



elderberry  
Court

elderberry

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**Elderberry Court** presents an exceptional collection of beautifully crafted homes designed for modern family living.

Set within an attractive and thoughtfully planned residential setting, this exclusive development combines contemporary architecture, high-quality finishes and landscaped surroundings to create a place where comfort and style come together effortlessly.

Offering an elegant range of 2 and 3 bedroom homes, each residence at Elderberry Court has been carefully designed to maximise space, light and functionality. The homes feature bright, spacious interiors and well-proportioned living areas, creating a warm and welcoming environment perfectly suited to the needs of contemporary family life.

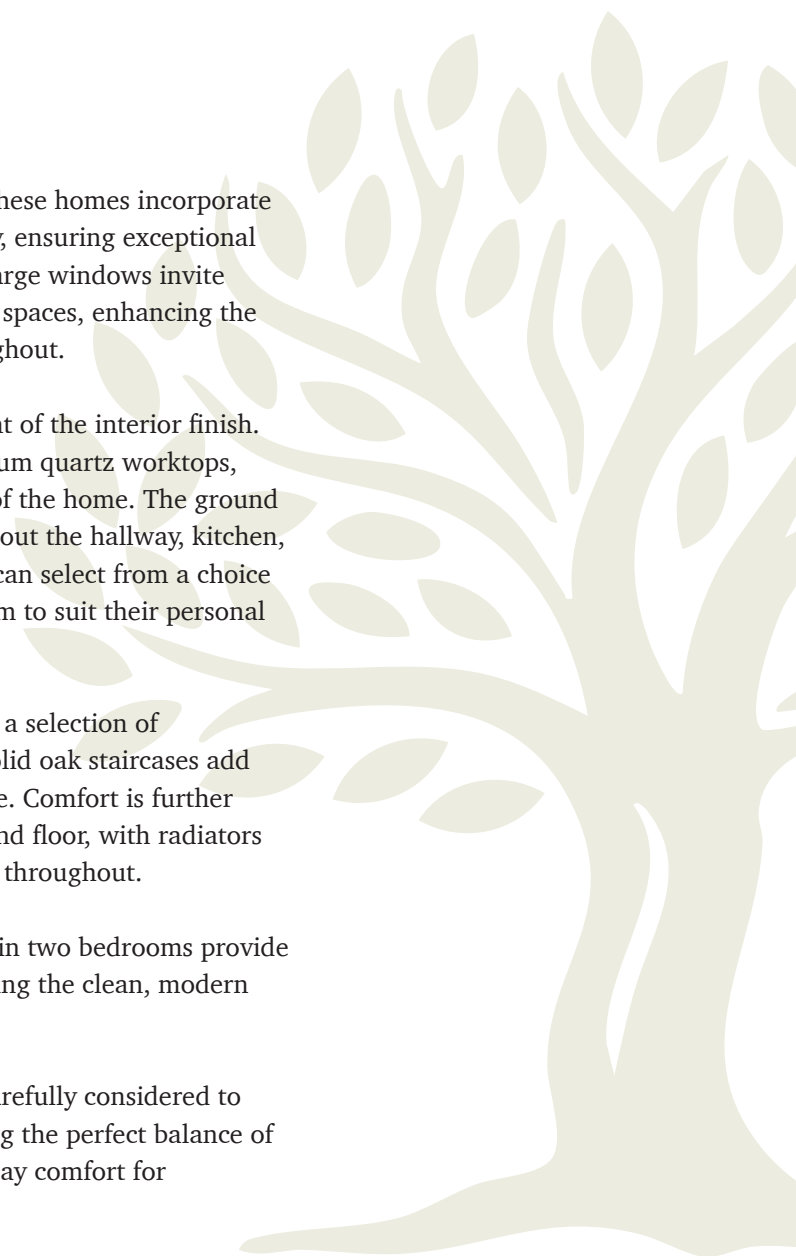
Built to an excellent BER A2 energy rating, these homes incorporate advanced air-to-water heat pump technology, ensuring exceptional energy efficiency and year-round comfort. Large windows invite an abundance of natural light into the living spaces, enhancing the sense of openness and modern design throughout.

Attention to detail is evident in every element of the interior finish. Stylish kitchens are complemented by premium quartz worktops, creating a sophisticated and practical heart of the home. The ground floor is finished with premium tiling throughout the hallway, kitchen, utility and dining areas, while homeowners can select from a choice of laminate wood flooring for the sitting room to suit their personal style.

Bathrooms and en-suites are fully tiled, with a selection of contemporary tile options available, while solid oak staircases add an elegant and timeless feature to each home. Comfort is further enhanced by underfloor heating on the ground floor, with radiators provided upstairs to ensure efficient warmth throughout.

Practical touches such as built-in wardrobes in two bedrooms provide convenient storage solutions while maintaining the clean, modern aesthetic of the homes.

At Elderberry Court, every detail has been carefully considered to deliver homes of outstanding quality. Offering the perfect balance of modern design, energy efficiency and everyday comfort for families to enjoy for years to come.



# Sixmilebridge



Set in the heart of County Clare, Sixmilebridge offers the charm of village life with exceptional convenience.

Ideally located just 15 minutes from Limerick City, 10 minutes from Shannon and 20 minutes from Ennis, the village enjoys superb connectivity while maintaining a peaceful and welcoming community atmosphere.



# Sixmilebridge



The popular seaside town of Lahinch and the stunning Atlantic coastline are only 40 minutes away, offering the perfect escape for outdoor enthusiasts.

Situated just off the M18 motorway, Sixmilebridge provides easy access to Galway and the wider national road network. The village also benefits from its own railway station on the Limerick / Galway line, while Shannon International Airport is only a short drive away.

A thriving local community offers excellent amenities including a modern primary school, sporting clubs such as Sixmilebridge GAA and Bridge United AFC, along with local shops, a library and credit union. Nearby Bunratty Village, just five minutes away, provides renowned restaurants, traditional pubs and the historic Bunratty Castle & Folk Park.

Combining rural charm with outstanding connectivity, Sixmilebridge offers an exceptional place to call home.

