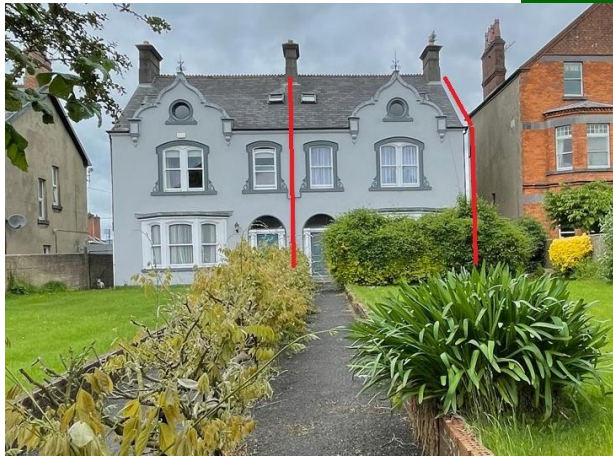




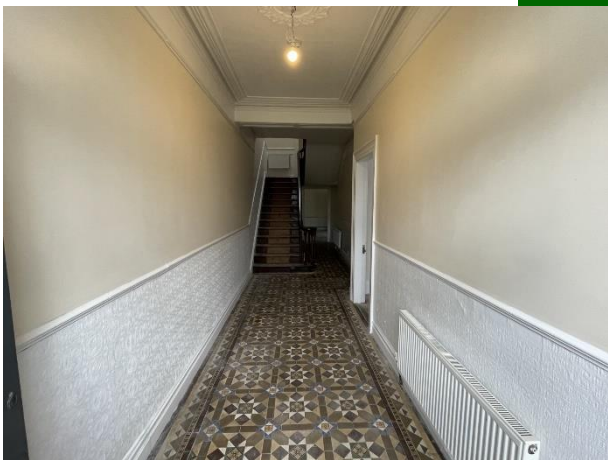
"Cranfield", Ennis Road, Limerick. V94
YKP1



Guide Price
€775,000



Announcing to the market a stunningly elegant and striking five bedroom semi detached residence with enormous character and located on the main Ennis Road just a very short walk form the city centre. This idyllic home provides bright, spacious and well proportioned living and bedroom space and while requiring some refurbishment, "Cranfield" provides a wonderful blank canvas to create a forever home in arguably one of our city's most sought after residential locations.



This locality is leafy, tranquil and established made up of up market and striking homes that enjoy a range of nearby amenities including excellent quality Primary and Secondary Schools, LIT Gaelic Grounds, Thomond Park, Jetland Shopping Centre, Church, Limerick Lawn Tennis Club together with renowned local hotels, chic coffee shops, restaurants and modern gyms. This very classy property is standing on a prominent site with a deep and mature front garden together with a feature back garden that enjoys both vehicular and pedestrian access. There is also potential to develop an additional residential unit at the rear. GVM highly recommend inspection of this magnificent home that really oozes location location location. Just 10 minutes walk from the city centre. Public transport nearby. Easy access to various road networks. Many of the original ornate features retained and preserved. Inspection is highly recommended.

Rooms:

Entrance Hall Original tiled floor, original coving and centre rose, solid timber stairs

1.07m (3'6") x 10.02m (32'10")

Living Room Timber floor, bay window with shutters, original fireplace, coving and centre rose, envelope double doors to dining room

4.05m (13'3") x 4.08m (13'5")

Dining Room Carpet flooring, original fireplace with open fire, coving, centre rose

5.01m (16'5") x 4.04m (13'3")

Kitchen Concrete and tiled floor, window

4.05m (13'3") x 4.04m (13'3")

Utility Room

Concrete floor, back door, shower room off

2.03m (6'8") x 4.07m (13'4")

Shower Room Plumbed for wc, whb, window

2.06m (6'9") x 1.06m (3'6")



First floor return, Shower Room Tiled floor, wc, whb, electric shower, tiled floor, velux window
7.01m (23'0") x 1.09m (3'7")

First floor return, kitchenette Tiled floor, fitted units, two windows 3.02m (9'11") x 1.08m (3'7")

