



48 Kylemore, Old School House Road,  
Monaleen, Castletroy, Limerick



Guide Price €495,000



GVM announce to the market a truly magnificent and beautifully presented 5 bedroom detached residence situated in the superb residential and established development of Kylemore, arguably one of the most popular developments in the Monaleen/Castletroy area.





This executive and idyllic home has been extended, and is fitted to a very luxurious standard with high end and bespoke fixtures and fittings creating a wonderful ambiance in a home that really must be seen to be appreciated. Apart from the bright ground floor extension, the attic has also been converted creating an additional bedroom/Office with beautifully fitted en suite off and dressing room. No. 48 enjoys an array of exceptional features including two solid fuel stoves, composite front door, double driveway, electric side gates, three en suite bedrooms, all solid internal doors, gas fired central heating system, shaker kitchen with granite worktop and centre island, coving, integrated electrical appliances, maintenance free cobbled rear garden, power showers, double glazed UPVC windows, generous electrical specification and recessed lighting and solar panels ensuing a 24/7 hot water supply.

Monaleen/Castletroy is now recognised as one of the most sought after areas in Limerick strategically positioned in very close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, excellent quality Primary and Secondary School facilities together with an array of excellent sporting amenities such as Castletroy Golf Club, Monaleen GAA Club, UL Bohs RFC and Aisling Annacotty FC. This is a truly unique opportunity to acquire a beautifully presented home, tastefully refurbished to a very high standard in recent years. The living and bedroom accommodation is bright, spacious and very well proportioned and ideal for those in search of home very much in "turn key" condition. No 48 just oozes sheer class nestling in a quiet and tranquil cul de sac with fantastic local and mature green and play areas. Inspection is very highly recommended

#### Rooms:

Entrance Hall : Via a composite front door with porcelain tiled floor

6.05m (19'10") x 2m (6'7")

Living Room ; With feature fireplace, solid fuel stove and bay window. Double doors to kitchen/dining.

6.02m (19'9") x 4m (13'1")



Downstairs wc & whb : With floor and wall tiling 1.09m (3'7") x 1.03m (3'5")

Utility room : Fully fitted with sink, presses and tiled floor

1.03m (3'5") x 1.09m (3'7")

Kitchen/Dining Room : With shaker fitted kitchen, generous floor and eye level presses, centre island, granite work top. 4.04m (13'3") x 6.03m (19'9")

Conservatory/Family room : Engineered wood floor, solid wood burning stove and double door leading to cobble locked patio. 3.06m (10'0") x 4.04m (13'3")

Bedroom 1 : Laminate floor, with built in wardrobe and study desk.

2.03m (6'8") x 2.06m (6'9")

Bedroom 2 : Laminate floor, built in wardrobes.

En-Suite 2.2 x 1.8 : 2.09m (6'10") x 4.06m (13'4")

Bathroom : Beautifully fitted and tiled :1.09m (3'7") x 2.06m (6'9")

Bedroom 3 : Laminate floor, built in wardrobes and slide robes

2.09m (6'10") x 3.09m (10'2")

Bedroom 4 : Laminate floor, built in wardrobes. 3.02m (9'11") x 2.09m (6'10")