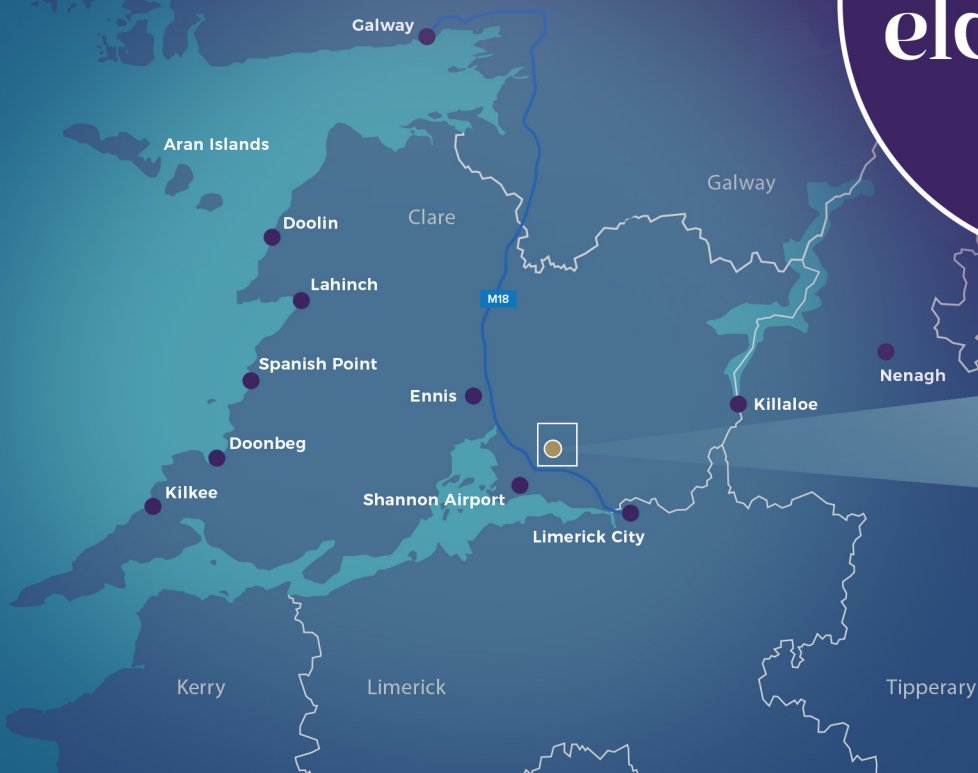




# Location & House Types



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# House Types

## House Type 1

### 3 Bed Semi-Detached


with Stone Facade 110.8m<sup>2</sup>

-  **Type B** - Unit #8
- Type C** - Units #1, 9, 17
- Type C1** - Units #16, 25, 35, 79

## House Type 2

### 3 Bed Semi-Detached

110.7/109.3m<sup>2</sup>

-  **Type B** - Unit #6
- Type C** - Units #2, 10, 18
- Type C1** - Units #15, 24, 34, 78

## House Type 3

### 3 Bed Terrace


110.7m<sup>2</sup>

-  **Type B** - Unit #7

## House Type 4

### 3 Bed Semi-Detached


103.6 / 103.3 / 104.0m<sup>2</sup>

-  **Type D** - Units #19-20, 63-66, 70-77
- Type E** - Units #50, 52, 57, 59
- Type E1** - Units #36, 38, 47, 49
- Type H** - Units #11, 14, 30, 33, 39, 42
- Type J** - Units #26, 43

## House Type 5

### 3 Bed Terrace


103.3 / 103.6m<sup>2</sup>

-  **Type E** - Units #51, 58
- Type E1** - Units #37, 48
- Type H** - Units #12, 13, 31, 32, 40, 41
- Type J** - Units #27, 44

## House Type 6

### 2 Bed Semi-Detached

82.5m<sup>2</sup>

-  **Type F** - Units #53, 54, 55, 56
- Type G** - Units #3, 5, 21, 23, 60, 62, 67, 69

## House Type 7

### 2 Bed Terrace

82.1m<sup>2</sup>

-  **Type G** - Units #4, 22, 61, 68

## House Type 8

### 2 Bed Ground Floor Duplex

87.6m<sup>2</sup>

-  **Type J** - Units #29, 46

## House Type 9

### 1 Bed First Floor Duplex

57.2m<sup>2</sup> + 5.2m<sup>2</sup> Terrace

-  **Type J** - Units #28, 45

# House Types



**Legend**









- House Type 1
- House Type 2
- House Type 3
- House Type 4
- House Type 5
- House Type 6
- House Type 7
- House Type 8
- House Type 9



# Phases



## Legend

-  Phase 1 - Units 1 - 8
-  Phase 2 - Units 70 - 79
-  Phase 3 - Units 9 - 16
-  Phase 4 - Units 60 - 69
-  Phase 5 - Units 17 - 25
-  Phase 6 - Units 50 - 59
-  Phase 7 - Units 26 - 35
-  Phase 8 - Units 36 - 49



