

# A New Way of Living in Limerick

Modern, energy-efficient homes in a well-connected new neighbourhood.



*Illustrative map — not to scale.*

## Bloodmill Road, Limerick

Beautifully designed 2 & 3 bedroom homes in a location that keeps you connected.





**An exclusive collection of just 31 houses, apartments and duplex homes in a highly connected Limerick City location.**

# Introduction

## **Connected to Everything**

Cois Mhuilinn is an exclusive new development of 31 houses, apartments and duplex homes on Bloodmill Road, Limerick City.

Set within an established residential area, the development combines the convenience of city living with easy access to Castletroy, the University of Limerick, major employment centres, schools, shopping, healthcare and motorway connections.



From riverside walks, cafés, restaurants and shopping to sport, culture and green spaces, there is always something close at hand.

A choice of 2 and 3 bedroom homes provides options for different stages of life, for all buyers looking for a well-connected new home.

## **Right Where Limerick is Growing**

The completion of the Bloodmill Road Extension has significantly improved connectivity through the area and provides enhanced pedestrian and cycling infrastructure as well as better access to surrounding education, healthcare and retail facilities.

# Built on Reputation.

**Behind Cois Mhuilinn is the wider construction experience of The Roche Group.**

With roots in Limerick, Roche Group has experience across residential development, construction, civil engineering and infrastructure in Ireland and internationally.

The Group has delivered more than 700 homes to the Irish market, including established Limerick developments such as Cois Teampaill, Cois Sruthain, Cois Rioga, Cois Ghruda, Cois Luachra and recently launched Cois Currán.

That experience comes back to one simple principle:

**"We Build Every Home Like It's Our Own".**



2 and 3 Bed Homes  
A2 Rated Energy Efficient  
In a well connected  
neighbourhood





# Location & Lifestyle

## Everything Close to Home

**One of the biggest advantages of Cois Mhuilinn is its location.**

Limerick City Centre is approximately 2km away, while the University of Limerick and Castletroy are within easy reach. For commuters, access to the motorway network is approximately 1km from the development.

Everyday shopping is particularly convenient. Childers Road / Limerick One Shopping Park is approximately 500 metres away and includes Dunnes Stores, Boots, The Range, Sports Direct and a range of other retail, leisure and food outlets.

## Education

- Families have a choice of education and childcare options nearby, including:
- St. Brigid's National School, Singland
- Limerick Educate Together Secondary School
- Local crèche and childcare facilities
- The University of Limerick, approximately 1km from Cois Mhuilinn
- With primary, secondary, third-level and childcare options all within easy reach, the location is particularly convenient for families.

## Employment

Castletroy and the National Technology Park form one of Limerick's major employment locations, with international companies operating in the area including Johnson & Johnson Vision, Cook Medical and Edwards Lifesciences.

## Healthcare

The new Bon Secours Hospital Limerick is located nearby at Towlerton, Ballysimon. The €213 million hospital began treating patients in September 2025 and was officially opened in March 2026.

## Sport & Recreation

Local GAA facilities, gyms and fitness centres, together with the wider sporting and recreational amenities of Castletroy and Limerick City, are all within easy reach.



University of Limerick



National Technology Park

## Close to What Matters

City Centre · University

· Schools · Shopping ·

Healthcare · Employment ·

Motorway

# Close to the City. Closer to Nature.

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. With excellent schools, the University of Limerick and strong employment opportunities nearby, it is a city that works just as well for everyday family life as it does for weekends, evenings out and time spent exploring the wider Mid-West.



Cois  
Mhuilinn

## Exceptionally Well Placed

- **Approx. 2km**  
Limerick City Centre
- **Approx. 1km**  
University of Limerick
- **Approx. 500m**  
Childers Road Retail Park
- **Approx. 1km**  
Motorway connection



Limerick City



Limerick Surrounds

# Site Plan



Cois  
Mhuilinn

31 beautifully crafted detached, semi-detached homes, townhouses, apartments & duplex homes on the Bloodmill Road, Limerick City.



# House Type A

## 3 Bedroom Semi-Detached

112 sq. m. / 1,202 sq. ft.

