

**For Sale**  
By Private Treaty

Guide Price  
**€350,000**

**REA**  
**JOHN LEE**



## **ELMVILLE, 12A Elm Park**

Ennis Road, Limerick.

V94 PNH6

2-Bed End of Terrace c. 81 sq.m.



**BER E2**



**reajohnlee.ie**

PSRA: 002764



## Description

REA John Lee are delighted to present to the market this superbly located and beautifully maintained **2-bedroom end-of-terrace residence**, ideally positioned on **Elm Park, just off the prestigious Ennis Road** in Limerick City.

Set in a mature and highly sought-after residential enclave, Elmvile offers a rare opportunity to acquire a stylish and turn-key home within walking distance of an array of amenities, including schools, shops, cafes, and sports facilities. The property is also conveniently situated near public transport links and within easy reach of the city centre.

This bright and well-proportioned home, extending to approximately **81 sq.m (872 sq.ft)**, boasts a thoughtfully designed layout and requires only some minor upgrading works. The accommodation comprises a welcoming entrance hall, spacious living room with feature fireplace, modern fully-fitted kitchen/dining area with access to the rear garden, two generously sized double bedrooms, and a family bathroom.

### Key Features:

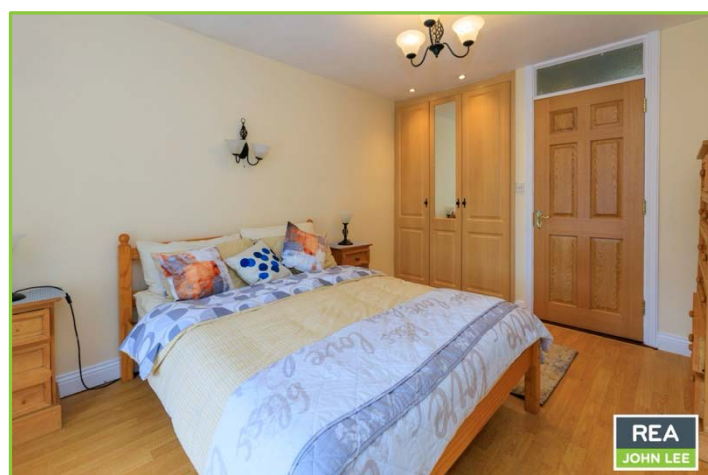
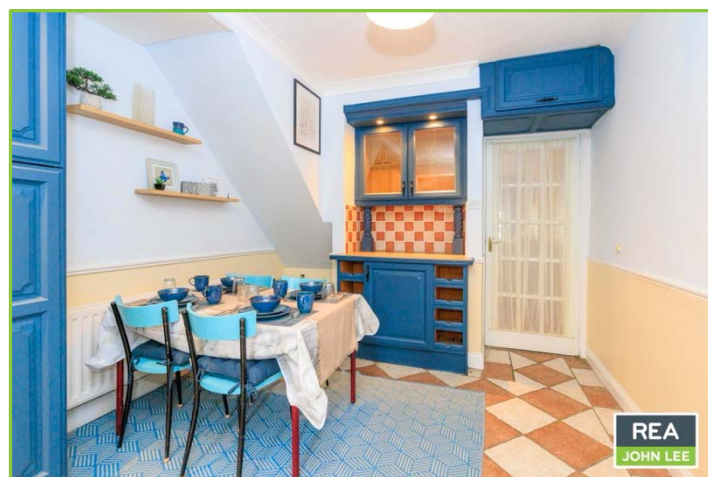
- Prime Ennis Road location
- 2 double bedrooms
- Approx. 81 sq.m / 872 sq.ft
- End-of-terrace – added privacy and natural light
- Stylish interior with modern fittings
- Private rear garden with patio area
- Off-street parking
- Rear access via laneway
- Large Balcony
- Gas-fired central heating
- Double-glazed windows throughout

Whether you're a first-time buyer, investor, or someone looking to downsize in style, 12A Elmvile offers comfort, convenience, and a superb lifestyle in one of Limerick's most desirable addresses.

