



THE AVENUE
CAPPAMORE MANOR
LIMERICK, IRELAND

WELCOME TO THE AVENUE CAPPAMORE MANOR

Set against the picturesque backdrop of *East Limerick*, *The Avenue* offers the *perfect balance* between country living and modern convenience. Just 20 minutes from Limerick City, Cappamore is *ideally* located for commuters while retaining the warmth, charm, and community spirit of a rural village.

This *exclusive* new development features *22 contemporary family homes*, thoughtfully designed with energy efficiency, comfort, and modern style in mind. Whether you're a first-time buyer or looking to settle your family in a thriving village, *the Avenue delivers a home that truly fits your lifestyle.*

PERFECT PLACE

for modern living

Cappamore offers the ideal setting for those who value both convenience and tranquility. Just a short 20-minute drive from Limerick City, residents enjoy easy access to urban life while coming home to peaceful countryside surroundings.



THE BUILDING

modern comfort

Reliable bus links connect Cappamore to nearby towns and the city, making commuting simple. Local shops, cafés, and essential services ensure everyday comfort, while friendly neighbours and familiar faces create a true sense of belonging.

THE DESIGN

timeless architecture

Each home at The Avenue has been designed with modern family living in mind — spacious layouts, bright interiors, and quality finishes that blend comfort with style. Every detail reflects thoughtful craftsmanship and a vision for long-lasting value.



LIFE IN CAPPAMORE

Where Community Meets Countryside



CAPPAMORE COMMUNITY

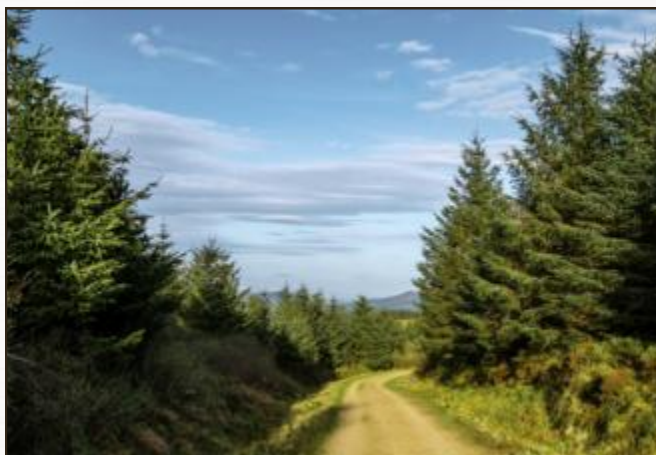
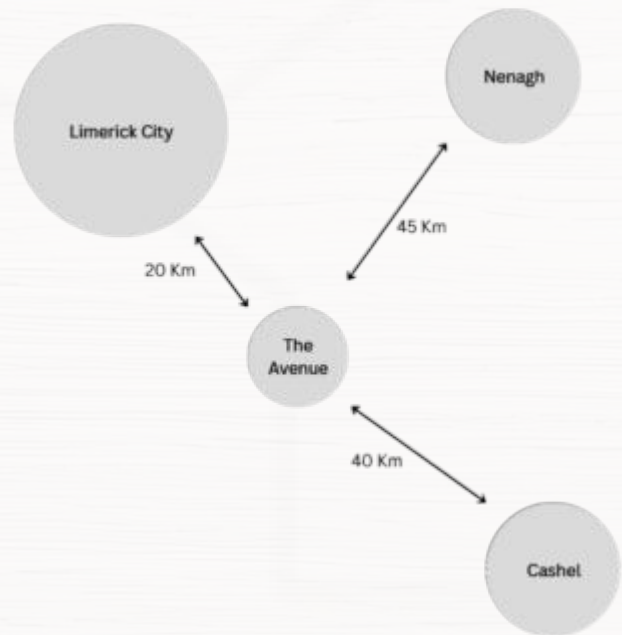
Village Life

Cappamore is more than just a place to live — it's a close-knit community built on tradition, togetherness, and pride. With friendly neighbours, local cafés, and family-run shops, it's a village where everyone knows your name and newcomers are warmly welcomed.

LOCAL CONNECTIONS

Education & Everyday Comfort

Families benefit from an excellent primary school within walking distance, reliable transport links to Limerick City, and essential services just minutes away. From school runs to coffee breaks, everything you need is right at your doorstep.



