

CAMOGE
PARK
by Clancy Homes



Welcome Home!



Welcome to Camoge Park, an exciting and exclusive luxury development by renowned house builders Clancy Homes that provide countryside living with real contemporary style.

Camoge Park is an exciting new development of 3 & 4 bedroom homes constructed to the highest standards with quality finishes throughout.





Development

Camoge Park will provide bright and spacious new homes with well-proportioned living and bedroom accommodation that will be constructed to the highest standards by our skilled craftspeople. Each home will have a minimum BER A2 rating, top quality materials and professional workmanship will ensure the highest standards are maintained throughout the development. Whether it be working from home or busy family life, this magnificent development is designed for every lifestyle providing a sustainable community with employment opportunities, superior community spaces, cycle lanes, pleasant walkways and recreational areas. These homes strike a careful balance between living and working so that new residents and the local community can enjoy a harmonious neighbourhood.







Developer

Clancy Homes' origins date back to 1947 and with history comes experience. The 70 years of experience is reflected in the delivery of a service that truly addresses your particular needs. Clancy Homes pay careful attention to quality and design, with particular emphasis on the building of quality homes that stand the test of time in areas that offer a great quality of life. The beautiful new homes in this development will be built by Clancy Homes to the highest standards.



Site Plan



	Aran	3-bed semi-detached/terrace
	Achill	3-bed semi-detached/terrace
	Valentina	4-bed semi-detached/detached
		Front Door

Location

Camoge Park, situated on the outskirts of Croom, is a thriving locality that has undergone much local rejuvenation in recent years. Croom is a tremendous location with Adare and Charleville easily accessible and Limerick City just 20 minutes drive via the N20.

There is a wide range of amenities in the locality including an award-winning supermarket, great pubs and restaurants, excellent local hair and beauty salons, a pharmacy, a modern medical centre, wonderful local walkways along the bank of the Camoge River and of course the recently developed and much-admired recreation park. Croom Civic centre is a thriving community hub with hot desks and meeting rooms providing a great co-working space for those who want to work remotely a short stroll from home.

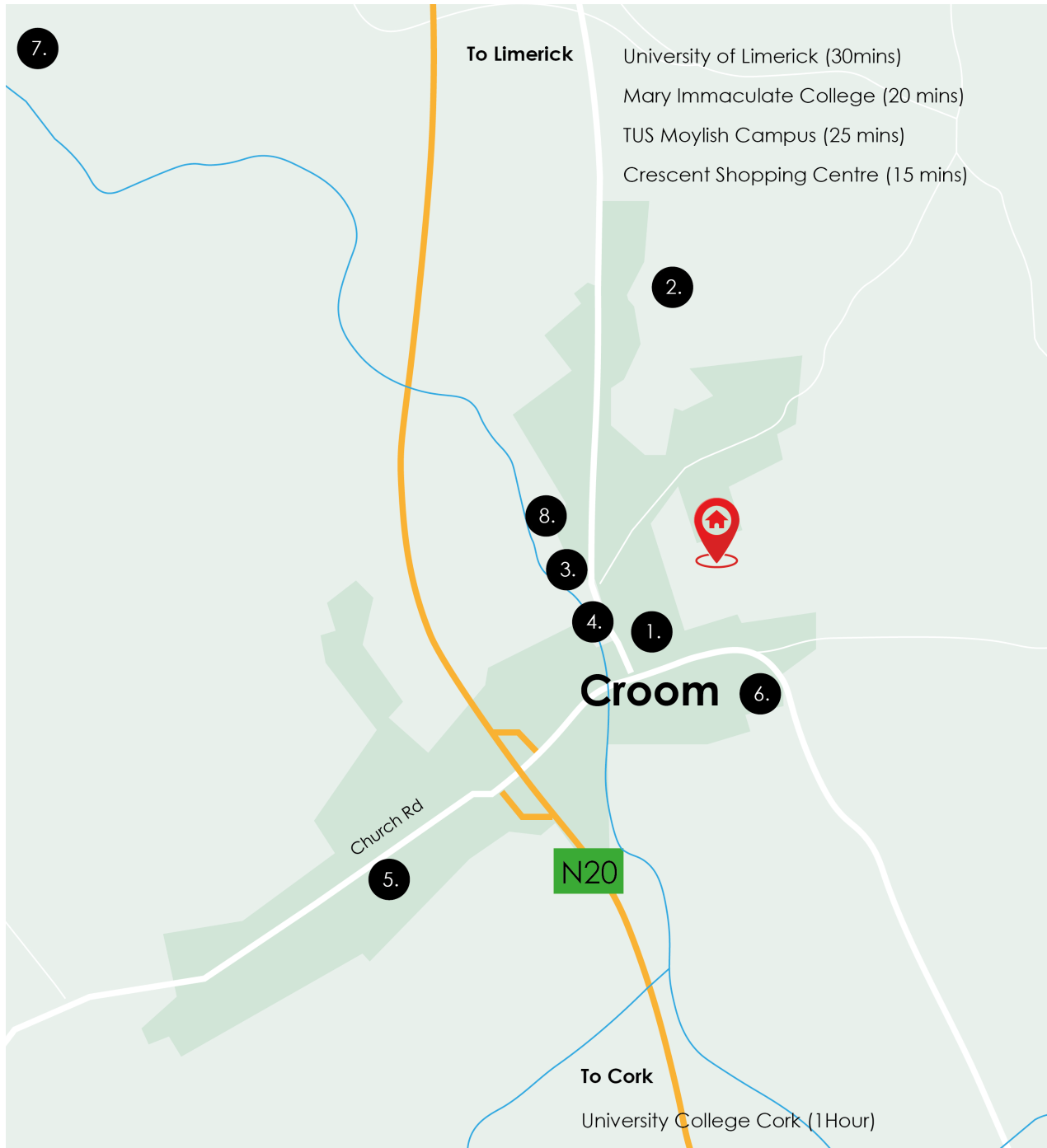
There is also a wide range of sporting facilities serving the local population together with the renowned Orthopaedic Hospital which is just across the road from this development.



