



CÚL DARA
PROPERTY

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LIAM NEVILLE
DEVELOPMENTS

 **PURCELL**
PROPERTIES

Exclusive development of 1, 2, 3 & 4 bedroom homes

With comfort and style at the heart of their design, these spacious 1-4 bedroom homes nestled near the heart of Waterford come complete with all the furnishings of a life well lived.

Tastefully designed and charming homesteads line the whole of Cúl Dara, but inside each one is a world of possibility, just waiting for you to lay your mark on it.



Enjoy the quiet and serenity

Enjoy the quiet and serenity of the suburbs while remaining only a short drive away from all the amenities of the historical and cultural hot bed of Waterford city, including schools, hospitals, sports facilities, and a thriving eco-system of restaurants, cafes, and shops.

These Cúl Dara homes have been lovingly designed and thoughtfully situated in order to create the kind of warm atmosphere where there's always something special just around the corner.

Superior Specifications

The homes at Cúl Dara stand testament to the masterful craftsmanship that was employed in their making, and each home is imbued with the pride and skill of their makers – brick by brick.

Each room in every home was designed for making memories, for relationships to thrive, for children to grow, and for lives to take root. From the outside, the brick facades tell of the warmth held inside, and wide windows share light that pours into each room and out onto the cobblelock driveway by evening.

Highly energy efficient, these homes are fitted with air to water high efficiency heat pumps that are now the standard for home heating, and the double glazed windows hold that inner warmth and keep the elements at bay.

Cúl Dara homes are, from top to bottom, built with comfort and longevity in mind – which is why we cannot call their specifications anything less than superior.

- **10 Year Homebond Structural Guarantee**
- **5 Year Homebond Mechanical & Electrical Inherent Defect Insurance**
- **Timber Frame Built “A” Rated Homes**
- **Air to Water High Efficiency Heat Pumps**
- **Brick Facades with Painted Plaster to Front and selected Side Elevations**
- **Low Maintenance Dry Dash external finish to sides and rear of houses with black concrete roof tiles**
- **Double Glazed uPVC windows by Munster Joinery**
- **High Quality Fitted Kitchen**
- **Full Internal Painting**
- **Quality Sanitaryware**
- **Bathrooms fully tiled.**
- **Generous Fitted Wardrobes to 2/3 bedrooms**
- **Cobblelock Driveway**
- **Graded, seeded and fenced rear gardens with Patio Area**
- **EV Charging to all Units**



In your neighbourhood

Welcome to Waterford, the oldest city in Ireland. A place where the ancient world holds hands with the modern, and every step you take is one through history.

You'll never be more than a 15-minute drive from all that Waterford has to offer, whether it's for all mod-cons associated with a city, the many social clubs and schools, or the many hubs of art, culture, and music that have found their home in a city that truly embodies the festival feeling.



You can take relaxed walks along the glittering coastline, or enjoy the bustling streets with their many shops, eateries, and points of interest. Waterford has something for everyone, and it's sure to have something for you.

There's a magic in the air that can only be achieved through thousands of years of history, and those seeking to unravel the tapestry of time and enjoy the rich culture and heritage that Waterford has to offer will not be disappointed. Whether it's Reginald's Tower, Christ Church Cathedral, or Stradbally Cove, there's plenty to see for anyone with wandering feet.

Waterford has something for everyone, and it's sure to have something for you.





Something For Everyone

There are plenty of attractions nearby that cover a wide range of interests. There's Mount Congreve Gardens and The Green Way for those that love the outdoors, while those with a taste for arts and culture can indulge in Theatre Royal and Garter Lane.

Waterford City boasts the historic charm of the Viking Triangle and the captivating Irish Museum of Time in its vibrant city centre, offering a blend of culture and history. Additionally, golf enthusiasts can enjoy numerous top-tier courses, all conveniently



located within a 15-minute drive of the area.

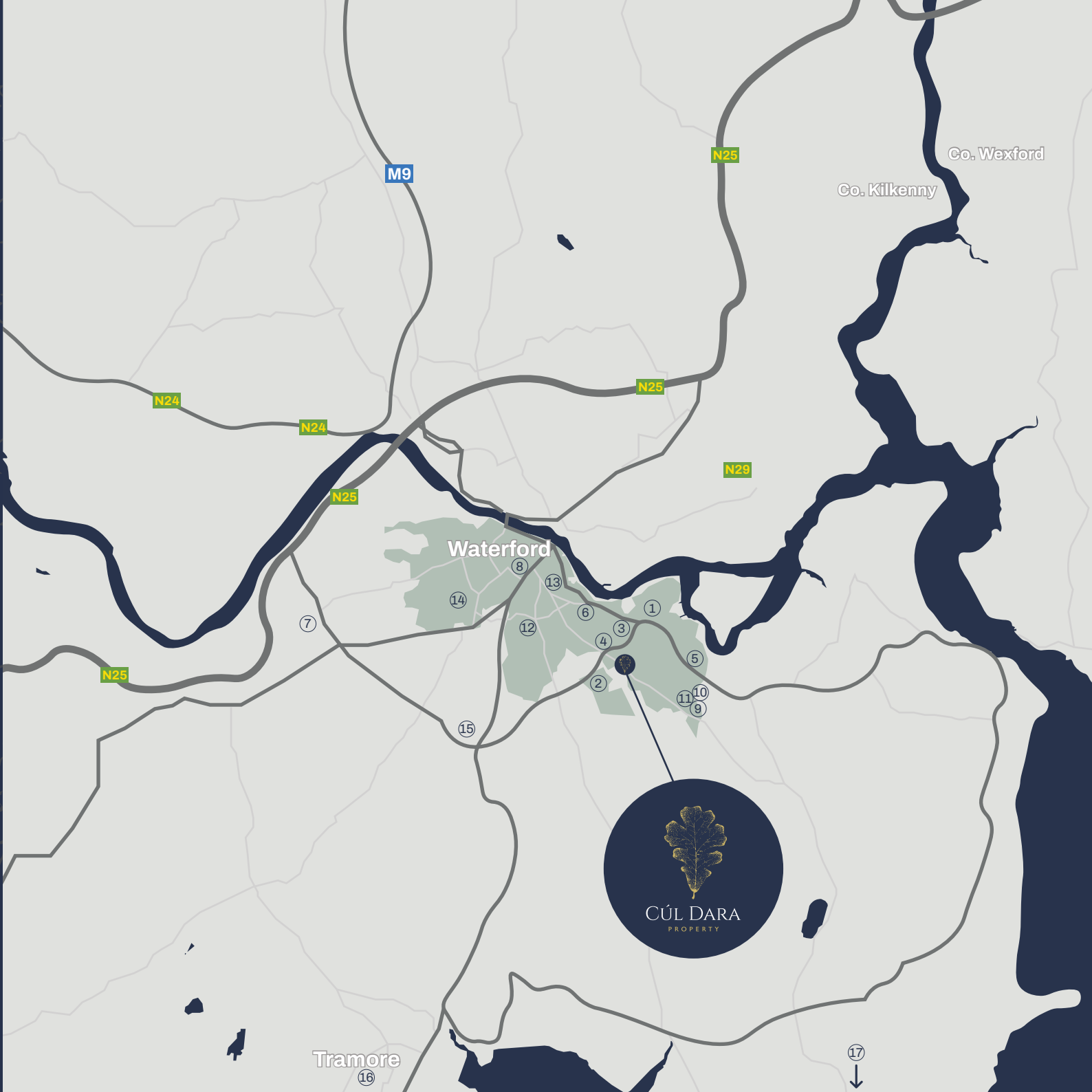
If you and your family are the thrill-seeking types, there's lots of fun activities to enjoy in Waterford City. You can swing, slide, and climb your way through the Dunmore East Adventure Centre, make waves at Splashworld and much, much more.

