



Bloomfield

By Clancy Homes





Introducing exclusive living...

Here is a real opportunity to live in this sought after development with all the benefits of contemporary living right in the heart of Annacotty, Limerick.



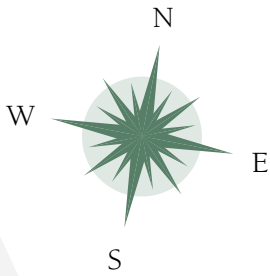
Site Map

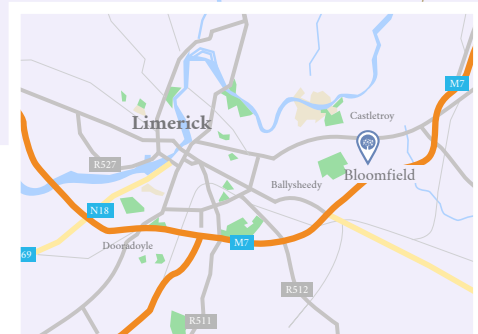
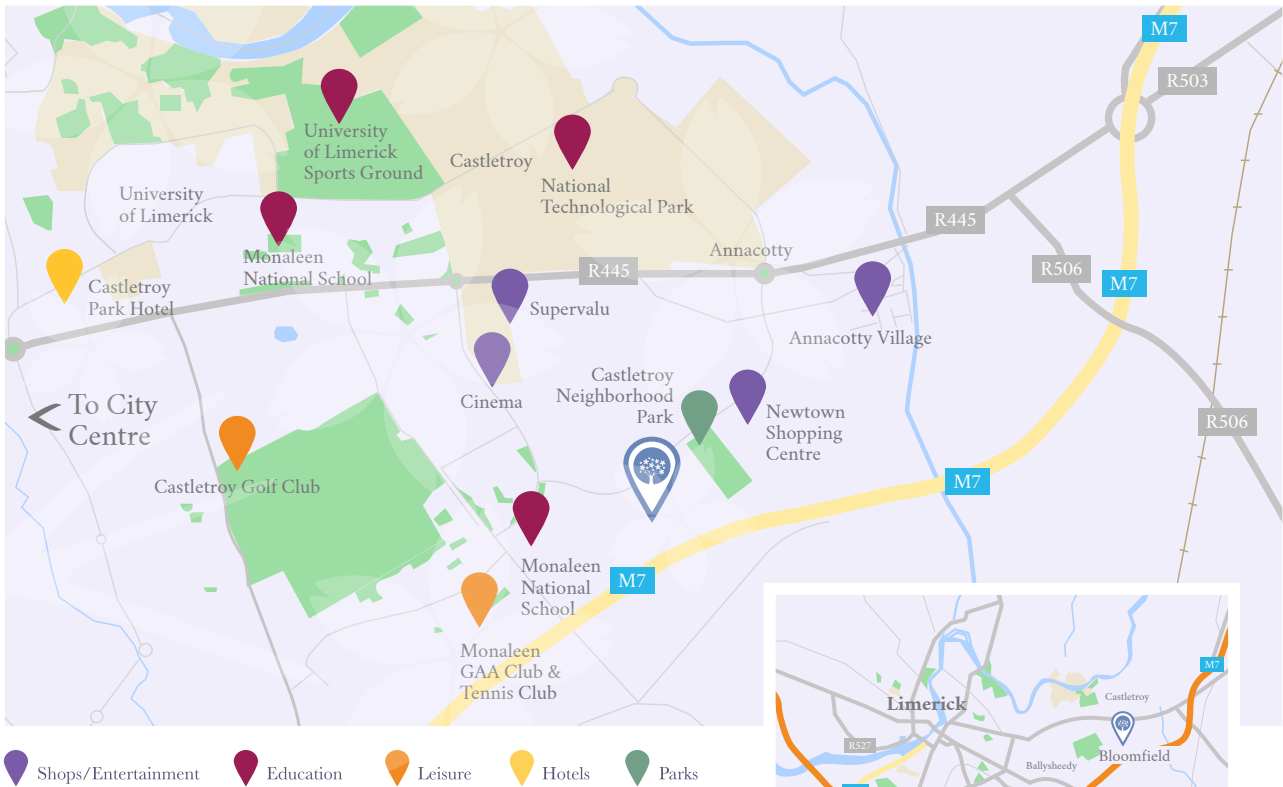
House Types

Bloomfield buyers can choose from a comprehensive range of house types with a variety of layout options. These include three bedroom semi-detached and terraced; four bedroom detached, semi-detached and terraced; and five bedroom detached.

Well-proportioned, light filled rooms with high energy efficiency, generous gardens, landscaped open spaces and plenty of extras. Bloomfield is a development of the highest calibre, tailored to perfection for the modern family.