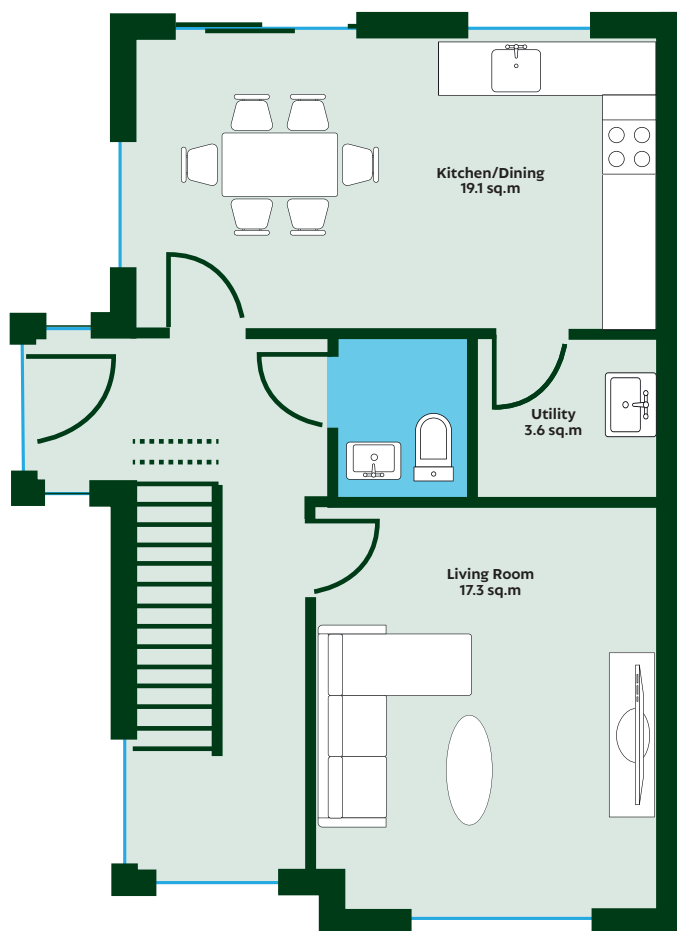
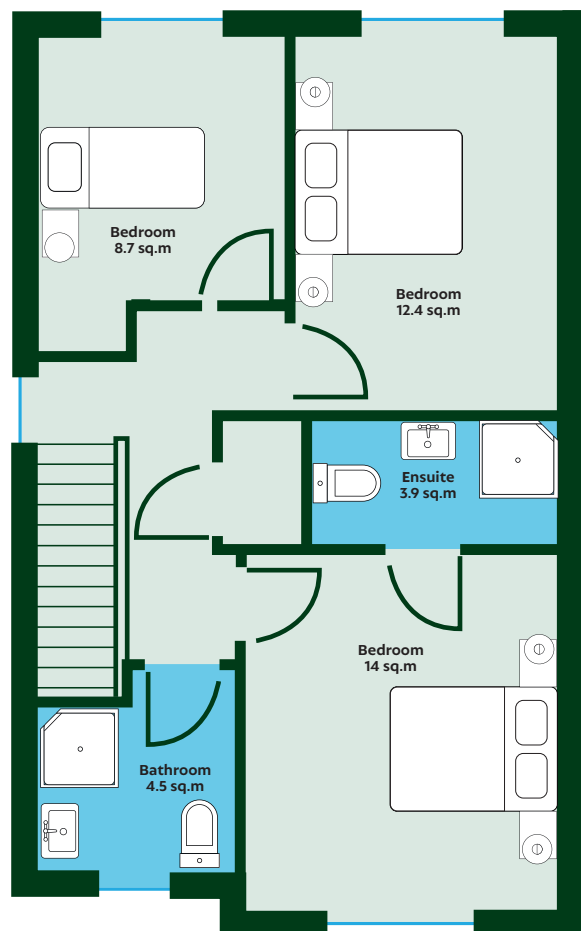
3 Bedrooms • 3 Bathrooms

A generously proportioned three-bedroom home offering flexible accommodation across two floors.



Cois  
Mhuilinn

-  Semi Detached
-  3 Bed
-  3 Bathrooms
-  Floor Area:  
112 sq.m



House Plan layouts for illustration purposes only.

# House Type A1

## 3 Bedroom Semi-Detached

112 sq. m. / 1,202 sq. ft.