Waterford has something for everyone, and it's sure to have something for you.

Amenities

Local Attractions:

- 1 - **University Hospital Waterford** – 1.6km – 3 minute drive
- 2 - **Williamstown Golf Course** – 1.5km – 2 minute drive
- 3 - **Ardkeen Shopping Centre** – 2km – 4 minute drive
- 4 - **Ardkeen Retail Park** – 1.3km – 2 minutes drive
- 5 - **Oskars Bar** – 2.9 km – 5 minutes drive
- 6 - **Uluru Bar** – 2.1km – 4 minute drive
- 7 - **SETU Sports Arena** – 9.3km – 12 minute Drive
- 8 - **Waterford City Centre** – 4.1km – 10 minute drive
- 9 - **Gaelscoil Phort Lairge** – 1.6km – 2 minute drive
- 10 - **St. Mary’s Catholic Church** – 1.9km – 3 minute drive
- 11 - **Park Montessori School** – 1.9km – 3 minute drive
- 12 - **Ursuline Secondary School** – 3.6 km – 6 minute drive
- 13 - **De La Salle College** – 2.9km – 6 minute drive
- 14 - **South East Technological University** – 8.4 km – 10 minute drive
- 15 - **Six Cross Roads Business Park** – 5.8km – 7 minute drive
- 16 - **Tramore** – 12km – 13 minutes drive
- 17 - **Dunmore East** – 13.6km - 15 minutes drive





CÚL DARA

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 House Type **A**
3 BED 2 STOREY SEMI DETACHED

