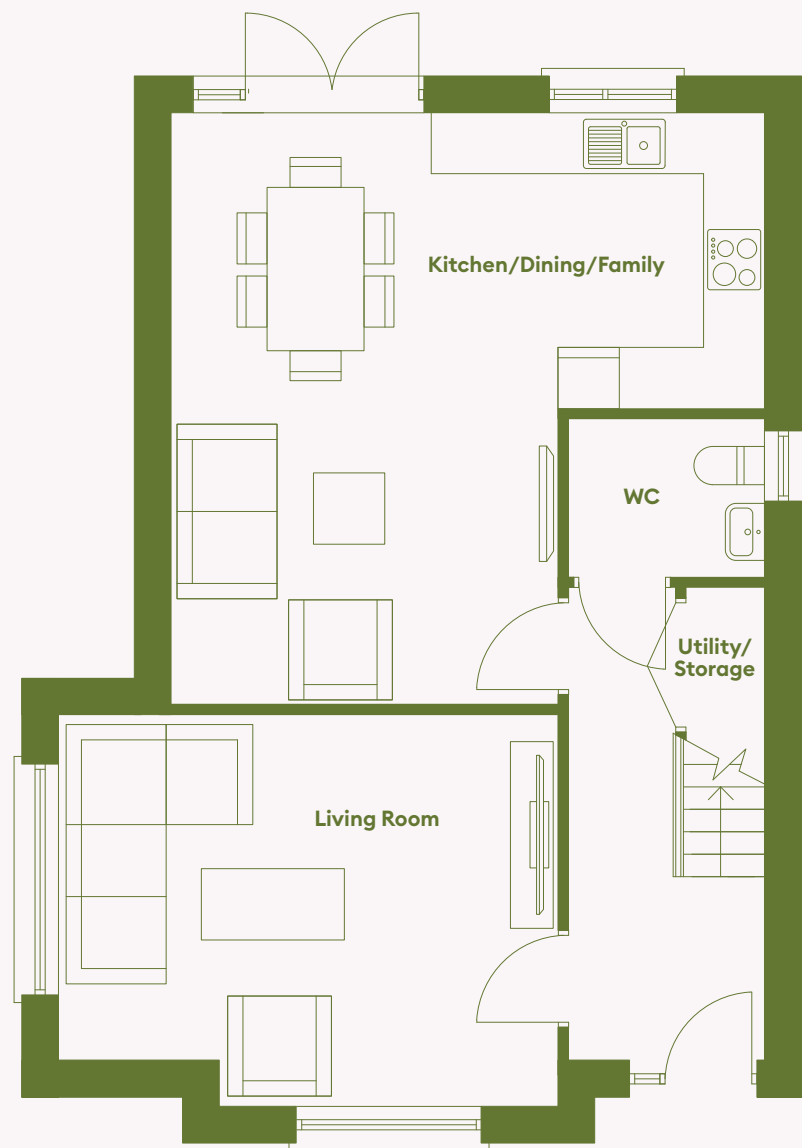
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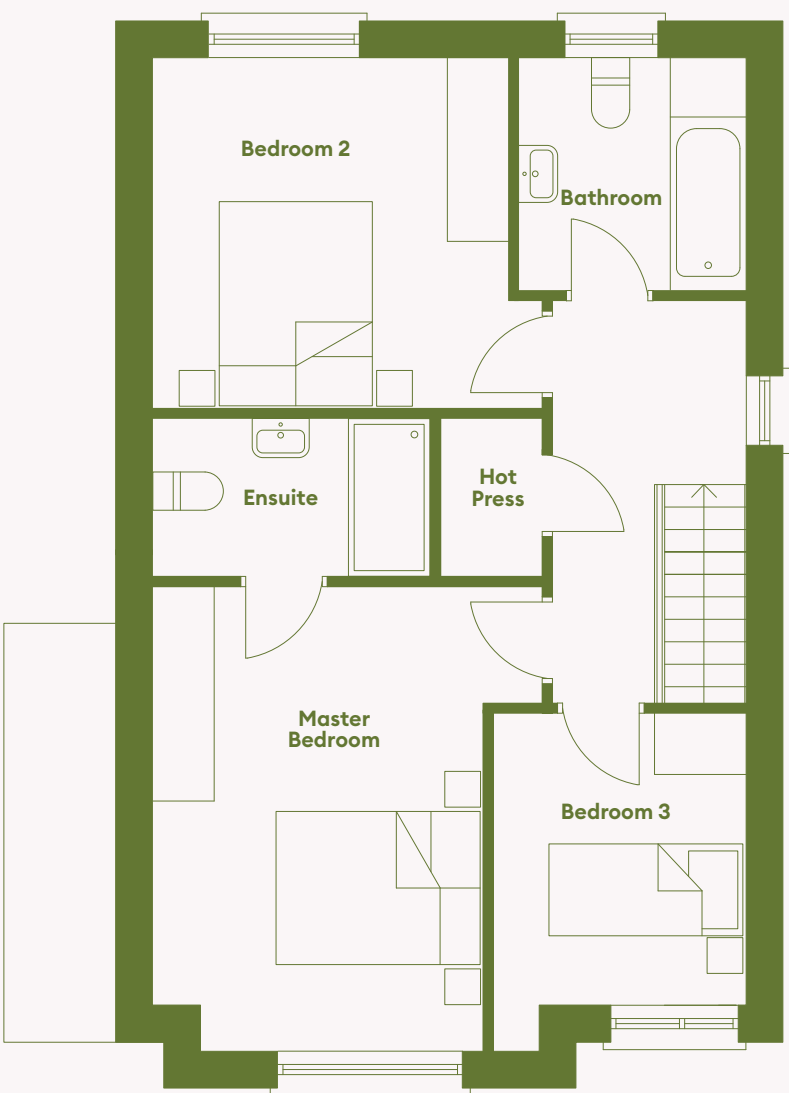


