

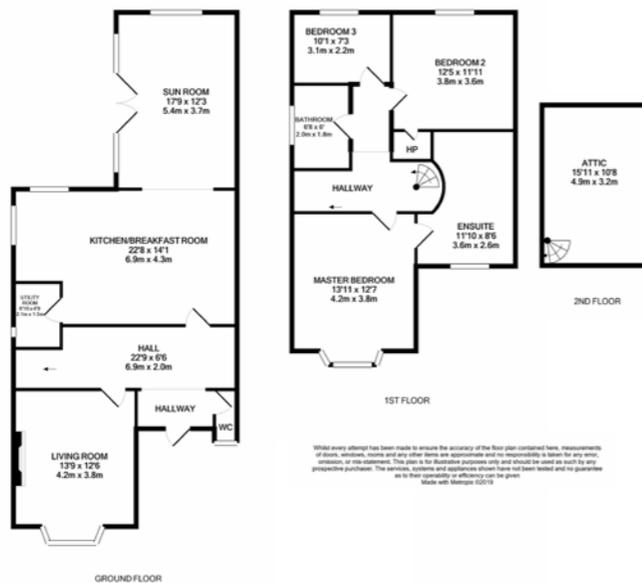
## GUIDE PRICE:

€485,000

## VIEWING:

Viewing by appointment with sole selling agents  
REA O'Connor Murphy

## FLOOR PLANS



## DIRECTIONS

Driving out the Ennis Road from the city, through the Union Cross, passing The Limerick Lawn Tennis Club on your right hand side, just before continue straight and outside "Chalfonte" is an REA O'Connor Murphy Sign.

Eircode: V94 X95T

## RESIDENTIAL



## Chalfonte

Ennis Road, Limerick

3 Bedrooms | 168.26 sqm (1,811 sqft)

Asking Price: €485,000

**BER C3**

BER: **BER C3** BER NO: 112658463 | EPI: 214.6 kWh/m<sup>2</sup>/yr

\* Please note that some BERs have been issued with a Provisional status.

### For further information:

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W: www.reaocm.ie



PSRA Licence 001988

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**REA**

**O'CONNOR MURPHY**

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## DESCRIPTION

REA O'Connor Murphy are delighted to introduce to the market a superbly located three bed semi detached family home measuring an impressive 168.26 sqm, set in one of Limerick's most sought after locations, the Ennis Road. "Chalfonte" is ideally suited to a growing family, the accommodation throughout provides the perfect space at both ground floor and upper floor levels, including a generous attic space and a ground floor extension to the rear of the property.

Beyond the subtle facade, lies a substantial home, this property enjoys a wonderfully well proportioned home, complemented by an abundance of natural light. Upon entering the house, you are immediately struck by the spacious hallway, the living room is to your left and towards the end of the hall is a guest wc. Following through to the light filled kitchen and breakfast open plan area, enjoying a good sized utility room with a sun room or family room leading to the back garden.

Upstairs are three bedrooms, an ensuite, off the master, a family bathroom and a spiral staircase in the landing that gives access to the floored attic area.

The outside is also a real feature to the property, to the front is a cobble lock driveway with mature shrubs and trees and a generous space to side. The enclosed rear garden enjoys mature shrubbery with an attractive lawn and patio area.

All in all, this family home combines all things necessary for easy living. Well appointed accommodation, a super garden and a versatile layout offer any potential purchaser the opportunity to find a home for life in a highly sought after residential area of Limerick City.

## LOCATION

The location offers an unparalleled sense of convenience, within a gentle stroll of the city centre, schools (primary, secondary and third level), churches, restaurants. In addition, there are a host of leisure and sporting facilities within the immediate area including Na Piarasigh GAA Club , Gaelic Grounds, Thomond Park and Limerick Lawn Tennis Club. Limerick City is just a short walk away and access to the Main Road Network System is within easy reach.

## SPECIAL FEATURES

- Close to All Essential Amenities
- Enclosed Rear Garden with Side Gate Access and Garden Shed
- Spacious Attic with spiral stairs access
- Close to Main National Road Network

## SERVICES

- Double Glazed Windows
- Gas Fired Heating
- Ample Parking
- Wired for Alarm

## ACCOMMODATION

### Ground Floor

Entrance Hallway 5.34m (17'6") x 1.98m (6'6")  
 Guest WC  
 Living Room 10.05m (33'0") x 6.91m (22'8")  
 Kitchen/Dining Room 6.91m (22'8") x 4.28m (14'1")  
 Sunroom 3.74m (12'3") x 5.41m (17'9")  
 Utility 1.45m (4'9") x 2.08m (6'10")

### First Floor

Bedroom 1 4.22m (13'10") x 3.85m (12'8")  
 En Suite 2.86m (9'5") x 3.59m (11'9")  
 Bedroom 2 3.02m (9'11") x 2.11m (6'11")  
 Bedroom 3 3.64m (11'11") x 3.78m (12'5")  
 Bathroom 1.82m (6'0") x 2.03m (6'8")

Attic 4.85m (15'11") x 3.24m (10'8")