



3 Templeville, Ballinacurra, Limerick



Price €695,000



Welcome to No 3 Templeville a superior residential home located at Punches Cross, a landmark city crossroads that really oozes location location location. Savvy homeowners will reside in comfort mere minutes` drive from Limerick City Centre and the Crescent Shopping Centre and will benefit from numerous nearby amenities including renowned primary and secondary schools, Mary Immaculate College and the Limetree Theatre.



A 10 minute walk will bring you to Colbert Train & Bus Station and indeed the thriving city centre. Meet your friends and neighbours as you stroll to the local shop or supermarket, or keep your social diary full with plans to meet friends at nearby and welcoming cafés, bars, restaurants or gyms while also providing easy access to all national routes including the M7, M20, N18. Also just a quick 20 minute drive from Shannon International Airport, making it an ideal base for work, study or leisure. Wonderful sports clubs and Golf Course all within very easy reach.



The exterior facade is finished in a crisp modern coloured render with selected brick to accentuate front features in a visually appealing way. The driveway is paved and the quiet and tranquil development is complimented and softened by landscaped green areas and a feature monument together with green and play areas.



This wonderful home has been tastefully decorated to a very high standard in keeping with the excellent quality workmanship and practical layout always associated with this much sought after development. In particular this former show home enjoys the additional benefits of a sun drenched and walled in southwest facing rear garden with feature paving, a pergola and raised flower beds. The spacious bedrooms (two with en suites) and bathrooms are complimenting with great living spaces tailored for modern day living and all extending to Circa 1,750 sq. ft. Some notable features include solid teak doors, granite counter top, brushed chrome iron mongery and recessed lighting. The A3 Energy rating recently enhance with the installation of solar panels will future proof energy savings within your household and together with the provided air source heat pump and double glazing will ensure a warm welcoming and comfortable home. Must be seen to be appreciated. Inspection is by prior appointment and is very highly recommended.



Rooms:

Hallway Bright and inviting with tiled flooring and closet under the stairs. Feature wall panelling which runs to the staircase and landing areas

4.08m (13'5") x 2.01m (6'7")





Lounge Beautifully appointed room with solid wood flooring, recessed lighting and inset electric fire and TV surround 4.05m (13'3") x 4m (13'1")

Downstairs wc & whb Bright floor tiling

Kitchen/dining Tiled flooring. Generous floor and eye level presses. Centre island. Integrated appliances. Recessed lighting. Double doors to sun drenched south west facing rear garden

5.02m (16'6") x 4.07m (13'4")

Utility Fully plumbed with tiled flooring, sink unit and presses. Air to water tank. 2.06m (6'9") x 2m (6'7")

First Floor: Bedroom 1 Double with built in wardrobes. Carpet. 3.03m (9'11") x 3m (9'10")

Bedroom 2 Double. Built in wardrobes. Carpet. Fully fitted and tiled en suite off (1.9 x 1.9)

3.01m (9'11") x 3m (9'10")

Bedroom 3 Single. Very pleasant room

2.07m (6'9") x 2.06m (6'9")

Bedroom 4 Double with built in wardrobes. Fully fitted and tiled en suite (2.8 x 2.4). Chrome towel rail.

3.05m (10'0") x 3.03m (9'11")

Bathroom Main bathroom, fully fitted and tastefully tiled. Recessed mirrors and heated chrome towel rail

2.03m (6'8") x 1.06m (3'6")

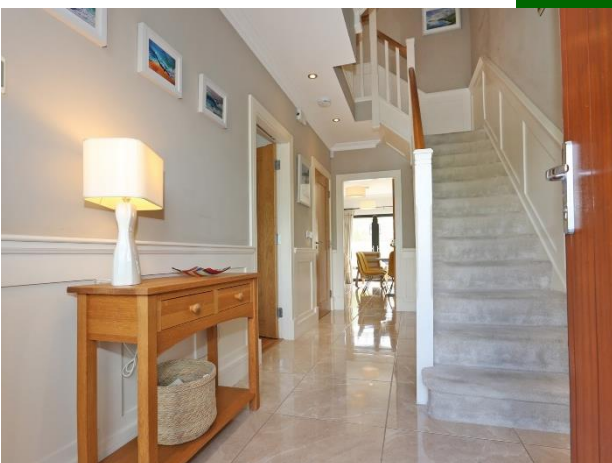
Third Floor: Bedroom 5 Master. Class room overlooking the front garden

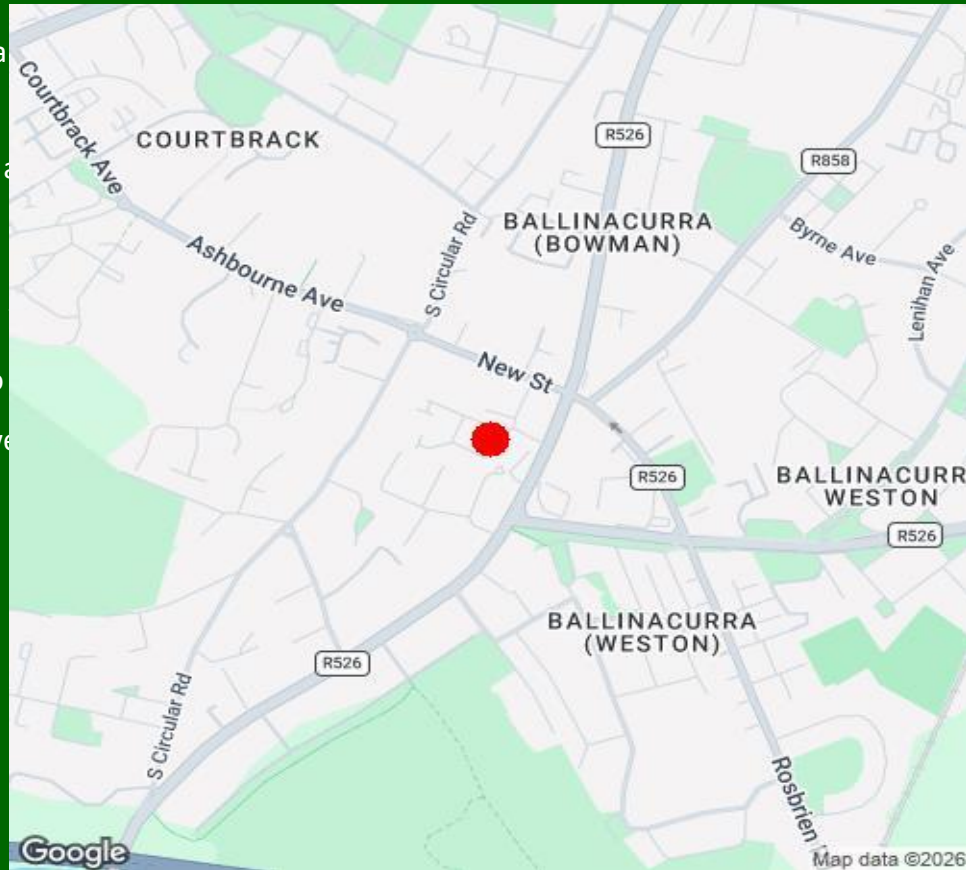
4.08m (13'5") x 4.02m (13'2")

Dressing room/Study

Immediately adjacent to the main bedroom.

3.07m (10'1") x 3.05m (10'0")





Property Directions:

Enter Eircode V94 52E2 to your mobile device.

Agent Information:

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Disclaimer

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