

COOLBAWN MEADOWS

Castleconnell, Co. Limerick



A New Way of Living





LIFE BY THE SHANNON



Your Surroundings

Castleconnell offers rural living in an idyllic picturesque village only 20 minutes from Limerick city centre and ten minutes from UL. Located just off the M7 offering easy access to Dublin, Galway and onwards. It truly is an oasis of tranquility with quaint shops and restaurants yet only minutes from Limerick City.



The village has its own train station on the Limerick-Nenagh – Dublin line.

The local primary school offers a superb standard of education, and Castletroy College is only 10 minutes away.

Local clubs have extensive facilities and welcome new members.



Welcome to your new lifestyle

Live life to the fullest at Coolbawn Meadows, a beautiful new development in the heart of the iconic riverside village of Castleconnell. This exclusive community features spacious homes with generous gardens and extensive landscaped green areas, offering the perfect setting for relaxation, recreation, and modern living.



Just minutes from Limerick City



The local primary school offers a superb standard of education, and Castletroy College is only 10 minutes away. Local clubs have extensive facilities and welcome new members.



The village has its own train station on the Limerick- Nenagh – Dublin line.

Created For You

These stunning homes, a mix of 3- and 4-bedroom semi-detached and detached properties, are built to the highest standards with thoughtful design to cater for all types of purchasers. Whether you're a first-time buyer, a growing family, rightsizing, or simply seeking a modern, energy-efficient home, Coolbawn Meadows offers the perfect choice. Each property boasts an impressive A2 BER rating with energy-efficient heat pump systems, ensuring sustainable and cost-effective living. Generous room sizes provide bright, welcoming interiors, while well-planned living spaces flow seamlessly to private gardens through sleek sliding patio doors, ideal for relaxation or entertaining. For added peace of mind, every home comes with a 10-year structural warranty.





Eligible For Government Initiatives

The purchase of your first home is an exciting time in anyone's life. Our aim is to make it more clear and straight forward. If you decide to buy a new home did you know there are government support schemes that may be available to help you.

For more information visit [Rooneys.eu](https://www.Rooneys.eu)

First Home Scheme



This shared equity scheme helps first-time buyers and other eligible home buyers with up to 30% of the cost of their newly built home.

Help To Buy



Did you know you may be eligible to get up to €30,000 towards your deposit?

Green Mortgage



A Green Mortgage offers lower interest rates to those who are buying a more energy efficient home.



Convenience meets connection

With everything on your doorstep, this is a truly walkable destination — shops, schools, nature trails, and the train station are all easily accessible on foot, making daily life both convenient and car-free.



