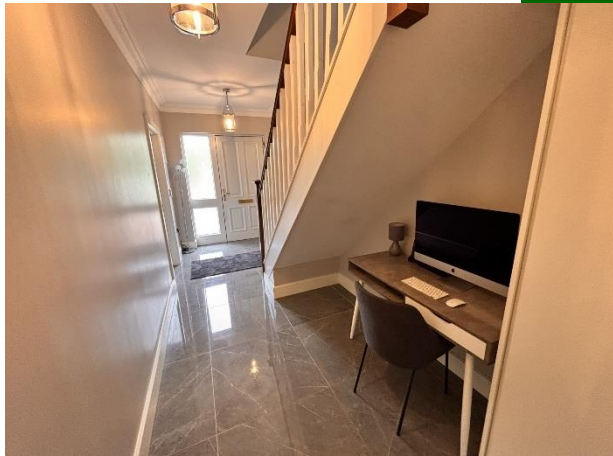




2 Oak Close, Bloomfield,
Monaleen, Castletroy, Limerick

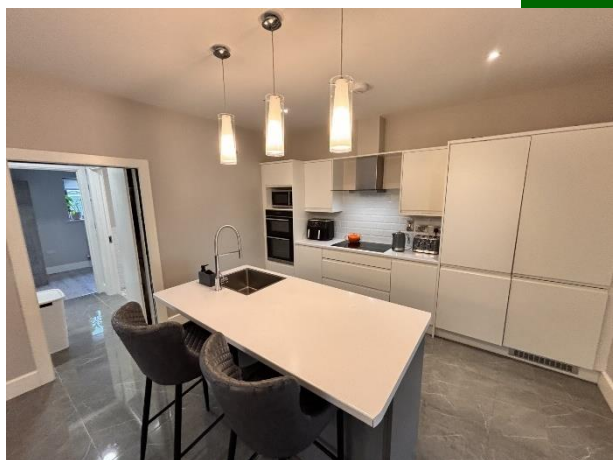
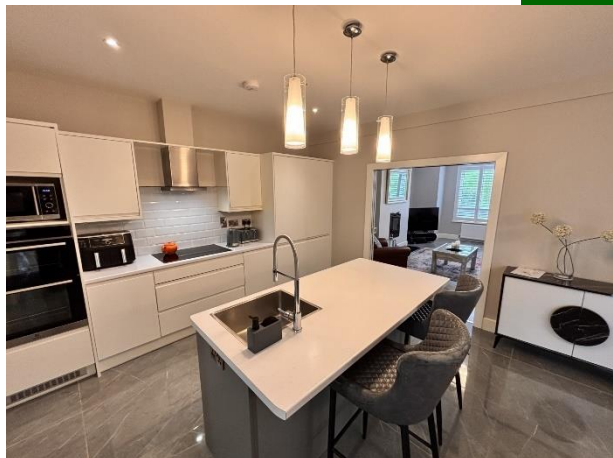


Guide Price

€535,000



GVM Auctioneers are delighted to bring to the market No 2 Oak Close, Bloomfield a beautifully appointed 5 bedroom semi detached extended residence situated in a one of Castletroy's most sought after and established developments. Constructed by renowned developer Clancy Homes just 4 years ago, this stunningly attractive home is presented in pristine condition with many high end and bespoke fixtures and fittings.



This home is positioned in a quite and leafy cul-de-sac with a good aspect making this an ideal opportunity for discerning purchases to acquire your dream home.

This is really a blue chip location under pinned by proximity to The University of Limerick, Castletroy College and Monaleen Primary School, Newtown Recreation Park and the Greenway, great Restaurants, Coffee Shops together with wonderful sporting amenities including Castletroy Golf Club, Monaleen GAA, Ashling FC and UL Bohs RFC. There is also easy access also to the nearby Motorway. Newtown Shopping Centre is also on your doorstep.

On entering this magnificent home you are met with a large and welcoming tiled hallway. The living room is beautifully presented featuring herringbone flooring and a solid fuel burning stove. There are double doors leading to a sleek and modern kitchen boasting high-gloss white cabinetry and integrated appliances, including double ovens, a microwave, and a built-in refrigerator. This space is both stylish and practical. The central island, finished in a soft grey tone, offers additional counter space, a built-in sink, and breakfast bar seating—ideal for casual dining or entertaining guests. To the rear the property there is a bathroom and downstairs bedroom/office. Additionally there has been an additional extension added. This room benefits from floor to ceiling windows along with sliding door leading to a large landscaped rear garden. Upstairs the property has 4 double rooms, all with built in wardrobes, master en-suite and a fully fitted and elegantly tiled main bathroom. Gas fired central heating system and double glazed UPVC windows. Cobbled driveway with space for two cars. Enclosed and sun drenched rear garden. This property is very much in turnkey condition. Inspection is very highly recommended

Rooms:

Entrance Hall Bright and inviting. Tiled
2m (6'7") x 5.01m (16'5")

