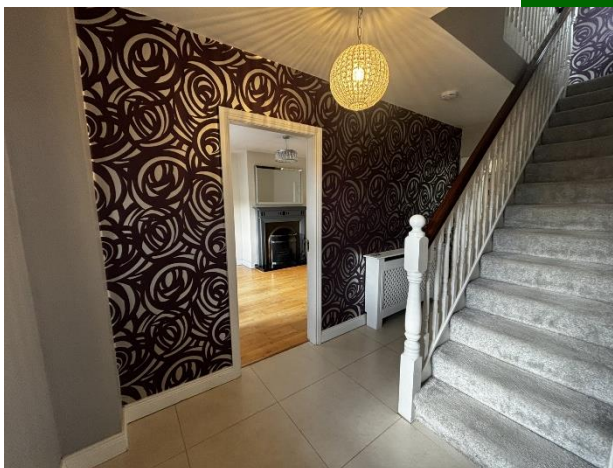




31 Castlemara, Annacotty, Co. Limerick



**Guide Price €380,000**



GVM are delighted to announce to the market this truly superb 3 bedroom end of terrace two storey residence standing on a beautifully appointed and large site positioned in a quiet cul de sac, on the periphery of this hugely popular and established development. This ideally located home has very well proportioned and bright living and bedroom accommodation ideal for first time buyers, right sizers or investors.



The soft decorative colours schemes are warm and inviting and are complimented by quality fixtures and fittings making this a home that is very much in turn key condition. Off street parking for two cars together with walled in rear garden. No 31 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities which include Castletroy Golf Club, Monaleen GAA Club, Ashling Annacotty FC and UL Bohs RFC. Public transport within 3 minutes walk. This is truly a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. A home that really oozes location location location. Inspection of this exceptional property is very highly recommended.

### **Rooms:**

#### **Entrance hallway**

Tiled flooring.

4.5m (14'9") x 1.8m (5'11")



#### **W.C**

W.C & whb off hallway.

1.6m (5'3") x 1.5m (4'11")



#### **Sitting room**

Open fire. Feature fireplace.

5.2m (17'1") x 3.4m (11'2")

#### **Kitchen/dining room**

Tiled flooring. Tiled splash back. Sliding patio door to rear garden.

5.5m (18'1") x 2.9m (9'6")



#### **Utility room**

Tiled flooring. Fully plumbed.

2.6m (8'6") x 1.5m (4'11")

#### **Bedroom 1**

Carpet flooring. Built in wardrobes.

2.4m (7'10") x 2m (6'7")



### Bedroom 2

Carpet flooring. Built in wardrobes.

3.4m (11'2") x 3.2m (10'6")

### Hot press

### Bedroom 3

Carpet flooring. Large built in wardrobes. En suite.

3.9m (12'10") x 3.4m (11'2")

### En suite

Tiled flooring. Triton electric shower.

2.7m (8'10") x 1.3m (4'3")

### Main bathroom

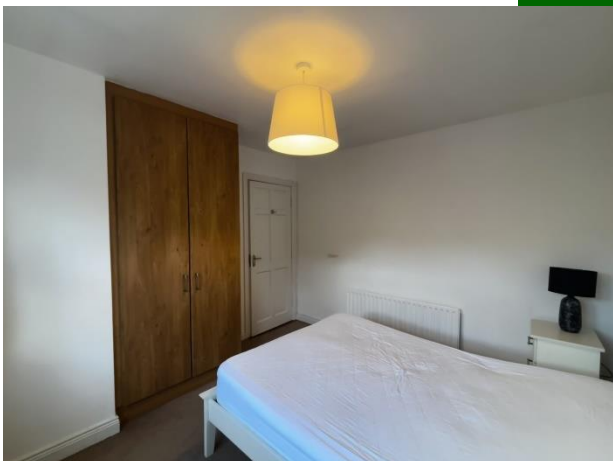
Fully tiled. Triton electric shower.

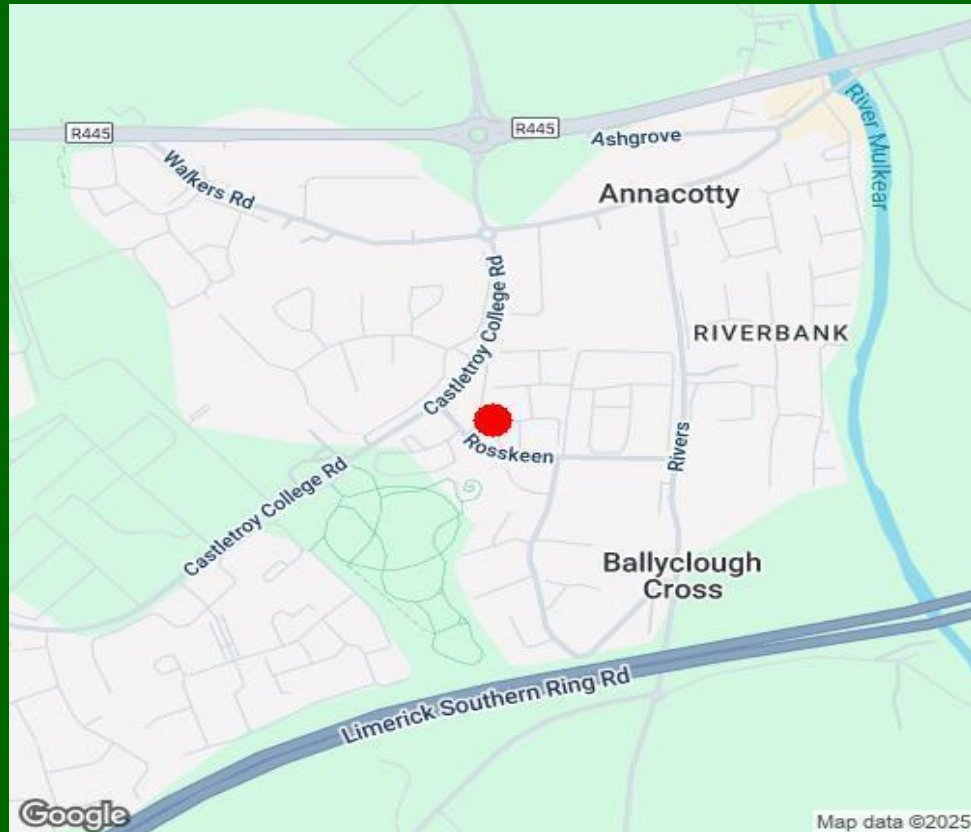
3m (9'10") x 1.8m (5'11")



### Features:

- Gas fired central heating
- Double glazed PVC windows
- Tranquil and established cul de sac location
- Walled in rear garden
- Regular half hourly bus service within 3 minutes walk
- Double driveway to the front
- Large corner site





### Property Directions:

Enter eircode V94 H3V9 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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