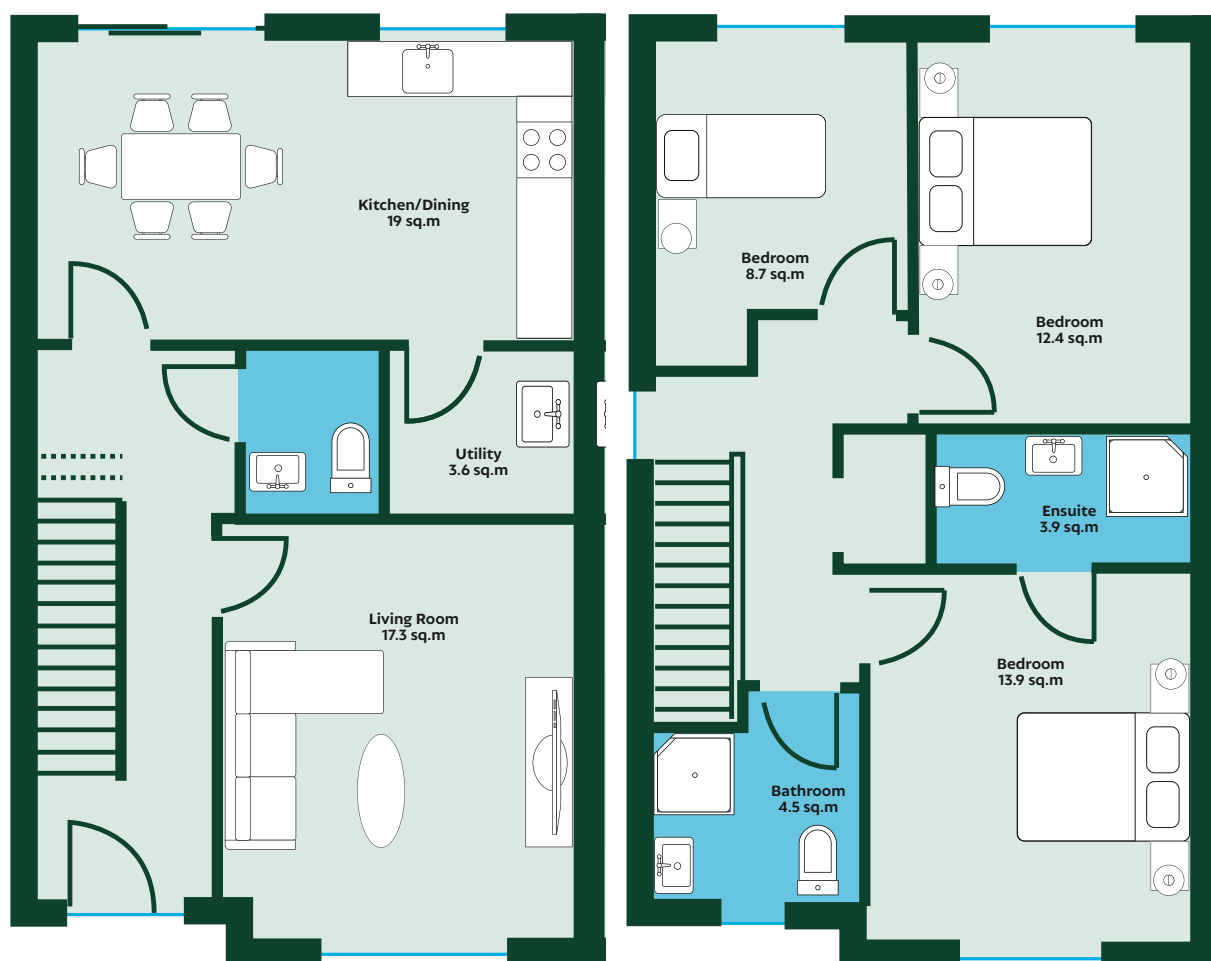
3 Bedrooms · 3 Bathrooms

A generously proportioned three-bedroom home offering flexible accommodation across two floors.



Cois  
Mhuilinn

-  Semi Detached
-  3 Bed
-  3 Bathrooms
-  Floor Area:  
112 sq.m



House Plan layouts for illustration purposes only.

