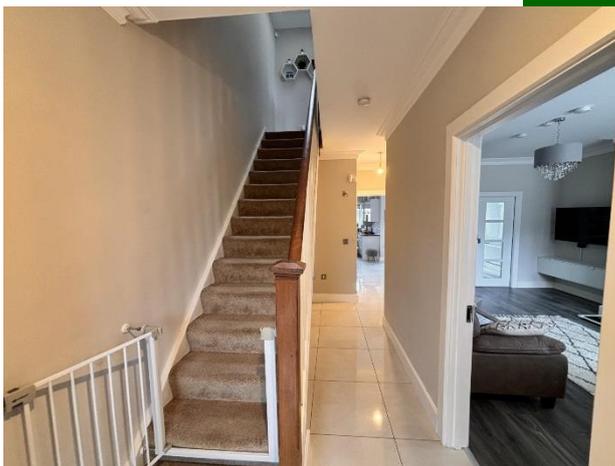




40 Oak Drive, Bloomfield, Castletroy,  
Limerick



Price €445,000



GVM Auctioneers are delighted to bring to the market No 40 Oak Drive, Bloomfield a beautifully appointed 3 bedroom semi detached residence situated in one of Castletroy's most sought after and established developments. Constructed by renowned developer Clancy Homes just 4 years ago, this stunningly attractive home is presented in pristine condition with many high end and bespoke fixtures and fittings.

This home is well positioned with a good aspect making this an ideal opportunity for discerning purchases to acquire your dream home.

This is really a blue chip location under pinned by proximity to The University of Limerick, Castletroy College and Monaleen Primary School, Newtown Recreation Park and the Greenway, great Restaurants, Coffee Shops together with wonderful sporting amenities including Castletroy Golf Club, Monaleen GAA, Ashling FC and UL Bohs RFC. There is also easy access also to the nearby Motorway. Newtown Shopping Centre is also on your doorstep.

On entering this magnificent home you are met with a large and welcoming tiled hallway. The living room is beautifully presented featuring laminate flooring and a solid fuel burning stove. There are double doors leading to a sleek and modern kitchen and integrated appliances, including double ovens, a microwave, and a built-in refrigerator. This kitchen/dining areas are both stylish and practical. This room benefits from floor to ceiling windows along with double doors leading to a well maintained rear garden. Upstairs the property has 3 rooms (2 doubles and 1 single), all with built in wardrobes, master en-suite and a fully fitted and elegantly tiled main bathroom. Gas fired central heating system and double glazed UPVC windows. Cobbled driveway with space for two cars. This property is very much in turnkey condition. Inspection is very highly recommended

**Rooms:**

**Entrance Hall**

Tiled flooring 1.08m (3'7") x 6.07m (19'11")

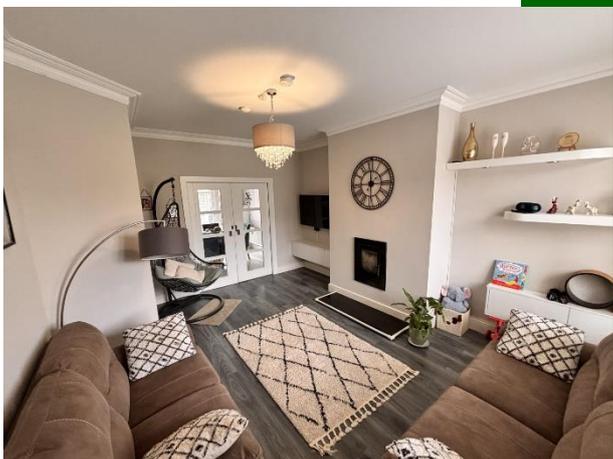
**Living Room** Double doors leading to kitchen. Laminated flooring. Solid fuel burning stove

**Guest bathroom**

Tiled flooring 1.05m (3'5") x 1.05m (3'5")

**Dining Room**

Tiled flooring. Double doors leading to a very pleasant rear garden 3.06m (10'0") x 4.01m (13'2")





