



DROIM RIASC

TULLA • CO. CLARE



SOLE SELLING AGENT

CCE DEVELOPMENTS

DNG
O'SULLIVAN HURLEY
PSL - 002295



A Place To Call Home

Welcome to Droim Riasc, an exciting new development of high quality 2, 3 and 4 bedroom homes in the heart of Tulla, Co. Clare.

Designed with modern family living in mind, Droim Riasc brings together spacious, energy-efficient homes with generous rear gardens, private parking and landscaped open spaces.

Each home has been carefully designed with bright well-proportioned living spaces and practical layouts, complemented by high-quality finishes throughout.

56
HOMES

2 • 3 • 4
BEDROOMS

TULLA
CO. CLARE

DR Life, Well Placed...



Set in the heart of Tulla, Droim Riasc places village life close at hand.

Local shops, cafés, essential services, primary and secondary schools and a range of sporting facilities are all within easy reach, while the surrounding countryside, lakes and walking routes offer plenty of opportunities to enjoy the outdoors.



Tulla provides easy access to the wider region, with Ennis just 12 minutes away, Shannon approx 20 minutes and Limerick around 25 minutes by car.

With the M18 motorway providing convenient connections to north and south routes, Droim Riasc is well placed for both everyday life and commuting.



Site Map



BUILDING LEGEND - 56 units	
9 no. units	TYPE A - Detached 134sqm / 1,442sqft 4 Bed
3 no. units	TYPE A1 and A1 HANDED Detached 137.6sqm / 1,481sqft 4 Bed
20 no. units	TYPE B - Semi-detached 106sqm / 1,141sqft 3 Bed
4 no. units	TYPE B1 AND B1 HANDED Semi-detached 1 unit - 106sqm / 1,141sqft 2 unit - 119sqm / 1,280sqft 3 bed
3 no. units	TYPE C - Terrace 106sqm / 1,141sqft 3 bed
10 no. units	TYPE D - Semi-detached 116.3sqm / 1,251sqft 3 bed
6 no. units	TYPE E - Terrace 1 unit - 87.6sqm / 942sqft 2 + 3 units - 86.6sqm / 932sqft 2 bed
1 no. unit	TYPE F - Detached 116.3sqm / 1,251sqft 3 bed





The Finishing Touches

A considered specification, bringing together quality finishes and modern features throughout each home.

Heating & Energy

Modern comfort

- Air-to-water heat pump system
- Underfloor heating to ground floor
- A-rated energy-efficient homes

Bathrooms

Contemporary finishes

- Contemporary sanitaryware
- High-spec tiling
- Choice of tiling finishes

Internal Finishes

Considered throughout

- Fully painted interior walls, doors and ceilings
- Solid internal doors throughout
- Skirting & architrave throughout

Kitchens

Designed for you

- Contemporary fitted kitchens
- Choice of colours, worktops and handles
- Appliances not included

Flooring

Underfoot

- High-spec tile flooring to all bathrooms
- Fitted carpets to stairs and landing
- Selection of carpet styles
- Selection of laminate timber flooring

External Finishes

Outside

- Fully painted exterior
- Tarmac driveways
- Concrete footpaths
- Gardens laid to lawn

Specification may be subject to change and is dependent on stage of construction. Please refer to the final specification for confirmation

Droim Riasc offers a selection of 2, 3 and 4-bedroom homes, combining contemporary design, practical layouts and quality finishes.

Discover the individual homes through their floor plans and front elevations on the following pages.

