



46 Cairnsfort, Golf Links Road,  
Castletroy, Limerick



**Price €400,000**



GVM are delighted to bring to the market this stunning 4 bedroom semi detached residence situated in one of Limericks most sought after locations. No 46 is positioned in a quiet cul sac overlooking a manicured green area and nestling in the peace and tranquillity associated with this outstanding location just off the popular and prestigious Golf Links Road. No. 46 has been maintained to the highest standard with hugely attractive bespoke features and fittings .





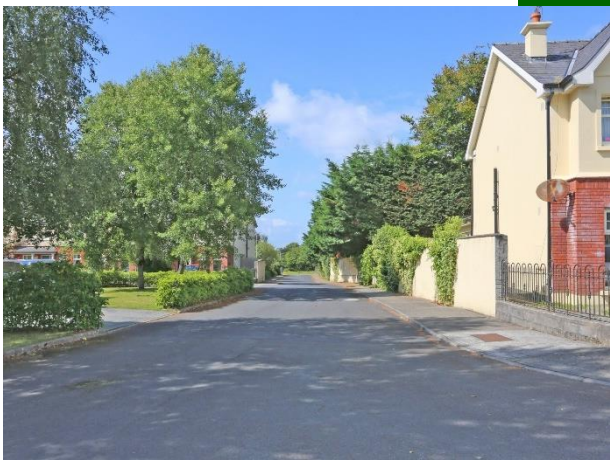
This outstanding home offers well proportioned, bright and spacious living and bedroom accommodation and is presented in "turn key" condition. Recently fitted herringbone flooring. Excellent quality kitchen, wardrobe and bathroom fittings together with designer display cabinets.



Local amenities include 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 an array of other top class sporting facilities including Aisling Annacotty FC & UL Bohs RFC. The immediate area has an excellent walking and cycle lane infrastructure, a greenway and also enjoys easy access to the Motorway providing connectivity to our national road infrastructure. Public transport also at your doorstep.



This is truly an idyllic home that must be seen to be appreciated that really oozes location location location and offers aspiring purchasers a tremendous opportunity to acquire a property of distinction and class. Viewing is very highly recommended.



#### **Rooms:**

##### **Entrance Hall**

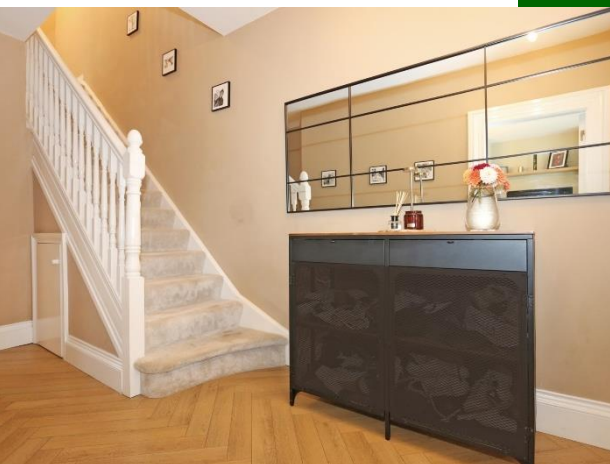
Bright and inviting. Herringbone flooring. Under stairs storage 1.08m (3'7") x 5.05m (16'7")

##### **Living room**

Built in shelving and cabinets. Solid fuel burning stove. Bay window overlooking the front garden  
3.05m (10'0") x 5m (16'5")

##### **Kitchen/Dining area**

Generous eye and floor level presses. Integrated appliances. Double doors leading to majestic rear garden 4.08m (13'5") x 5.03m (16'6")



##### **WC & WHB Tiled flooring**

1.02m (3'4") x 1.01m (3'4")



