SHANNON FIELDS

Corbally, Limerick

Developer
DENBIGH

Selling Agent
OCM O'CONNOR MURPHY

Main Contractor
DNCF

Architect
RDF

Equity Partner
WARREN



O'Connor Murphy Auctioneers are delighted to present Shannon Fields, an exclusive new development of 26 thoughtfully crafted homes in the established and highly sought-after riverside suburb of Corbally, Limerick.

Built by Denbigh, Shannon Fields brings a collection of beautifully designed semi-detached and terrace homes to one of the city's most desirable locations: a mature, leafy neighbourhood wrapped along the banks of the Shannon, yet only minutes from the heart of Limerick city.

Every home has been considered with care, from the quality of the finishes to maximising natural light, creating somewhere that feels welcoming the moment you step through the door.

A new collection of 26 homes, with two- and three-bedroom terraced houses and three- and four-bedroom semi-detached homes, in the heart of Corbally.



With no comparable scheme launched in the area for several years, Shannon Fields is a rare opportunity to own a brand-new, A-rated home in one of Limerick's most established and sought-after riverside suburbs.

DESIGNED FOR THE WAY YOU LIVE



Set on the banks of the River Shannon in the established riverside suburb of Corbally, Shannon Fields offers a rare balance: the peace, green space and community spirit of a mature neighbourhood, with schools, shops, sport and the city all just minutes from your door. These are practical, contemporary homes designed for real life — room for the school run, weekend guests, quiet evenings or working from home, all in a bright and welcoming environment.

Everything on your doorstep

Corbally is genuinely connected. The daily essentials are a short stroll away, while the city centre, University of Limerick and motorway network are minutes by car. Garvey's SuperValu and the Corbally Centre — pharmacy, butcher, café and local services — are close by, with three primary and secondary schools within walking distance. For the outdoors, there's Abbey Sarsfield GAA, the riverside Shannon walks, the Mill Road Fairy Garden and O'Brien's Park playground. And beyond the city, Colbert Station links you to Dublin and Cork by rail, with Shannon Airport about 25 minutes by car.

