



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

### **Scheme details**

## **Private Rightsizing Scheme at Brú na Gruadán (Phase 1 & Phase 2), Castletroy**

### **Register of Interest for two-bedroom houses**



The properties are currently under construction with the expected completion date for Phase 1 end of March 2024 and Phase 2 end of April 2024.

The houses are located in one of the most sought after locations in Limerick with links to the newly opened Greenway, Castletroy Shopping Centre, University of Limerick campus along with a host of local bars and restaurants. The properties are located in a mix tenure development, that includes private and affordable housing units. The houses have front and back gardens and subject to consultation with Focus Housing Association pets may be allowable.

### Why Choose Brú na Gruadán, Castletroy

- Located in one of the best locations in Limerick.
- Well-established and well-serviced area.
- Beautifully finished and spacious houses.
- Pet friendly subject to discussion with the Approved Housing Body.
- Close to all amenities such as crèche's, nursing home, golf club, swimming pool and gym, University of Limerick campus, schools, shops, doctors surgeries, restaurants all within walking distance of these apartments.
- Regular bus service to Limerick City Centre available at the entrance to the development.
- Underfloor heating on the ground floor, with radiators upstairs
- All houses will have an "A" BER rating
- Each home will be wired for an intruder alarm
- Floor area of 85.4 m<sup>2</sup>.
- Each home has a front and back garden

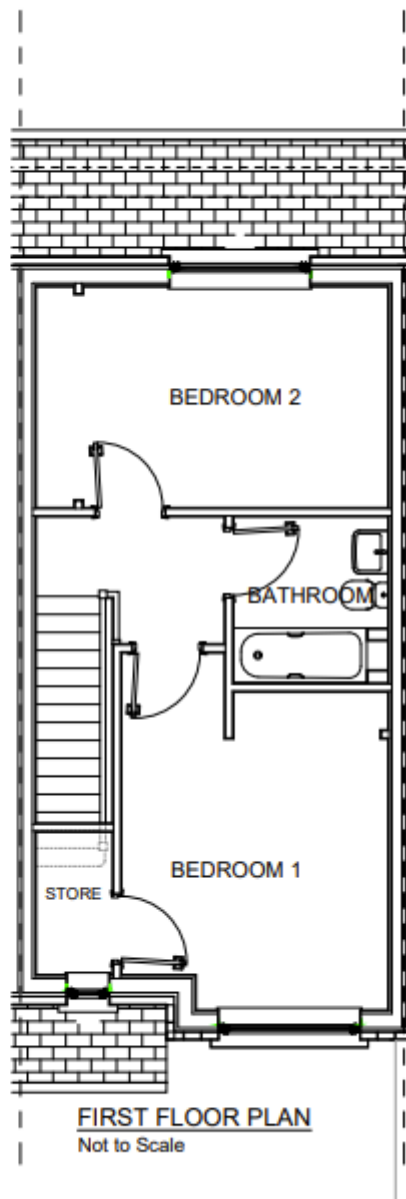
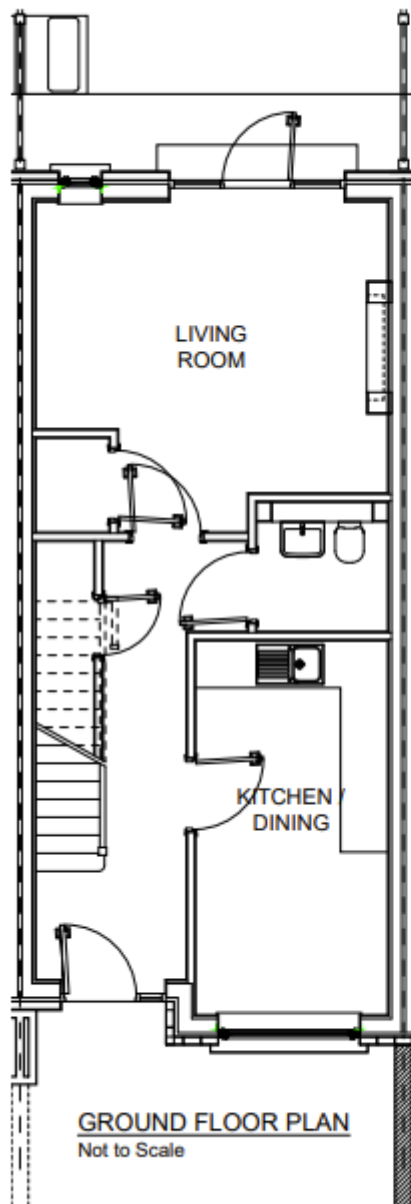
### SITE LAYOUT PLAN



**Location of Private  
Rightsizing Units  
Phase 1**

**Location of Private  
Rightsizing Units  
Phase 2**

## Floor plan



### TWO BEDROOM HOUSE

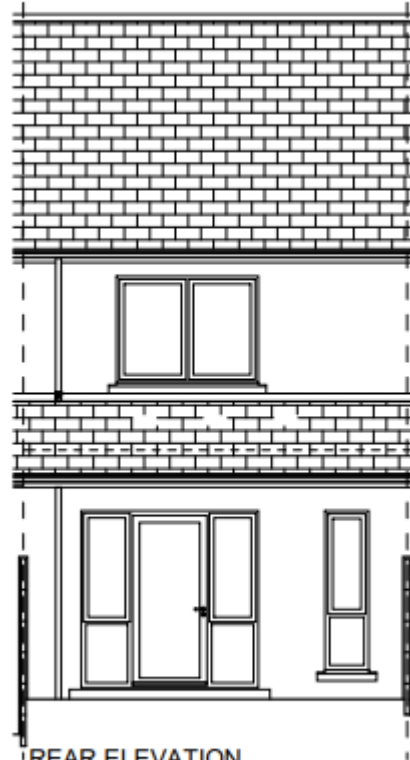
Ground floor area: 45.7sqm

First floor area: 40.5sqm

## Front and Rear Elevation



FRONT ELEVATION  
Not to Scale



REAR ELEVATION  
Not to Scale