



COIS TEAMPALL

SLÍ NA MANACH
MUNGRET



A development by

 **Dwellings**

www.dwellings.ie

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

COIS TEAMPALL A DWELLINGS DEVELOPMENT

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COIS TEAMPALL A DWELLINGS DEVELOPMENT











This first phase offers 20 beautifully crafted, A-rated homes.

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.



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COITS TEMPALE A DWELLINGS DEVELOPMENT





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.

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



The interior images shown are of a similar Dwellings home in Sli na Manach.



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

A trademark of every Dwellings home, the 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 – or even work in.



The interior images shown are of a similar Dwellings home in Sli na Manach.

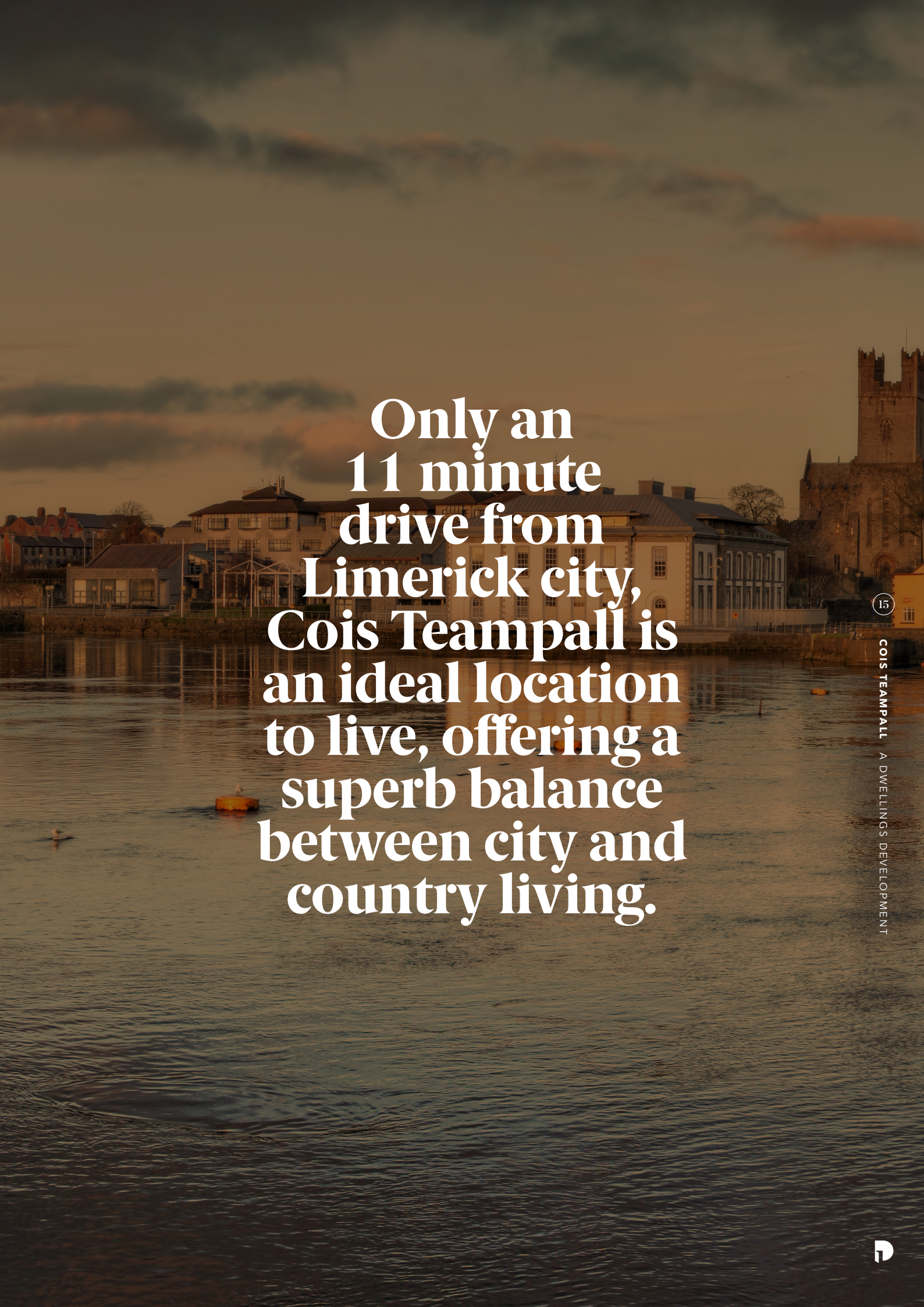


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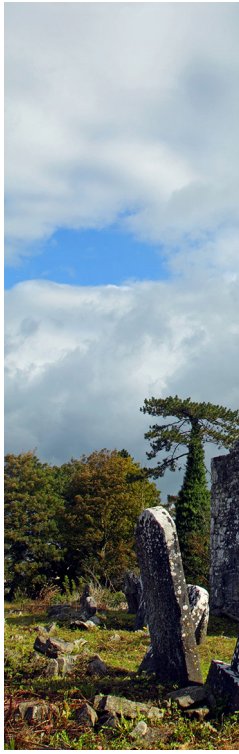
Only an
11 minute
drive from
Limerick city,
Cois Teampall is
an ideal location
to live, offering a
superb balance
between city and
country living.

Situated in the highly sought-after commuter village of Mungret, Cois Teampall 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.

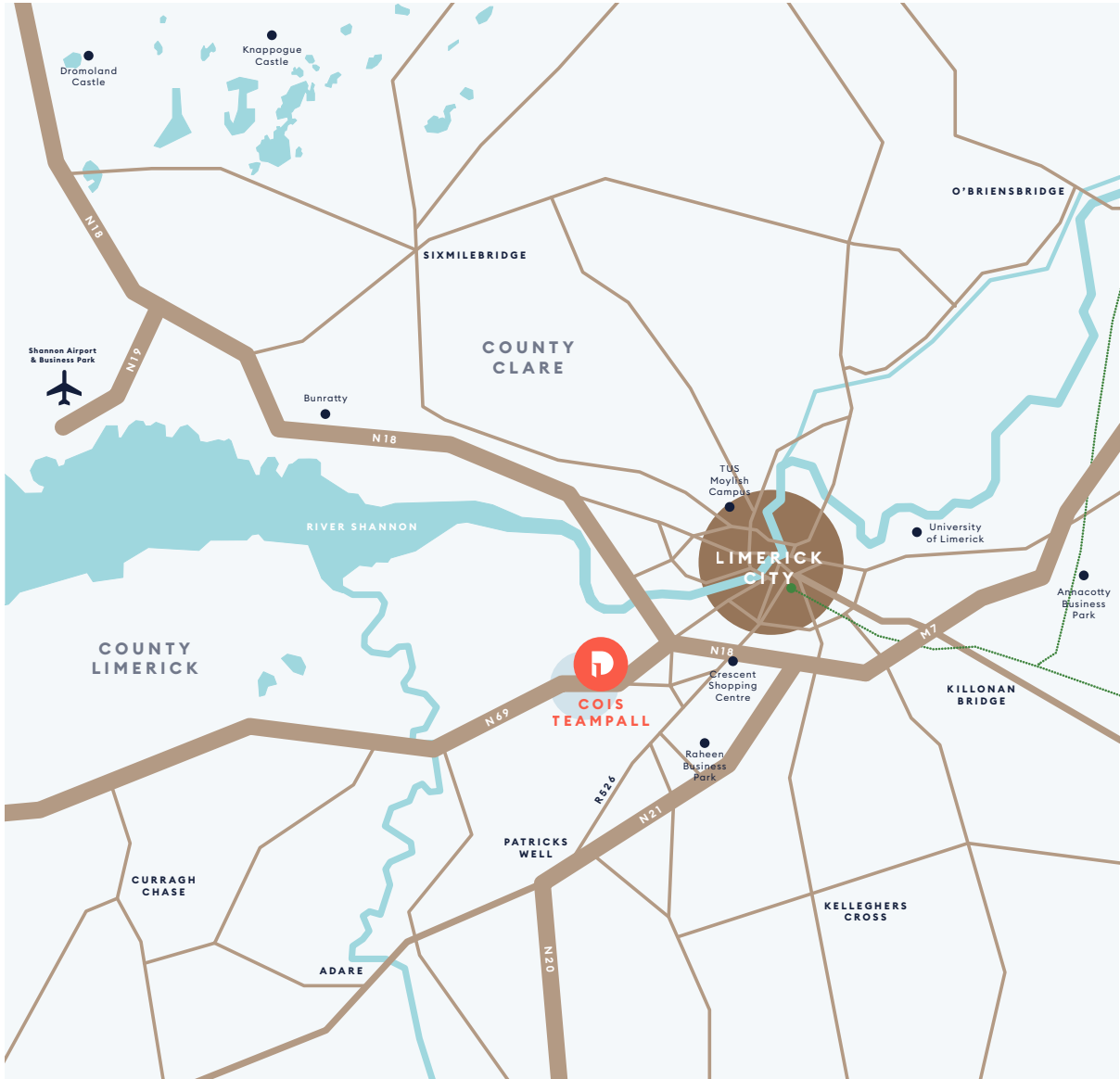
Comprising of 3,000 square metres. Mungret playground includes equipment suitable for both able and non-able-bodied children with a sensory area for children on the autistic spectrum. The park and playground are not just for children – there are two kilometres of walks and cycle paths and stunning views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