Living room Herringbone flooring. Solid fuel bring stove. Bay Window 5.04m (16'6") x 4.02m (13'2")

Kitchen/Dining room Generous eye and floor level presses. Intergrated appliances. Island with breakfast bar. Tiled flooring 5.05m (16'7") x 4.02m (13'2")



Bathroom Fully tiled

2.02m (6'8") x 1.06m (3'6")

Ground floor bedroom/office Laminated flooring

2.02m (6'8") x 3.03m (9'11")

Sun room Floor to ceiling windows. Sliding doors leading to rear garden. Tiled flooring

5.04m (16'6") x 4m (13'1")



Bedroom 2 Double. Laminated flooring. Built in wardrobes 3.05m (10'0") x 2.08m (6'10")

Bedroom 3 Double 3.05m (10'0") x 3.02m (9'11")

Bedroom 4 Double. Laminated flooring. Built in wardrobes En-suite (1.8 x 2.0)

4m (13'1") x 2.08m (6'10")

Bedroom 5 Double 3.03m (9'11") x 2.07m (6'9")



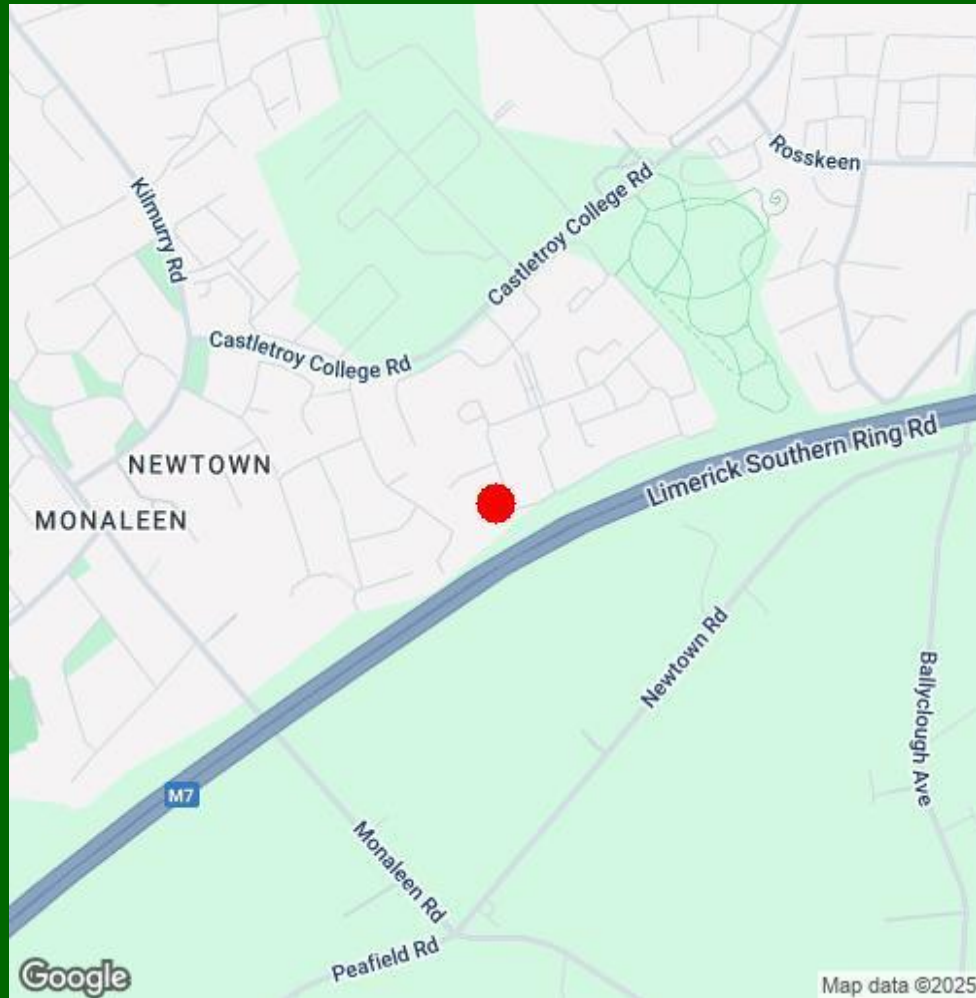
Bathroom Fully fitted and tiled

2.01m (6'7") x 1.08m (3'7")

Features:

- Gas fired central heating
- A3 energy rating
- House was constructed to a very high standard in 2021
- 4 very spacious bedrooms
- Solid fuel bring stove in the lounge
- Finished to a very high standard
- Located within 3 minutes walk from an excellent half hourly public transport bus service
- Walking distance to University of Limerick & Plassey Technological Park
- A low density and now very established development
- Great local walkways and cycle lanes





Agent Information:

Contact :- Paul Crosse

Mobile :- 087-2026886

Email :- paulcrosse@gvm.ie

Disclaimer

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Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

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



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