# House Type

# B



Unit Type 2

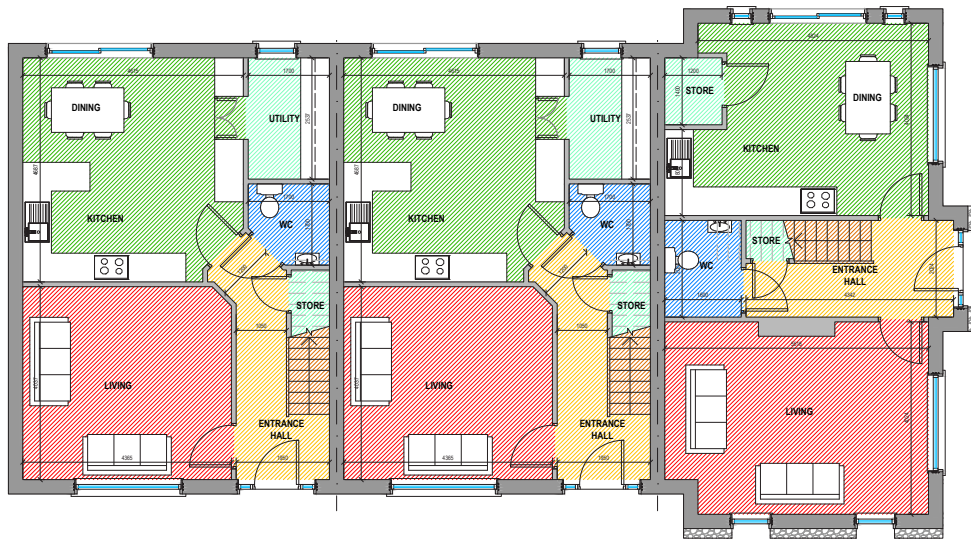
Unit Type 3

Unit Type 1

Ground Floor = 56.6m<sup>2</sup>

Ground Floor = 56.6m<sup>2</sup>

Ground Floor = 56.6m<sup>2</sup>



Total Area = 110.7m<sup>2</sup>

Total Area = 110.7m<sup>2</sup>

Total Area = 110.8m<sup>2</sup>

Ground Floor

Unit Type 2

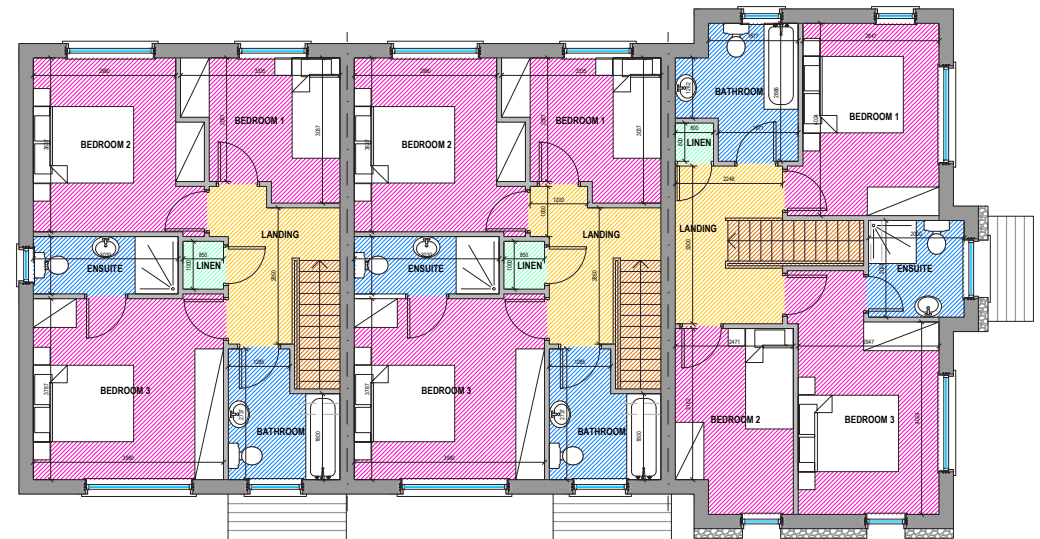
Unit Type 3

Unit Type 1

First Floor = 54.1m<sup>2</sup>

First Floor = 54.1m<sup>2</sup>

First Floor = 54.1m<sup>2</sup>



First Floor

# House Type

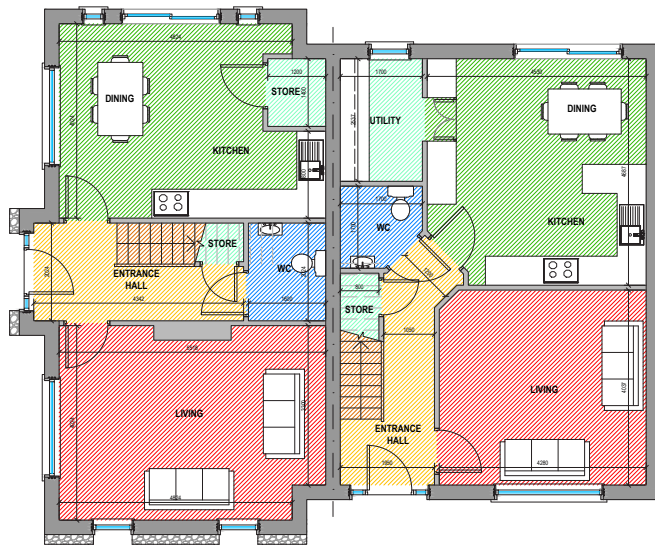


Unit Type 1

Unit Type 2

Ground Floor = 56.7m<sup>2</sup>

Ground Floor = 55.9m<sup>2</sup>



Total Area = 110.8m<sup>2</sup>

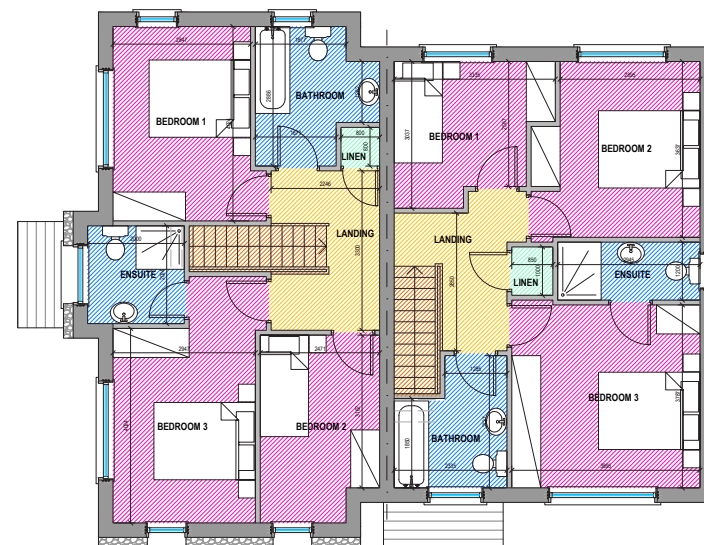
Total Area = 109.3m<sup>2</sup>

Unit Type 1

Unit Type 2

First Floor = 54.1m<sup>2</sup>

First Floor = 53.4m<sup>2</sup>



Ground Floor

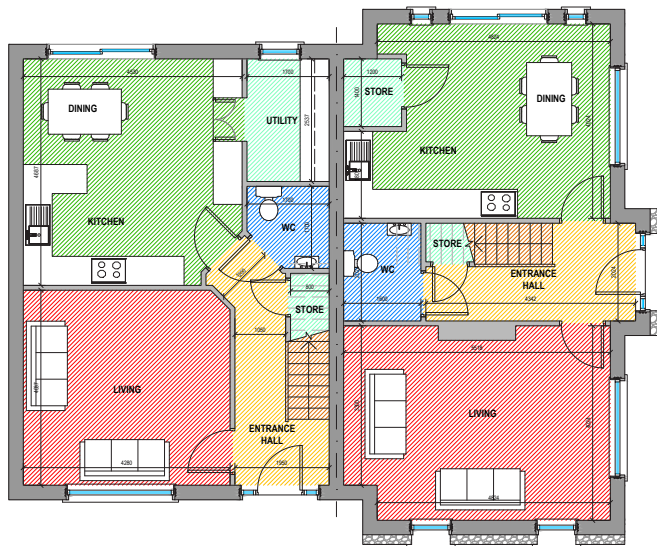
First Floor

# House Type

C1

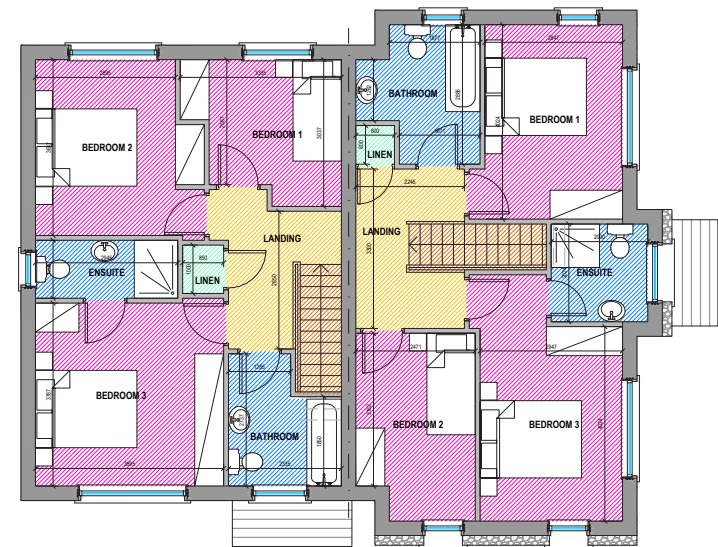


Unit Type 2	Unit Type 1
Ground Floor = 55.9m <sup>2</sup>	Ground Floor = 56.7m <sup>2</sup>



Total Area = 109.3m <sup>2</sup>	Total Area = 110.8m <sup>2</sup>
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Unit Type 2	Unit Type 1
First Floor = 53.4m <sup>2</sup>	First Floor = 54.1m <sup>2</sup>



