



A L D E R B R O O K

— L I M E R I C K —

NESTLED BETWEEN
ENNIS ROAD AND OLD CRATLOE ROAD





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WELCOME TO ALDERBROOK

Alderbrook is a contemporary residential community where architecture, landscape and lifestyle come together to create a place people are proud to call home.

Set within a fully planned 35-acre masterplan, Alderbrook will be delivered in phases around a future neighbourhood centre, with shops, a pharmacy and café planned at its heart.

Generous homes, green open spaces and landscaped streets combine to create a neighbourhood designed for play, walking, connection and everyday ease.



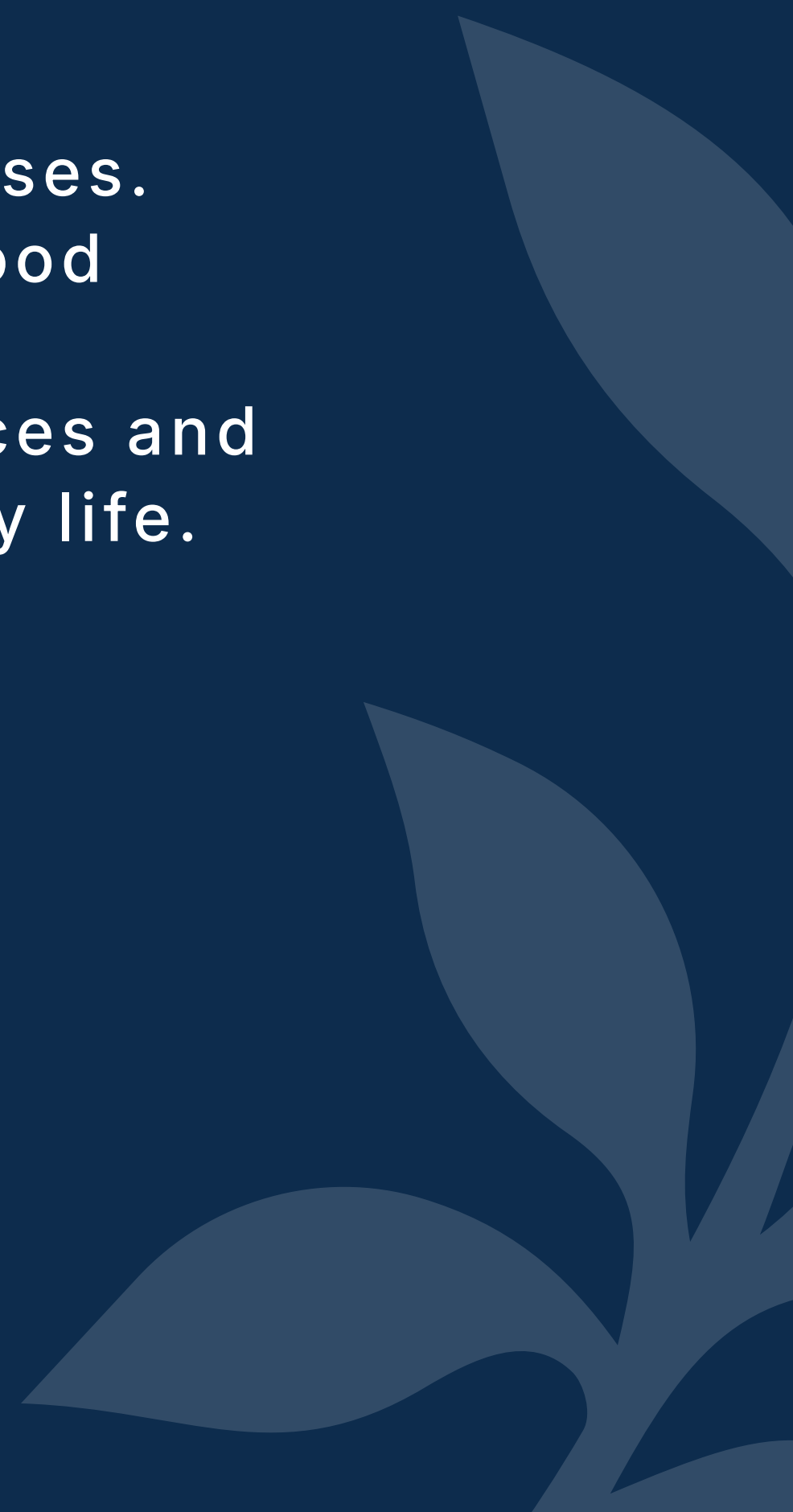
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CONNECTED TO WHAT MATTERS

Set at Clonconane, just off the Ennis Road, Alderbrook is a new neighbourhood designed for modern living in one of Limerick's most desirable locations.