# The Brambling

3 BED SEMI-DETACHED  
(DUAL ASPECT)  
c. 115 sq.m / 1,237 sq.ft



GROUND FLOOR



FIRST FLOOR

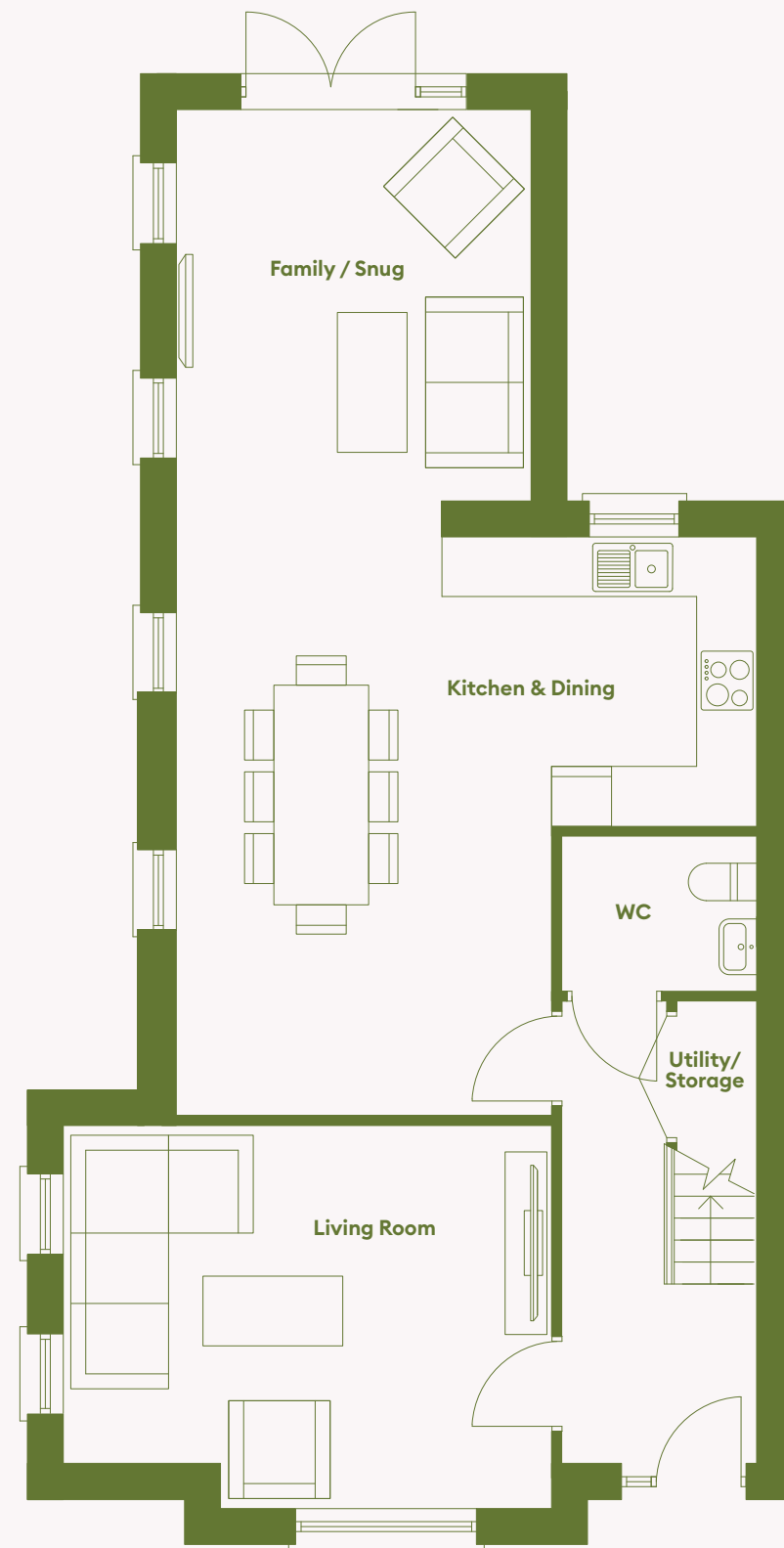
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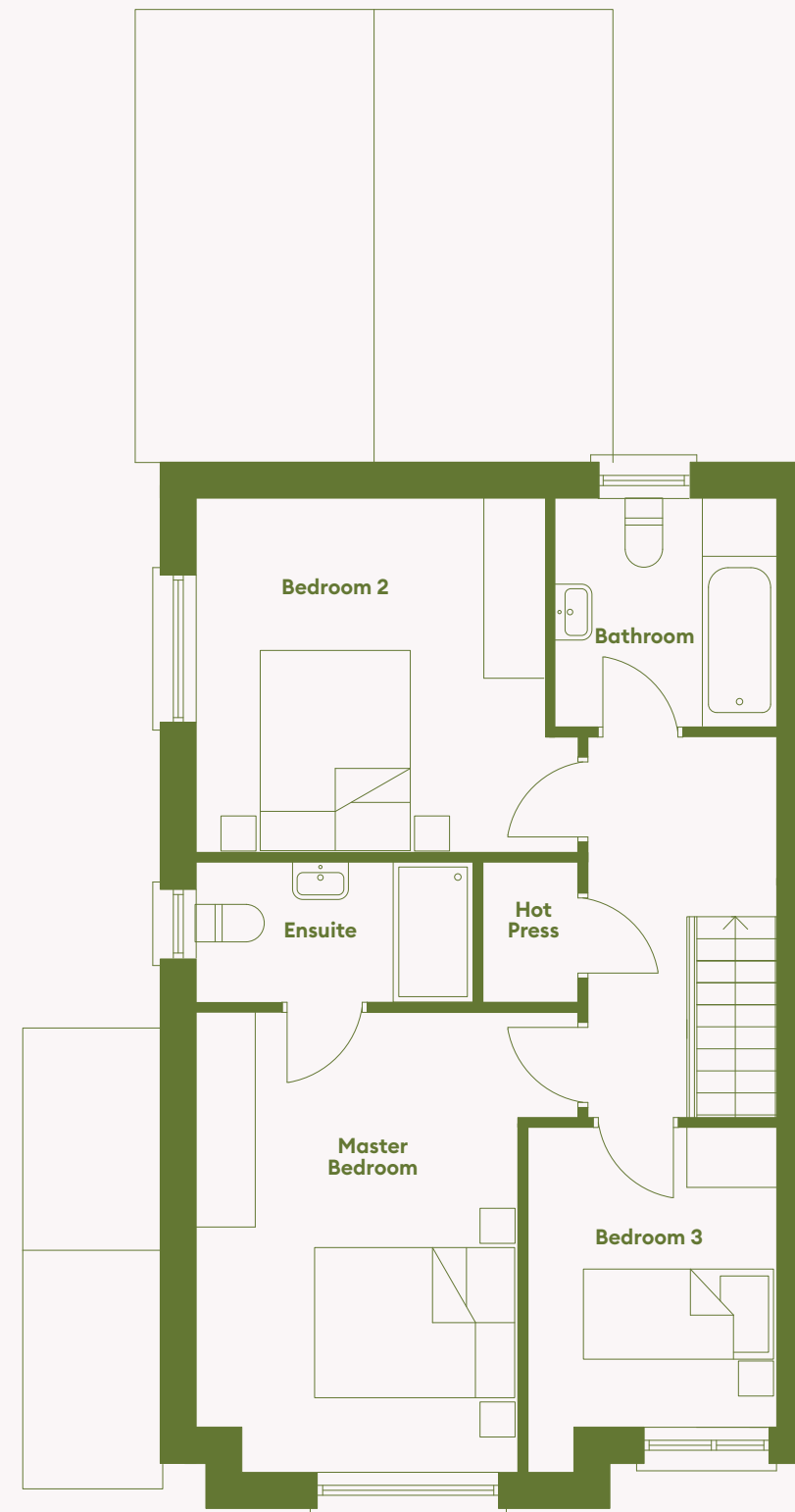


