



Rivers, Annacotty, Monaleen, Limerick



Guide Price €445,000



GVM present to the market a prestigious, spacious bungalow standing on a beautifully appointed Circa 0.32 st acre site and positioned just a short walk from all the wonderful amenities associated with this much sought after location. This home offers generous living and bedroom space, ideal for families seeking a home that combines style, space and more importantly convenience.



The layout has been tastefully designed for modern day living, featuring three reception rooms and a kitchen area. There are three well-proportioned bedrooms, along with a converted and spacious attic area and a main bathroom. Step outside to very pleasant front and rear gardens with great space to develop and extend if required.

The property also boasts generous off-street parking and circulation area to the front.



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 hallway Carpet flooring.

7.6m (24'11") x 1.8m (5'11")

Office Timber flooring. 3.4m (11'2") x 3.3m (10'10")

Lounge Carpet flooring. Solid fuel stove.

6.4m (21'0") x 3.8m (12'6")

Kitchen Tiled flooring. Floor and eye level presses.

5.1m (16'9") x 2.9m (9'6")

Living/dining room Carpet flooring. Solid fuel stove. Sliding patio doors to rear garden. Recessed lighting.

6.4m (21'0") x 4.1m (13'5")





Shower room W/C and whb. Electric shower.

2.7m (8'10") x 1.3m (4'3")

Corridor Tiled flooring.

4m (13'1") x 2.2m (7'3")

Bedroom 1 Laminated flooring. Shower & sink - (1.5m x 0.8m) (tiled flooring) 3.3m (10'10") x 3.3m (10'10")

Bedroom 2 Timber flooring. Built in wardrobes.

3.7m (12'2") x 3.3m (10'10")

Bedroom 3 Timber flooring. Built in wardrobes.

3.9m (12'10") x 2.8m (9'2")

Main bathroom Fully tiled. Triton electric shower. W/C and whb. 4m (13'1") x 1.8m (5'11")



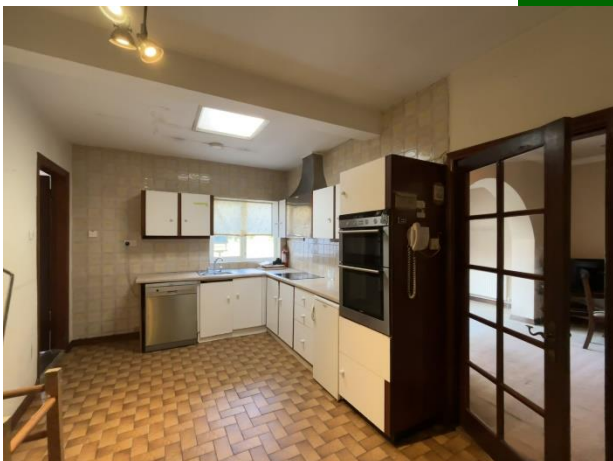
Store room Carpet flooring. Sky light.

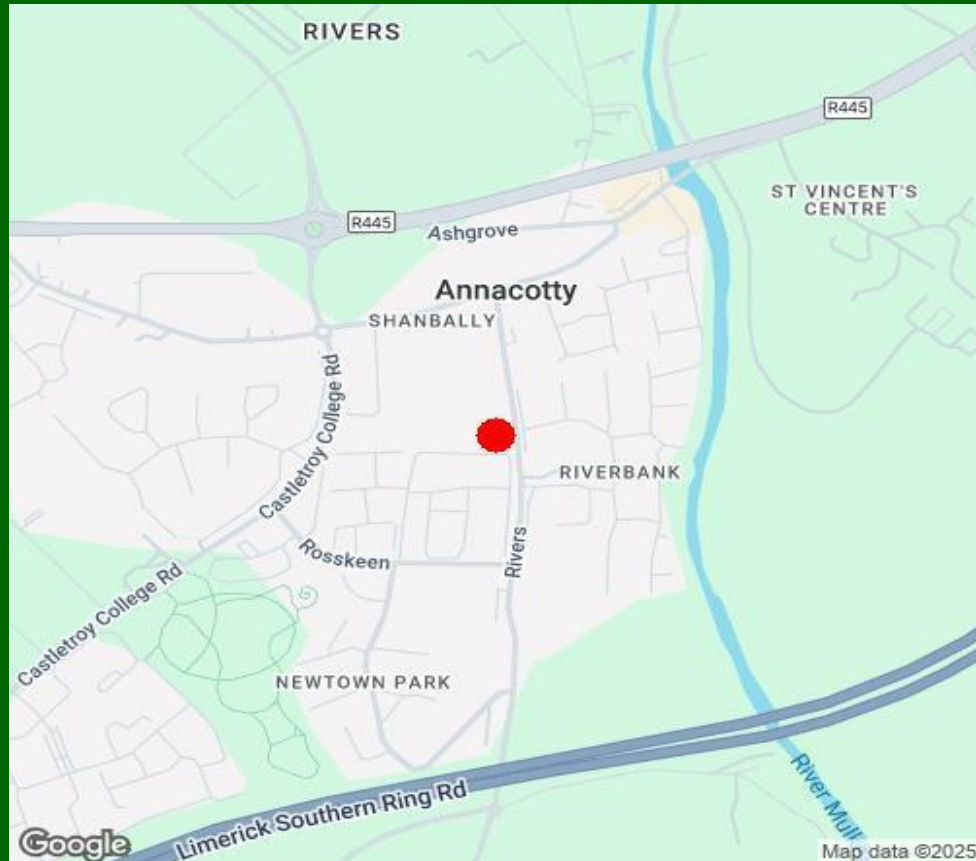
3.5m (11'6") x 2.6m (8'6")

Garage 5.9m (19'4") x 2.6m (8'6")

Features:

- Oil fired central heating
- Established and settled local community
- Generous off street parking to the front of the property
- Local recreation park & greenway
- Renowned local primary & secondary schools
- Really oozes location location location
- Good sized front and rear garden with overall site extending to C 0.32 acres
- Easy access to the Motorway
- Great space to extend if required
- Great local walkways and cycle lanes





Property Directions:

Enter V94 Y6YW in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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