



"Treetops" Shannon Lawn, North Circular Road, Limerick



Guide Price €725,000



GVM announce to the market a beautifully appointed detached bungalow extending to Circa 2,000 sq. ft standing on a mature and secluded site extending to Circa 0.3 st acres and situated in a very quiet and tranquil cul de sac in this leafy, established and much sought after location.

Treetops ticks all the boxes when it comes to location within a short stroll of all amenities in of Limerick's vibrant city centre.



This very spacious home is ideal for those in search of a property with enormous potential 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 very much within walking distance.



Some modernisation is required, however, there is bright, spacious and well proportioned living and bedroom accommodation complimented by a beautifully landscaped and manicured site, apple trees and excellent off street parking and set down area. Garden sheds.

Inspection of this exceptional home is very highly recommended,



Rooms:

Hallway

Bright and inviting with closet off
3.05m (10'0") x 1.08m (3'7")

Lounge

With feature fireplace. Stove
6m (19'8") x 4.02m (13'2")

Study

Ideal for home office
3.04m (10'0") x 3m (9'10")

Spacious dining room

3.08m (10'1") x 3.04m (10'0")

Kitchen

Fitted with floor and eye level units
3.03m (9'11") x 2.06m (6'9")





Family room/Play room

6.02m (19'9") x 3m (9'10")

Utility With hotpress

Bedroom 1 Single with built in wardrobes and wash hand basin

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



Bedroom 2 Double with built in wardrobes

3.04m (10'0") x 2.08m (6'10")

Bedroom 3 Double

3.02m (9'11") x 2.04m (6'8")

Bedroom 4 Master with built in wardrobes.

En suite off/wet room 2.0 X 1.6

4.01m (13'2") x 3.07m (10'1")



Main bathroom With wc, whb & shower

2.04m (6'8") x 1.06m (3'6")

Features:

- Arguably the most popular residential location in vibrant Limerick City
- Low density, mature and established locality
- A home with great potential and space to develop
- Outstanding site extending to Circa 0,3 st acres
- Very quiet cul de sac
- Beautiful riverside walks nearby
- 15 minutes walk to the city centre
- Bus service at your doorstep
- Security alarm
- Gas fired central heating system





Property Directions:

Enter Eircode V94 TCC4 in your mobile device. GVM sign thereon,

Agent Information:

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Disclaimer

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