 House Type **B**
3 BED 2 STOREY TERRACE

 House Type **B1**
3 BED 2 STOREY TERRACE

 House Type **E**
2 BED 2 STOREY TERRACE

 Duplex Unit **F1 & F2**
2 BED 2 STOREY UNIT

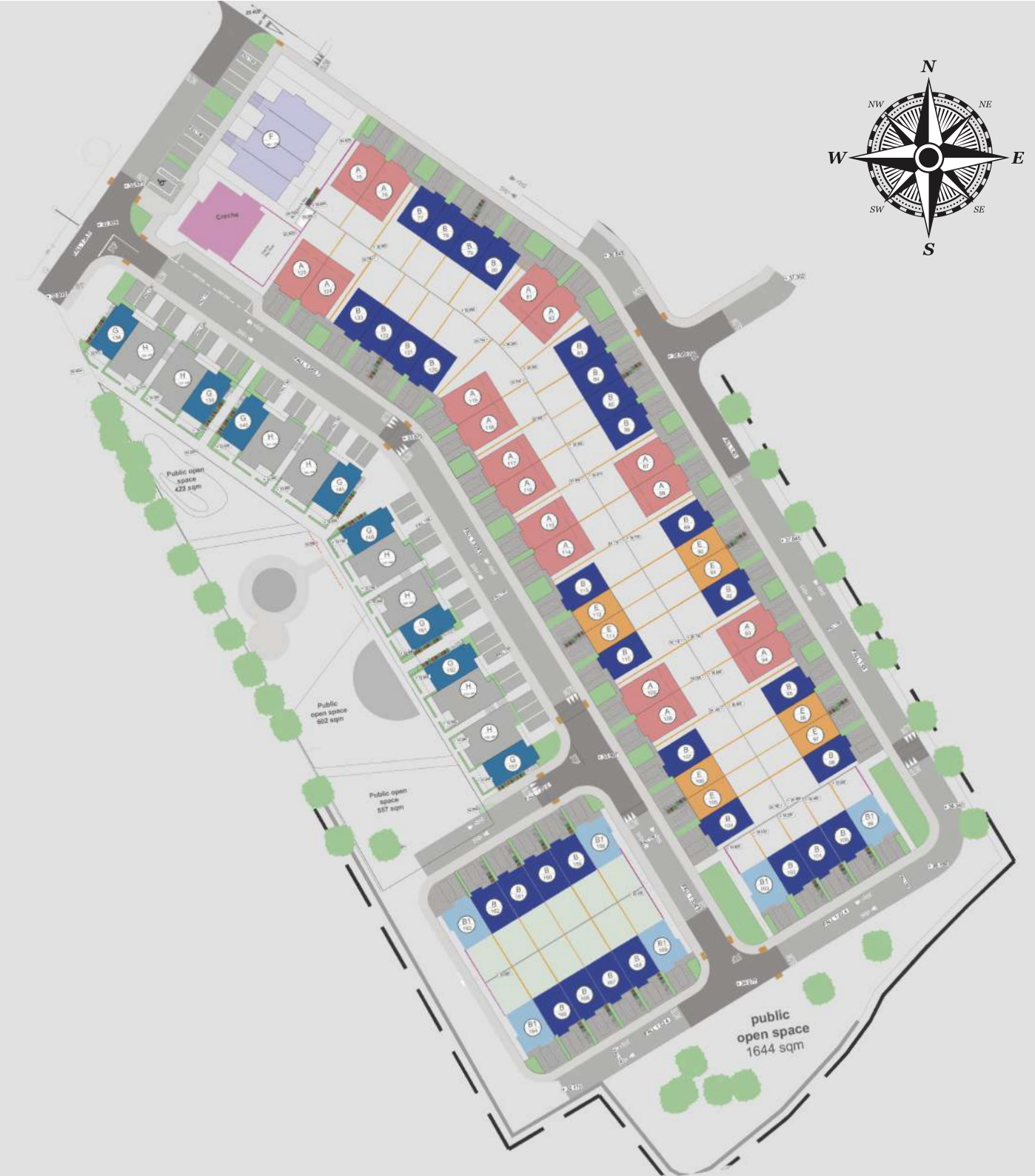
 House Type **G**
2 STOREY 3 BED DUPLEX

 Apartment Type **H1 & H2**
2 BED APARTMENT

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DEVELOPMENTS

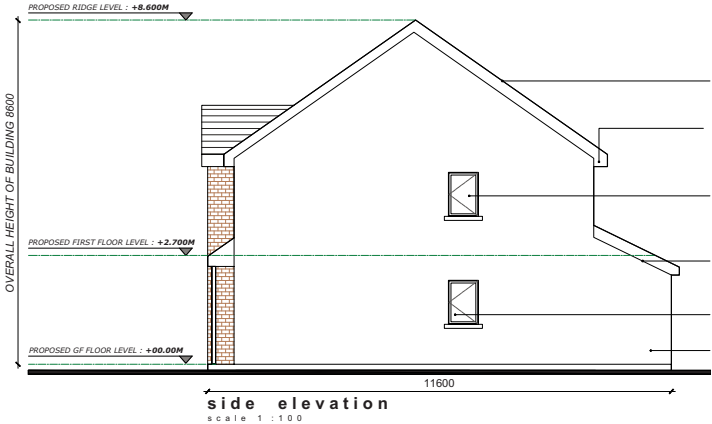
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.



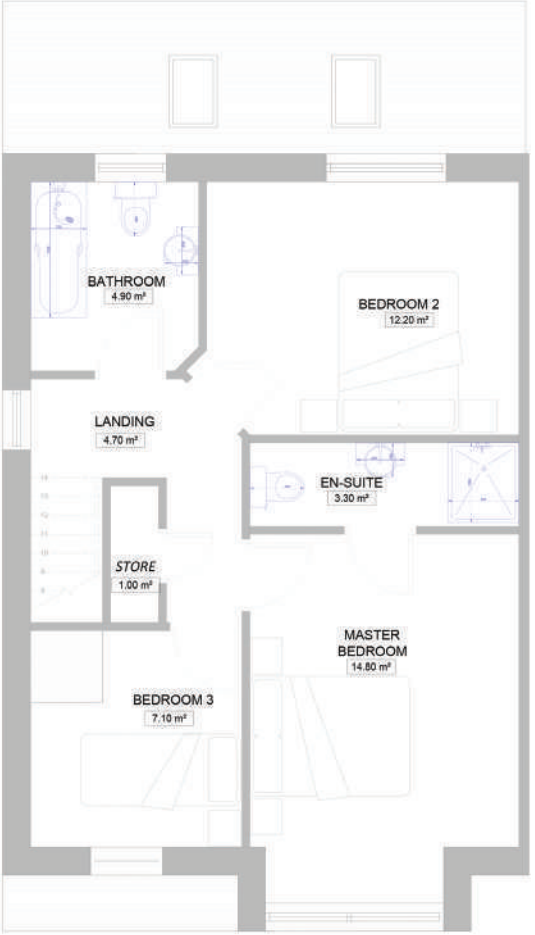
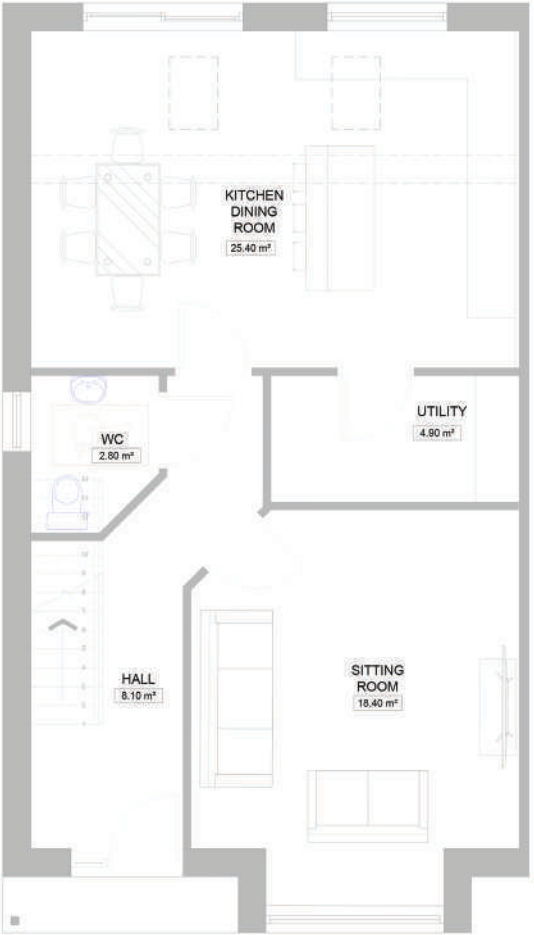
House Type A

2 Storey 3 Bed

Semi Detached



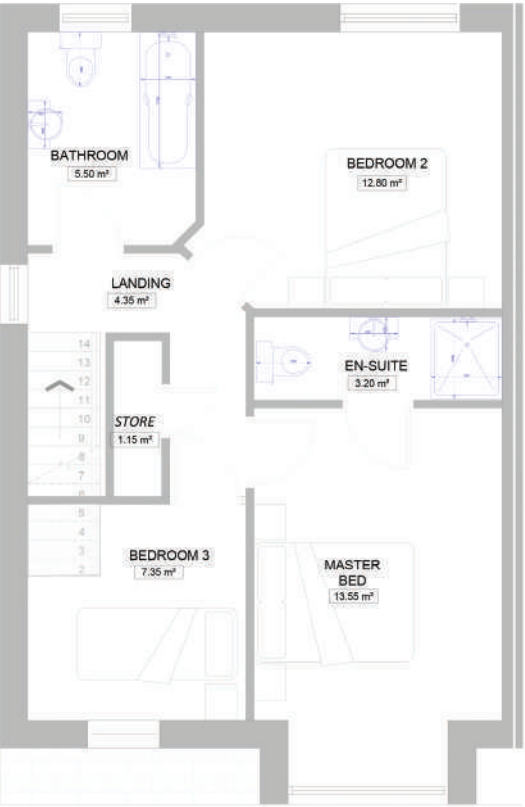
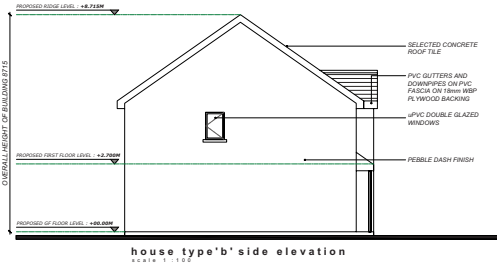
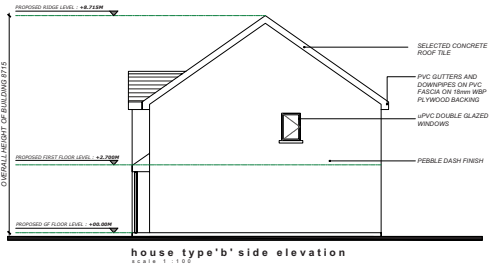
Total floor area 115.30 m2



