



# Gort *na* Gréine

SIX MILE BRIDGE



WELCOME TO

# Gort *na* Gréine

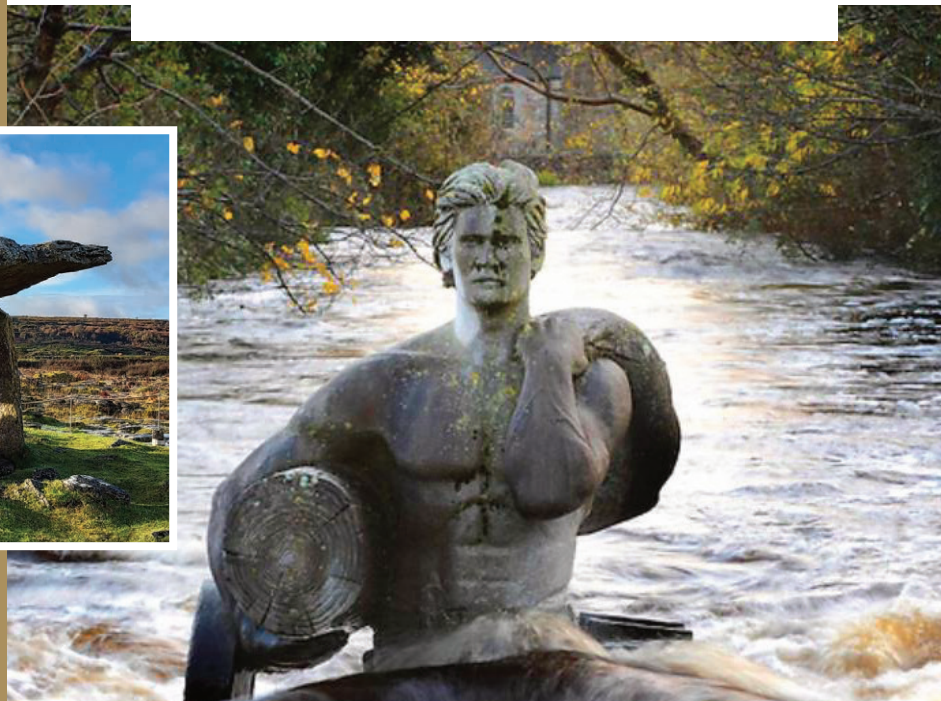
Nestled gracefully on the outskirts of Sixmilebridge village, Gort *na* Gréine invites you to savor life to the fullest. This exclusive residential enclave comprises of 60 exquisitely designed residences, enveloped by expansive gardens, countryside views and landscaped leafy spaces, offering an ideal haven for modern living.

Featuring an array of 3 and 4 bedroom residences, each home is meticulously crafted to the highest standard, with a particular focus on accommodating the aspirations of a growing family.

These residences exemplify the pinnacle of energy efficiency, boasting a coveted BER A2 rating and innovative energy-efficient heat pumps. Within, you will find generous living spaces, suffice with natural light, providing an ambiance of freedom and elegance.

The living areas are thoughtfully designed for your utmost comfort, offering spacious layouts and seamless access to private gardens through sleek, sliding patio doors. Additionally, peace of mind is assured with a 10-year structural warranty, a testament to the unwavering commitment to quality and longevity.

At Gort *na* Gréine, you are not just acquiring a home; you are securing a lifestyle where every detail has been refined to perfection.





ABOUT

## Sixmilebridge

Experience the rural living in the picturesque village of Sixmilebridge, a mere 15 minute drive from the heart of Limerick city, 10 minutes from Shannon Town, 20 minutes from Ennis and 40 minutes to the coastal small town of Lahinch. Conveniently situated just off the M18, this idyllic location offers effortless access to Galway and beyond.

Sixmilebridge is an oasis of tranquility, all within a stone's throw of the major towns and the bustling city of Limerick. The village of Bunratty is only 5 minutes away offering excellent pubs, restaurants, and one of Ireland's most historic castles and folk parks. Superb public transport to all secondary schools in Limerick, Ennis, Shannon and Tulla.

For those seeking convenience, the village proudly hosts its own train station, serving the Limerick-Galway line. A recently constructed local primary school offers an exceptional standard of education, while local clubs provide extensive facilities and a warm welcome to new members.





