



TOBAR PHÁDRAIG

SLÍ NA MANACH · MUNGRET

A development by



www.dwellings.ie





**Dwellings
are delighted
to present the
first phase of
Tobar Phádraig,
an exceptional
development
of just 31 new
two, three and
four bedroom
A-rated homes in
the vibrant and
welcoming village
of Mungret, Co.
Limerick.**

This first phase offers 13 beautifully crafted, 100 sq.m three bedroom townhouses.

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.









Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting will further enhance the rural setting.

Tobar Phádraig offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.





Our generous and stylish kitchens are designed to make the best use of the most popular room in the house.

There is ample room for cooking, dining and everyday family life. Large patio doors allow natural light to flood the room and let you enjoy your garden whatever the occasion.



These high-quality superbly designed homes offer plenty of scope for you to create living spaces to suit your own needs.

Clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live in.







12

TOBAR PHÁDRAIG A DWELLINGS DEVELOPMENT





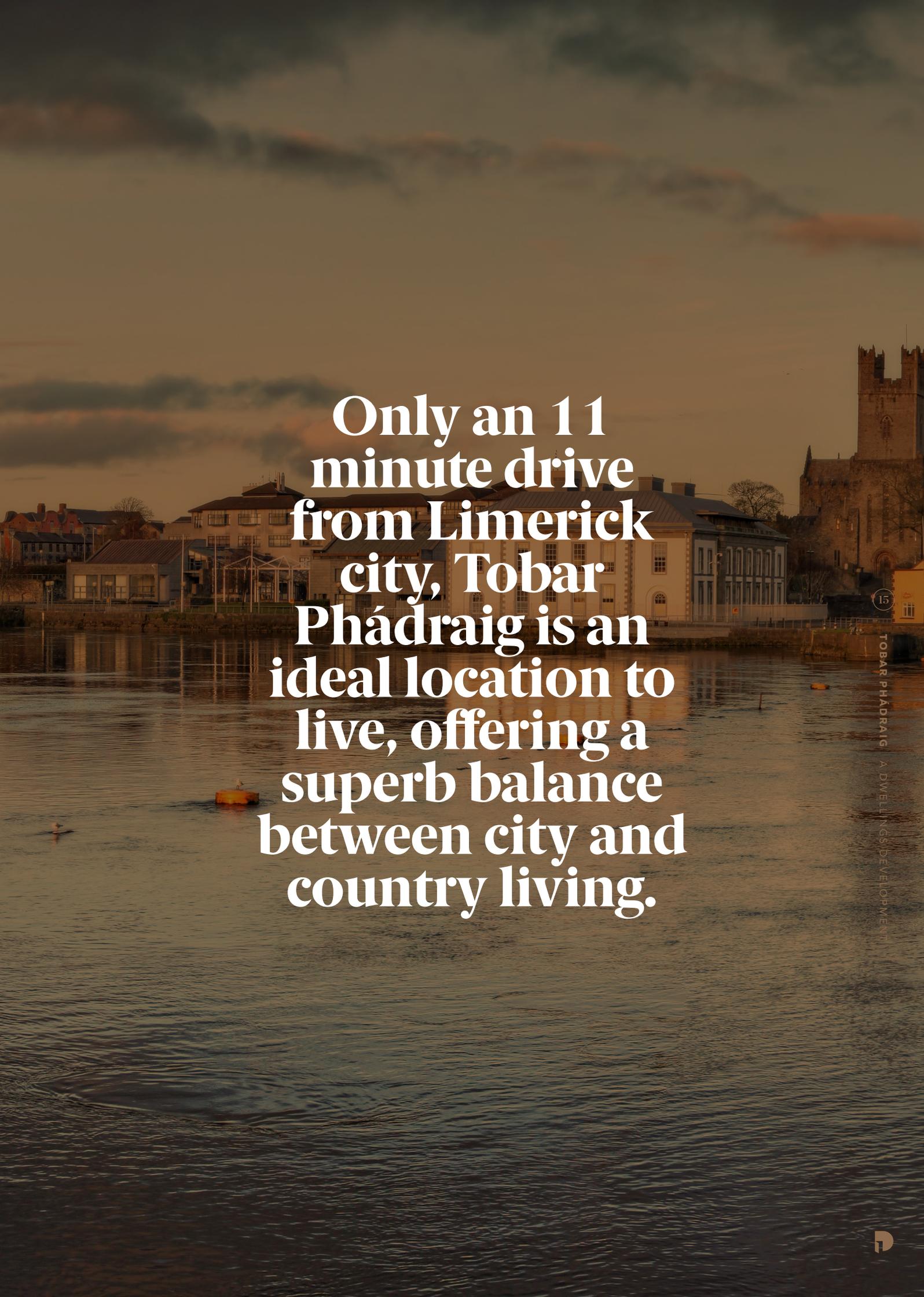
Creative design, the right materials and clever touches like generous storage areas all combine to make warm inviting bedrooms and equally luxurious bathrooms. These rooms make the perfect sanctuary for unwinding and sleeping at the end of a long day.





