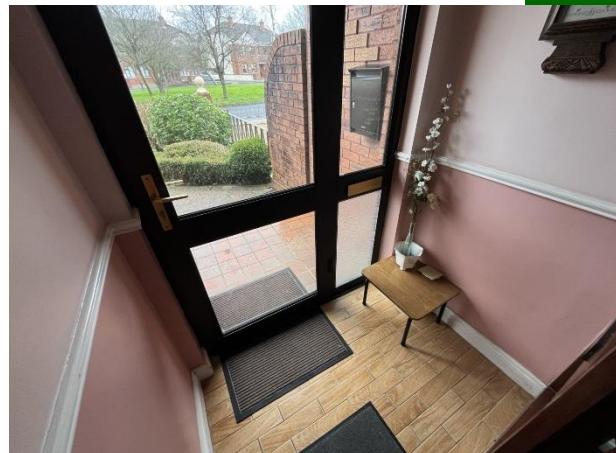
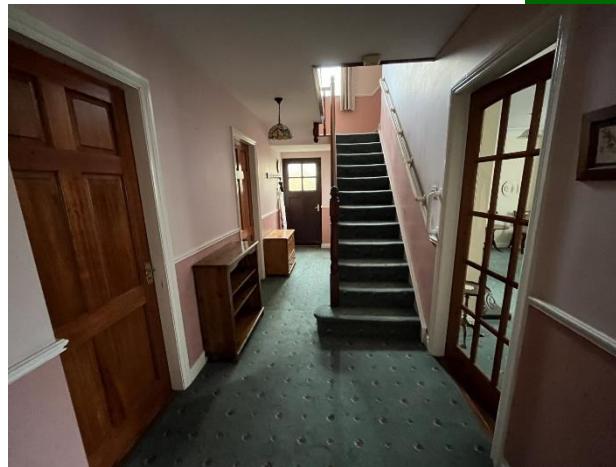




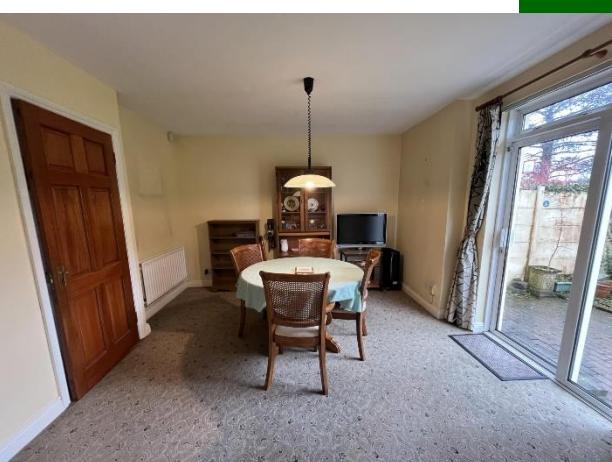
22 Ashbrook Crescent, Ashbrook, Ennis  
Road, Limerick



**Guide Price €445,000**



Announcing to the market a beautifully presented four bedroom semi detached residence. This executive style and truly idyllic home has bright, spacious and well proportioned living and bedroom space together with a substantial west facing and sun drenched rear garden.



No. 22 is located in a leafy, hugely popular and established development offering peaceful and tranquil living. One of its stand out features of this superb home is its convenience just a short distance from good quality local schools, making it an ideal choice for families with young children. For sports enthusiasts, both the TUS Gaelic Grounds and Thomond Park are within easy reach, offering opportunities to enjoy live matches and sporting events. The Jetland Shopping Centre provides a variety of retail and dining options, and the Technological University of Shannon (TUS) is conveniently located for those working or studying in the area. This is an ideal opportunity for first time buyers, right sizers or investors to acquire a very well built home nestling in a quiet and tranquil cul de sac. With its combination of suburban serenity and easy access to the heart of Limerick, this is a wonderful place to call home. Just 20 minutes walk from the city centre. Public transport at your doorstep. Easy access to various road networks. Front and rear garden with great space to extend if required, Good off street parking. Gas fired central heating system. Double glazed UPVC windows. Inspection is very highly recommended.

#### **Rooms:**

##### **Porch**Tiled flooring

1m (3'3") x 1.05m (3'5")

**Entrance hallway**Bright and inviting with wc & whb off  
3.07m (10'1") x 1.06m (3'6")

**Sitting room**Spacious and bright with feature fireplace  
4.09m (13'5") x 4m (13'1")

##### **Kitchen / Dining room**

Generous floor and eye level presses. Patio doors to sun drenched west facing rear garden.

