GVM AUCTIONEERS

115 Kylemore, Monaleen, Castletroy, Limerick V94 HRR0

BER **B2**

Guide Price

€350,000

GVM are delighted to bring to the market this magnificent two storey mid terrace residence situated in this leafy, established and much sought after development of quality homes. No115 is positioned in a quiet cul sac enjoying the privacy and tranquility associated this outstanding location. The renowned Kylemore development is situated just off Old School House Road and is just a very short distance from 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 an has excellent walking and cycle lanes and also enjoys easy access to the Motorway providing connectivity to our national road infrastructure. There is a half hourly bus service running within 300 meters of this home together with a Nextbike hub at the development entrance.

The accommodation is well proportioned, offering bright and spacious living and bedroom space. Many modern and high end furnishings making this home a turnkey opportunity and available at an attractive price point. Gas fired central heating system. Double glazed UPVC windows. Converted attic area providing an option for additional bedroom or living space. Off street parking for two cars. Good sized rear garden. Viewing is very highly recommended.

Rooms:

Hallway Guest W.C & W.H.B. Tiled floor.

Sitting Room Feature fireplace. Carpet flooring.

5m (16'5") x 3.03m (9'11")

Kitchen/Dining Room Tile floor. Integrated Appliances. Generous floor and eye level presses. 5.04m (16'6'') x 3.08m (10'1")

Utility room Plumbed.

2.02m (6'8") x 1.04m (3'5")

Bedroom 1 Built in wardrobes. Carpet flooring.

2.06m (6'9") x 2.06m (6'9")

Bedroom 2 Double Bedroom. Built in wardrobes. Carpet flooring 4.06m (13'4") x 2.06m (6'9")

Bedroom 3 Master Bedroom. Built in wardrobes. Carpet Flooring 4.07m (13'4") x 3.03m (9'11")

Ensuite Fully tiled. Electric shower.

2.05m (6'9") x 1.02m (3'4")

Main Bathroom Fully tiled.

2.09m (6'10") x 2m (6'7")

Stira to Attic

Carpet Flooring. Excellent ceiling height and velux window. 5.04m (16'6") x 4.04m (13'3")

Features:

- Double glazed UPVC windows
- Gas fired central heating system
- Enclosed west facing rear garden
- Off street parking for two cars
- Modern kitchen, wardrobes, fireplace and bathrooms
- Attractive price point for first time buyers, right sizers or investors
- Owner occupied so no rent cap for investors
- Attic fully converted and accessed via a Stira
- Good decorative condition
- A home that oozes location location location

Map data ©2024
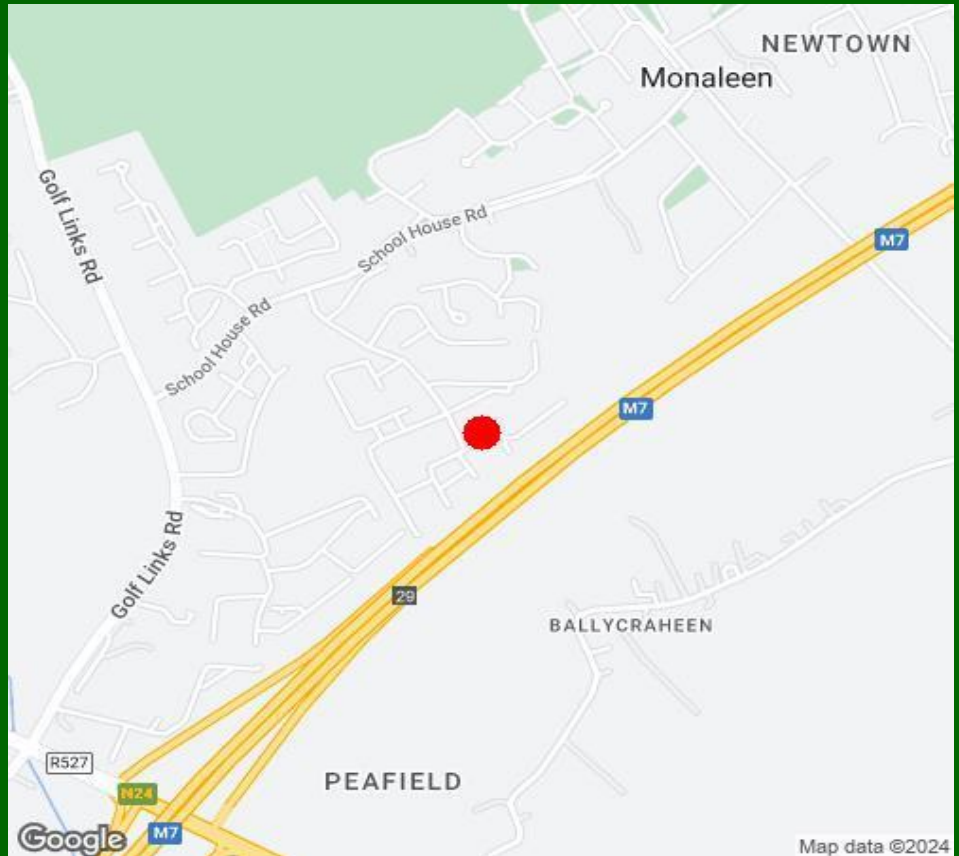
Property Directions:

Enter Eircode V94 HRR0 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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