# The Willow

3 BED SEMI-DETACHED  
(DUAL ASPECT)  
c. 130 sq.m / 1,399 sq.ft



GROUND FLOOR



FIRST FLOOR

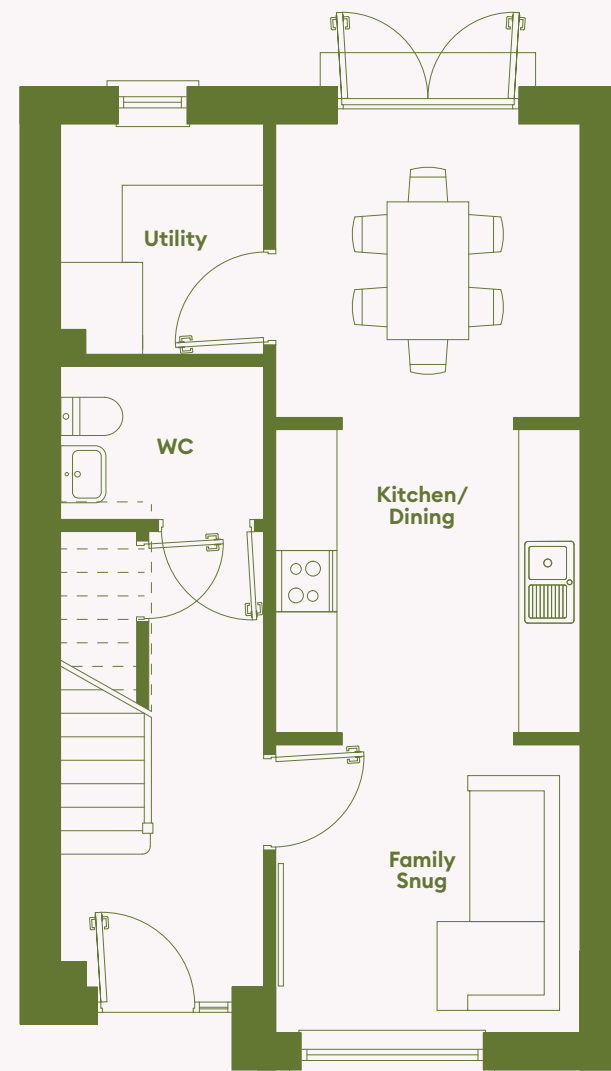
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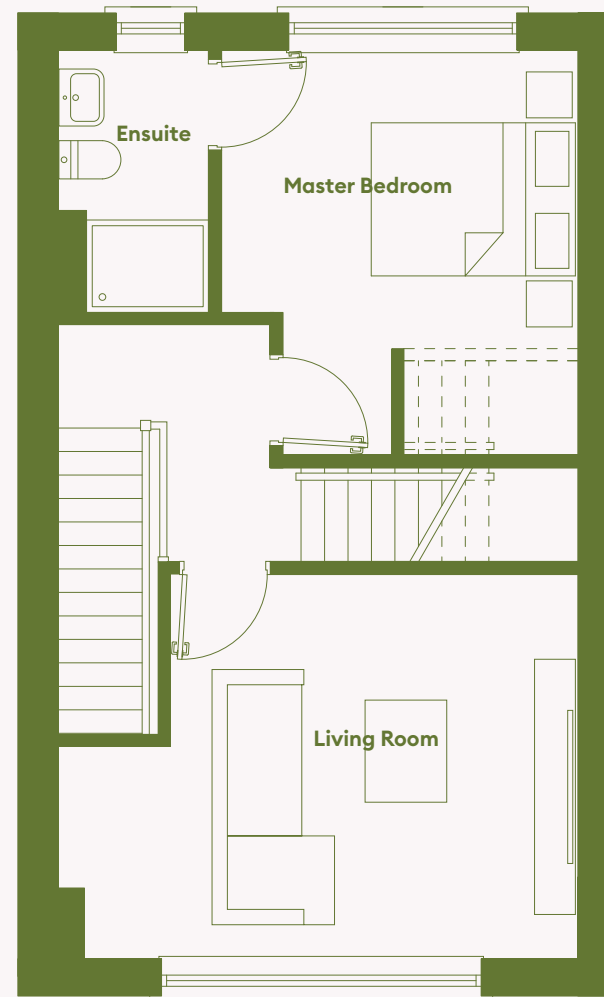
# The Tern