6.06m (19'11") x 3.08m (10'1")

##### **Bedroom 1**

Single bedroom

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



### Bedroom 2

Double / Master bedroom

3.06m (10'0") x 2.05m (6'9")

### Bedroom 3

Double bedroom

3.06m (10'0") x 2.05m (6'9")

### Bedroom 4

Double bedroom. Built in wardrobes.

3.09m (10'2") x 2.06m (6'9")

### Main bathroom

Fully fitted

3.02m (9'11") x 1.08m (3'7")

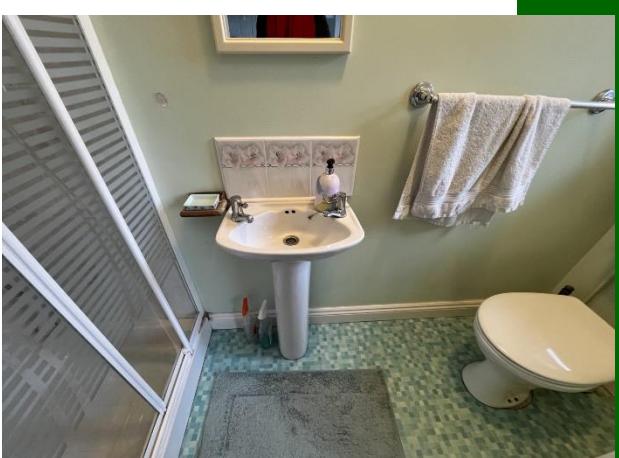
### Hotpress

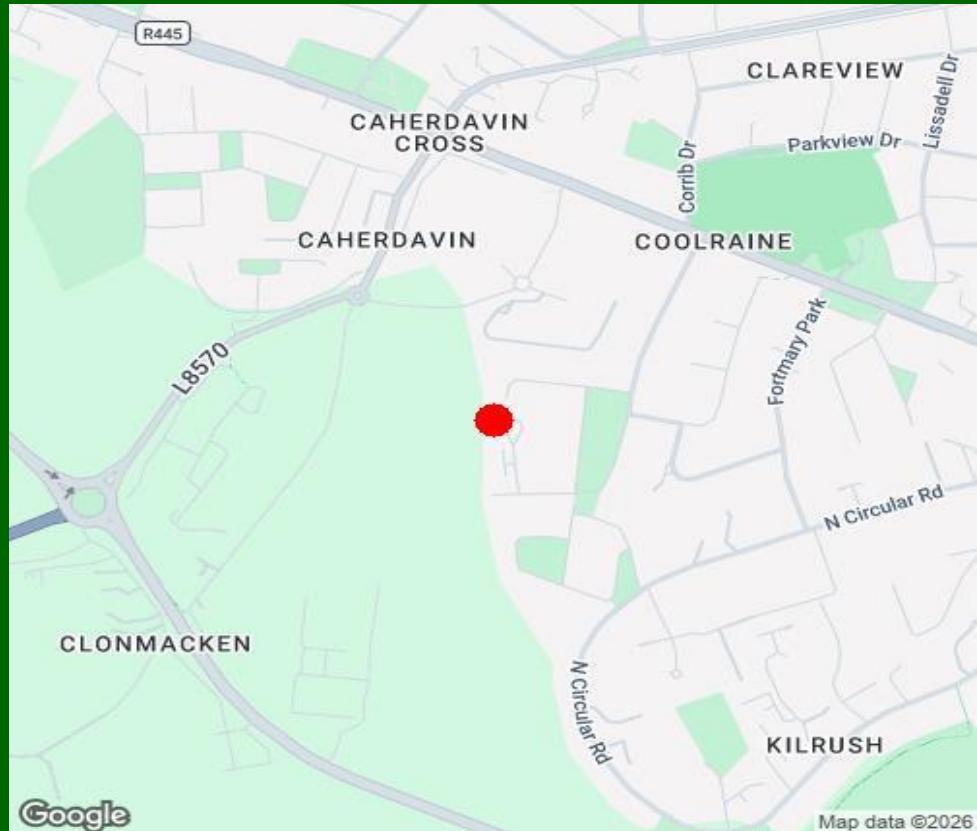
### Stairs to attic

Partly floored.

### Features:

- Double glazed woodgrain UPVC windows
- Located in an leafy and quiet cul de sac
- Cobblelock driveway
- Security alarm
- Gas fired central heating
- West facing and very substantial rear garden with sizable patio area
- Great space to extend to the side if required
- This home oozes location location location





### Property Directions:

Enter eircode V94P29T to your mobile device to direct you straight to this property, GVM sign erected.

### Agent Information:

Contact :- Norma Murphy

Mobile :- 087-6529916

Email :- [normamurphy@gvm.ie](mailto:normamurphy@gvm.ie)

#### 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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