TOBAR PHÁDRAIG A DWELLINGS DEVELOPMENT





**Only an 11
minute drive
from Limerick
city, Tobar
Phádraig is an
ideal location to
live, offering a
superb balance
between city and
country living.**

Situated in the highly sought-after commuter village of Mungret, Tobar Phádraig enjoys a wide choice of amenities within a very short distance.

2016 saw new cycleways and footpaths extending the village to meet with Raheen and the building of two new primary schools, a new secondary school and a public park along with a 3,000 sq.m playground in the grounds of Mungret College.

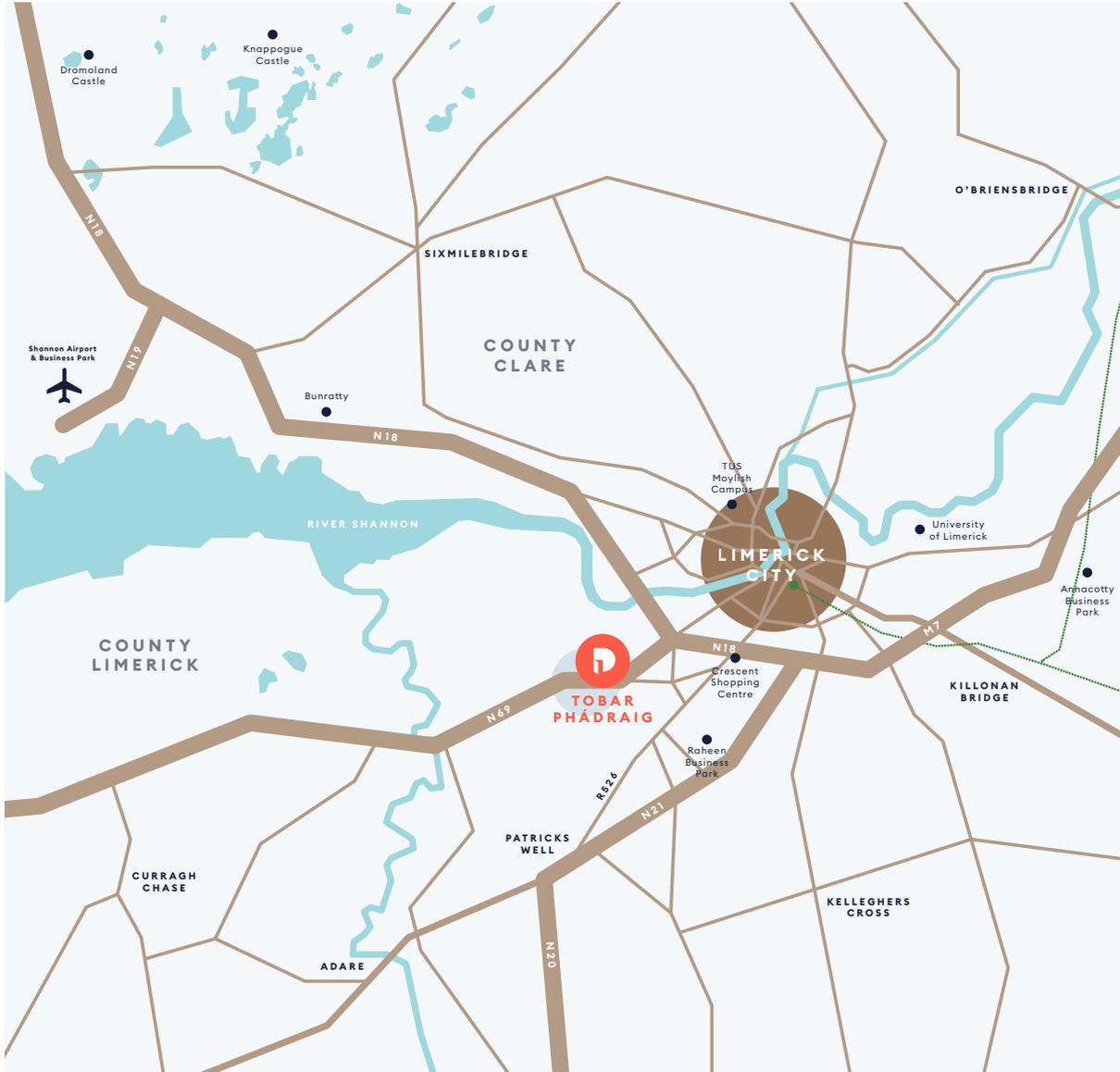
Comprising of 3,000 square metres. Mungret playground includes equipment suitable for both able and non-able-bodied children with a sensory area for children on the autistic spectrum. The park and playground are not just for children – there are two kilometres of walks and cycle paths and stunning views from the top of the site. Adult exercise equipment and benches are being provided along the perimeter of the park.

