



COIS NA CILLE

SLÍ NA MANACH
MUNGRET



A development by



**Dwellings are
delighted to
present Cois Na
Cille, an
exceptional
development of 41
new three and four
bedroom A-rated
homes in the
vibrant and
welcoming village
of Mungret, Co.
Limerick.**



The images shown are of similar Dwellings homes in Slí na Manach.



Set in a sustainable and natural setting, these A-rated homes are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.

Specifications & Finishes

ENERGY RATING

N.Z.E.B. A2 BER Rated.

Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.

High quality insulated timber frame.

High performance black uPVC double glazed windows and front door.

EXTERNAL FINISHES

Front elevation features Kilkenny natural limestone with painted nap plaster finish to rest of the house.

Black flat tile finish to the roof.

Black uPVC fascia, soffit, and guttering.

INTERNAL FINISHES

High ceilings to ground and first floor.

Solid timber staircase with hardwood handrail.

Quality interior joinery to include white internal doors with chrome handles and contemporary skirting and architraves.

Timber laminate flooring to kitchen/ dining/family, hall & living room.

Coving to hallway and living room.

Modern fitted wardrobes to all bedrooms.

KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.

Separate utility area.

Tiling to utility floor.

BATHROOM/ENSUITE/WC

All bathrooms and ensuite fitted with high-quality sanitaryware, heated towel rail and vanity unit.

All bathrooms fitted with electric shower and shower screen.

Pump shower and shower door in all ensuites.

Attractive tiles on all bathroom floors and wet areas.

Tiling to ground floor WC floor and splashback to wash hand basin.

ELECTRICAL

Specifications as per showhouse.

Future proofing for electrical car charging point.

SAFETY AND SECURITY

House wired for intruder alarm system.

CO2 monitors and smoke detectors. uPVC front door with multi-locking system.

CONNECTIVITY AND MEDIA

Broadband ducting in place.

TV points to kitchen/dining/family, living room and master bedroom.

USB charging points to kitchen/ dining/family, living room and master bedroom.

Telephone and data connections in hall.

GARDENS

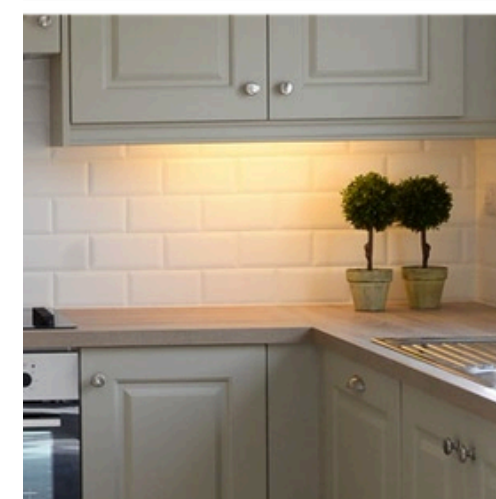
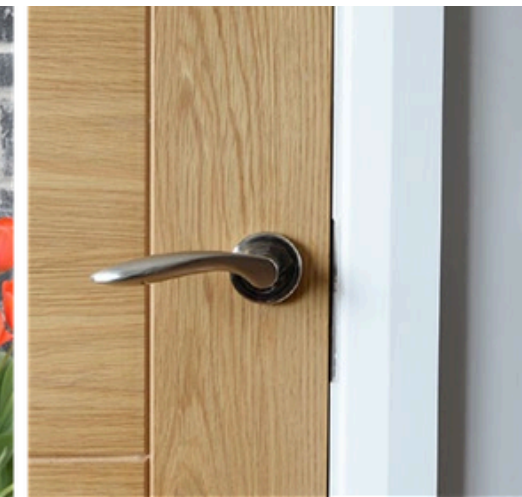
High quality paving to the front driveways.

Gardens landscaped, levelled and seeded with divider fencing.

Outdoor tap fitted to rear gardens.

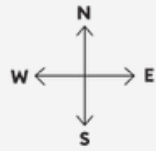
GUARANTEES

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



Approved for the Help to Buy Scheme.





