



47 Cairnsfort, Golf Links Road, Castletroy,
Limerick



Guide Price

€475,000



GVM are delighted to present this stunning 4-bedroom semi-detached residence located in one of Limerick's most sought-after neighborhoods. Number 47 is situated in a quiet cul-de-sac, overlooking a beautifully landscaped green area, offering peace and tranquility just off the prestigious Golf Links Road. This exceptional home has been maintained to the highest standard and features attractive bespoke elements throughout.



Local amenities encompass 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 a variety of top-notch sporting facilities, including Aisling Annacotty FC and UL Bohs RFC. The area benefits from an excellent network of walking and cycling lanes, greenways, and convenient access to the motorway, ensuring easy connectivity to national road infrastructures. Public transport is also readily available nearby.

This truly idyllic home must be seen to be fully appreciated. It emphasizes the importance of location and offers aspiring purchasers a tremendous opportunity to acquire a property of distinction and class. Viewing is highly recommended.

Rooms:

Entrance Hall

Tiled flooring 5.08m (16'8") x 5.08m (16'8")

Guest WC & WHB 1.05m (3'5") x 1.04m (3'5")

Living Room

Solid wood flooring , Gas fire

3.04m (10'0") x 5.05m (16'7")

Kitchen/Dining room. Tiled flooring

Generous eye and floor level presses, Double door leading to the garden 3.07m (10'1") x 5.05m (16'7")

Bedroom 1 (Master) Double room

Built in wardrobes, Laminate flooring

En-suite (2 .0 x 1.6) 3.06m (10'0") x 4.05m (13'3")



Bedroom 2 Double

Built in wardrobes, Laminate flooring

3.03m (9'11") x 2.08m (6'10")

Bathroom Fully tiled

1.09m (3'7") x 1.08m (3'7")



Bedroom 3 Single

Carpet flooring 3.03m (9'11") x 3m (9'10")

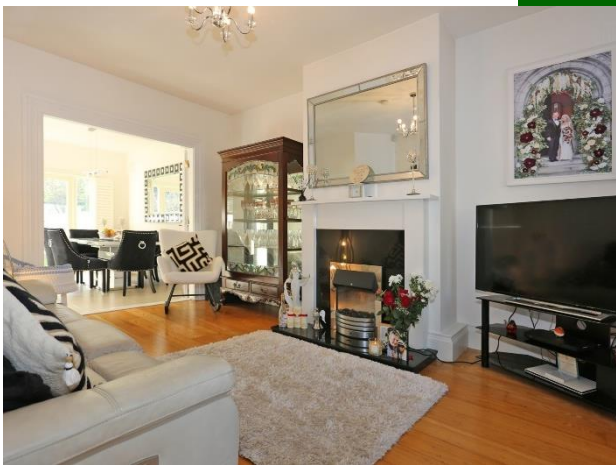
Bedroom 4 Double

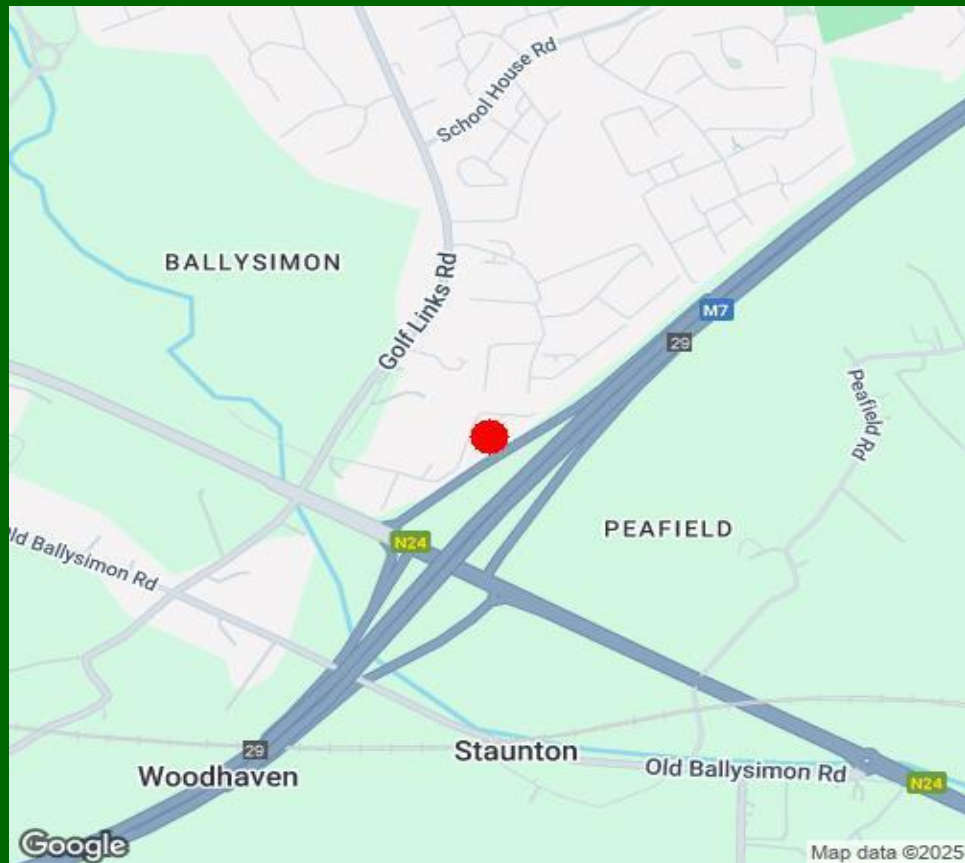
Carpet flooring, Built in wardrobes

4.08m (13'5") x 3m (9'10")

Features:

- Gas Fired central heating
- Double glazed UPVC windows
- Established and limited development of quality homes
- Ideal for first time buyers
- Fully fitted security alarm system
- Two built in wardrobes
- Presented in turn key condition
- Overlooking a green area





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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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