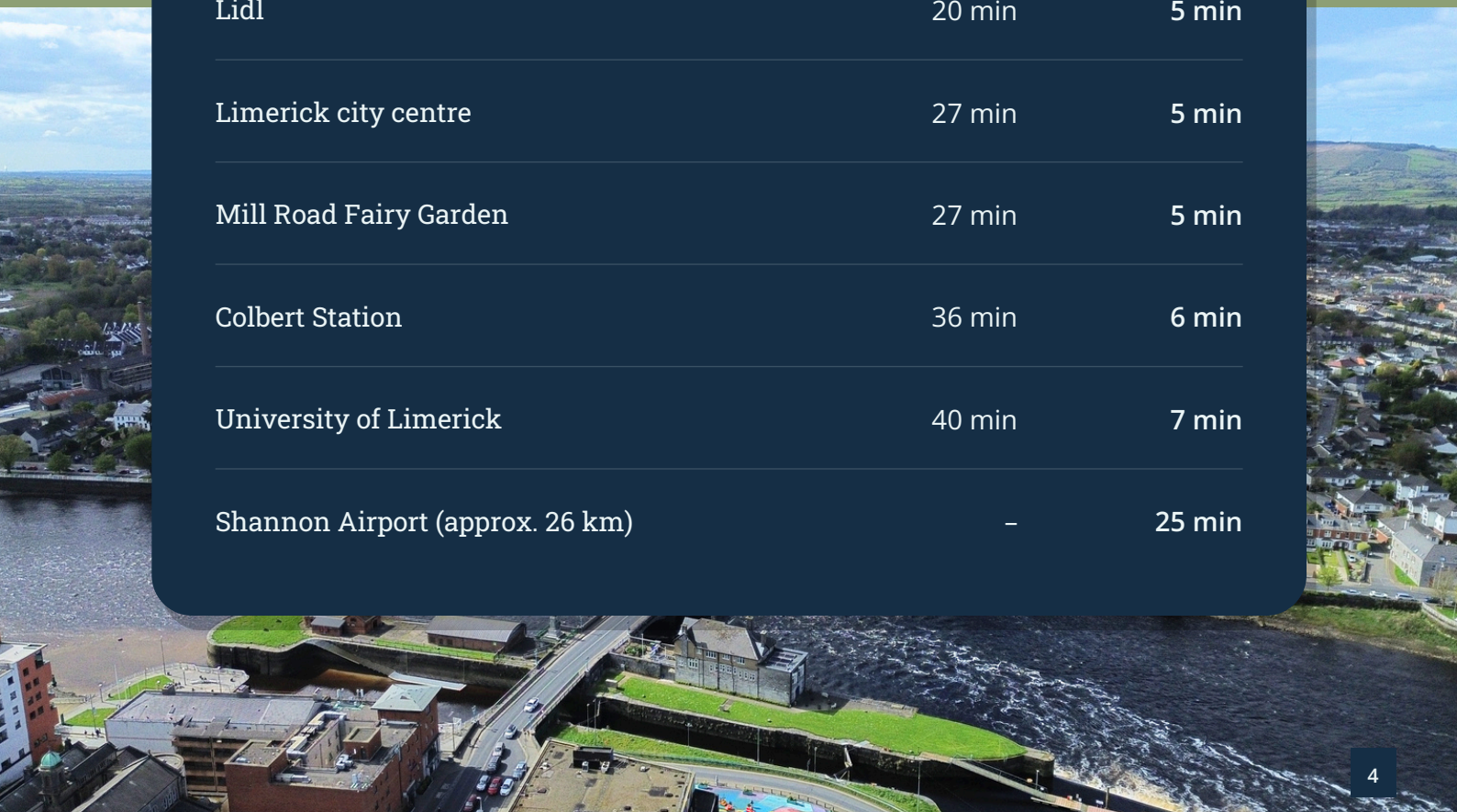




EVERYTHING WITHIN REACH

Approximate walking and driving times from Shannon Fields

DESTINATION	ON FOOT	BY CAR
Scoil Íde (primary)	8 min	1 min
Abbey Sarsfield GAA	10 min	2 min
Ardscoil Mhuire / St. Munchin's (secondary)	12–15 min	2 min
Garvey's SuperValu / Corbally Centre	14 min	3 min
O'Brien's Park playground	19 min	3 min
Lidl	20 min	5 min
Limerick city centre	27 min	5 min
Mill Road Fairy Garden	27 min	5 min
Colbert Station	36 min	6 min
University of Limerick	40 min	7 min
Shannon Airport (approx. 26 km)	–	25 min



SITE MAP

Shannon Fields comprises 26 homes — a mix of semi-detached and terrace properties — arranged across the scheme as shown.