3 BED MID/END-TERRACE

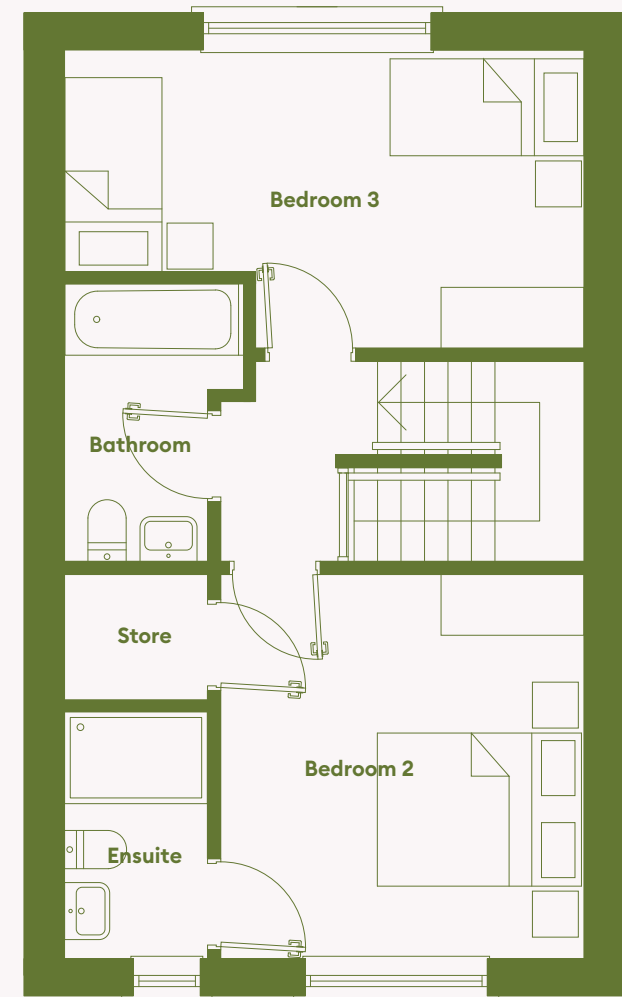
c. 134 sq.m / 1,442 sq.ft



GROUND FLOOR



FIRST FLOOR



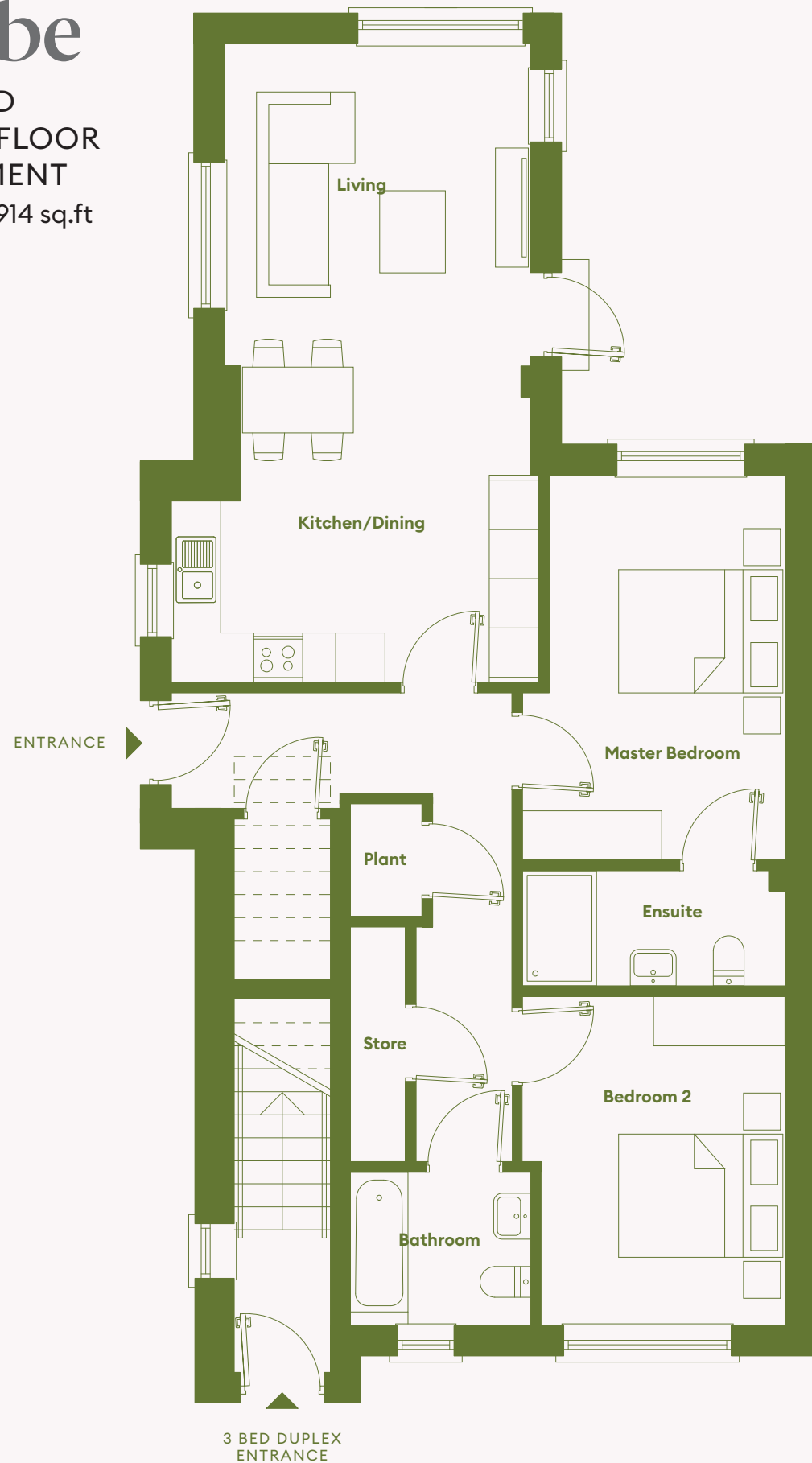
SECOND FLOOR

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# The Grebe

2 BED  
GROUND FLOOR  
APARTMENT  