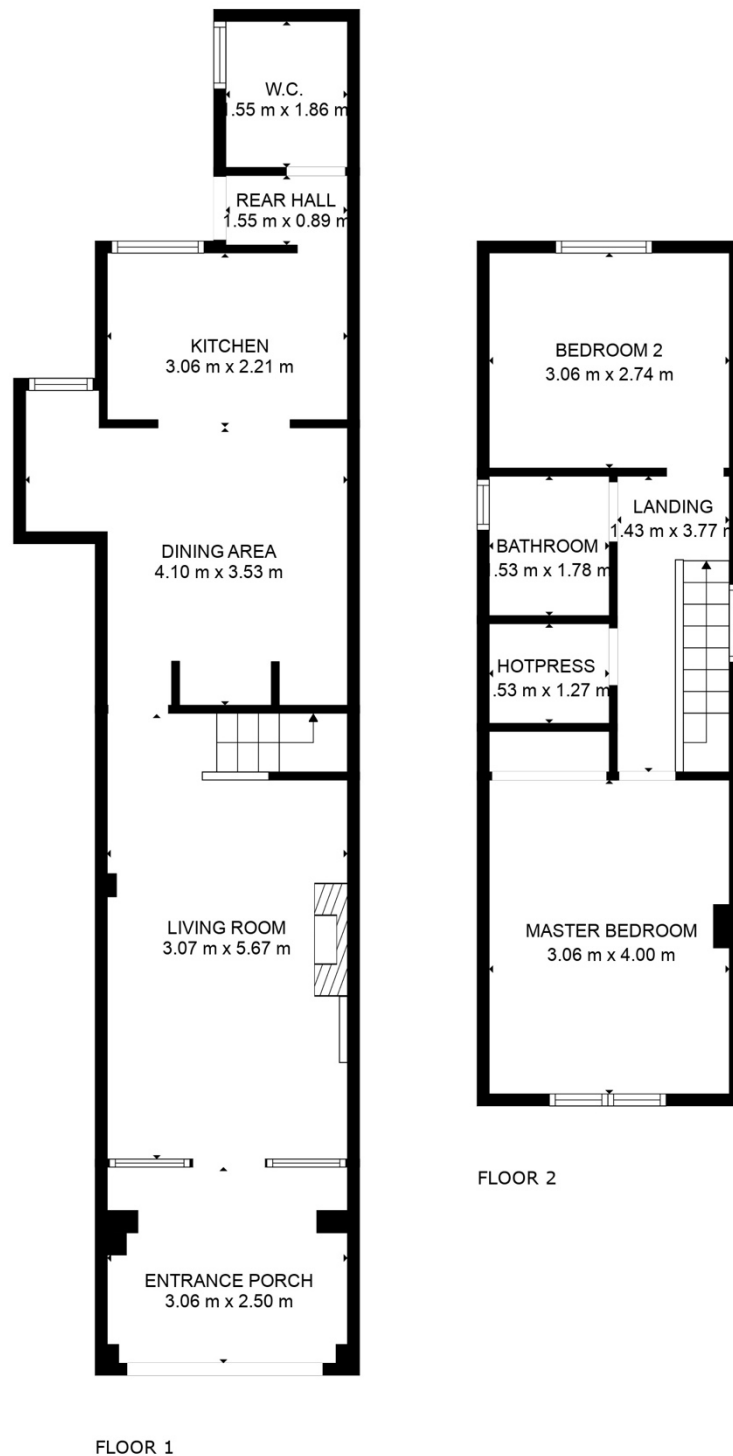
Services include; Mains ESB, Mains Water, Mains Gas Fired Central Heating, Mains Sewerage.

Built c. 1983. Floor Area c. 872 sq.ft.

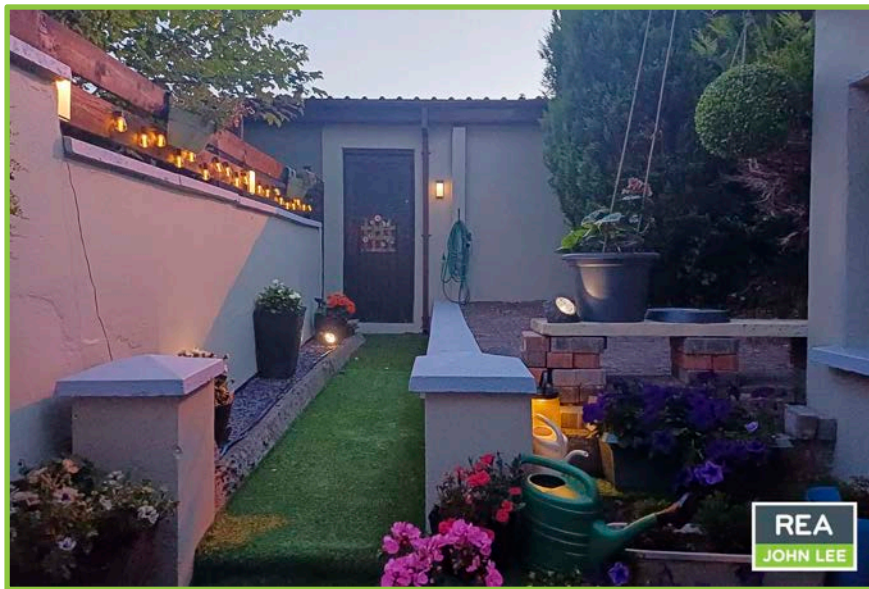
**Call 061 378 121**



## | Accommodation



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Outside

This mature, tree-lined neighbourhood is renowned for its quiet surroundings, strong community feel, and immediate proximity to a wide range of amenities.

The property is within walking distance of **Jetland Shopping Centre, Limerick Lawn Tennis Club, Thomond Park**, and a selection of excellent **primary and secondary schools**, including Ard Scoil Rís and Salesian Secondary College. There are also a variety of local shops, cafes, restaurants, and sporting facilities close at hand.

For commuters, the Ennis Road offers direct access to **Limerick City Centre** and excellent road links to the **M7 motorway, N18, and N69**, providing convenient access to Shannon Airport, University of Limerick, and all major routes.

## BER

E2

373.45 kWh/m2/yr

BER No. 118217652

## Viewing

By prior appointment.

## Directions

Elm Park is located just off the Ennis Road in North Limerick, less than 5km from the city centre. From Limerick City Centre head north on the Ennis road (N18) and turn onto Elm Park, following signage into the residential cul de sac.

## Price

€350,000

**REA**

**JOHN LEE**

## Selling agents

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## Sales agent

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**CONDITIONS TO BE NOTED:** The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

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