

Castlebrook
Manor

CASTLETROY | CO LIMERICK

THE
EDGE

Welcome to

THE EDGE

Discover vibrant modern living in a desirable new neighbourhood at the heart of thriving Castletroy, ideally situated less than seven kilometres from historical Limerick's buzzing culture and leisure offering.

The Edge is the latest collection of stylish homes at Castlebrook Manor, comprising an excellent choice of three and four bedroom houses in an attractively landscaped setting.



GREEN SPACE TO INCLUDE
PLANTING AND PLAY AREA

FUTURE DEVELOPMENT

Image shown is computer generated and is indicative only.

The perfect place to put down roots

The homes at The Edge have been thoughtfully crafted for the modern family, providing flexible, stylish living spaces that can be adapted to suit your lifestyle.

There is also the benefit of Castlebrook Manor's large open spaces and play areas within easy reach of every home, whilst sought-after Castletroy's excellent amenities are just a stone's throw away, including a wide selection of primary and secondary schools, shops, restaurants and cafés, a cinema and large park.

With several business and technology centres nearby, excellent employment opportunities add to the desirability of the region.



1.



2.



1. Enjoy the local café culture
2. National Technology Park



1.



2.



3.



4.

Embrace invigorating family living

At The Edge, there are countless opportunities for fresh air and family days out. Just one kilometre from home, popular Castletroy Neighbourhood Park features a state of the art playground, skate park, 4,300sqm lake, walking and cycling trails, woodland, wildflower grass areas, wetlands and a central performance and exhibition space.

The idyllic village of Adare – around a 20 minute drive away - makes a great day trip, with its picture postcard thatched cottages, manor castle and beautiful parks. Stop for a coffee or lunch at the award-winning Good Room café. For something more active, head up the River Shannon to stunning Lough Derg for kayaking and paddleboarding, or simply take a stroll enjoying the lush scenery and lakeside views.

- 1. Lough Derg
- 2. Adare Manor
- 3. Castletroy Neighbourhood Park
- 4. Adare village



Photo courtesy of UL/True Media



World-class education and entertainment

Residents at The Edge are fortunate to be within easy reach of the University of Limerick, a magnificent 340 acre campus offering world-class education, cultural and sporting facilities, many of which are open to the local community to enjoy.

The wonderfully leafy setting is complemented by outdoor sculptures and painting collections, and the Bourn Vincent Gallery hosts temporary exhibitions.

For music lovers, the Irish Chamber Orchestra Studio is also located on the campus, performing concerts in the University Concert Hall. The excellent sports facilities include the country's first Olympic size swimming pool.

There are several varied dining options within the campus, whether you choose an indulgent meal at The East Room or a relaxed coffee and pastry at The Pavilion.

- 1. University campus and the Living Bridge
- 2. An excellent venue for classical music
- 3. The East Room



1.



2.



3.

Explore the city's culture and charm

Compact and relaxed, yet brimming with leisure and cultural hotspots and with events and festivals held throughout the year, Limerick's atmospheric city centre is just a short drive from The Edge.

The bustling restored Milk Market is a foodie's paradise, with almost 50 stalls and 21 shops selling local produce, from fresh meats and fish to artisan bread, cheese and chutneys, as well as vintage clothing, jewellery and

antiques. The city offers a varied and colourful restaurant scene, whatever your tastes, alongside a choice of traditional pubs, modern bars and live music venues.

Soak up the city's long history at the 13th century King John's Castle, St Mary's Cathedral or Limerick City Museum; discover art and antiquities at The Hunt Museum, or take in a more contemporary selection at Limerick City Gallery of Art. There is no shortage of parks and green spaces, one highlight being the People's Park, the perfect spot for a picnic with mature trees and colourful flowers providing a beautiful backdrop.

1. King John's Castle at dusk
2. The Milk Market
3. The Hunt Museum
4. The People's Park



4.

Perfectly placed for business and pleasure

The Edge offers easy access to Castletroy and Annacotty's local amenities.

The M7 is just minutes away for speedy links further afield.