- The Sunflower
- The Rose
- The Honeysuckle
- The Lily
- The Orchid
- The Bluebell
- Subject to future planning
- Optional Sunroom





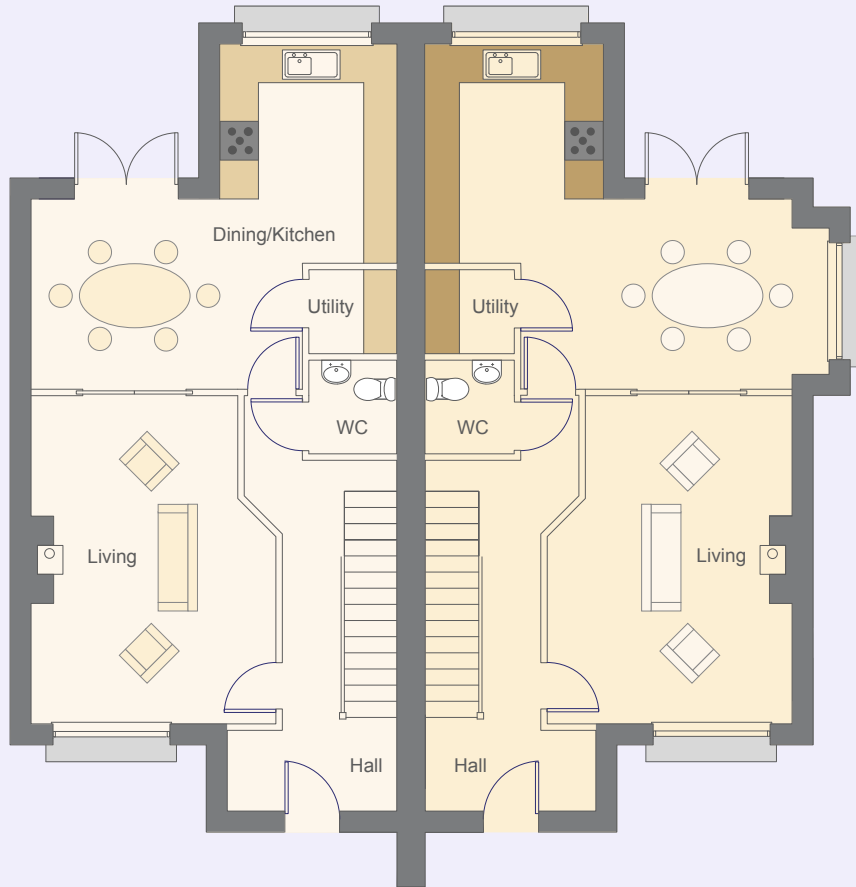
In an enviable setting

This really is the best of both worlds, a stone's throw from Limerick City and one of the most sought after addresses in Limerick, Annacotty, on your doorstep. Annacotty is a well established village with a truly exceptional range of amenities. From renowned schools, services and shops, to award winning bars & restaurants – Bloomfield offers an opportunity to establish a superb home in the ultimate family setting. Ideally located 7km outside Limerick City with superb transport links to Shannon, Dublin and beyond.

