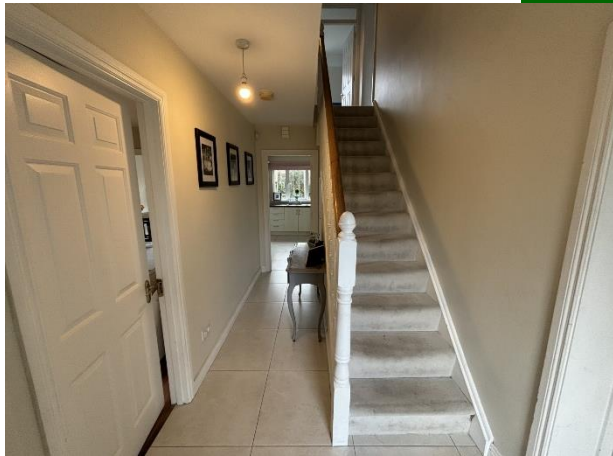




9 Elm Road, Riverbank, Annacotty,
Limerick



Guide Price €425,000



GVM are delighted to announce to the market this charming 4 bedroom semi detached residence situated in this much sought after and highly desirable suburb.



This wonderful listing presents an attractive opportunity for those seeking a prestigious, spacious and very well located family home located in this leafy, established and hugely popular development comprising of all good quality houses. No 9 is a beautifully appointed four bedroom semi detached residence offering generous living and bedroom space ideal for families seeking a home very much in "turnkey" condition.



The layout is designed for comfortable living, featuring a large reception room and a kitchen/dining on the ground floor. Upstairs, there are four bedrooms, including a master with an en suite, together with a main bathroom. Very pleasant rear with patio area carefully nurtured over the years making this an ideal relaxation area. Generous off street parking to the front driveway blended with manicured lawns.



Located adjacent to Annacotty, local amenities include quality Primary and Secondary Schools, Castletroy Shopping Centre, The University of Limerick, Plassey Technological Park, Castletroy Golf Club, Monaleen GAA Club, Newtown Recreation Park and an array of other top class sporting facilities including Aisling Annacotty FC & UL Bohs RFC. The immediate area has an excellent walking and cycle lane infrastructure and also enjoys easy access to the Motorway providing connectivity to our national road infrastructure. Regular local public transport to both Limerick and Dublin. An idyllic home that really oozes location location location and offers aspiring purchasers a tremendous opportunity to acquire a home of distinction and class. Viewing is certainly very highly recommended.



Rooms:

Entrance hallway Tiled floor. Alarm point.

Playroom Carpet flooring. 5.1m (16'9") x 2.3m (7'7")

Sitting room Solid timber flooring. Bay window. T.V point. Feature open fireplace. 5m (16'5") x 3.4m (11'2")

Kitchen/dining room Tiled flooring. Fully fitted.

5.5m (18'1") x 3.3m (10'10")

Utility room Tiled flooring. 2.5m (8'2") x 2.3m (7'7")

Downstairs W.C W.C & W.H.B. Tiled flooring.

2.2m (7'3") x 1m (3'3")





Bedroom 1 Double room. Carpet flooring.

5.2m (17'1") x 2.4m (7'10")

Bedroom 2 Double room. Carpet flooring. Built in wardrobes. 3.1m (10'2") x 2.9m (9'6")

Bathroom Tiled flooring.

2.1m (6'11") x 1.6m (5'3")



Bedroom 3 Double room. Built in wardrobes. Carpet flooring. En suite. 4.3m (14'1") x 2.9m (9'6")

En Suite Electric shower. Tiled flooring.

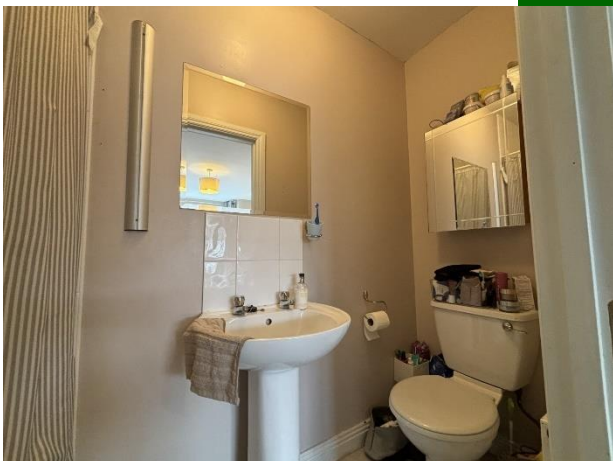
Bedroom 4 Carpet flooring. Built in wardrobes.

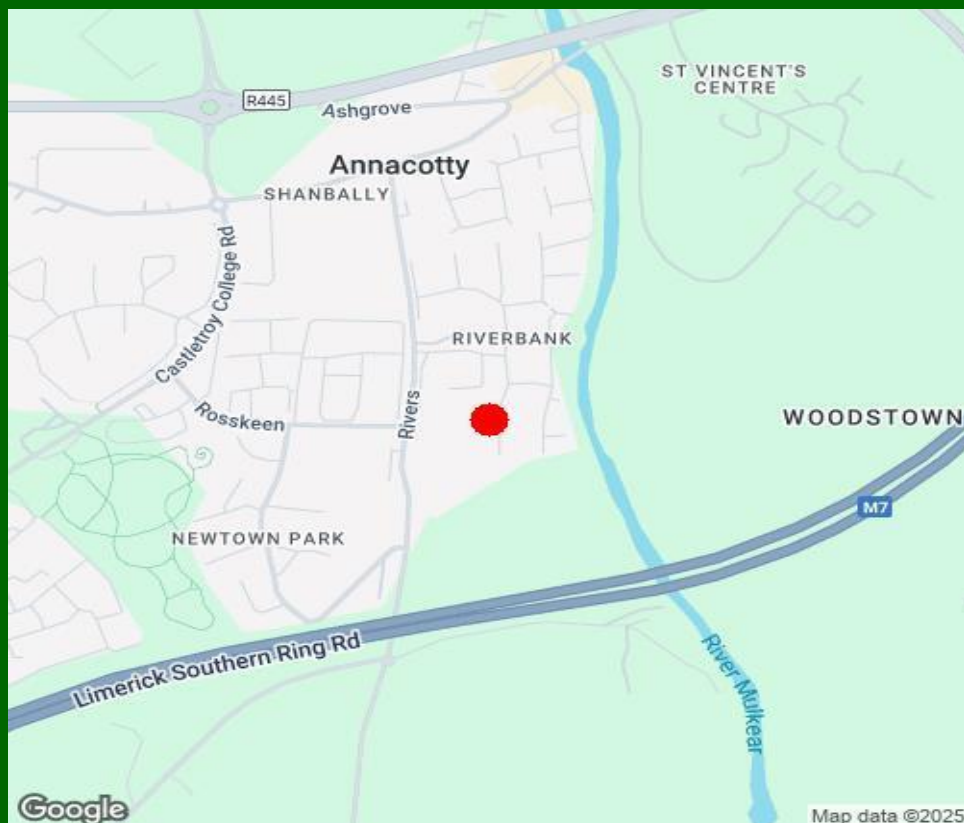
2.8m (9'2") x 2.2m (7'3")



Features:

- Not overlooked to the rear
- Patio area
- Garden shed
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Quite Cul de sac
- Really oozes location location location
- Off street parking
- Short walk to all amenities





Property Directions:

Enter eircode V94 E8PF to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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