Here, a thoughtfully planned community of A-rated homes is taking shape among the established neighbourhoods of the northside, where new homes have long been in short supply.

This is more than a collection of houses. Alderbrook is a genuine neighbourhood being built from the ground up, with landscaped streets, green open spaces and a shared heart designed for everyday life.





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THE LOCATION

Set at Clonconane, just off the Ennis Road, Alderbrook combines the character of an established location with excellent connectivity.

The new Coonagh to Knockalisheen Link Road places the M18, M7 and Limerick city centre within easy reach, while Jetland Shopping Centre, Thomond Park and the TUS Gaelic Grounds are all just minutes away.



IMMEDIATE

2-5 MINS

- UPMC Greenhills Medical Campus
- Tesco Extra, Coonagh Cross
- Coonagh Cross Retail Park
- Ennis Road access
- New Coonagh to Knockalisheen Link Road



NEARBY

5-10 MINS

- Jetland Shopping Centre
- Thomond Park
- Cratloe Woods trail and playground
- TUS Gaelic Grounds
- TUS Moylish Campus
- Local primary & secondary schools



CITY

10-12 MINS

- Limerick City Centre
- Sarsfield Bridge
- The Milk Market (weekend food market)
- Riverside walks
- Shopping, dining & culture
- Westfield Wetlands river walk



WIDER CONNECTIONS

20-25 MINS

- Shannon Airport & Free Zone
- University of Limerick
- National Technology Park
- Raheen Business Park
- University Hospital Limerick
- M18 to Shannon & Galway
- M7 to Dublin & Cork

MINS REFER TO APPROX DRIVE TIME





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THE MASTERPLAN

FOUR HOME DESIGNS.
ONE CONNECTED NEIGHBOURHOOD.

Alderbrook forms part of a fully planned 35-acre masterplan, delivered in phases around a future neighbourhood centre; with shops, a pharmacy and café planned at its heart. It's a place designed to feel established from day one, and to keep getting better as it grows.

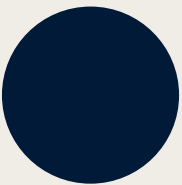
This first release brings together 99 homes in a carefully considered layout of houses and apartments, set around green open spaces, landscaped streets and connected walking routes made for everyday life.