Bedroom 5 : Second floor: Fully fitted and tiled en-suite 1.5 x 1.6

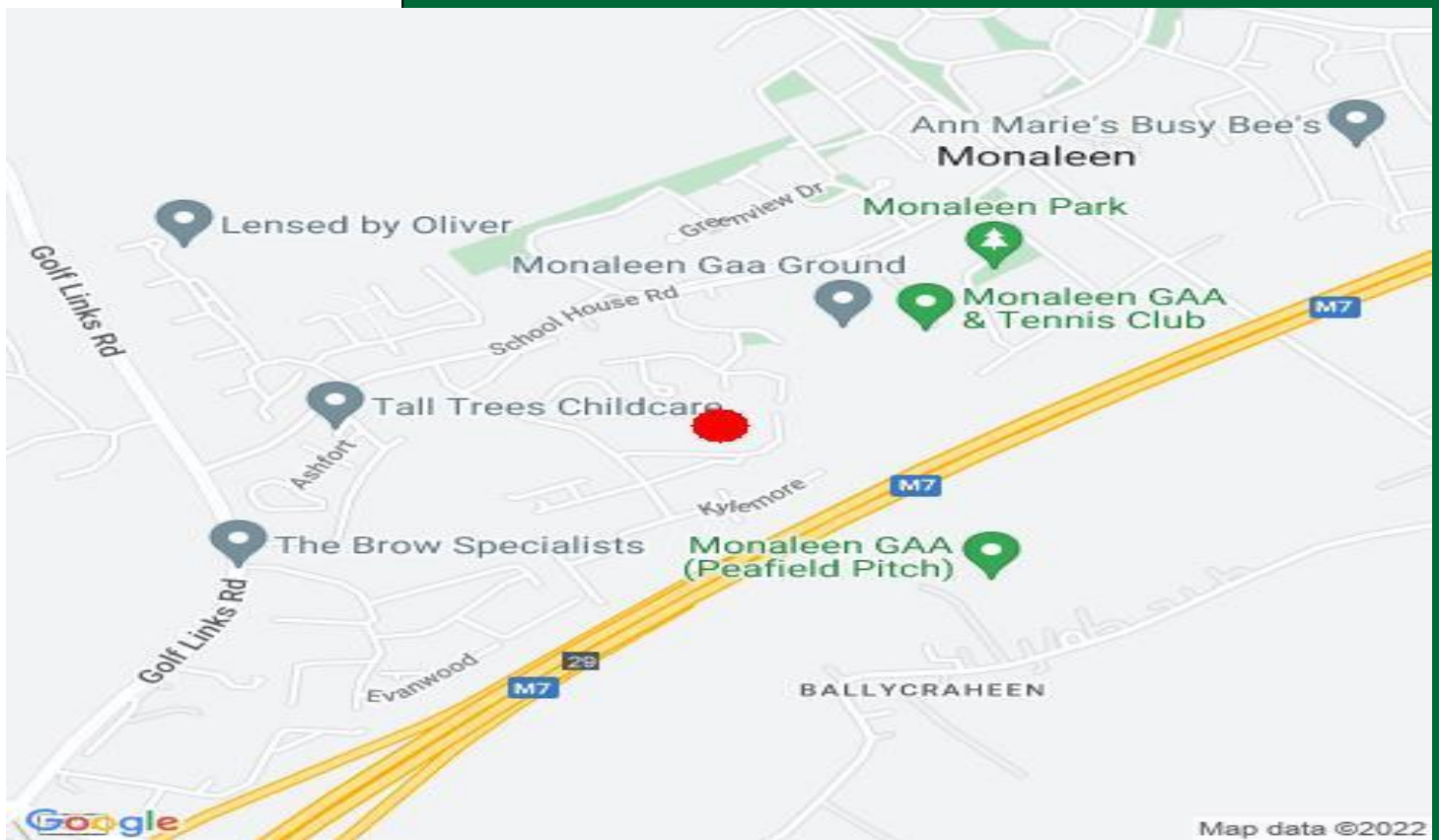
Walk in wardrobe 1.6 x 2.7

3.05m (10'0") x 4.06m (13'4")

### Features:

- ✓ Established and mature cul de sac
- ✓ Double driveway with good off street parking
- ✓ B 2 energy rating, Gas heating and double glazed UPVC windows
- ✓ Generous electrical specification and power showers
- ✓ Coving
- ✓ Maintenance free cobbled rear garden
- ✓ Active residence association
- ✓ Regular bus stop just 200 metres away
- ✓ Integrated electrical appliances
- ✓ Ground floor extended and full attic conversion





### Directions:

Enter Eircode V94 AHK7 to your mobile device to bring you straight to the front door of this property.

### Agent Information

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