# House Type B

## 3 Bedroom Terraced House

**91 sq. m. / 980 sq.ft.**

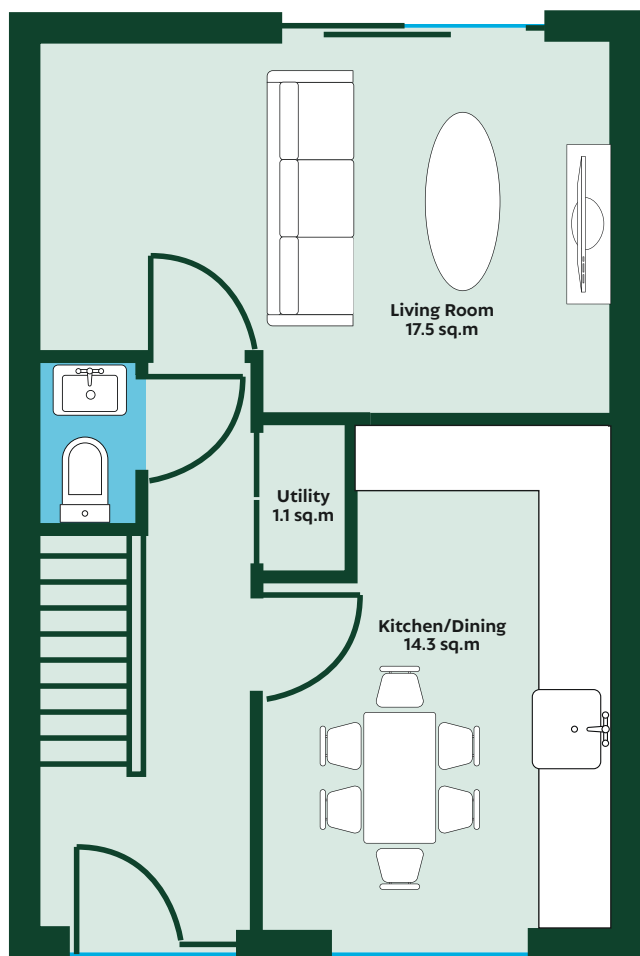
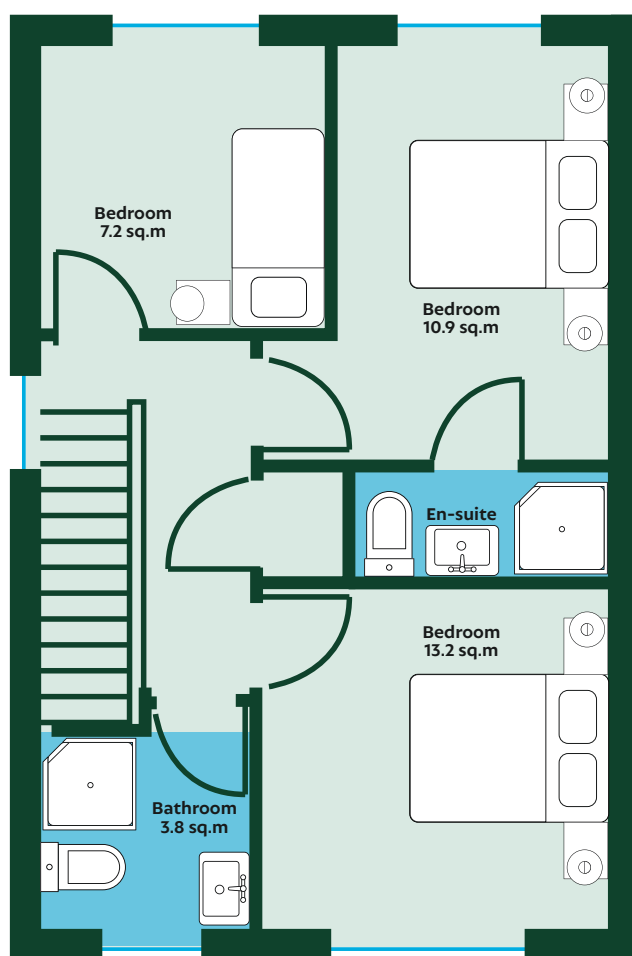
**3 Bedrooms · 3 Bathroom**

A well-planned three-bedroom townhouse offering contemporary accommodation in a compact and efficient layout.



**Cois  
Mhuilinn**

-  Terraced
-  3 Bed
-  3 Bathrooms
-  Floor Area:  
91 sq.m



*House Plan layouts for illustration purposes only.*

# House Type C

## 3 Bedroom Detached

97 sq. m. / 1,044 sq. ft.