On foot

5 mins	5 mins
Local amenities	Bus stop



By car

20 mins	30 mins
Limerick City	Shannon Airport



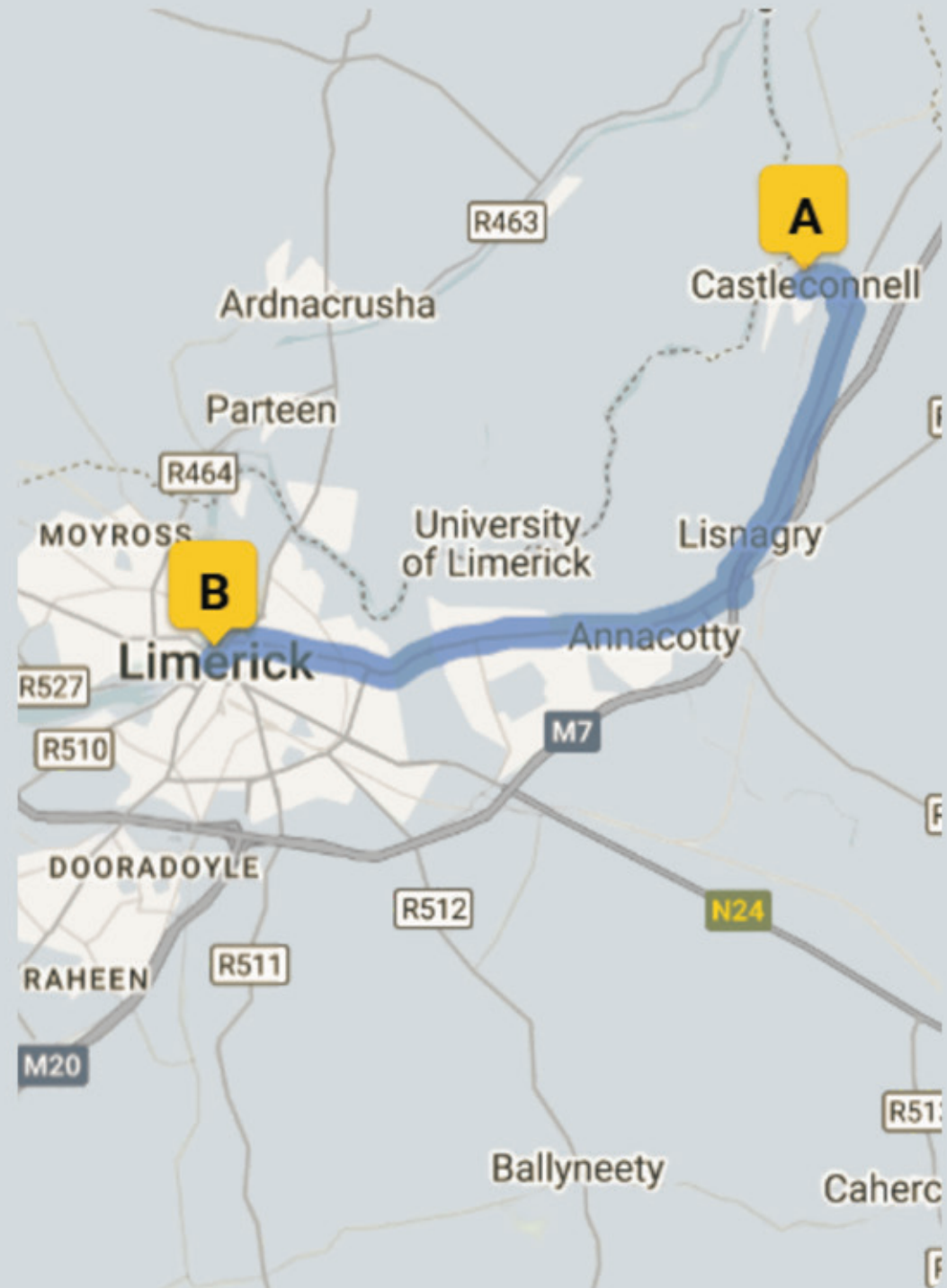
By bike

47 mins	30 mins
Limerick City	Lough Derg



By train

15 mins	2 Hours
Limerick City	Dublin Airport





Eco living at its best

With BER A2-rated energy efficiency, these homes reduce your carbon footprint and create a more comfortable, eco friendly living environment.

Everything about Coolbawn Meadows has been carefully planned to support a lifestyle that's as connected to the environment as it is to everyday comfort.

Coolbawn offers thoughtfully landscaped open spaces designed to complement the natural beauty of Castleconnell.

Wildflower meadows, scenic walking paths, and informal play areas create a welcoming environment that encourages connection with nature.



Type A



Architectural elevation drawing of House No. 01 - Type 'A'. The drawing shows a two-story house with a gabled roof. The overall width is 8500 and the overall height is 2775. The left side features a double glass door with a transom window, measuring 2200 in height and 1800 in width. The right side features a large window measuring 1750 in height and 1900 in width. The upper story has two windows, each measuring 1500 in height and 1800 in width. The roof pitch is indicated by a dashed line. The drawing is labeled 'HOUSE NO. 01 - TYPE 'A'' at the bottom.