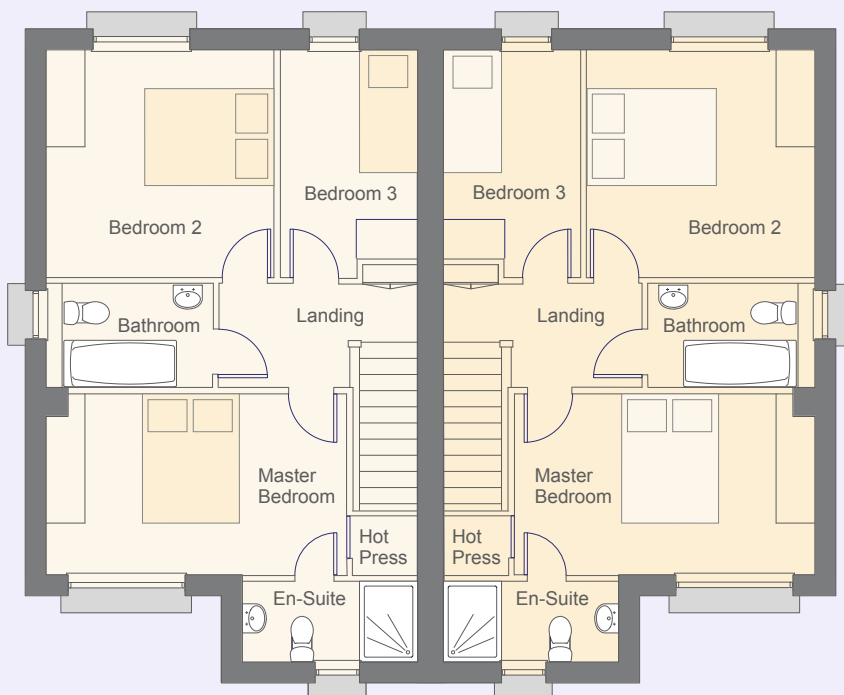
The Lily

3 Bed Semi-Detached (1141 Sq. Ft.)

GROUND FLOOR



FIRST FLOOR

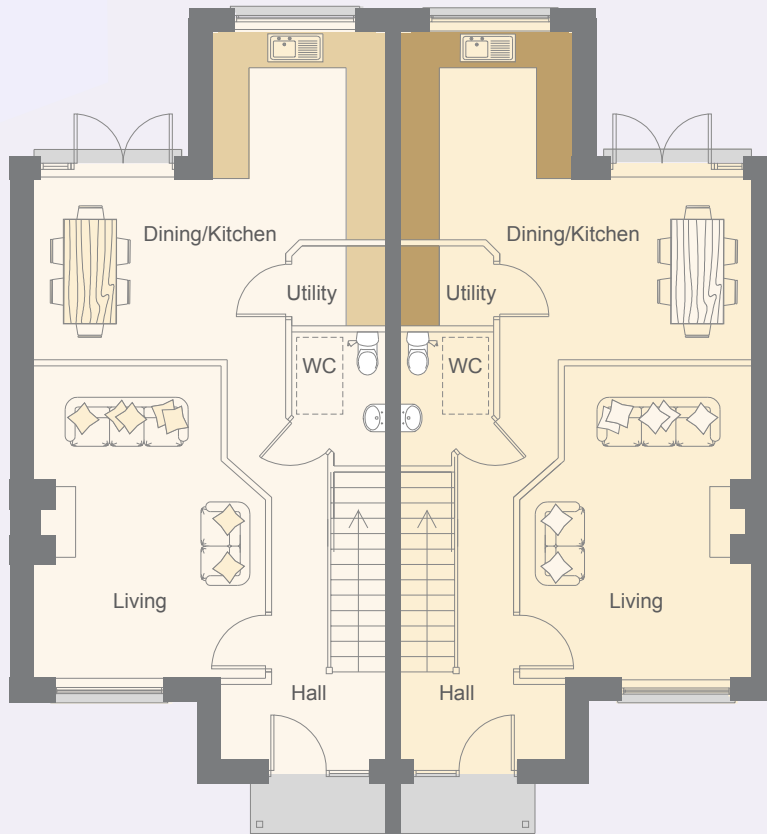


3-6 Hazel Grove

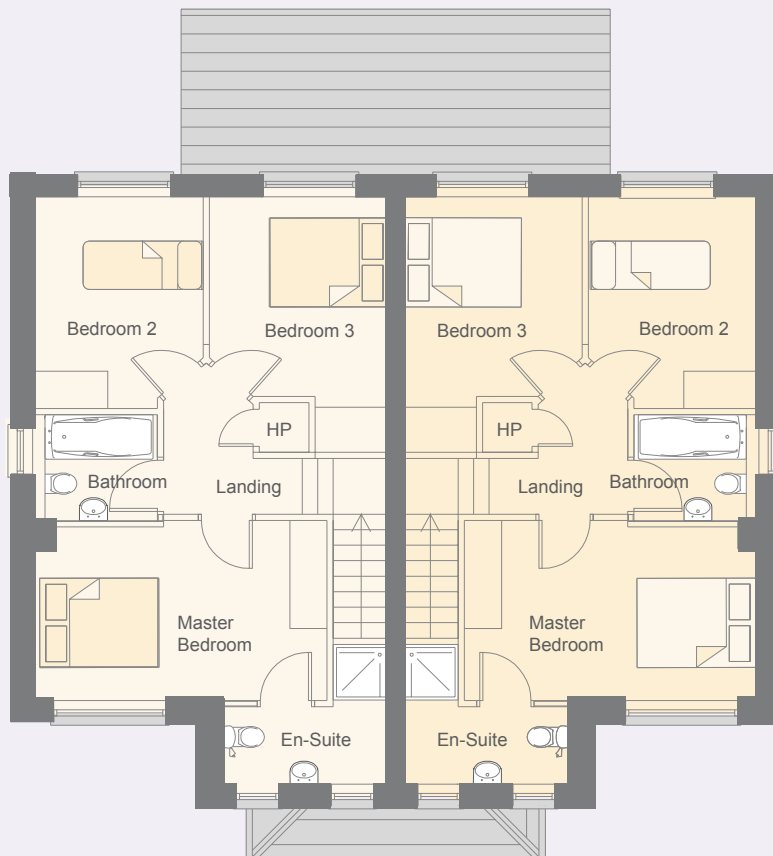
3 Bed Semi-Detached (1130 Sq. Ft.)