KICKABOUT

R859



Type 2

3 Bed Semi-Detached/Mid/End Terrace
c. 110 sq.m / 1,184 sq.ft

Type 10

4 Bed Detached
c. 146 sq.m / 1,571 sq.ft

Type 12

4 Bed Semi-Detached
c. 146 sq.m / 1,571 sq.ft



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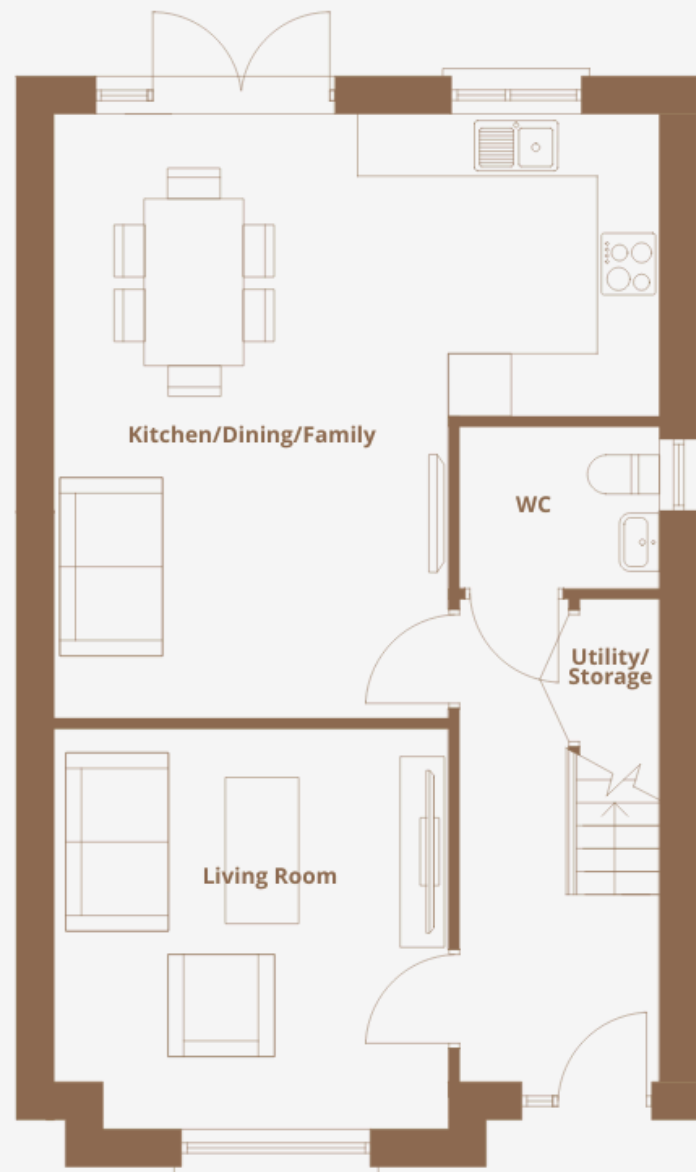


Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

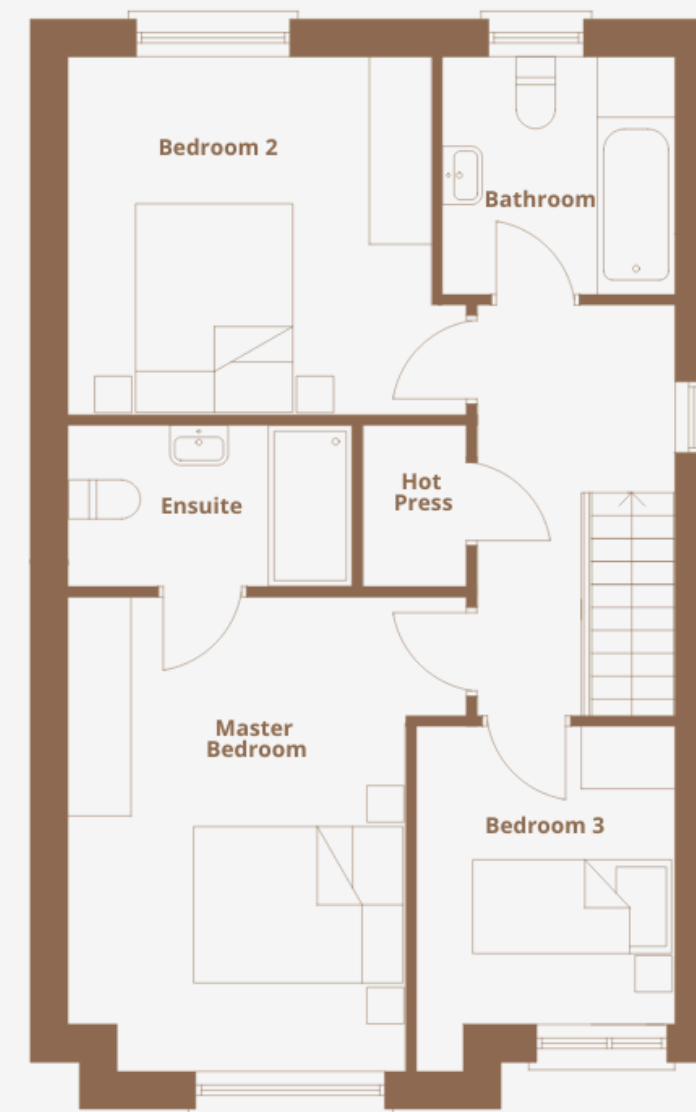
Type 2

3 BED
SEMI/MID/END
TERRACE

c.110 sq.m/
1,184 sq.ft



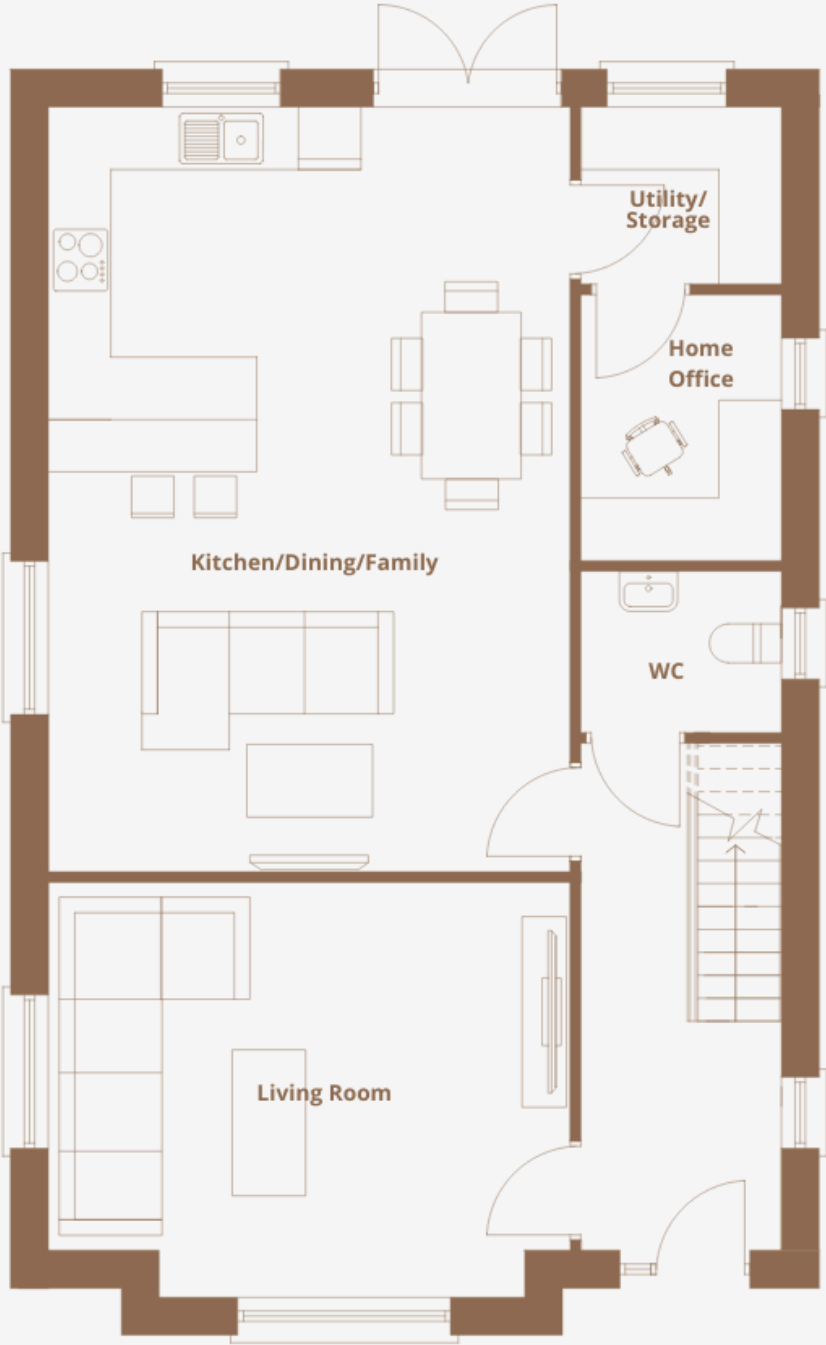
GROUND FLOOR



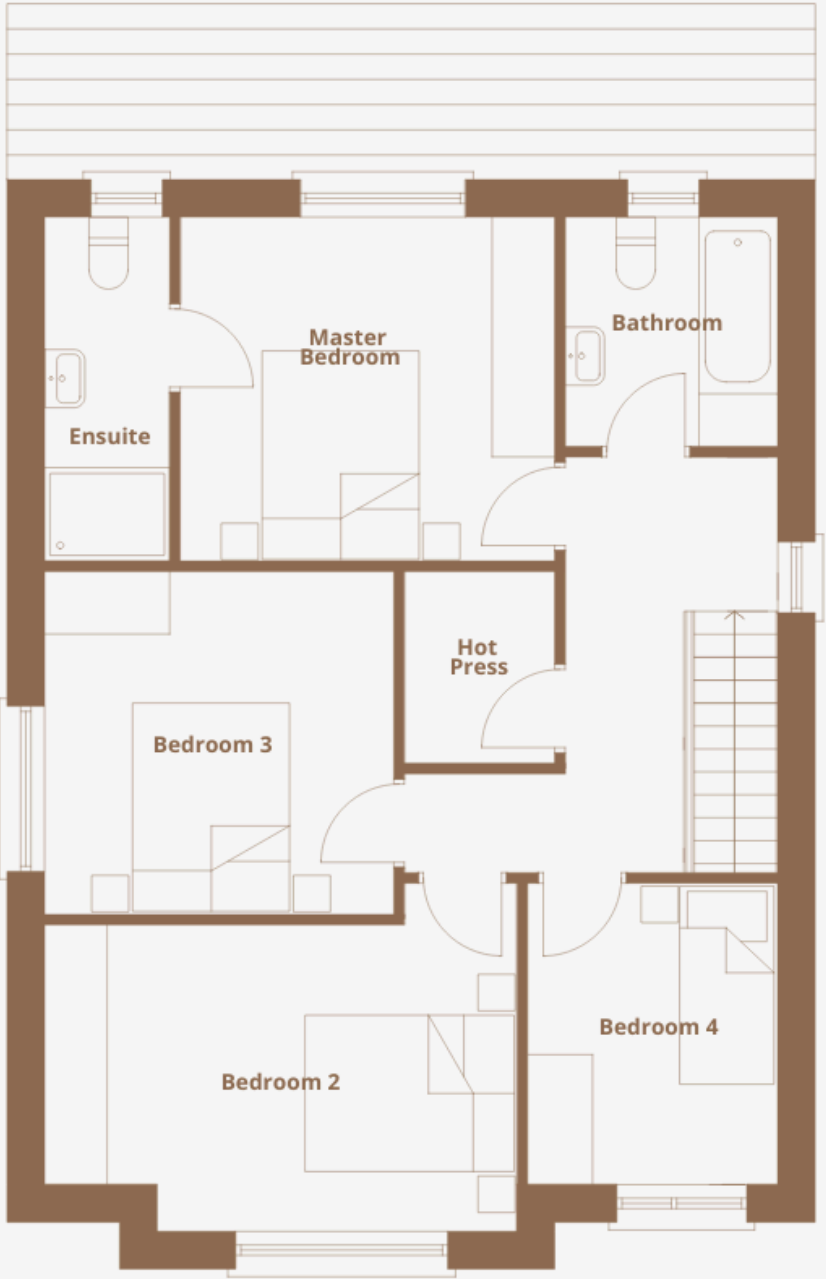