One of the biggest shopping centres in Limerick, The Crescent Shopping Centre is situated within walking distance of Tobar Phádraig. With an estimated 100,000 sq.m of space and 2,500 free car parking places, there are over 100 retail units including major retailers such as Tesco, Pennys, Zara, Next, Gap and River Island, in addition to KFC, McDonalds, Omniplex Cinema, Banks, Library and even a new playground.









Well Connected



Off-peak times (Source: Google Maps)



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.

Pressurised plumbing system.

High quality insulated timber frame.

EXTERNAL FINISHES

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

A 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 oak internal doors with chrome handles and contemporary skirting and architraves.

Laminate flooring to hall, kitchen and living/dining room.

Coving to hall and living/dining room.

Modern fitted wardrobe to master, second and third bedrooms.

DOORS & WINDOWS

uPVC double glazed windows and doors with black exteriors and white interiors.

KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.

Separate tiled utility area under the stairs.

Tiling to utility floor.

BATHROOM/ENSUITE/WC

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

All bathrooms fitted with electrical shower and shower screen.

Pump shower and shower doors in ensuite.

Attractive tiles on all bathroom floors and wet areas.

Tiling to WC floor and splashback to wash hand basin.

ELECTRICAL

Specifications as per showhouse.

Wired for intruder alarm system.

GARDENS

High quality paving to the driveways.

Gardens landscaped levelled and seeded.

Outdoor tap fitted to rear gardens.

GUARANTEES

10-year Global Homes Warranty Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.

Approved for the Help to Buy Scheme.





Site Plan

HOUSE TYPES

Type A

4 Bed Detached
c. 159 sq.m

Type B1

4 Bed Semi-Detached
c. 145 sq.m

Type B2

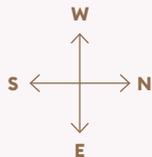
3 Bed Semi-Detached
c. 118 sq.m

Type B4

4 Bed Detached
c. 141 sq.m

Type E

3 Bed Mid/End-Terrace
c. 100 sq.m



R859





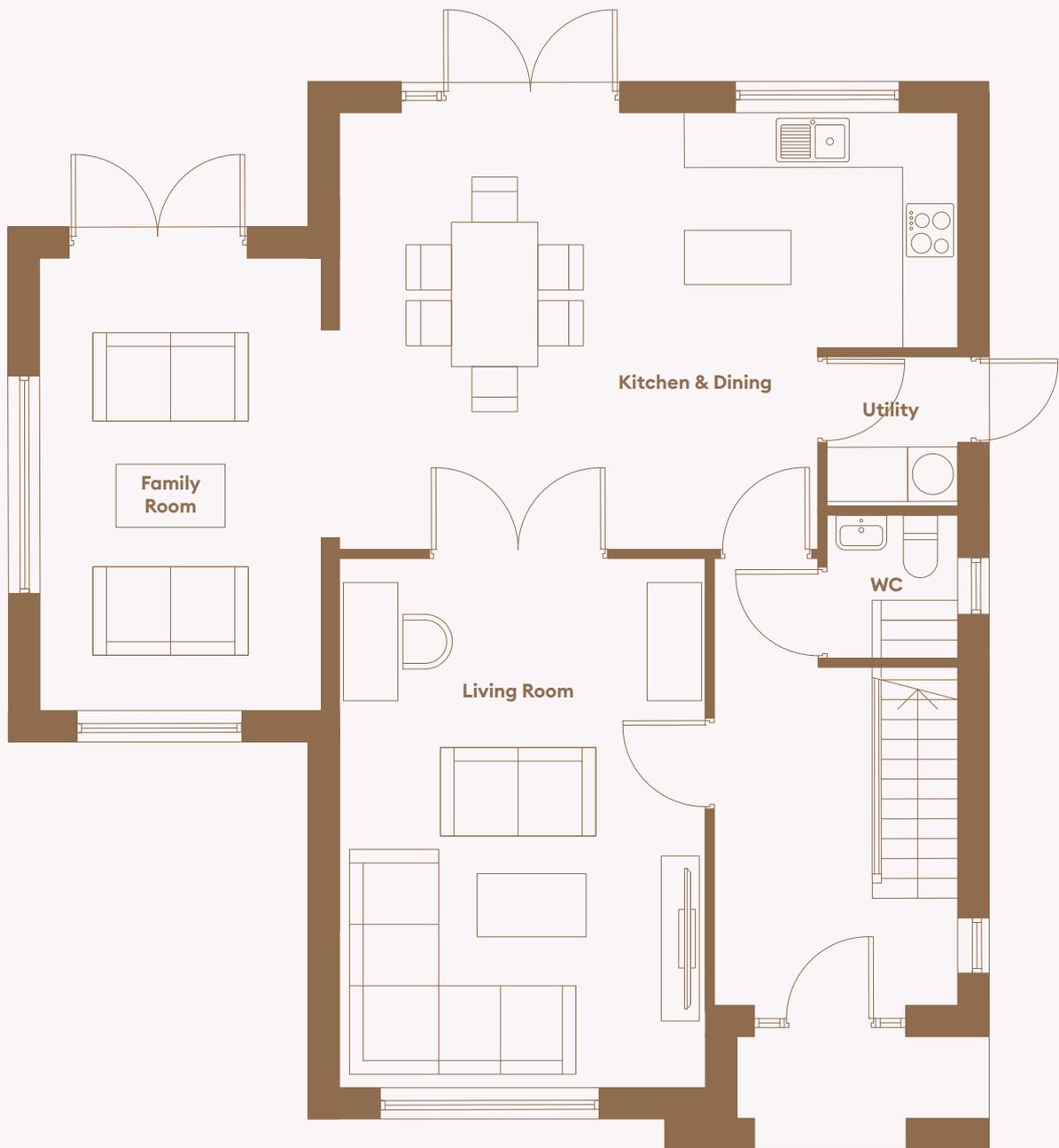
Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



