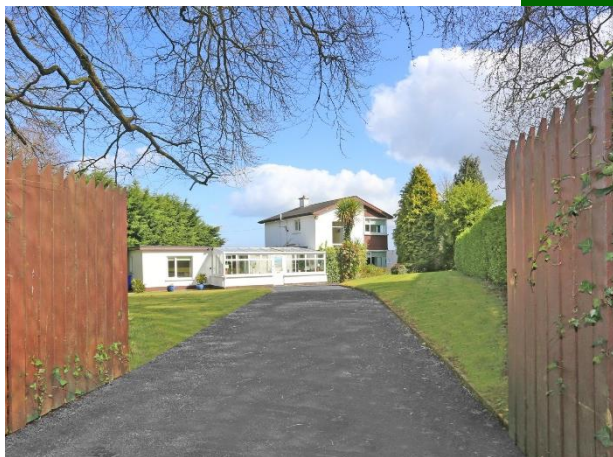




Northam, Monaleen Road,  
Castletroy, Limerick



**Guide Price €650,000**



GVM announce to the market a superb 5 bedroom residence standing on a very attractive circa 0.45 st acre site. Northam 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 magnificent home is positioned on the main Monaleen Road just two doors down from the local Parish Church.

The living and bedroom accommodation is bright, spacious and well proportioned comprising of conservatory to the front, sitting room, downstairs bedroom with dressing room and en suite off, separate drawing room and dining room, kitchen and downstairs wc & whb with a rear porch. Upstairs there are four bedrooms, bathroom and hotpress. Oil fired central heating system. Double glazed UPVC windows. Stands on a leafy and beautifully presented site contained in folios LK27052 7 & Folio LK76317F.

Inspection of this wonderful home is highly recommended.



#### Rooms:

**Entrance foyer** 2.07m (6'9") x 4.05m (13'3")

**Conservatory** Sun drenched overlooking the leafy front garden 7.09m (23'3") x 2.03m (6'8")

**Sitting room** Very pleasant room with feature stove 3m (9'10") x 5.06m (16'7")

**Downstairs bedroom** Walk in wardrobe. Ensuite off - Tiled and electric shower. 4.05m (13'3") x 4.08m (13'5")

**Dining room** 1.09m (3'7") x 1.07m (3'6")

**Store room** 2m (6'7") x 1.03m (3'5")

**Kitchen** Fitted floor and eye level presses 2.02m (6'8") x 4.07m (13'4")

**Dining area** 4.08m (13'5") x 2.08m (6'10")





**Lounge** Brick fireplace. Patio doors.

5.08m (16'8") x 4.03m (13'3")

**Open plan to dining room**

2.07m (6'9") x 4.02m (13'2")

**Downstairs wc and whb**

**Main bedroom upstairs**

With built in wardrobes

3.08m (10'1") x 3m (9'10")

**Main bathroom**

Shower

1.09m (3'7") x 1.09m (3'7")



## Features:

- Secluded and very mature site
- Fronts on to the very prestigious main Monaleen Road
- Just a flush 7 iron to the beautifully manicured fairways of Castletroy Golf Club
- Nearby and regular bus services
- A home with great potential to develop and extend
- 15 minute walk to University of Limerick and Plassey Technological Park
- Sensible price point
- Arguably one of Limericks most popular residential areas





### Property Directions:

Enter Eircode V94 Y06C in your mobile device.

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#### Disclaimer

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