FIRST FLOOR

Type 10

4 BED
DETACHED
c.146 sq.m/
1,571 sq.ft



GROUND FLOOR



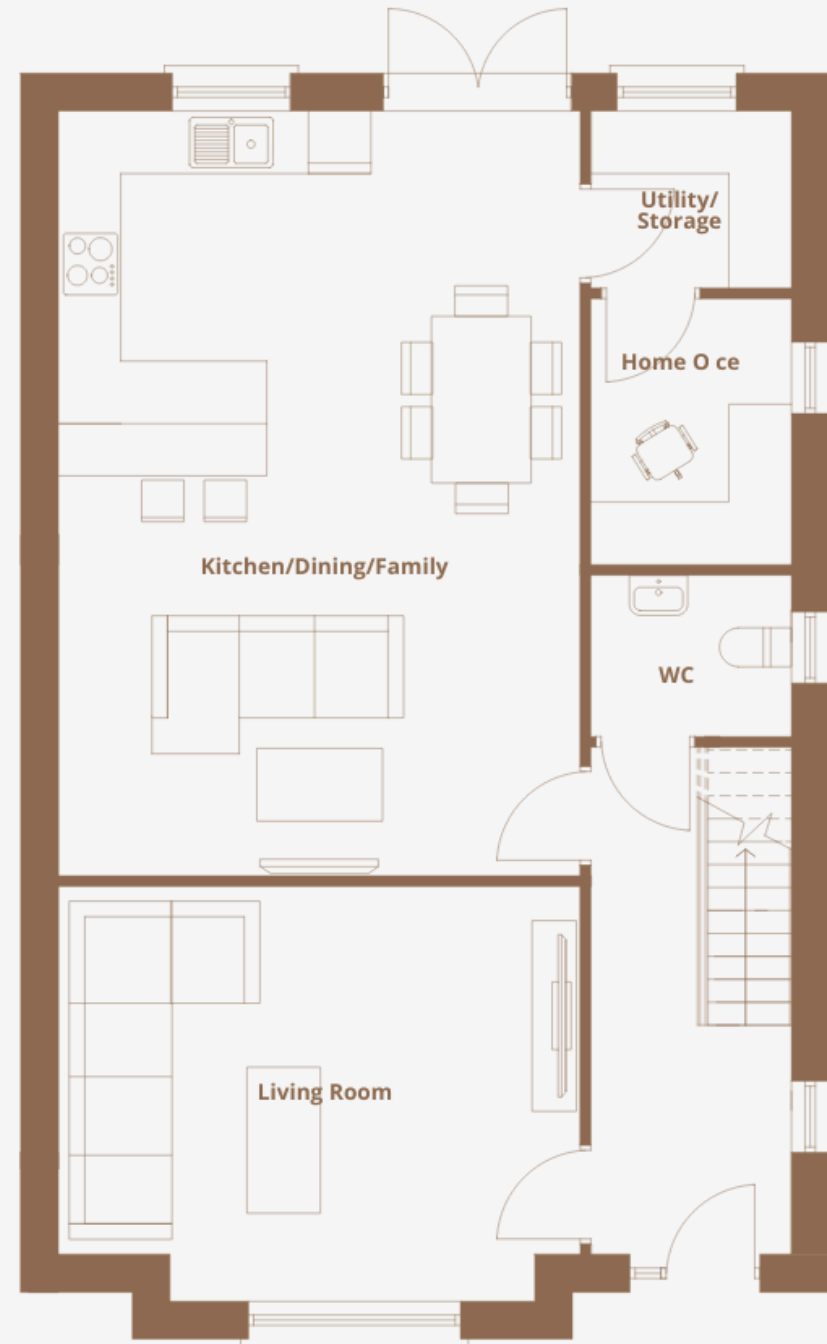
FIRST FLOOR

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Type 12

4 BED
SEMI-DETACHED
c.146 sq.m/
1,571 sq.ft



GROUND FLOOR



FIRST FLOOR

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REGISTER YOUR INTEREST:



061 279 300
info@oconnormurphy.ie
www.oconnormurphy.ie

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