Type A

4 BED
DETACHED

c. 159 sq.m / 1,711 sq.ft



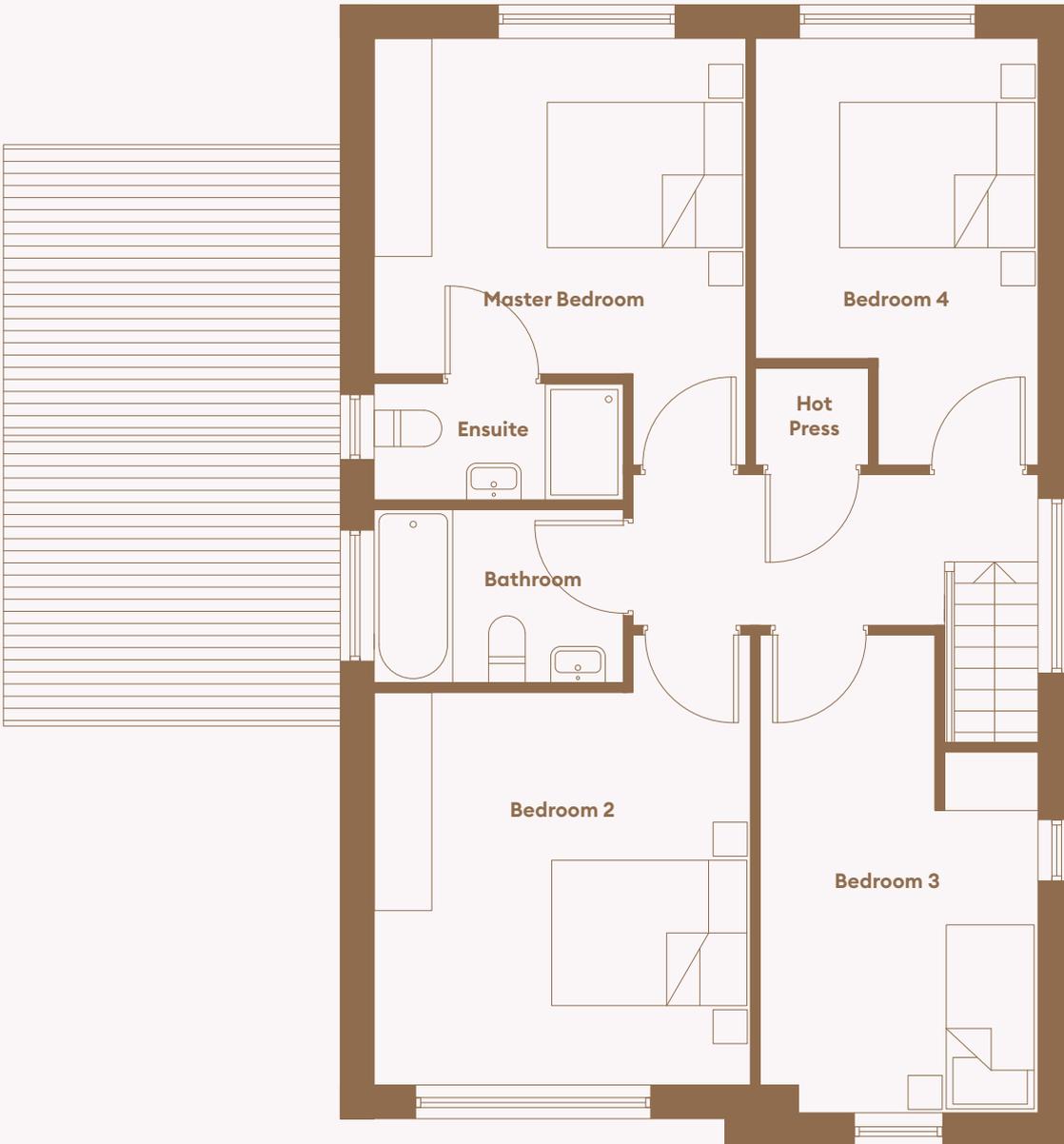
GROUND FLOOR

24

TOBAR PHÁDRAIG A DWELLINGS DEVELOPMENT

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.



