



18 Ashleigh Wood, Monaleen,
Castletroy, Limerick



Guide Price
€650,000



GVM are delighted to present 18 Ashleigh Wood, an exceptional five-bedroom detached residence nestled in the heart of Monaleen, one of Limerick's most coveted suburbs. This remarkable property is located in an exclusive development of upscale detached homes, offering an unparalleled opportunity to acquire a home of distinction. Set on a bright, inviting corner site within a cul-de-sac. No. 18 boasts spacious, well-proportioned living and bedroom areas.



Although it requires refurbishment, the potential it holds is immense, allowing you to customise it to your unique vision.

Conveniently situated just moments away from the lush and beautifully landscaped fairways of Castletroy Golf Club, this home is also within easy reach of the University of Limerick, Plassey Technological Park, and the M7 Motorway. This exceptional development is strategically positioned close to vibrant shopping centers, top-rated primary and secondary schools, charming coffee shops, and gourmet restaurants. With excellent sporting amenities like Monaleen GAA Club, UL Bohs RFC, and Aisling Annacotty FC nearby, residents can enjoy an active lifestyle. Additionally, local parks and greenways provide an abundance of recreational opportunities for you and your family.

This is a fantastic opportunity for those looking to embark on a project that will ultimately result in your dream home, situated in a prime location that truly embodies "location, location, location. Viewing is highly recommended and strictly by prior appointment.



Rooms:

Entrance Hall Tiled flooring 4m (13'1") x 4m (13'1")

Guest WC & WHB Tiled flooring 1.02m (3'4") x 1m (3'3")

Living room Hardwood flooring. Open fire. Bay window 4.02m (13'2") x 5m (16'5")

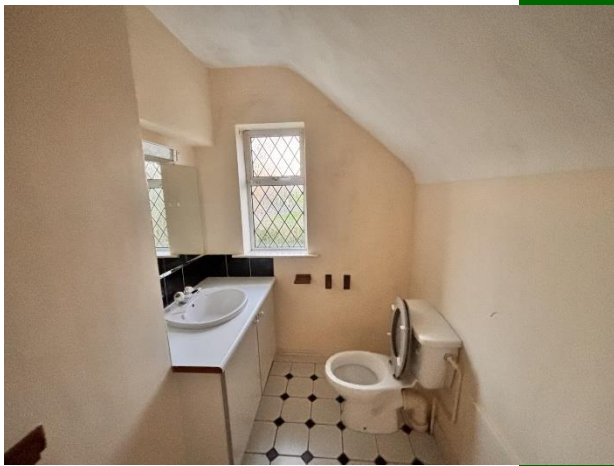
TV room Carpet flooring. Gas fire. Bay Window

Garage conversion Carpet flooring 3m (9'10") x 6m (19'8")

Kitchen Generous eye and floor level presses. Tiled flooring 4.05m (13'3") x 3.05m (10'0")

Dining room/lounge Hardwood flooring. Solid fuel burning stove. Double doors leading to garden 4m (13'1") x 9.05m (29'8")





Utility room Tiled flooring

2.02m (6'8") x 2.01m (6'7")

Bedroom 1 Double. Carpet flooring. Built in wardrobes. 4m (13'1") x 6.02m (19'9")

En-suite (3.2 x 2.0)

Bedroom 2 Double. Carpet flooring. Built in wardrobes.

3.04m (10'0") x 5.02m (16'6")

En-suite (3.2 x 1.2)

Main bathroom 2m (6'7") x 3m (9'10")

Bedroom 3 Double. Carpet flooring

3.03m (9'11") x 4.02m (13'2")

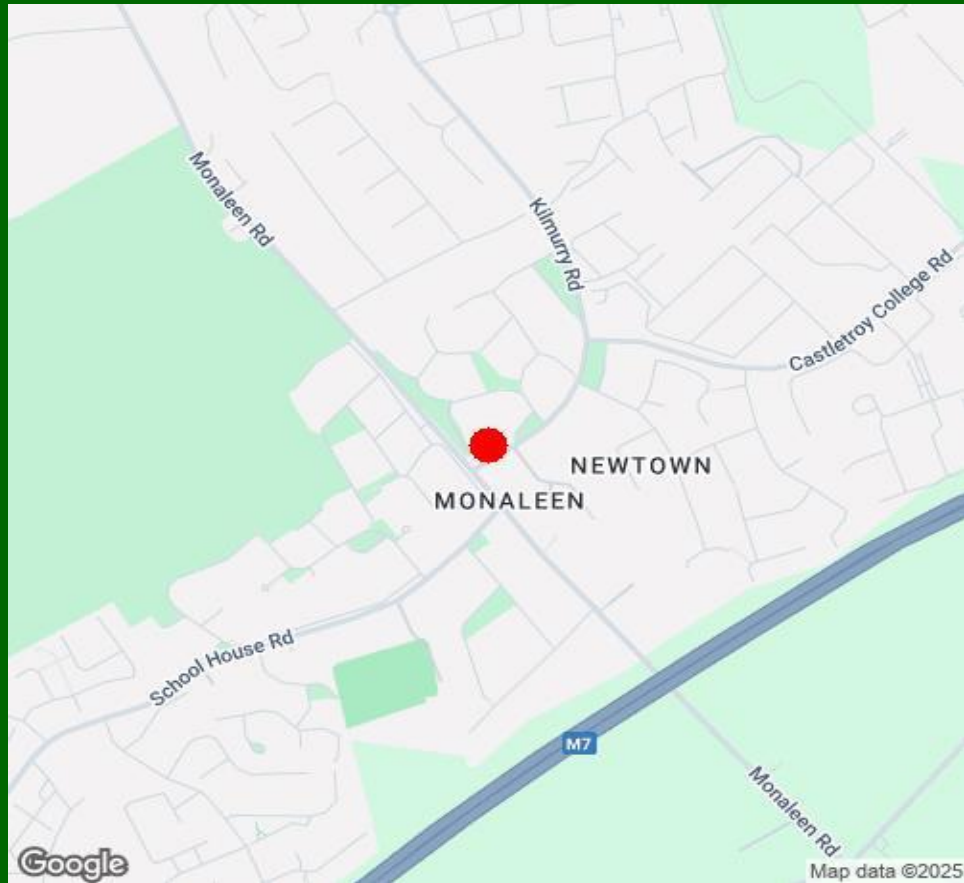
Bedroom 4 Double. Carpet flooring

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

Features:

- Mature and spacious front and rear gardens
- Great local walks and cycle lanes on the nearby Greenway and Recreation Park
- Dual entrance points
- Bright spacious and well proportioned living and bedroom accommodation
- This home oozes location location location
- Walking distance to Monaleen National School, Castletroy college and UL
- Superb opportunity to create a beautiful family home in premium setting
- Corner site at the end of a leafy and established cul de sac
- Extended conservatory to the rear
- A home of great distinction





Property Directions:

Enter V94 WPY8 into your mobile device. GVM sign erected.

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Disclaimer

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PSRA Number: 002030