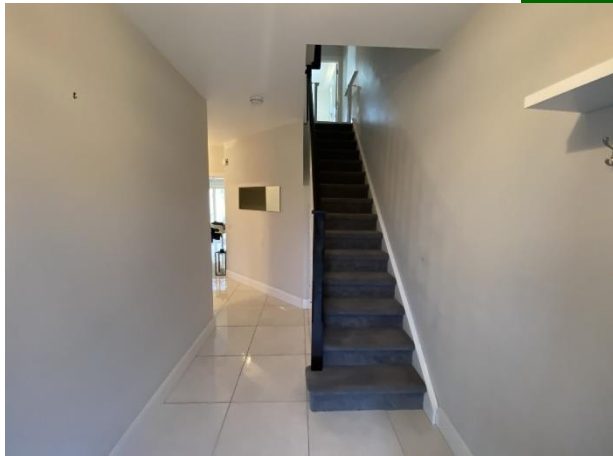




181 Caislean Na Habhann, Castletroy,
Co. Limerick



Guide Price
€440,000



GVM are delighted to present to the market this stylish 4 bedroom semi detached two storey property situated in this much sought after development just a short distance from a range of amenities including excellent Primary and Secondary Schools, Castletroy Golf Club, University of Limerick, Plassey Technological Park and the newly constructed Bon Secours Medical Facility. Other nearby landmarks include The Parkway and Childers Road Shopping Centres together with high profile Retail Park which also underpins the convenience and popularity of this locality.



Easy access also to the Motorway providing connectivity to The National Road Infrastructure.

This magnificent A rated home is presented in pristine condition tastefully decorated with soft and practical colour schemes complimented with some bespoke fixtures and fittings while offering bright and well proportioned living and bedroom accommodation. There is an inviting hallway, a spacious lounge, kitchen/dining with a plumbed utility and downstairs wc. Upstairs there are four very spacious bedrooms (master en suite and with dressing room) and main bathroom. Mature gardens front and rear and good off street parking. Positioned in a quiet, leafy and established cul de sac. Regular nearby bus service. A truly ideal home for owner occupiers, right sizers or investors. Inspection is very highly recommended.

Rooms:

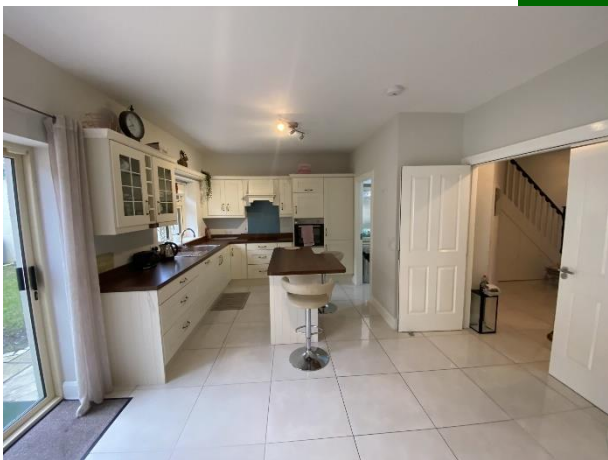
Entrance hallway Bright and inviting with tiled flooring, Storage closet. Wc and whb off

4.08m (13'5") x 2m (6'7")



Lounge Spacious with semi solid wooden flooring. Feature fireplace. Solid fuel stove. Bay window

5.03m (16'6") x 4m (13'1")



Kitchen / Dining room Fully fitted kitchen. Tiled flooring. Centre island. Generous floor and eye level Shrewsbury Cream kitchen units. Patio doors to the rear garden. Cooker and hob included.

6m (19'8") x 3.02m (9'11")



Utility Tiled and plumbed with built in units

2.05m (6'9") x 1.05m (3'5")

Landing 4.07m (13'4") x 2.01m (6'7")

Bedroom 1 Single room

2.09m (6'10") x 2.02m (6'8")

Bedroom 2 Double room with built in wardrobes.

