

ARRAVIEW



NEWCASTLE WEST | CO. LIMERICK

# Modern living



## A traditional setting





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Arraview is a stunning new development of spacious and stylish contemporary homes, within walking distance of Newcastle West town.

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**T**he town offers a wide range of services and amenities including shops, boutiques, nightlife, restaurants and three second level and primary schools. The Castle Demense located in the town centre is a parkland area of almost 100 acres. It contains leisure and sporting facilities as well as a children's playground making it ideal for family life.

Newcastle West is situated in the centre of the South West, forty minutes drive from Limerick City and an hour from Killarney. It is within one hours drive of Shannon, and Kerry International Airports, and two hours from Cork Airport.



A new generation of  
contemporary & elegant homes





## HOUSE FEATURES

- Luxury fitted kitchen
- Contemporary insert stove
- Tiled throughout
- Fully decorated throughout
- Master bedroom en suite
- A rated BER certified energy efficient homes
- A rated PVC double glazed windows
- High efficiency heating system
- Tarmac driveway
- Front and rear gardens landscaped

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Meticulously designed for 21st Century living  
featuring a contemporary specification.

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These exceptional properties are designed to both reflect and compliment today's modern lifestyles.

Each house includes A rated double glazed PVC windows, flushed modern insert stove and composite front doors. They are A rated BER certified with the latest technology in energy efficient heating.



## HOUSE TYPE A

[ 3 bedroom semi detached ]  
Total floor - 1,101.04 sq.ft (102.29 sq.m)



GROUND FLOOR



FIRST FLOOR

FLOOR AREAS	
Hallway	2.03 m x 3.40 m
Living Room	3.81 m x 4.85 m
Kitchen / Dining	5.94 m x 2.97 m
Master Bedroom (en-suite)	3.35 m x 3.45 m
Bedroom 2	3.35 m x 2.72 m
Bedroom 3	2.49 m x 2.72 m
Main Bathroom	2.49 m x 2.39 m





## HOUSE TYPE B

[ 3 bedroom semi detached, with garage ]  
Total floor - 1,339.35 sq.ft (124.43 sq.m)



GROUND FLOOR



FIRST FLOOR

FLOOR AREAS	
Hallway	2.03 m x 4.28 m
Living Room	3.81 m x 4.85 m
Family Room / Garage	2.51 m x 4.90 m
Kitchen / Dining	5.94 m x 3.88 m
Utility	2.51 m x 2.93 m
Master Bedroom (en-suite)	3.35 m x 4.39 m
Bedroom 2	3.35 m x 3.45 m
Bedroom 3	2.49 m x 2.72 m
Main Bathroom	2.49 m x 2.39 m



## HOUSE TYPE C

[ 3 bedroom semi detached, with family room ]  
Total floor - 1,366.59 sq.ft (126.96 sq.m)



GROUND FLOOR



FIRST FLOOR

FLOOR AREAS	
Hallway	2.03 m x 4.28 m
Living Room	3.81 m x 4.85 m
Family Room	2.51 m x 3.85 m
Kitchen / Dining	8.75 m x 3.88 m
Utility	1.70 m x 1.95 m
Master Bedroom (en-suite)	3.35 m x 4.39 m
Bedroom 2	3.35 m x 2.72 m
Bedroom 3	2.49 m x 2.72 m
Main Bathroom	2.49 m x 2.39 m





## HOUSE TYPE D

[ 4/5 bedroom detached ]  
Total floor - 1,572.07 sq.ft (146.05 sq.m)



GROUND FLOOR



FIRST FLOOR

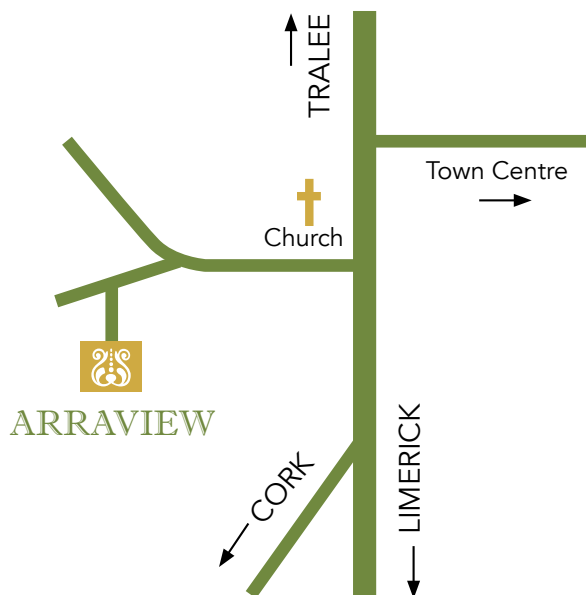
### FLOOR AREAS

Hallway	2.03 m x 4.28 m
Living Room	3.81 m x 4.85 m
Family Room	2.51 m x 3.85 m
Kitchen / Dining	8.75 m x 3.88 m
Utility	1.70 m x 1.95 m
Master Bedroom (en-suite)	3.35 m x 4.39 m
Bedroom 2	3.35 m x 3.45 m
Bedroom 3	2.49 m x 2.72 m
Bedroom 4	2.51 m x 6.79 m
Main Bathroom	2.49 m x 2.39 m

## SITE MAP



## LOCATION MAP



## HOUSE TYPES

- A** [3 bedroom semi detached]
- B** [3 bedroom semi detached, with garage]
- C** [3 bedroom semi detached, with family room]
- D** [4/5 bedroom detached, (optional family/garage room)]

## NOTES



## SOLE SELLING AGENT



CHARLES O'BRIEN & SON, AUCTIONEERS  
Maiden Street, Newcastle West, Co. Limerick.  
Telephone: (069) 79931

## DEVELOPER



DENTON DEVELOPMENTS  
Kilready, Castlemahon, Co. Limerick.  
Enquiries: (069) 72000  
Website: [www.dentondevelopments.ie](http://www.dentondevelopments.ie)

## ARCHITECT



GLEESON MC SWEENEY, ARCHITECTURAL CONSULTANTS  
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Telephone: (061) 412277

## SOLICITOR

JOHN LYNCH & COMPANY  
SOLICITORS

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