



The Rivers, Mountshannon Road,
Lisnagry, Co. Limerick



Price €450,000



GVM present to the market a prestigious, spacious dormer bungalow standing on a beautifully appointed site and positioned in this much sought after location. This home offers generous living and bedroom space, ideal for families seeking a home that combines style, comfort and more importantly convenience.



The layout has been tastefully designed for modern day living, featuring two reception rooms and a kitchen area. There are five well-proportioned bedrooms together with a converted and spacious attic area and a main bathroom. Step outside to very pleasant front and rear gardens with great space to enjoy and relax and to develop and extend if required. The property also boasts generous off-street parking and circulation area to the front and a large detached garden to the rear.



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/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.



Don't miss out on the opportunity to make this stunning property with enormous potential your forever home. Contact us today to arrange a viewing!

Rooms:

Entrance Hall Tiled 1.05m (3'5") x 4.07m (13'4")

Living Room Solid wood flooring. Built in display cabinets. Bay window. Solid fuel burning stove 4.03m (13'3") x 5.01m (16'5")

Kitchen Tiled flooring. Generous eye and floor level presses. Gas hob 4.02m (13'2") x 4.02m (13'2")

Utility Plumbed

1.08m (3'7") x 2.05m (6'9")

Downstairs bathroom 0.08m (3") x 1.03m (3'5")





Sitting room Wood flooring. TV points. Sliding door leading to private rear garden

4m (13'1") x 7.04m (23'1")

Bedroom 1 Double. Laminate flooring

3.04m (10'0") x 3.01m (9'11")

Bedroom 2 Double

3.01m (9'11") x 3.06m (10'0")

Bedroom 3 Master. Laminate flooring

En-suite (0.9 x 3.6) 3.03m (9'11") x 3.04m (10'0")

Bathroom Fully fitted and tiled

3.04m (10'0") x 2m (6'7")

Office/Storage Carpet flooring

6.05m (19'10") x 2m (6'7")

Bedroom 4 Carpet flooring

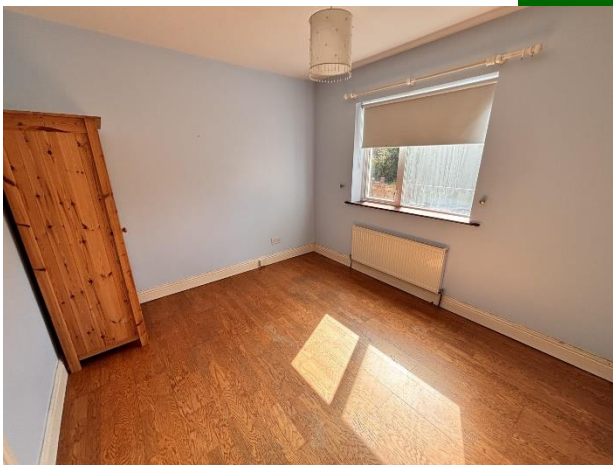
6m (19'8") x 3m (9'10")

Bedroom 5 Double. Laminate flooring. Built in wardrobes En-suite (1.6 x 1.8)

4.06m (13'4") x 4.02m (13'2")

Features:

- Established and settled local community
- Generous off street parking to the front of the property
- Easy access to the Motorway
- Really oozes location location location
- Renowned local primary & secondary schools
- Good sized front and rear garden with overall site extending to C 0.46 acres
- Just a five minute drive to University of Limerick and Plassey Technological Park
- Great shopping nearby at Castletroy Shopping Centre
- Local Greenway & Recreation Park
- Large detached garage





Property Directions:

Enter Eircode V94 D2K4 in your mobile device. GVM sign thereon.

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



PSRA Number: 002030