BY ROAD

M7	4 mins	2.4km
Limerick Station	17 mins	8km
Limerick City Centre	18 mins	6.6km
University Hospital Limerick	18 mins	9.8km
Shannon Airport	32 mins	39km

BUSINESS & EDUCATION

1. University of Limerick
2. Castletroy College
3. Milford National School
4. Gaelscoil Chaladh an Treoigh primary school
5. Monaleen National School
6. National Technology Park
7. Plassey Business Campus

RESTAURANTS & BARS

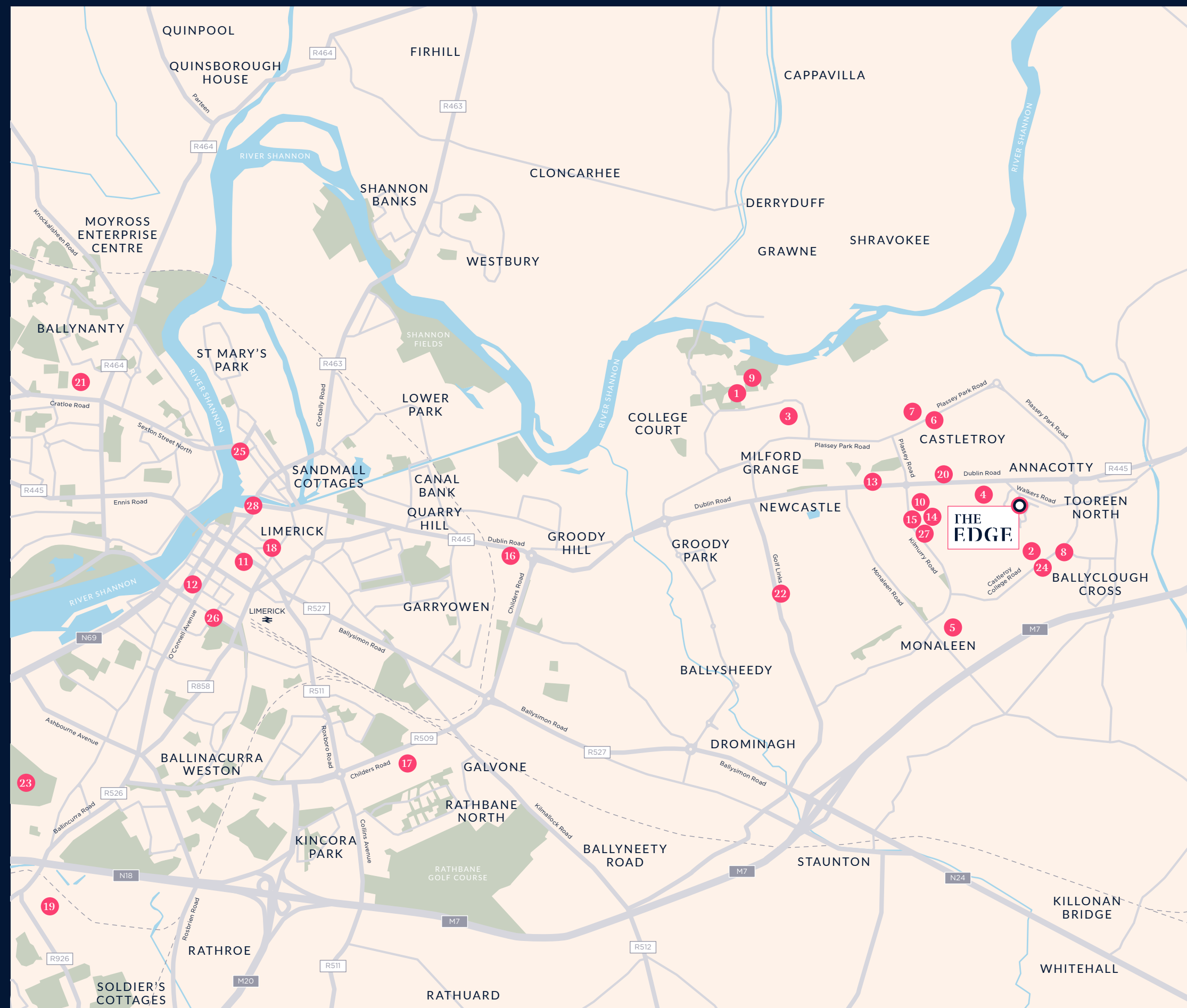
8. Tuscany Bistro
9. The East Room Restaurant
10. Hook & Ladder Castletroy
11. Cornstore
12. Freddys Bistro
13. The Hurlers Bar
14. Coqbull

