



6 Elsinore, Castletroy, Limerick

V94 T04E



Guide Price

€595,000



GVM announce to the market a truly superb and beautifully presented 4-bedroom detached `trophy` residence situated in this superb, mature, and established location nestling in a quiet cul de sac just off the main Dublin Road. This idyllic home presents a wonderful opportunity to acquire a distinguished property in a beautifully appointed development of all detached homes and just a very short distance to all the wonderful amenities associated with this fantastic location.



The living accommodation is exceptional with elegant and bright sun filled rooms, west facing, and ideal for modern day contemporary living. On the first floor the 4 bedrooms are very well laid out together with a tiled main bathroom.



This home is located in arguably one of Limericks most sought after locations just a short distance from the lush fairways of Castletroy Golf Club and is also within very easy reach of University of Limerick, Plassey Technological Park and the M7 Motorway. Monaleen/Castletroy is strategically positioned in very close proximity to Shopping Centres and Retail Parks, excellent quality Primary and Secondary Schools, Church, chic coffee shops and restaurants, gyms, gastro pubs together with an array of excellent sporting amenities such as Monaleen GAA Club, UL Bohs RFC and Aisling Annacotty FC. The local Recreation Park and Greenway also provide additional recreational outlets that can be enjoyed by local residents.



This is an ideal opportunity for those in search of a "stand out" and executive style home that oozes location location location. Viewing is highly recommended and is strictly by prior appointment.

Rooms:

Porch Tiled flooring 1.88m (6'2") x 1.7m (5'7")

Entrance hallway Bright and inviting with feature staircase. 2.04m (6'8") x 5.08m (16'8")

Large guest bathroom with wc and whb
1.58m (5'2") x 2.74m (9'0")

Lounge Overlooking front garden. Fireplace. (Connemara Marble - painted over). Enlarged double glazed teal window. Arched French Doors leading into Dining room 3.07m (10'1") x 6.07m (19'11")

Dining room with bay window. Overlooking rear garden. 4.02m (13'2") x 5.06m (16'7")

Kitchen Fitted oak kitchen with generous floor and eye level presses. Patio doors. 6m (19'8") x 4m (13'1")





Plumbed utility Tiled flooring.

Condensing gas boiler 2023. 1.09m (3'7") x 3.01m (9'11")

Feature staircase

Main bathroom Fully fitted. bath, separate corner shower, whb & wc. Triton electric shower

3.1m (10'2") x 2.26m (7'5")

Bedroom 1 Large double overlooking the front garden. Shower. 3.02m (9'11") x 4.27m (14'0")

Bedroom 2 Double room overlooking the front garden. Built in wardrobes.

3.66m (12'0") x 3.05m (10'0")

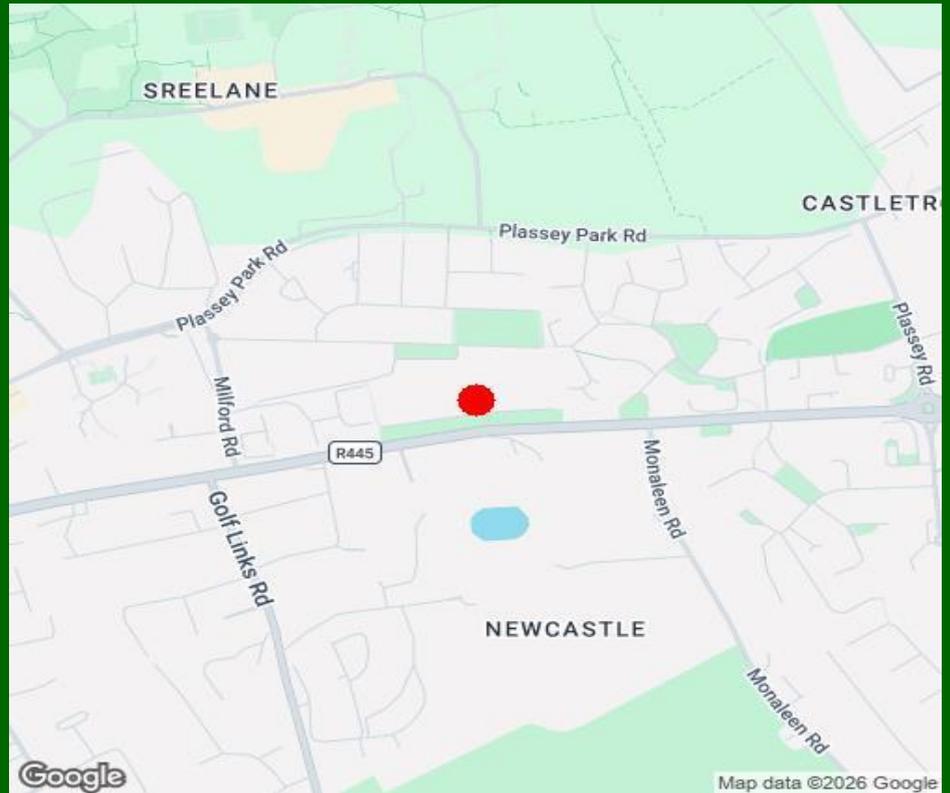
Bedroom 3 Double room overlooking the back garden. Built in wardrobes. 3.76m (12'4") x 3.15m (10'4")

Bedroom 4 Double room overlooking the rear garden 3.04m (10'0") x 4.04m (13'3")



Features:

- Spectacular views of the University of Limerick and Clare Hills from the rear of the property.
- Stira to attic. Double glazed windows throughout.
- Paved rear garden. Pedestrian entrance to both sides of the property
- Constructed to a very high standard in 1969
- Quiet and established cul de sac of all detached houses
- Great local walks and cycle lanes on the nearby Greenway and Recreation Park
- Superb opportunity to create a beautiful family home in premium setting
- Walking distance to Monaleen National School, Castletroy College and UL
- Car Port
- Good off street and on street parking



Property Directions:

Enter Eircode V94 T04E in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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