## *An exquisite countryside retreat just moments away*

The area also offers outstanding primary and secondary schools, ensuring an excellent education for your family.

Sports enthusiasts will appreciate the presence of Sixmilebridge GAA and Bridge United Soccer Club, both enriching the community with their dedication to athletic excellence.

A local library and credit union provide valuable resources. University of Limerick, TUS and Mary Immaculate College are readily accessible, adding to the academic opportunities at your doorstep.

Sixmilebridge truly lies at the heart of a thriving village community, where all your needs are conveniently within reach.

For those with an appetite for travel, the motorway connections to Dublin, Galway, and Cork are easily accessible, making exploring the country a breeze. Additionally, the village's railway station connects you to Ennis, Galway,

Limerick, Dublin, and Cork, offering you the freedom to embark on adventures far and wide.

For international travel, Shannon International Airport stands ready to whisk you away to global destinations.

And if you prefer to journey by bus, both Bus Eireann's national and regional services, along with Green Bus services to Dublin and Dublin Airport, are at your service.

A gateway to the great outdoors in every season the Atlantic waves are only 40 minutes away. Feel the rush of excitement as you dive into a world of scuba diving, surfing, swimming, wind surfing, hiking, fishing, kayaking, and snorkeling. The Atlantic waves are your playground, inviting you to explore the depths and soak in the coastal beauty.

Sixmilebridge, where rural elegance meets urban convenience, beckons you to embrace a lifestyle that is truly extraordinary.