SITE MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY DURING CONSTRUCTION.

HOUSE TYPES & FLOOR PLANS

Shannon Fields offers a considered mix of homes to suit first-time buyers, growing families and those looking to put down roots in Corbally — from two-bedroom terraced houses through to spacious four-bedroom semi-detached homes.



THE HOMES AT A GLANCE

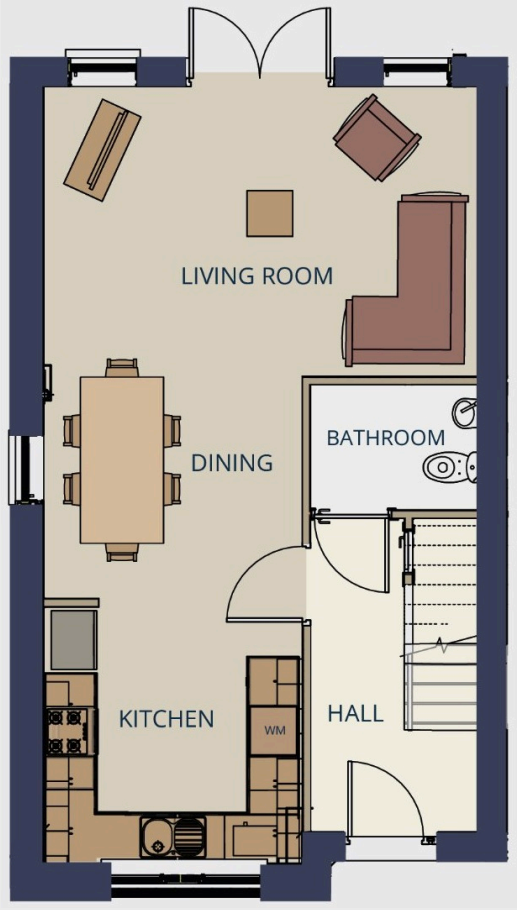
- **HOUSE TYPE A**
  3 Bed Semi-Detached
- **HOUSE TYPE B**
  3 Bed End Terrace
- **HOUSE TYPE D**
  2 Bed Mid / End Terrace
- **HOUSE TYPE E**
  3 Bed Semi-Detached
- **HOUSE TYPE F**
  4 Bed Semi-Detached
- **HOUSE TYPE M**
  3 Bed End Terrace



