



66 Monaleen Heights, Monaleen,  
Castletroy, Limerick V94 N8NV

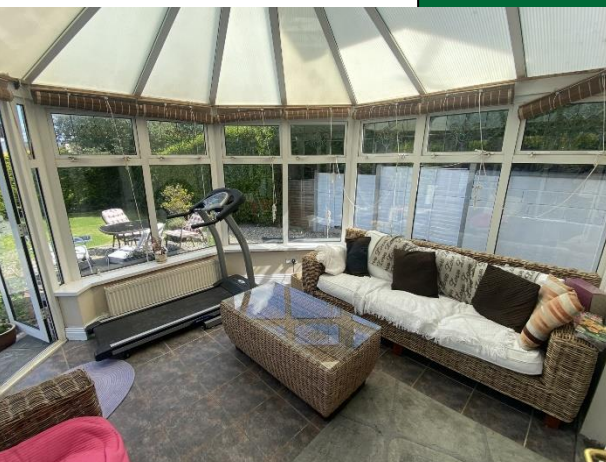


Price  
€580,000



GVM are delighted to bring to the market this hugely impressive Georgian style family home located in one of Limericks most sought after residential suburbs.





No. 66 is a bright spacious and tastefully presented property, positioned in this exclusive enclave of modern detached houses and nestling in a leafy, established cul de sac that oozes location location location. This truly outstanding home also boasts a well maintained garden which has the benefit west facing sunshine.

This classy home enjoys very well proportioned and bright living and bedroom accommodation and is very much in turn key condition and 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. Very much a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Large storage/attic area ideal for possible office or workshop use. Mature and very spacious site with excellent off street parking. Inspection of this exceptional home is very highly recommended.

### Rooms:

Entrance Hall : Wood flooring 5m (16'5") x 2.02m (6'8")

Living Room :Feature gas fireplace and wooden floors  
5.03m (16'6") x 4.02m (13'2")

Kitchen/Dining room : Open plan kirchen/dining room,  
Pine units, build in units and a large island & breakfast bar.  
7.05m (23'2") x 4.02m (13'2")

Sun room :Double doors leading to rear garden  
4.01m (13'2") x 3.06m (10'0")

Bathroom : WC & WHB : 1m (3'3") x 2m (6'7")

Sitting room :Wood burning stove & solid wood floors  
5m (16'5") x 4.04m (13'3")



Bedroom 1 : Master bedroom, built in wardrobes and wood flooring

En-suite ( 2.1 x 1.8 ) : 5.03m (16'6") x 4.04m (13'3")

Bedroom 2 : Double room with wood flooring

3.07m (10'1") x 3m (9'10")



Bedroom 3 : Double room with wood flooring

3.06m (10'0") x 3m (9'10")

Bedroom 4 : Double room with wood flooring

3.02m (9'11") x 4.02m (13'2")

Bedroom 5 : Single 2.06m (6'9") x 3.07m (10'1")