First floor return, Bedroom 1 Carpet floor, Original fireplace, window 3.06m (10'0") x 4.04m (13'3")



First Floor - Bedroom 2 Timber floor, original fireplace
4.02m (13'2") x 4.04m (13'3")

First floor - Bedroom 3 Timber floor, original fireplace, window, sink 4.06m (13'4") x 3m (9'10")

First Floor - Bedroom 4 Carpeted floor, window, original fireplace 4.06m (13'4") x 3.06m (10'0")

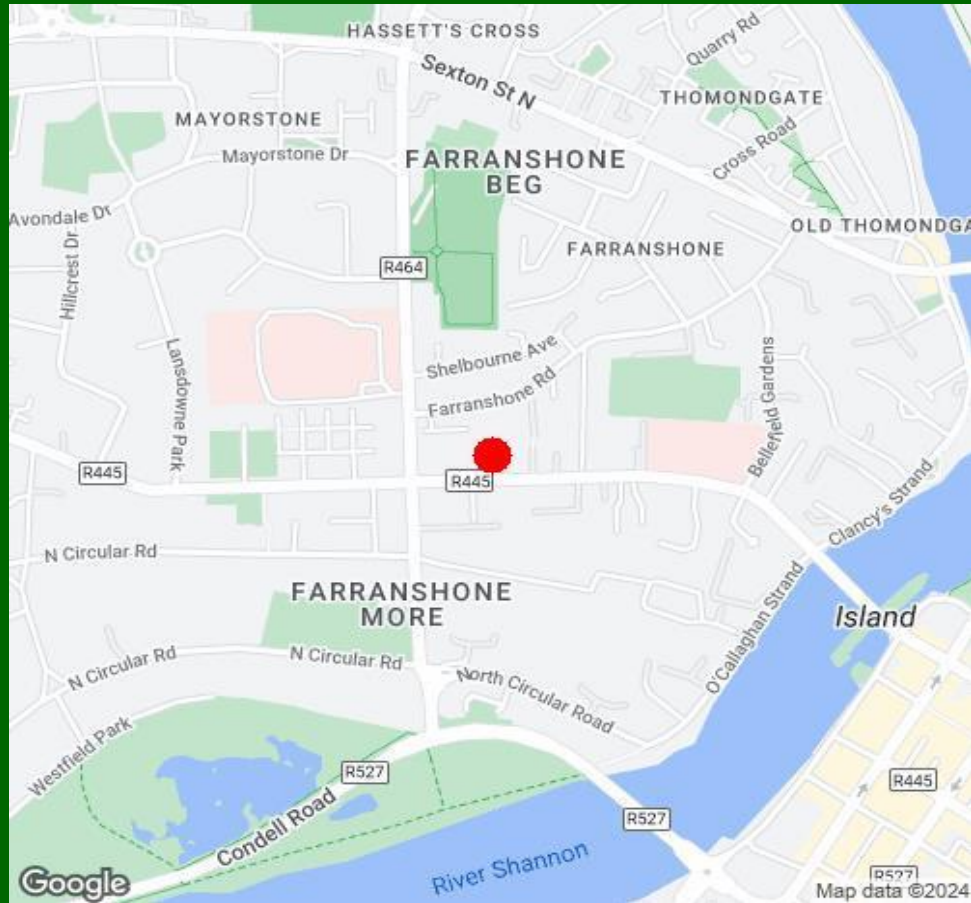


First floor -Toilet Wc, whb, tiled floor, window
0.09m (4") x 1.07m (3'6")

Features:

- Feature rear garden with potential for a residential site
- Well proportioned living and bedroom accommodation
- Many of the stunningly elegant original features retained and preserved
- Location is unrivalled
- Wonderful local amenities just a short walk away
- Drive in rear access
- Detached Garage
- Feature high ceilings throughout
- A home of real distinction





Property Directions:

On leaving Limerick City, proceed out the Ennis Road. Cranfield is located on the right hand side just before Union Cross - Enter Eircode V94YKP1. GVM sign erected.

Agent Information:

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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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