City centre	Shannon Airport	University Hospital Limerick	University of Limerick	Raheen Business Park
11	25	4	16	7
minutes	minutes	minutes	minutes	minutes

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.

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

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

Coving to hall and living room.

Modern fitted wardrobe to master, second and third bedrooms.

KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.

Separate utility area.
Tiling to utility floor.

BATHROOM/ENSUITE/WC

All bathrooms and ensuite rooms fitted with high-quality sanitaryware, heated 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 ground floor WC floor and splashback to wash hand basin.

ELECTRICAL

Specifications as per showhouse.

Future proofing for electrical car charging point on curtilage space. Station installation ducting.

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, living area and main bedroom.

USB charging points in main living area and bedroom.

Telephone and data connections in hall area.

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 Warranty Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.

Approved for the Help to Buy Scheme.



Homebound 10 year structural warranty



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.



Site Plan

HOUSE TYPES

Type A

4 Bed Detached/Semi-Detached
c. 150 sq.m

Type A1

4 Bed Detached (Dual Aspect)
c. 153.5 sq.m

Type B

3 Bed Semi/Mid/End-Terrace
c. 110 sq.m

Type B1

3 Bed Semi/End-Terrace (Dual Aspect)
c. 115 sq.m

Type C

4 Bed Semi-Detached
c. 130 sq.m

Type D

2 Bed Mid/End-Terrace
c. 86 sq.m

Type D1

2 Bed End-Terrace (Dual Aspect)
c. 91 sq.m

Type E

4 Bed Detached
c. 145.5 sq.m

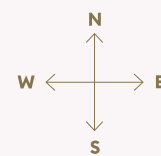
Type F

1 Bed Apartment (Ground Floor)
c. 50 sq.m

Type F1

1 Bed Apartment (First Floor)
c. 55 sq.m

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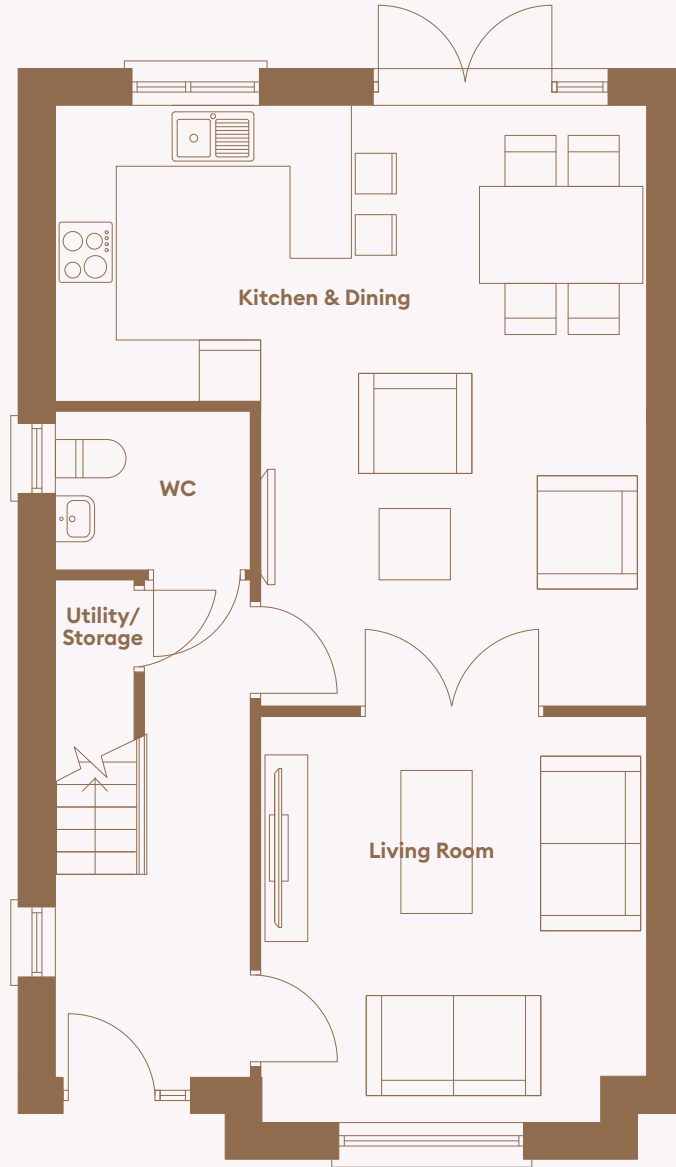
COIS TEAMPALL A DWELLINGS DEVELOPMENT