c. 85 sq.m / 914 sq.ft



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FRONT  
ELEVATION

The  
Hawfinch

The  
Grebe

The  
Tern



REAR  
ELEVATION

The  
Hawfinch

The  
Grebe

The  
Tern



SIDE  
ELEVATION

The  
Hawfinch

The  
Grebe

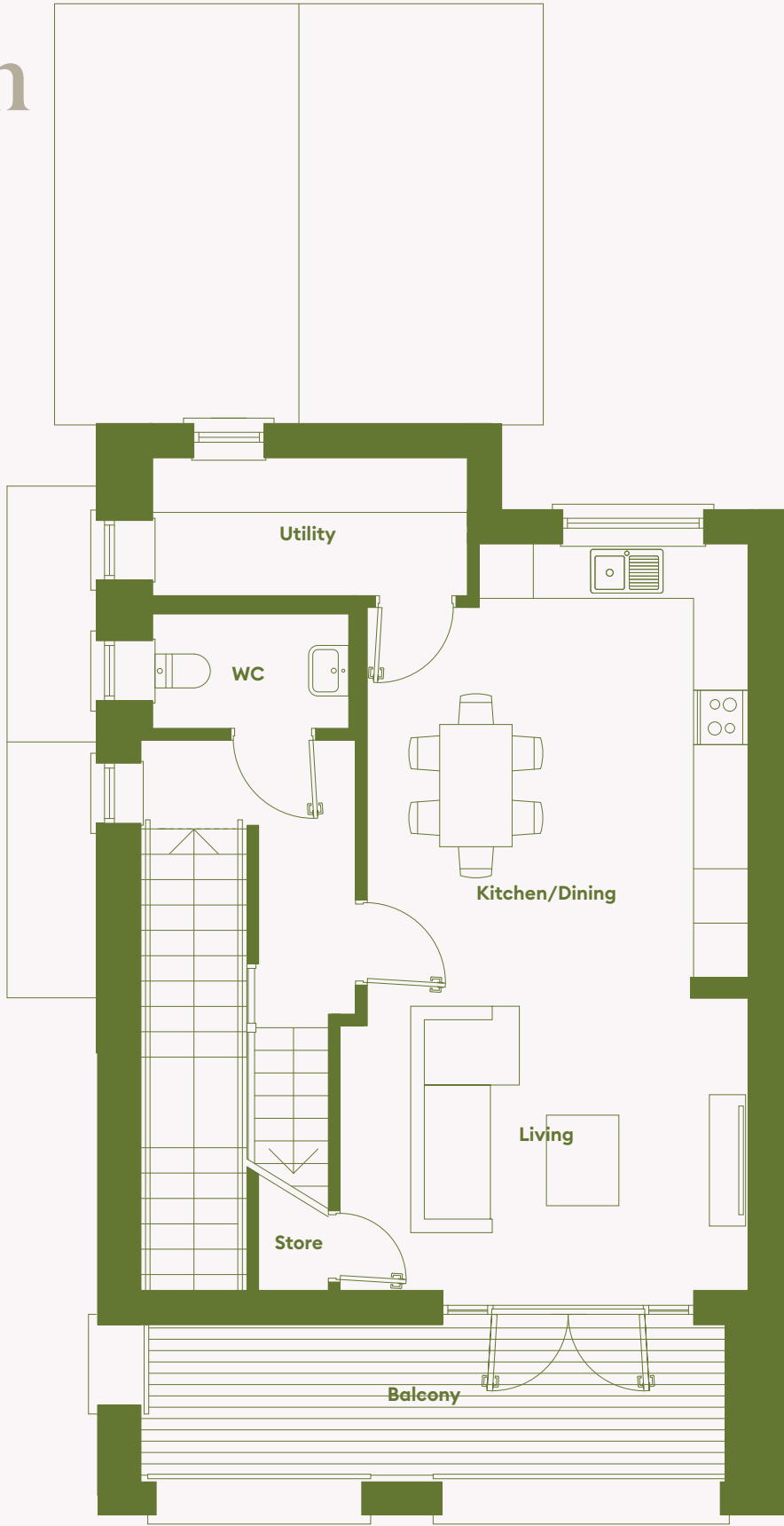