SHOPS

15. Castletroy Shopping Centre
16. Parkway Shopping Centre
17. Limerick One Shopping Park
18. The Milk Market
19. Crescent Shopping Centre
20. Lidl

CULTURE & LEISURE

21. Thomond Park
22. Castletroy Golf Club
23. Greenpark Race Course
24. Castletroy Neighbourhood Park
25. King John's Castle
26. Limerick City Gallery of Art
27. ODEON cinema
28. The Hunt Museum





Site plan

The Griffin

4 BEDROOM DETACHED
139 SQM / 1,496 SQFT APPROX

The Hartnett

3 BEDROOM TERRACE
98 SQM / 1,055 SQFT APPROX

The Joyce

3 BEDROOM SEMI-DETACHED
102 SQM / 1,098 SQFT APPROX

The Harris

4 BEDROOM SEMI-DETACHED
130 SQM / 1,399 SQFT APPROX

The Hayes

4 BEDROOM DETACHED
139 SQM / 1,496 SQFT APPROX

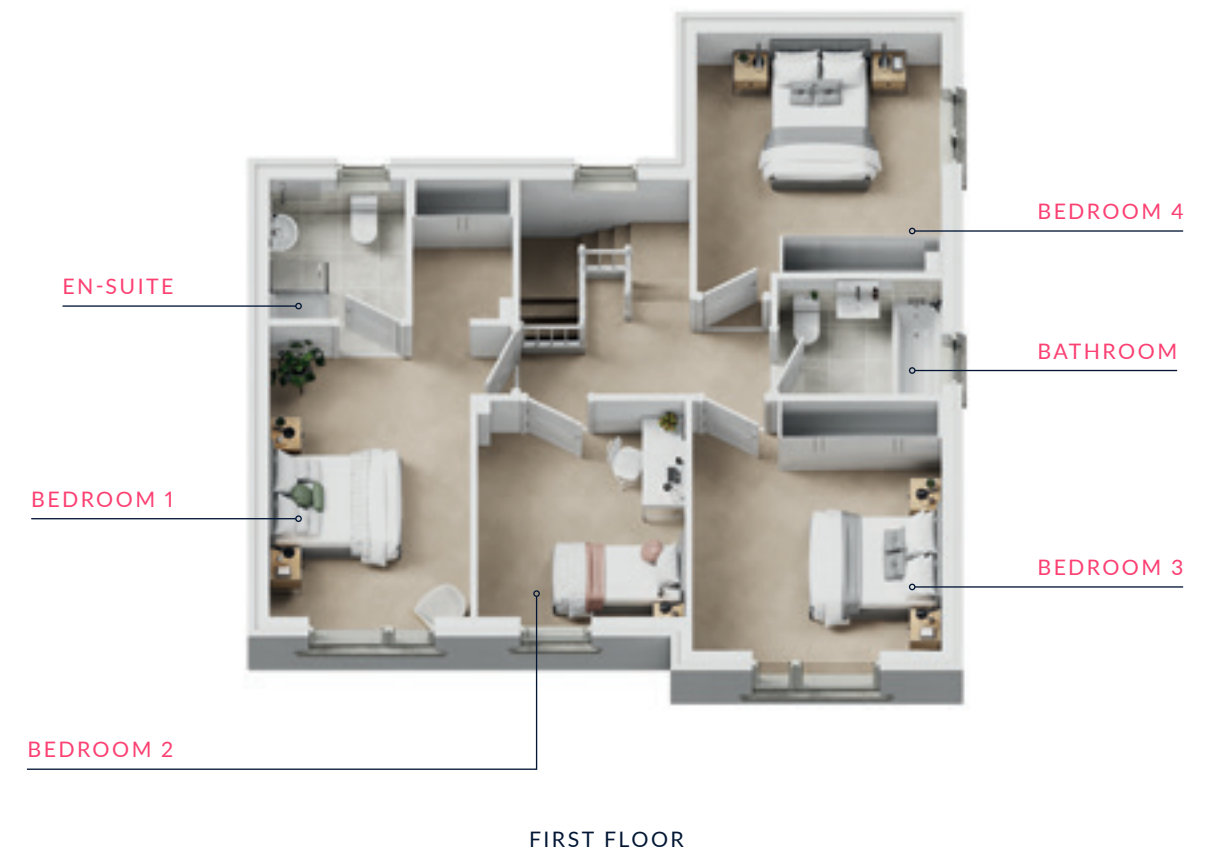
Note: Green space to include planting and play area.
Image shown is computer generated and is indicative only.