OUTDOOR LIVING

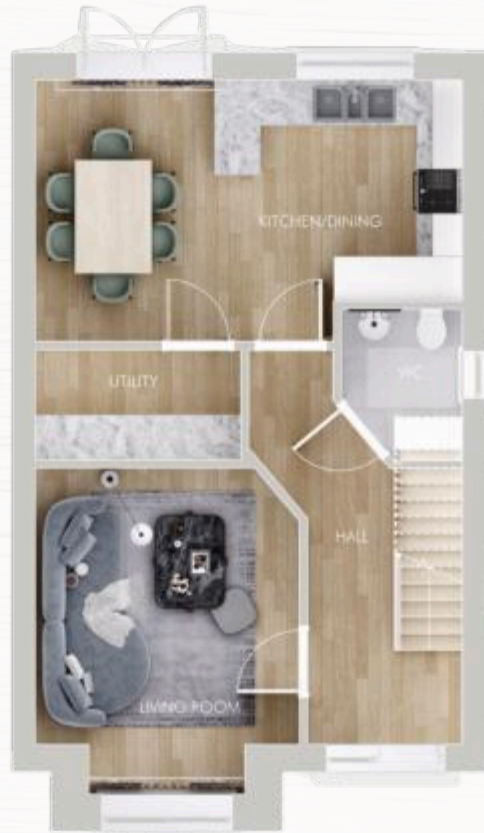
Nature at Your Doorstep

Nestled at the gateway to the Slieve Felim Mountains, Cappamore invites you to explore the outdoors — from scenic walking trails and cycling routes to nearby parks and playgrounds. Here, every weekend can be an adventure surrounded by nature.

HOUSE TYPE A

1,151 square feet
3 Bed Semi Detached

Ground Floor



First Floor



HOUSE TYPE B1

1,581 square feet
4 Bed Semi Detached

Ground Floor



First Floor



HOUSE TYPE B2

1,158 square feet
4 Bed Semi Detached

Ground Floor



First Floor



HOUSE TYPE C

1,129 square feet
3 Bed Semi Detached

Ground Floor



First Floor



HOUSE TYPE D1

1,065 square feet
2 Bed Terrace

Ground Floor



First Floor



HOUSE TYPE D2

1,162 square feet
2 Bed Terrace

Ground Floor



First Floor



ELEVATED EVERYDAY LIVING

MODERN DESIGN THAT FEELS LIKE HOME

Set in the heart of Cappamore, County Limerick, *The Avenue* is an **exciting new development of 22 beautifully crafted homes designed with comfort, efficiency, and community in mind.**

Combining the charm of village living with the very best in modern building standards, *The Avenue* offers a mix of **spacious A-rated, two storey, two, three, and four bedroom homes.** Each thoughtfully created to meet the needs of today's homeowners.

Every residence is **ready to move** into and comes complete with:

- A fully fitted kitchen
- Quality flooring and carpets throughout
- Solar panels and underfloor heating
- A highly efficient air-to-water heating system

Built with **sustainability** at its core, these energy-efficient homes ensure **low running costs** without compromising on style or comfort. Each home reflects a **perfect** balance of modern design, functionality, and timeless appeal – offering the **ideal** foundation for family life.

The Avenue – contemporary homes in a welcoming village community.

A COMMUNITY DESIGNED FOR
CONNECTION, SUSTAINABILITY,
AND EVERYDAY LIVING.



THE AVENUE
CAPPAMORE

Beautifully located in the thriving village of Cappamore, The Avenue brings together the best of both worlds, the tranquility of the countryside and the convenience of modern living.

Each A-rated home has been thoughtfully designed with a focus on energy efficiency, comfort, and contemporary finishes. Open-plan layouts, bright interiors, and sustainable features like solar panels and air-to-water heating systems make these homes perfect for the way people live today.

Whether you're a first-time buyer, a growing family, or someone seeking the charm of village life, The Avenue offers a sense of belonging, a place to plant roots, build memories, and enjoy a modern lifestyle surrounded by nature and community.



THE AVENUE CAPPAMORE OFFERS THE
OPPORTUNITY TO JOIN A GROWING
COMMUNITY AND EMBRACE A LIFESTYLE
THAT IS BOTH MODERN AND REWARDING.

THE AVENUE
CAPPAMORE

A-RATED ENERGY EFFICIENCY



HOME BOND SCHEME



Houses are part of the Homebond scheme.



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CAPPAMORE MANOR



DISCOVER YOUR NEW HOME AT CAPPAMORE MANOR
