



14 Elm Vale, Annacotty, Monaleen,
Castletroy, Limerick V94 YK4K.



Guide Price
€235,000



GVM are delighted to bring to the market this truly superb four bedroom end of terrace residence located in arguably one of most popular local developments in the locality.



This idyllic home enjoys very well proportioned and bright living and bedroom accommodation and is presented to the market in good general condition. No.14 benefits from a west facing rear garden, three double rooms, one single room,(two- en suites) and is located in close proximity to The University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a beautifully maintained home that is sensibly priced and really oozes location location location. This property should appeal to owner occupiers, investors or retirees alike. Easy access to village amenities and the nearby Motorway. Inspection of this magnificent property is very highly recommended.

Rooms:

Entrance Hall : Wood floors and under stairs storage

0.08m (3") x 3.04m (10'0")

Kitchen/Dining room : Intergared appliances, tiled floor, patio door to rear garden and generous eye and floor level presses 3.05m (10'0") x 6m (19'8")

Living Room : Open fire, carpet floor and bay window

3.09m (10'2") x 6.01m (19'9")

Bedroom 1 : Single, wood floor and built in wardrobes

2.02m (6'8") x 2.04m (6'8")

Bedroom 2 : Double, wood floor and built in wardrobes

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

Bathroom : Fully fitted and tiled

1.07m (3'6") x 2.01m (6'7")



Bedroom 3 : Double , wood floor and built in wardrobes

En-suite - 2.2 x 0.9

5m (16'5") x 3.07m (10'1")

Bedroom 4 : Double , wood floor and built in wardrobes

En-suite - 3.4 x 0.9

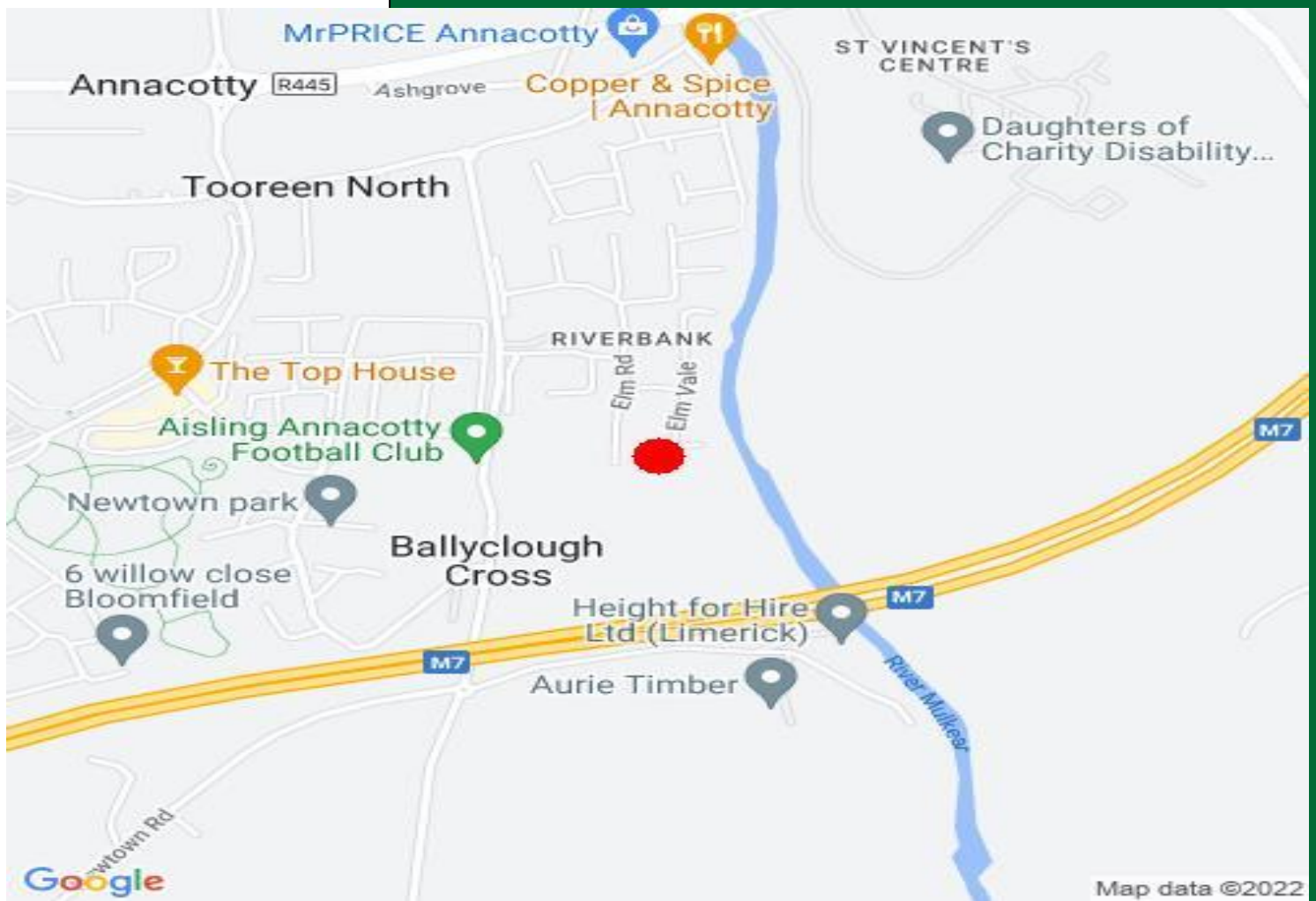
6.09m (20'0") x 3.09m (10'2")



Features:

- ✓ UPVC Windows
- ✓ West facing rear garden
- ✓ Two en-suite bathrooms
- ✓ 3 double rooms and one single room
- ✓ Gas central heating
- ✓ Walking distance to University of Limerick and all other fantastic local amenities
- ✓ Within 5 minutes walk of Annacotty local shops restaurants and river walks
- ✓ Easy access to The Motorway
- ✓ Newtown Shopping Centre & Castletroy College just a short walk
- ✓ Good off street parking for two cars





Directions:

Enter Eircode V94 YK4K in your mobile device. GVM sign thereon.

Agent Information

Paul Crosse

087 202 6886

paulcrosse@gvm.ie



PSRA Number: 002030

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94T6C9

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