GROUND FLOOR



FIRST FLOOR

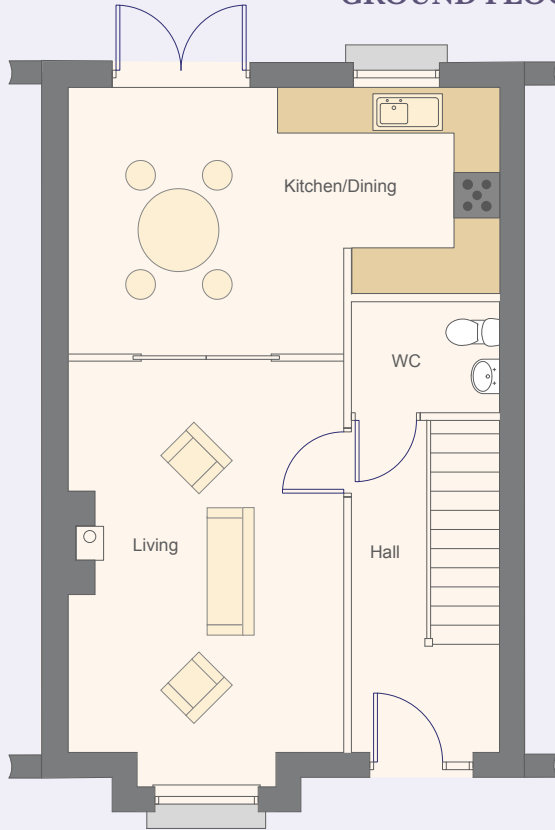


The Honeysuckle

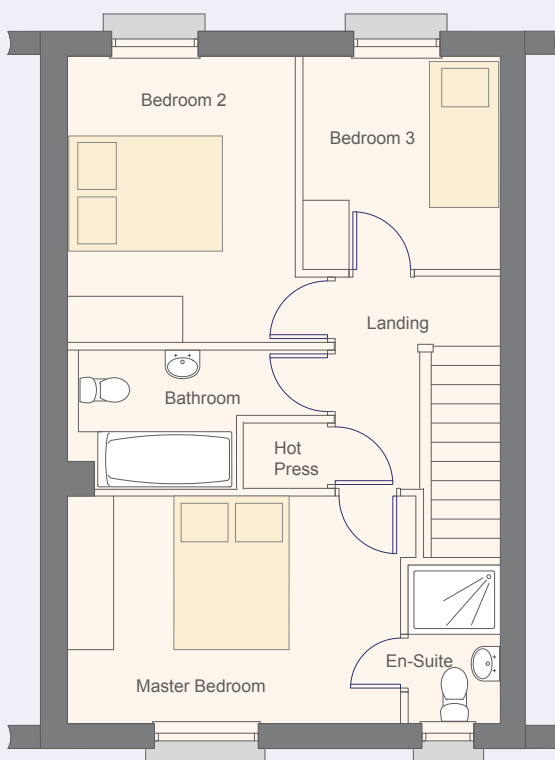
3 Bed Terraced (1066 Sq. Ft.)

