



14 Ashfort, Golf Links Road, Castletroy,
Limerick



Guide Price €375,000



A truly superb 3 bedroom semi detached residence standing on a beautifully appointed site overlooking a mature green area and with an north west facing walled in rear garden. This property also benefits from a walk in rear access to a beautifully appointed garden. This ideally located home has very well proportioned and bright living and bedroom accommodation and is located in close proximity to University of Limerick, Plassey Tech Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities.



There is a half hourly bus service literally at your doorstep.

This is truly a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Ideal for first time buyers or investors.

Inspection of this exceptional home which is in " turn key" condition is very highly recommended.



Rooms:

Entrance Hall

Laminated flooring.

2m (6'7") x 1.07m (3'6")

Living room

Gas fire.

Laminated flooring.

Large window overlooking a green area

4.03m (13'3") x 4.06m (13'4")



Kitchen/Dining room

Large open plan kitchen/dining area.

Generous eye and floor level presses.

Solid counter top.

Intergrated appliances.

Double doors leading to rear garden.

4.06m (13'4") x 5.05m (16'7")



Utility room

Plumbed for a washer and dryer.

1m (3'3") x 0.06m (2")

Bedroom 1

Single.

Built in wardrobes.

Carpet flooring.

2.03m (6'8") x 3m (9'10")



Bedroom 2

Master.

Built in wardrobes.

Carpet flooring.

En-suite (1.0 x 1.3)

3m (9'10") x 4.04m (13'3")



Bedroom 3

Double.

Built in wardrobes.

Carpet flooring.

3.04m (10'0") x 3.02m (9'11")



Bathroom

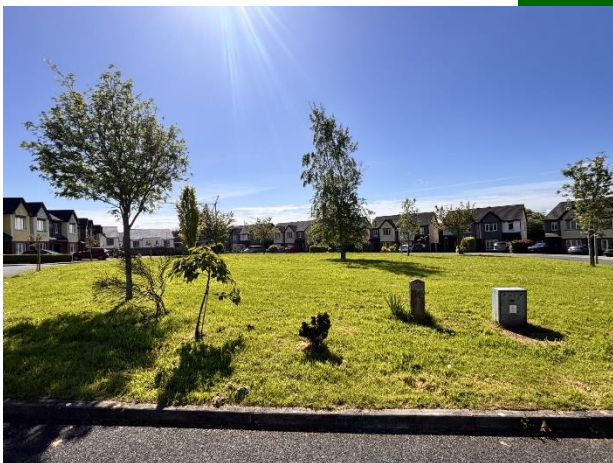
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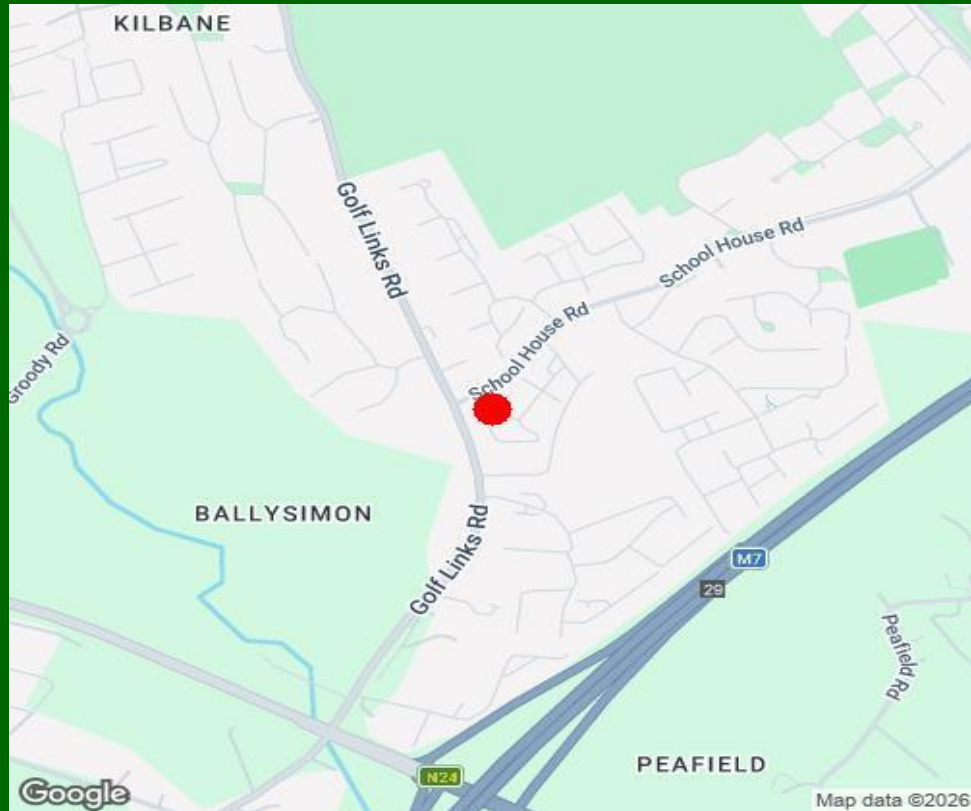
Electric shower

2.06m (6'9") x 2m (6'7")

Features:

- Sought after location
- Overlooking a large green area
- Spacious and well-proportioned living accommodation
- Generous rooms with built in wardrobes
- Private large garden
- Walking distance to all amenities
- Double driveway
- Oozes location location location





Property Directions:

Enter eircode V94YDF4 to your mobile device to direct you straight to this property.

Agent Information:

Contact :- paul Crosse

Mobile 087-2026886

Email :- paulcrosse@gvm.ie

Disclaimer

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Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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