



69 Kilbane, Golf Links Road, Castletroy,  
Limerick



## KERRY HOUSE

KILBANE, GOLF LINKS ROAD, CASTLETROY, LIMERICK



**Guide Price €595,000**



GVM present to the market this stunning 4 bed 3 bath detached Tudor style residence situated in a much sought after and well-established development which consists of all quality detached homes. This leafy locality is tranquil and dotted with up market and striking homes which enjoy a range of nearby amenities including the University of Limerick, Plassey Technological Park, Castletroy Golf Club, Castletroy Shopping Centre, great local Schools and Sporting facilities together with hotels, restaurants, gyms, chic coffee shops, gastro pubs and restaurants.





There is a half hourly bus service to the City Centre (304A) at your doorstep coupled with easy access to the local Motorway network.

No. 69 sits on a very pleasant site enjoying views of the city in the distance. The gardens are well maintained and there is good parking and circulation area to the front. Internally, the accommodation is bright, spacious and uniquely well proportioned. On the ground floor there are three reception rooms, kitchen, utility, guest wc and garage. while on the first floor there are 4 good sized bedrooms (master en suite) and main bathroom. Door to feature southwest facing balcony area with spectacular views. Inspection of this superb property is very highly recommended. Contact GVM Auctioneers for further information.

#### **Rooms:**

**Entrance hallway** 2m (6'7") x 1.03m (3'5")

**Main hallway with wc and whb off**

6.05m (19'10") x 2.02m (6'8")

**Lounge** with bay window and feature fireplace. Double doors to dining room 4.07m (13'4") x 4m (13'1")

**Dining room** Patio doors to rear garden

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

**TV / Family Room** Feature fireplace. Built in shelving. Serving hatch to kitchen 3.09m (10'2") x 3.09m (10'2")

**Kitchen** with generous floor and eye level presses. Walls fully tiled. 4.02m (13'2") x 4m (13'1")

**Utility** Fully plumbed with side door.

2.06m (6'9") x 2.04m (6'8")

**Bedroom 1** Double bedroom with built in wardrobes.

3.07m (10'1") x 2.06m (6'9")





**Bathroom** with separate shower

2.06m (6'9") x 2.06m (6'9")

**Walk in hotpress and door to balcony**

**Bedroom 2** Double room with built in wardrobes.

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



**Bedroom 3** Double room with built in wardrobes.

4m (13'1") x 2.08m (6'10")

**Bedroom 4** Master bedroom with full length sliderobes.

Ensuite 2.4 X 2.0

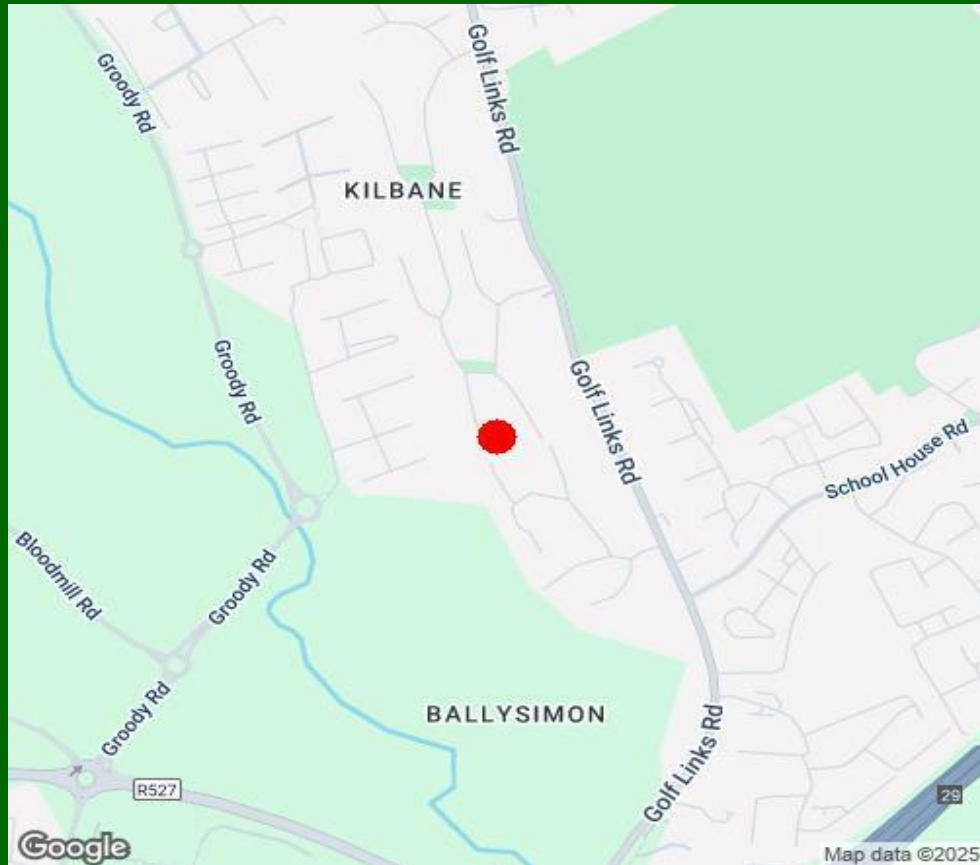
5.06m (16'7") x 3.04m (10'0")

## Features:



- Established and much sought after development of all quality detached homes
- Quiet cul de sac
- Mature and well maintained gardens
- Oil fired central heating system
- Double glazed woodgrain UPVC windows
- Very well laid out home ideal for modern day living
- Good decorative condition
- Unrivalled location
- Inspection of this sensibly price home is highly recommended





### Property Directions:

Enter Eircode V94 DP2N in your mobile device. GVM sign erected.

### Agent Information:

**Contact Tom Crosse Mobile :- 087-2547717**

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#### Disclaimer

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