



216 Caislean Na Habhann, Castletroy,  
Limerick V94 370V



**Guide Price**

**€375,000**



GVM are delighted to bring to the market this stylish 4 bedroom semi detached property situated in this much sought after development just a short distance from a range of amenities such as Primary and Secondary Schools, Castletroy Golf Club, University of Limerick, Plassey Technological Park, The Parkway Shopping Centre, a number of high profile business and retail parks and within easy access of the Motorway providing connectivity to The National Road Infrastructure.



This magnificent home is presented in pristine condition with high end fixtures and fittings and decorated and maintained to a very high standard offering bright and well proportioned living and bedroom accommodation. Mature walled in garden to the rear with patio area. Good off street parking for two cars.

Positioned in a quiet, leafy and established cul de sac. Regular bus service nearby. Treble glazing. Air to Water heating system. Very high specification throughout with numerous bespoke fixtures and fittings. Inspection is very highly recommended.

Full details on request. Contact Paul Crosse - 087 2026886.

### **Rooms:**

#### **Entrance Hall**

Tiled flooring bright and inviting with built in units. 4m (13'1") x 2m (6'7")

#### **Lounge**

A really wonderful room with a feature bay window. Inset stove in feature fireplace. Wood flooring. 5.04m (16'6") x 3.08m (10'1")

#### **W/C and wash basin**

With toilet and wash hand basin. 1.02m (3'4") x 1m (3'3")

#### **Kitchen cum spacious dining area**

Fully fitted with magnificent cream floor and eye level presses. Feature wall and floor tiling. Centre Island. Patio door to rear patio and walled in garden 5.04m (16'6") x 4m (13'1")

#### **Utility**

Fully plumbed with storage units and side door. 2.05m (6'9") x 1.04m (3'5")







### Bedroom 1

Single bedroom. Timber flooring.

2.09m (6'10") x 2.02m (6'8")

### Bedroom 2

Double. Laminate flooring. Built in wardrobes.

4.05m (13'3") x 3.07m (10'1")



### Bedroom 3

Double bedroom. Walk in wardrobes.

En-suite. Fully tiled and fitted. 1.8 x 1.7. Very spacious room.

3.08m (10'1") x 3.08m (10'1")

### Master bedroom

Located in the second floor. Walk in wardrobes and fully fitted and tiled en-suite. 3.6 x 1.8. Built in attic storage space.

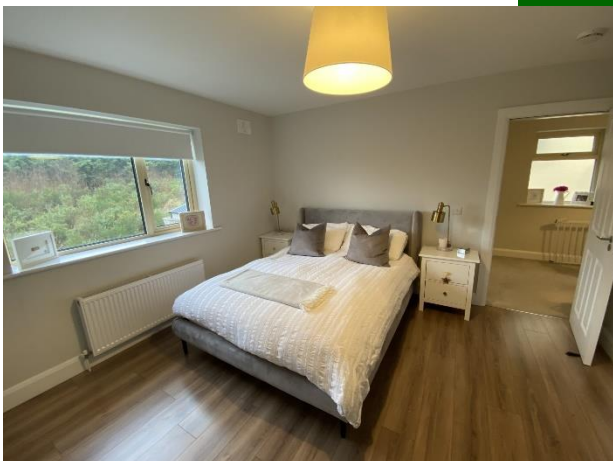
4.01m (13'2") x 3.08m (10'1")



### Main bathroom

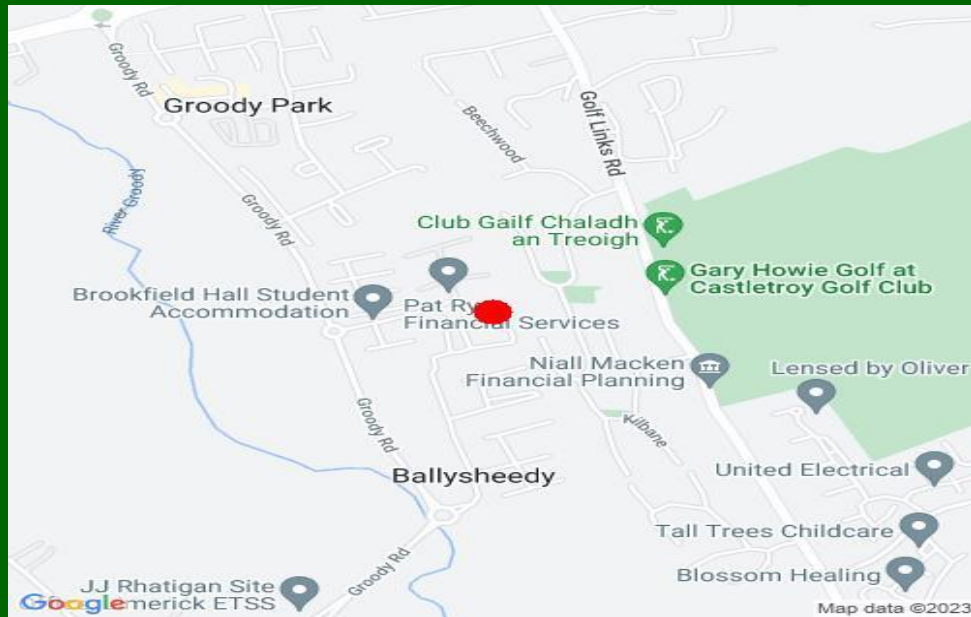
Fully fitted, spacious, very functional and tiled.

2.07m (6'9") x 2m (6'7")



### Features:

- Fully fitted security alarm system
- A rated property
- Triple glazed windows
- Two parking spaces in front driveway (Tarmacadam)
- Paved patio to the rear which enjoys evening sun
- Wide pedestrian side gate to walled in rear garden
- Solid fuel inset stove in sitting room
- 2 no en suites, main bathroom and downstairs wc
- Presented very much in "turnkey" condition with soft inviting colour schemes throughout
- Must be seen to be appreciated



### Property Directions:

Enter Eircode V94 370V to your mobile device to bring you straight to the door of this property. Alternatively travelling from Limerick City proceed out the Tipperary Road, at the Garryglass roundabout take 2nd exit onto Groody road, go through next roundabout. At next roundabout take 2nd exit into Caislean na hAbhann. no 216 is positioned on a very pleasant and quiet site to the rear of the development GVM sign thereon.

### Agent Information:

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**PSRA Number: 002030**