House Type B 2 Storey 3 Bed Terrace



Total floor area 104.4 m2



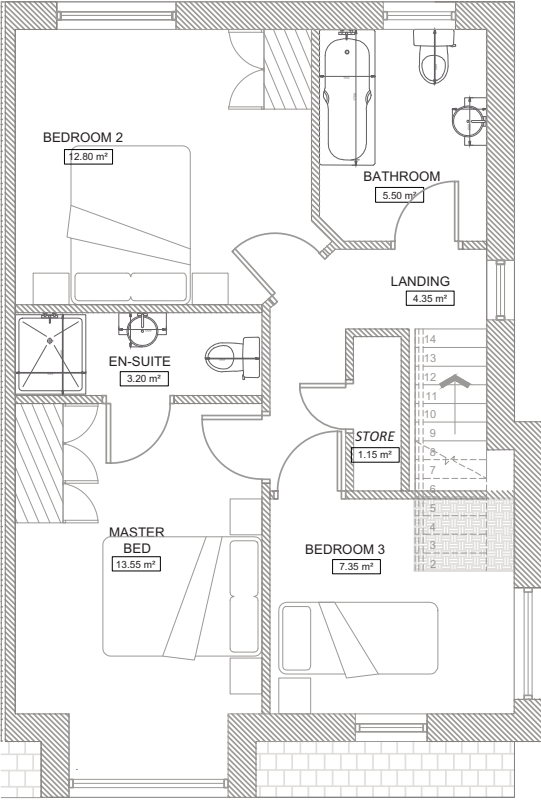
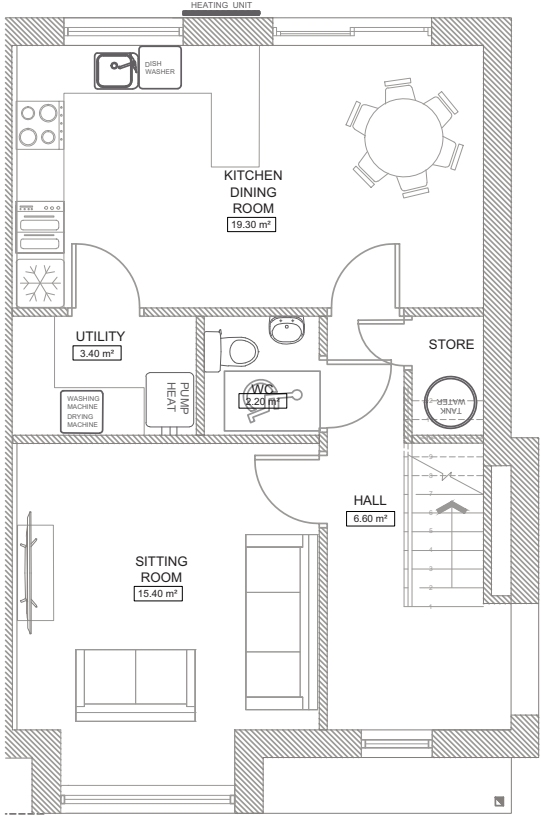
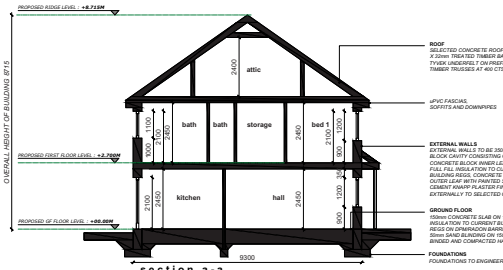
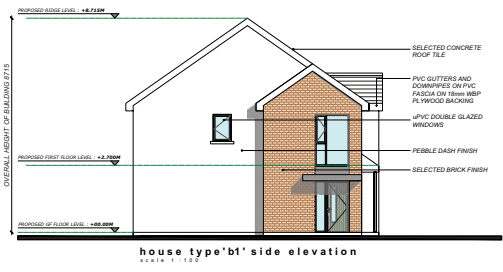
House Type B1

