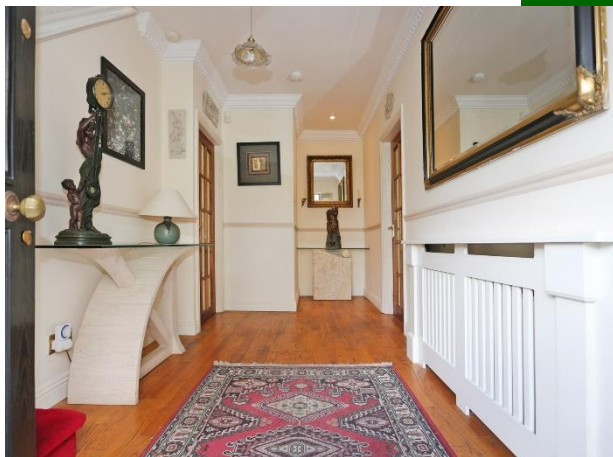




3 Saint James Court, Ennis Road, Limerick



Guide Price €510,000



GVM Auctioneers are delighted to present No. 3 St. James Court, an exceptional five-bedroom residence ideally positioned within a private and exclusive cul-de-sac just off the Ennis Road — one of Limerick's most sought-after and established addresses.

A substantial and highly versatile 5-bedroom residence featuring a self-contained apartment and private gardens, located just off the Ennis Road - one of Limerick's most established residential addresses.



This impressive home offers a rare combination of space, flexibility and privacy, extending to approximately 151 sq.m (1,625 sq.ft), with the added benefit of a substantial attic space (c. 41 sq.m) offering clear potential for future conversion.

The semi-detached, two-storey property has been thoughtfully extended to incorporate a self-contained one-bedroom unit at ground floor level — ideal for multi-generational living, guest accommodation, remote working, consulting use, or generating supplementary income.



**Ground floor** The ground floor accommodation is bright and well laid out, with a natural flow throughout the main living spaces. A welcoming front reception room leads through to a dining area and continues into a light-filled sunroom overlooking the rear garden.

The kitchen is fully fitted and thoughtfully positioned to connect seamlessly with both the dining space and garden.



#### Versatile Living / Income Potential

A feature of this property is the self-contained one-bedroom/ home office unit, offering exceptional flexibility for:

- Independent family living
- Guest accommodation
- Home office or consulting space
- Potential rental income



The Self-Contained unit, discreetly located off the entrance hall, comprises an ensuite bedroom or home office/ consulting room, along with a bright kitchenette with fitted appliances and dining area to the rear, with access to the garden if desired. Offering excellent versatility, it also presents further potential for extension overhead.



## First Floor

Upstairs, there are four well-proportioned bedrooms, two of which benefit from built-in sliderobes, along with a main family bathroom. The accommodation is ideally suited to growing families. The attic space, extending to approximately 41 sq.m, is easily accessible, partially floored and fitted with lighting, offering excellent storage and clear potential for future conversion.



## Exterior

Externally, the property enjoys a peaceful and sunny south-facing rear garden, thoughtfully landscaped with patio areas, mature planting and a tranquil water feature — creating an ideal setting for outdoor dining and relaxation. To the front, the residence overlooks a mature, tree-lined green area and benefits from a spacious driveway with potential for gated access, complemented by a mature evergreen Griselinia hedge.



## Prime Location

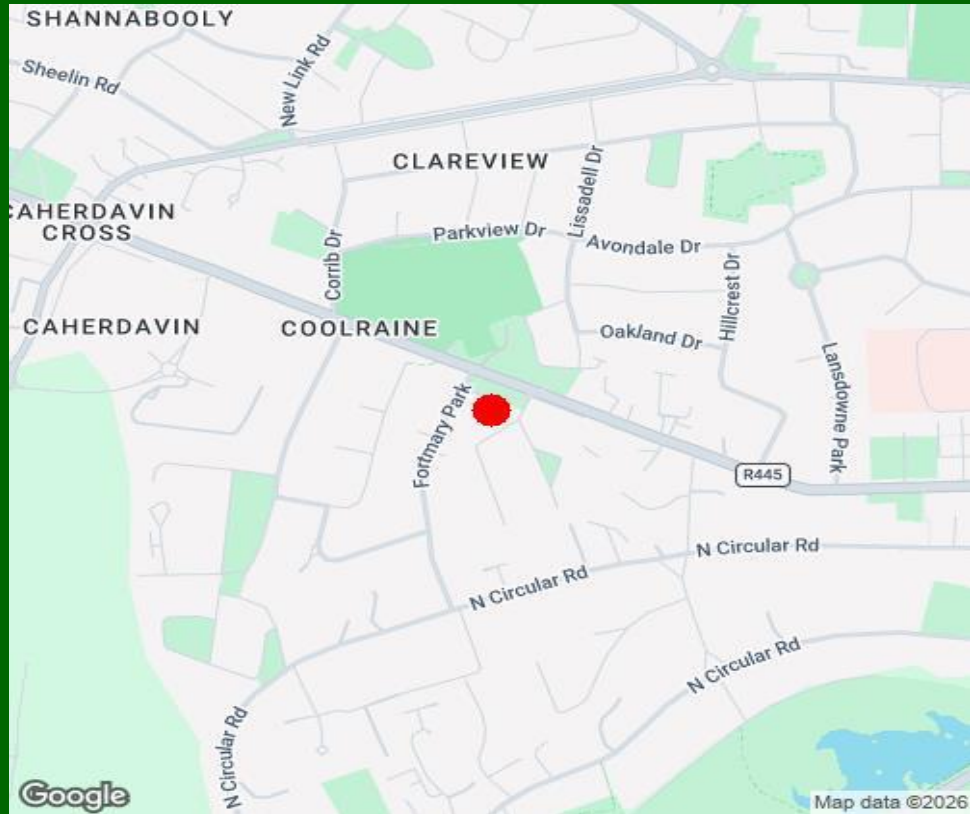
The location is exceptional, offering a rare opportunity to acquire a substantial and adaptable home in a prime residential setting. Positioned within a peaceful cul-de-sac of just seven homes, the property provides an ideal haven for purchasers seeking the perfect balance of privacy, convenience and community.



A wide range of amenities are within immediate reach, including a nearby neighbourhood centre with everyday services such as a convenience store, pharmacy and dry cleaners — in addition to being within walking distance to a landmark shopping and retail destination. Excellent schools, sports clubs and facilities, parks and essential amenities are all nearby, ensuring a comfortable and enriching lifestyle.



Limerick city centre — with its cultural attractions, restaurants, shops, cafés, bars and scenic riverside walks — is within easy walking distance and served by a regular transport service. Shannon Airport and the M7 road network are just a short drive away, providing excellent connectivity to major employers .



### Property Directions:

Enter eircode V940H28 to your mobile device to direct you straight to this property.

### Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- [tomcrosse@gvm.ie](mailto:tomcrosse@gvm.ie)

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



PSRA Number: 002030