Type A

4 Bedrooms

134m² / 1442ft²

Detached

Type A_I

4 Bedrooms

137.6m² / 1481ft²

Detached

Type B

3 Bedrooms

106m² / 1141ft²

Seimi-Detached

Type B_I

3 Bedrooms

119m² / 1281ft²

Seimi-Detached

Type C

3 Bedrooms

106m² / 1140ft²

Terrace

Type D

3 Bedrooms

116.3m² / 1252ft²

Seimi-Deatched

Type E

2 Bedrooms

87.6m² / 940ft²

Terrace

Type F

3 Bedrooms

116.3m² / 1252ft²

Detached

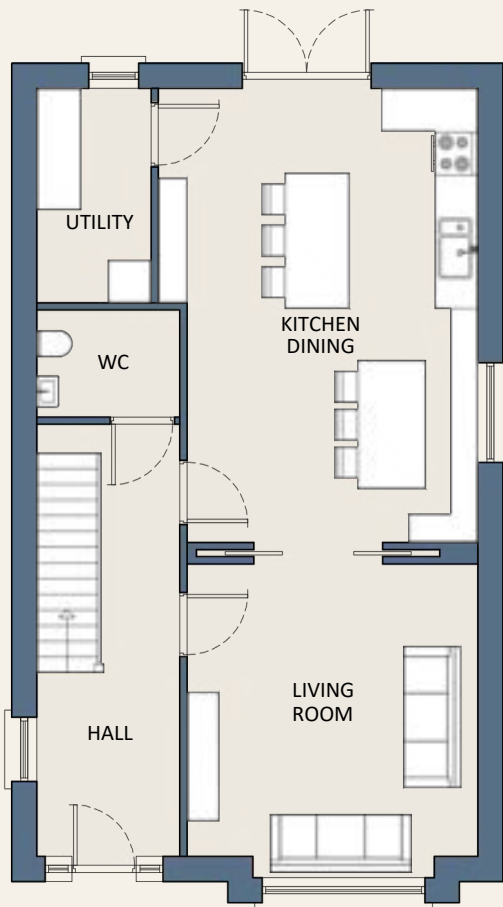
HOUSE TYPE A

4 Bed Detached
134m² / 1442ft²

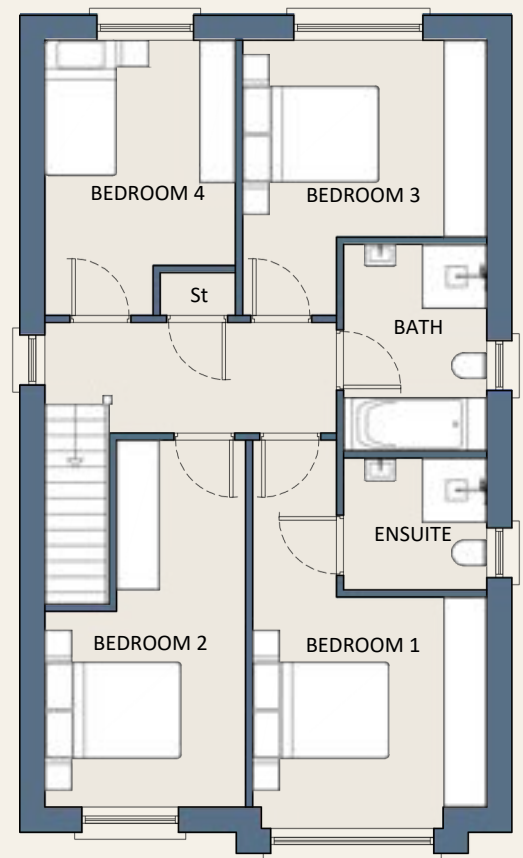


HOUSE TYPE A

4 Bed Detached
134m² / 1442ft²



GROUND FLOOR



FIRST FLOOR

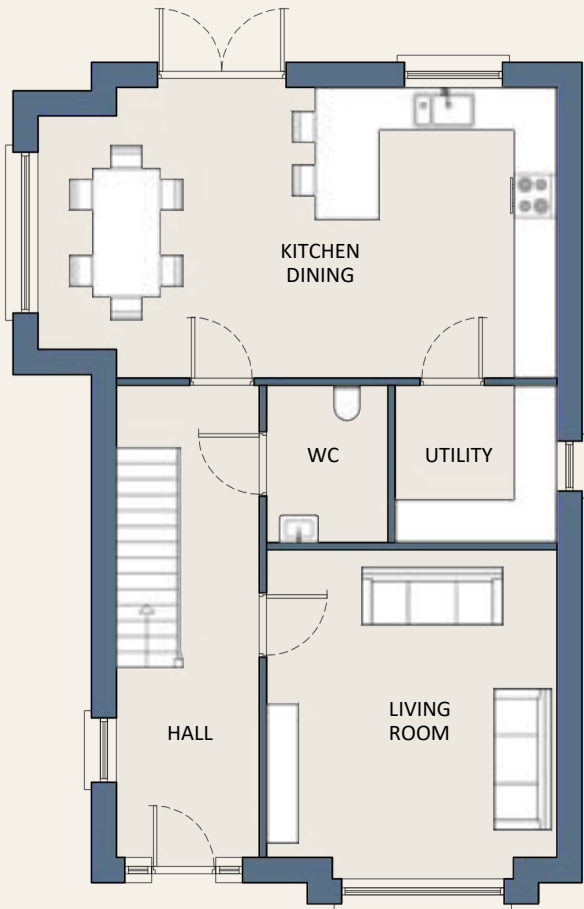
HOUSE TYPE A1

4 Bed Detached
137.6m² / 1481ft²

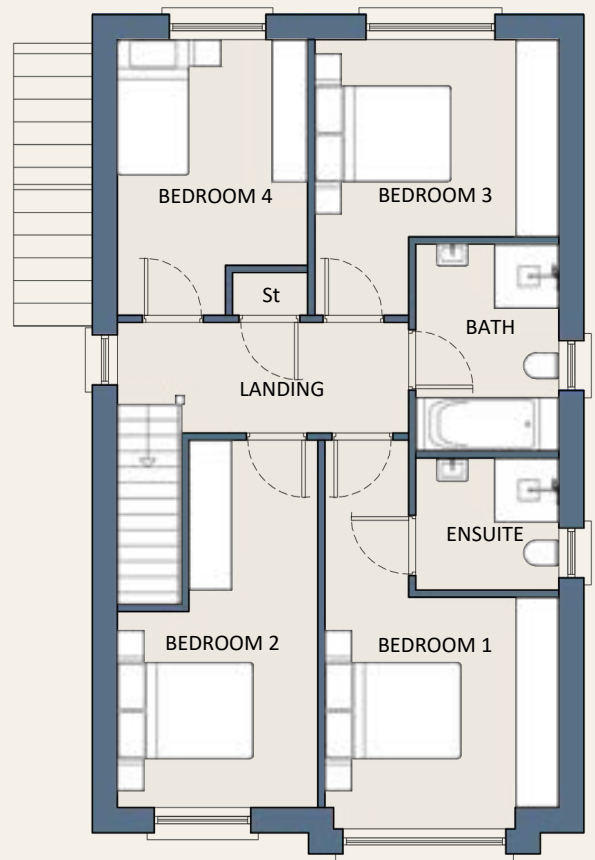