OPTION 1

GROUND FLOOR



FIRST FLOOR

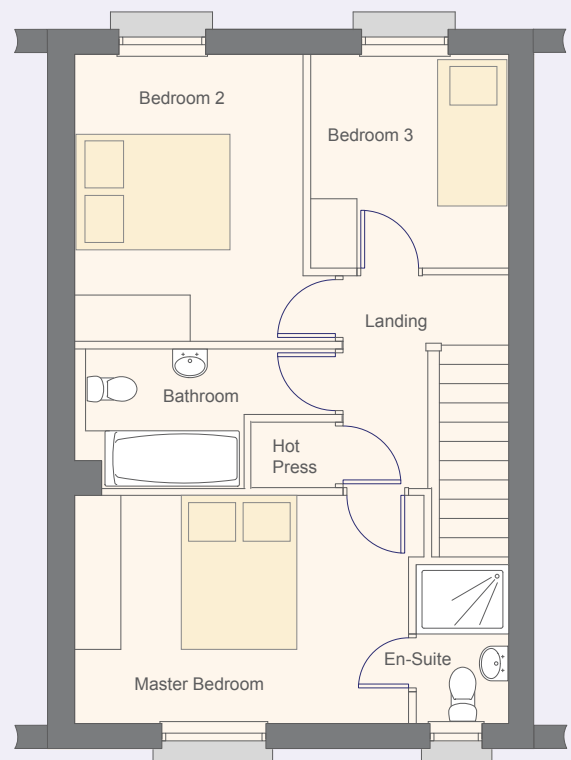


OPTION 2

GROUND FLOOR

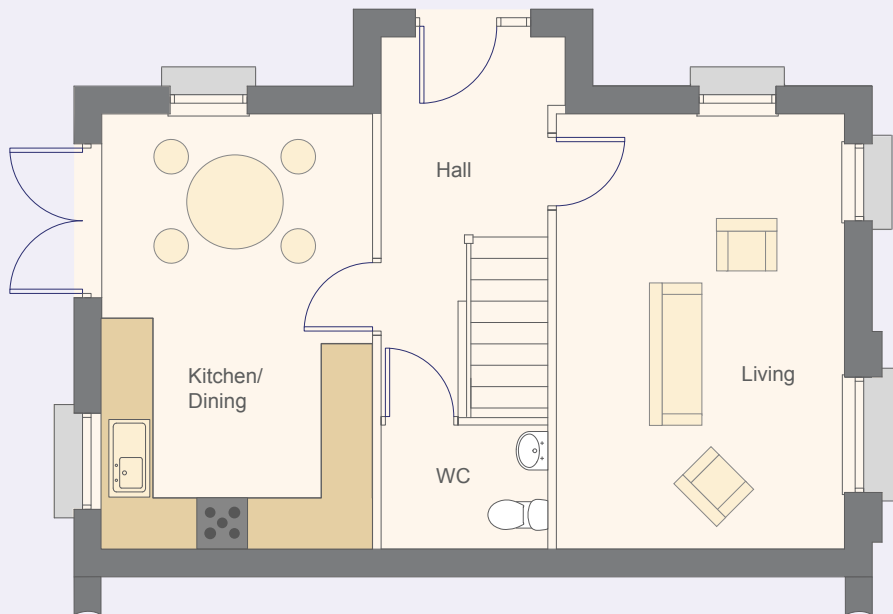


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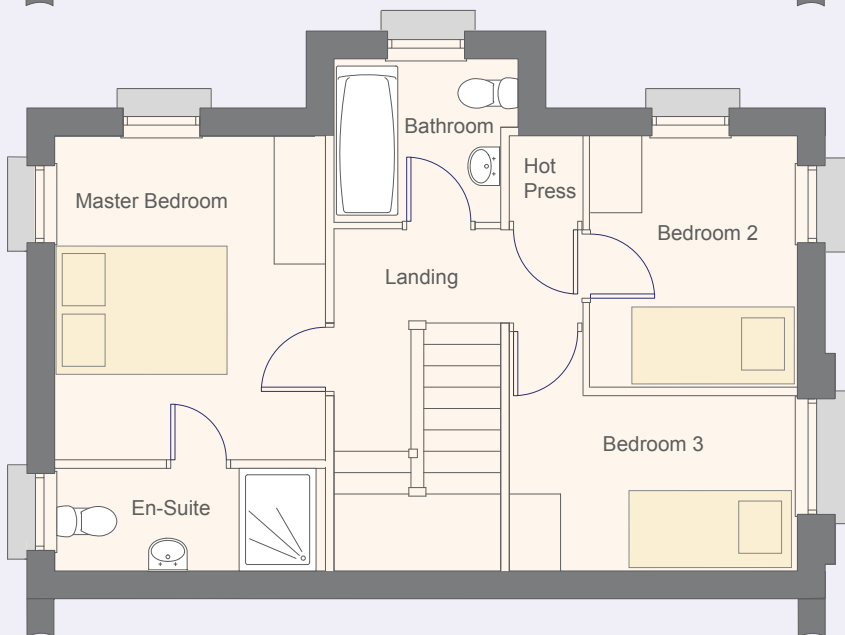


The Sunflower

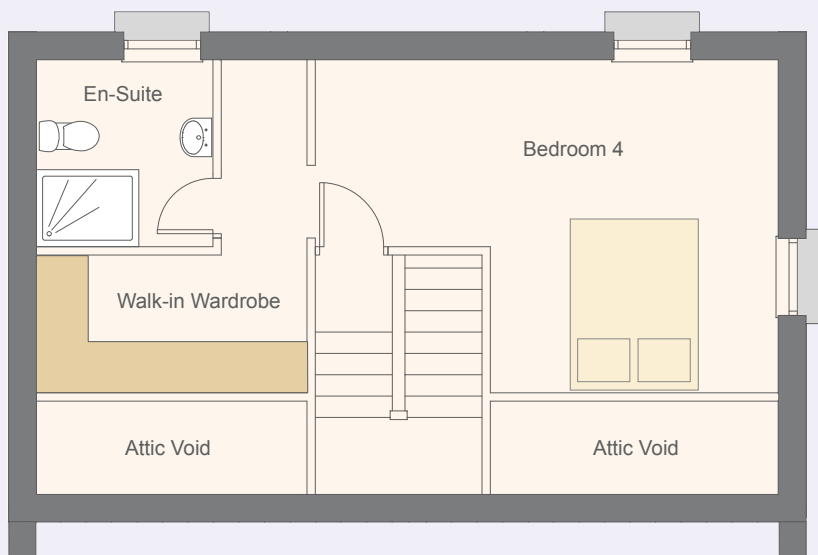
4 Bed End-Of-Terrace (1345 Sq. Ft.)



