

CARRAIG NUA  
TULLA CO. CLARE





Carrraig Nua is located a short stroll from the centre of Tulla village, a bustling vibrant Village, offering all the conveniences of modern family living on your doorstep. The development comprises a mix of two, three, four and five bedroom semi-detached, detached and bungalow family homes.

Keogh Homes are delighted to present to the market an exceptional development of 36 stylish energy efficient homes. Finished to the highest standards throughout and designed for modern living using the most sustainable technologically advanced and energy efficient materials available.





Shannon/Limerick ↑

Ennis →

Secondary School



Primary School

Church

Auditorium

SuperValu

Main Street



“It catches the heart off guard and blows it open”

## LOCATION

Keogh Homes is pleased to introduce Carraig Nua, a wonderful development of family homes in the growing community of Tulla Co Clare. Carraig Nua offers the best of both worlds, in a convenient location that offers countryside living walking distance to all Tulla services and amenities and just a short drive from Ennis, Gort, Shannon and Limerick

This bustling village is located within close proximity of an array of wonderful amenities such as the beautiful lough derg in East Clare and the Wild Atlantic Way on Clare’s West Coast. Clare is one of Irelands’ oldest natural playgrounds, as Seamus Heaney once said “it catches the heart off guard and blows it open”, it is the ideal location for commuters and offers easy access to the coast and a friendly family oriented community allowing you to make this vibrant Village your home.



SHANNON  
INTERNATIONAL  
AIRPORT

25 mins



ENNIS

12 mins



LIMERICK  
CITY

40 mins



TULLA  
VILLAGE  
CENTRE

5 mins





## AMENITIES

A wonderful array of amenities awaits the future residents of Carraig Nua. These include East Clare, Ennis, & Dromoland Golf Clubs, fishing, boating and water sports on Lough Derg, walking and hiking along the 12 O'clock hill's.

Just a short stroll to the village of Tulla which offers cafes, shops and a beautiful new auditorium.

Tulla also offers great sporting and social clubs such a GAA, Soccer and an athletics club.

Many of Clare's top schools are within walking distance including a brand new secondary school, Tulla National School along with a variety of Montessori schools. Third level colleges in Limerick such as University College Limerick are also easily accessible via the M18 motorway.



# INTERIOR OVERVIEW

Your new energy efficient, family home awaits you at Carraig Nua.



Carraig Nua offers a variety of house types. Each home boasts outstanding quality and attention to detail with a choice of beautiful hard-wearing finishes throughout.

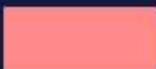
At the heart of each 2 storey detached home is an expansive kitchen, dining and sitting area with a separate living room to the front along with a ground floor bedroom/playroom, utility and guest w.c..

Upstairs has a generous master bedroom with an elegant tiled en-suite, finished to the highest possible standards. An additional, well appointed single and 2 double bedrooms complete the accommodation offering on this floor. There is also a generously proportioned hot press with shelving which provides additional storage.

The family bathroom is finished with porcelain tiling, wash basin, quality ceramic suite, bath and a large shower enclosure. The impressive results are mirrored in all bathrooms and en-suites throughout the house with a focus on clean lines, quality and ease of use.

CGI's are for illustrative purposes only and are subject to change. In line with our policy of continuous improvement we reserve the right to alter specifications at any time without notice.

# SITE PLAN

-  **HOUSE TYPE 1**  
2 BED | SEMI DETACHED  
89 sq.m
-  **HOUSE TYPE 2**  
4 BED | DETACHED  
156 sq.m
-  **HOUSE TYPE 3**  
4 BED || SEMI DETACHED  
133 sq.m
-  **HOUSE TYPE 4**  
3 BED | DETACHED  
111 sq.m
-  **HOUSE TYPE 5**  
3 BED | SEMI DETACHED  
113 sq.m
-  **HOUSE TYPE 6**  
3 BED | TERRACE  
113sq.m





## INTERIOR OVERVIEW

Your new energy efficient,  
family home awaits you at Carraig Nua.



CGI's are for illustrative purposes only and are subject to change. In line with our policy of continuous improvement we reserve the right to alter specifications at any time without notice.