The Griffin

4 BEDROOM DETACHED HOUSE
139 SQM / 1,496 SQFT APPROX



Exterior and interior images are computer generated and are indicative only. Layouts and fittings may vary.

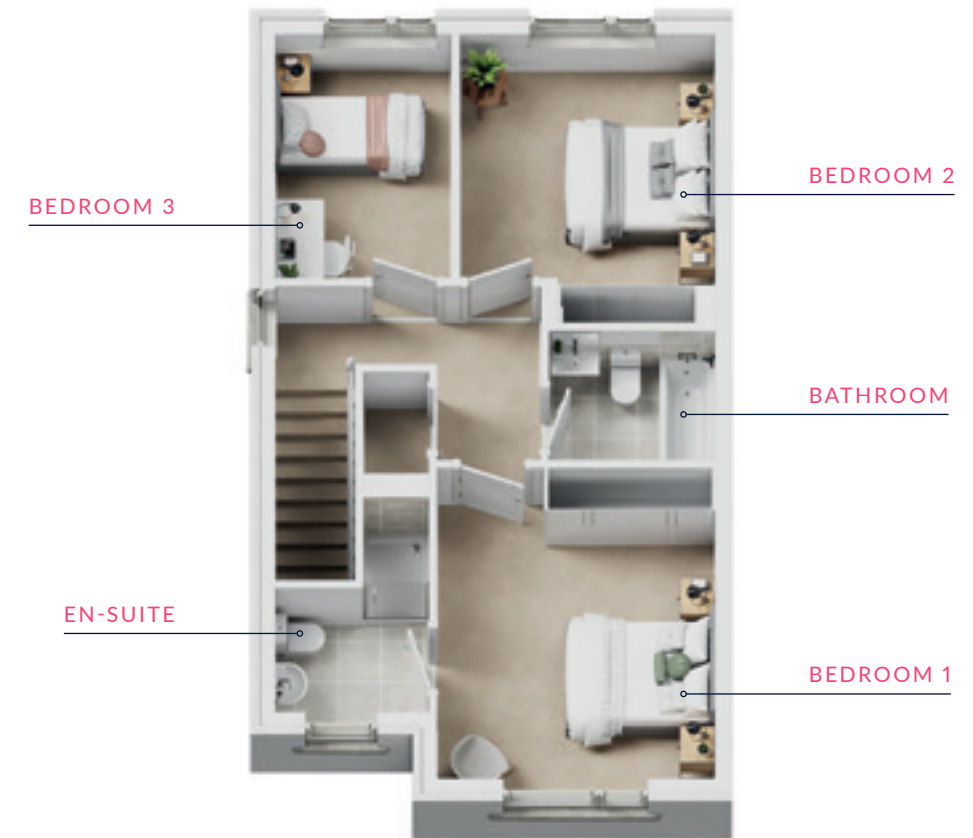


The Hartnett

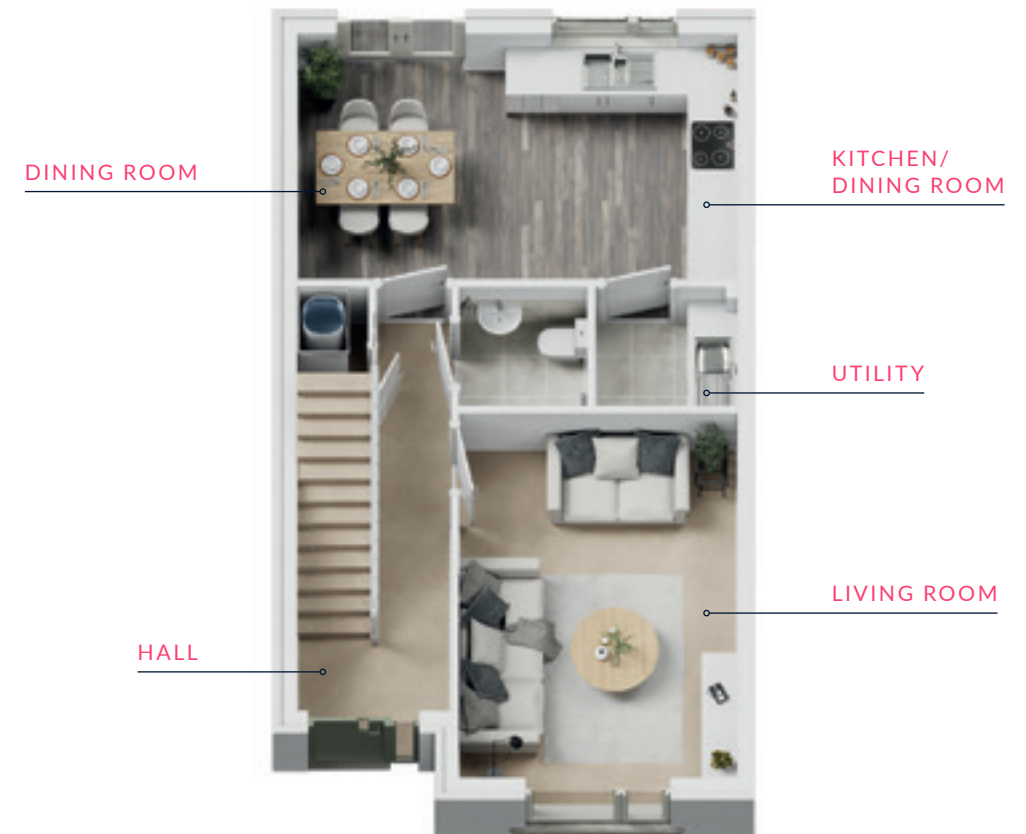
3 BEDROOM TERRACE HOUSE
98 SQM / 1,055 SQFT APPROX



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FIRST FLOOR



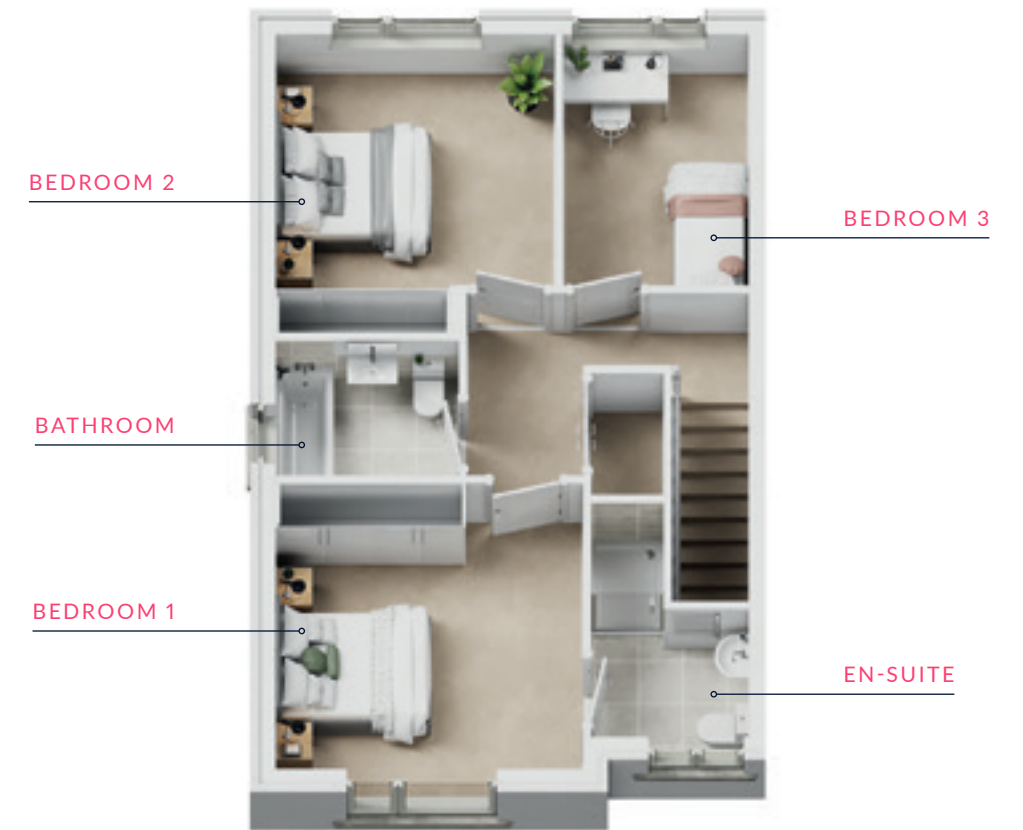
GROUND FLOOR

The Joyce

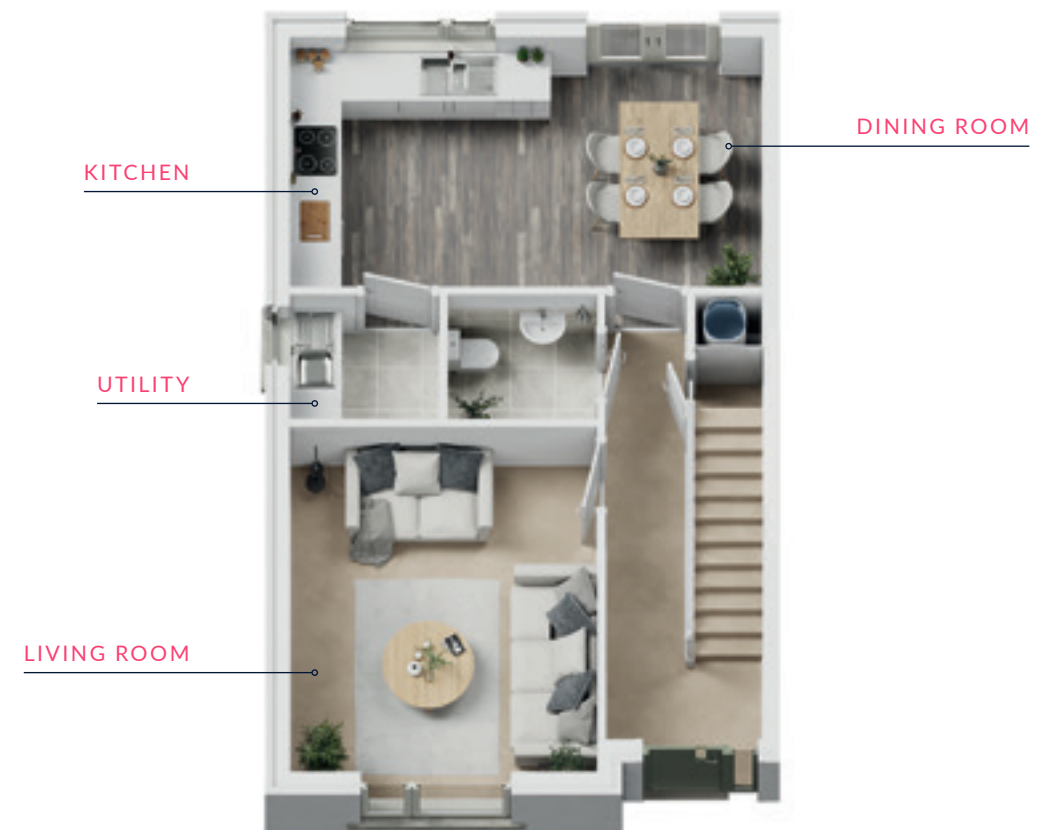
3 BEDROOM SEMI-DETACHED HOUSE
102 SQM / 1,098 SQFT APPROX



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FIRST FLOOR



GROUND FLOOR

Designed for comfort, crafted for style

Specification

Exterior Finishes

- Elegant high quality low maintenance render and brick finishes on each house. The external brick colours are either a Ibstock Heritage Red Blend brick or a Ivanhoe Cream brick
- High performance Malmo Ultratech secure front door by Munster Joinery with multi point locking system