Shannon Airport



Public Transport



Motorway



Train Station



Universities



Local Library



Playgrounds



Primary Schools



Shops, Butchers etc



Secondary Schools



Golf Courses



Doctors Surgery



Beaches



Pharmacy



Sport Clubs



Wild Atlantic Way



Pubs/ Restaurants



Cratloe Woods



Historic Sites



Garda Station



Church



Credit Union



Gort na Gréine



# Gort na Gréine

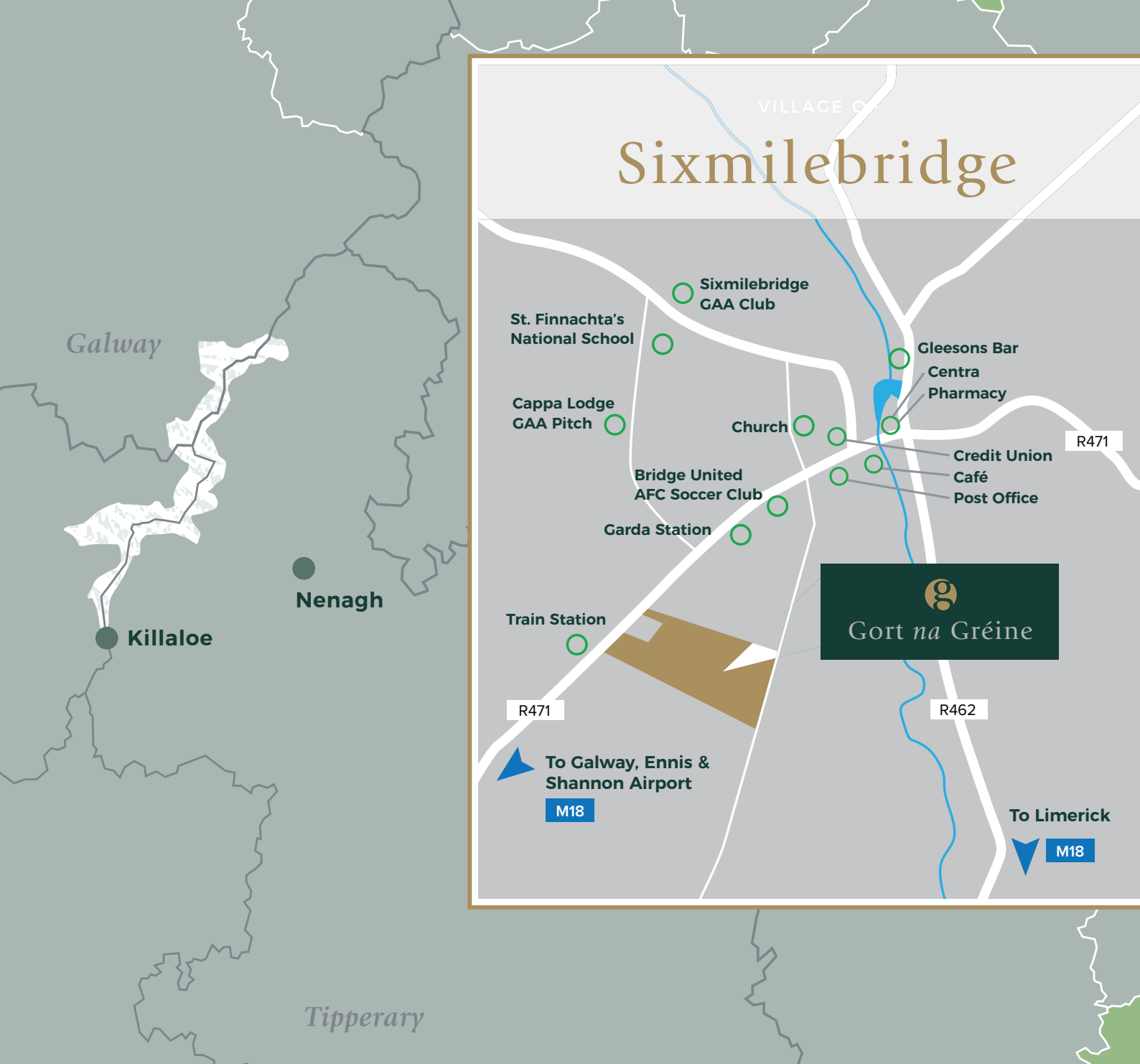
## OUR LOCATION

Just off the M18/M7 Sixmilebridge offers great local connectivity as well as to the rest of Ireland. Families and outdoor enthusiasts will find their perfect haven here. Whether you're making memories with loved ones or seeking your own outdoor adventure, Sixmilebridge is your ideal starting point.

## 30km radius

- Sixmilebridge Village 700m
- Bunratty Castle 6km
- Shannon Town Centre 7km
- Shannon Airport 10km
- Dromoland Castle 13km
- TUS Moylish Campus 14km
- Limerick City 16km
- Ennis 18km
- Raheen Industrial Estate 20km
- University of Limerick 25km
- Killaloe 29km
- Adare 30km





# Sixmilebridge

- St. Finnachta's National School
- Cappa Lodge GAA Pitch
- Bridge United AFC Soccer Club
- Garda Station
- Train Station
- Sixmilebridge GAA Club
- Church
- Gleesons Bar
- Centra Pharmacy
- Credit Union
- Café
- Post Office

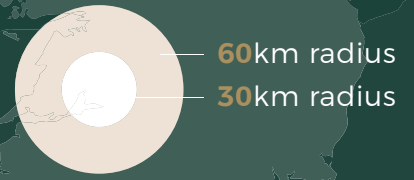
  
Gort na Gréine

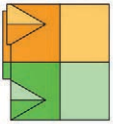
To Galway, Ennis & Shannon Airport  
M18

To Limerick  
M18

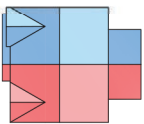
## 60km radius & beyond

- Foynes 47km
- Nenagh 50km
- Gort 51km
- Lahinch 53km
- Spanish Point 60km
- Galway City 60km
- Doolin 62km
- Doonbeg 65km
- Kilkee 79km
- Cork 114km
- Kilkenny 147km
- Dublin 216km