HOUSE TYPE A1

4 Bed Detached
137.6m² / 1481ft²



GROUND FLOOR



FIRST FLOOR

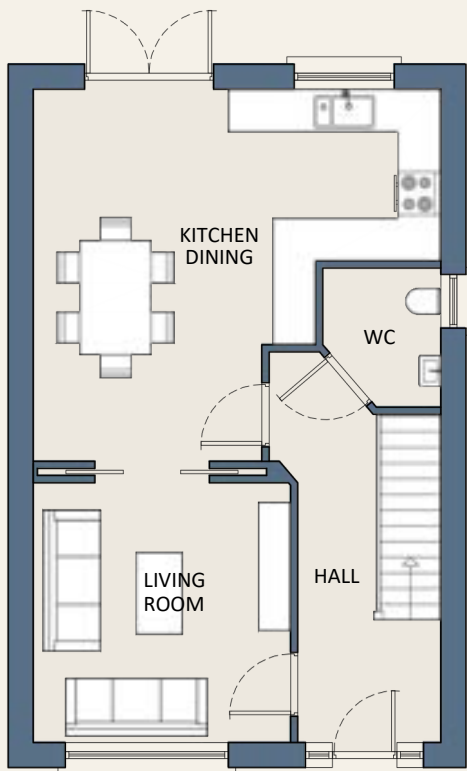
HOUSE TYPE B

3 Bed Semi-Detached
106m² / 1141ft²

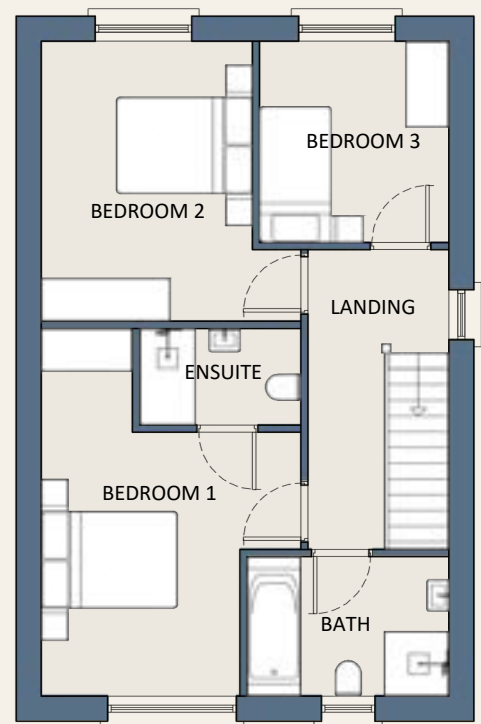


HOUSE TYPE B

3 Bed Semi-Detached
106m² / 1141ft²



GROUND FLOOR



FIRST FLOOR

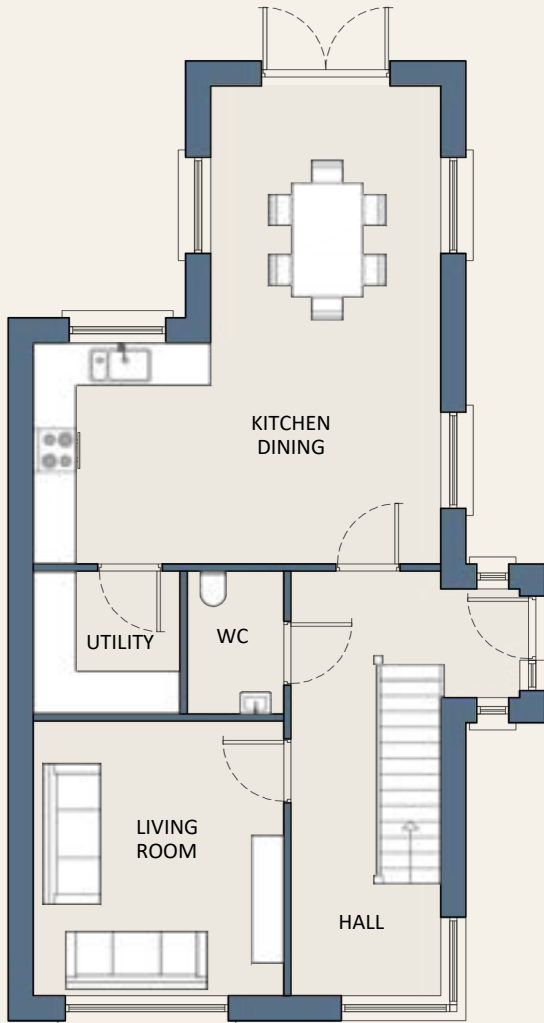