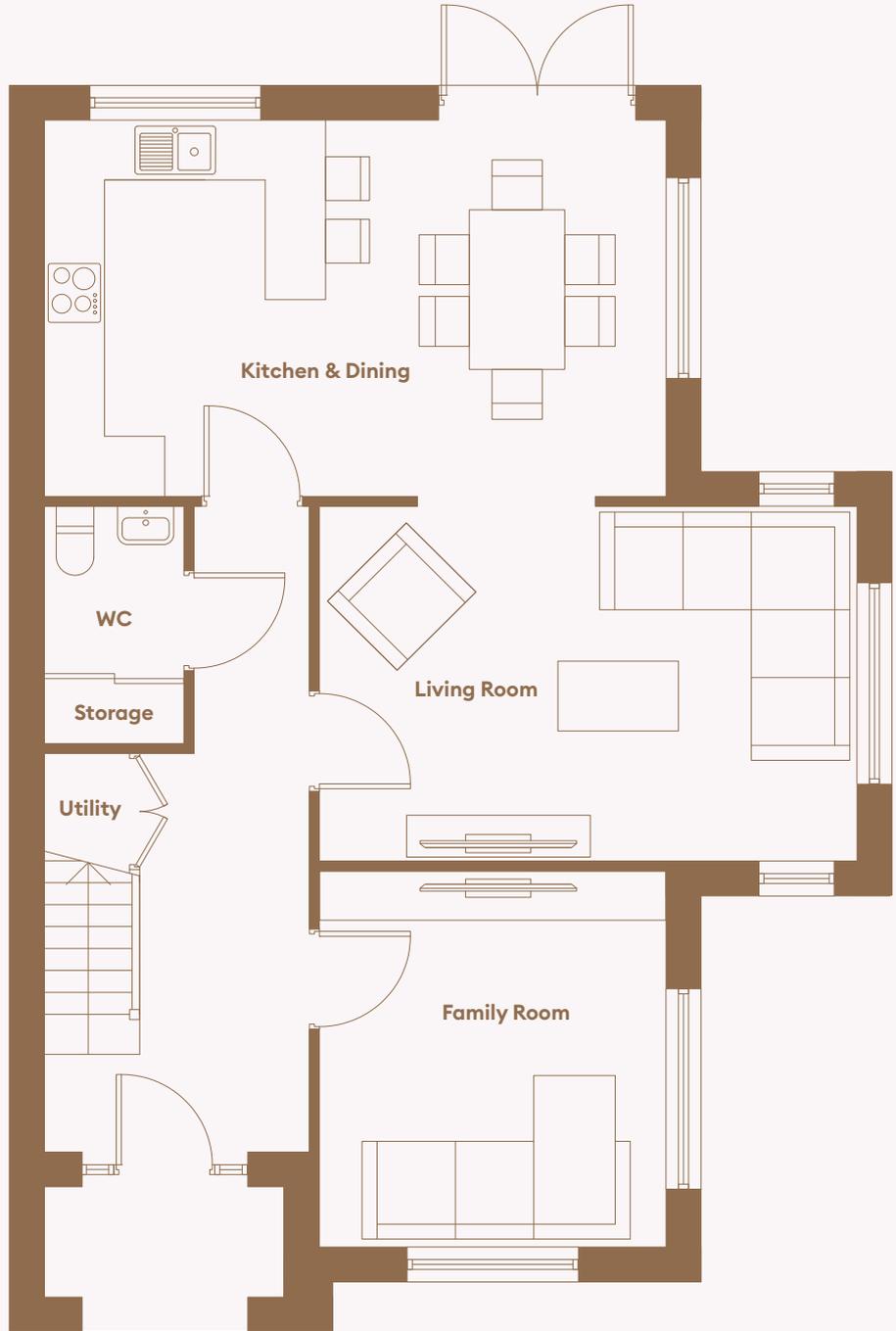


FIRST FLOOR

Type B1

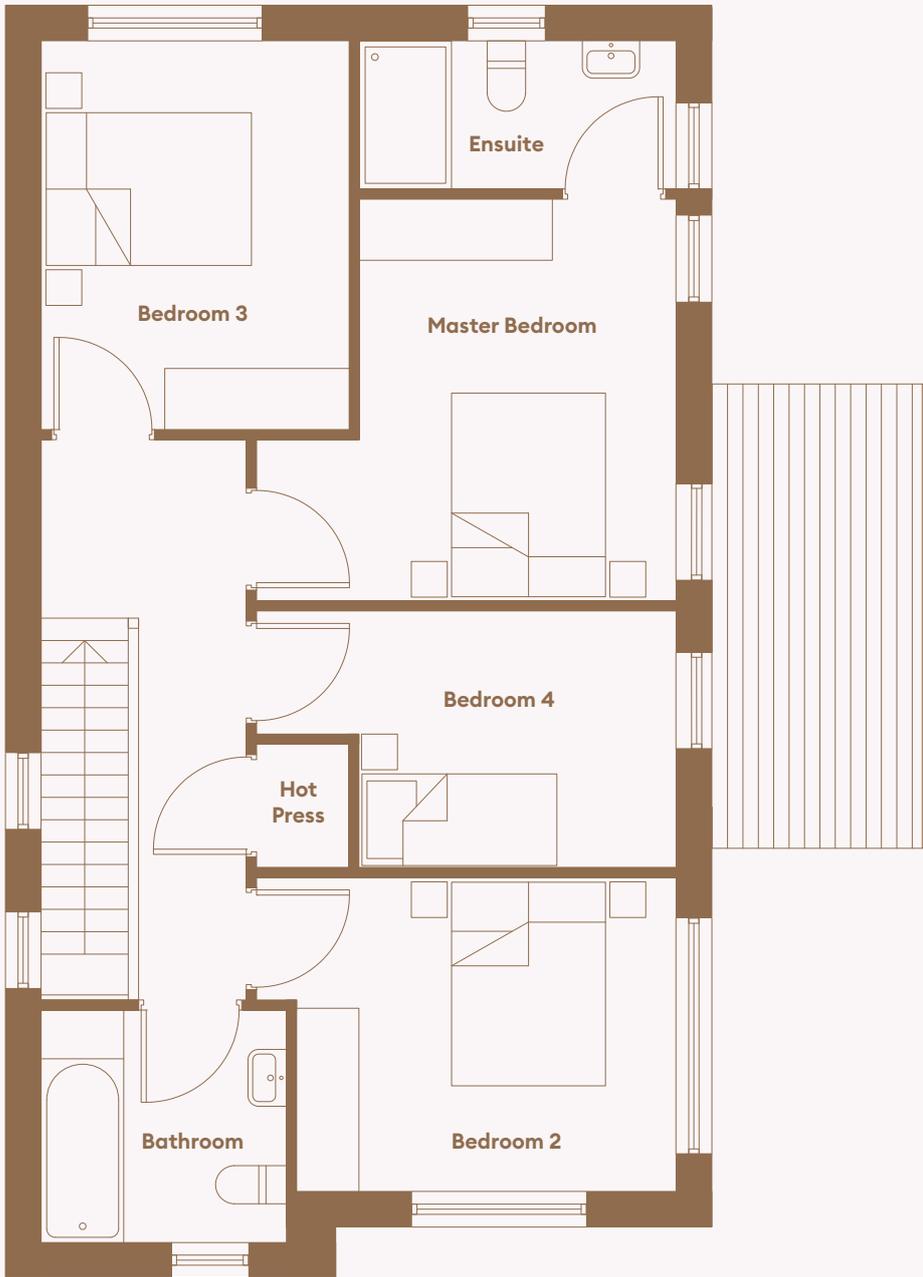
4 BED DETACHED & SEMI-DETACHED

c. 145 sq.m / 1,560 sq.ft



GROUND FLOOR





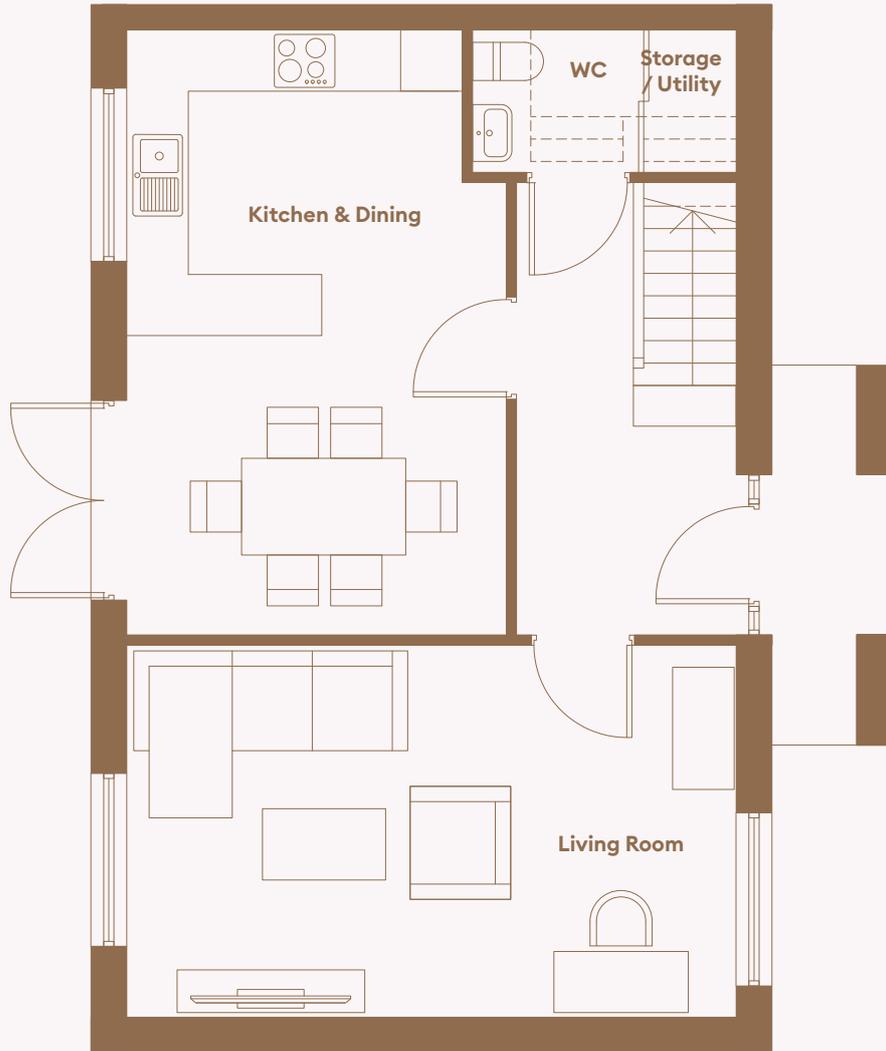
