



113 Evanwood, Golf Links Road,
Castletroy, Limerick



Guide Price

€465,000



GVM are delighted to announce to the market this truly superb and idyllic four bedroom two storey semi detached residence located in this hugely popular and exclusive development. Evanwood is located just off Golf Links Road in one of Limericks most sought after addresses. This home is positioned in a quite and leafy cul-de-sac with a good aspect making this an ideal opportunity for discerning purchasers to acquire your dream home in such a classy locality.



On entering this magnificent home you are greeted with a large and welcoming tiled hallway. The living room is tastefully presented featuring hardwood flooring, a gas fire place and a feature bay window. The kitchen/dining area is large open plan area with sliding doors leading to a sun-drenched rear garden. Additionally there is a utility off the kitchen. Upstairs the property has 4 double rooms, all with built in wardrobes, master en-suite and a fully fitted and elegantly tiled main bathroom. Gas fired central heating system and double glazed UPVC windows. Large driveway with space for two cars. Enclosed rear garden. This property is very much in turnkey condition and oozes location location location. Evanwood enjoys a range of nearby amenities including the University of Limerick, Plassey Technological Park, Castletroy Golf Club, Castletroy Shopping Centre, great local Schools and Sporting facilities together with hotels, retail parks, restaurants, gyms, chic coffee shops, gastro pubs and restaurants. There is also easy access to the Motorway. Inspection of this magnificent home is very highly recommended.

Rooms:

Entrance Hall Bright and welcoming with tiled flooring
5.03m (16'6") x 2m (6'7")

Downstairs wc & whb off 1.03m (3'5") x 1.08m (3'7")

Living room Wood flooring. Gas fireplace. Bay window
4.01m (13'2") x 5.06m (16'7")

Dining room Tiled flooring. Double doors leading to rear garden
4.03m (13'3") x 4.02m (13'2")

Kitchen Generous eye and floor level presses. Tiled flooring. Intergrated appliances
3m (9'10") x 3.08m (10'1")

Utility room Plumbed
2.02m (6'8") x 1.06m (3'6")



Bedroom 1 Double. Built in wardrobes. Carpet flooring
2.06m (6'9") x 2.06m (6'9")

Bedroom 2 Double. Built in wardrobes. Carpet flooring
3.06m (10'0") x 2.07m (6'9")

Bedroom 3 Master. Built in wardrobes. Carpet flooring
En-Suite (2.2 x 1.8) 3.08m (10'1") x 2.07m (6'9")



Bedroom 4 Double. Built in wardrobes. Carpet flooring
2.07m (6'9") x 2.03m (6'8")

Bathroom Fully fitted. Fully tiled
2.05m (6'9") x 2m (6'7")

Features:

- Gas fired central heating
- Well proportioned living and bedroom space
- High quality bespoke finishes throughout the house
- A low density and now very established development
- Great local walkways and cycle lanes
- Sun drenched rear garden
- Double glazed uPVC windows
- Good off street parking
- Superb decorative condition





PSRA Number: 002030

Agent Information:

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Disclaimer

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