HOUSE TYPE B1

3 Bed Semi-Detached
119m² / 1281ft²

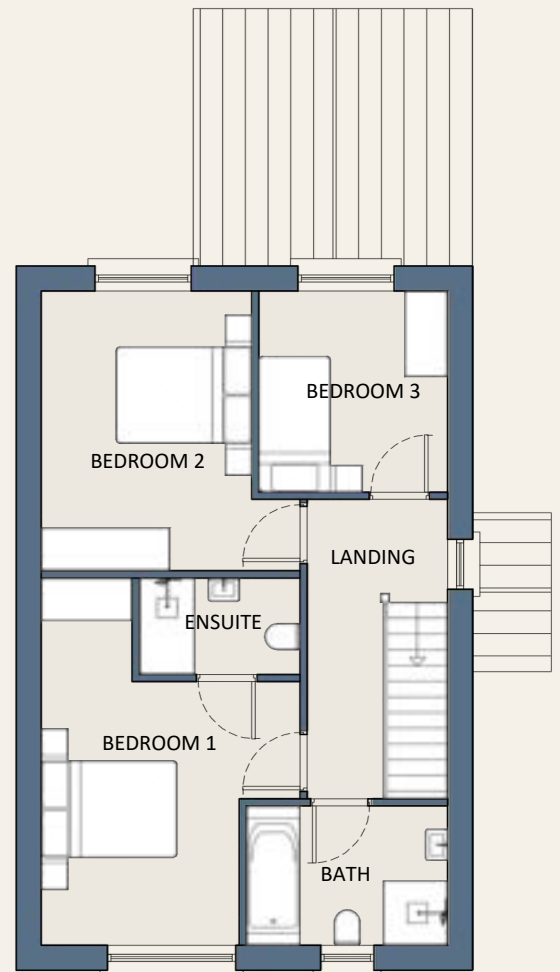


HOUSE TYPE B1

3 Bed Semi-Detached
119m² / 1281ft²



GROUND FLOOR



FIRST FLOOR

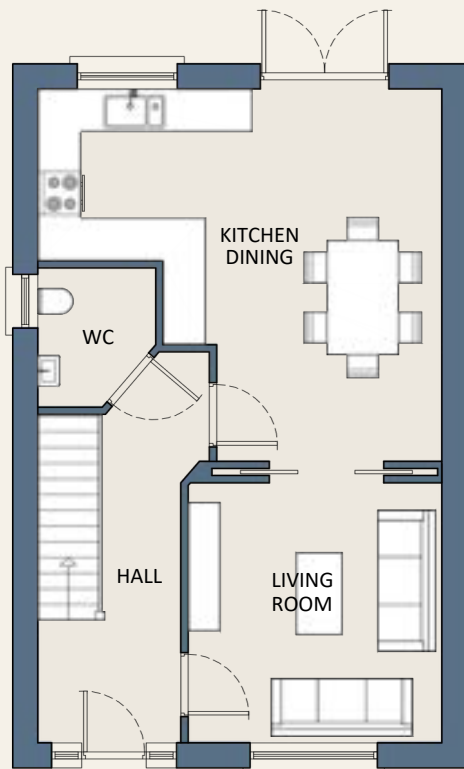
HOUSE TYPE C

3 Bed Terrace
106m² / 1140ft²

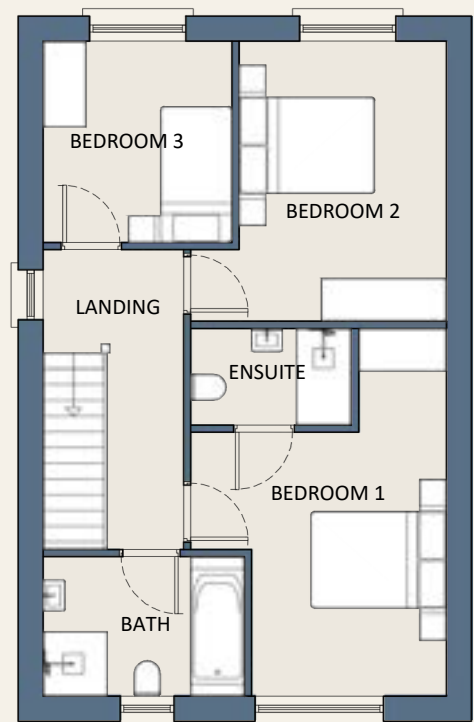


HOUSE TYPE C

3 Bed Terrace
106m² / 1140ft²



GROUND FLOOR