8500

1550 1200 2250 2200 1300

1600

KITCHEN DINING FAMILY
33.88 sq. m

UTILITY
3.00 sq. m

W.C.
2.93 sq. m

1250 450 2025 1475

Closet

HALL
16.00 sq. m

GROUND FLOOR

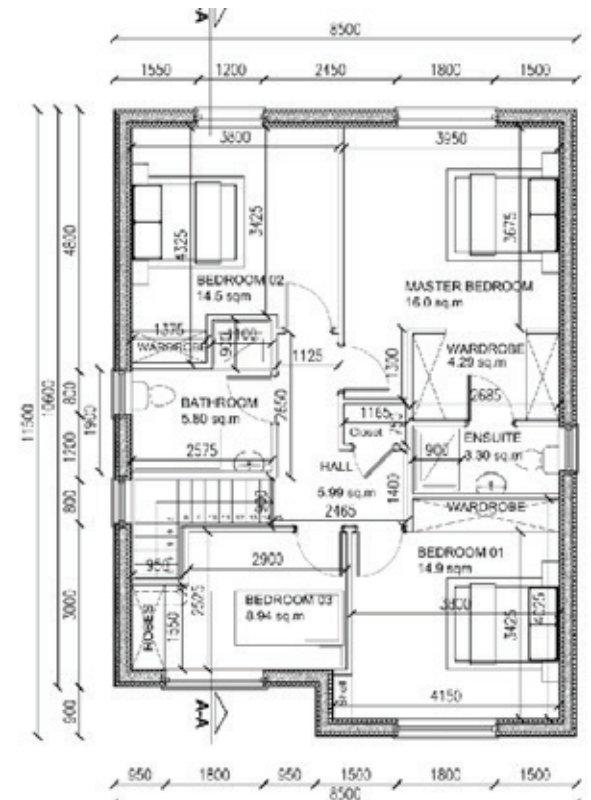
LIVING ROOM
23.66 sq. m

1800 1175 4150 3542

11500

775 2150 775 1450 1900 1450

8500

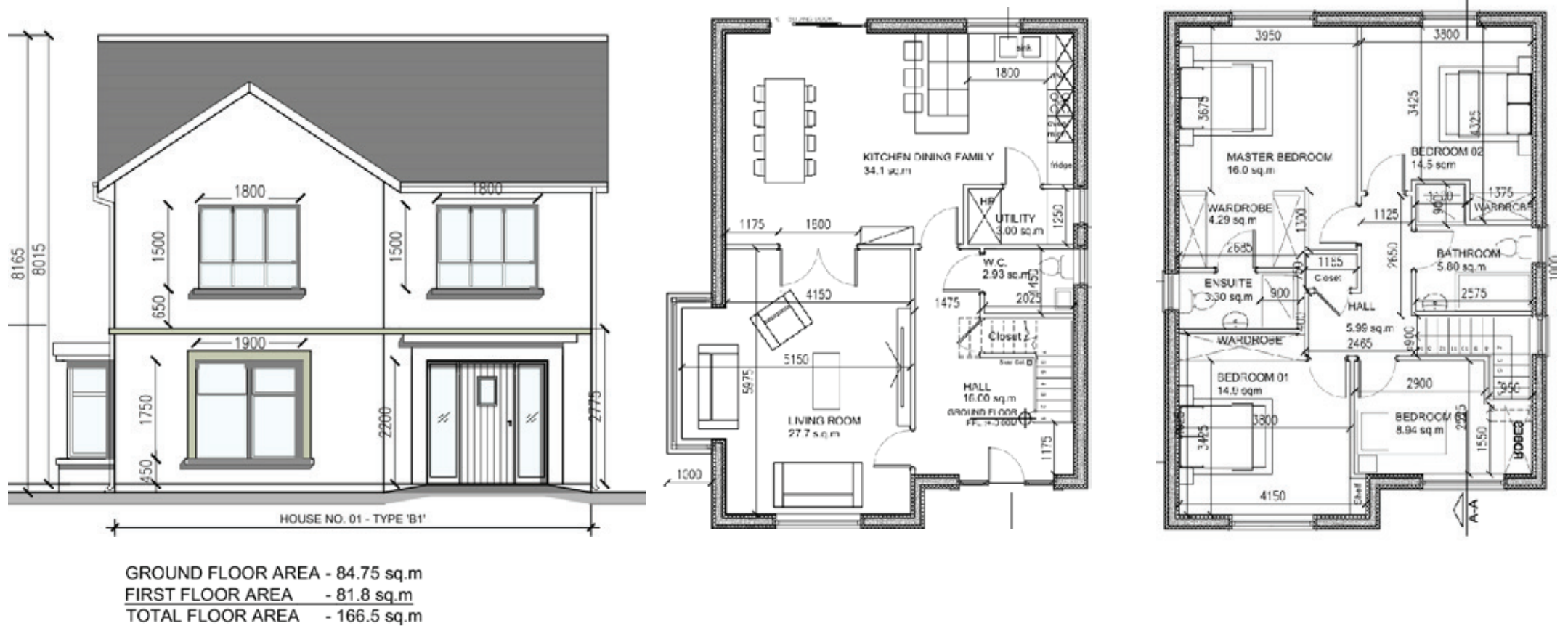


Please note: A mirror version of this house type layout may feature in Coolbawn Meadows depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