2 Storey 3 Bed

Terrace



Total floor area 105.9 m2



GROUND FLOOR

FIRST FLOOR

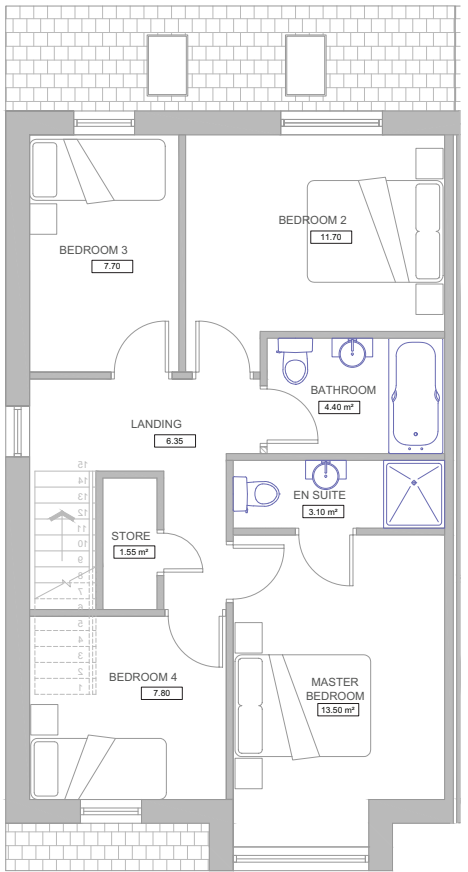
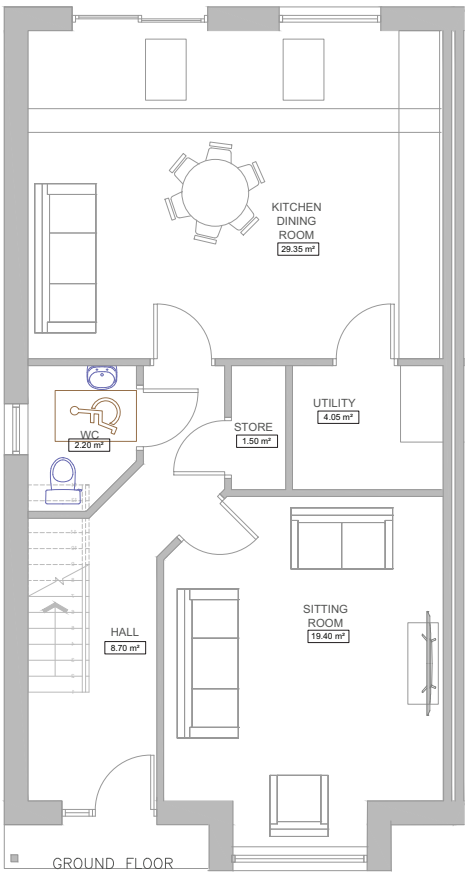
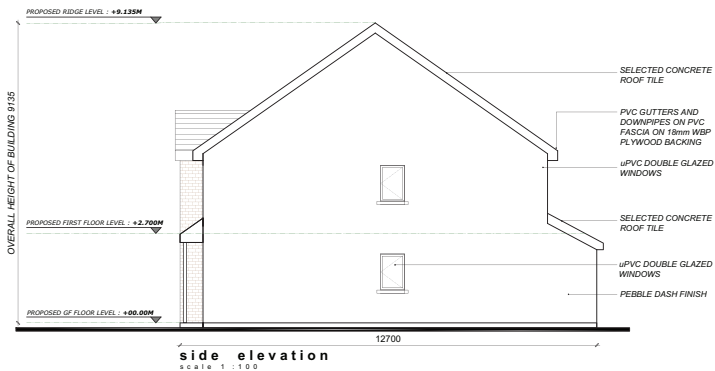
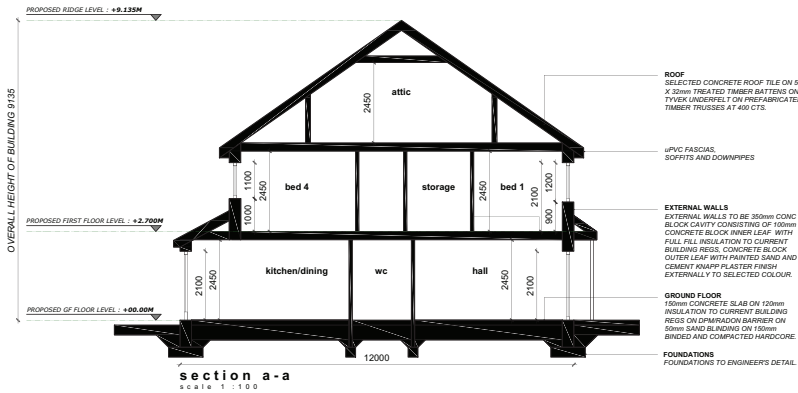
House Type C

2 Storey 4 Bed

Semi Detached



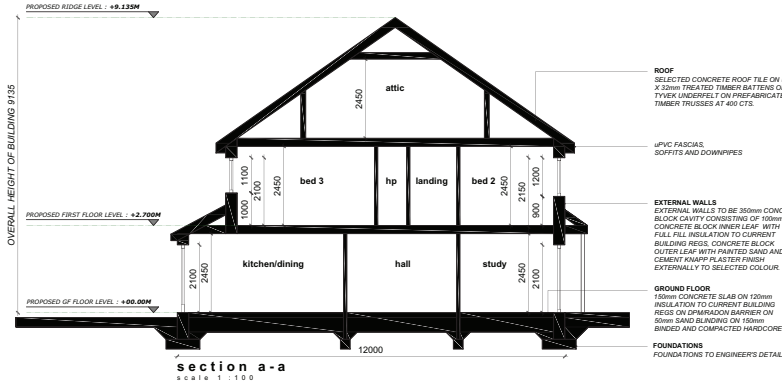
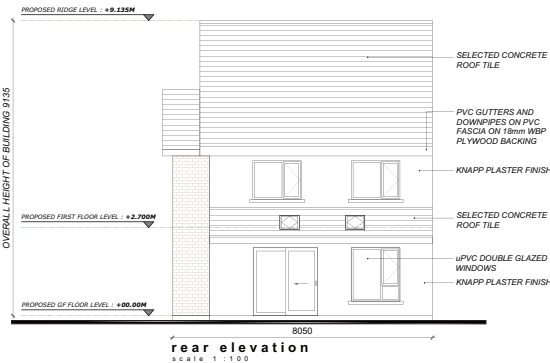
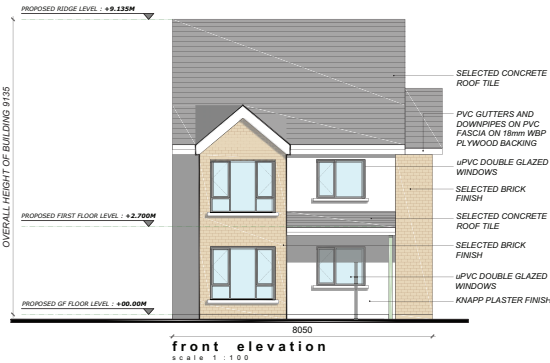
Total floor area 131.70 m2



