



"Kateri" Monaleen Road, Monaleen,  
Castletroy, Limerick



Guide Price  
€975,000



GVM announce to the market a truly superb and beautifully presented 5-bedroom detached 'trophy' residence situated in this superb, mature and established location nestling on a private site just off the main and much sought after Monaleen Road.





This idyllic home presents a wonderful opportunity to acquire a property that has been extended and refurbished to a meticulously high standard in recent years while also enjoying the benefits of a such a secluded and classy elevated Circa 0.75 st acre site, laden with mature shrubbery and flower beds and complimented by lush manicured gardens and good set down and parking area. The living accommodation is exceptional with elegant and flowing bright sun filled accommodation, south facing and ideal for modern day contemporary living. The 5 bedrooms again are very well laid out with two en suites together with a classy and beautifully tiled main bathroom. Very good B1 Energy Rating. This home is located in arguably one of Limericks most sought after locations just a short distance from the lush fairways of Castletroy Golf Club and is also within very easy reach of University of Limerick, Plassey Technological Park and the M7 Motorway. Monaleen/Castletroy is strategically positioned in very close proximity to Shopping Centres and Retail Parks, excellent quality Primary and Secondary Schools, Church, chic coffee shops and restaurants, gyms, gastro pubs together with an array of excellent sporting amenities such as Monaleen GAA Club, UL Bohs RFC and Aisling Annacotty FC. The local recreation park and greenway also provide additional recreational outlets that can be enjoyed by local residents."Kateri" is one of the finest homes to have come to the market in this area in recent times which in in "turnkey" condition and is unparalleled in terms of its layout and condition enjoying high quality and many bespoke fixtures and fittings. This is an ideal opportunity for those in search of a "stand out" and executive style home that oozes location location location. Viewing in highly recommended and is strictly by prior appointment.

#### Rooms:

**Entrance hallway** Solid oak flooring. W/c and wash hand basin off with tiled flooring 3.0 X 1.0 2.01m (6'7") x 5.07m (16'8")

**Office** Solid oak flooring. Full length display /storage cabinets. 3.04m (10'0") x 4.04m (13'3")

**Sitting room** Solid wood flooring 4.02m (13'2") x 3.09m (10'2")

**Lounge room** Solid wood flooring. Patio doors to outside patio area. Feature fireplace with granite surround. Double glass doors to Kitchen / dining / living area.





**Open plan kitchen / living / Dining area** Solid wood flooring. Large patio doors leading to barbeque area. Kitchen with tiled flooring. Centre island. Aga cooker. Gas hob. Generous floor and eye level presses. Recessed lighting.

**Utility** Tiled flooring. floor to ceiling storage presses. Fully plumbed W/C and whb off fully tiled 2.3 X 1.4 6.01m (19'9") x 2.07m (6'9")

**Oak staircase to landing** Carpet stairs to solid oak floored landing

**Bedroom 1** Double room with dual aspect. Solid oak flooring. Built in wardrobes. 5m (16'5") x 4.05m (13'3")

**Bedroom 2** Double room with solid oak flooring and built in wardrobes. 4.03m (13'3") x 4m (13'1")

**Master bedroom 3** Double room with solid oak flooring. Dual aspect. Built in wardrobes. Dressing room . Ensuite :- Fully tiled and fitted.

**Bedroom 4** Jack and Jill double room with solid oak flooring. Built in wardrobes. 3.07m (10'1") x 4.06m (13'4")

**Bedroom 5** Jack and Jill double with solid oak flooring. Built in wardrobes. 3.08m (10'1") x 5.04m (16'6")

**Shared Dressing room and ensuite** Fully tiled and fitted

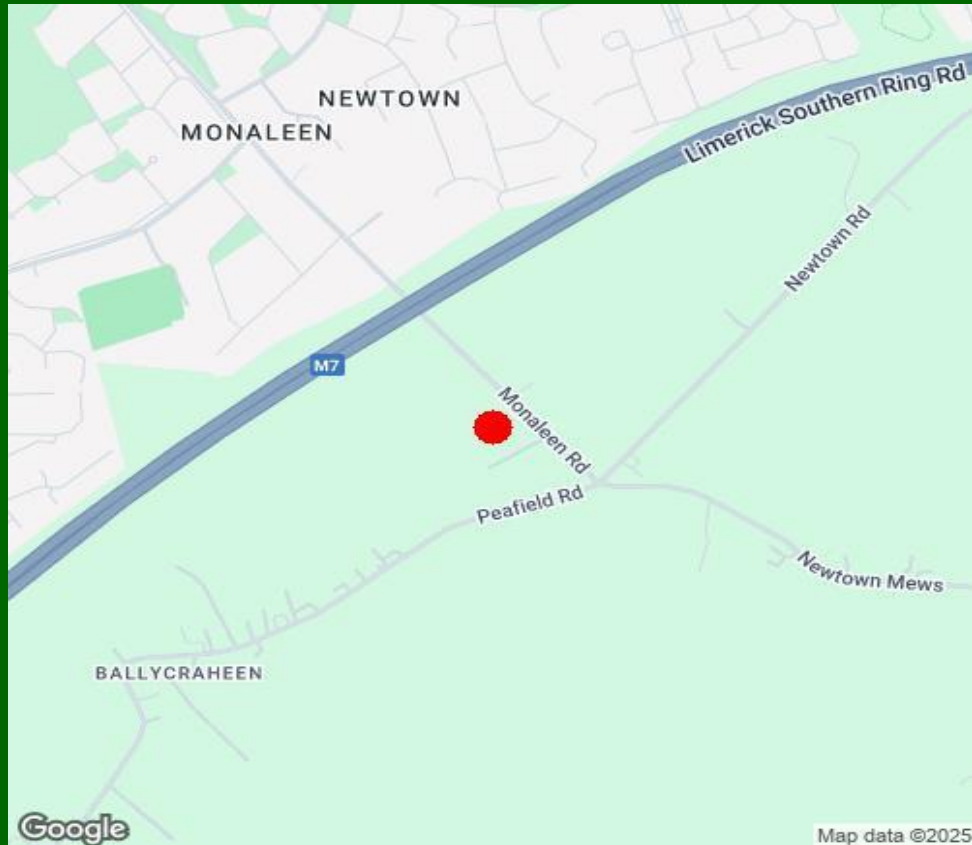
3.05m (10'0") x 3.02m (9'11")



## Features:

- Gas fired central heating system. B1 Energy Rating.
- Automated wrought iron gates and feature stone fronted entrance
- Sun drenched barbeque area with Pergola
- Extending to Circa 3,400 sq.ft of wonderful living and bedroom space
- Security alarm and camera system
- Centra Supermarket at your door step
- Cobble and generous tarmac driveway/set down area. Sandstone steps at entrance to property.
- Car port with garden shed off.
- Gas fired central heating system
- Attic partially floored





### Property Directions:

Enter eircode V94K79Y to your mobile device to direct straight to this property. GVM boards erected.

### 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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