



47 Cairnsfort, Golf Links Road, Limerick



Price €495,000



GVM are delighted to present this stunning 4-bedroom semi-detached residence located in one of Limerick's most sought-after neighbourhoods. Number 47 is situated in a quiet cul-de-sac, overlooking a beautifully landscaped green area, offering peace and tranquility just off the prestigious Golf Links Road. This exceptional home has been maintained to the highest standard and features attractive bespoke elements throughout.



Local amenities encompass 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 a variety of top-notch sporting facilities, including Aisling Annacotty FC and UL Bohs RFC. The area benefits from an excellent network of walking and cycling lanes, greenways, and convenient access to the motorway, ensuring easy connectivity to national road infrastructures. The recently opened Bon Secours Hospital is also at your doorstep, making this location truly exceptional.



This truly idyllic home must be seen to be fully appreciated. It emphasizes the importance of location and offers aspiring purchasers a tremendous opportunity to acquire a property of distinction and class. Viewing is highly recommended.

Rooms:

Entrance Hall

Tilte flooring

3.01m (9'11") x 0m (0")

Guest WC

Tiled flooring

1m (3'3") x 1.01m (3'4")

Living Room

Solid wood flooring.

Gas Fire.

3.03m (9'11") x 5m (16'5")

Kitchen/Dining room

Tiled flooring.

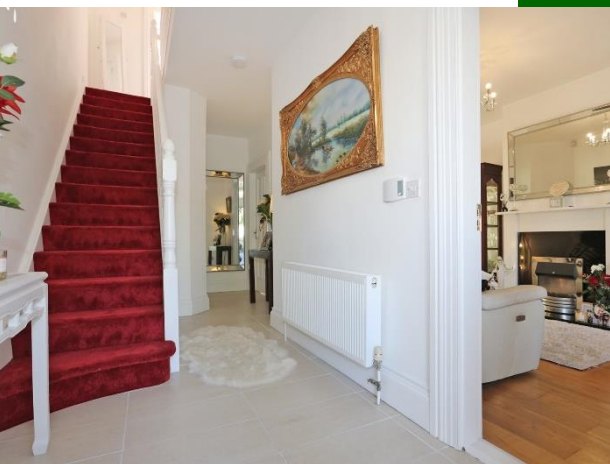
Generous eye and floor level presses.

Double doors leading to the garden.

3.05m (10'0") x 6m (19'8")

Bedroom 1 (Master)

Double Room.





Built in wardrobes.

Laminated flooring

(En-suite 2.0 x 1.8)

3.04m (10'0") x 4m (13'1")

Bedroom 2

3.03m (9'11") x 2.05m (6'9")



Bathroom

Fully tiled

1.09m (3'7") x 1.06m (3'6")

Bedroom 3

Double Room.

Built in wardrobes.

Laminated flooring

4m (13'1") x 3m (9'10")



Bedroom 4

Double Room.

Laminated flooring

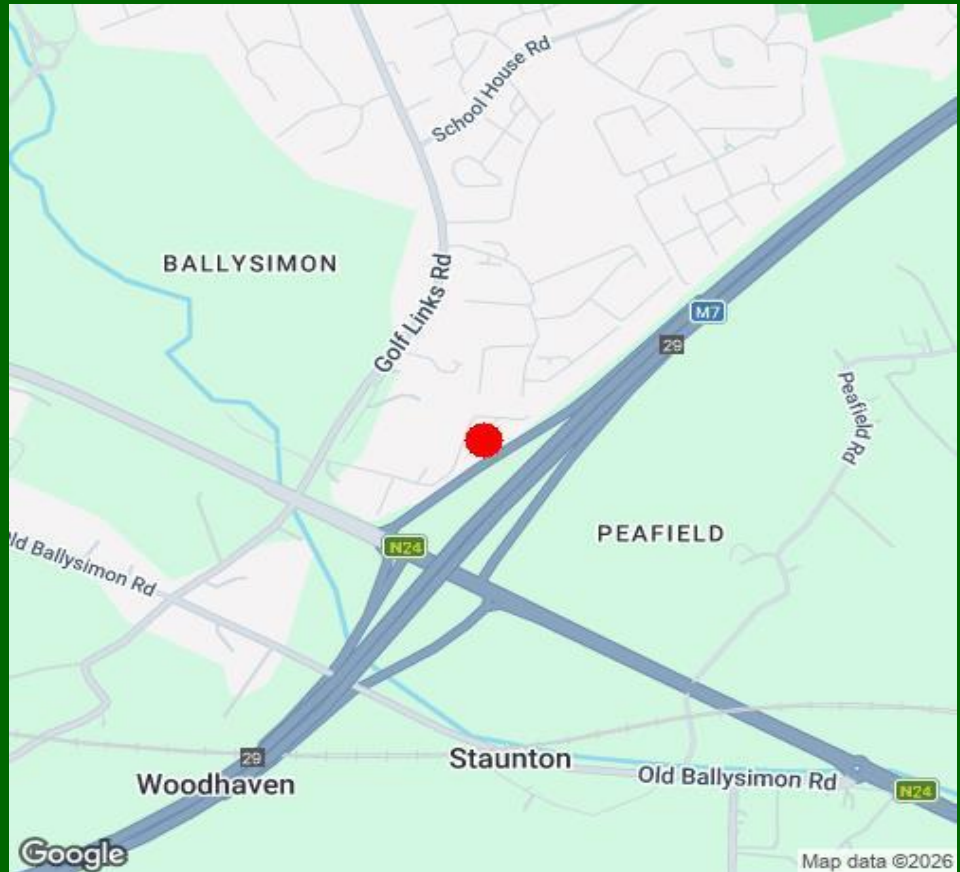
3.02m (9'11") x 3m (9'10")



Features:

- Gas Fired Central heating
- All amenities at your doorstep
- Good off street
- 4 Bedrooms
- Double glazed UPVC Windows
- Presented in turn key condition
- Substantial rear garden
- This home oozes location location location





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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