## SPECIFICATION

### Kitchen

- Custom designed fitted kitchens with classic wood doors in a range of colour options
- A variety of counter top finish options
- Hardwearing elegant flooring in a variety of colour options
- Large Kitchen with integrated sink
- Full length cupboards with bespoke shelving designed to optimise storage space
- Handcrafted housekeeping pantry unit

### Bathroom & Ensuite

- Contemporary sanitary ware throughout.
- High quality floor tiles in a range of colours
- Porcelain wall tiles in a choice of three colours provided as standard in each home
- Power shower in all en-suite and main bathrooms

### Attic

- Extensive attic storage with pull-down ladder access
- Attic flooring as an optional extra

### Electrics

- Generous electrical specification throughout all properties
- Provision for electric car charging points

### Finishes

- All walls and ceilings are plastered, skimmed and painted one colour throughout as standard
- All homes are fitted for smoke detectors and carbon monoxide alarms
- High quality joinery specification throughout
- Underfloor heating on ground floor with radiators on the 1st floor
- High ceilings on ground floor give each home a light and airy feel

### External Finishes

- Attractive stone and render facades
- A-rated high performance uPVC double glazed windows by Munster Joinery.
- A-rated high performance Heritage style doors with multipoint locking system
- Each driveway is fully finished
- Each rear garden seeded to lawn with patio area
- Each rear patio is constructed from premium quality paving flags
- Maintenance-free UPVC fascia soffits and downpipes
- Outside tap
- Beautiful open communal green space with extensive landscaping
- Off street parking

### Energy Efficiency

- Air to water heat pump
- High levels of roof, wall & floor insulation
- Electric car charging stations
- A2 BER (available for inspection with agent upon completion)

“Turnkey homes -the effortless, easy home building option”

# HOUSE TYPE 1

2 Bedroom

Semi-Detached

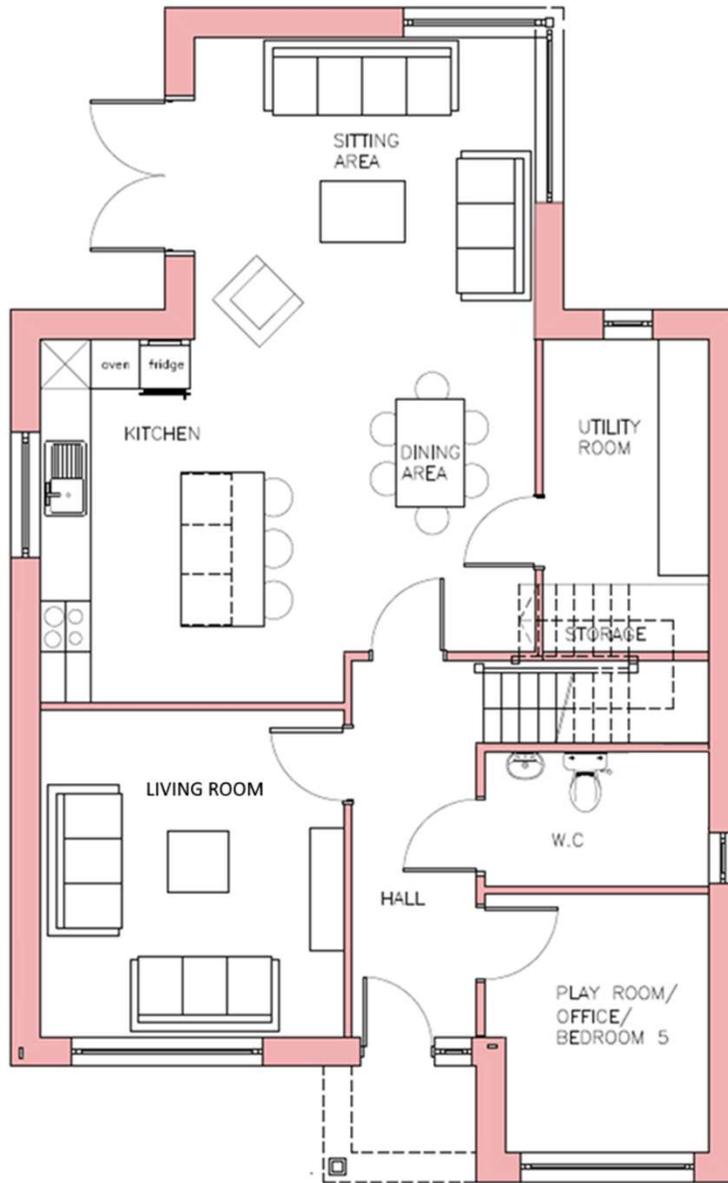
89 sq.m.

(958sq.ft.)