4.05m (13'3") x 2.01m (6'7")



Bedroom 3 Master bedroom with walk in wardrobe.
Ensuite : Fully fitted and tiled. Pump shower. 2.0 X 1.7

Bathroom Fully fitted and tiled bathroom. Bath and separate pump shower 2.08m (6'10") x 2m (6'7")

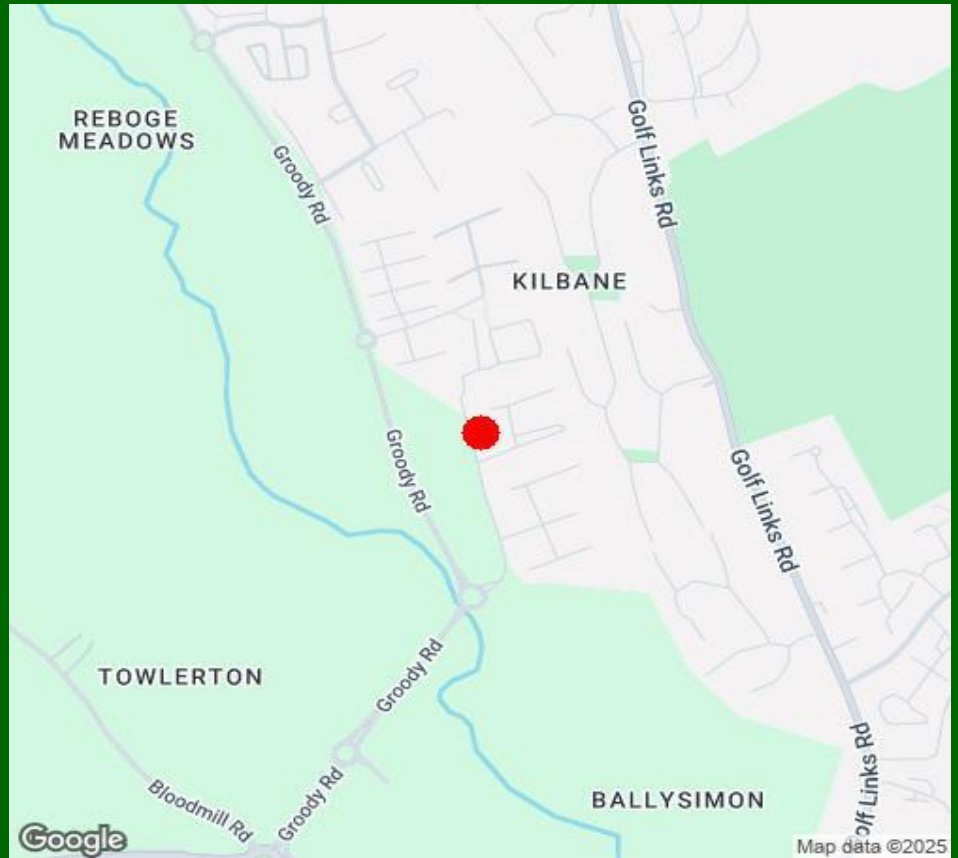
Bedroom 4 Double bedroom. Ensuite with pump shower 4.03m (13'3") x 3.01m (9'11")

Attic storage space

Features:

- Air to water heating system. Rain shower in master bedroom
- Side entrance to walled in rear garden and feature natural stone patio area Garden shed included
- Excellent quality fixtures and fittings
- Network access points for M tech (4). EV charger included
- Not overlooked from the front with 2 car parking spaces. Hedging and fencing.
- Integrated appliances in the kitchen are included
- Security alarm fitted
- Treble glazed UPVC windows
- Regular bus service at your doorstep
- External sockets side and rear





Property Directions:

Enter eircode V94TX1P to your mobile device to bring you directly to this property

Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- tomcrosse@gvm.ie

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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030