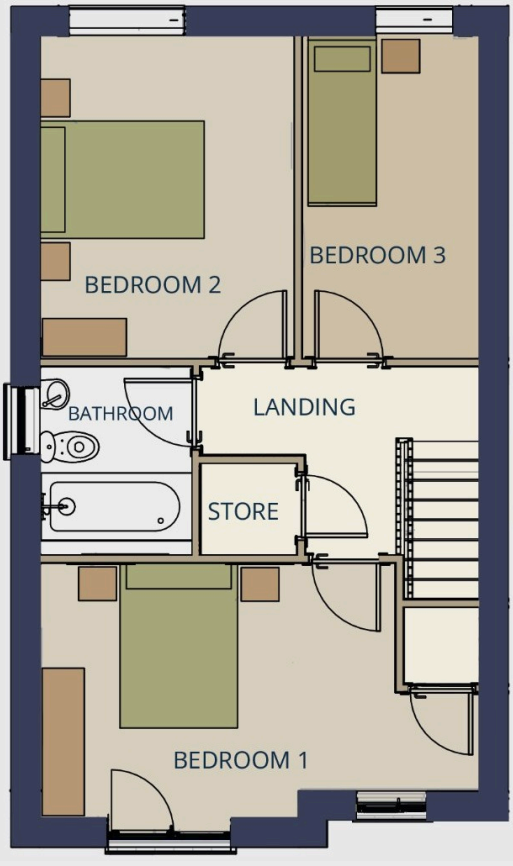
HOUSE TYPE A

3 BED SEMI-DETACHED
3 BED 2 BATH
95.4 SQ M · 1,026.9 SQ FT

Designed around family life, House Type A opens from the hall into a kitchen at the front of the house that flows through the dining area to a generous living room, with patio doors out to the rear garden. A ground-floor bathroom sits beside the stairs. Upstairs, two double bedrooms and a single bedroom share a family bathroom, with a storage cupboard off the landing.



Ground Floor



First Floor

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY DURING CONSTRUCTION.

HOUSE TYPE B1

3 BED END TERRACE
3 BED 2 BATH
95.4 SQ M · 1,026.9 SQ FT

A three-bedroom end-of-terrace home with a practical, family-friendly layout. A living room sits to the front of the house, with an open-plan kitchen and dining room to the rear and patio doors out to the garden. An accessible ground-floor bathroom is off the hall. Upstairs, two double bedrooms and a single bedroom share a family bathroom, with a storage cupboard off the landing.



Ground Floor



First Floor

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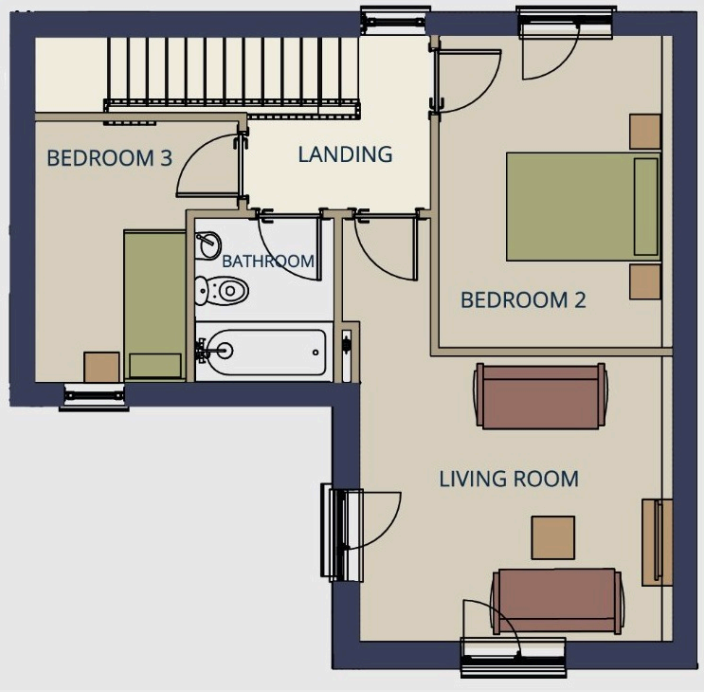
HOUSE TYPE M