GROUND FLOOR



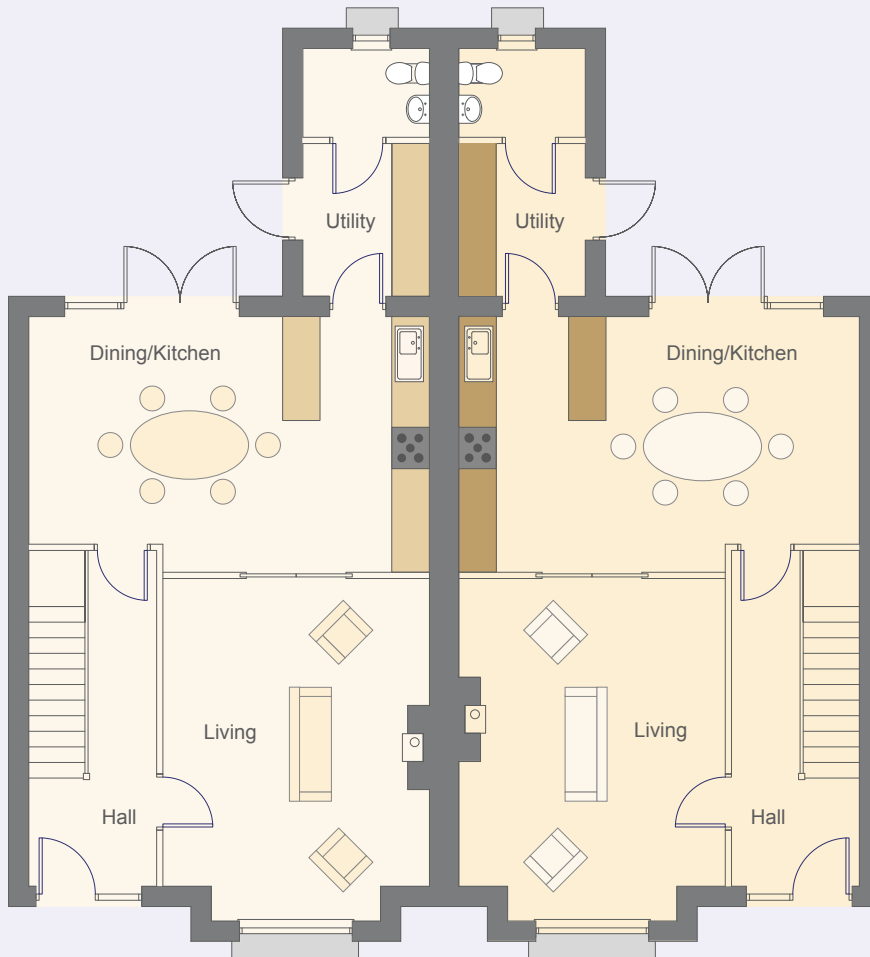
FIRST FLOOR



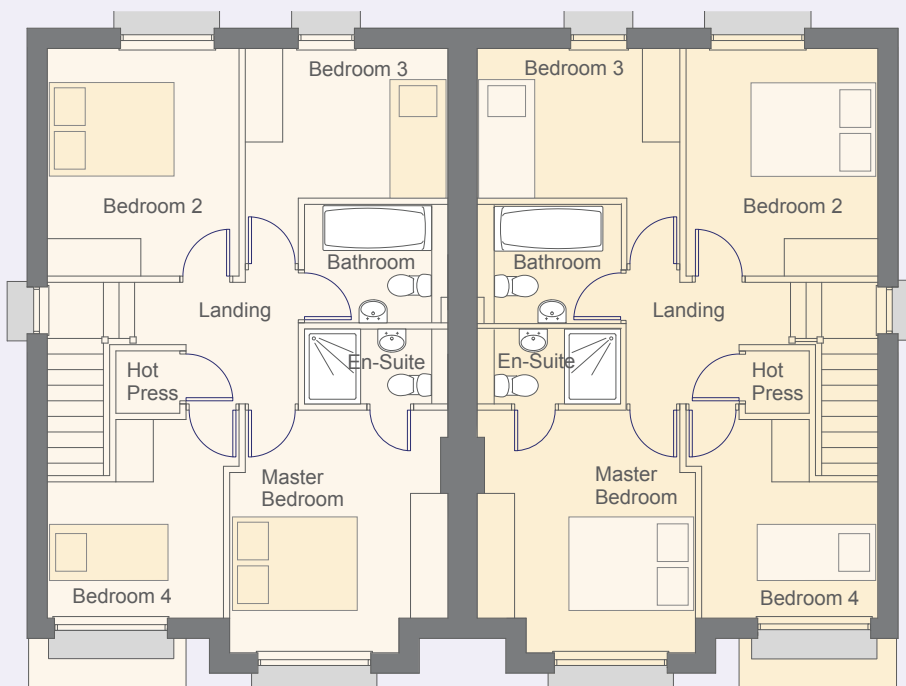
SECOND FLOOR

The Orchid

4 Bed Semi-Detached (1362 Sq. Ft.)



GROUND FLOOR

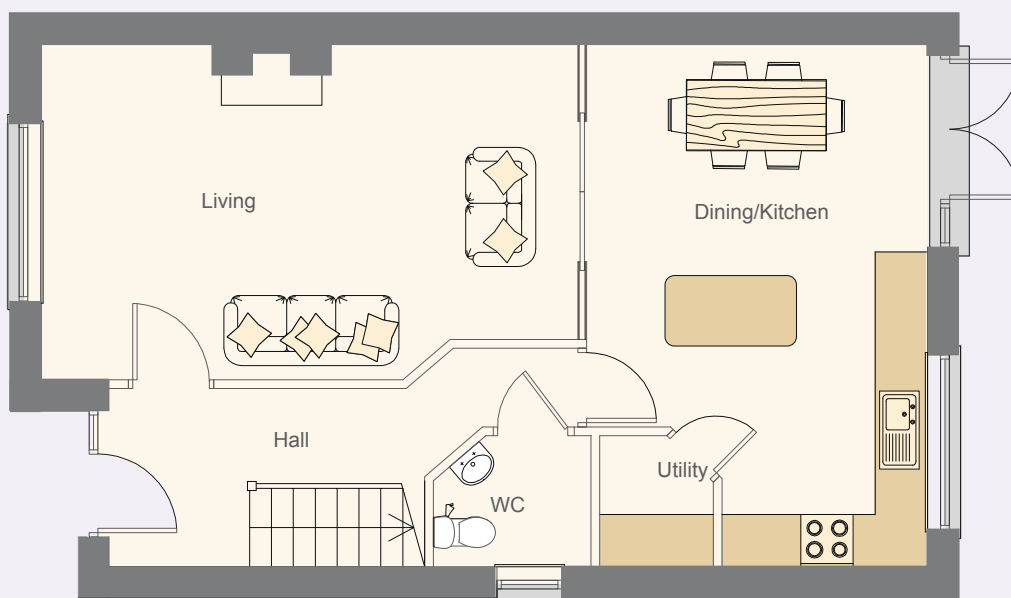


FIRST FLOOR

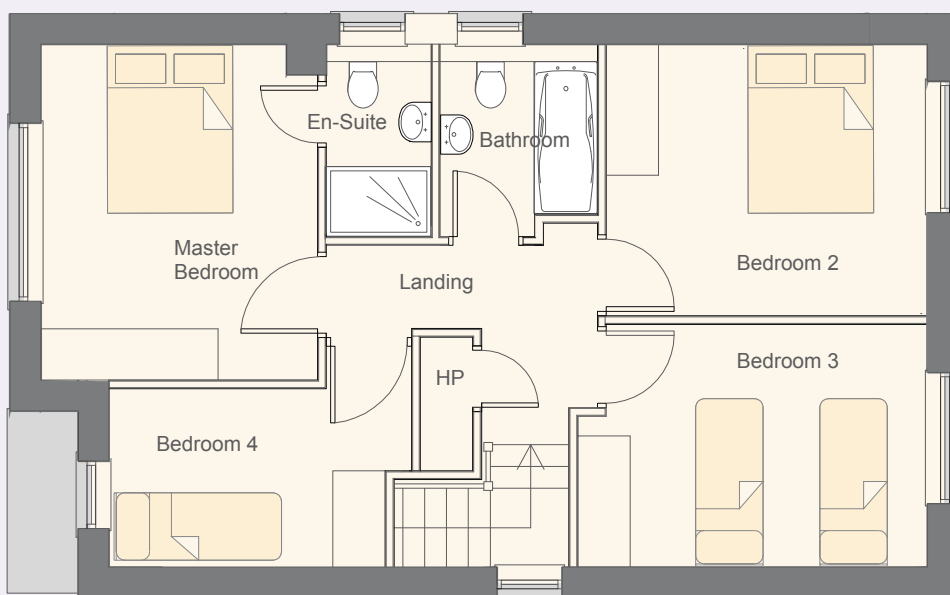
The Bluebell

4 Bed Detached (1270 Sq. Ft.)

GROUND FLOOR



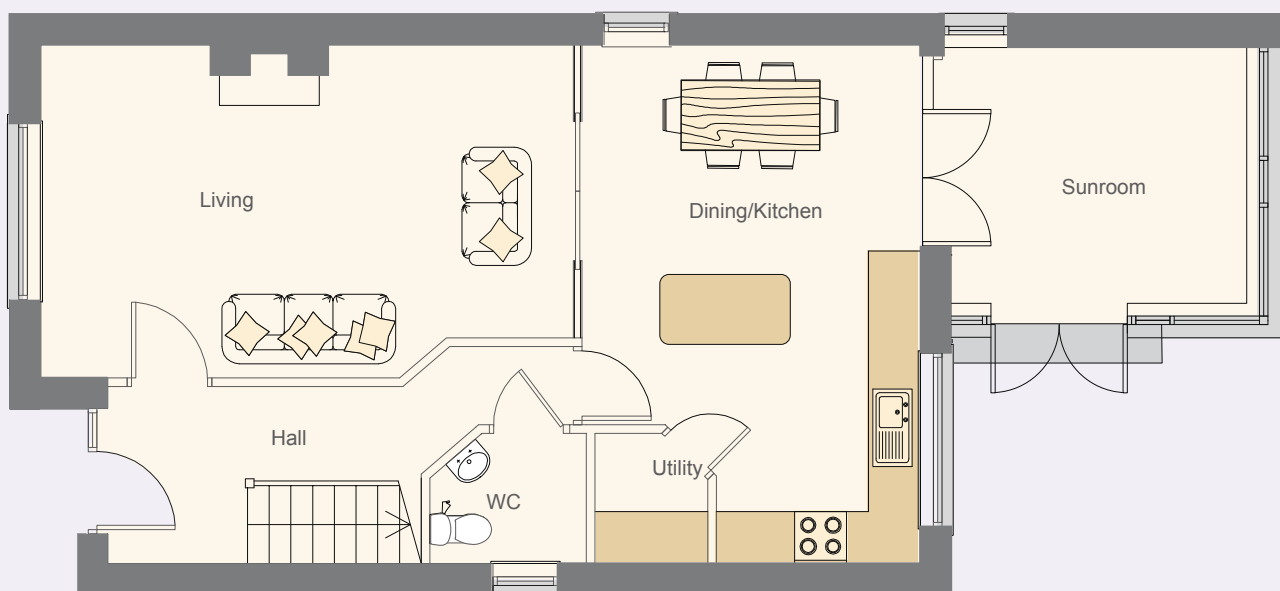
FIRST FLOOR



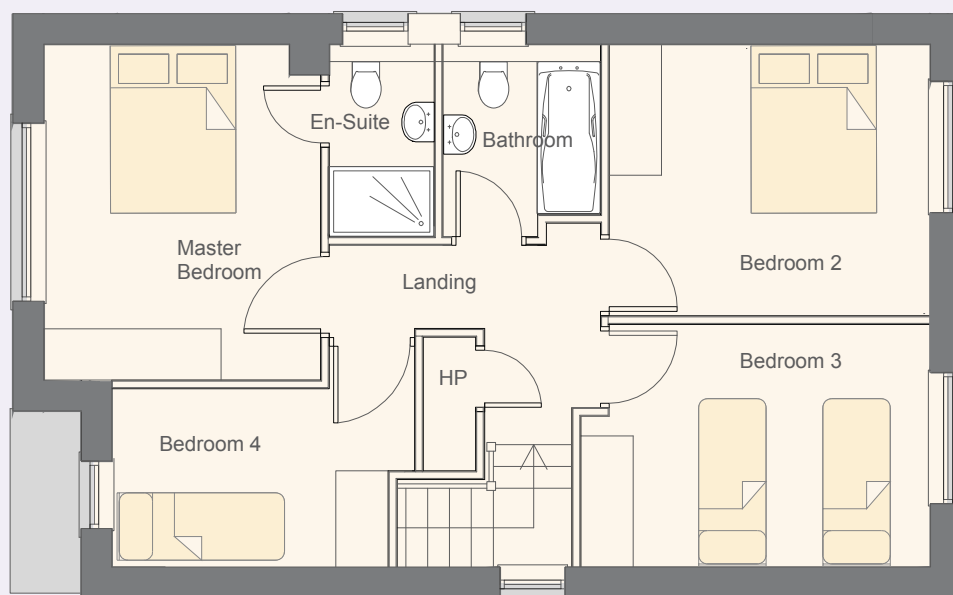
The Bluebell with Sunroom

4 Bed Detached (1383 Sq. Ft.)

GROUND FLOOR



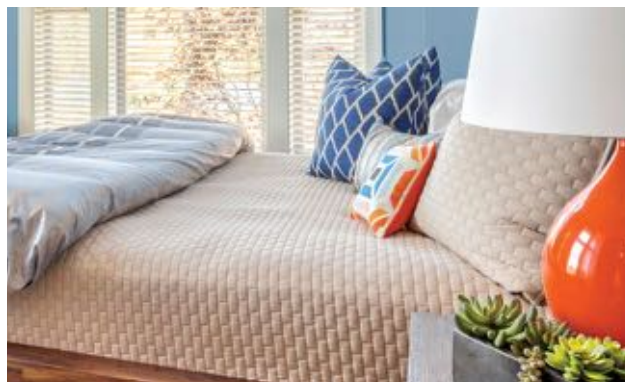
FIRST FLOOR



Specifications

BER A3

Clancy Homes has a wealth of experience in home development and pays careful attention to detail both internally and externally. These beautiful homes in Bloomfield will be constructed to a high quality and will be fully compliant with building regulations. Good quality materials and professional workmanship will ensure high standards are maintained throughout the development.



External

- Front and rear lawn areas will be prepared and seeded with good quality timber fence panels to the boundaries.
- Outdoor taps and sockets will be provided as standard.
- Driveways will be paved with brick, to selected colour scheme.
- The development will be fully landscaped as designed by our landscape architect.



Houses Externally

- Front elevations will be a mix of selected brick and painted plaster.
- Roofs will be finished with roof tiles.
- Windows will be Munster Joinery Future Proof PVC windows which will provide enhanced levels of energy efficiency.
- French doors will open on to the outdoor living space.

Houses Internally

These houses are block-built and walls and ceilings will be painted throughout to a choice of colour palettes selected by our interior designer.

Kitchens: Each house has a kitchen individually designed for the specific layout. Each kitchen includes a range of base units, tall units and wall units and comes complete with soft close drawers and doors, sink, taps and built-in extractor.