FIRST FLOOR

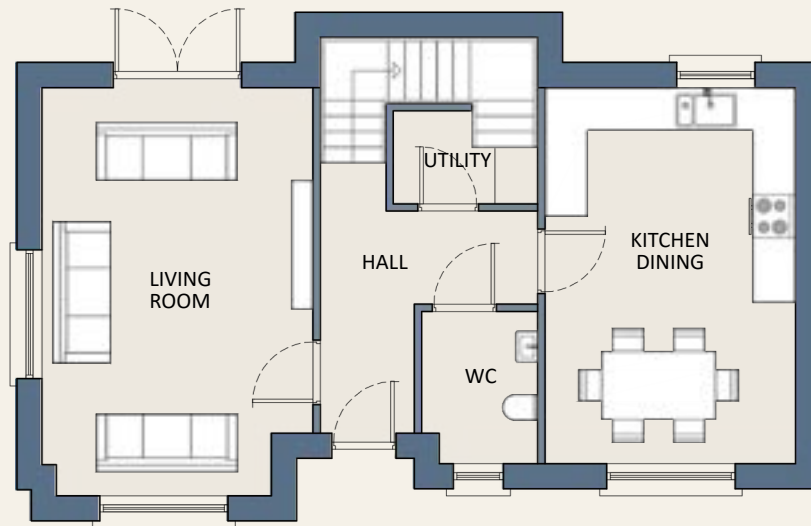
HOUSE TYPE D

3 Bed Semi-Detached
116.3m² / 1252ft²

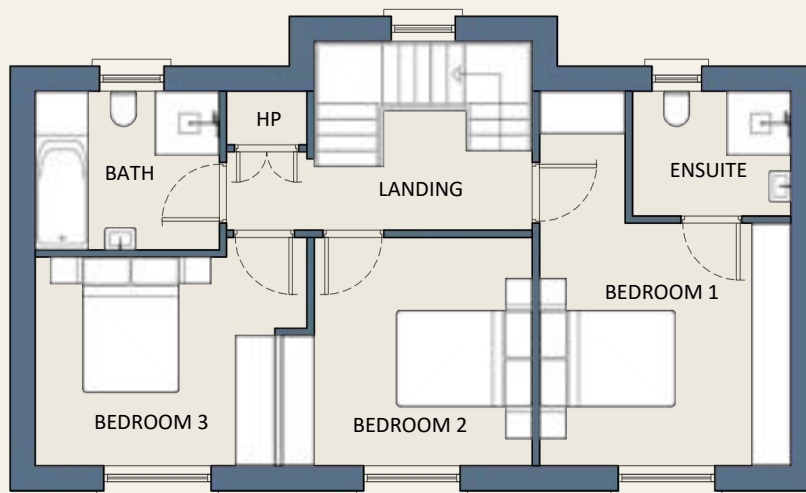


HOUSE TYPE D

3 Bed Semi-Detached
116.3m² / 1252ft²



GROUND FLOOR



FIRST FLOOR



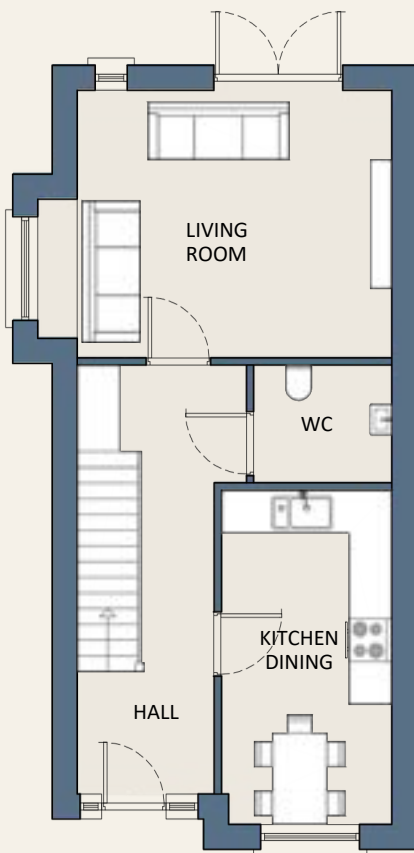
HOUSE TYPE E

2 Bed Terrace
87.6m² / 940ft²

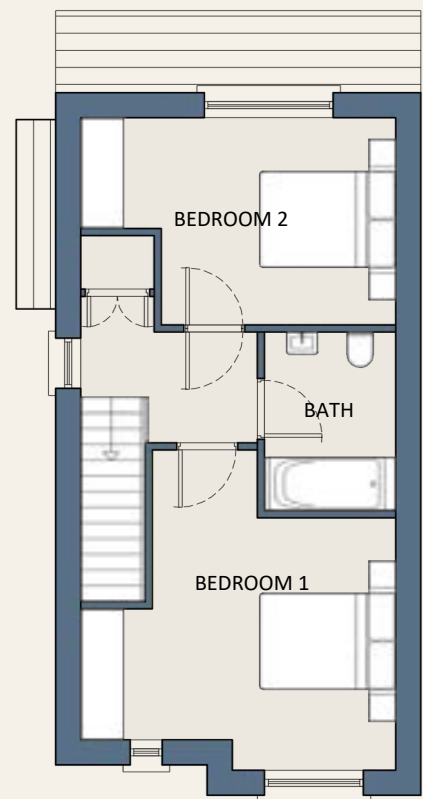


