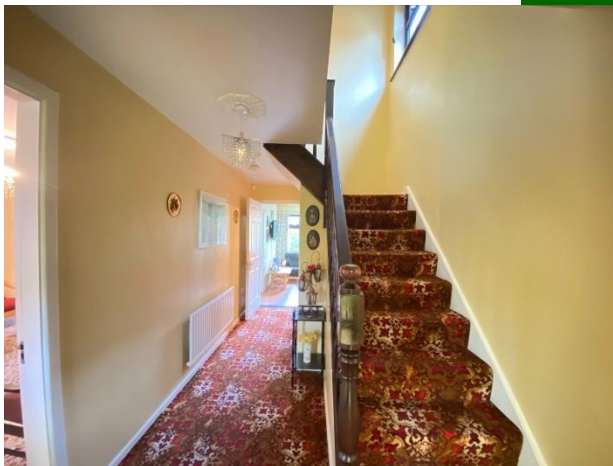




24 Plassey Grove, Milford Grange,  
Castletroy, Co. Limerick, V94 Y1YH.



**Guide Price €450,000**



A real pleasure to list this magnificent two-storey, red-bricked, detached residence is situated in the highly sought-after suburb of Castletroy, just across the road from Milford Primary School and Church. This home boasts a classic exterior, with its red-brick façade giving it a timeless and elegant look.





Inside, the ground floor features a spacious entrance hall, leading to a formal living room with a cozy fireplace, dining room opening out to a private rear garden, family room, a modern kitchen with sleek counter tops, and an adjacent dining area perfect for family meals. A separate utility room and a guest bathroom complete the downstairs layout. Upstairs, the home includes four generously-sized bedrooms, with the master bedroom benefiting from an en-suite bathroom. Large windows in each room offer views of the surrounding neighbourhood and the School, Church and Credit Union across the street. A family bathroom with contemporary fixtures and fittings serves the remaining bedrooms. This residence given its prime location near schools, parks, and amenities, is ideal for families looking for a comfortable home in one of Castletroys most popular areas. Immediate proximity to the University of Limerick, Plassey Technological Park and an excellent public transport system further enhance the attractiveness of this wonderful home. Inspection is very highly recommended.

#### **Rooms:**

**Entrance Conservatory** 2.09m (6'10") x 1.05m (3'5")

**Entrance Hallway** Storage closet beneath stairs. Carpet flooring. 2.02m (6'8") x 5.02m (16'6")

#### **Living Room**

Carpet flooring. Feature fireplace. TV point.  
4m (13'1") x 5.01m (16'5")

#### **Dining Room** Carpet flooring.

4m (13'1") x 3.04m (10'0")

#### **Kitchen** Floor to eye level presses. Laminated flooring.

5m (16'5") x 3.04m (10'0")

#### **Utility Room** Laminated flooring.

2.06m (6'9") x 2.05m (6'9")



**WC & WHB** Fully tiled. 1.06m (3'6") x 1.02m (3'4")

**Family room.** Carpet flooring.

4m (13'1") x 2.04m (6'8")

**Bedroom 1** Single room. Laminated flooring. Built in wardrobes. 2.06m (6'9") x 2.08m (6'10")

**Bedroom 2**

Master bedroom en suite. Laminated flooring. Built in wardrobes. En suite measures 2.16 sqm (23 sqft).

3.05m (10'0") x 3.07m (10'1")

**Main Bathroom** Fully tiled with shower.

1.07m (3'6") x 2.02m (6'8")

**Bedroom 3**

Double room. Laminated flooring. Built in wardrobes.

3m (9'10") x 3.08m (10'1")



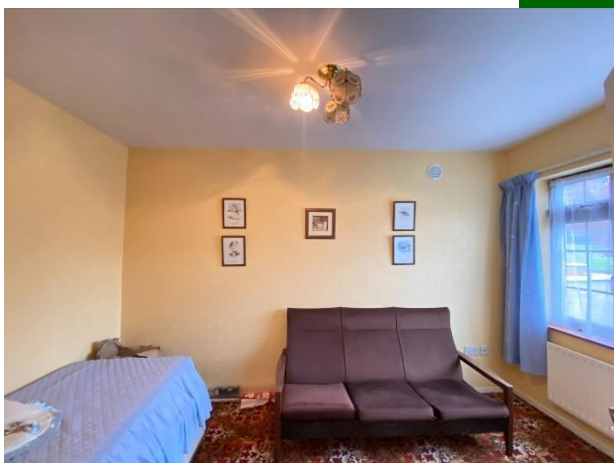
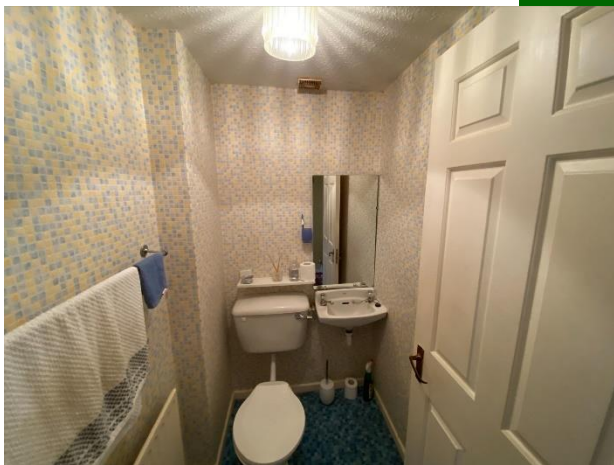
**Bedroom 4**

