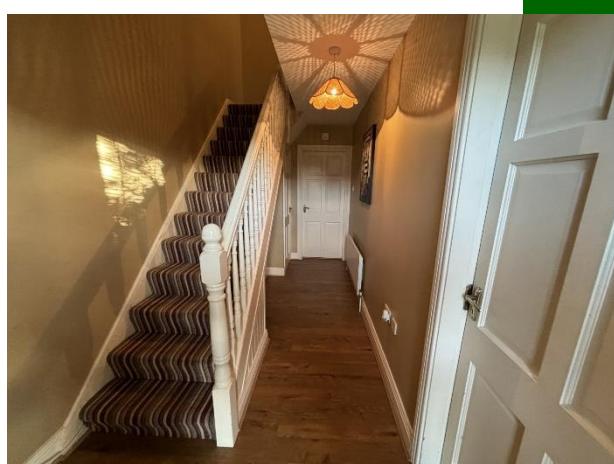




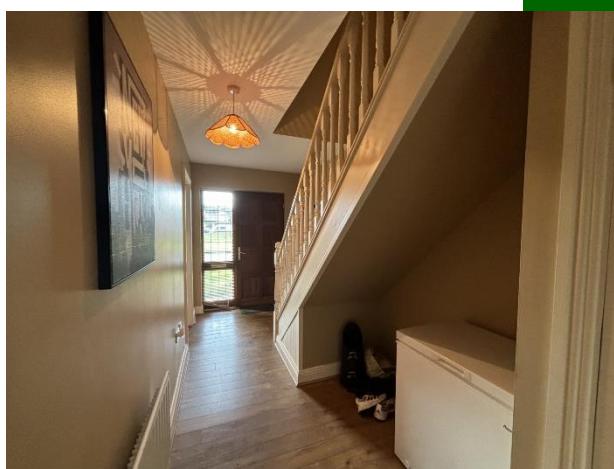
15 Castlepark, Caherconlish, Co. Limerick



**Guide Price €290,000**



GVM Auctioneers present to the market this magnificent four-bedroom semi-detached two storey family home. No. 15 is positioned in the ever-popular Castlepark development which enjoys an enviable location only two minutes walking distance from the centre of Caherconlish village and all its wonderful amenities. This home offers extremely comfortable, spacious and well laid out living and bedroom accommodation ideal for those in search of a sensibly priced home that ticks all the boxes in terms of location, size and space.





On the ground floor, the layout includes an inviting hallway, a generous living room, a well-appointed kitchen with dining space. The upper floor comprises four sizeable bedrooms, including a master suite with en-suite facilities, and a family bathroom. The property is set on a well-maintained plot with a tarmac driveway providing ample off-street parking. The front garden enhances the home's curb appeal, while the rear garden is enclosed by a wall, offering privacy and a safe space for outdoor activities. Limerick City is just fifteen minutes' drive. This property is the ideal forever family home. Viewing is highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Laminated flooring.

##### **Kitchen/dining room**

Tiled flooring. Built in oven & hob. Patio door to rear garden.

5.85m (19'2") x 3.9m (12'10")

##### **Sitting room**

Open fireplace. Bay window. Laminated flooring. T.V. point.

5.7m (18'8") x 3.74m (12'3")

##### **Bedroom 1**

Timber flooring. T.V point.

2.8m (9'2") x 2.46m (8'1")

##### **Bedroom 2**

Double room. Master bedroom. Built in wardrobes. Timber flooring. En suite.

4.6m (15'1") x 2.86m (9'5")

##### **En suite**

Fully tiled. Electric shower.



### **Bedroom 3**

Double room. Timber flooring.

3.9m (12'10") x 2.65m (8'8")

### **Bedroom 4**

Timber flooring.

2.83m (9'3") x 2m (6'7")

### **Bathroom**

Fully tiled.

2m (6'7") x 1.7m (5'7")

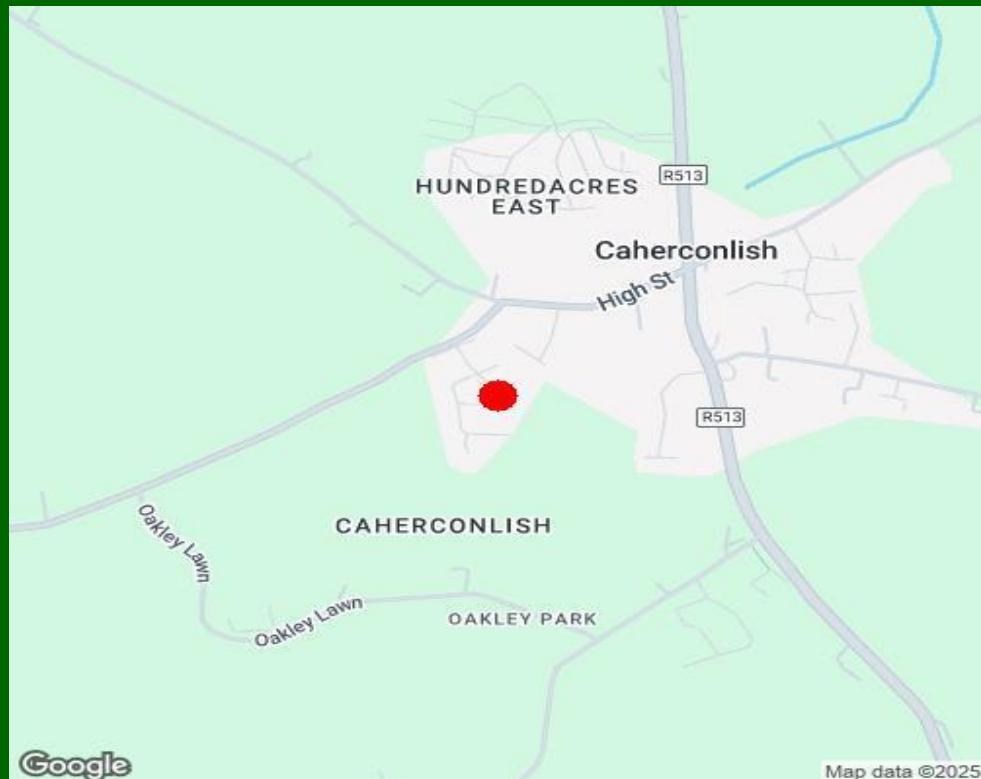
### **Features:**

- Oil fired central heating
- Double glazed windows
- Good off street parking
- Good access to the N24 main
- Limerick/Waterford road
- 15 minutes to Limerick City and within 30 minutes of Shannon International Airport



- Spacious and well laid out living and bedroom accommodation
- Garage space or area to extend if required
- Walking distance to all village amenities





### Property Directions:

Enter eircode V94 FC1F into your mobile device to direct you straight to this property.

### Agent Information:

**Contact :- John O' Connell    Mobile :- 087-6470746**

**Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@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

**GVM**  
**AUCTIONEERS**

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

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

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (063)98555

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

Phone: (057)9321196

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