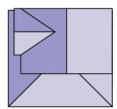




House Type A1



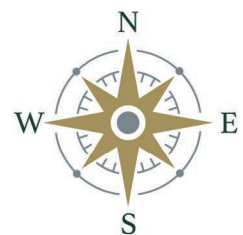
House Type A2



House Type A3

House Type A4

House Type B1





HOUSE TYPE

# B1+B3



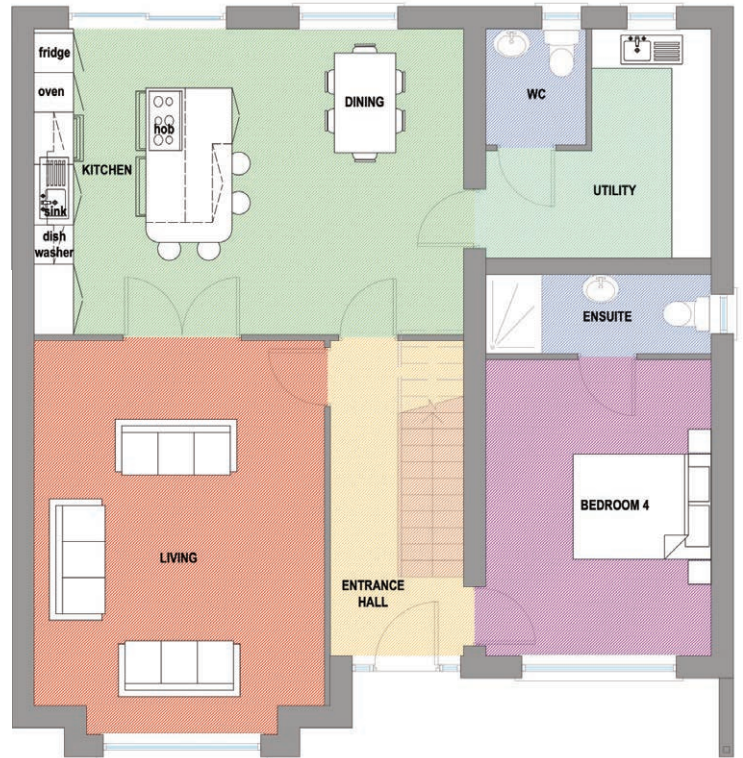
SPEC

4 Bed Detached

4 Bathrooms (2 Ensuite)

165.8 m<sup>2</sup>

B1 GROUND FLOOR PLAN



B1 FIRST FLOOR PLAN



HOUSE TYPE  
**C3+C4**



SPEC

4 Bed Semi Detached

4 Bathrooms

165 m<sup>2</sup>

with Double Height Bay

Window to Front, over 3 floors

GROUND FLOOR PLAN



FIRST FLOOR PLAN



HOUSE TYPE

A3



SPEC

3 Bed Semi Detached

3 Bathrooms

143.1 m<sup>2</sup>

Large Ground Floor sitting room

A3 GROUND FLOOR PLAN



A3 FIRST FLOOR PLAN





HOUSE TYPE

A4

A4 GROUND FLOOR PLAN



SPEC

3 Bed Semi Detached

3 Bathrooms

135 m<sup>2</sup>

A4 FIRST FLOOR PLAN





HOUSE TYPE

E1+E2

GROUND FLOOR PLAN



SPEC

3 Bed Semi Detached

3 Bathrooms

130.6 m<sup>2</sup>

FIRST FLOOR PLAN





HOUSE TYPE

E3+E4

GROUND FLOOR PLAN



SPEC

3 Bed Semi Detached

3 Bathrooms

143.1 m<sup>2</sup>



## Kitchens & Utility Rooms

- Superb contemporary kitchens
- Ceramic sink & brass taps with brass handles on all kitchen units
- Generous utility with lots of counter space and storage room, ample space for washing machine and dryer

## Bathrooms & Ensuites

- High quality porcelain tiling to floors and wet walls in bathrooms and ensuites
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen
- Heated towel rails to all bathrooms and ensuites

## Interior Finishes

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery, with under stairs storage

## Media & Communications

- Wired for high speed broadband (Cat 6)
- TV connection point in all living room
- USB charging point in main living room, kitchen and master bedroom
- Main infrastructure installed to accommodate SIRO

## Electrical

- Generous lighting and power points

## Heating

- High efficiency air-to-water heating system with thermostatic zoned heating controls
- Pressurised hot & cold water.
- Underfloor heating to ground-floor & radiators to first floor

## Energy Efficiency

- A2 BER energy rating
- Highly insulated air-tight design
- Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation
- Excellent levels of roof, wall and floor insulation
- A-Rated air-to-water heat pump unit and zoned heating controls
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

## External Features

- UPVC high performance double glazed windows with low U-value (1.2W/M2K) for energy efficiency
- Engineered timber front door with multi locking system
- Large glazed patio doors to private rear gardens
- Side passage gate which leads to back garden patios
- Seeded lawns, paved driveways to the front

