



63 Monaleen Heights, Monaleen,
Castletroy, Limerick



Price €735,000



GVM are delighted to bring to the market this very impressive two storey executive style detached home located in one of Limerick's finest locations. No. 63 is a bright, spacious, and beautifully presented property positioned in this exclusive enclave of all modern detached houses nestling in a leafy and established cul de sac. This is truly a wonderful opportunity to acquire a beautifully maintained home that boasts well-proportioned living and bedroom accommodation. The ground floor features an inviting hallway, a generous lounge, sitting room, an open-plan kitchen/dining area with a sun drenched sunroom off, utility room, and a downstairs guest wc, whb & shower. Upstairs, there are four spacious bedrooms (master en suite) together with a fully fitted and beautifully tiled main bathroom. Gas fired central heating system.



Double glazed UPVC windows. Raised natural stone feature pathways and flower beds in rear garden blended with shrubbery and manicured lawns. Spectacular views to the rear.

Notwithstanding the exclusivity of Monaleen Heights, this home is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Castletroy Golf Club, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top-class sporting amenities and clubs including Monaleen GAA Club, UL Bohs RFC and Aishling Annacotty FC. There is also very easy access also to the nearby Motorway providing good connectivity to our national road network. Large storage attic area partially floored. Mature and very spacious site with excellent off-street parking. Manicured and very well-maintained gardens front and rear. This is truly a wonderful opportunity to acquire a beautifully maintained home that really oozes location location location. Inspection is very highly recommended.



Rooms:

Entrance Hall Bright and inviting with tiled flooring
6m (19'8") x 2.03m (6'8")

Lounge Feature fireplace. Carpet flooring. Sliding doors leading to private and mature rear garden. Full length room bright and very spacious.

8m (26'3") x 4.01m (13'2")



Guest bathroom Modern and fully tiled
3.06m (10'0") x 1.06m (3'6")

Sitting room Solid wood maple flooring. Double doors leading to kitchen. Solid fuel burning stove.

6.04m (19'10") x 3.04m (10'0")

Kitchen/dining area Maple flooring. Integrated appliances including oven, microwave and warming drawer. Centre island with breakfast bar

6.06m (19'11") x 3.02m (9'11")





Sun room off the kitchen Patio doors leading to rear garden. A real feature area of the home

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

Utility room Fully fitted and plumbed for washer and dryer 1.09m (3'7") x 1.07m (3'6")

Bedroom 1 Double room. Solid wood flooring. Built in wardrobes 3.04m (10'0") x 2.06m (6'9")

Bedroom 2 Double. Built in wardrobes. Solid wood flooring 3.08m (10'1") x 3.05m (10'0")

Bedroom 3 Single. Laminated flooring. Built in wardrobes and shelving

3.08m (10'1") x 2.01m (6'7")

Bedroom 4 Master. Good sized room. Solid wood flooring. Built in wardrobes

En-Suite fully fitted and tiled with under floor heating(2.0 x 2.8). Dual aspect

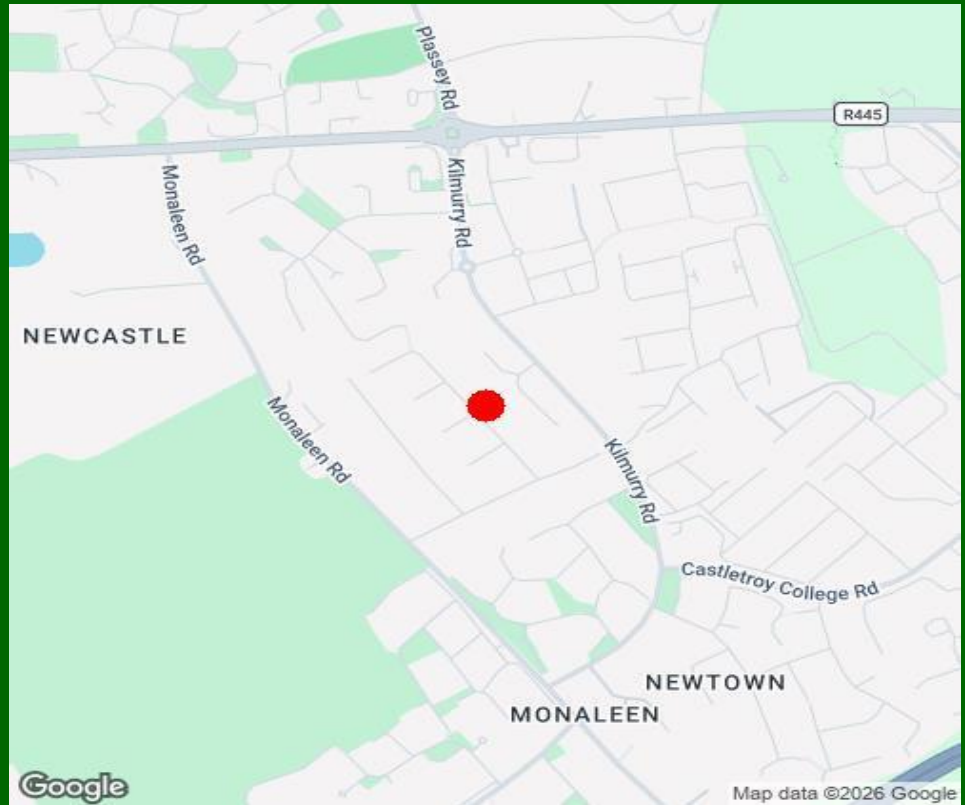
4.04m (13'3") x 3.03m (9'11")

Main Bathroom Fully fitted and tiled with jacuzzi bath
2m (6'7") x 2.07m (6'9")

Features:

- Gas Fired Central heating
- Double glazed UPVC windows
- Walled in front and rear gardens
- All amenities at your doorstep including a half hourly bus service (304A)
- Good off street parking with cobbled driveway and wrought iron gates
- Large patio area to the rear.
- Stira to attic
- Superb condition throughout with many high end bespoke fixtures and fittings
- Extensive internal insulation in living areas providing a cosy and warm environment
- Garden shed included





Property Directions:

Enter V94 FH5R in your mobile device. GVM sign thereon.

Agent Information:

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Disclaimer

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