Ground Floor

First Floor

# House Type

D

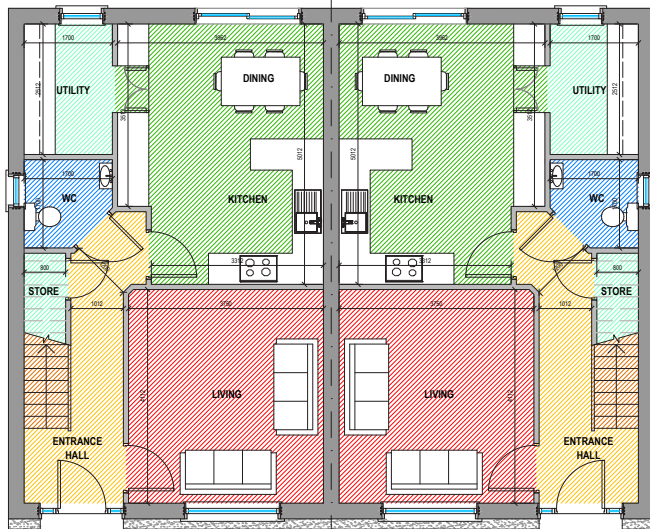


Unit Type 4

Unit Type 4

Ground Floor = 53.1m<sup>2</sup>

Ground Floor = 53.1m<sup>2</sup>



Total Area = 103.6m<sup>2</sup>

Total Area = 103.6m<sup>2</sup>

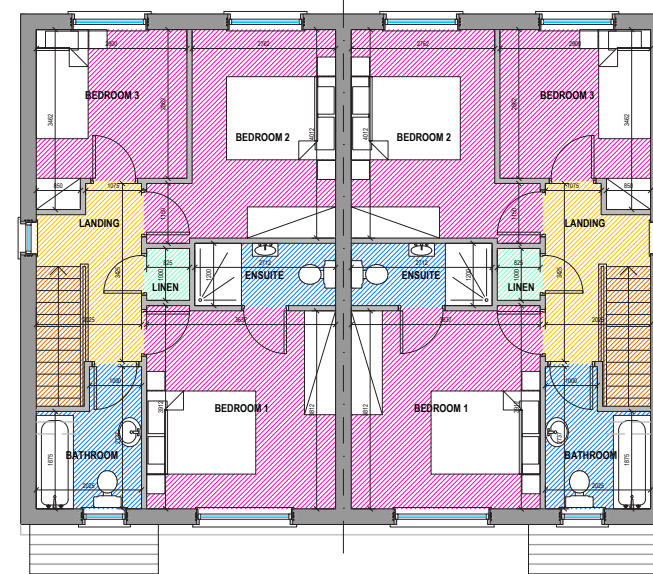
Ground Floor

Unit Type 4

Unit Type 4

First Floor = 50.5m<sup>2</sup>

First Floor = 50.5m<sup>2</sup>



First Floor

# House Type

E



Unit Type 4

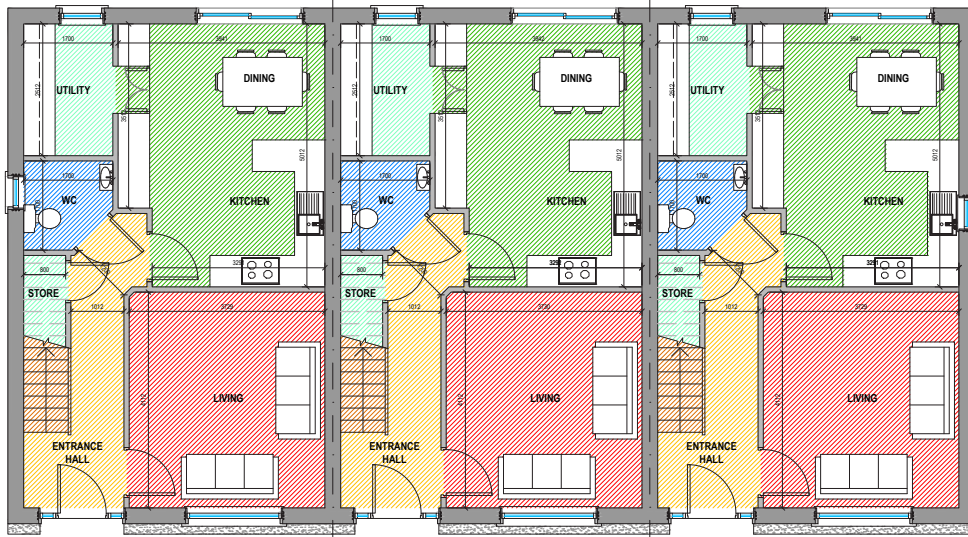
Unit Type 5

Unit Type 4

Ground Floor = 53.0m<sup>2</sup>

Ground Floor = 53.0m<sup>2</sup>

Ground Floor = 53.0m<sup>2</sup>



Total Area = 103.3m<sup>2</sup>

Total Area = 103.3m<sup>2</sup>

Total Area = 103.3m<sup>2</sup>

Ground Floor

Unit Type 4

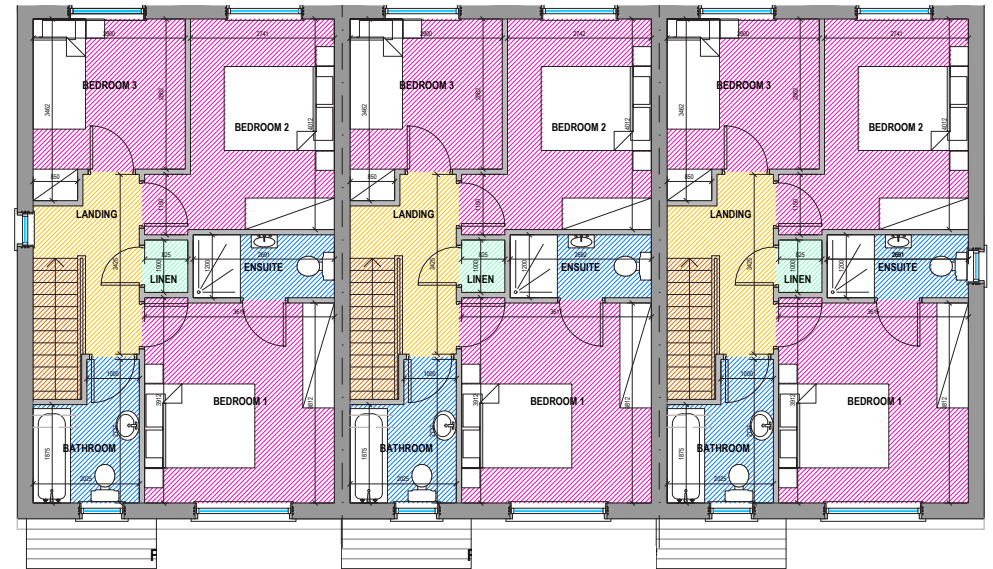
Unit Type 5

Unit Type 4

First Floor = 50.3m<sup>2</sup>

First Floor = 50.3m<sup>2</sup>

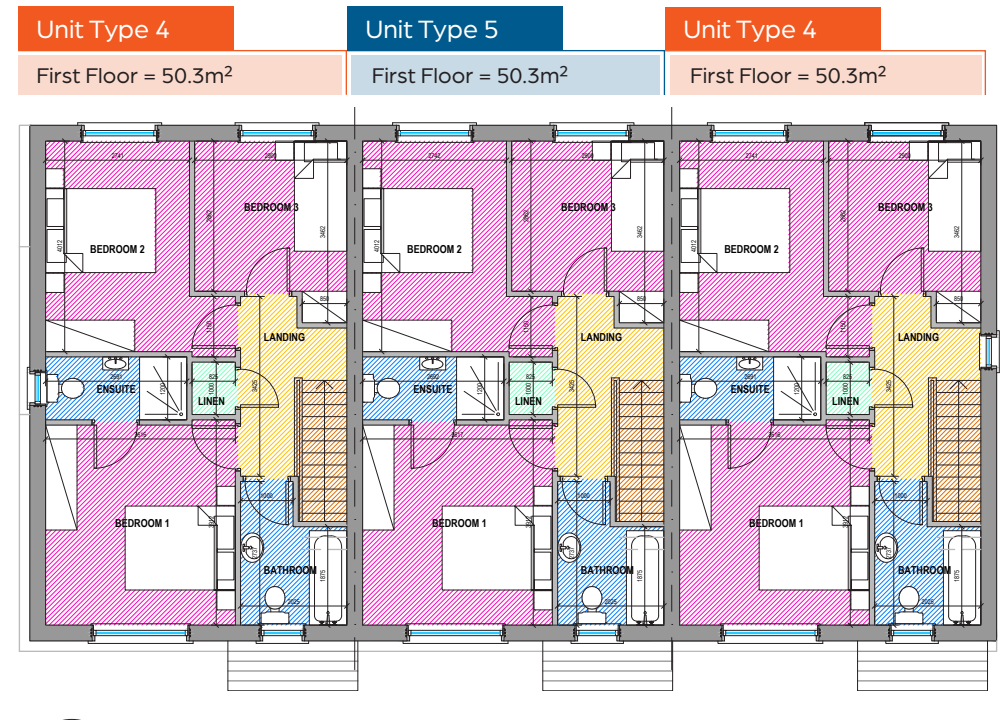
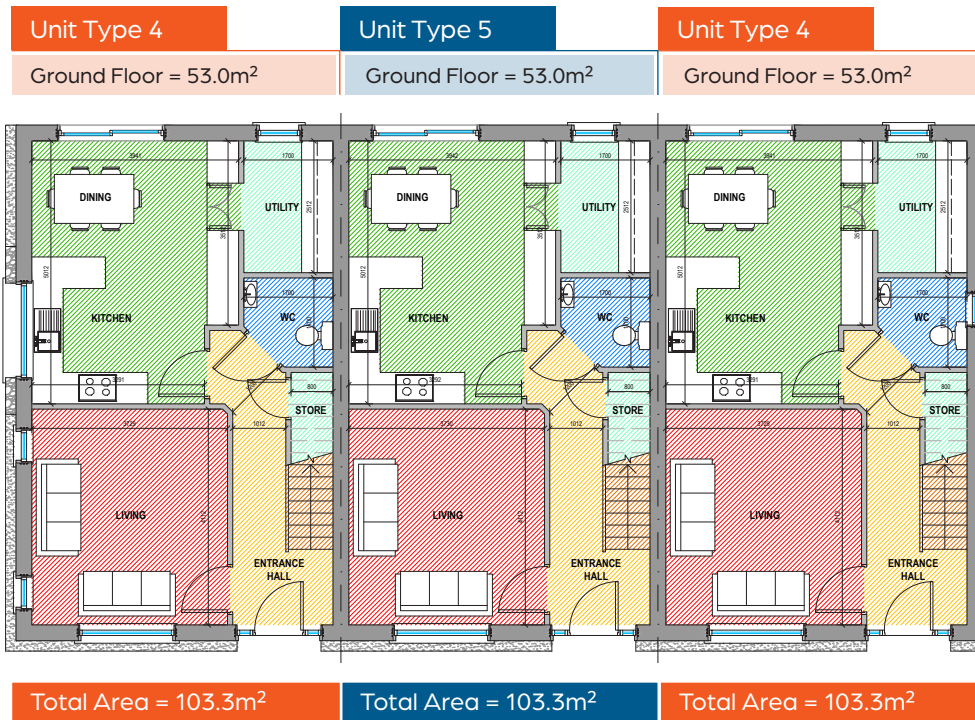
First Floor = 50.3m<sup>2</sup>