FIRST FLOOR



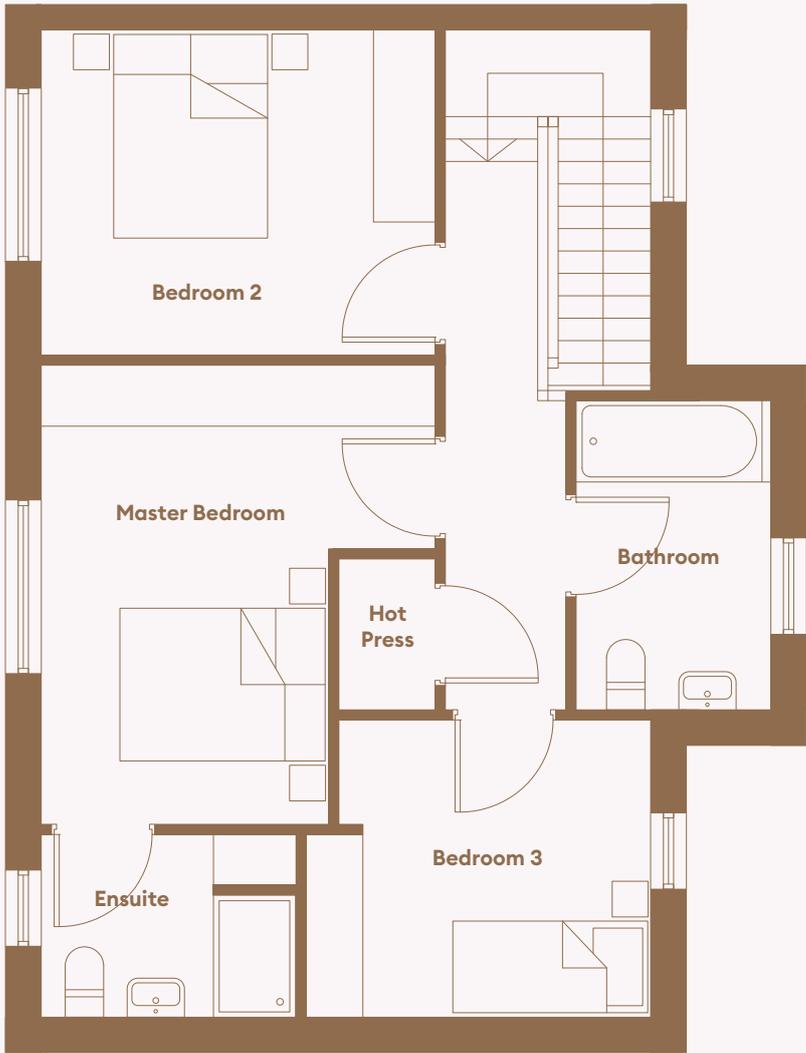
Type B2

3 BED
SEMI-DETACHED

c. 118 sq.m / 1,270 sq.ft



GROUND FLOOR



GROUND FLOOR



Type B4

4 BED
DETACHED

c. 141 sq.m / 1,517 sq.ft



GROUND FLOOR