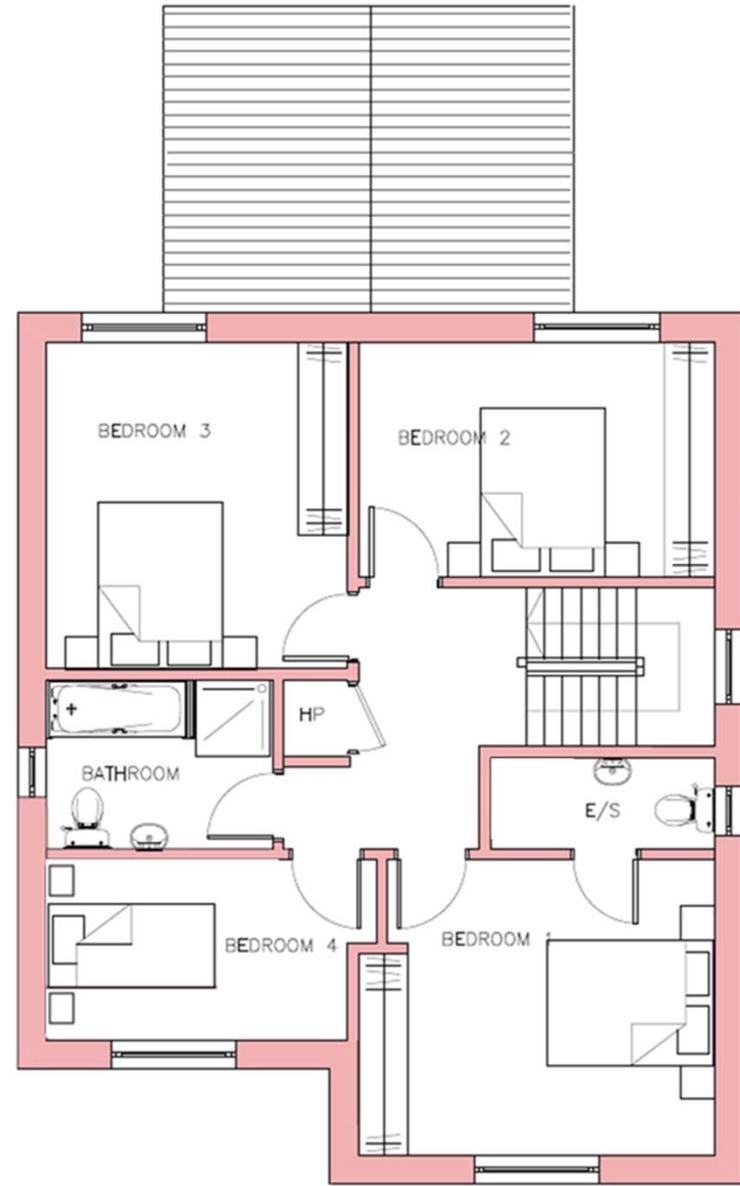


# HOUSE TYPE 2

4/5 Bedroom  
Detached  
156 sq.m  
(1,679sq.ft.)