Double room. Laminated flooring. Built in wardrobes.

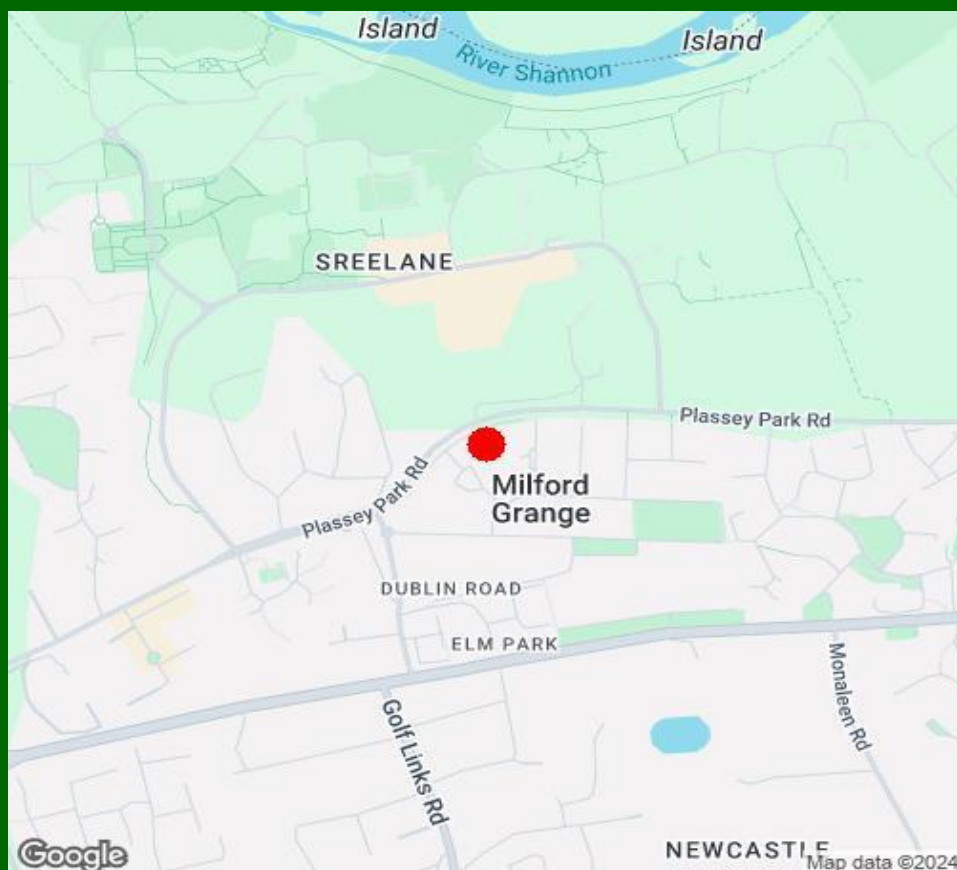
3m (9'10") x 2.04m (6'8")

### Features:

- Located on the front row facing Milford Road
- Well proportioned living and bedroom accommodation
- Very pleasant local walkways along the banks of the nearby river
- Sensible price point for a detached home in this area
- Just 5 minutes walk to University of Limerick
- Well proportioned and bright living and bedroom accommodation
- Public transport at your doorstep
- Good sized gardens front and rear
- Good off street parking
- Woodgrain UPVC windows throughout







### Property Directions:

Enter the Eircode V94 Y1YH into your mobile device to bring you directly to this property. GVM sign erected thereon.

### Agent Information:

**Contact :- Paul Crosse**

**Mobile :- 087-2026886**

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

#### Disclaimer

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#### 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)



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