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THE MASTERPLAN



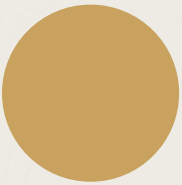
The Alder
4 Bedroom Homes



The Willow
3 Bedroom Homes



The Rowan
4 Bedroom Homes



The Ashbourne
3 Bedroom Homes

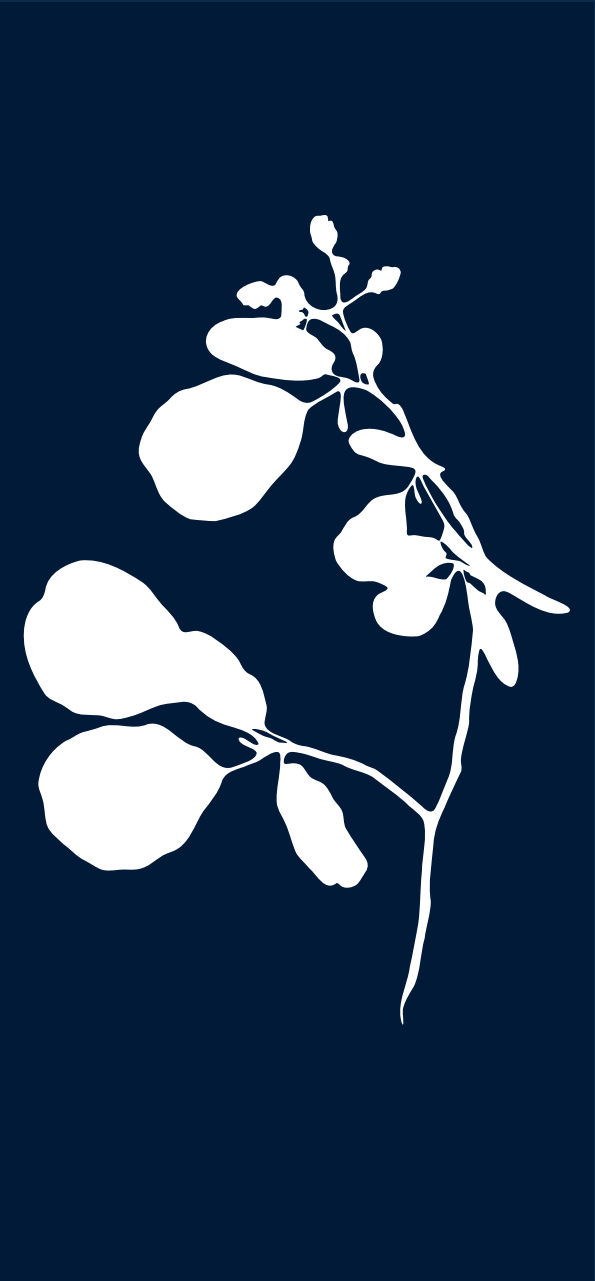


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THE HOUSE COLLECTION

Alderbrook offers a carefully balanced collection of homes, designed to suit every stage of life.

From generous four bedroom homes with space to grow, to beautifully considered three bedroom homes ideal for modern family living, each home has been designed with comfort, efficiency and everyday practicality in mind.



THE
ALDER



THE
ROWAN



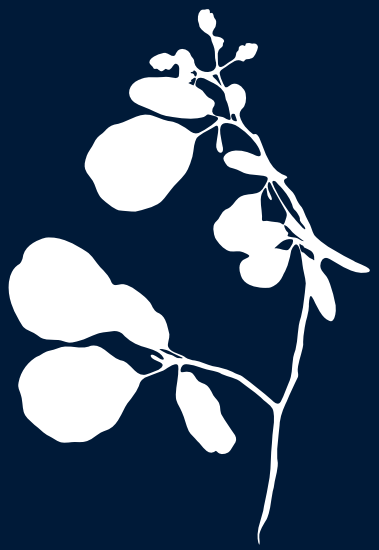
THE
WILLOW



THE
ASHBOURNE



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THE ALDER

4 BEDROOM SEMI-DETACHED AND DETACHED

GROSS FLOOR AREA: 136M² / 1,464 SQ FT

KEY FEATURES

- 4 bedrooms
- 3 bathrooms
- Two built-in wardrobes in the master bedroom, with an additional built-in wardrobe in Bedroom 2.
- Semi-detached & detached homes
- Brick & render finish





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THE ALDER



GROUND FLOOR LAYOUT

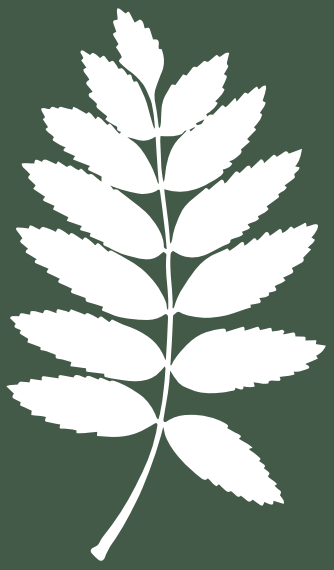


FIRST FLOOR LAYOUT





NESTLED BETWEEN ENNIS ROAD AND OLD CRATLOE ROAD



THE ROWAN

4 BEDROOM SEMI DETACHED & DETACHED HOMES

GROSS FLOOR AREA: 128.8M² / 1,386 SQ FT

KEY FEATURES

- 4 bedrooms
- 3 bathrooms
- Walk-in wardrobe in the master bedroom, with built-in wardrobes in Bedrooms 2 and 3.
- Semi-detached & Detached
- Brick & render finish
- Large open-plan living
- Dual aspect windows





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THE ROWAN



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT





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THE WILLOW

3 BEDROOM SEMI-DETACHED

GROSS FLOOR AREA: 115M² / 1,238 SQ FT

KEY FEATURES

- 3 bedrooms
- 3 bathrooms
- Walk-in wardrobe to the master bedroom and built-in wardrobe to Bedroom 2.
- Semi-detached
- Brick & render finish
- Separate utility
- Spacious kitchen





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THE WILLOW



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT





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THE ASHBOURNE

3 BEDROOM DETACHED

GROSS FLOOR AREA: 107.6M² / 1,158 SQ FT

KEY FEATURES

- 3 bedrooms
- 3 bathrooms
- Walk-in wardrobe in the master bedroom, with built-in wardrobes in Bedrooms 2 and 3.
- Detached
- Brick & render finish
- Walk-in wardrobe





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THE ASHBOURNE



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT





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THE SPECIFICATIONS

Designed for comfort,
efficiency and everyday living.