HOMEZONE

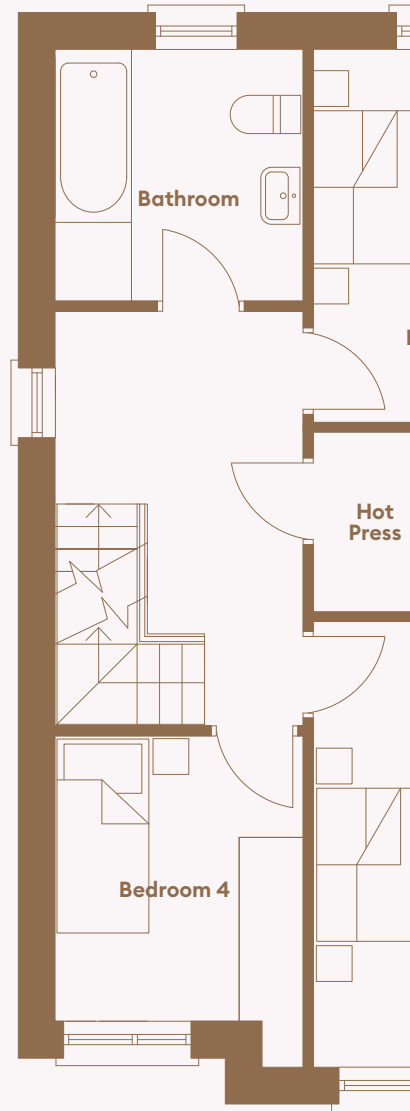
Type A

4 BED DETACHED & SEMI-DETACHED

c. 150 sq.m / 1,614 sq.ft

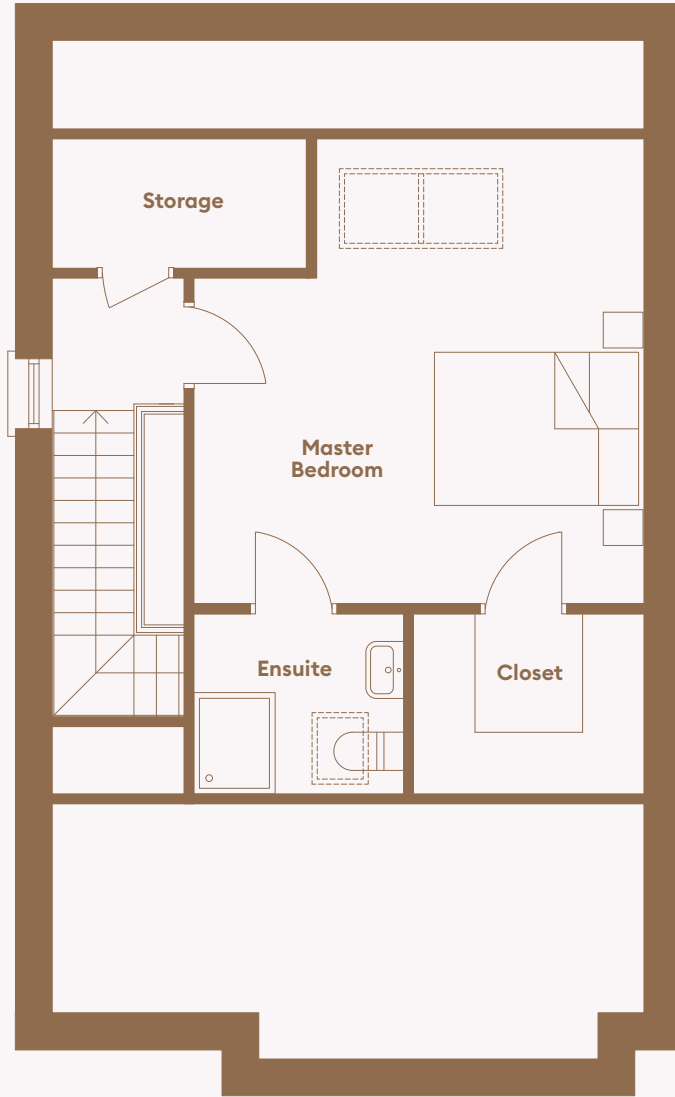
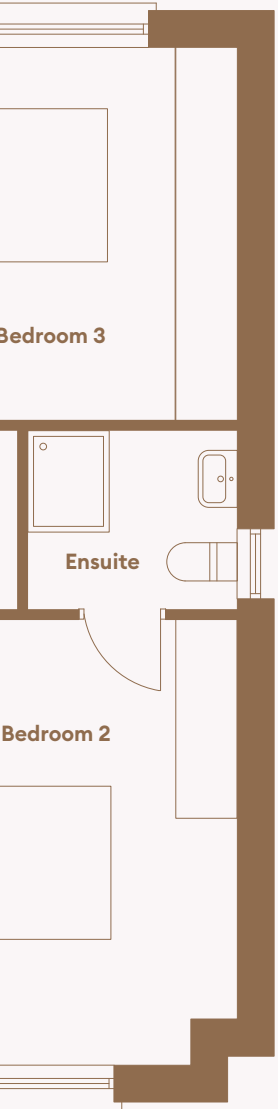


GROUND FLOOR



FIRST FLOOR





DR

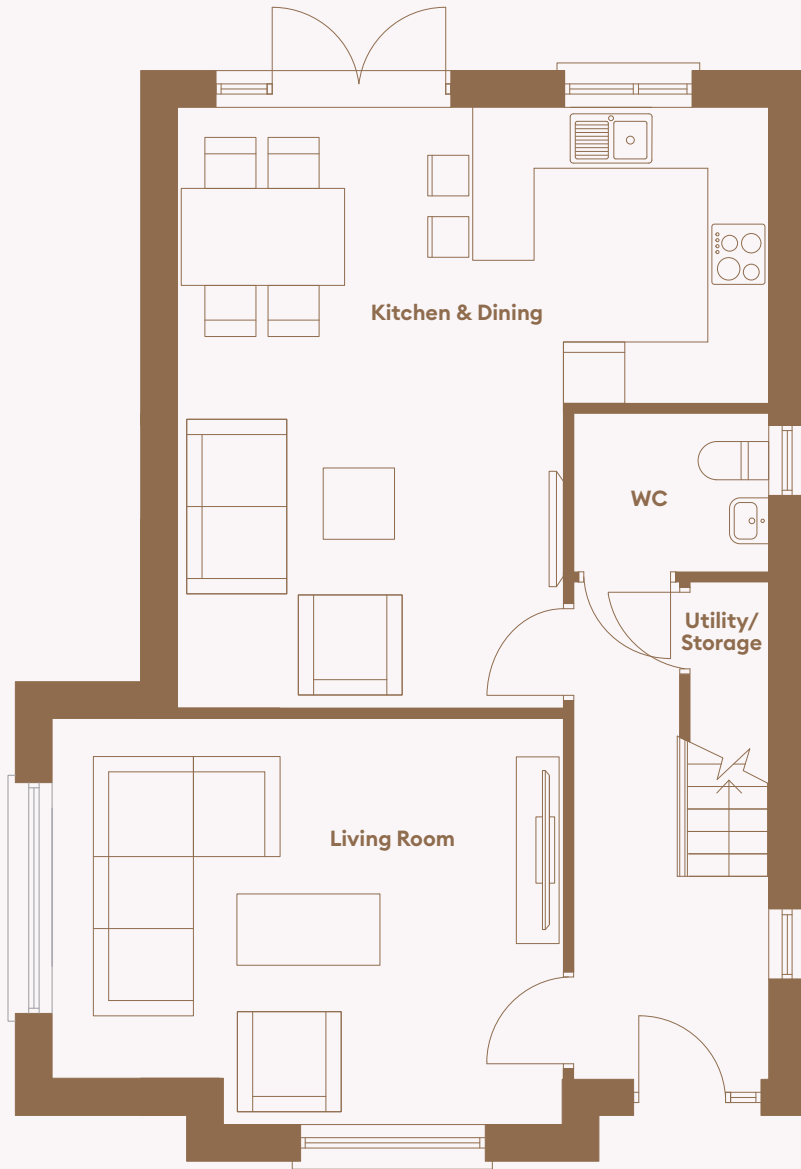
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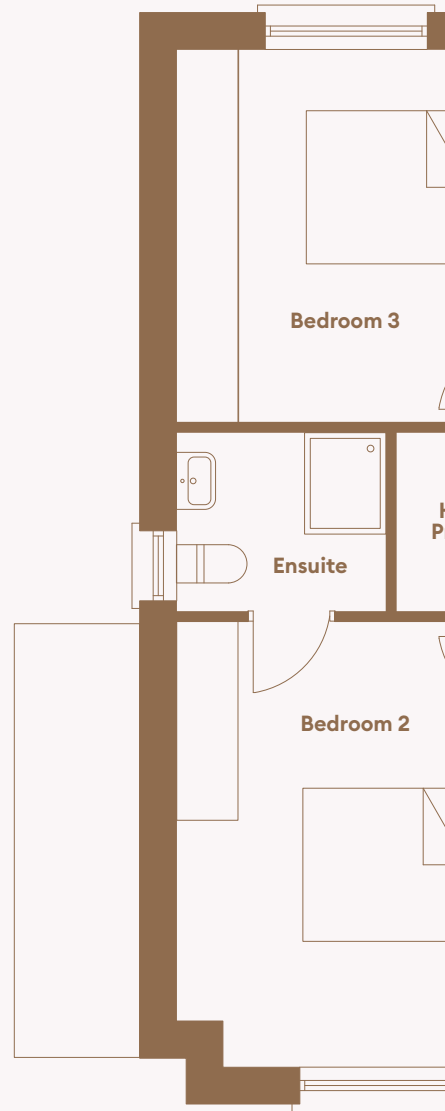
Type A1

