



Shanballa, Annacotty, Castletroy, Limerick



Price on Application



GVM are delighted to bring to the market this truly superb detached and beautifully appointed bungalow style residence. Situated in the highly sought-after residential location of Castletroy/Annacotty/Monaleen, this outstanding five bedroom detached home combines contemporary design, exceptional energy efficiency blended with luxurious finishes throughout. Renovated and refurbished to an uncompromising standard, this superb A rated home offers spacious, light-filled accommodation ideal for modern family living.



The heart of the home is an impressive open plan kitchen/dining/living area, beautifully designed with premium finishes and generous specification. The living area showcases a dramatic vaulted ceiling and an expansive feature wall to floor ceiling window, flooding the space with natural light and creating a seamless connection to the beautifully landscaped garden beyond. A feature fireplace and a statement chandelier add character and charm, while the generous open layout provides ample space for both relaxing and entertaining. The kitchen/dining is beautifully fitted with impressive built in units and pleasant flooring. A separate living room provides an elegant and comfortable retreat, finished to the highest specification with a warm and inviting atmosphere. Additional practical features include a fully fitted utility room and a dedicated boot room, both thoughtfully designed with high-quality finishes and excellent storage solutions. The additional ground floor accommodation comprises four spacious double bedrooms, two of which benefit from stylish en-suite bathrooms. A beautifully appointed main bathroom serves the remaining bedrooms. Upstairs, the property continues to impress with a substantial fifth bedroom, an additional bathroom, and a large storage room, offering flexibility for guests, home office use, or extended family accommodation. Externally, the property boasts a large sun drenched south facing rear garden complete with a patio and dedicated barbecue area, making it the perfect setting for family enjoyment, outdoor entertaining, or hosting summer dinners with friends and guests. This exceptional home is further enhanced by its superior craftsmanship, premium materials, and energy-efficient A-rated specification, ensuring comfort, style, and sustainability in equal measure. Located in one of Limerick's most desirable suburbs, the property enjoys immediate access to an excellent range of amenities including schools, parks, sporting facilities, shopping centres, and major road networks, while also being within easy reach of University of Limerick and Plassey Technological Park.

Rooms:

Entrance Hall Laminated Flooring.

2.03m (6'8") x 6.08m (19'11")

Kitchen/Living/Dining area Large Open plan kitchen, living, dining area. Custom built kitchen with intergrated appliances and island with breakfast bar. Vaulted



ceilings. Large sliding doors leading to garden. Feature electric fire in the living room.

10.05m (33'0") x 5m (16'5")

Pantry area Extended kitchen cabinets, ideal for storage. 2.06m (6'9") x 2.01m (6'7")

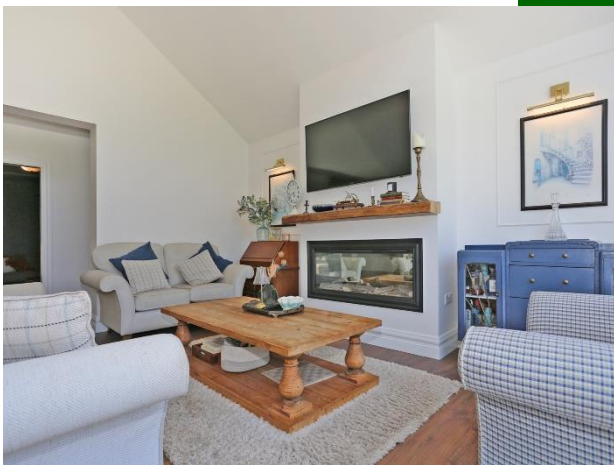
Guest WC Wall panelling and laminated flooring. 1.02m (3'4") x 2.06m (6'9")



Bootroom Generous storage. Access to side garden. Laminated flooring. 2m (6'7") x 2.06m (6'9")

Lounge Substantial separate lounge area with laminated flooring. 4.02m (13'2") x 4.04m (13'3")

Bedroom 1 Master Double room. Laminated flooring. Built in wardrobes. En-suite (1.4 x 3.2) 4.04m (13'3") x 4.06m (13'4")



Bedroom 2 Double room. Laminated flooring. 3.04m (10'0") x 3.03m (9'11")

Bedroom 3 Double room. Laminated flooring. 3.04m (10'0") x 3.04m (10'0")

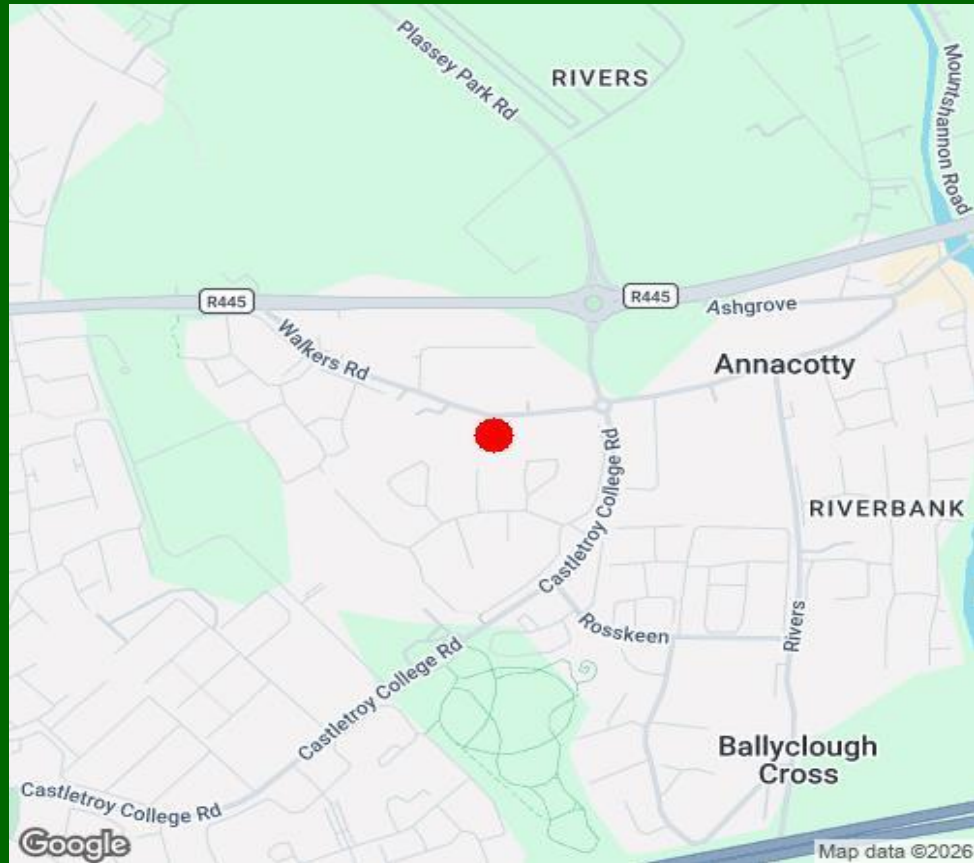
Bathroom Tiled flooring. Walk in shower. 3.03m (9'11") x 2.01m (6'7")



Bedroom 4 Double room. Laminated flooring. En-suite (1.2 x 3.1) 3.02m (9'11") x 3.04m (10'0")

Bedroom 5 Double room. Carpet flooring. 2.04m (6'8") x 5m (16'5")

Guest WC Tiled flooring. Walk in shower. Velux window. 1.07m (3'6") x 4.05m (13'3")



Property Directions:

Enter V94 C9DH in your mobile device

Agent Information:

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Disclaimer

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