**Bedroom 1** Double. Built in wardrobes. Carpet flooring  
3.03m (9'11") x 3.09m (10'2")

**Bedroom 2** Master. Built in wardrobes. Carpet flooring. En-Suite (2.0 x 1.8) 2m (6'7") x 1.08m (3'7")

**Bathroom** Very attractive fittings with tiled flooring  
1.08m (3'7") x 1.09m (3'7")



**Bedroom 3** Double. Timber flooring. Bay window  
4.09m (13'5") x 2.06m (6'9")

#### **Bedroom 4**

Single. Timber flooring. Bay window. Ideally set up for an office/study/play area 3.01m (9'11") x 2.06m (6'9")

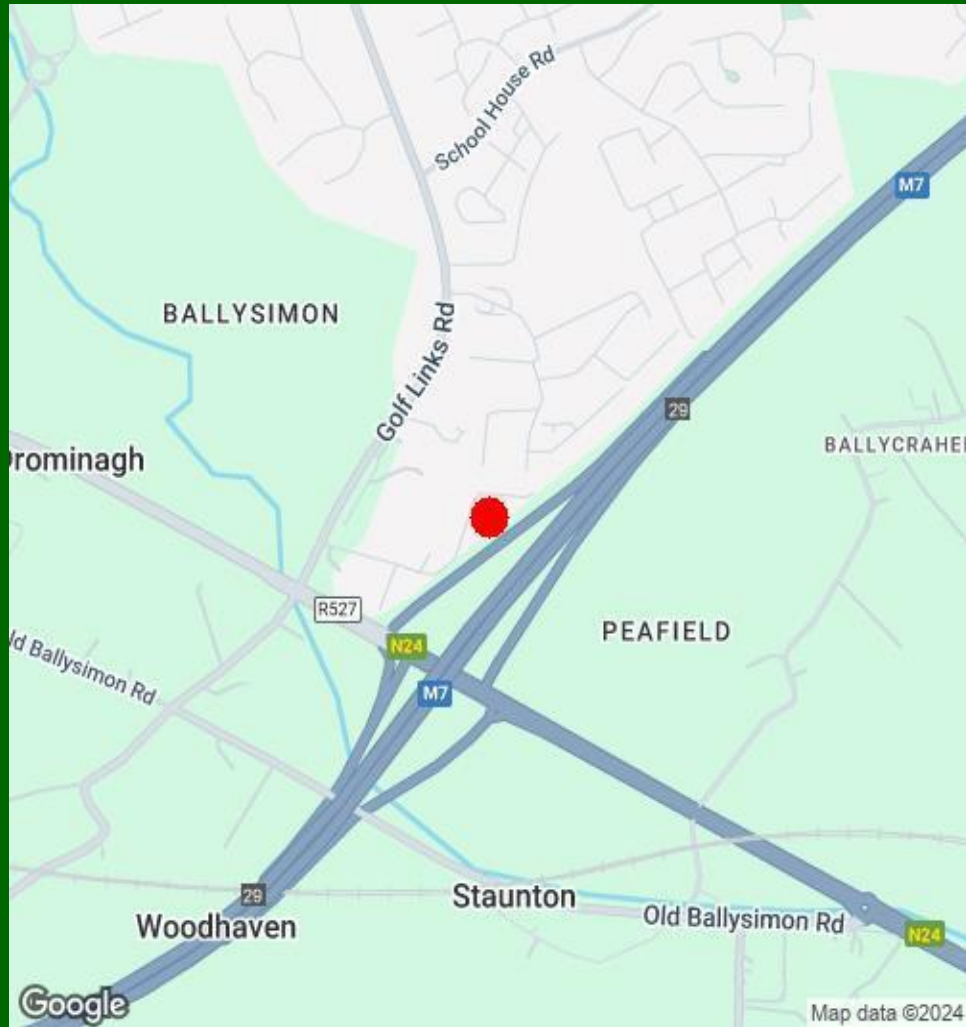


#### **Features:**

- Gas Fired Central Heating
- Double glazed UPVC windows
- Established and limited development of quality homes
- Ideal home for first time buyers right sizes or investors
- Good local public transport system and cycle lanes
- Stunning south facing walled in rear garden
- Cobbled driveway overlooking green area with good off street parking
- Side gate access
- Security alarm
- Viewing is a must







### 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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