CARRAIG NUA

ANNACOTTY, CASTLETROY



Rooney

Jada Construction

BUILDING CIVIL ENGINEERS

A QUIETER WAY OF LIVING



For Illustrative Purposes Only

Carraig Nua is an exclusive new housing development of just 74 homes and apartments.

Nestled adjacent to the estate of Carrigeen, Carraig Nua benefits from the well connected life found in the centre of Annacotty and Castletroy, with the A rated luxury living of a new home.

With just 74 units being built here, Carraig Nua represents a higher standard of living not found anywhere else in the area, benefitting from excellent location and a thoughtfully designed space.

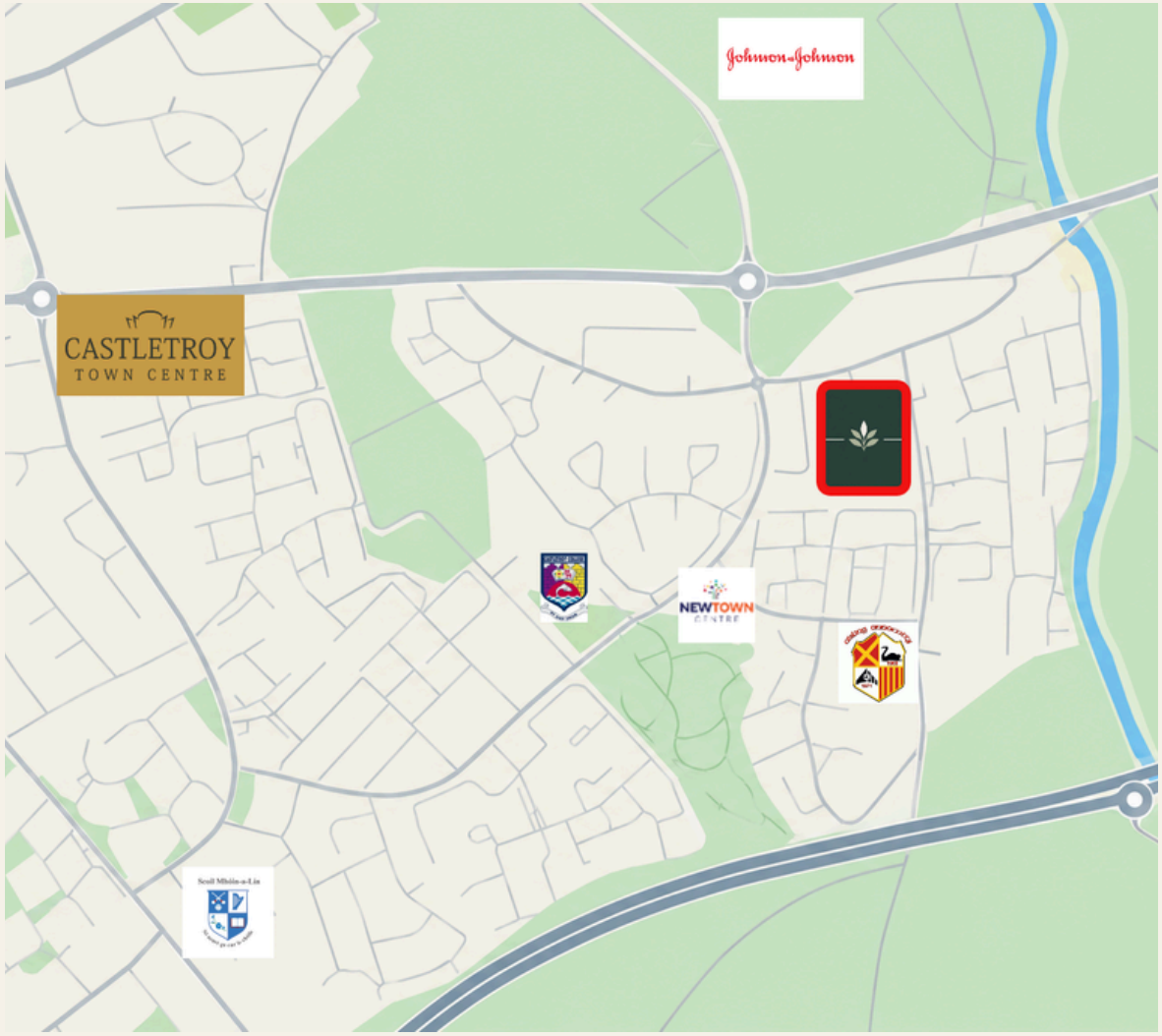
ANNACOTTY CASTLETROY

Carraig Nua is located in the heart of Castletroy and benefits from its proximity to a vast array of conveniences, including shops, schools, restaurants, cafes, creches, parks and clubs.

The established local soccer club, Aisling Annacotty is located near the entrance and provides convenient access to sporting facilities and opportunities for children and adults alike to participate in local community.

Just metres away is Newtown Centre, boasting Centra, CarePlus Pharmacy, The Top House Bar and Restaurant, Tuscany Bistro, AllPaw's Vets, Karibu Creche and much more. Next door, the Castletroy Neighbourhood Park features scenic walks and a playground.

Monaleen National School, Gaelscoil Castletroy and Castletroy College are all within arm's reach too.



LIMERICK

Limerick offers the best of city living with plenty of space to enjoy life beyond it. From riverside walks, cafés, restaurants and shopping to sport, culture and green spaces, there is always something close at hand.

Carrig Nua benefits from its proximity to the University of Limerick and extremely strong employment opportunities nearby. The 310 bus stop is just 400m from Carriag Nua, connecting you to Limerick City and beyond.

The University of Limerick has established Castletroy as one of the most sought after areas in Munster. Through the University's impact, Castletroy benefits from huge employment boost, various shopping and recreational facilities and an excellent public transport infrastructure.







REPUTATION

We've Built Our Name on Better

Irish-owned and operated, Jada Construction was formed with the single-minded focus of introducing new standards of quality, professionalism and expertise to the Irish building industry with a high standard of work, attention to detail and service levels and today are recognised as Clare and Munster's premium, reliable and reputable construction company.

With up-to-the-moment technologies, standards that go beyond certified levels and innovative internal systems which all facilitate flow and efficiency. Every Jada Construction project breaks new ground in quality standard and assures our every client of a positive, value-added experience, from commencement to completion.

Who are Jada Construction?
Jada Construction is an established name in the building industry with more than 40 years of experience in Project Management, Site Management and Construction.