4 BED DETACHED (DUAL ASPECT)

c. 153.5 sq.m / 1,652 sq.ft



GROUND FLOOR

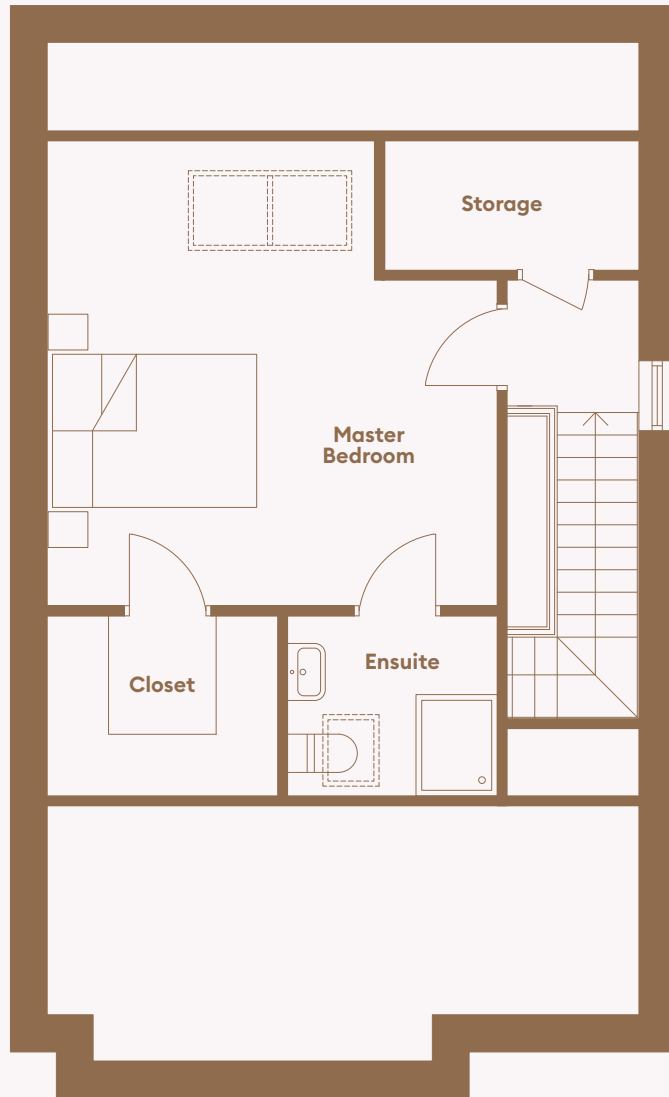


FIRST FLOOR





FIRST FLOOR



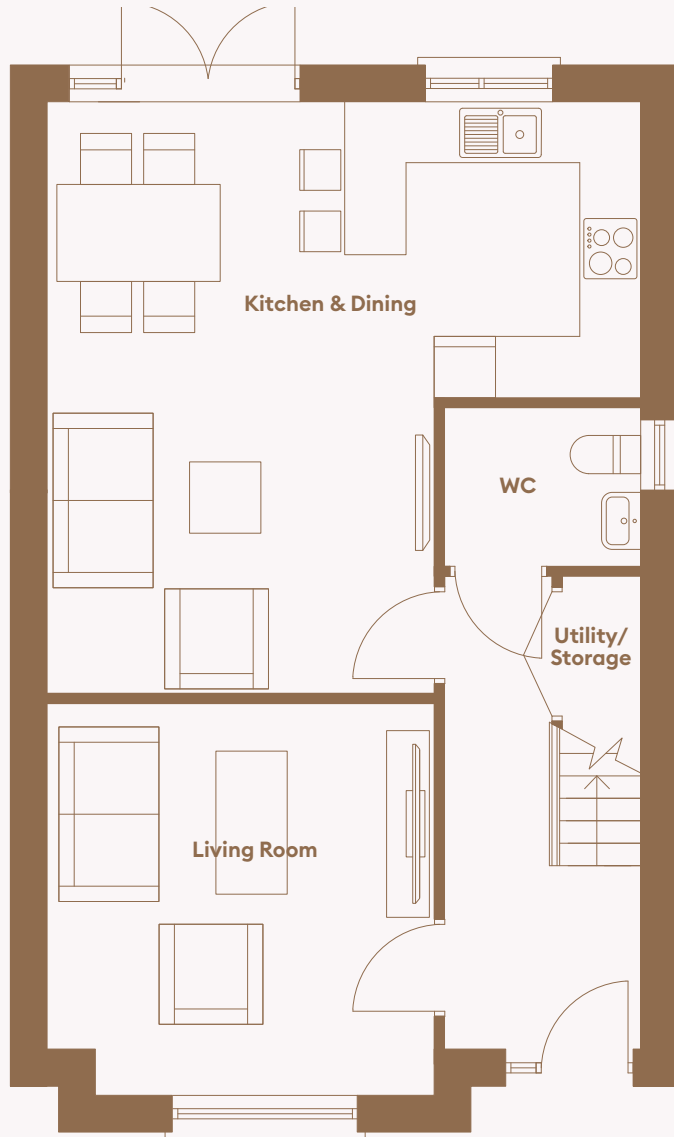
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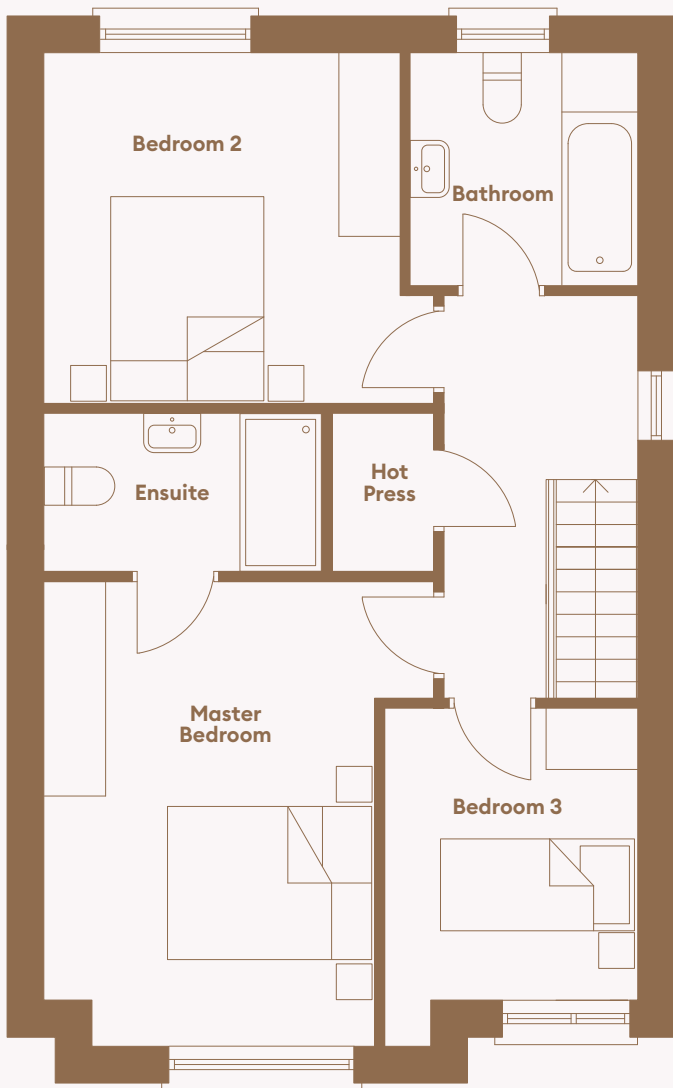
Type B