Every home at Alderbrook
is finished to a high specification,
with considered materials, energy-
efficient systems and practical
details throughout.

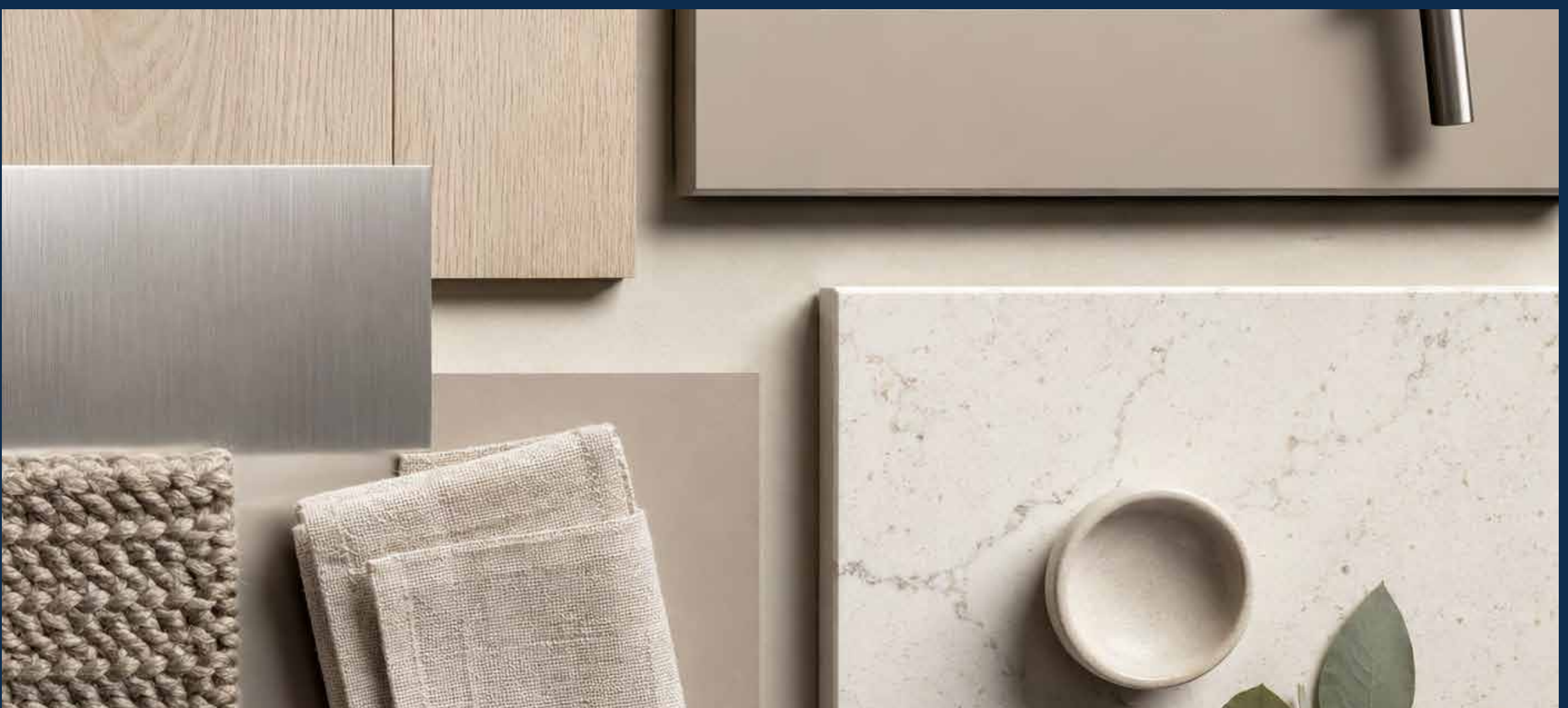




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KITCHEN & UTILITY

- Modern German kitchens
- Choice of kitchen styles and colours, subject to supplier availability*
- 40mm quartz square edge worktop with upstand
- Utility room plumbed for washing machine and dryer
- Utility countertop included
- Extractor fan with brushed steel finish
- Kitchen Island in every house type