Jada Construction
Building Civil Engineers

EMPLOYMENT

REGENERON

Edwards

UNIVERSITY OF LIMERICK
OLLSCOIL LUIMNIGH

Bon Secours

Johnson & Johnson

NORTHERN TRUST

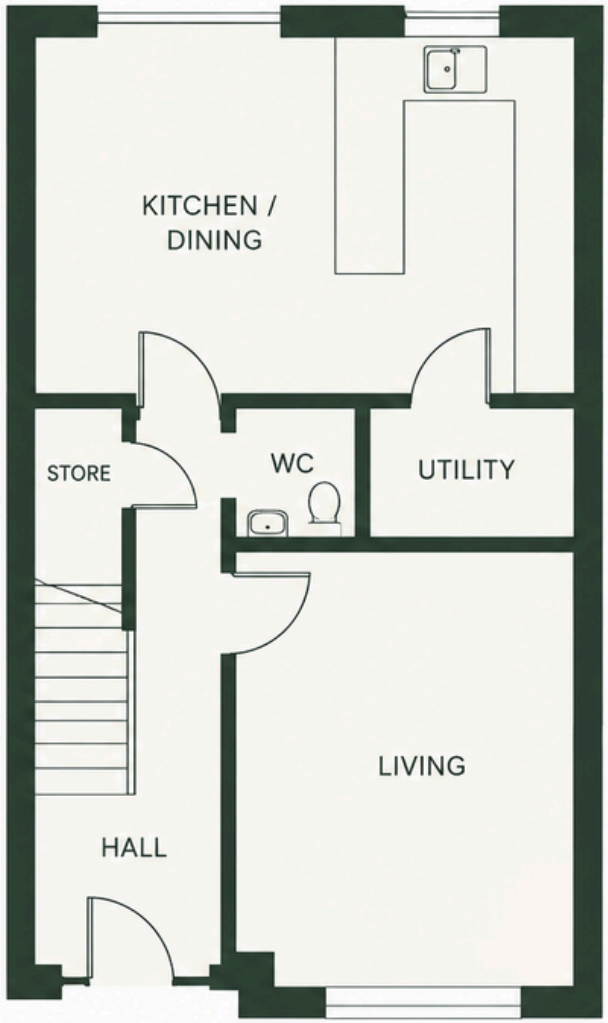
Castletroy is one of Limerick's most employable locations, offering excellent access to a wide range of employment opportunities.

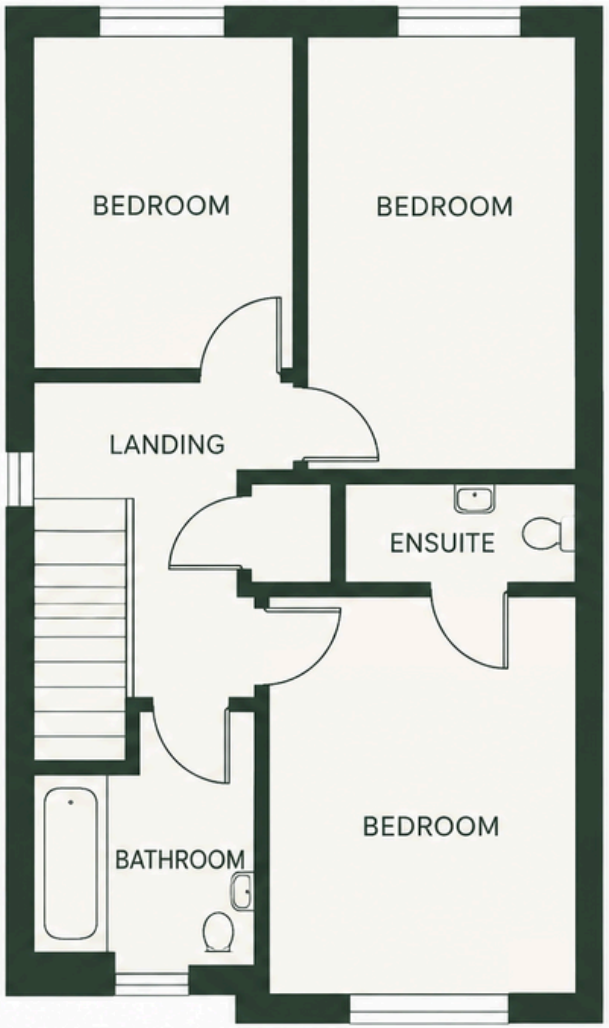
The area is home to the University of Limerick and is ideally positioned for access to Plassey Business Park, the National Technology Park and the wider Limerick business community, with employers across the technology, pharmaceutical, medical device, education and professional services sectors.

Its convenient location also provides easy access to Limerick City and the surrounding employment hubs, making it an attractive choice for those seeking to balance a rewarding career with the comfort and convenience of modern residential living.
The combination of established employers, a highly skilled workforce and a strong culture of research and innovation makes Castletroy an appealing location for those at every stage of their career.