3 BED SEMI/MID/END TERRACE

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



GROUND FLOOR

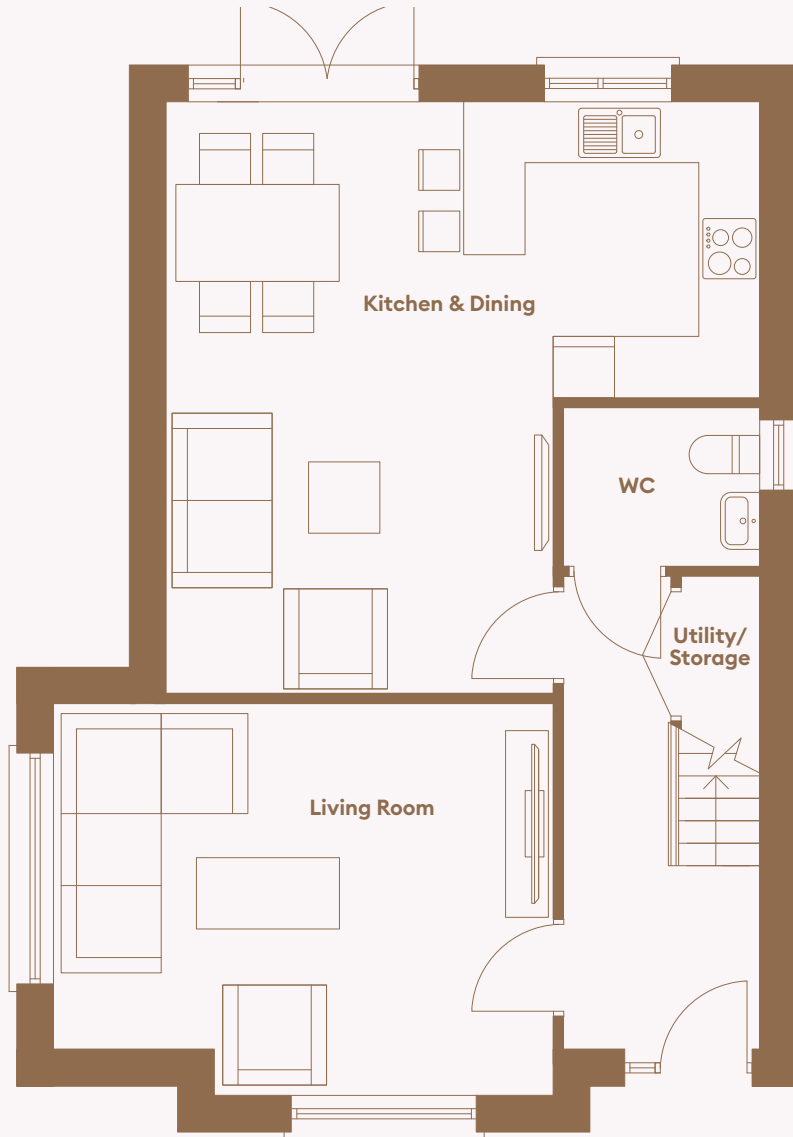


FIRST FLOOR

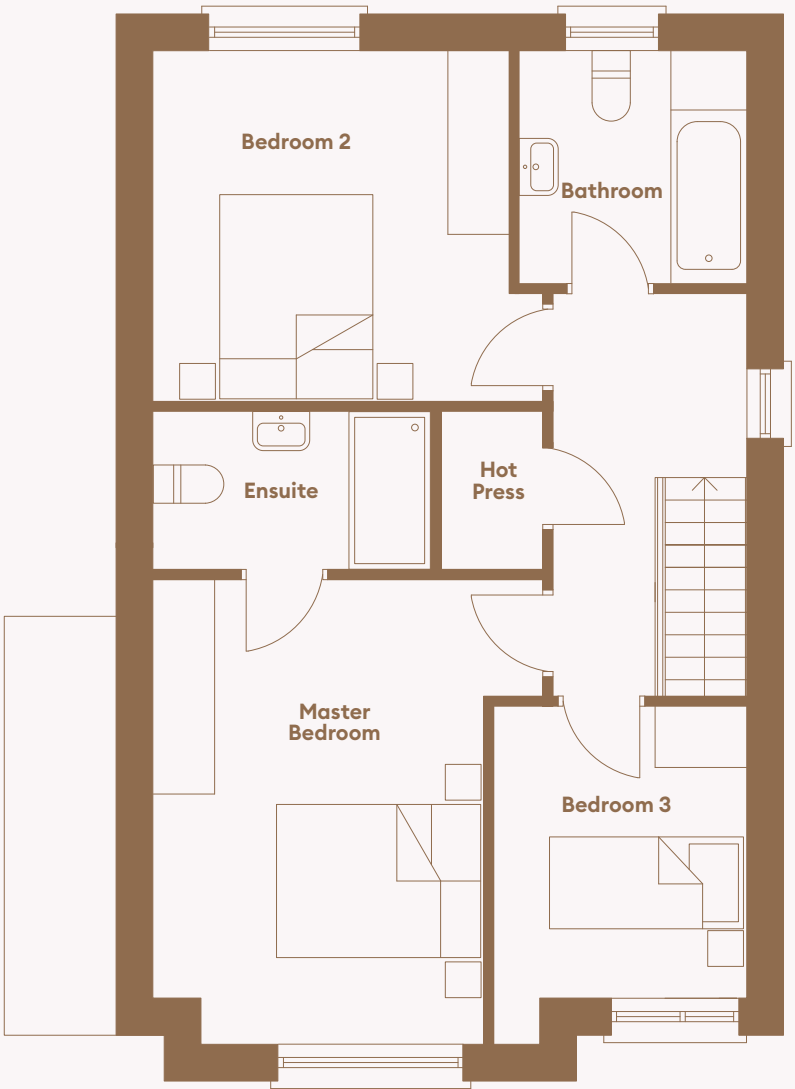
Type B1

3 BED
SEMI/END-TERRACE
(DUAL ASPECT)

c. 115 sq.m /
1,237 sq.ft