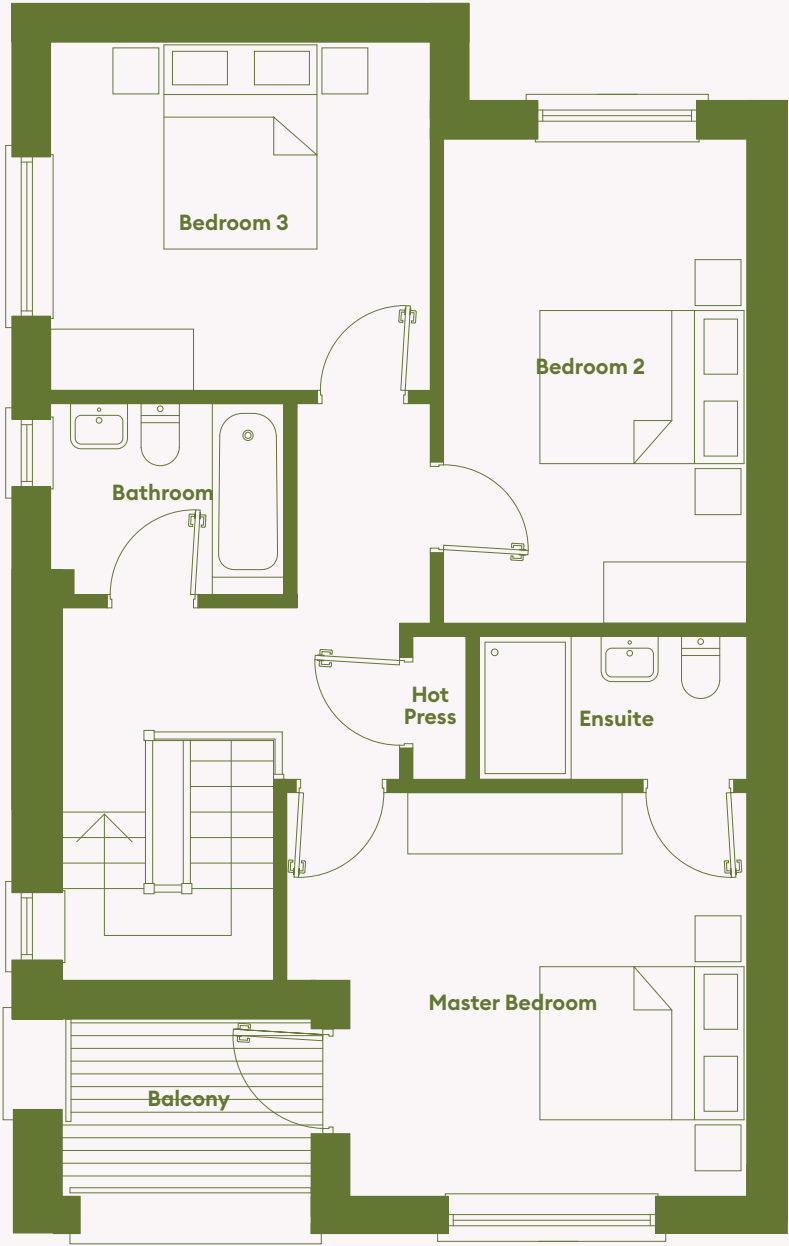
# The Hawfinch

3 BED DUPLEX

c. 127 sq.m / 1,367 sq.ft



FIRST FLOOR



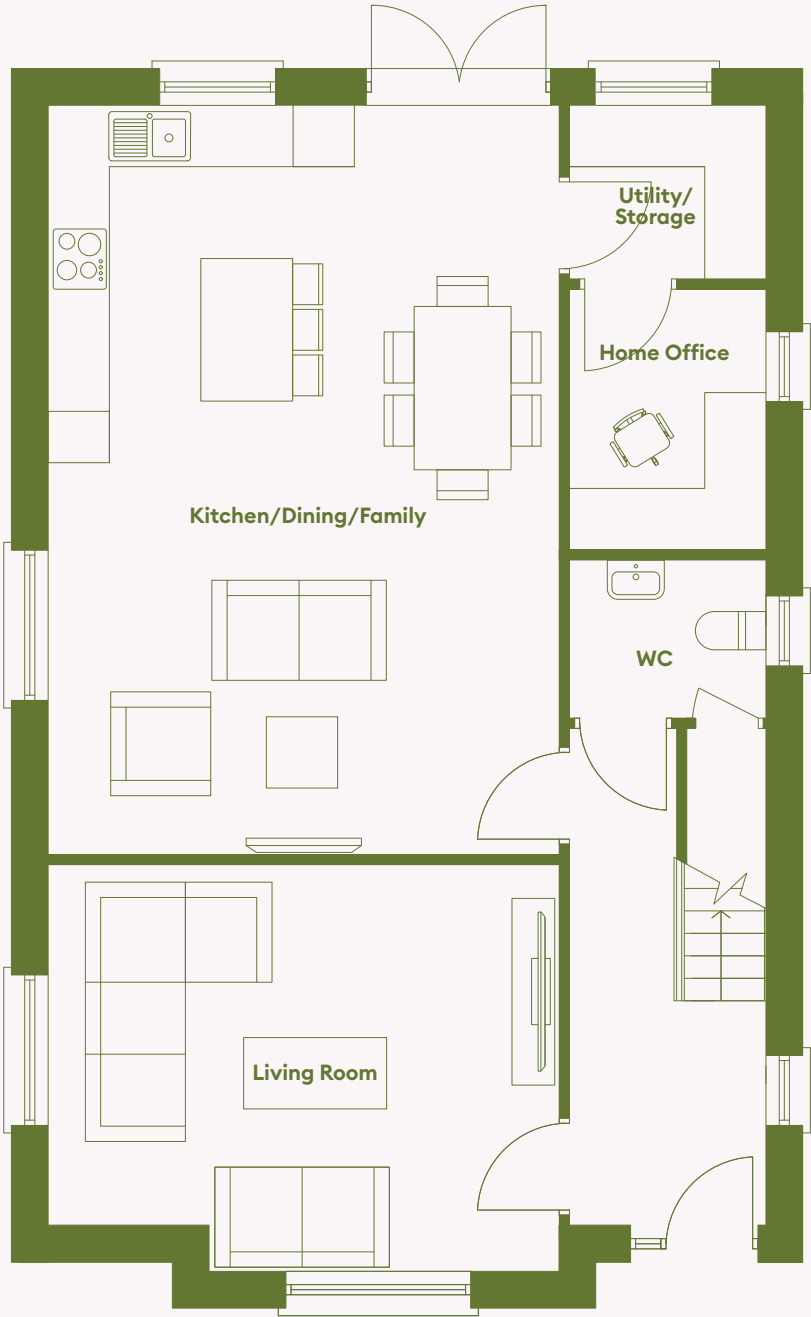
SECOND FLOOR

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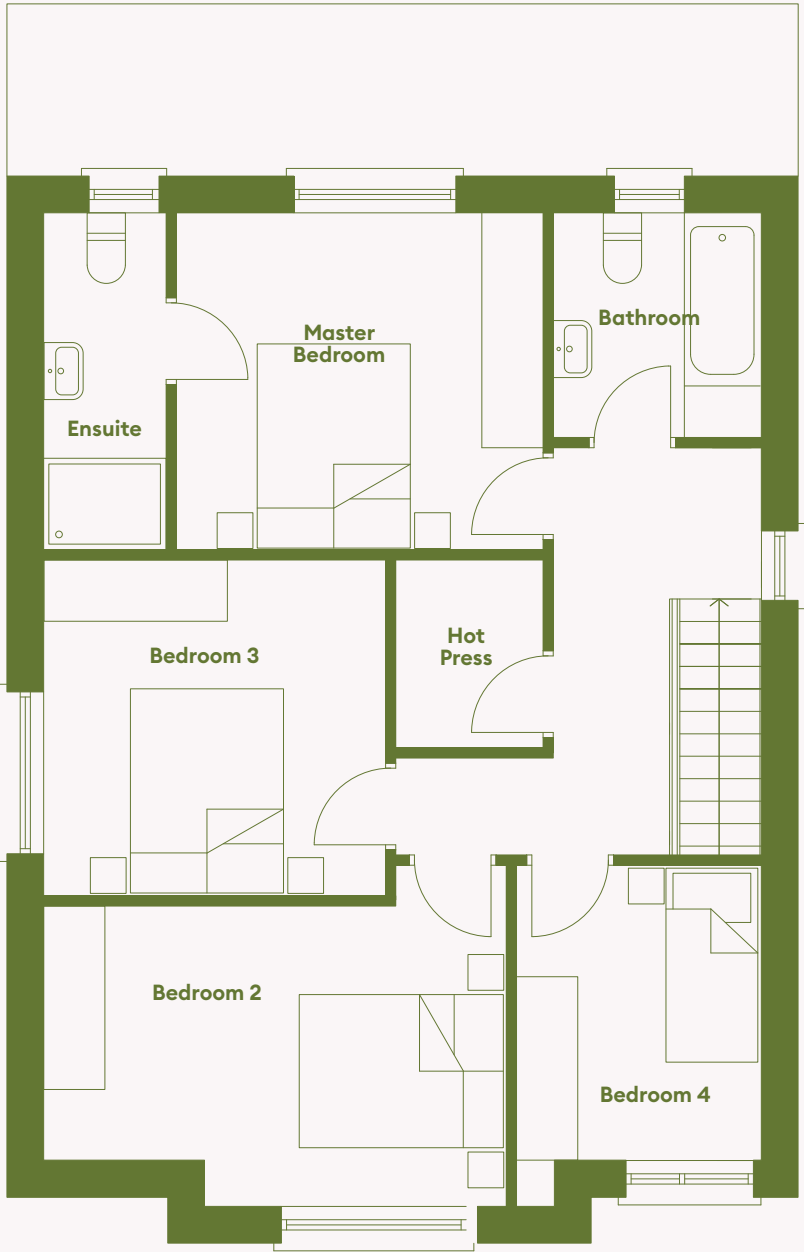


# The Murre

4 BED DETACHED  
c. 145 sq.m / 1,560 sq.ft



GROUND FLOOR



FIRST FLOOR

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A DEVELOPMENT BY



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[www.oconnormurphy.ie](http://www.oconnormurphy.ie)

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