The nearby National Technology Park hosts a range of technology, medical device and research-based businesses, while the University of Limerick provides significant opportunities across education, research and professional services

House Type D



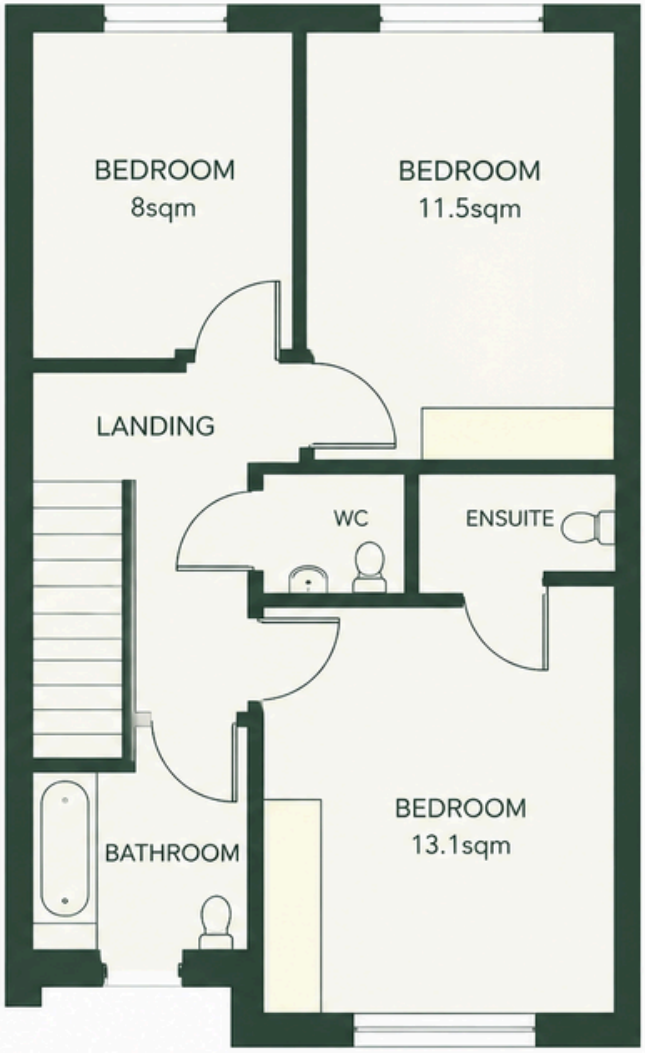


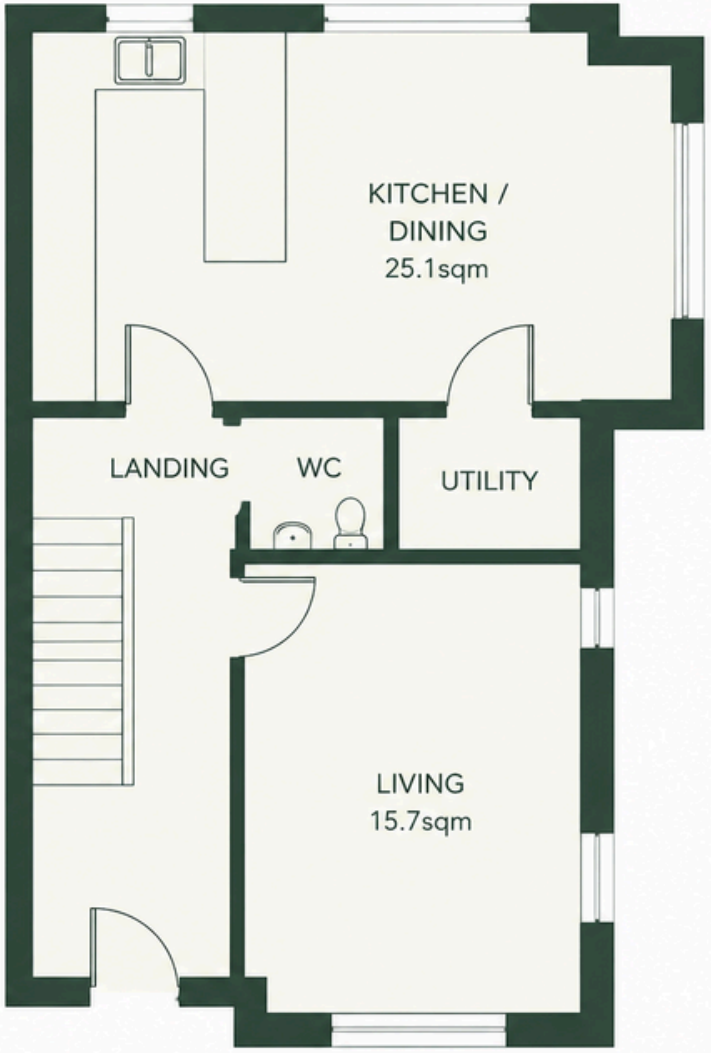
111 m²

3 Bed

3 Bath

House Type E1



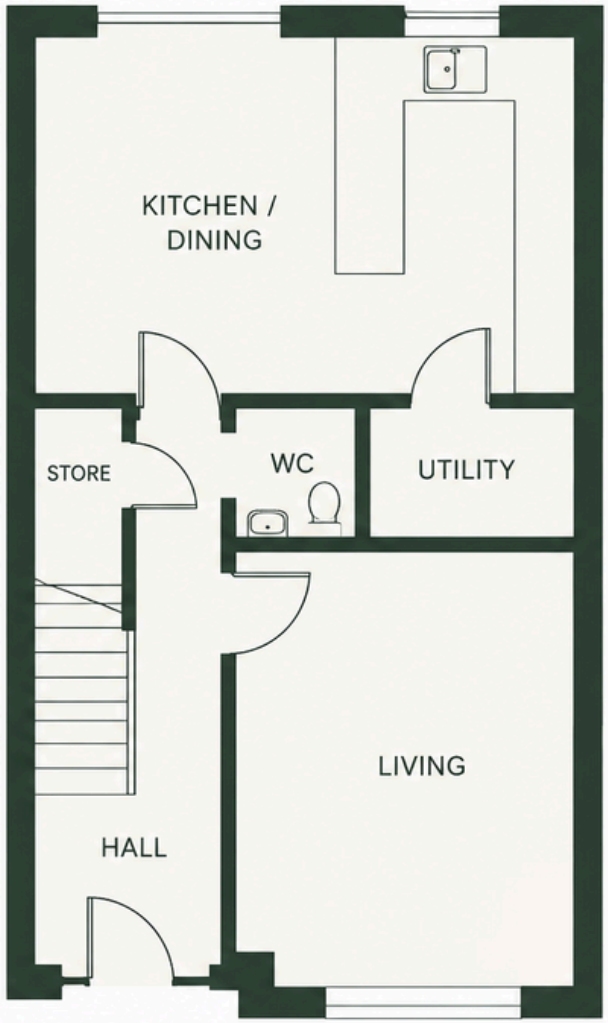


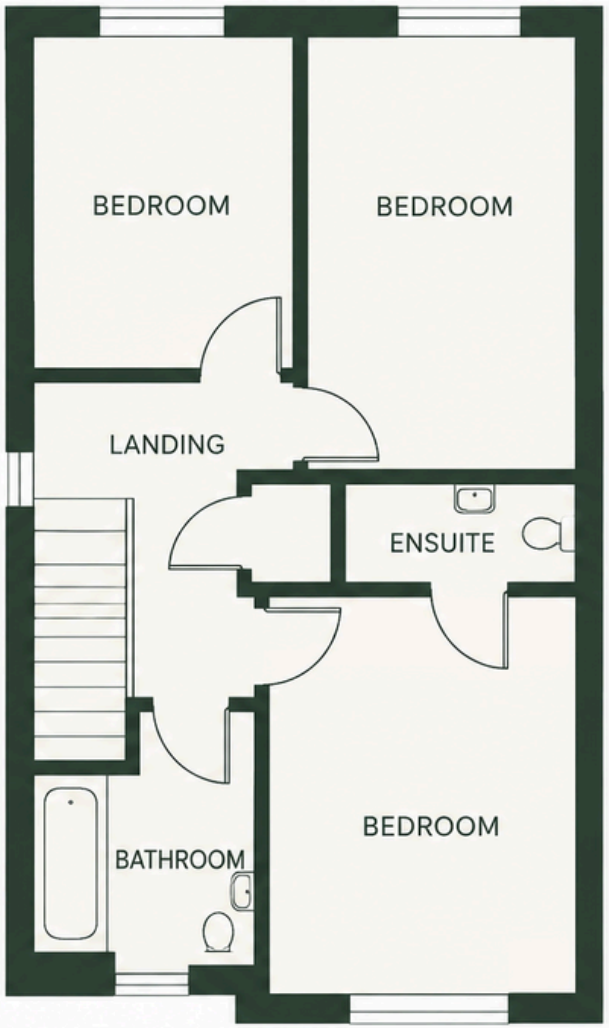
114 m²

3 Bed

3 Bath

House Type E





111 m²

3 Bed

3 Bath

Phase One

22 Houses





Specification

- High ceilings (2.7m) to Ground Floor.
- A Rated homes - Air to Water Heating system.
- Red Brick facade to front – plastered and white painted walls to side and rear.
- Tiled floors in the kitchen and bathrooms, with wet walls tiled in the bathrooms.
- Modern internal shaker doors with contemporary splayed architraves and skirtings.
- Built in wardrobes in two bedrooms (which bedrooms)