GROUND FLOOR



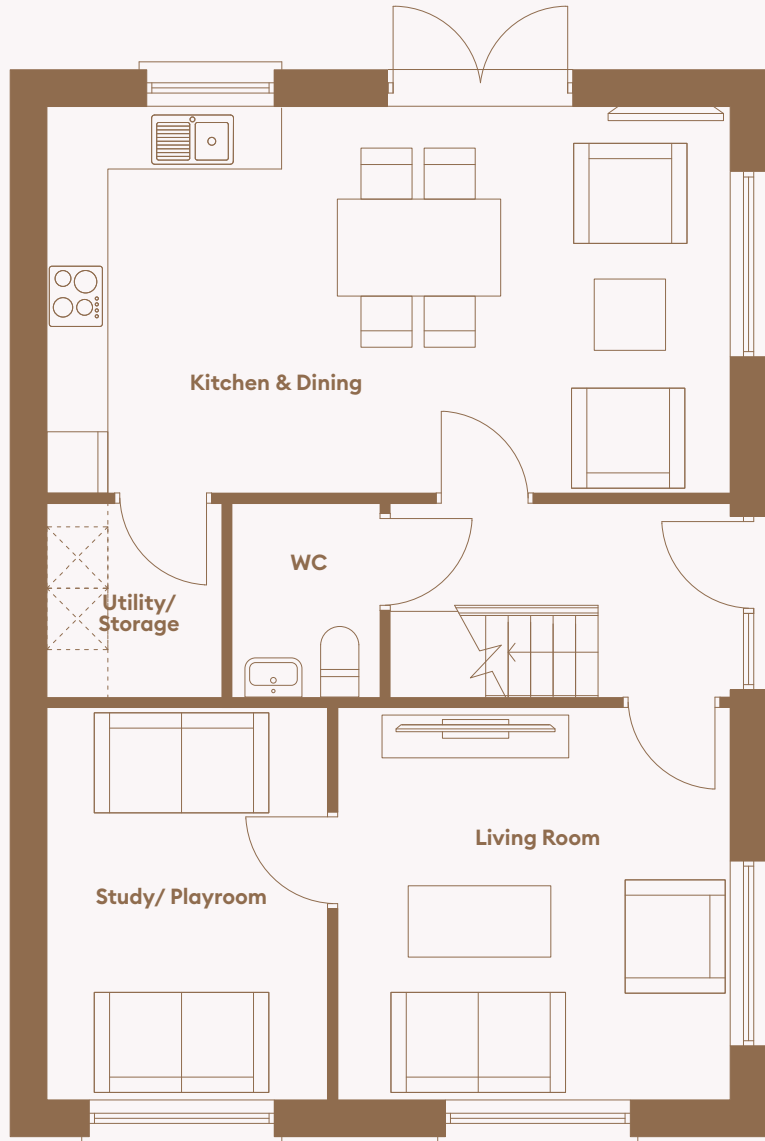
FIRST FLOOR



Type C

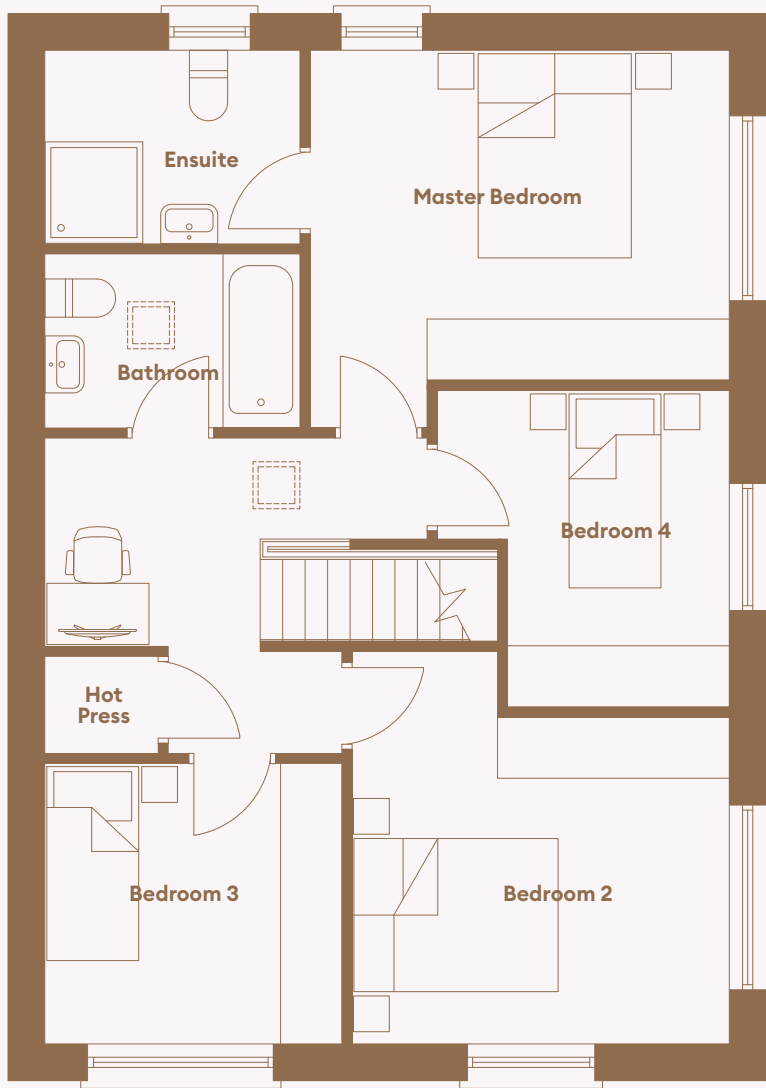
4 BED SEMI-DETACHED

c. 130 sq.m /
1,399 sq.ft



GROUND FLOOR

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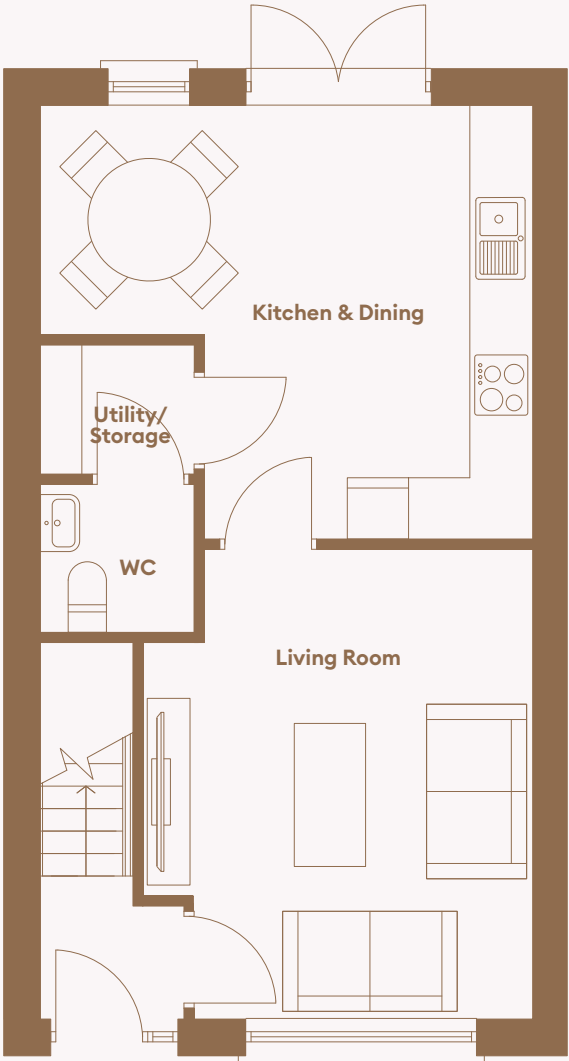