HOUSE TYPE E

2 Bed Terrace
87.6m² / 940ft²



GROUND FLOOR



FIRST FLOOR

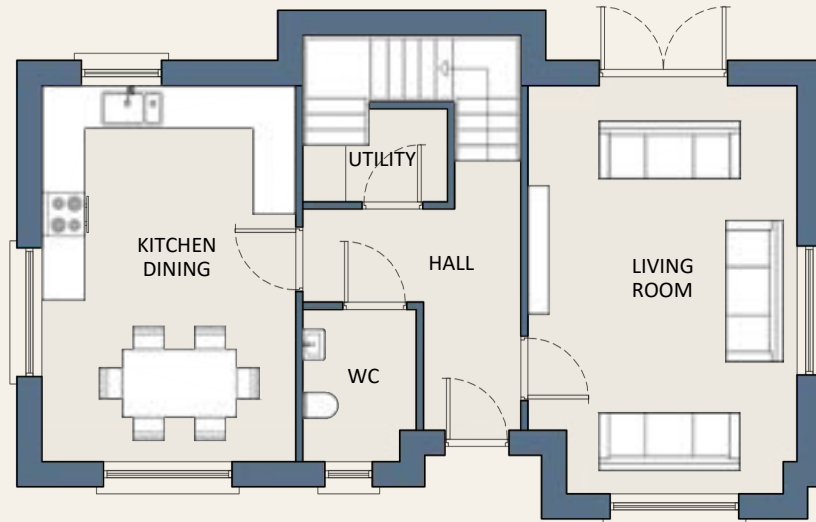
HOUSE TYPE F

3 Bed Detached
116.3m² / 1252ft²

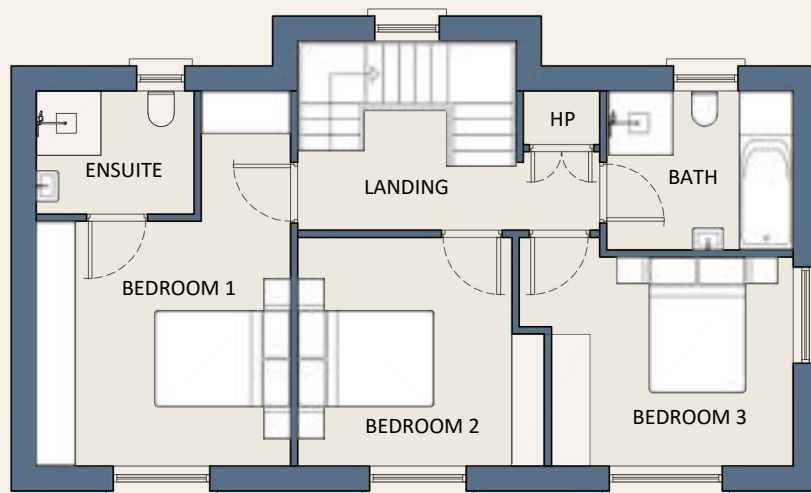


HOUSE TYPE F

3 Bed Detached
116.3m² / 1252ft²



GROUND FLOOR



FIRST FLOOR





DROIM RIASC

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