3 BED END TERRACE
3 BED 2 BATH
96.2 SQ M · 1,035.5 SQ FT

An end-of-terrace home with a difference. House Type M places a double bedroom and an accessible bathroom on the ground floor, alongside a kitchen and dining area with patio doors to the garden, making it well suited to buyers who want a bedroom at ground level. Upstairs, a bright living room sits alongside a second double bedroom, a single bedroom and a family bathroom.



Ground Floor



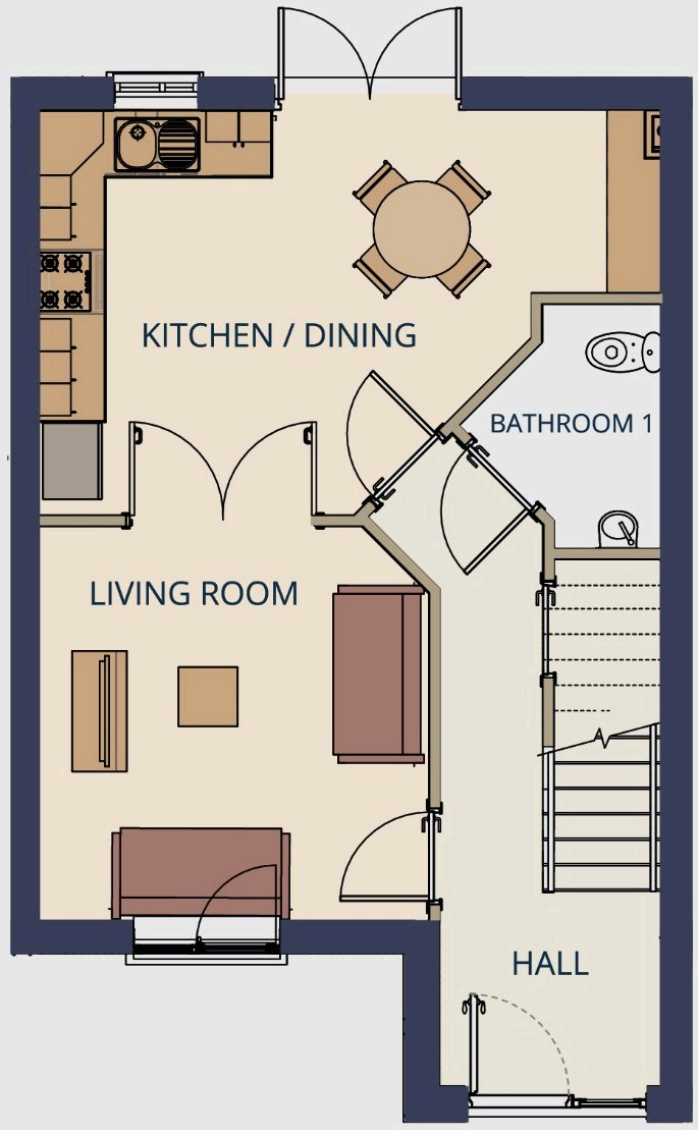
First Floor

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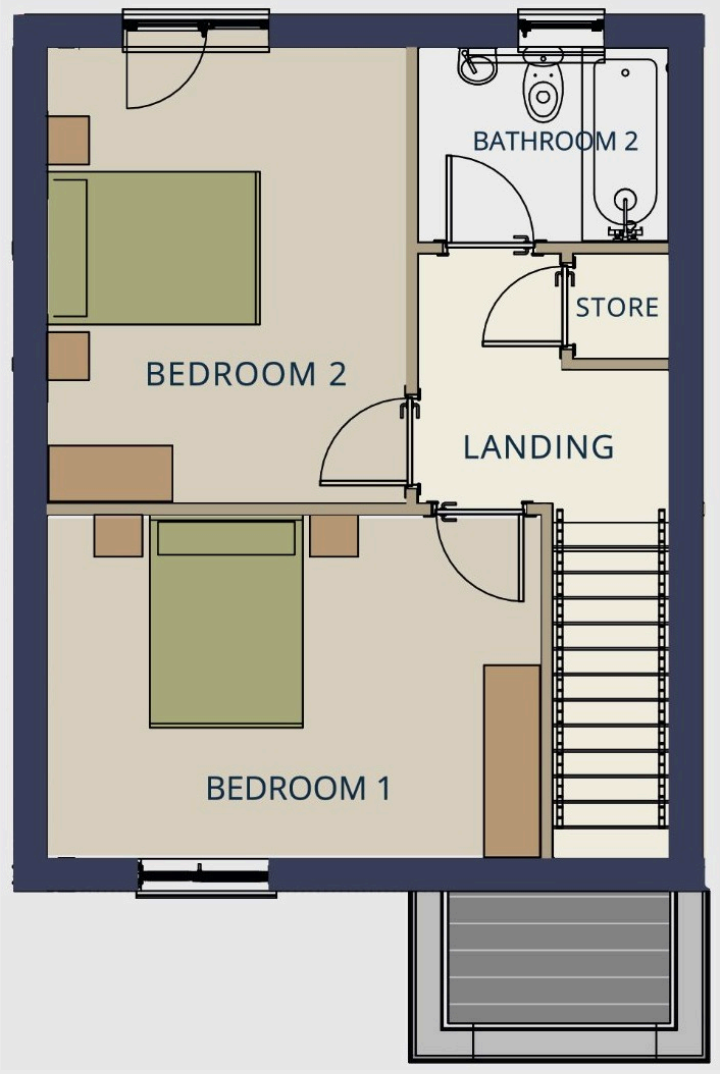
HOUSE TYPE D

2 BED MID / END TERRACE
2 BED 2 BATH
89.4 SQ M · 962.2 SQ FT

A well-planned two-bedroom home, ideal as a starter home or for those trading down. The hall leads to a living room at the front of the house, with double doors opening through to a kitchen and dining room that spans the back of the house and patio doors out to the rear garden. A ground-floor bathroom sits off the hall. Upstairs, two double bedrooms share a family bathroom, with a storage cupboard off the landing.



