



72 Newtown Manor, Castletroy, Limerick



Guide Price €395,000



GVM Auctioneers bring to the market 72 Newtown Meadows, a superb three-bedroom mid-terrace residence situated in the heart of the ever-popular Monaleen/Castletroy area. This property is located in one of Limerick's most established and desirable residential locations, offering the perfect balance of convenience, connectivity, and family-friendly living.



This attractive home is ideally positioned just minutes from a whole host of amenities, including the renowned University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, excellent primary and secondary schools, sporting facilities, scenic riverside walks, and an extensive range of cafés, restaurants, and leisure amenities.



Castletroy continues to be one of Limerick`s strongest residential markets, driven by exceptional employment opportunities, educational facilities, and outstanding quality of life.



Residents of Newtown Manor benefit from easy access to the M7 Motorway network, making commuting to Limerick City Centre, Shannon, Dublin, and beyond both convenient and efficient.



The property itself offers bright, well-proportioned accommodation with three bedrooms, generous living space, private rear gardens, and off-street parking, providing an ideal setting for modern family living. It also boasts an very efficient A2 Energy rating allowing occupiers to benefit from green mortgages and low running costs. The property benefits from under floor heating on the ground floor.

Whether you are seeking your first home, a family residence in a prime suburban location, or a strong investment opportunity, 72 Newtown Manor represents a rare chance to acquire a property in one of Limerick`s most sought-after and consistently high performing residential areas.

#### **Rooms:**

**Entrance Hall** Tiled flooring.

Under stairs storage, plumbed for a washer dryer.

4m (13'1") x 2m (6'7")

**Living Room** Laminated Flooring. False Chimney breast, with wiring for electric fire and TV insert. Pocket doors leading to the kitchen dining area.

4m (13'1") x 3.03m (9'11")



### **Kitchen/Dining room**

Open plan kitchen/dining room. Tiled flooring.

Generous eye and floor level shaker style presses. Solid counter top. Intergrated appliances. Recessed lighting. Double doors leading to sun drenched rear garden 5.04m (16'6") x 5.01m (16'5")

### **Guest WC** Tiled flooring.

Recessed mirror. Hidden cisterns. High quality Sanitary wear. 2m (6'7") x 1.02m (3'4")



### **Bedroom 1** Single. Carpet flooring. Built in wardrobes.

2.03m (6'8") x 2.05m (6'9")

### **Bedroom 2** Double room

4.01m (13'2") x 2.03m (6'8")

### **Master Bedroom** Double room. Carpet flooring,

Walk in Wardrobe En-Suite (1.3 x 2.0)

4.02m (13'2") x 3.05m (10'0")

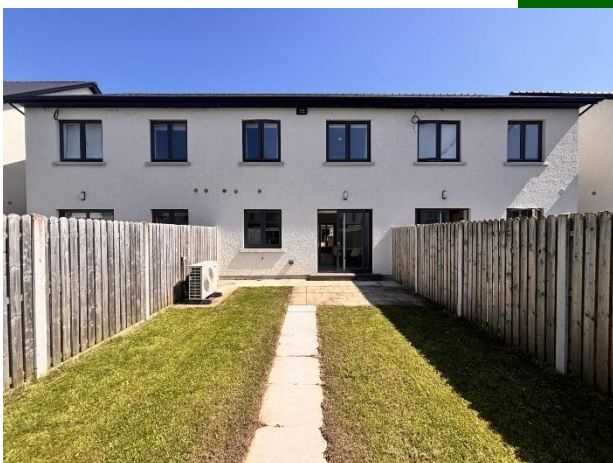
### **Main Bathroom** Tiled flooring. Recessed mirrors.

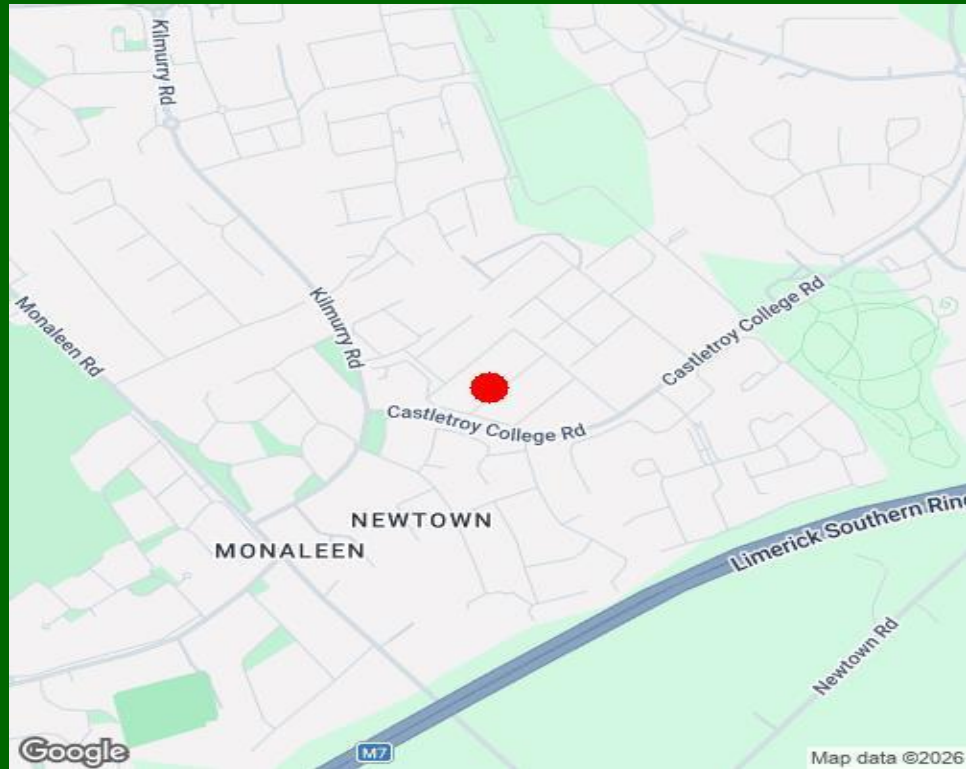
Hidden cisterns. High quality Sanitary wear.

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

### **Features:**

- A2 Energy rating
- Bright and spacious living accommodation
- Private rear garden
- Air to water heating system
- Shaker style kitchen with solid counter top
- High quality finishes
- Built in 2022
- Cobblelock driveway
- Built in Wardrobes in all bedrooms
- Walking distance to University of Limerick and Plassey Technological Park





### Agent Information:

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#### Disclaimer

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