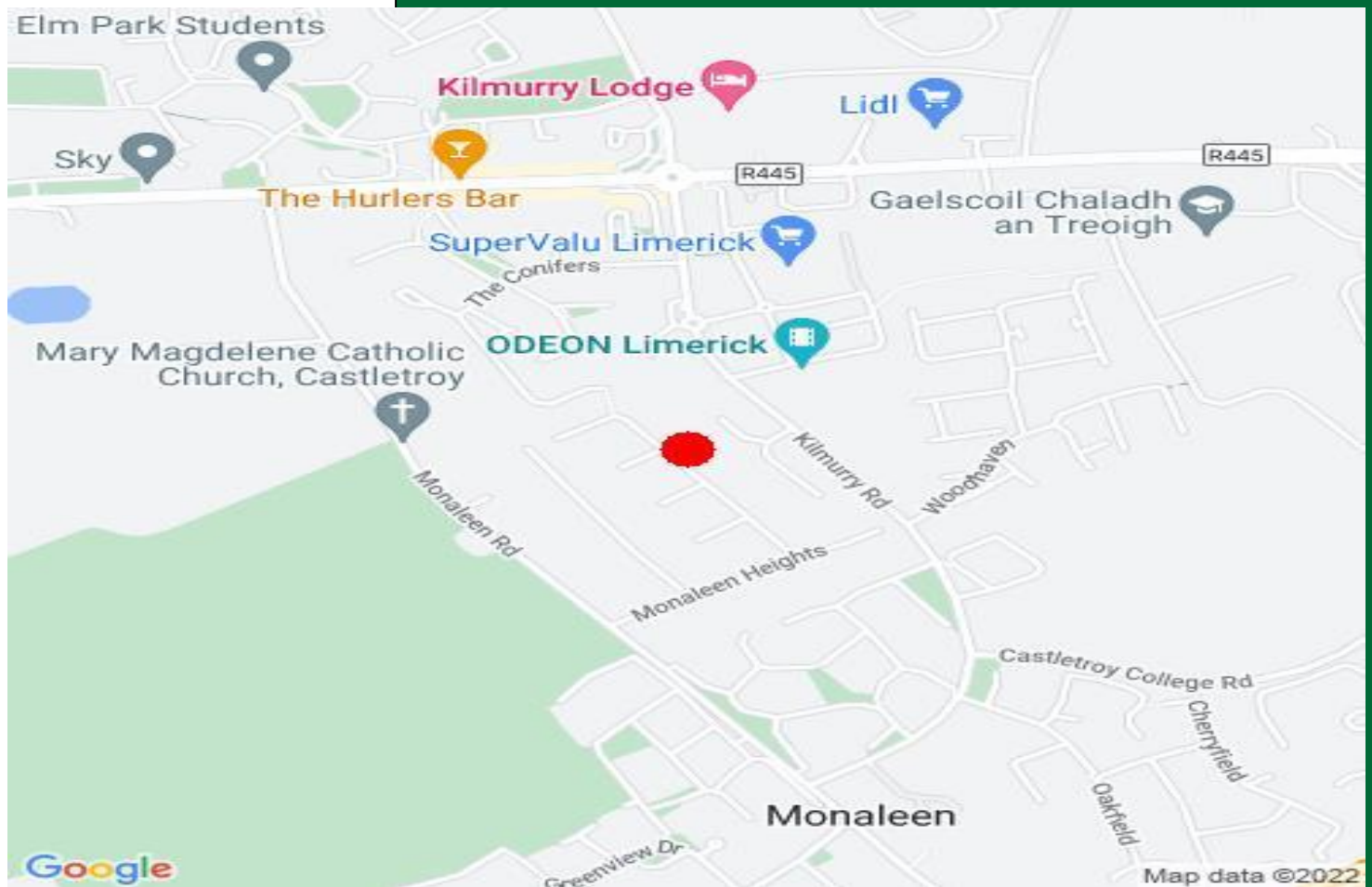
Storage/Attic conversion : 8.05m (26'5") x 3m (9'10")

## Features:

- ✓ Gas fired central heating
- ✓ Double glazed UPVC windows
- ✓ C2 Energy rating
- ✓ Close to all fantastic local amenities
- ✓ Choice of excellent schools
- ✓ Very well laid out living and bedroom accommodation
- ✓ Leafy, established and tranquil cul de sac
- ✓ A much sought after development
- ✓ Tastefully Presented Throughout







### Directions:

Enter Eircode V94N8NV to your mobile device to bring you straight to the door of this property

### Agent Information

Paul Crosse

087 202 6886

paulcrosse@gvm.ie



PSRA Number: 002030

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94T6C9

Phone:  
(061)413522  
Email:  
limerick@gvm.ie

#### Killmallock Office

Head Office,  
Railway Road  
Killmallock, Co. Limerick

Phone:  
(063)98555  
Email:  
killmallock@gvm.ie

#### Tullamore Office

GVM Mart,  
Arden Road  
Tullamore, Co. Offaly

Phone:  
(057)9321196  
Email:  
tullamoreproperty@gvm.ie