Type B



Type B1



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Type C

Type C1

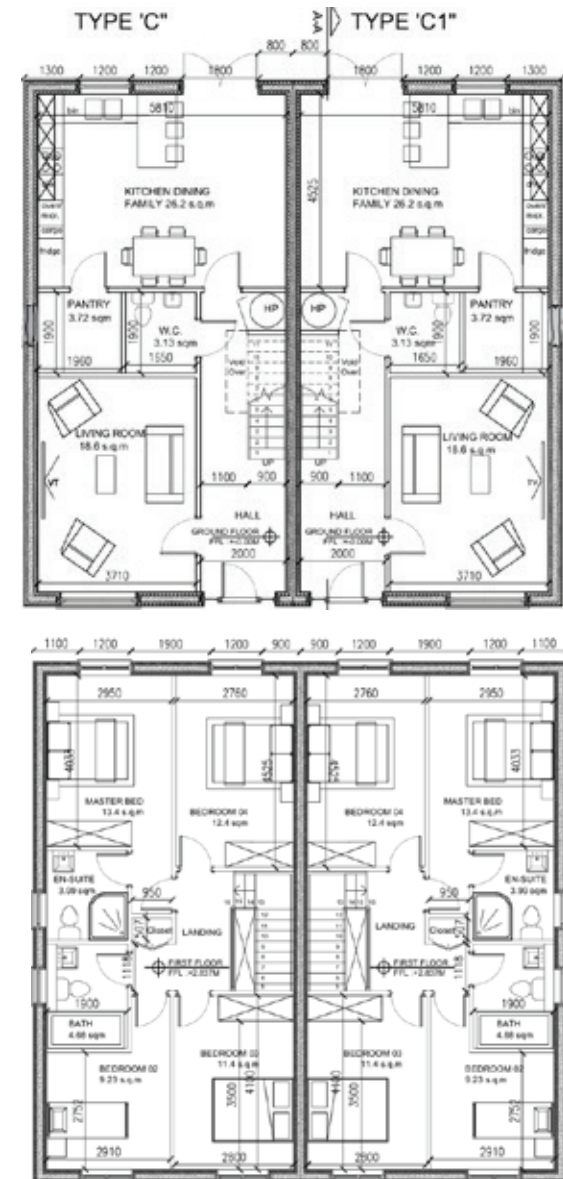


Type C & C1



HOUSE C
 GROUND FLOOR AREA - 67.6 sq.m
 FIRST FLOOR AREA - 67.6 sq.m
 TOTAL FLOOR AREA - 135.2 sq.m

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Type C

Type D1



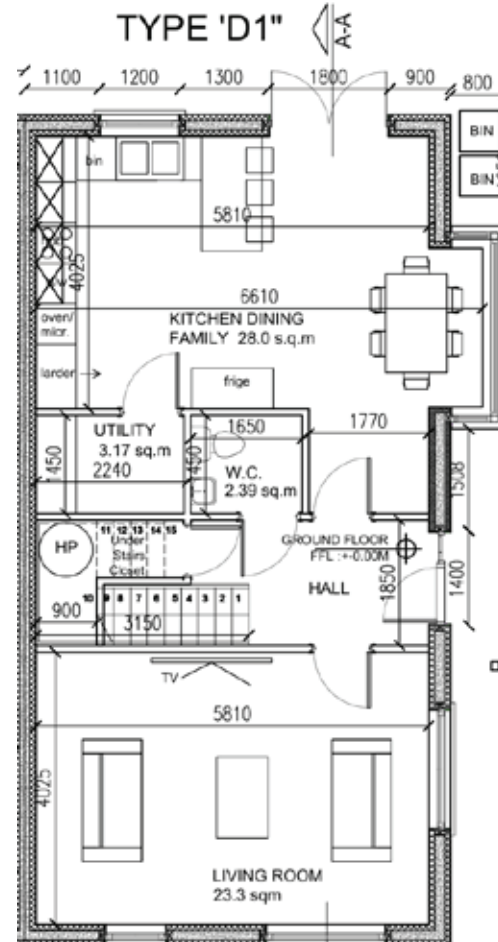
Type C (&D1)