First Floor

# House Type

E1



Ground Floor

First Floor

# House Type

# F

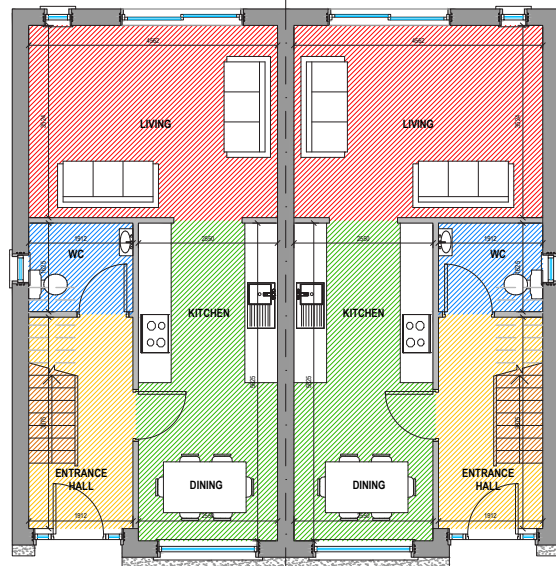


Unit Type 6

Ground Floor = 42.7m<sup>2</sup>

Unit Type 6

Ground Floor = 42.7m<sup>2</sup>



Total Area = 82.5m<sup>2</sup>

Total Area = 82.5m<sup>2</sup>

Unit Type 6

First Floor = 39.8m<sup>2</sup>

Unit Type 6

First Floor = 39.8m<sup>2</sup>

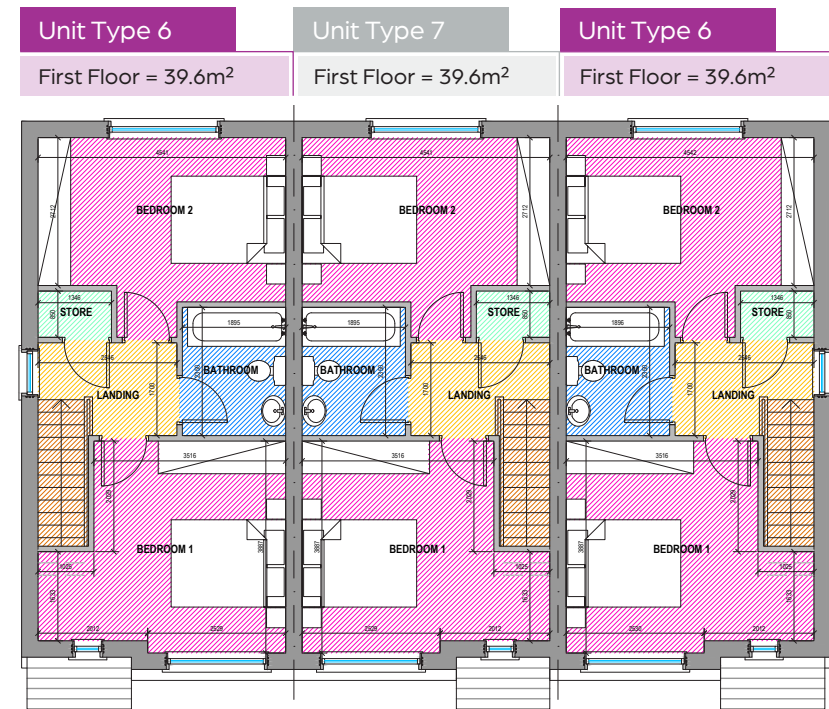
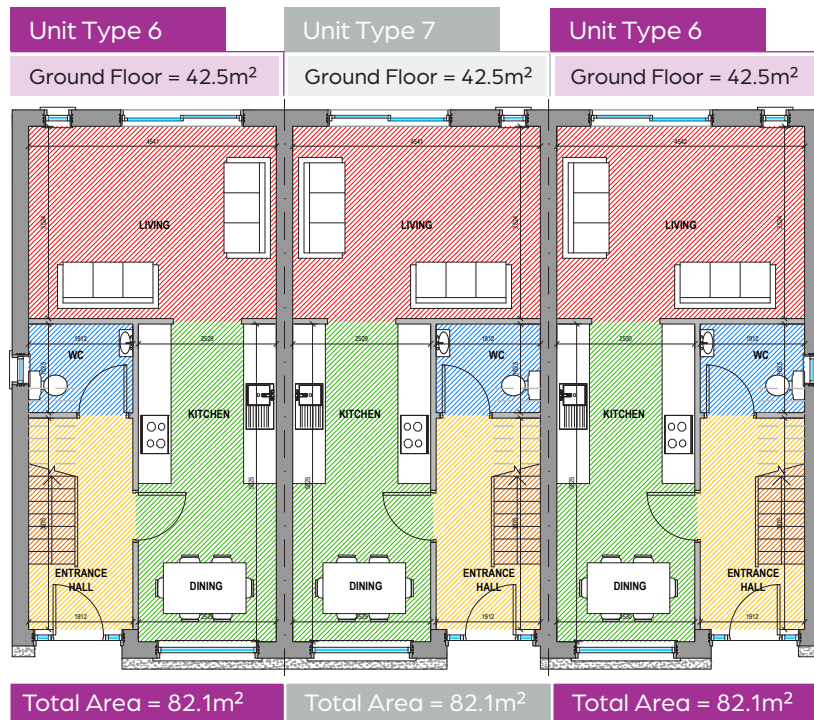


