



6 The Elms, North Circular Road, Limerick



Guide Price €650,000



Prime development site with the benefit of full planning permission approved for the construction of two semi-detached two story houses. A truly magnificent location in one of Limerick's most sought after locations accessed via a mature, established and leafy cul de sac.



This "shovel ready" site stands adjacent to the city's most respected Primary and Secondary Schools and is just a relaxed stroll away from great hotels, restaurants and coffee shops.

Other local amenities include the Limerick Lawn Tennis Club, Shelbourne Park, The Limerick Institute of Technology, Thomond Park, Gaelic Grounds, and the city centre is within 2 km serviced also by a regular local bus service. There's easy access to Shannon Airport and major Road Networks. Plans and full details are available on request.

Features:

- ✓ Shovel ready site with full planning permission approved for 2 no semi-detached houses
- ✓ Arguably Limerick's most sought after residential location
- ✓ A short walk to hugely popular local primary and secondary schools
- ✓ Within easy reach of great hotels, restaurants and coffee shops
- ✓ Great nearby sporting amenities
- ✓ Idyllic setting oozing *location, location, location!*





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