Limerick is a short distance away with quick commute times to Raheen Business Park, The University Hospital, The Crescent Shopping Centre, The University, The Mary Immaculate College and all the tremendous facilities associated with this very vibrant city. There is a very regular bus service (320) which links to both Limerick and Charleville (five times daily).

Education

Colaiste Chiaran is a newly constructed, vibrant and innovative Secondary School that has just recently moved into a brand-new complex, standing on a Circa 22 st acre state of the art campus. Again, this wonderful facility is just a few minutes walk away providing tremendous accessibility to local secondary school education. There is also an excellent local primary school. St. Mary's National School Croom is a co-educational primary school of 171 children in the village. The school is in the process of a multi-million euro extension and offers a wide-ranging, child-centred educational experience.



Legend

1. National School
2. Secondary School
3. Croom Town Park
4. Croom Civic Centre
5. Croom GAA Club
6. Croom Soccer Club
7. Woodlands Hotel, Gym and Spa (8 mins)
8. Kayaking and fishing



Shopping

Great local shopping including an award-winning Spar Supermarket in the centre of Croom, Barry's Victuallers, Sophia's Sweets, Donie Daffy's Car Sales, Plunkett's Pharmacy, Croom Mills Visitor Centre and Costelloe Hardware to mention a few. Just 15 minutes' drive away is The Crescent Shopping Centre with over 90 stores. The Crescent is Ireland's largest regional shopping centre with top brands such as Zara, Next, River Island, Shaw's, Tommy Hilfiger, Diesel, Camden Square, Jack Jones, Lifestyle Sports, Specsavers, Omniplex, Boots, Butlers Chocolate Café and EZ Living Furniture.

Sport

Croom has a fantastic multipurpose sports complex providing playing areas for Football, Basketball, Badminton, Volleyball and Dance. There is a thriving local GAA club and Croom United provide soccer facilities for the local enthusiasts. In addition, there are excellent rugby clubs in nearby Limerick City. There are numerous quality golf courses within 30 minutes' drive of Croom including Adare Manor, Charleville Golf Club, Limerick Golf Club, Ballyneety Golf and Country Club and Newcastlewest Golf Club.



Enhanced Features

Ber & Energy Efficiency

- A2 Rated BER and Fully NZEB compliant
- Houses are tested for airtightness
- High performance energy efficient windows & doors
- Wall, floor and ceiling insulation all exceed Building Regulation requirements

Interior Finishes

- Fully painted in white
- Extra high ceilings at ground floor level
- Attractive contemporary doors, skirtings' and architraves
- Generous areas of tiling included with choice of colour
- Modern satin chrome door handles
- Fitted wardrobe in the main bedroom
- "Stira" type attic access provided
- Hardwood newels and handrails to stairs

Kitchen and Utility

- Modern spacious design with an optional island
- Contemporary style with choice of colours
- Soft close doors and drawers
- Separate utility with space for washing machine, dryer and storage

Exterior

- Low Maintenance finishes
- Granite effect cills to front elevations
- Feature banding to front elevations
- Front and rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Multi point locking composite doors
- Modern brick paving to front drives
- Paved patio area to rear
- Ample private parking
- Secure side gates included

Guarantees & Warranties

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance by Homebond
- Clancy Homes after care service includes a service visit after six months
- Clancy Quality Management System is certified to ISO 9001, 14001 and 45001

TV, Telephone & Media

- Digital TV points provided to living room and main bedroom
- Data points provided to hallway and kitchen
- USB power points provided to kitchen and main bedroom

Heating & Plumbing

- Highly efficient air to water heat pumps
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled pumped shower to en-suite
- External tap provided
- Shower provided and fitted

Electrical

- Abundant power points throughout
- Individual isolation switches to all kitchen appliances
- Shaver points and light to bathrooms and ensuite
- Smoke and heat alarms fitted
- Lights provided to external doors
- Light provided to attic
- Pre-wired for electric car charging point
- External Socket Provided

GVM are a long-established auctioneering firm (50 years) in the Mid-West region with a big reputation for delivering an honest and professional service to all sellers and buyers. We are a strong local name and brand with experienced staff, and regularly update our sale methods to ensure clients benefit from our expertise and efficiency. We have a dedicated new homes department keeping all buyers fully updated as the sale and build process progresses. We also provide information on mortgages and the various purchaser assist schemes that prevail at any given time. GVM have a strong business connection in the Croom area with local offices in Limerick City and nearby Kilmallock and look forward to working with you to ensure the purchase of your dream home is seamless and rewarding.



License Number: 002030

☎ 061 413522 | 087 202 6886

✉ newhomes@gvm.ie

📍 25-26 Glentworth St., Limerick



Disclaimer

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