Ground Floor

First Floor

# House Type

G

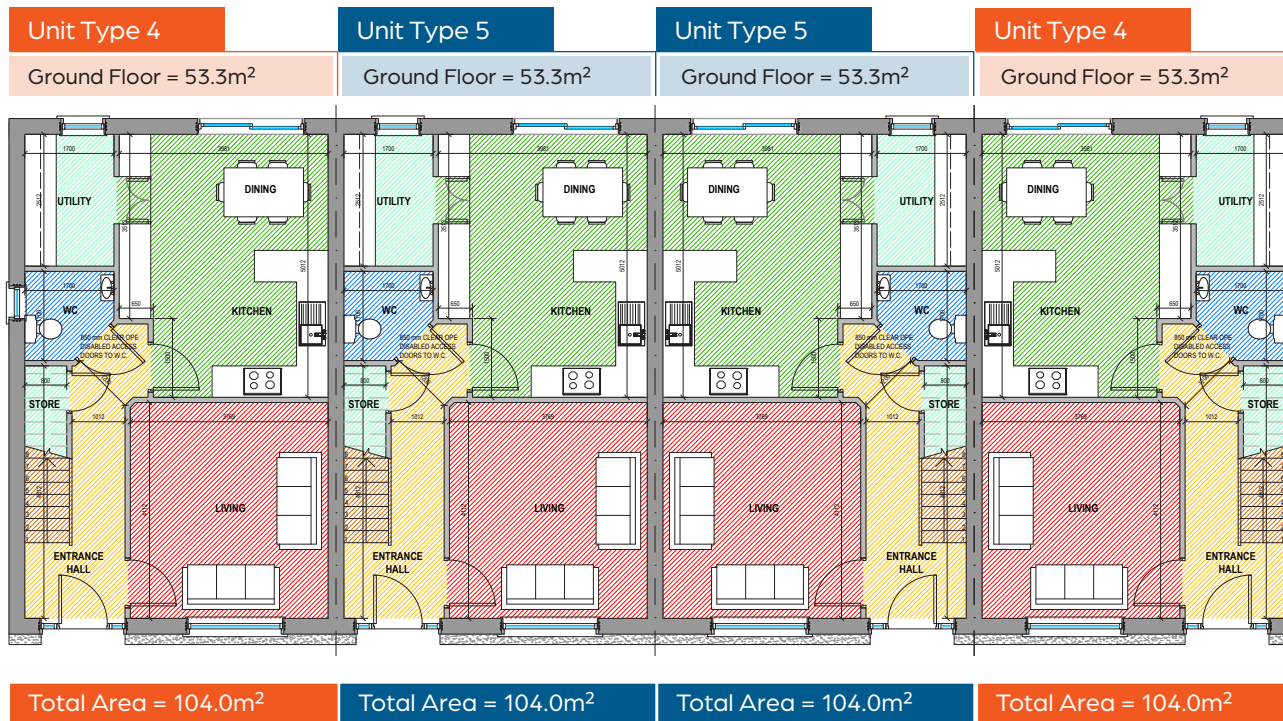


Ground Floor

First Floor

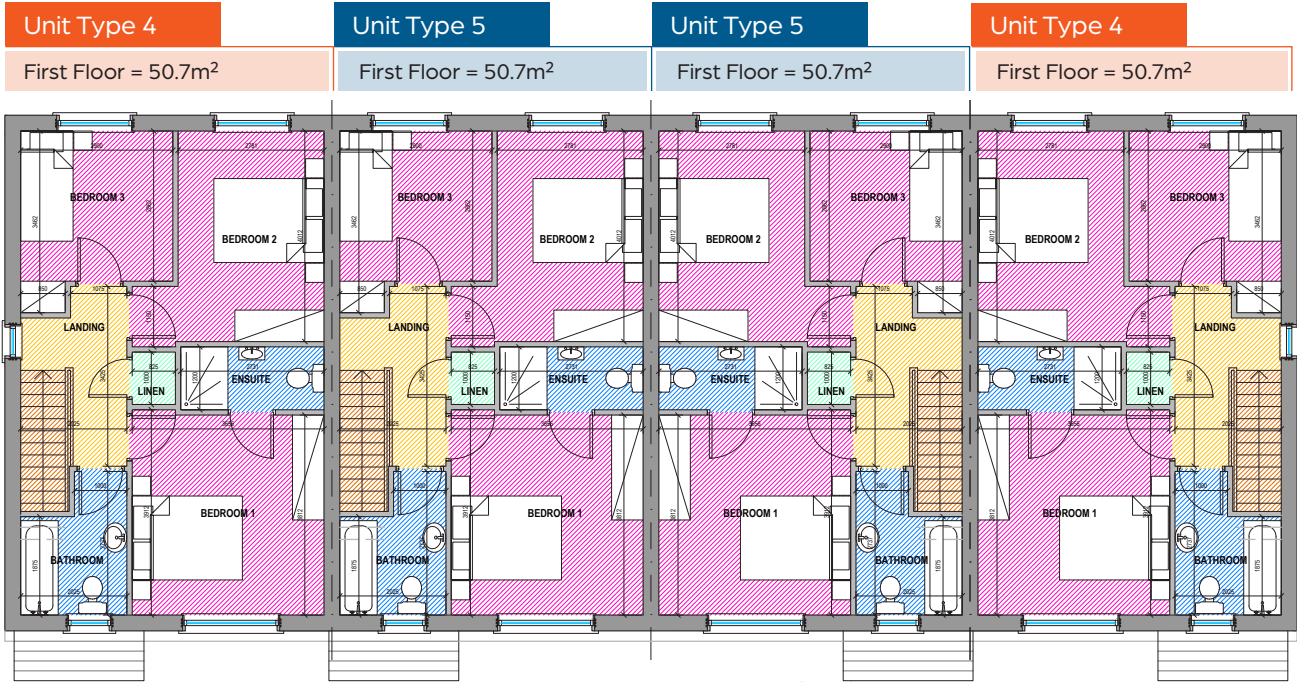
# House Type

H



Ground Floor

# House Type



# House Type



Unit Type 8

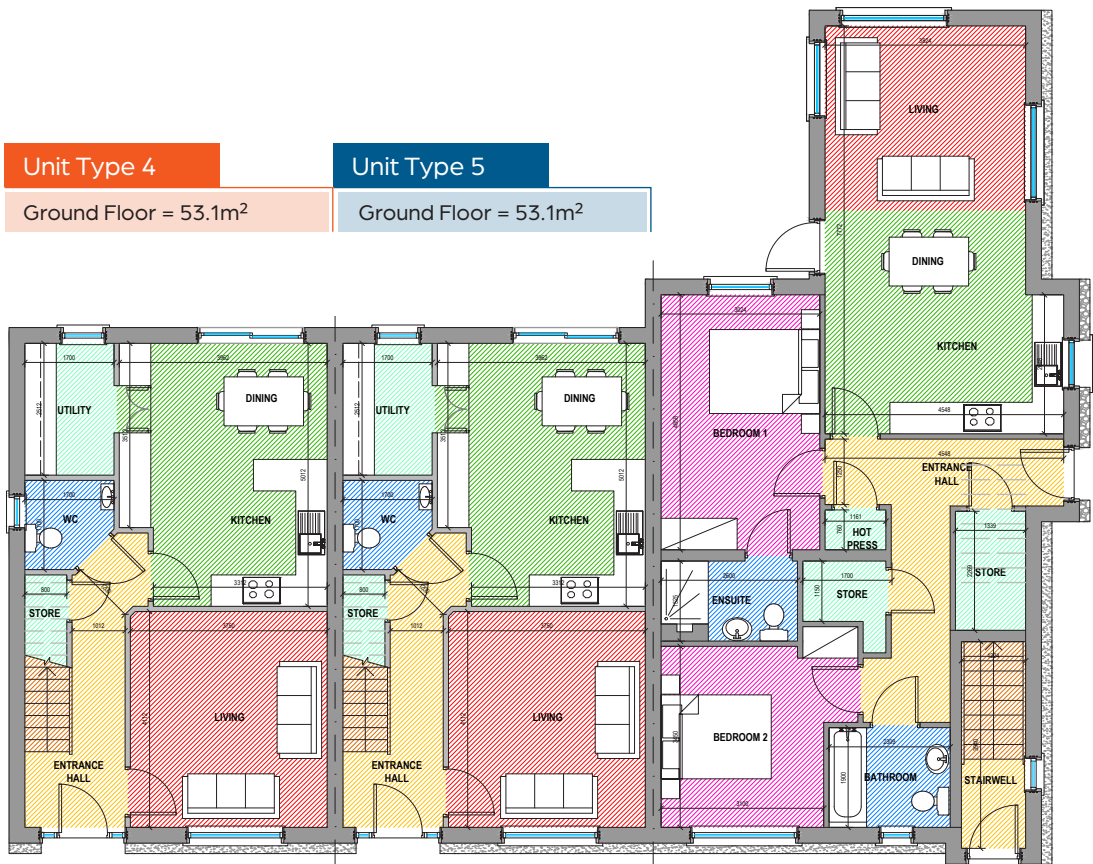
Ground Floor Apartment = 87.6m<sup>2</sup>

Unit Type 4

Ground Floor = 53.1m<sup>2</sup>

Unit Type 5

Ground Floor = 53.1m<sup>2</sup>



Total Area = 103.6m<sup>2</sup>

Total Area = 103.6m<sup>2</sup>

Total Area = 87.6m<sup>2</sup>

# House Type

# J

## Unit Type 9

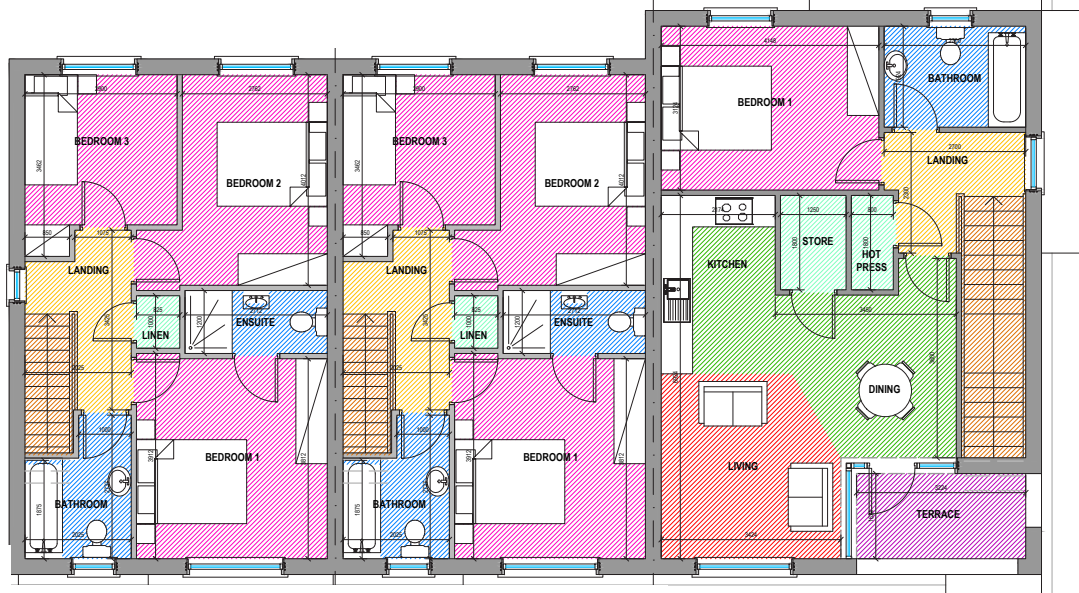
First Floor Apartment = 57.2m<sup>2</sup>  
+ 5.2m<sup>2</sup> Terrace

## Unit Type 4

First Floor = 50.5m<sup>2</sup>

## Unit Type 5

First Floor = 50.5m<sup>2</sup>



Total Area = 103.6m<sup>2</sup>

Total Area = 103.6m<sup>2</sup>

Total Area = 62.4m<sup>2</sup>



First Floor

FÁILTE GO DTÍ  
AN CHREATALACH  
WELCOME TO  
CRATLOE  
FOREST RECREATION AREA





Kitchens

# Kitchen Options

**Attention to detail** is evident in every element of the interior finish. Stylish kitchens are complemented by premium quartz worktops, creating a sophisticated and practical heart of the home.