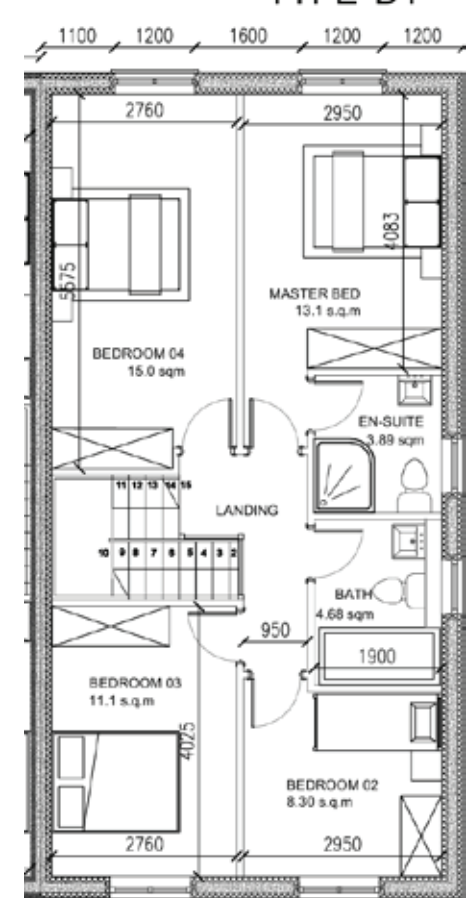
Type (D1)



TYPE 'D1"



TYPE 'D1'



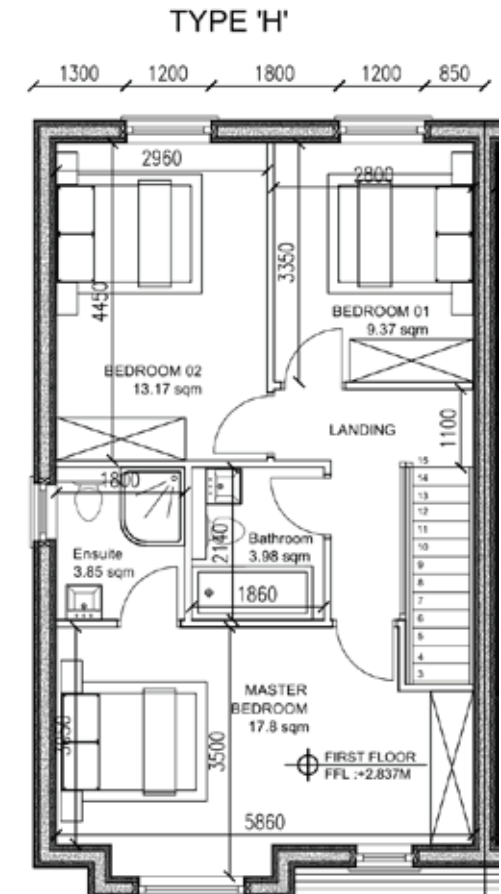
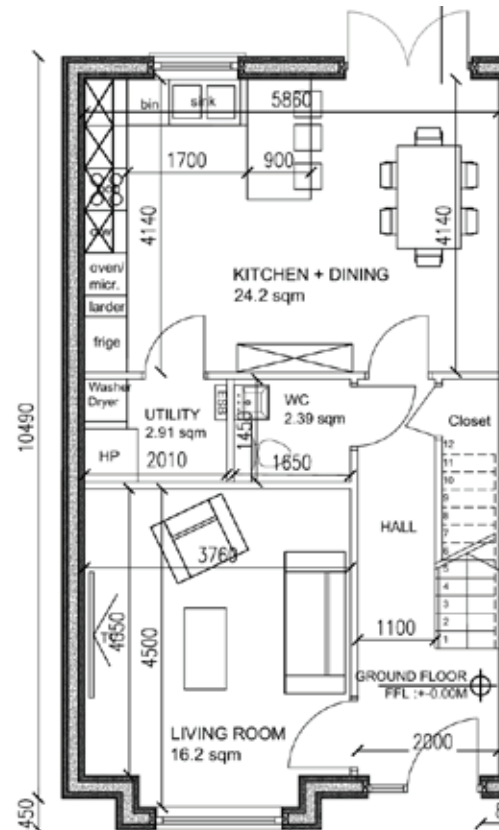
GROUND FLOOR AREA - 69.4 sq.m
FIRST FLOOR AREA - 67.6 sq.m
TOTAL FLOOR AREA - 137 sq.m