Floors: High quality floor tiling is standard to all bathrooms. Red deal timber floors will be laid upstairs.

Sanitary ware: Sanitary ware will be fitted in all toilets and en suites. In addition the main bathroom and en suites will feature a heated towel rail.

Internal doors: These will be a contemporary door with a painted finish and fitted with quality polished chrome ironmongery. Sliding doors are included in houses between the dining and living rooms using the innovative “pocket door” space saving system.

Stairs: All the stairs will be constructed of solid wood with hardwood handrails and built in accordance with current regulations.

Wardrobes: Wardrobes are included in all bedrooms as indicated on layout drawings.

Tiling: Tiling will be provided to all shower and bath units. Tiling will be provided to form a splash back on all wash hand basins. Tiling will be provided between the wall units and base units in the kitchen.

Stove: All houses will be fitted with a highly efficient modern inset stove and surround.

Energy Rating: All of these homes will achieve a minimum A3 rating giving superior levels of comfort and reduced heating costs.

Electrical System: A fully certified electrical system will be installed in each house. A high level of electrical specification will be provided both in terms of quality of fittings and quality of power and lighting points. Each house also comes with solar photovoltaic panels.

Intruder Alarm: Each house will be wired to receive an intruder alarm system.

Plumbing System: A fully certified hot and cold water system will be fitted in each house. The hot water will be heated by a combined system using solar, electrical and gas power to run the system.

Heating System: The heating system will again be fully certified and compliant with all current regulations. It will be powered by natural gas and will have separate zones for each floor and for hot water.

Maintenance: The Clancy Homes maintenance division will be available should any issues arise after the purchaser has moved into their new home. However, we do not expect that this will be necessary as each home is subject to a series of rigorous internal checks before handover.

After a period of six months has elapsed from the date of handover, it is our policy to have our site maintenance manager visit the dwelling at a time

suitable to the householder to check for any issues that may have arisen during the first six months of occupation.

Guarantee: Clancy Homes greatly values our customers and fully recognises that a recommendation from our existing house purchasers to a potential new purchaser is the highest compliment that we can receive. All our homes are covered by an extensive HomeBond guarantee. This goes beyond just a structural guarantee and also includes latent defects insurance, structural insurance, smoke penetration, water ingress, deposit cover, mechanical defects and electrical defects.



Developer



Clancy Homes are a well known name in the construction industry in Munster. For three generations they have been involved in building homes, and have developed a well earned reputation for quality and innovation. With a Clancy home you can be assured of great craftsmanship and a solidly built place for your family. All Clancy homes are well designed and have generous proportions and attractive appliance packages. Today Clancy Homes prides itself on not just building homes but creating new communities.



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Disclaimer: These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. 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 measurement 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 registration No: 002183.





www.lovebloomfield.ie