

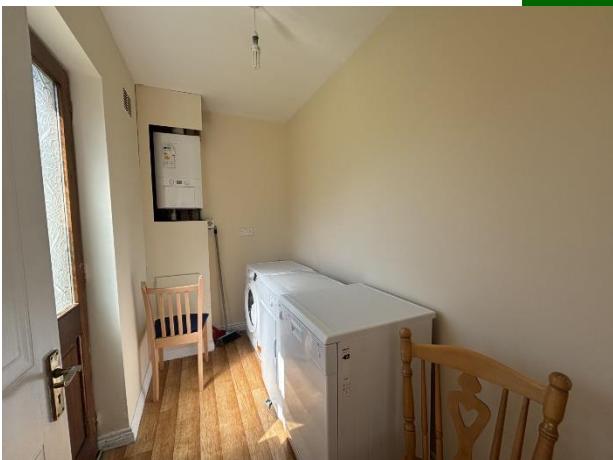
## 59 Salmon Weir, Annacotty, County Limerick



**Guide Price**  
**€350,000**



GVM Auctioneers are delighted to present this spacious three-bedroom residence, ideally located within the highly sought-after residential development of Salmon Weir, Annacotty Village. This property is just a short walk from all local amenities, making it the perfect blend of convenience and comfort.



This home is located in arguably one of Limericks most sought after locations within very easy reach of University of Limerick, Plassey Technological Park and the M7 Motorway. Annacotty/Monaleen/Castle Troy 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.

Number 59 enjoys a tranquil setting complemented by an expansive green area to the front. The property benefits from a south facing rear garden and enjoys bright, spacious and well proportioned living and bedroom accommodation ideal for first time buyers, right sizers or investors. inspection is very highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Laminated flooring. Storage under stairs.

2.4m (7'10") x 2.1m (6'11")

##### **Living room**

Laminated flooring. Bay window. Feature fireplace. Gas fire.

4m (13'1") x 3.4m (11'2")

##### **Playroom/downstairs bedroom**

Laminated flooring.

4m (13'1") x 2.8m (9'2")

##### **Kitchen/dining room**

Laminated flooring. Generous floor & eye level presses.

4.4m (14'5") x 3.3m (10'10")

##### **Utility room**



Laminated flooring.

2.8m (9'2") x 1.3m (4'3")

### **Bedroom 1**

Built in wardrobes. Storage room off (1.6 x 1.5)

2.7m (8'10") x 2.6m (8'6")



### **Bedroom 2**

Built in wardrobes. En suite.

3m (9'10") x 2.9m (9'6")

### **En Suite**

Laminated flooring. W.C. WHB. Shower.

1.5m (4'11") x 1.5m (4'11")

### **Bedroom 3**

Bay window.

4m (13'1") x 3.3m (10'10")



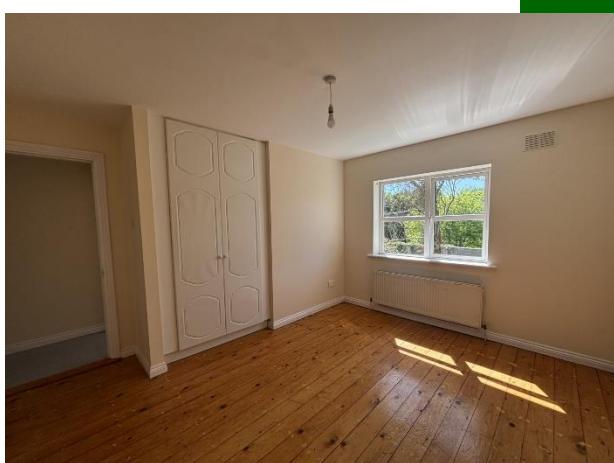
### **Bathroom**

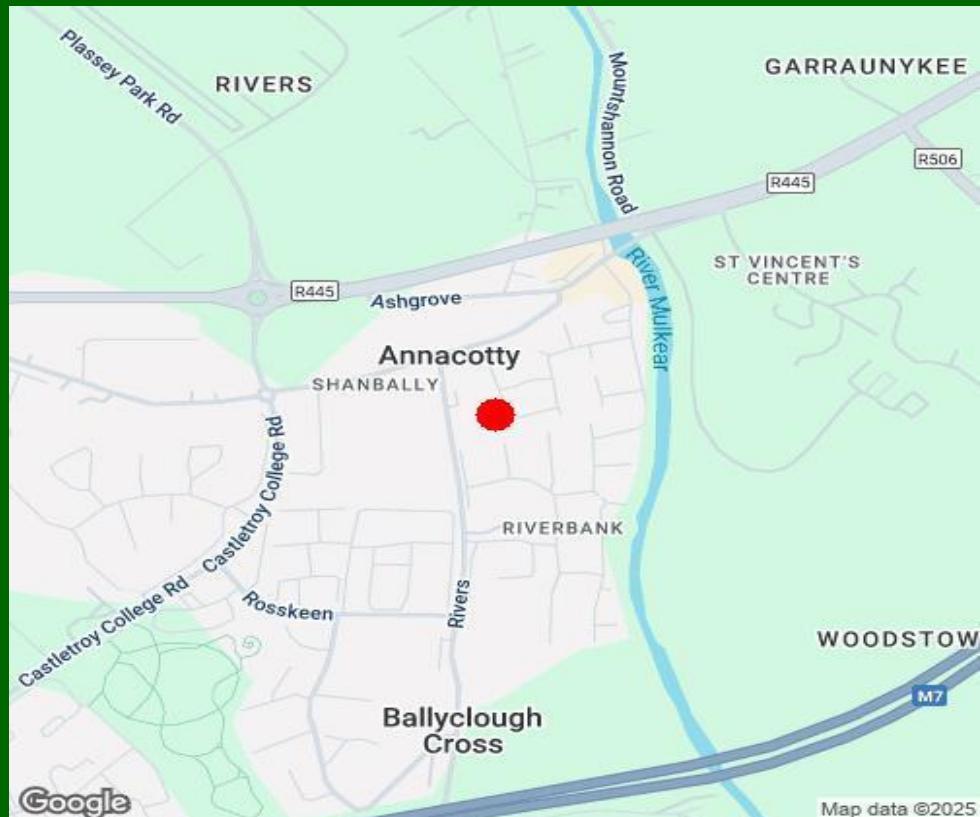
Laminated flooring. WC. whb. Mira Shower.

2.2m (7'3") x 1.1m (3'7")

### **Features:**

- Gas fired central heating
- South facing rear garden
- Double glazed uPVC windows
- Generous off street parking
- Great local walkways and cycle lanes
- Easy access to the Motorway
- Renowned local primary & secondary schools nearby
- Established and settled local community
- Really oozes location location location
- Short walk to the hub of this charming village





### Property Directions:

Enter eircode V94 V9V6 into your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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