



8 Hazelhall, Monaleen, Castletroy, Limerick



Price €595,000



GVM are delighted to announce to the market 8 Hazelhall, an exceptional four-bedroom two storey detached residence nestling in the hub of the highly sought after area of Monaleen/Castletroy. This beautifully presented home which was reconstructed to a very high standard in 2012 combining modern elegance with spacious, family friendly rooms, making it an ideal choice for those seeking comfort, privacy, style, and convenience. From the moment you arrive, this property impresses with its attractive façade, manicured front garden, and private driveway. Step inside to discover a bright and welcoming interior, thoughtfully designed to maximize space and natural light throughout.





The ground floor boasts a generous entrance hall leading to a spacious living room, perfect for relaxing or entertaining guests and also a second reception room ideal as a playroom or TV room. A contemporary open-plan kitchen and dining area forms the heart of the home, featuring sleek cabinetry, quality appliances, and ample space for family gatherings. Large patio doors open onto a beautifully maintained southwest facing rear garden, creating a seamless indoor and outdoor living experience. A separate utility room and guest wc add further practicality. Upstairs, the property offers four well-proportioned bedrooms, including a luxurious master bedroom complete with an en-suite bathroom. The remaining bedrooms are bright and versatile, ideal for family members, guests, or a home office. A stylish family bathroom completes the upper level. The rear garden is a true gem offering privacy, great space and perfect for outdoor dining, play, or simply unwinding. End house. Good off-street parking with cobble lock driveway. This magnificent home is within easy reach of a wide range of amenities including schools, shops, restaurants, and excellent transport links 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 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.



Rooms:

Entrance Hall Bright and inviting with cream ceramic tiling 4.06m (13'4") x 2.06m (6'9")

Downstairs wc & whb off Tiled flooring

1.04m (3'5") x 1.03m (3'5")

Lounge With feature fireplace. Bay window overlooking the front garden. Double doors leading to kitchen 5m (16'5") x 4.04m (13'3")

Living room/TV room

Good sized second reception room/study. Bay window. Laminate flooring

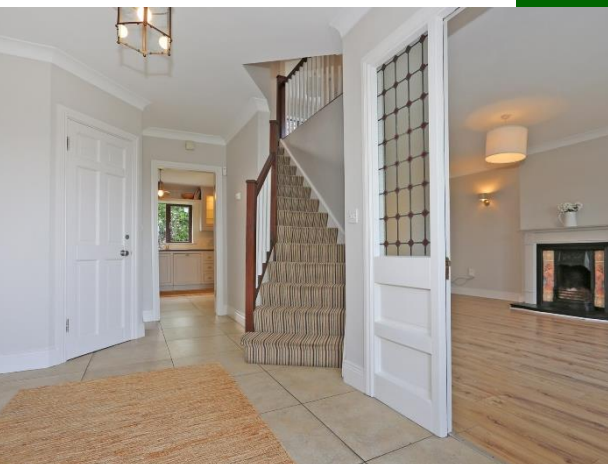
5.07m (16'8") x 3m (9'10")

Kitchen/dining room Custom made kitchen with generous floor and eye level presses. Breakfast bar. Tiled flooring. Patio doors to rear garden with Pegola and patio area. Walled in and south west facing

7m (23'0") x 3m (9'10")

Utility Room Plumbed with a sink and presses. Tiled flooring. Door to side and rear garden

3.01m (9'11") x 1.09m (3'7")





Bedroom 1 Double. Built in Wardrobes. Laminate flooring 3.05m (10'0") x 1.08m (3'7")

Bedroom 2 Single. Built in Wardrobes. Laminate flooring 2.08m (6'10") x 2.05m (6'9")

Bathroom Fully fitted & tiled. Electric shower
3m (9'10") x 1.07m (3'6")

Bedroom 3

Double. Laminate flooring and built in wardrobes
3.04m (10'0") x 2.05m (6'9")

Bedroom 4

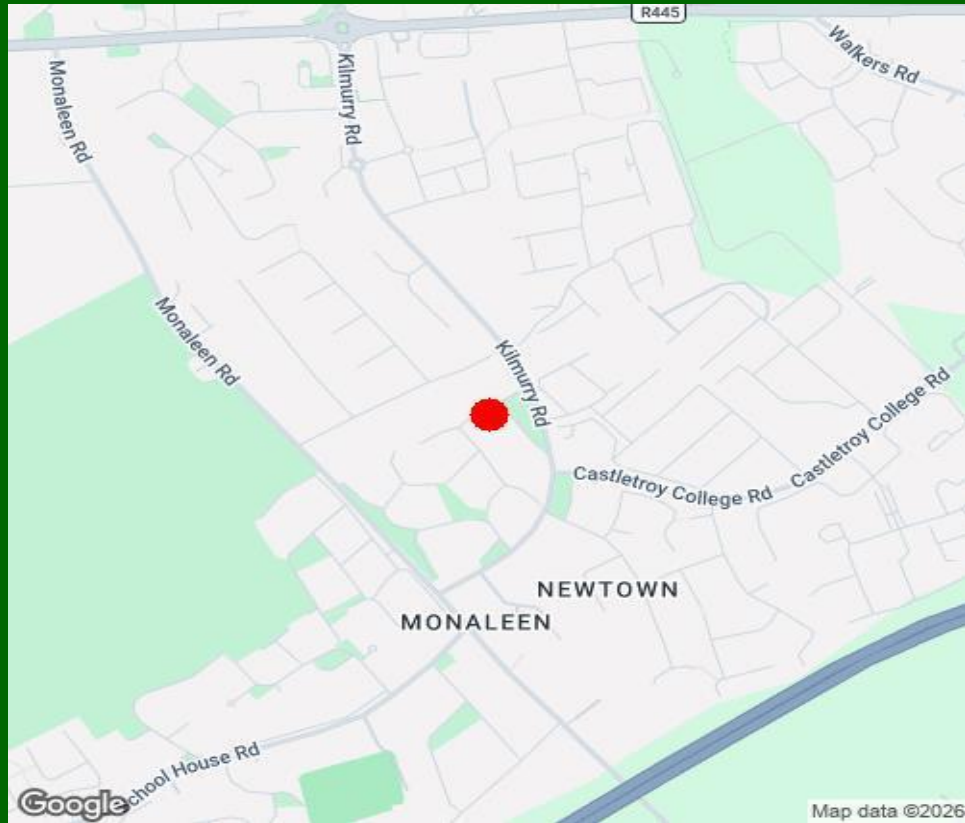
Master. Double. Built in Wardrobes. Laminate flooring
En-Suite(1.7 x 1.7)

Hotpress with dual immersion and shelving

Features:

- Entirely reconstructed in 2012 hence excellent heat conservation & B3 rating
- Corner house on front row overlooking a green area
- Quality and established development of all detached homes
- House very much in "turnkey" condition
- Custom hand painted kitchen and quality wardrobes
- Very attractive facade
- Regular bus service at your doorstep (304A) together with walkways and cycle lanes
- Sun drenched south west rear garden
- Gas fired central heating system
- Double glazed UPVC woodgrain windows





Property Directions:

Enter V94 CHW6 into your mobile device. GVM sign thereon

Agent Information:

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Disclaimer

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