Type H

Type H1

Type H/ H1



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Phase 1

Phase 2

SITE MAP

2 BEDROOM HOMES

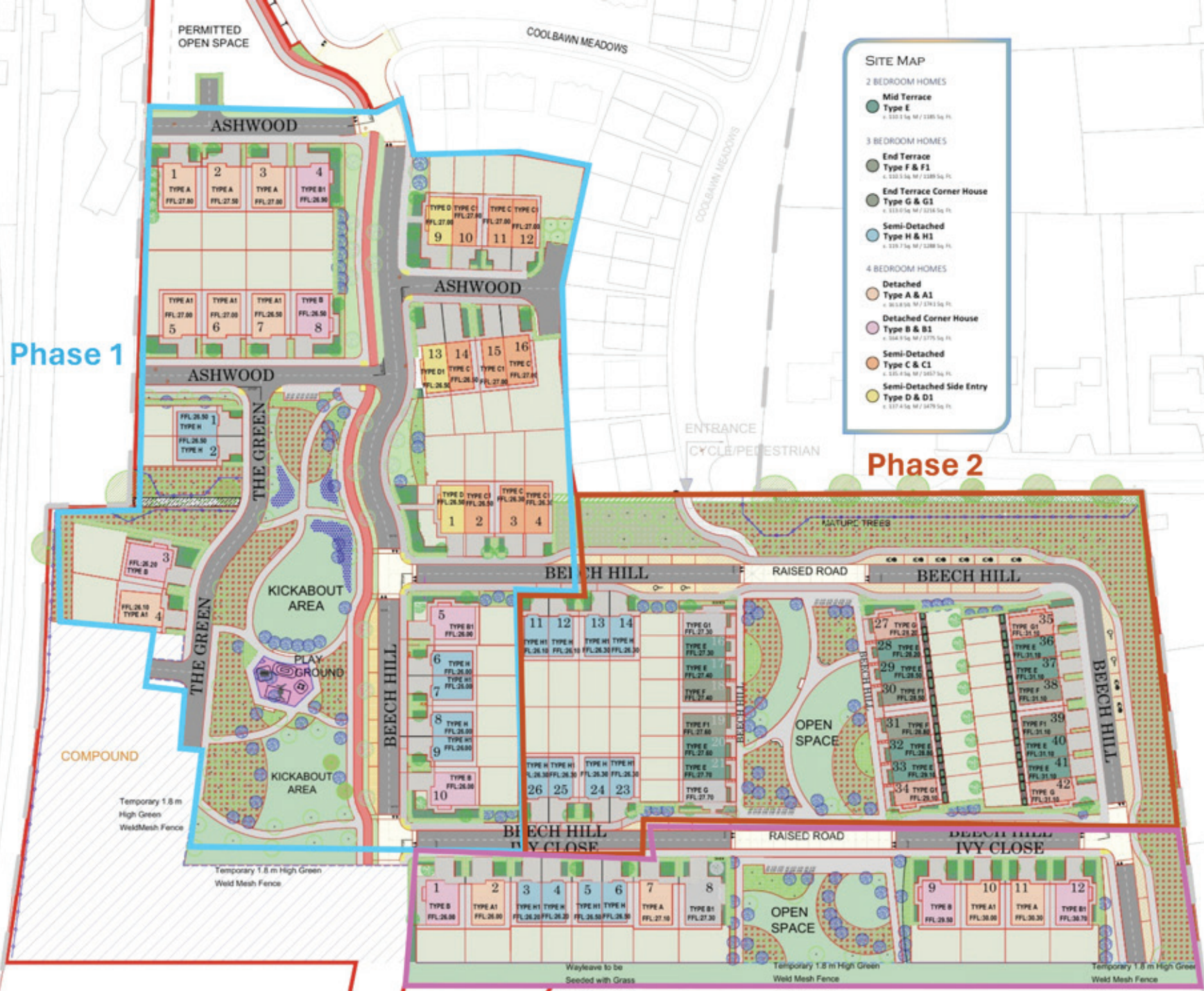
- Mid Terrace
Type E
x 550.5 sq m / 5885 sq ft

3 BEDROOM HOMES

- End Terrace
Type F & F1
x 550.5 sq m / 5885 sq ft
- End Terrace Corner House
Type G & G1
x 550.5 sq m / 5885 sq ft
- Semi-Detached
Type H & H1
x 550.5 sq m / 5885 sq ft