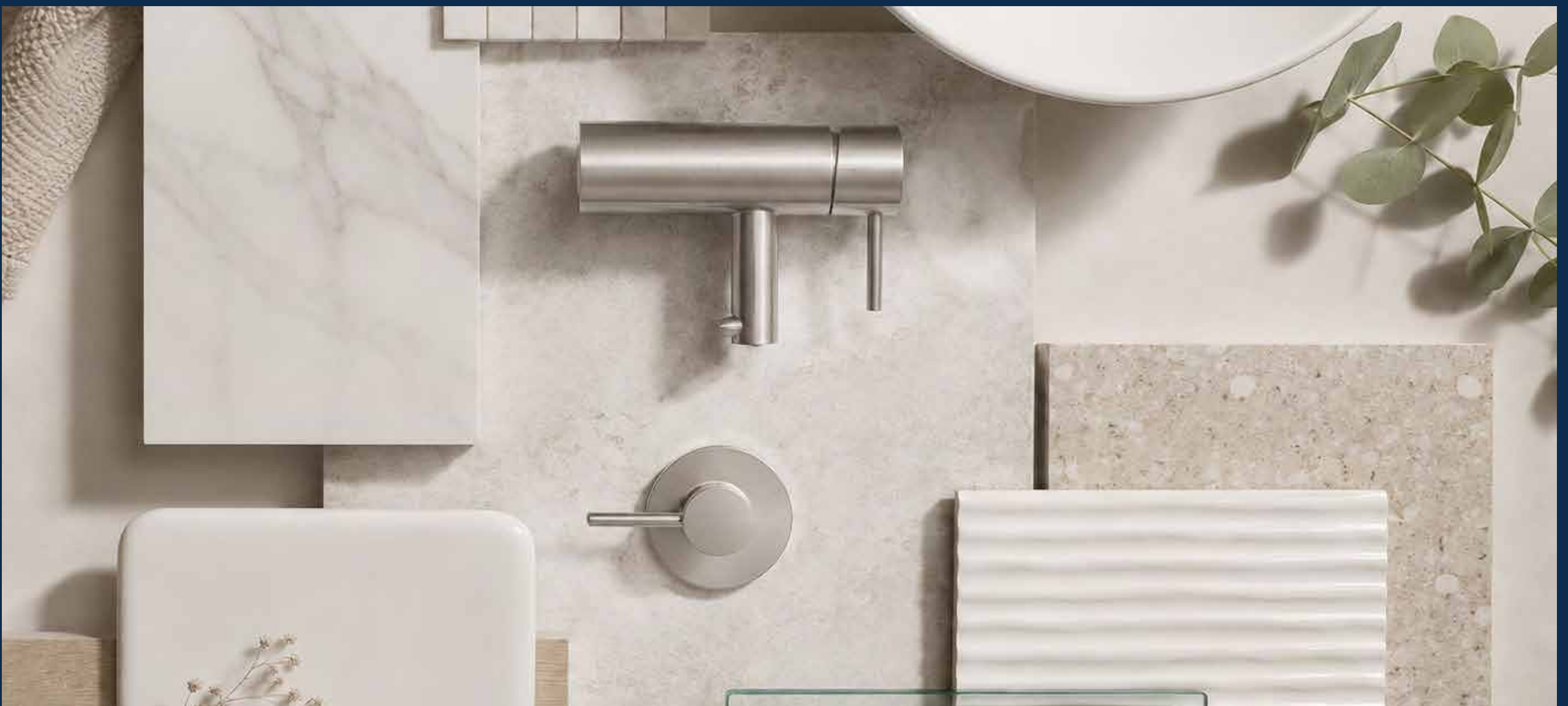




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BATHROOMS & ENSUITES

- Modern white sanitaryware with brushed chrome fittings
- Dual flush water-efficient toilets
- Shower tray with brushed chrome mixer valve
- Vanity units to wash hand basins
- Tiling supply allowance provided to purchasers by Whitebox Interiors
- Tiling allowance is supply only and does not include fitting





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INTERIORS & FINISHES

- Mist coat wall finish to all rooms
- Painted timberwork and ceilings
- Laminate flooring to downstairs**
- Contemporary skirting boards and architraves
- Modern internal doors with brushed chrome ironmongery
- Timber staircase and handrail
- Wardrobes to selected rooms***
- Folding stairs to attic