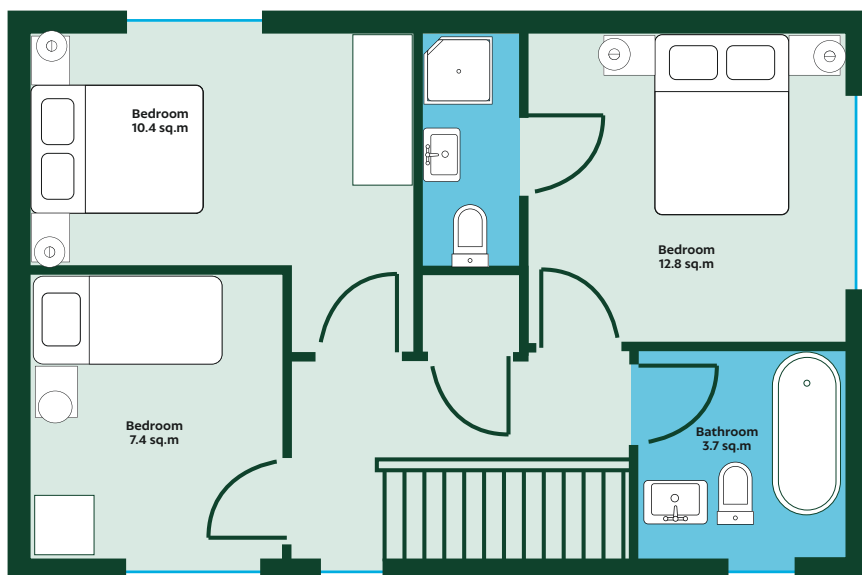
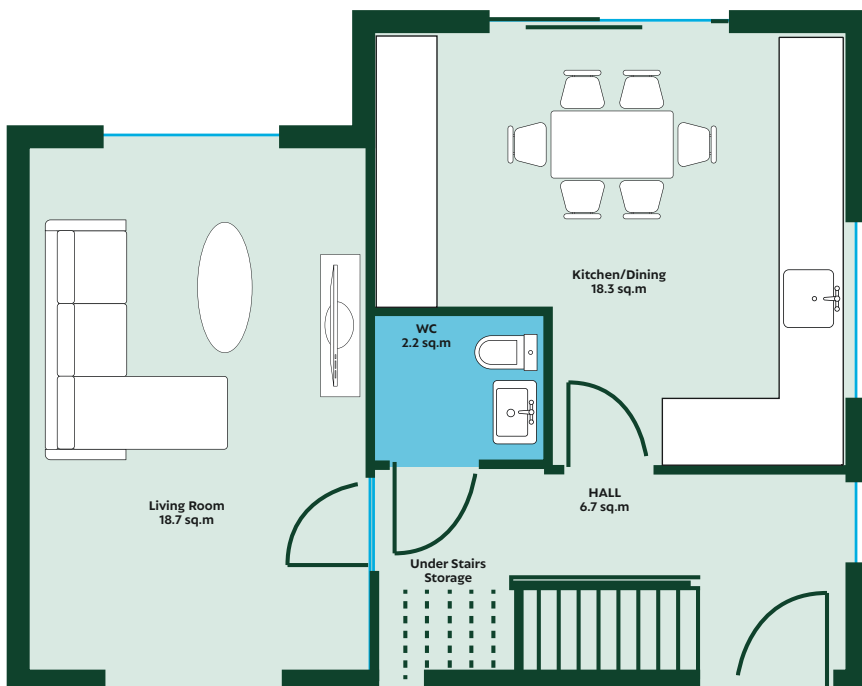
3 Bedrooms · 3 Bathrooms

A detached three-bedroom home combining comfortable living space with the privacy of a standalone house.



Cois  
Mhuilinn

-  Detached
-  3 Bed
-  3 Bathrooms
-  Floor Area:  
97 sq.m



House Plan layouts for illustration purposes only.



## SPECIFICATIONS & FINISHES

*NB - Duplex and apartment specification may vary.*

*\*All selections, finishes and allowances are subject to availability and developer approval. Certain choices may be subject to signed contracts being returned within 21 days.*

### EXTERNAL FINISHES

- Front elevation finished in natural red brick, complemented by a rendered finish to the remaining external walls.
- Roof finished with high-quality black slate tiles.
- Black uPVC fascia, soffits and rainwater guttering.

### GARDENS & EXTERNAL AREAS

- High-quality cobblelock paving to all driveways.
- Gardens landscaped, levelled and seeded with grass.
- Fenced boundary walls with rear block wall.