4 BEDROOM HOMES

- Detached
Type A & A1
x 550.5 sq m / 5885 sq ft
- Detached Corner House
Type B & B1
x 550.5 sq m / 5885 sq ft
- Semi-Detached
Type C & C1
x 550.5 sq m / 5885 sq ft
- Semi-Detached Side Entry
Type D & D1
x 550.5 sq m / 5885 sq ft



House Specification

KITCHENS AND UTILITY ROOMS

- Contemporary kitchen with high quality worktop. (See notes on options further on)
- Extractor
- Stainless steel sink draining board and mixing tap
- Separate utility/store room with below counter top space provided for washing machine and dryer

BATHROOMS AND ENSUITES

- Choice of 2 high Quality tile types (speak to auctioneer re options)
- High quality tiling to floors and “wet area” walls in bathrooms and ensuites. Incl to circa 200 mm above Sinks.
- Floors tanked upstairs.
- Contemporary shower enclosure with pressurised water supply and fitted shower screen
- High quality sanitaryware. This includes a vanity in the ensuite and main bathroom, accessible w/c will have a pedestal sink.
(Sonas Freya 60Cm 1 Drawer Wall Hung Vanity Unit Matt Night Sky Blue-Brushed Chrome Handle | CWFRE601DRNB) or equivalent

ELECTRICAL

- Generous lighting and power points
- External weatherproof power point
- Cable run to allow high speed car charging point later

ENERGY EFFICIENCY & CENTRAL HEATING

- A2 BER energy rating
- Highly insulated air-tight design
- Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation
- Excellent levels of roof, wall and floor insulation
- A-Rated Air to water heat pump unit and zoned heating controls
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

INTERIOR FINISHES

- High quality painted doors
 - Contemporary shaker architrave and skirting
 - All walls/ Skirtings / Doors / Stairs will be finished in White.
 - Brushed satin finish ironmongery Internal smooth finish painting throughout
 - Superior quality internal joinery.
 - Stairs shall be painted white Pine with natural oak handrail and oak post caps. It will require a carpet or runner by purchaser later.
 - Floor tiling Downstairs. (accessible w/c, Utility, Kitchen to the line of the patio door), shall be in tiled in Midtown white 90 x 90 cm (or Equivalent)
- UPVC high-performance double-glazed windows with low U-value (1.2W/M2K) for energy efficiency

EXTERNAL FEATURES

- Engineered timber front door with multi locking system (Doors shall be of various door Colors to compliment the look of the estate)
- Large glazed patio doors to private rear gardens
- Side passage gate / footpath to side of house.
- Prepared and Seeded gardens, with solid rear wall and post and panel dividing walls
- Permeable paving to driveways
- External render (either self-colored or Painted to an agreed estate colour scheme)
- Footpaths to all sides of the houses.

MEDIA AND COMMUNICATIONS

Infrastructure installed to receive high speed fibre broadband.

PURCHASER OPTIONS

1. Builders Finish

The property may be purchased on a “shell and core” basis, allowing the purchaser to complete the finishes to their own individual taste. A discount for shell and core can be agreed with each purchaser. All internal works must be carried out by the purchaser, as the developer will not complete these works at a later stage.

2. Bathroom tiles and tile options.

There are two high-quality stock tile options available to choose from, and alternative requests cannot be accommodated.

3. Kitchen Finishes

Kitchen finishes and worktops may be changed or upgraded in advance by agreement with our kitchen manufacturer, provided the kitchen is not already in production or complete. Any alterations must work within the existing plumbing and wiring layouts. Purchasers may adjust finishes or layout only where compatible with these standard layouts. Any additional costs above the developer's budget allowance must be paid directly to the kitchen manufacturer in advance by the purchaser

4. Cable to Shed

Option to run a cable to the shed at an additional cost.

Note

1. The developers reserve the right to change the specifications if required to do so, or if necessary to do so.
2. No changes can be agreed unless the contract has been Signed and deposit paid.
3. In the event that a contract is not signed and deposit has not been paid, the house shall be finished in the default finishes.

Booking Deposit

Deposit of €5,000

10% on signing of contract.

Balance to be paid on completion.



Tel: 061 413 511

PSRA No. 0002593



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CASTLECONNELL, CO. LIMERICK

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