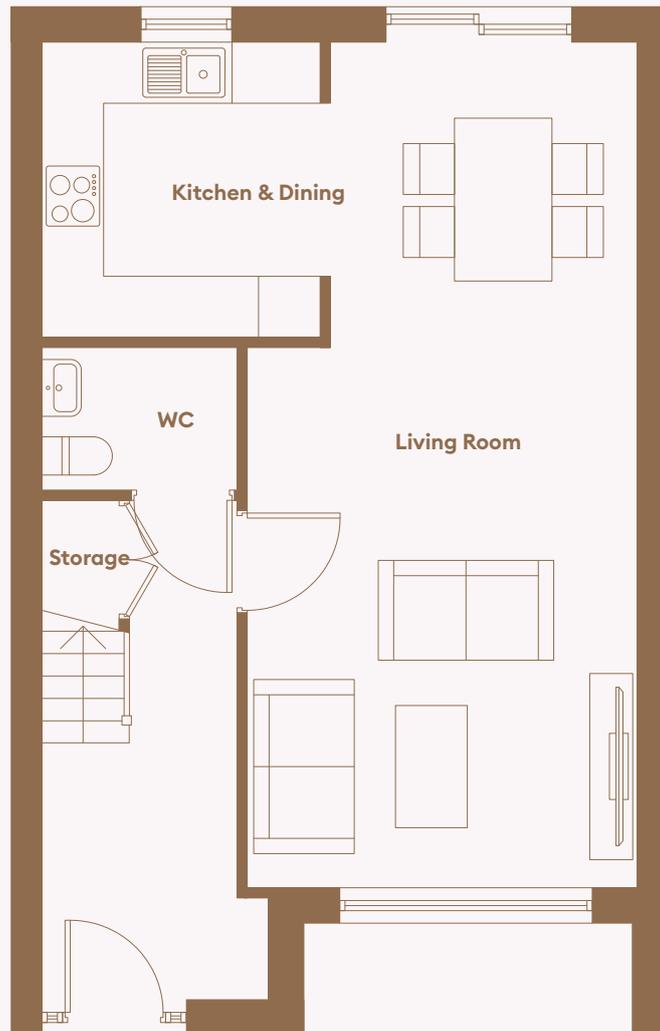
FIRST FLOOR



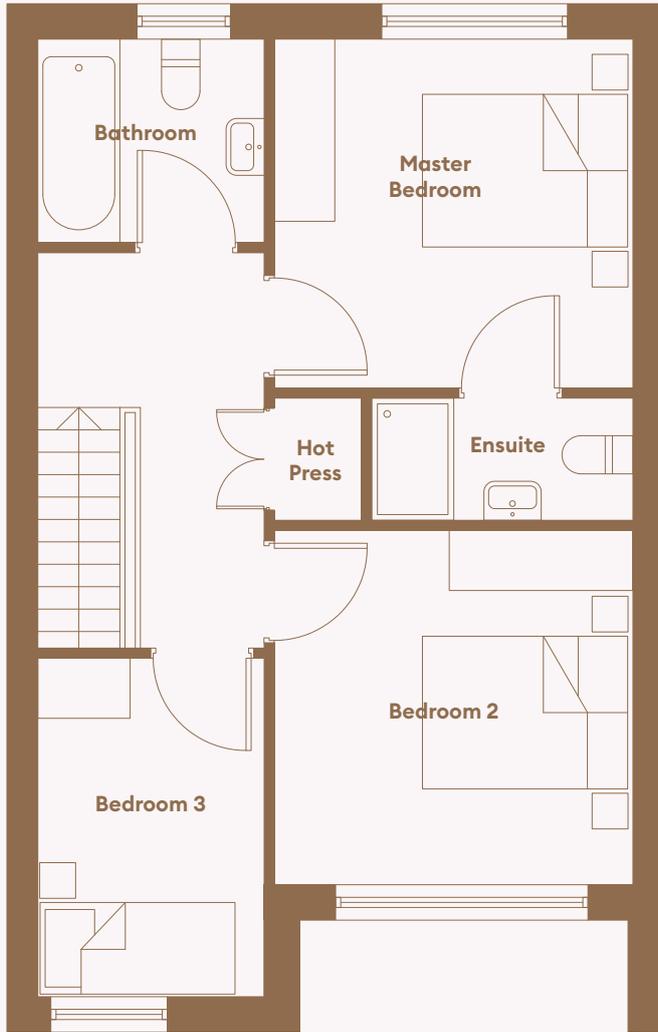
Type E

3 BED MID/END TERRACE

c. 100 sq.m /
1,076 sq.ft



GROUND FLOOR



FIRST FLOOR





A DEVELOPMENT BY



WWW.DWELLINGS.IE

REGISTER YOUR INTEREST:



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

DISCLAIMER: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate, and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.