Ground Floor



First Floor

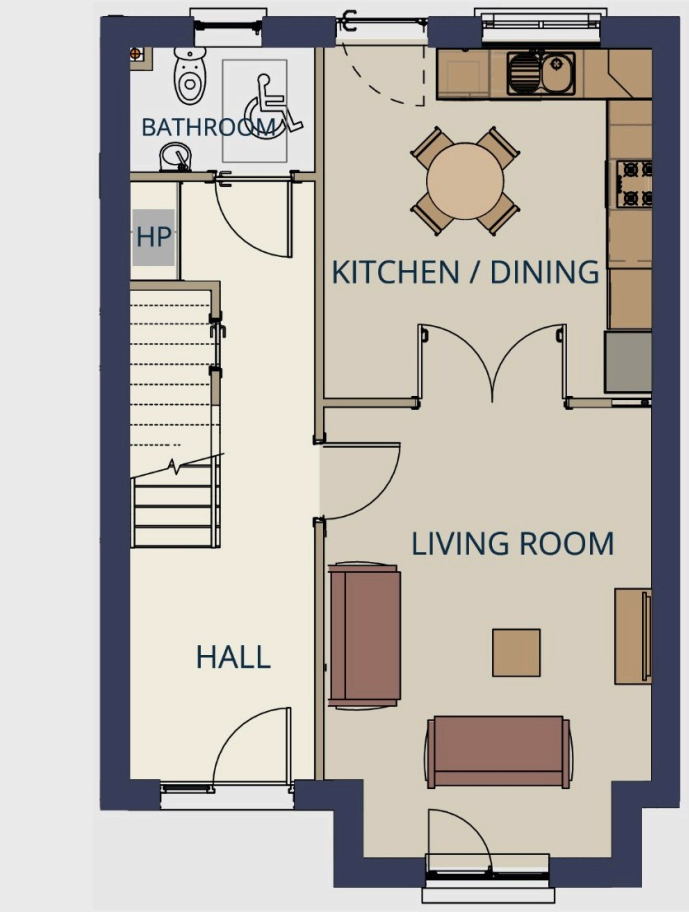


HOUSE TYPE E

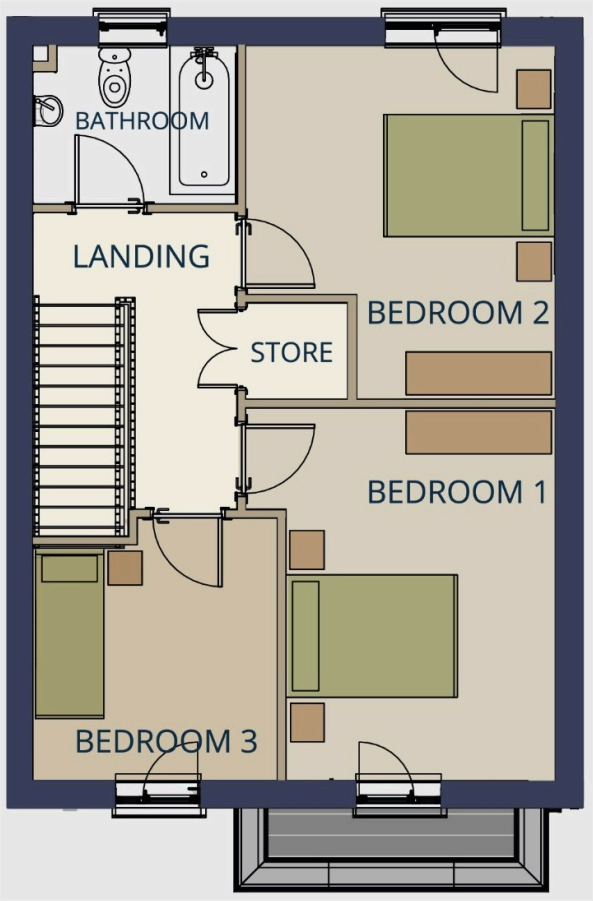
3 BED SEMI-DETACHED
3 BED 2 BATH
108.4 SQ M · 1,162.5 SQ FT

A generous three-bedroom semi-detached home. The wide entrance hall, with an accessible ground-floor bathroom, leads to a living room at the front of the house, where double doors open through to a kitchen and dining room to the rear, with direct access to the garden. Upstairs are two double bedrooms, a single bedroom, a family bathroom and a storage cupboard off the landing.

CGI shows House Type E (right) attached to House Type F.



Ground Floor



First Floor

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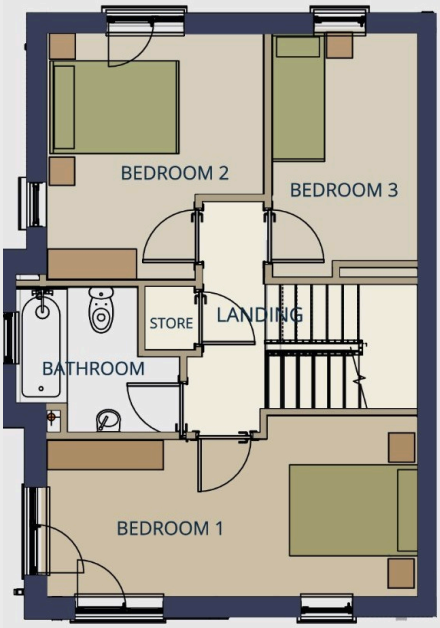
HOUSE TYPE F