# Kitchen Layout



- a. Fridge
- b. Extractor
- c. Bins
- d. Dishwasher



# Kitchen Layout



- a. Dishwasher
- b. Extractor
- c. Fridge
- d. Larder





# Flooring & Tiles

# Flooring Options



## Upstairs Flooring

(Beds & Landing)

12mm Beige eir AC5



## Main Floor Tile

(Hallway, Kitchen, Dining, Utility)

Eternal Pearl 120x60



## Sitting Room option 1

Venice Oak 12mm



## Sitting Room option 2

Westminster Oak 12mm



## Sitting Room option 3

Viking Oak 12mm





# Bathrooms

# Bathroom Options



## Bathroom Tile Option 1

Fior Di Bosco Perla Polished  
Wall

Fior Di Bosco Perla Polished  
Floor 60x60



## Bathroom Tile Option 2

Eternal Pearl 90x30 wall  
Eternal Pearl 60x60 floor



## Bathroom Tile Option 3

Capri Mate 120x60 wall & floor

# House Specification

BER A2



## Mark O'Loughlin Construction Ltd Building Contractors

MOLC has established itself as one of the region's most trusted and respected builders. Based in County Clare, the company is recognised for professionalism, quality workmanship, and exceptional attention to detail.










From initial design through to completion, MOLC delivers exceptional homes that combine modern construction techniques with traditional values of craftsmanship and reliability.

## The Development

**Shannon Road, Sixmilebridge** is a thoughtfully designed development of contemporary homes, created by architect **Arnold Leahy**. Arranged in short cul-de-sacs with landscaped open spaces, the development includes a mix of **2- and 3-bedroom semi-detached and terraced homes**.

The architecture complements the character of Sixmilebridge, while embracing a clean, modern style.

## House Types

-  **Type 1** - 3 bed semi-detached with stone facade (110.8m<sup>2</sup>) 8 units
-  **Type 2** - 3 bed semi-detached (110.7/109.3m<sup>2</sup>) 8 units
-  **Type 3** - 3 bed terrace (110.7m<sup>2</sup>) 1 units
-  **Type 4** - 3 bed semi-detached (103.6m<sup>2</sup>/103.3/104m<sup>2</sup>) 30 units
-  **Type 5** - 3 bed terrace (103.3/103.6m<sup>2</sup>) 12 units
-  **Type 6** - 2 bed semi-detached (82.5m<sup>2</sup>) 12 units
-  **Type 7** - 2 bed terrace (82.1m<sup>2</sup>) 4 units
-  **Type 8** - 2 bed ground floor duplex (82.1m<sup>2</sup>) 2 units
-  **Type 9** - 1 bed first floor duplex (57.2m<sup>2</sup> + 5.2m<sup>2</sup> terrace) 2 units

## General Construction Standards

All works comply fully with Building Regulations and relevant codes of practice active at the time of planning approval.

## General Design Guidelines

A consistent architectural style and construction standard is maintained throughout, in accordance with all local authority conditions.

## House Construction

### Structure (ICF System – Altherm):

- 75mm external insulation
- 150mm concrete core
- 75mm internal insulation

### Foundations

- Traditional structured raft

### Roofing:

- Slate finish (colour subject to approval) on prefabricated timber trusses

### External & Internal Walls

- ICF: 70mm external insulation, 150mm core, 70mm internal insulation

### Ground Floor

- 150mm finished concrete slab

### Roof Construction

- 150x44mm softwood wall plates, strapped at 1200mm
- Softwood roof trusses to BS 4978:1988 & IS 193:1896
- 600mm spacing

### Fascia / Soffit / Bargeboards

- uPVC (colour approved by local authority)

### Doors & Windows

- External Doors: uPVC, 3-point locking
- Internal Doors: Shaker style
- Windows: uPVC with restrictors on first-floor bedrooms
- All internal doors fitted with thumb-turn locks

### First & Second Floors

- OSB sheeting or similar on Pozi-Joists

### Stairs

- Treads: 32mm
- Risers: 22mm
- Strings: 280x50mm softwood
- Handrails: 25x25mm hardwood oak
- Newel posts: 95x95mm softwood

### Attic

- 400mm mineral wool insulation
- No flooring provided

### Skirting & Architrave

- MDF skirting, standard moulding
- MDF architrave, standard moulding

### Timber Partition Walls

- 100x44mm studs with 12.5mm plasterboard, skim finish

## Floors, Walls & Ceilings

### Ground Floor

#### Sitting Room – Laminate:

Aqua King 12mm Range XL Plank – 3 options:

- Westminster Oak
- Venice Oak
- Viking Oak

#### Hall, Kitchen, Dining, Utility:

- Eternal Pearl 120×60 full-body porcelain tile

#### Bathroom Tiling (Fully Tiled):

Full-body porcelain tile options:

- Eternal Pearl 90×30 wall / 60×60 floor
- Capri 120×60 (floor & wall)
- Fior Di Bosco Perla 80×40 wall / 60×60 floor
- All wet areas fully tanked and waterproofed

### First Floor

- Beige Eir 12mm AC5 standard plank

#### External Walls

- Silicone render (colour subject to approval)
- Internal Walls
- Skim plaster throughout
- Painted white

#### Ceilings

- Ground Floor: 15mm plasterboard, skimmed, white
- First Floor: 12mm plasterboard, skimmed, white

#### Painting

- White throughout (standard scheme)

## Heating & Electrical

### Heating Installation

- Panasonic Air-to-Water heat pump
- Underfloor heating downstairs
- Aluminium radiators upstairs
- Separate thermostats per floor
- All pipework insulated and labelled

### Ventilation

- Central Extract Duco System
- Trickle vents in windows

### Electrical Installation

- Fully compliant with ETCI Rules
- Smoke alarms to BS 5446 & BS 5839 standards
- TV points in living room & kitchen/dining
- Ample sockets throughout
- Wired doorbell
- Attic light
- Fibre CAT 5 throughout
- EV charging point provision

## Internal Fit-out

### Kitchen

- Fitted kitchen with quartz countertop

### Quartz Worktops – Supply & Fit (30mm):

- Fiesta
- Dellicatta Carrara
- Treaty White:  
Includes 100mm wrap-around upstand

### Bathroom Fittings

#### Sanitaryware:

- 500mm Hudson white vanity unit with basin & tap (all bathrooms)
- Fully back-to-wall toilet (may vary)
- 1200×900 double shower tray (en-suite)
- 1700mm shower-bath & panels
- Treaty rainfall showers (main & en-suite)

## External Finishes

- Paved driveways with brick dividers
- Concrete footpaths
- Lawns levelled and seeded
- Concrete block dividing walls
- Insulated external bib tap & drainage

### Estate Boundary Treatments

- 1.8m high boundary walls to planning requirements





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