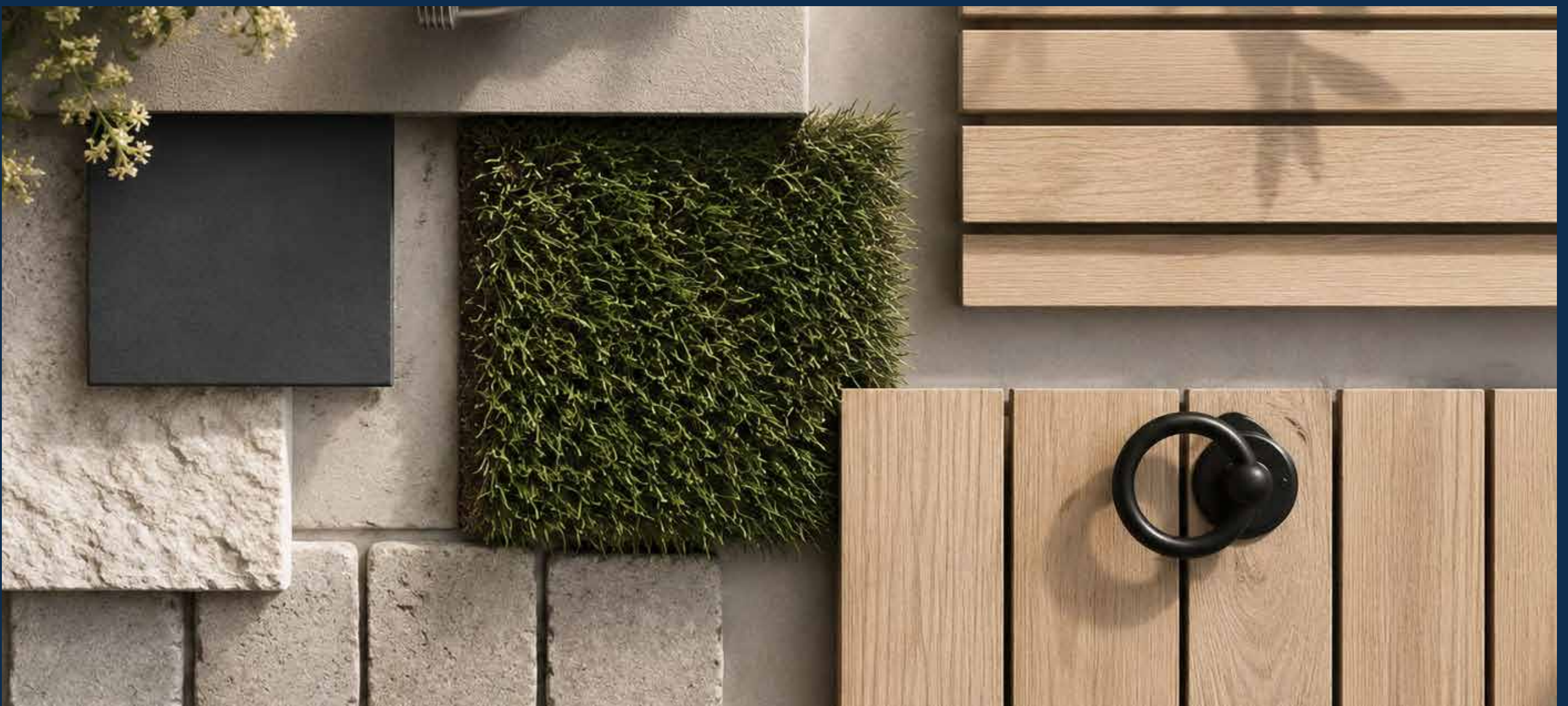




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GARDEN & EXTERNAL

- Rear gardens fenced
- Timber side gate
- Levelled and seeded gardens
- Outside tap
- Cobblelock driveway paving
- Choice of cobblelock colours, subject to availability
- Outdoor socket





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MECHANICAL & ELECTRICAL

- Pre-wired for EV charging point
- Generous sockets throughout
- Low energy light fittings and bulbs throughout
- Air-to-water heat pump system
- Thermostatically controlled heating
- Smoke and heat detectors fitted in line with current regulations



**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.
** No flooring to the utility and the down stairs WC *** See house type for exact number and locations.*



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REGISTER YOUR INTEREST



PSRA Licence 001988

Register & Reserve on
[PropertyLinks.ie](https://www.propertylinks.ie)

Email:
info@oconnormurphy.ie

Phone:
[061 279 300](tel:061279300)



DISCLAIMER

The developer reserves the right to amend, modify, or substitute the specifications, materials, and floor plans at any time without notice. All images, renderings, and dimensions are approximate and for illustrative purposes only.