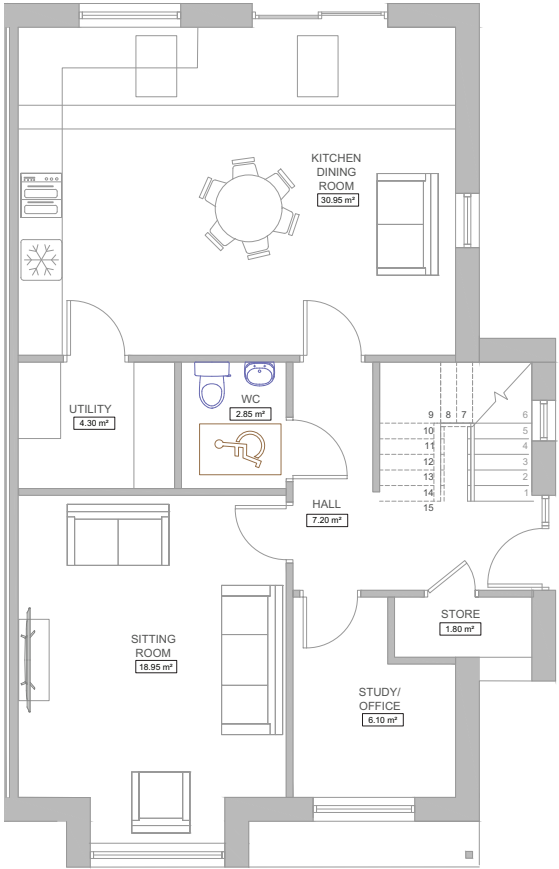
House Type D

2 Storey 4 Bed

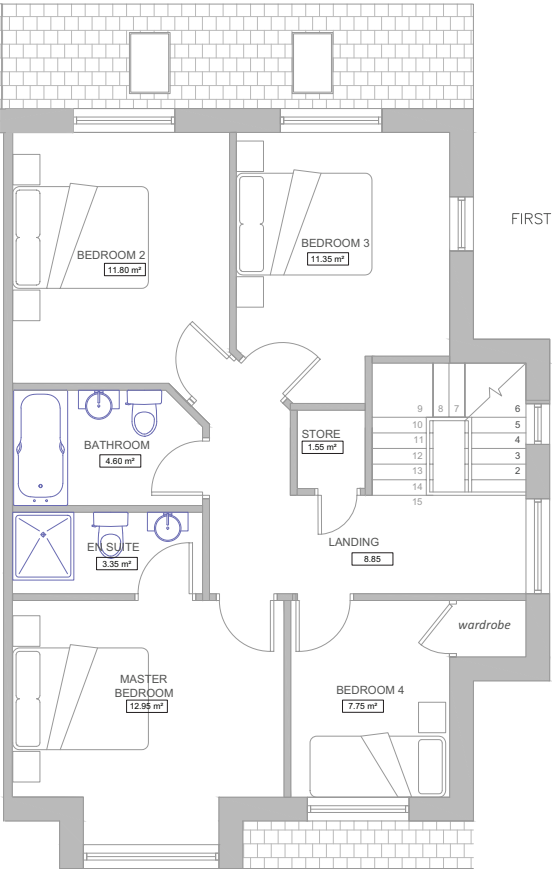
Semi Detached



Total floor area 148 m2



GROUND FLOOR



FIRST FLOOR

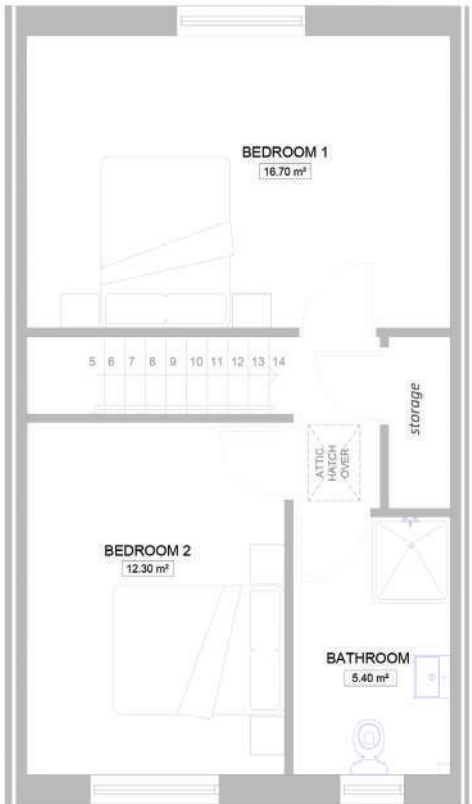
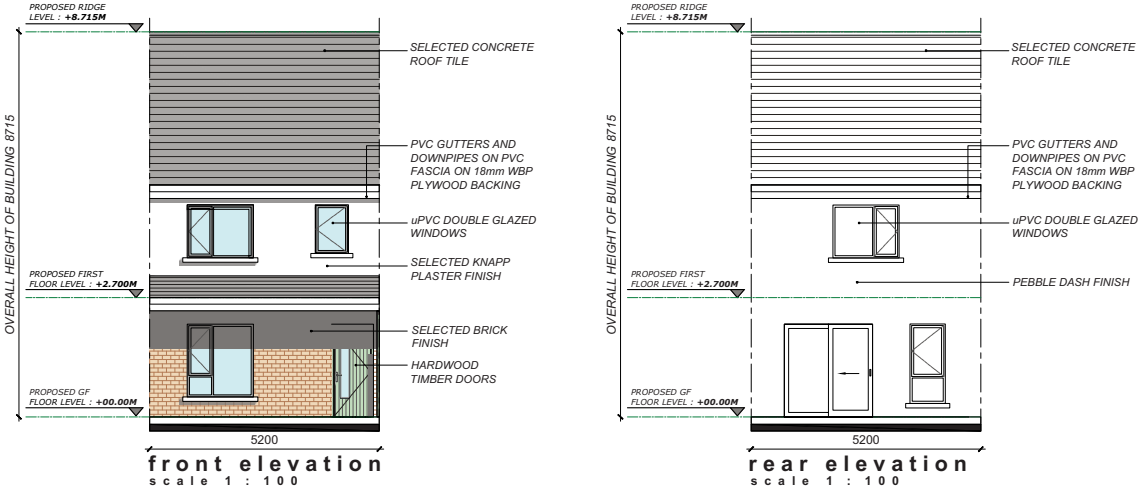
House Type E