- Ducting provided for relevant internet and phone suppliers.
- Houses fully painted inside (white walls & ceilings).
- External socket(Double) and tap installed.
- Rear gardens are fully levelled and seeded with concrete panel walls to side & rear.
- Wired for an electric charging point to front.
- 10 year Homebond Structural Guarantee.

Kitchen

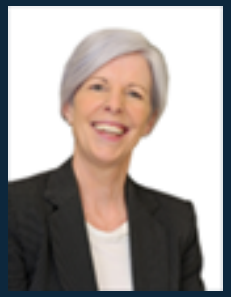
- Modern style Kitchen layout with breakfast bar.
- Shaker style cabinet doors in a range of colours; Warm Blue, Living Green, Day-Light Grey and Autumn Grey.
- Laminate worktops and tile splash backs.
- Brushed steel handles.
- Soft close hinges and drawers.
- Expelair fitted.
- Housing for eye level oven.



For Illustrative Purposes Only



Your New Homes Team



Lisa Kearney
lkearney@rooneys.eu



Peter Kearney
peterkearney@rooneys.eu



James Kearney
jkearney@rooneys.ie



Julia Kearney
juliakearney@rooneys.eu

Contact us today on:

061-413511

newhomes@rooneys.ie

99 O' Connell St. Co. Limerick, V94 P8CY

11 The Cornstore, Co. Galway, H91FY2X

www.rooneys.eu

(061) 413511

newhomes@rooneys.ie

PSRA No. 002593

Rooney

Jada Construction
Building Civil Engineers

These Particulars and Terms are issued by Rooney Auctioneers (Limerick) Limited on the agreed understanding that all negotiations in respect of the property mentioned, are and will be conducted through them. Whilst every care has been taken in preparing these Particulars and Terms of the said property, Rooney Auctioneers (Limerick) Limited do not warrant these Particulars and Terms or any representations made by them about the property and all intending purchasers/lessees should satisfy themselves as to the correctness and/or accuracy of the information given. Rooney Auctioneers (Limerick) Limited shall further not be liable for any loss or expenses, which may be incurred in visiting the property, should it prove unsuitable or to have been let, sold or withdrawn.