



12 Cherryfield, Monaleen, Castletroy,
Limerick



Price €795,000



GVM are delighted to bring to the market this hugely impressive two storey executive style 5-bedroom detached home situated in one of Limerick's finest locations. No. 12 is a bright, spacious, and beautifully presented property positioned in this exclusive enclave of all modern detached houses nestling in a leafy and established cul de sac and not overlooked at the rear. This is truly a wonderful opportunity to acquire a beautifully maintained home that boasts well-proportioned living and bedroom accommodation.



The ground floor features an inviting hallway, a generous lounge, sitting room, an open-plan kitchen/dining area with a sun-drenched sunroom off, utility room, and a downstairs guest wc, whb. Upstairs, there are five spacious bedrooms (two en suite) together with a fully fitted and beautifully tiled main bathroom. Gas fired central heating system. Double glazed UPVC windows. Beautifully appointed patio area and flower beds in rear garden blended with shrubbery and meticulously maintained and well-manicured lawns. Good views to the rear.

Notwithstanding the exclusivity of this magnificent development, this wonderful home is located in close proximity and within walking distance to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Castletroy Golf Club, Newtown Recreation Park, Castletroy College, Primary Schools, The Greenway and an array of top-class sporting amenities and clubs including Monaleen GAA Club, UL Bohs RFC and Aishling Annacotty FC. There is also very easy access also to the nearby Motorway providing good connectivity to our national road network. Large storage attic area partially floored. Mature and very spacious site with excellent off-street parking in a cobbled driveway to the front. Excellent BER rating (B3). Security alarm. Must be seen to be appreciated. This is truly a wonderful opportunity to acquire a beautifully maintained home that really oozes location location location. Inspection is very highly recommended.

Rooms: Entrance porch with double doors

Hallway Bright and inviting with solid wood flooring. Coving. 4m (13'1") x 3.05m (10'0")

Lounge A very classy room with feature fireplace ideal for entertaining or family gatherings. Solid wood flooring. Coving. Two windows overlooking the front garden. 5.07m (16'8") x 5.03m (16'6")

Sitting room Maple wood flooring. Maple wood flooring. Fireplace with Stovax solid fuel stove. Double doors kitchen/dining. Again two windows overlooking the front driveway. 5m (16'5") x 4m (13'1")

Kitchen/dining A real feature room with generous Shrewsbury style floor and eye level presses. Breakfast island. Integrated appliances. Tiled flooring. Recessed lighting. Double doors to conservatory.



7.07m (23'2") x 3.03m (9'11")

Feature Conservatory Overlooking a stunning and sun drenched rear garden. Bright tiled flooring. Patio doors. 4m (13'1") x 4m (13'1")

Utility Plumbed with tiled flooring. Pantry. Downstairs wc & whb off. 5.07m (16'8") x 3m (9'10")

Bedroom 1: Master with built in wardrobes. Bay window overlooking the front garden. Built in wardrobes. En suite off with electric shower. 1.7 X 1.7. 3.07m (10'1") x 3.04m (10'0")

Bedroom 2 Double with solid wood flooring and built in wardrobes. 3.04m (10'0") x 2.04m (6'8")

Bedroom 3 Single with solid wood flooring and built in wardrobes. 3m (9'10") x 2.03m (6'8")

Bedroom 4 Double with solid wood flooring and built in wardrobes. 3.06m (10'0") x 2.09m (6'10")

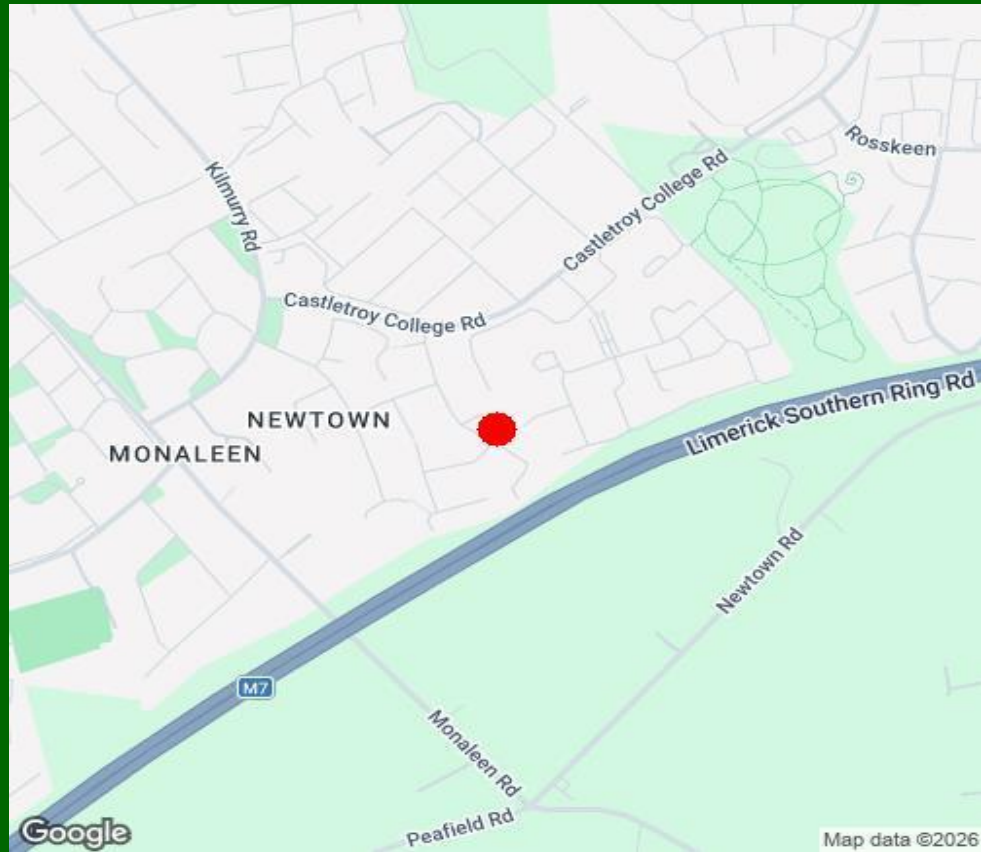
Bedroom 5 Double/Master with solid wood flooring and built in wardrobes. En suite with electric shower. 2.07m (6'9") x 1m (3'3")

Main bathroom Fully fitted and tiled. 2.02m (6'8") x 2.02m (6'8")

Features:

- Very spacious front driveway with generous parking and set down area.
- Rear sun drenched garden is spectacular and not overlooked
- Double glazed UPVC windows & gas fired central heating system
- Excellent B3 energy rating. Walls have been pumped and good attic insulation
- Very tastefully presented with welcoming and warm decor throughout
- Very family friendly and affluent locality
- Half hourly bus service at your doorstep (304 & 304A)
- Great local walkways and cycle lanes
- Newtown Recreation Park & The Greenway immediately adjacent
- Walk to UL, Supermarkets, Restaurants, Coffee Shops, Golf and great Sporting facilities





Property Directions:

Enter Eircode V94 P2EF in your mobile device.

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Disclaimer

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