



Starbrook, Coolisteige, Clonlara, Co. Clare



Price €525,000



GVM Auctioneers are delighted to present to the market this superb 4-bedroom detached residence located in the highly sought-after and family-friendly area of Clonlara, Co. Clare. Nestled on a generous site in a peaceful countryside setting, this beautifully maintained home offers spacious and well-proportioned living accommodation, ideal for modern family living while still being within easy reach of Limerick City and all essential amenities.





This attractive property combines comfort, privacy, and convenience, making it an excellent opportunity for first-time buyers, growing families, or those seeking a tranquil lifestyle in a prime residential location.

The accommodation briefly comprises of a welcoming entrance hallway, living room,

bright and spacious sitting room with solid fuel burning stove, conservatory, open-plan kitchen/dining area with ample fitted units and excellent natural light, utility room with additional storage, guest WC, four generously sized bedrooms, including master bedroom with en-suite and main family bathroom finished to a high standard

The property further benefits from double-glazed UPVC windows, oil-fired central heating and excellent storage throughout. Large private and very well maintained site extending to Circa 0.55 st acres ideal for outdoor entertaining and family activities.

Clonlara is a vibrant and well-established community situated just a short drive from Limerick City, offering the perfect balance of countryside living and urban convenience. The area is renowned for its excellent schools, sporting clubs, scenic walks, and strong community spirit.

This property enjoys easy access to all major road networks while benefiting from the peace and charm of a very pleasant rural setting. The property is situated within walking distance of the Clonlara canal and scenic walking trails extending towards O`Briensbridge and Castleconnell

Early viewing of this exceptional property is highly recommended and is strictly by appointment through GVM Auctioneers.

#### Rooms:

**Entrance Hall** Large and inviting hallway with tiled flooring. 4m (13'1") x 5m (16'5")

**Living room** Laminated flooring.

Solid fuel burning stove. 3.08m (10'1") x 3.04m (10'0")



## Kitchen/Dining/Living area

Open plan kitchen/living/dining area. Generous eye and floor level presses. Solid fuel burning stove.

10m (32'10") x 5m (16'5")

**Utility room** Ample storage. Plumbed for a washer and dryer. 3.02m (9'11") x 1.08m (3'7")

**Conservatory** Laminted flooring. Large windows.

Double doors leading to garden.

4m (13'1") x 6.01m (19'9")

**Downstairs Bedroom** Laminated flooring.

4m (13'1") x 3m (9'10")

**Guest WC** Fully tiled. 1.08m (3'7") x 1.08m (3'7")

**Master Bedroom** Double. Wooden Flooring.

Built in Wardrobes. Walk in storage closet.

En-suite (2.0 x 1.9) 3.08m (10'1") x 4.07m (13'4")

**Bedroom 3** Double. Wooden Flooring.

Built in Wardrobes. Walk in storage closet.

En-suite (1.9 x 1.7) 5.03m (16'6") x 4.05m (13'3")

**Bathroom** Fully tiled.

2.04m (6'8") x 2m (6'7")

**Store** 3.07m (10'1") x 1.03m (3'5")

**Bedroom 4** Double. Wooden Flooring. Built in Wardrobes. 5m (16'5") x 3m (9'10")

## Features:

- Spacious 4-bedroom detached family home
- Located close to the popular and peaceful village of Clonlara
- Well-maintained throughout
- Large private site with landscaped gardens
- Ample off-street parking and circulation area
- Excellent connectivity to Limerick City and surrounding areas
- Close to local schools, shops, sporting facilities, and amenities
- Well laid out living and bedroom accommodation
- Great space and potential to extend if required
- Private and beautifully appointed Circa 0.55 st acre site with large steeltech Shed





### Agent Information:

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#### Disclaimer

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