- Double glazed uPVC windows supplied by Munster Joinery
- uPVC fascia, soffits and gutters throughout

Gardens

- The private rear gardens are fenced, top soiled and seeded
- Patio area provided to rear garden
- Outside tap will be fitted as standard
- Side gate provided where applicable
- Exterior wall lights fitted to both the front and rear of the houses
- Bin Stores provided to the front of the mid terrace homes

Interior Finishes

- Contemporary architraves and skirting
- All walls and ceilings will be plaster skimmed and painted in a neutral colour
- Superior quality joinery with contemporary designed internal doors
- High quality chrome ironmongery throughout

Kitchens

- Contemporary style kitchen to include soft self-closing mechanisms as standard with under counter LED lighting
- Stone effect worktops as standard in all three bedroom homes
- Quartz worktops as standard in all four bedroom homes
- Generous kitchen appliance pack to include electric hob, single oven, microwave and integrated dishwasher and fridge freezer
- Fan assisted extractor hood

Utility

- All Utilities are fitted with sink and laminate work top and are plumbed for washing machine

Bedrooms

- Custom designed built-in wardrobes with soft closing

Bathrooms & En-suites

- Pressurised shower system with a thermostatically controlled handheld mixer tap
- Wall mounted heated towel rails to all bathrooms
- Tiled bathrooms and en-suites in contemporary style
- Modern stylish sanitaryware

Heating & Ventilation

- Demand Control Ventilation System
- Air Sourced Heat Pump providing heating and domestic hot water supply.
- Constructed with superior levels of insulation in the roof, walls and floors
- Pressurised hot & cold water systems.

Lighting and Electrical

- Generous and well-designed lighting and power points throughout.
- All houses are wired for Virgin Media and Eir in the living room and master bedroom
- Each home is wired for an intruder alarm
- Mains supply smoke and heat detectors

Energy Efficiency

- Highly efficient A2/A3 Ber Rating in compliance with NZEB (Nearly Zero Energy Rating)
- Modern Mechanical ventilation system will be installed in all homes
- The homes are heated by a modern electric Air Source Heat Pump
- High levels of roof, wall and floor insulation

Common Areas

- Attractive landscaped open space to include a play area

Building Guarantee

- Each house is covered by a 10 year Homebond structural guarantee



*Images from Castlebrook Manor



Lioncor

Lioncor is an Irish residential developer delivering homes of the highest standard to the Irish market.

In addition to the luxurious Condor Killiney project, Lioncor is developing a number of community focused schemes throughout Ireland including The Nurseries on Taney Road, Dundrum, a boutique development of 31 spacious 3 and 4 bedroom homes.

Lioncor prides itself on its superior level of quality, innovation and design, working with forward-looking professionals in the industry to deliver homes for the future today.