*Images for illustration purposes only.*

## SPECIFICATIONS & FINISHES

*NB - Duplex and apartment specification may vary.*

### INTERNAL FINISHES

- High ceilings throughout the ground (2.5m) and first floor (2.7m).
- Solid oak timber staircase with matching oak handrail.
- High-quality interior joinery, including black painted internal doors with elegant brushed brass handles, contemporary skirting boards and architraves.
- Modern fitted wardrobes in all bedrooms
- Tiled flooring throughout the ground floor, complemented by engineered oak flooring on the first floor
- Stira Staircase access to the attic provided with fitted lighting and double socket.
- High-quality painted ceilings (white) and walls (subtle / off white) throughout the home

### ELECTRICAL

- Wi-Fi outlets provided.
- Extensive provision of lighting and electrical power points throughout the home
  - Living Room – 6 Double Sockets & TV Port
  - Kitchen – 8 Double Sockets and appliance wiring
  - Hallway – 1 Double Socket
  - Bedroom 2 & 3 – 3 Double Sockets
  - Bedroom 1 – 4 Double Sockets and TV Port.
- Wiring provided for an electric vehicle (EV) charger at the front of the house.



*Images for Illustration purposes only.*

### **BATHROOMS / ENSUITES / WC**

- All bathrooms and ensuite bathrooms fitted with high-quality sanitaryware and modern fittings.
- Bathrooms fitted with showers and shower screens.
- High-quality tiling to all bathroom floors, wet walls in shower and splashback
- Cold water Douche kits installed in the main bathroom.

### **KITCHEN**

- Supplied by Cavanagh Kitchens, Tipperary
  - 3 Finishes and Colours available

No changes can be accommodated.

Kitchen finishes and worktops may be changed or upgraded in advance by agreement with the kitchen manufacturer only, 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.

The properties will be completed in accordance with the approved plans and specifications, and no alterations or design changes can be accommodated internally or externally.



# It's What You Don't See That Makes the Difference.

## **The quality of a home is about much more than its finishes.**

At Cois Mhuilinn, the construction approach combines an A2 BER rating, heat-pump technology and ICF construction to create homes designed around energy performance and everyday comfort.

### **A2 Rated**

Homes at Cois Mhuilinn are designed to achieve an A2 Building Energy Rating, helping to reduce energy demand compared with older housing stock.

### **Heat Pump Technology**

Modern heat-pump technology provides an efficient approach to home heating.

### **ICF Construction**

Cois Mhuilinn homes use Insulated Concrete Formwork construction, combining insulation with a concrete structural core.

### **We Build Every Home Like It's Our Own.**

The construction experience behind Roche Group means attention is given not only to what you see when you walk through the front door, but to the structure, materials and workmanship behind the finished home.



# Help for First-Time Buyers

## **Help to Buy**

Cois Mhuilinn is registered for the Help to Buy Scheme, subject to purchaser eligibility and scheme conditions.

The current Help to Buy scheme applies to qualifying new homes with a purchase value of up to €500,000 and can provide eligible purchasers with relief of up to €35,000, subject to Revenue criteria.



## **First Home Scheme**

Qualifying homes may also be eligible for the First Home Scheme, subject to purchaser eligibility, property price and scheme conditions.



The current property price ceiling for houses and apartments in Limerick City and County is €450,000.



# A New Way of Living in Limerick

Modern, energy-efficient homes in a well-connected new neighbourhood.



**Call: 061 – 413511 | Email: [NewHomes@rooneys.ie](mailto:NewHomes@rooneys.ie)**

## **Your Cois Mhuillin Team**

Lisa Kearney | Peter Kearney  
James Kearney | Julia Kearney

## Disclaimer

These particulars are issued by the Auctioneer/Agent on the understanding that they do not constitute an offer, contract, or part thereof. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation are given in good faith and are believed to be correct; however, any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither the Vendor, the Auctioneer/Agent, nor any person in their employment has authority to make or give any representation or warranty in relation to the property. Any prospective purchaser is advised that no contract for the sale of land shall be binding unless made in writing and signed by the parties, as provided for under Section 51 of the Land and Conveyancing Law Reform Act 2009. Prices, outgoings and rent are quoted exclusive of VAT (unless otherwise stated) and may be subject to change.



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