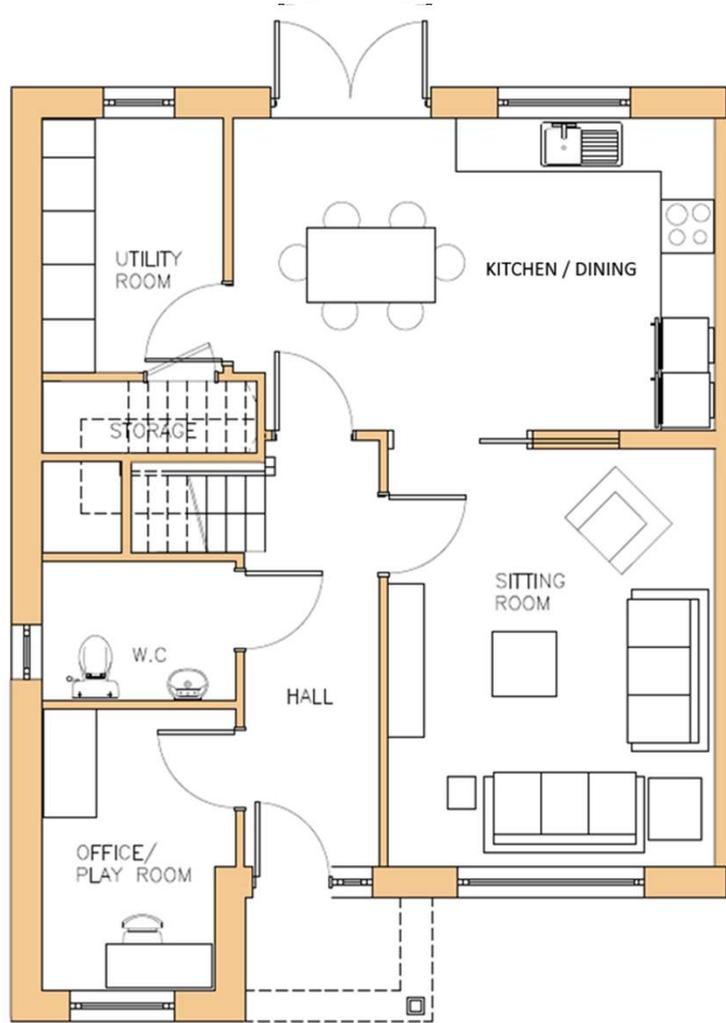
Ground Floor



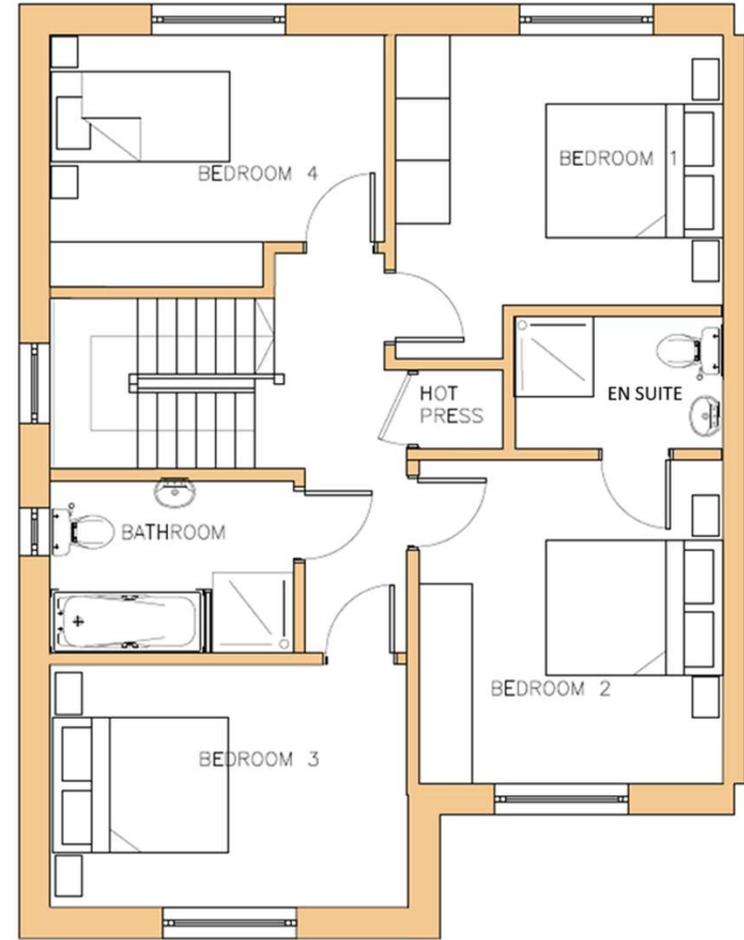
First Floor

# HOUSE TYPE 3

4 Bedroom  
Semi-Detached  
133 sq.m.  
(1,432sq.ft.)



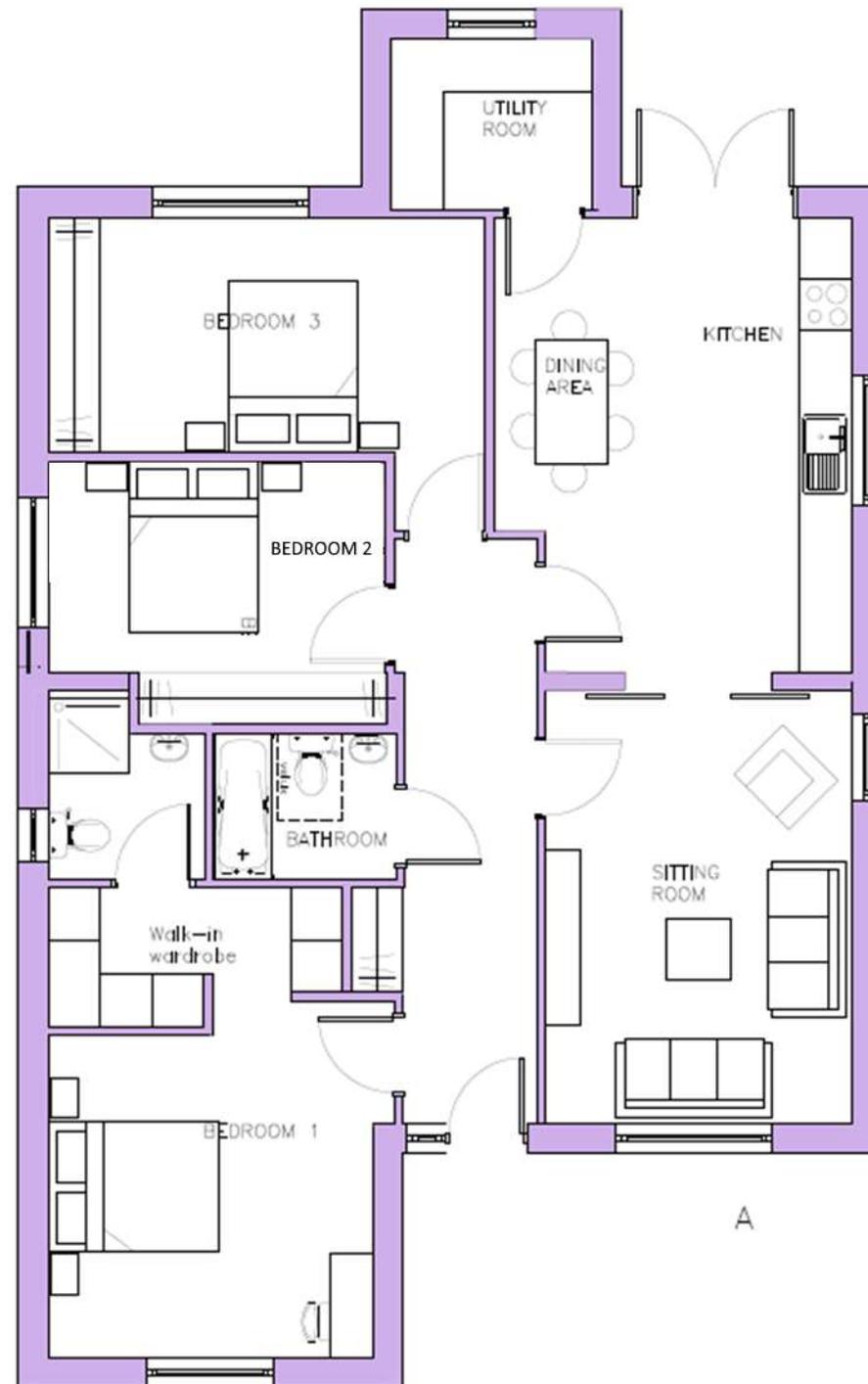
Ground Floor



First Floor

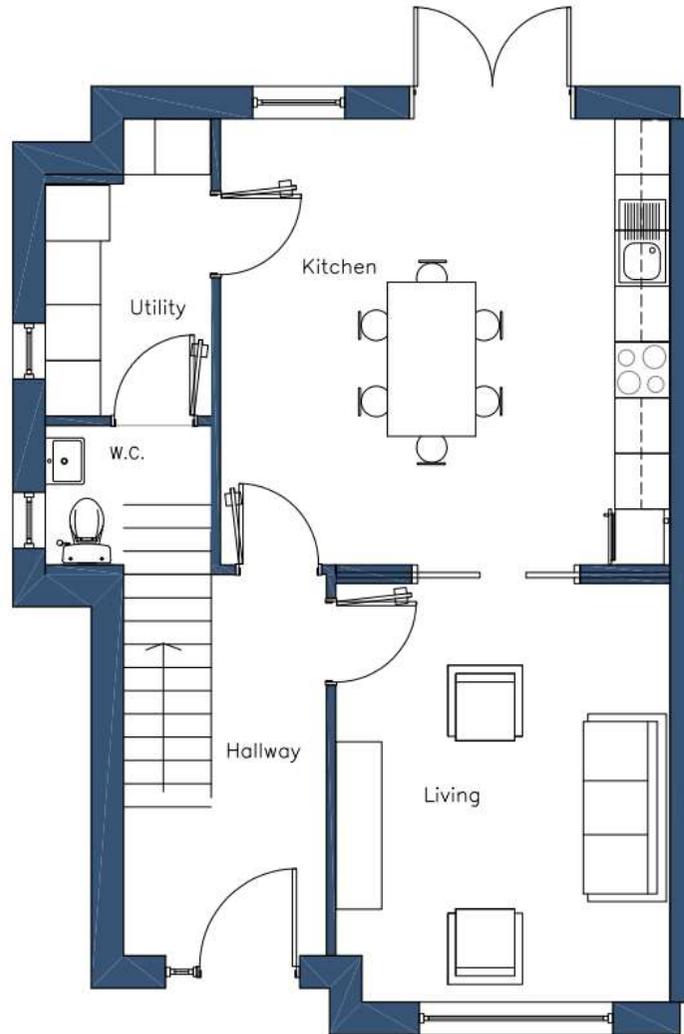
## HOUSE TYPE 4

3 Bedroom  
Bungalow  
111 sq.m  
(1,195sq.ft.)

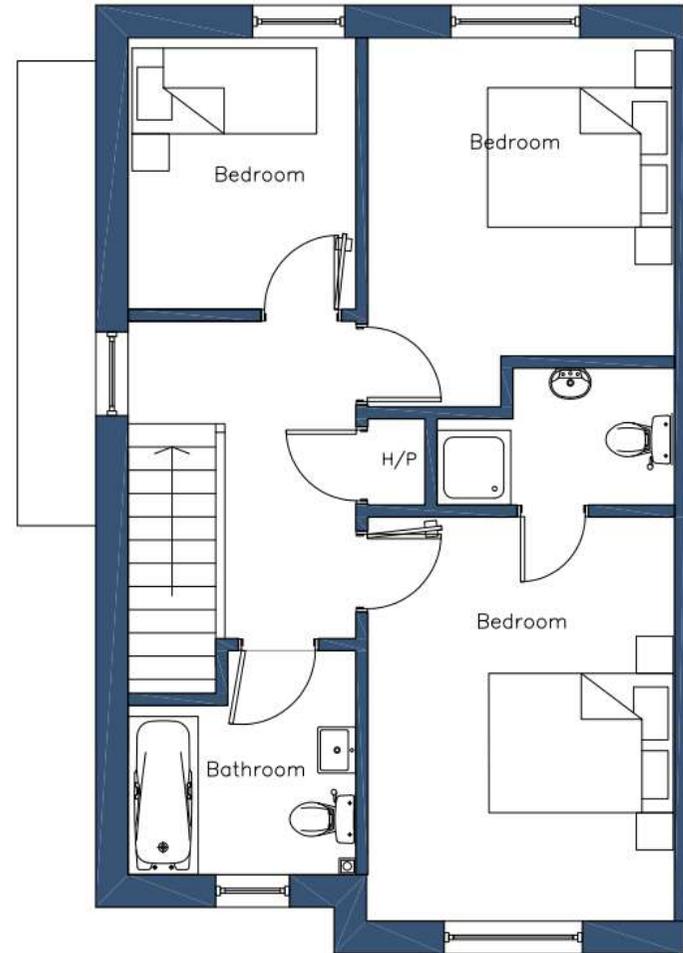


# HOUSE TYPE 5

3 Bedroom  
Semi-Detached  
113 sq.m



Ground Floor