4 BED SEMI-DETACHED
4 BED 3 BATH
134 SQ M · 1,442.4 SQ FT

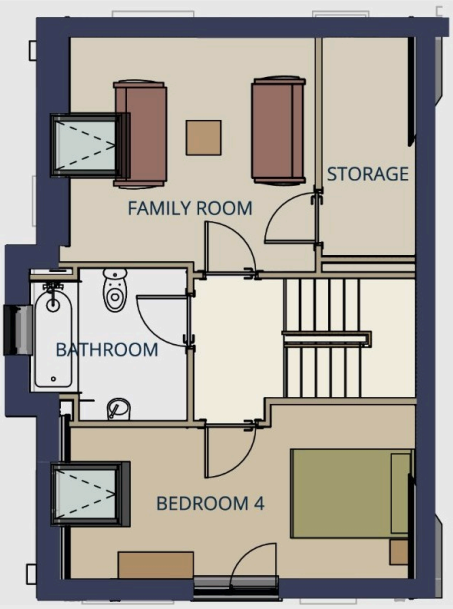
Set over three floors, House Type F is the largest home at Shannon Fields. A living room sits to the front, an open-plan kitchen and dining room to the rear, and an accessible bathroom off the hall. The first floor has two double bedrooms, a single bedroom and a family bathroom. On the top floor, a fourth double bedroom, a bathroom, storage and a flexible family room, ideal as a playroom, home office or snug, complete the house.



Ground Floor



First Floor



Second Floor

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY DURING CONSTRUCTION.



KITCHEN

SPACE TO LIVE

OPEN-PLAN LAYOUTS · MAXIMISING LIVING SPACE

Bright, well-proportioned rooms and a high standard of finish run through every home at Shannon Fields. Many homes have open-plan layouts, maximising living space and making it easy to cook, dine and relax together. An air-to-water heat pump with underfloor heating to the ground floor keeps homes warm and running costs low, backed by an A BER rating. Bedrooms are calm, uncluttered places to rest.

Computer-generated images for illustrative purposes only. Fitted kitchen and wardrobes included in the sale as per Specification List.



LIVING ROOM



BEDROOM

SPECIFICATIONS & FINISHES

Designed and built to a high, energy-efficient standard, every home at Shannon Fields combines quality construction with comfort and low running costs.

EXTERNAL SPECIFICATIONS

· High-quality brick and render facades.
· uPVC high-performance double-glazed windows in colour RAL 7015.
· PVC doors with secure locking system in colour RAL 7015.
· Side passage gate (where applicable).
· Paved cobble lock front driveway.
· Seeded gardens and dividing fence.
· Stylish entrance canopies on certain house types only.

INTERNAL FEATURES

· High-quality contemporary doors with a primed white finish.
· Internal smooth finish painting throughout.
· High-quality internal joinery with a white satin finish staircase.
· Pull-down attic ladder fitted where applicable.

KITCHEN

· Contemporary-designed kitchens.
· Laminate worktop.
· Tiled splashback included.
· Stainless steel sink and chrome mixer tap.
· Voucher towards appliances (subject to signed contracts being returned within 28 days of issue date).

BATHROOMS & ENSUITES

· Bathroom and ensuites fitted with high-quality sanitaryware.
· Tiling to floor and wet areas.
· Pressurised plumbing system.
· Pump showers throughout.
· Chrome heated towel radiators.

BEDROOMS

· Fitted wardrobes to all double bedrooms. 4 doors to master bedroom and 2 door wardrobes to additional double bedrooms.

ELECTRICAL & CONNECTIVITY

· Generous provision of lighting and power points.
· Smoke detectors fitted throughout.
· Future-proofing provision for electric car charging point. Cable will be provided with a 12kW electricity allowance suitable for EV car charging. *Purchaser to install the charger.
· Wired for high-speed fibre broadband.
· TV data points in living room and master bedroom.

ENERGY EFFICIENCY

· A BER energy rating
· Highly insulated airtight design
· Heating: Energy efficient heat pump system with underfloor heating to ground floor and radiators to the upper floors.

GUARANTEE

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

SUPPORTED SCHEMES

Purchasers may be eligible for the following schemes, subject to their terms and conditions.

Help to Buy

Energy Efficient Mortgages Initiative

FIRST HOME SCHEME
Supporting Home Ownership

Specifications 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. Provisional BER A2/A.

Corbally, Limerick

Register your interest:

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PSRA Licence No. 001988

Available to reserve on PropertyLinks.ie

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