FIRST FLOOR

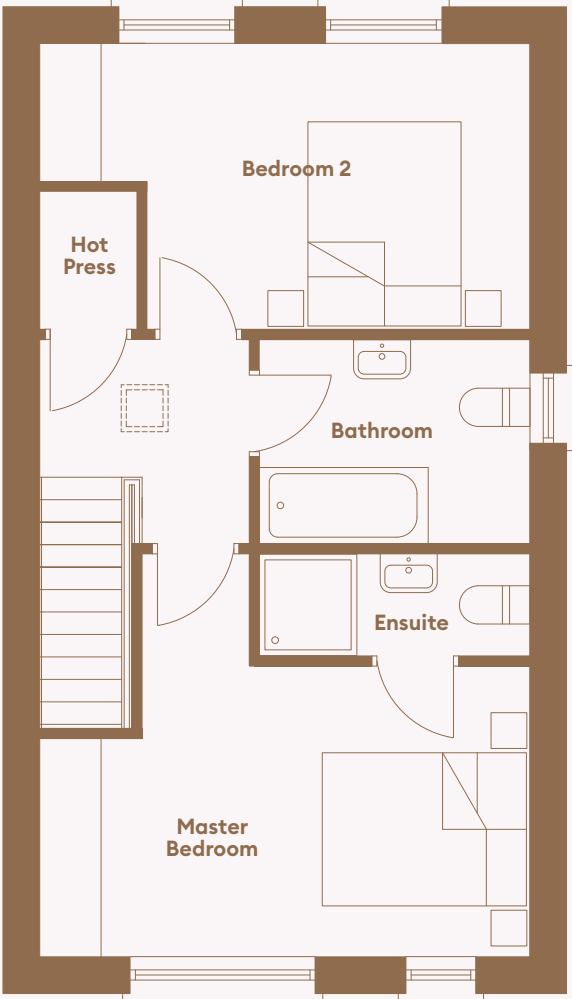
Type D

2 BED MID/END TERRACE

c. 86 sq.m /
925 sq.ft



GROUND FLOOR



FIRST FLOOR

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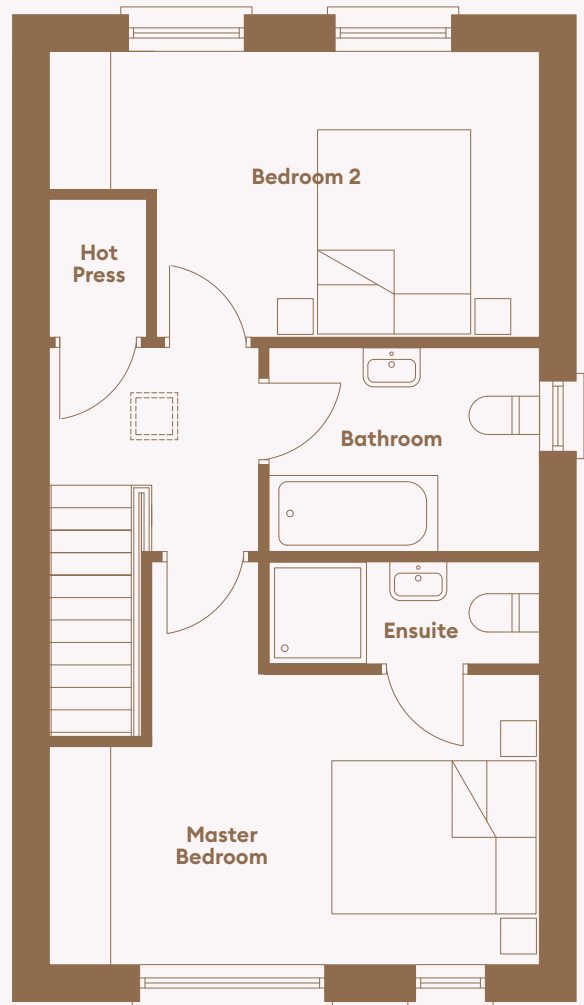
Type D1