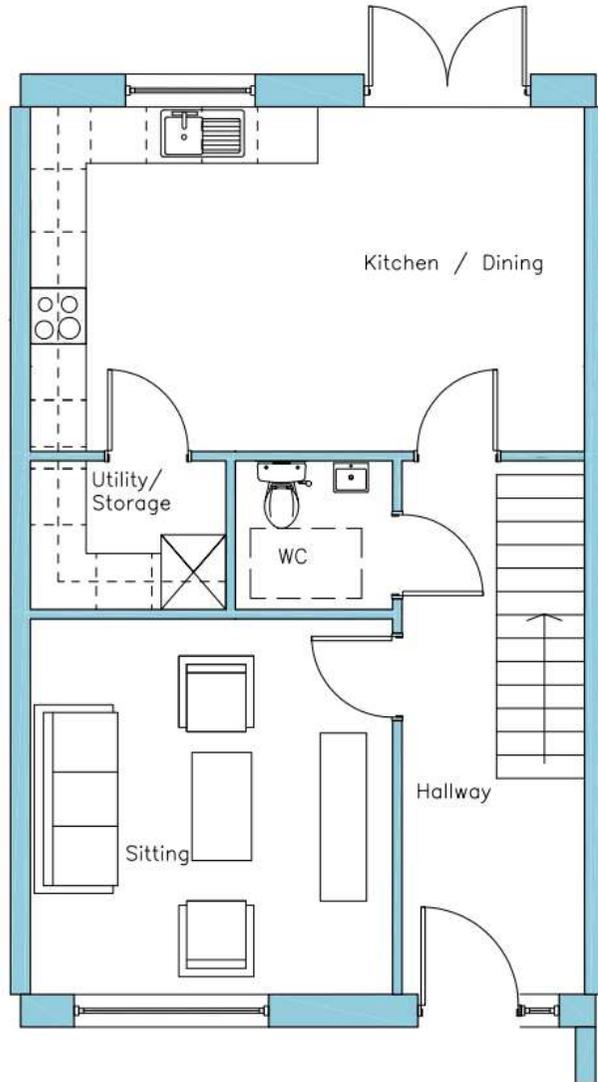
First Floor

# HOUSE TYPE 6

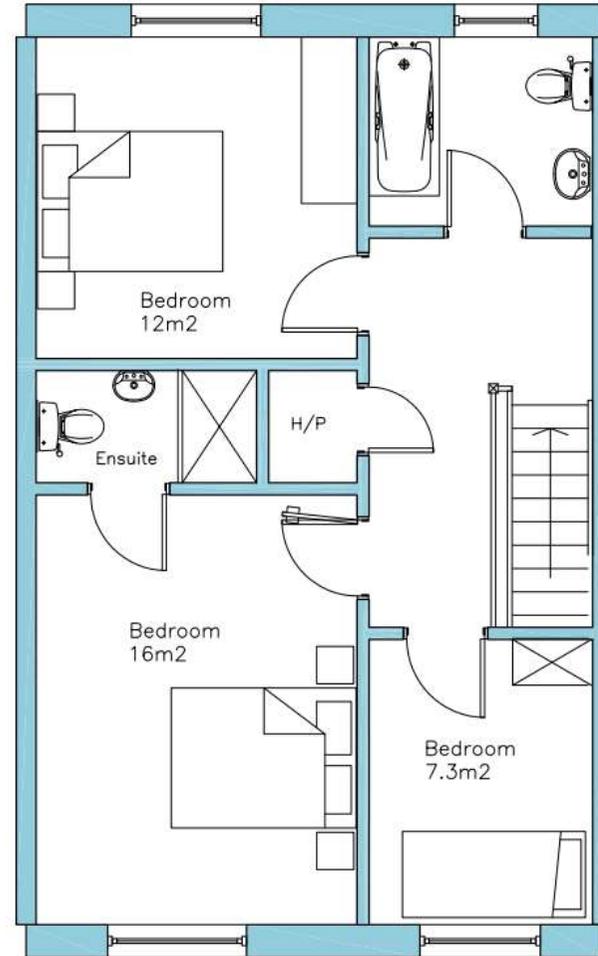
3 Bedroom

Mid Terrace

113 sq.m



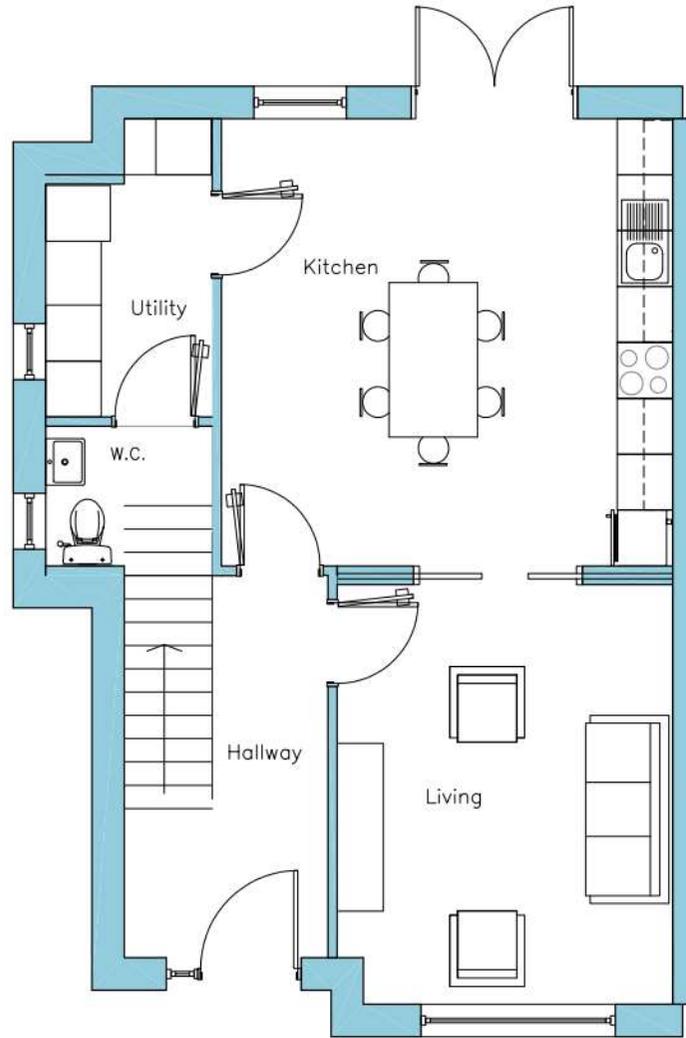
Ground Floor



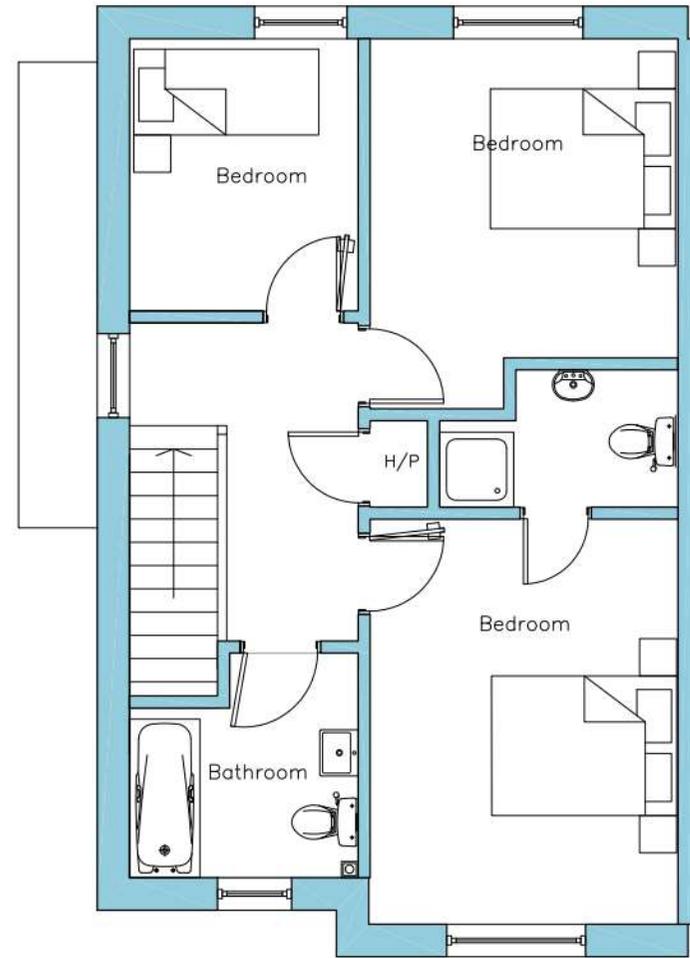
First Floor

# HOUSE TYPE 6

3 Bedroom  
End Terrace  
113 sq.m



Ground Floor



First Floor



Sycamore Drive, Ennis, Co Clare



Cuinne An Bhroic, Tulla, Co. Clare



Hogan's Place, Ennis, Co. Clare

Nothing but the best  
is always the goal.