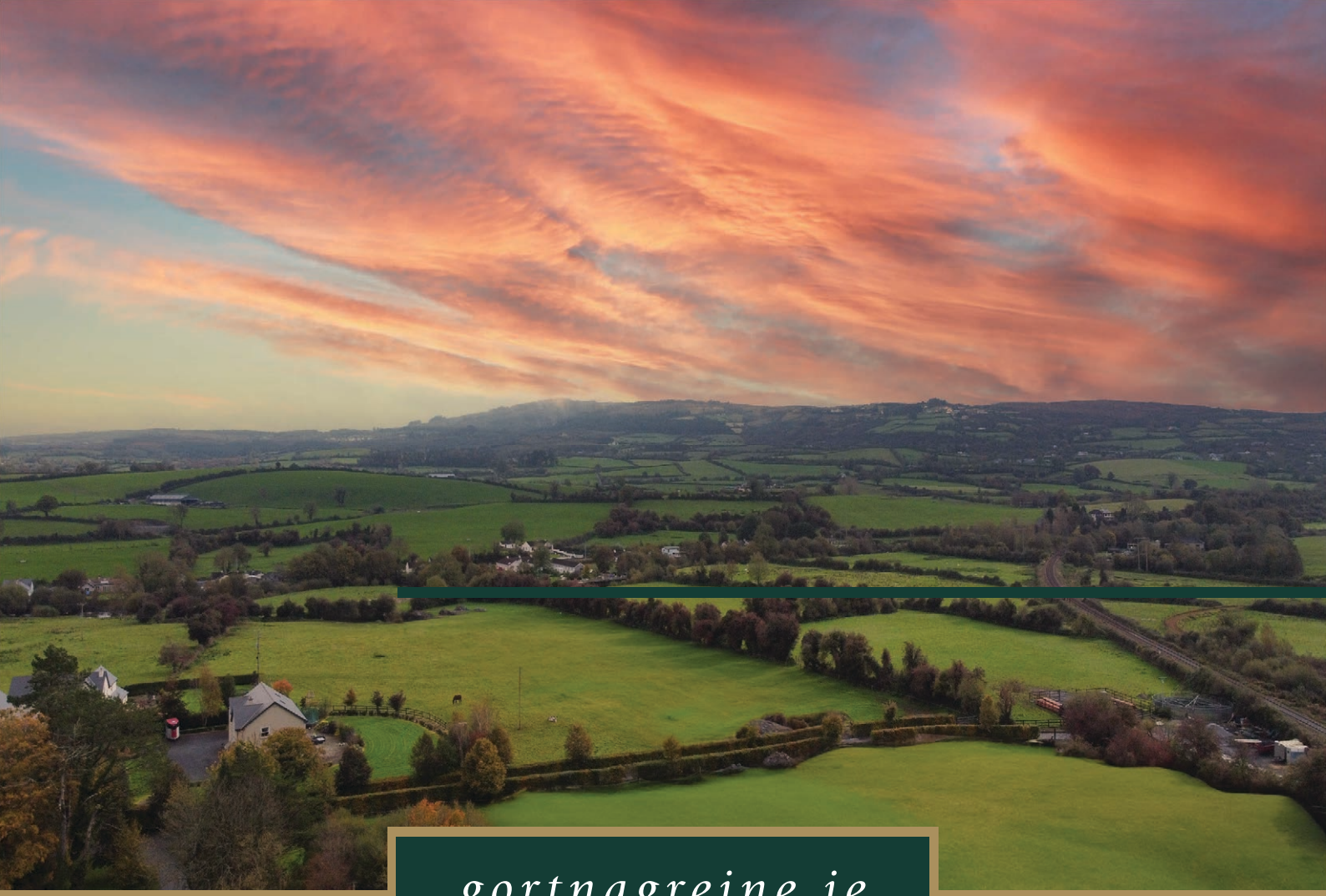
## Security & Safety

- Co2 and Smoke detectors fitted throughout (mains powered with battery backup)
- Hard wired for future intruder alarm system
- Multi-locking system to all windows and doors
- Safe restrictors provided on upper floor windows

## Warranty

- 10yr Structural/Latent Defects Insurance





*gortnagreine.ie*



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Contact Us

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**LPN CONSTRUCTION**  
Building and Civil Engineering