### **Kitchen**

Tiled flooring. Generous floor & eye level presses.  
Integrated Appliances 3.03m (9'11") x 2.07m (6'9")

**Utility Room** Plumbed for washer and dryer  
1.05m (3'5") x 1m (3'3")

**Bedroom 1** Double room. Laminated flooring.  
Built in wardrobes 3.03m (9'11") x 3.05m (10'0")

**Bedroom 2** Single room.  
Laminated flooring. Built in wardrobes  
3.02m (9'11") x 2.03m (6'8")

**Bathroom** Electric shower . Fully tiled  
Hidden cisterns 2m (6'7") x 1.08m (3'7")

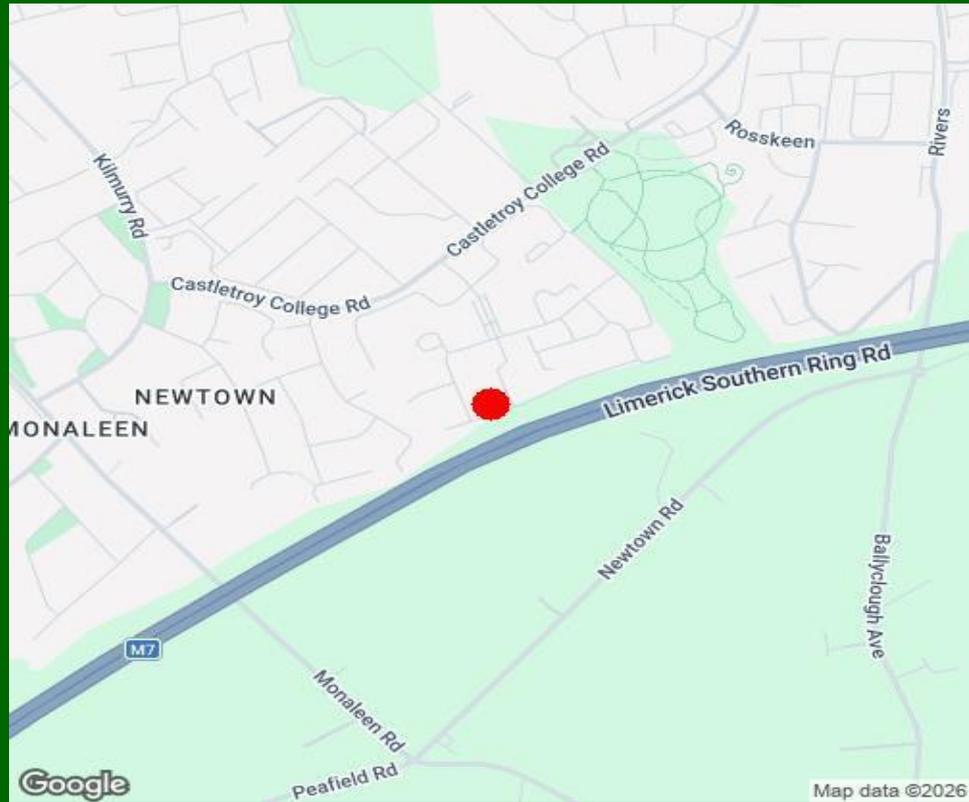
### **Bedroom 3/Master bedroom**

Double room. Laminated flooring. Built in wardrobes.  
En-suite ( 2.5 x 1.2)

### **Features:**

- Double glazed UPVC windows
- Gas fired central heating system
- Turn Key condition
- Cobblelock Driveway
- Bright spacious and well proportioned living and bedroom accommodation
- Solar panels and EV charging point
- All amenities at your doorstep including a half hourly bus service (304A)
- This home oozes location location location
- Great local walks and cycle lanes on the nearby Greenway and Recreation





### Property Directions:

Enter eircode V94 194K into your mobile device to direct you straight to this property

### Agent Information:

Contact :- Paul Crosse

Mobile 087-2026886

Email :- [paulcrosse@gvm.ie](mailto:paulcrosse@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](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email: [kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email: [tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



PSRA Number: 002030