## ABOUT THE DEVELOPER

Building on the knowledge developed through his work with Keogh Construction, Patrick Keogh has created a bespoke home building company in Keogh Homes.

Every building that bears the name of Keogh Homes is a testament to quality, excellence and exceptional levels of finish. Patrick Keogh is hands-on, involved and oversees every job personally, while communication between each team member is paramount. Keogh Homes also source only top quality materials from the most reliable of suppliers, and only first-class workmanship carries our name.



SOLE AGENT

**DNG**

O'SULLIVAN HURLEY

065 6840200

DEVELOPER

**KEOGH  
HOMES**

ARCHITECTS

**HASSETT LEYDEN & ASSOCIATES**

ARCHITECTS • ENGINEERS • PROJECT MANAGERS

BER

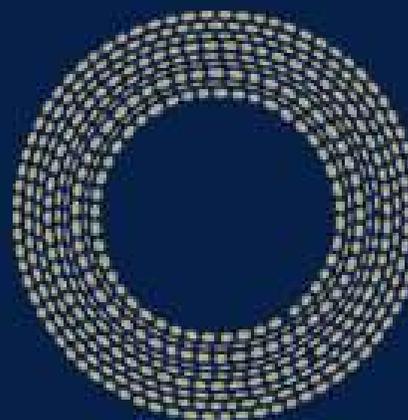
**BER A2**

Certificates can  
be viewed upon  
completion

SOLICITORS



**CAHIR & CO.**  
SOLICITORS



**CARRAIG NUA**

TULLA CO. CLARE

CONDITIONS TO BE NOTED: Conditions to be noted: Messers, DNG O'Sullivan Hurley for themselves or for the Vendors Keogh Homes, or lessors of the property whose agents they are, give notice that: (i) The Particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details to be given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspections or otherwise as the correctness of each of them. (iii) No Person in the employment of Messers, DNG O'Sullivan Hurley has any authority to make or give representation or warranty whatever in relation to this development.

PSRA No: 002295