2 Storey 2 Bed

Terrace



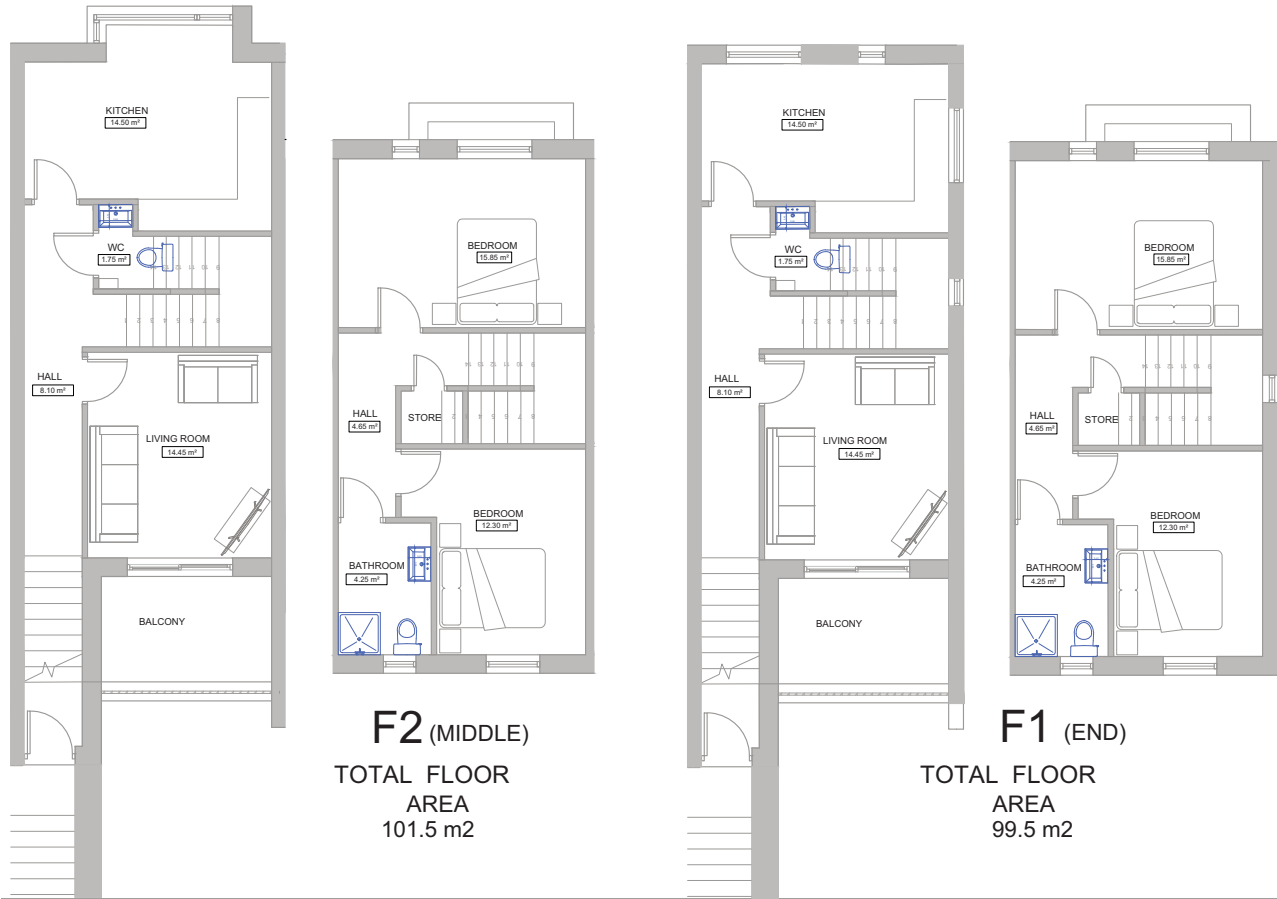
Total floor area 84.00 m2



House Type FF
2 Storey 2 Bed
Duplex



Total floor area 100.50 m2



House Type GF 1 Bed Apartment

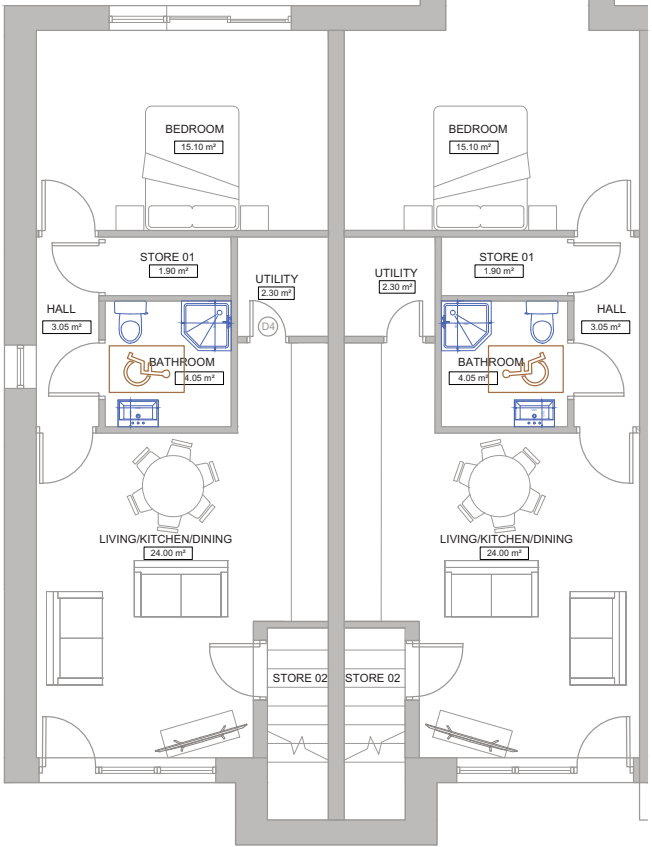


TOTAL FLOOR
AREA
55.70 m2

F5

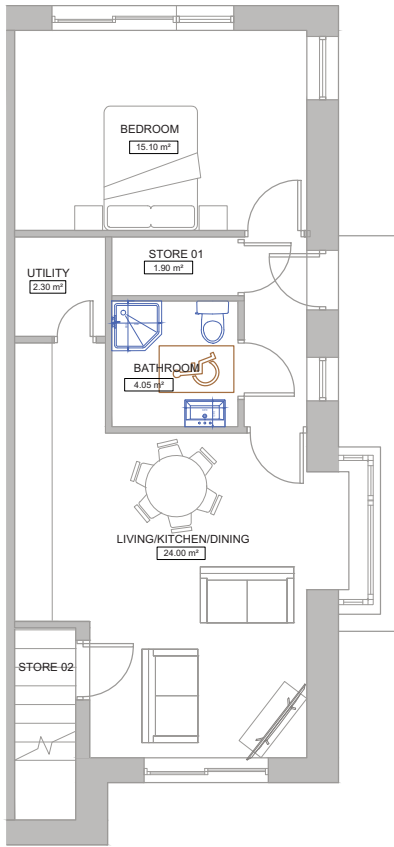
F4

TOTAL FLOOR
AREA
57.80 m2



TOTAL FLOOR
AREA
57.00 m2

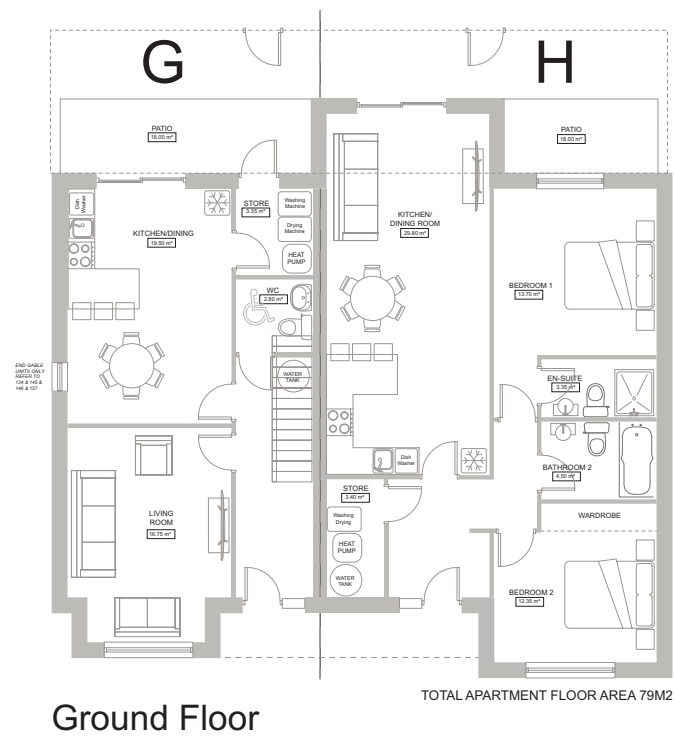
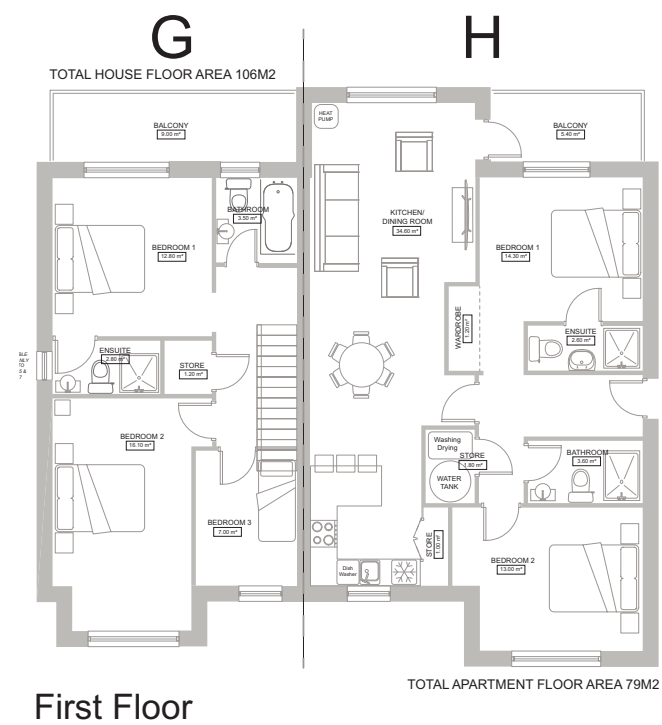
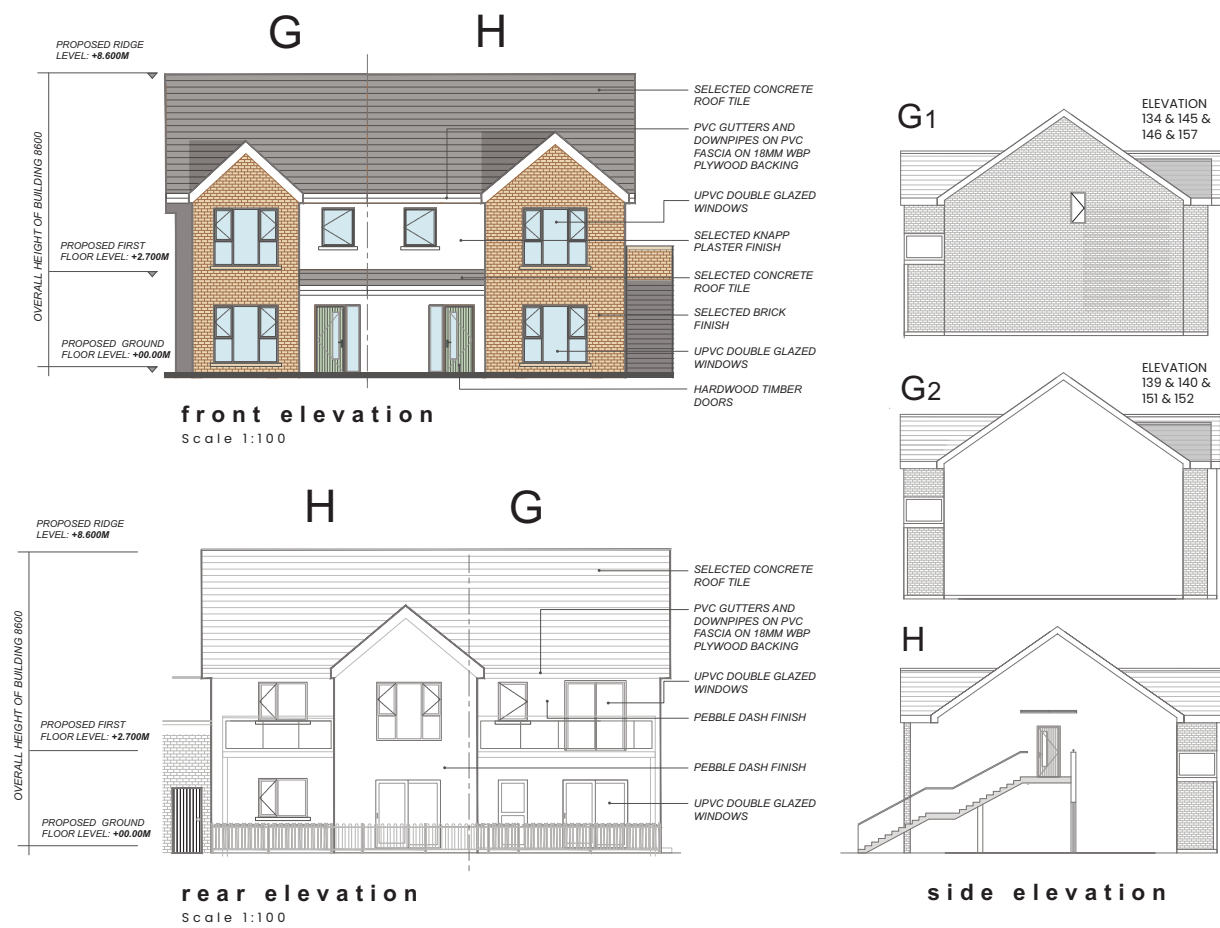
F3



House Types G&H

G – 3 Bed House

H – 2 Bed Apartment



The Developer

A third generation family firm of home builders with a reputation for honesty, integrity, delivering homes for other families to live and grow up in at great value, sums up Liam Neville Developments.

The Nevilles have constructed quality homes in Waterford, Wicklow, Dublin, Limerick and Belfast, in addition to Wexford and have been working steadily in Laois, Waterford, Wexford and Limerick during the years when construction all but ceased in Ireland. Paying the closest attention to compliance with all current building regulations and standards means that new owners get A-rated energy efficient homes.

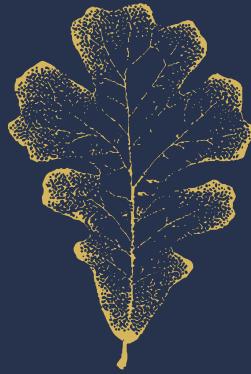


A key to the company's continued success has been the standard of finish of not only new homes but the surrounding open spaces and environment with proper landscaping and children's play area.

Homes not just houses is the company's motto.

More information on Liam Neville Developments can be found on their website at **www.liamneville.ie**





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LIAM NEVILLE
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