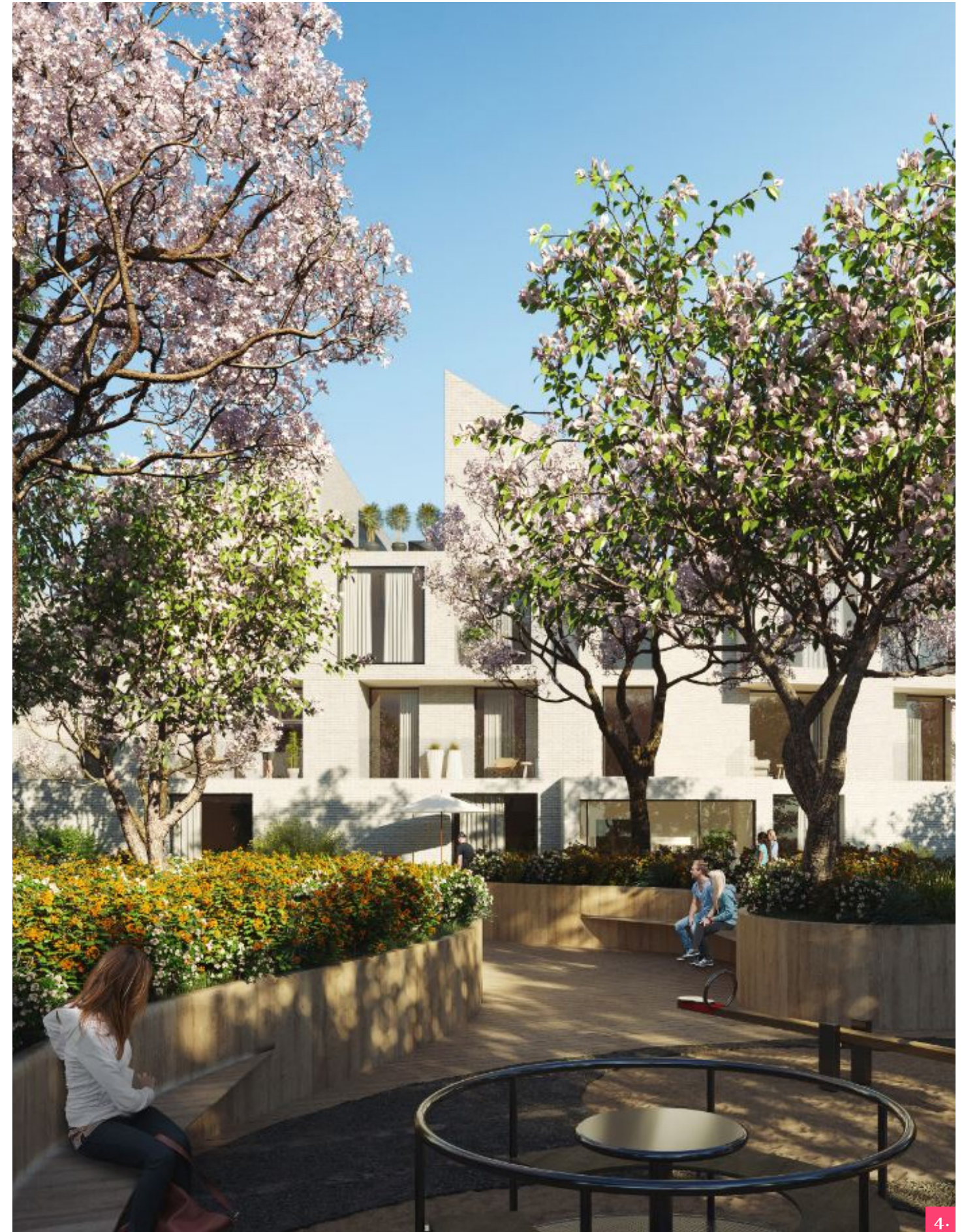
Lioncor centres its projects on both boutique and large scale developments comprising of a refreshing mix of both houses and apartments.

Our pride rests with the durability and longevity of our homes. This is evident in our masterfully planned landscapes and elegantly designed façades.

WE BUILD HOMES TO LAST GENERATIONS

LIONCOR.IE

- 1. Marmalade Lane, Dundrum
- 2. The Nurseries, Dundrum
- 3. Léana Theas, Galway
- 4. Merrion Gates, Dublin





THEEDGECASTLEBROOK.IE



PSRA No. 002183

061 410 003



EPI range of 55.93 - 62.93 kWh/m/yr.
Certificates can be viewed with selling agent.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, images, maps and plans are not to scale and are intended for illustration purposes only. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PSRA Reg. No. 002183