2 BED
END TERRACE
(DUAL ASPECT)

c. 91 sq.m /
979 sq.ft



GROUND FLOOR

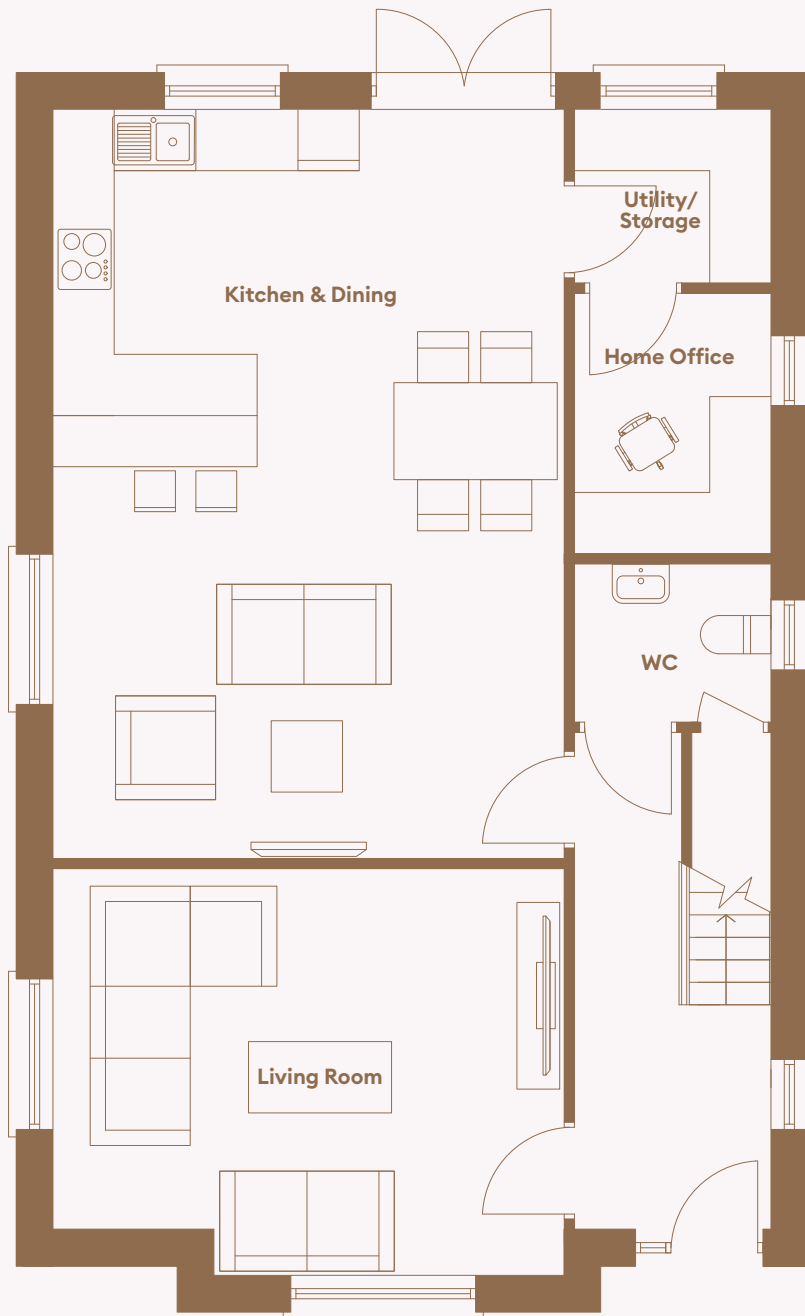


FIRST FLOOR

Type E

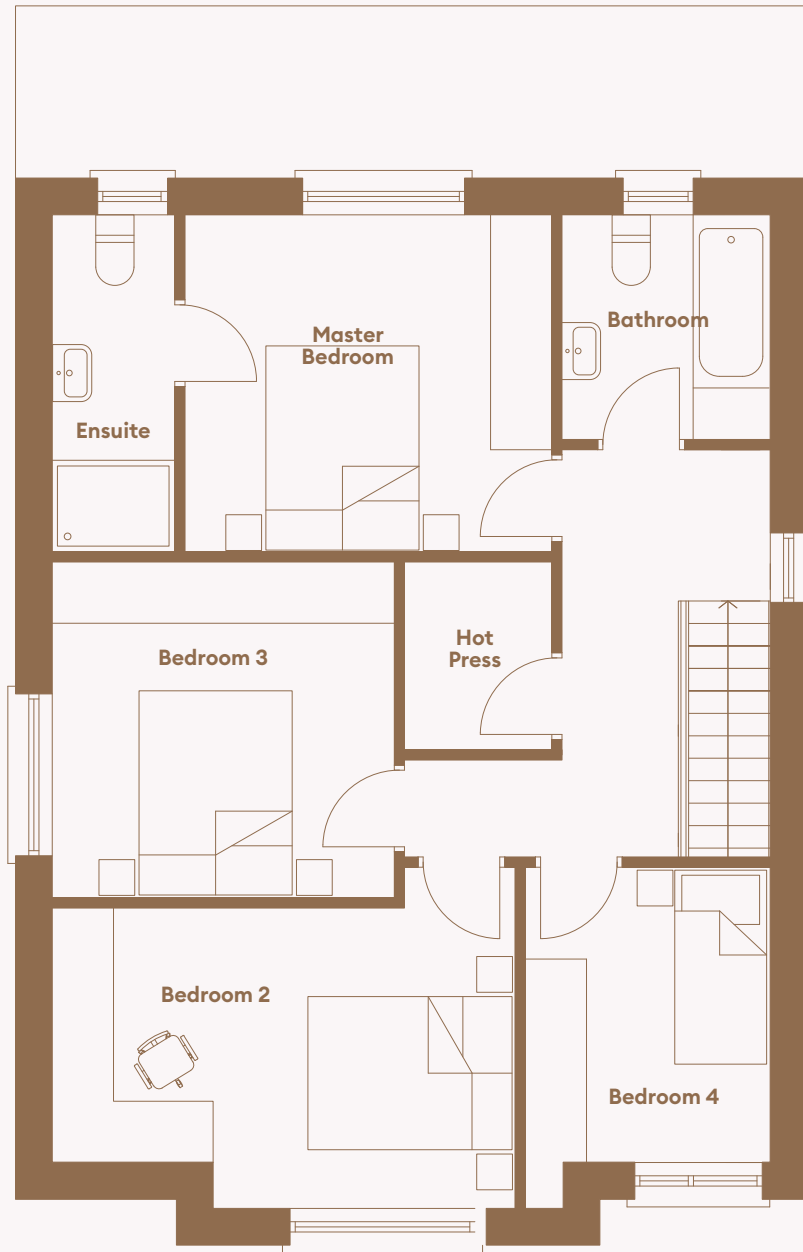
4 BED DETACHED

c.145.5 sq.m /
1,566 sq.ft



GROUND FLOOR





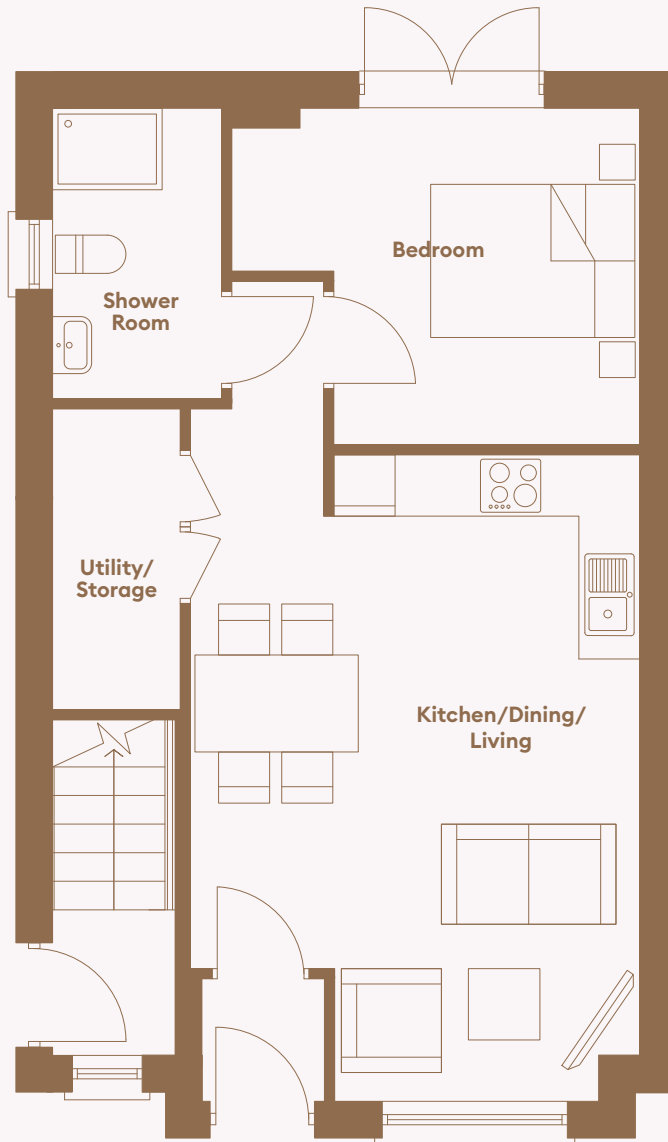
FIRST FLOOR



Type F

1 BED GROUND FLOOR APARTMENT

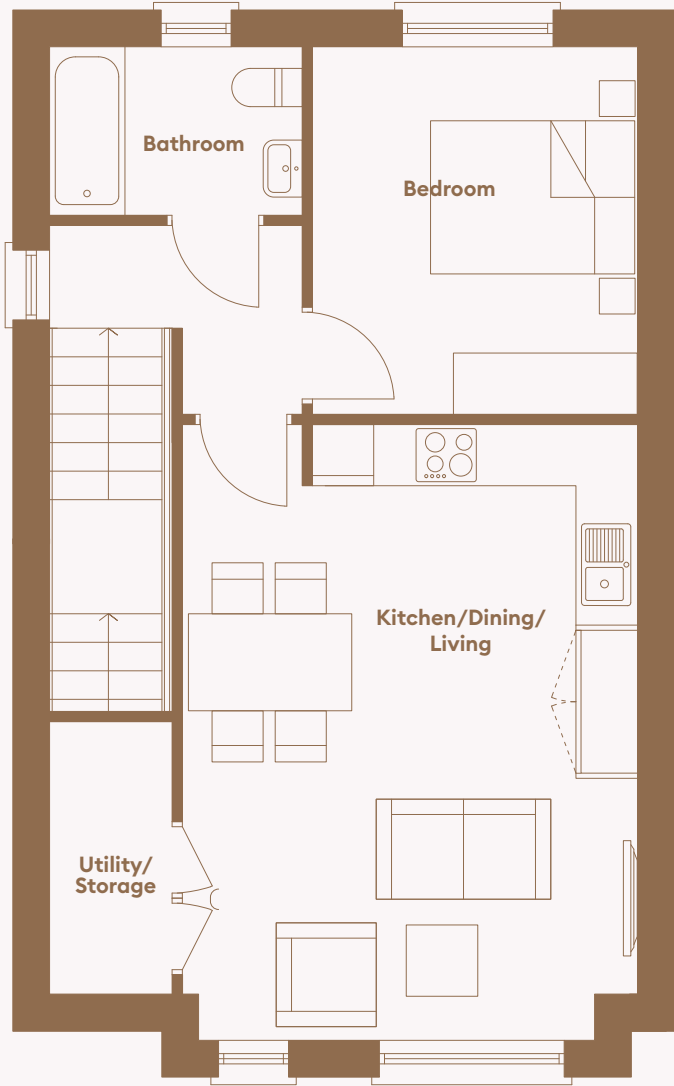
c.50 sq.m /
538 sq.ft



Type F1

1 BED
FIRST FLOOR
APARTMENT

c.55 sq.m /
592 sq.ft



A DEVELOPMENT BY



WWW.DWELLINGS.IE

REGISTER YOUR INTEREST:



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www.oconnormurphy.ie

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