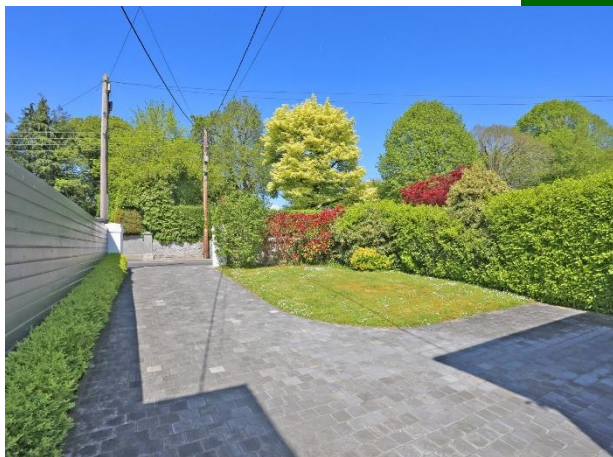




## Hazel Lodge, North Circular Road, Limerick



**Guide Price €685,000**



GVM announce to the market a beautifully appointed two storey semi detached residence standing on a mature and secluded site and situated in a very quiet, leafy, established and much sought after location.

Hazel Lodge ticks all the boxes when it comes to location positioned within a short stroll of all amenities associated with Limerick`s vibrant city centre and surrounds.



This very spacious home is ideal for those in search of a property in "turnkey condition" whilst benefiting from the convenience of fantastic nearby amenities including excellent primary and secondary schools, TUS Moylish, Limerick Lawn Tennis Club, Thomond Park, TUS Gaelic Grounds, and a host of award winning restaurants, hotels, cafes, gyms, shopping centres together with tranquil riverside walks all on your doorstep. Whilst offering all the benefits of a hugely popular and central location, this home is a short drive to the N18 for access to Shannon Airport, the M7 Dublin Motorway and M20 to Cork. There is also a very regular local bus service, even though the city centre is also very much within walking distance.

This exceptional property has been refurbished and extended to a very high standard in recent years providing bright, spacious and well proportioned living and bedroom accommodation complimented by a beautifully landscaped and manicured site. Excellent off street parking and set down area on limestone cobble lock. Garden shed and side entrance.

Inspection of this magnificent home is very highly recommended

#### **Rooms:**

**Hallway** Bright, spacious and very welcoming.  
5.04m (16'6") x 3.01m (9'11")

**Guest wc & whb** Attractive wall panelling  
1.08m (3'7") x 1m (3'3")

**Sitting room** With bay window overlooking the front garden. Display cabinets 4.04m (13'3") x 4m (13'1")

**Lounge** A beautifully appointed room to the rear of the house. Solid fuel wood burning stove  
5.03m (16'6") x 3.01m (9'11")

**Kitchen/dining** Light filled room overlooking the rear garden. Generous floor and eye level presses. Double doors to patio area with a feature stepped rear garden with a garden shed. 1m (3'3") x 4.04m (13'3")



**Utility** Fitted and plumbed with separate side access  
3.05m (10'0") x 2.04m (6'8")

**Bedroom 1** Fabulous double room overlooking the front of the house. Slide robes

**Bedroom 2** Double overlooking the rear garden  
4.01m (13'2") x 3.04m (10'0")

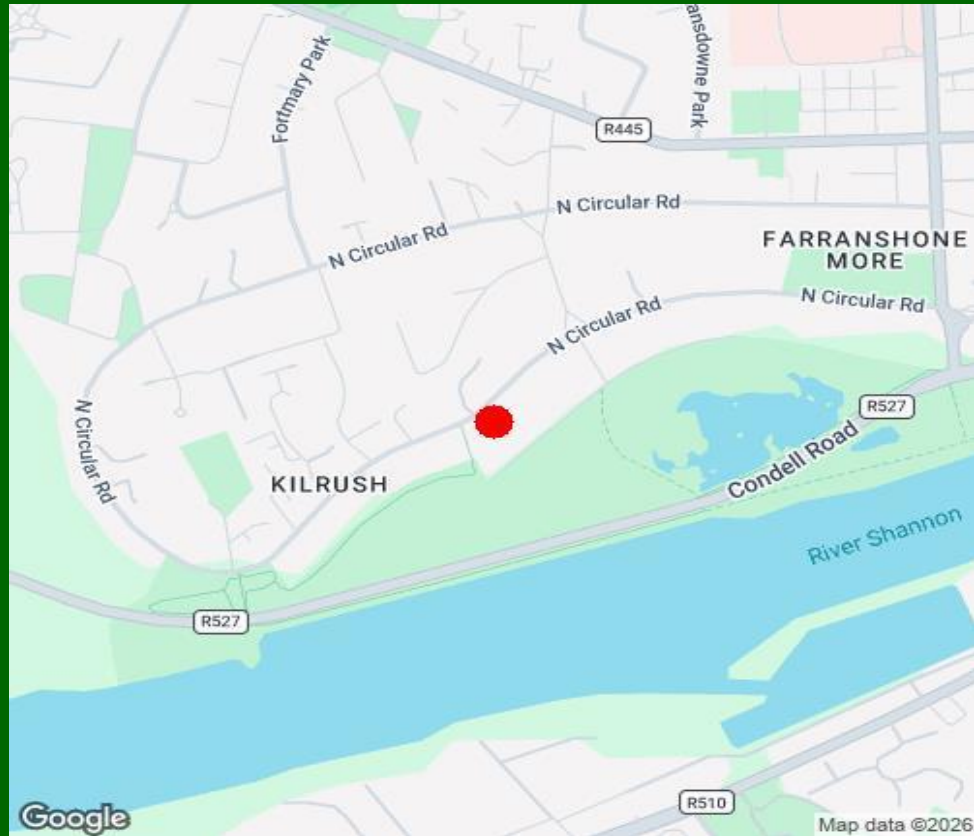
**Bedroom 3** Master with a fully fitted and tiled en suite and electric shower  
4.03m (13'3") x 3.01m (9'11")

**Main bathroom** With modern and attractive fitting and tiling

### Features:

- Tastefully extended and refurbished to a very high standard.
- Good off street parking and set down area on Limestone cobbled driveway
- Sun drenched south east facing rear garden
- Gas fired central heating system
- Double glazed UPVC windows
- Very established and tranquil location
- Security alarm
- In superb decorative condition throughout
- This home oozes location location location
- Stira to the attic partially floored





### Property Directions:

Enter Eircode V94 XW1H in your mobile device. GVM sign thereon

### Agent Information:

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Disclaimer

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PSRA Number: 002030