



43 Glenside, Monaleen, Castletroy,  
Limerick



43 GLENSIDE

ANNACOTTY, CO. LIMERICK

Guide Price €475,000



GVM are delighted to announce to the market a truly superb 4 bedroom two storey semi detached residence located in a quite cul de sac with a sun drenched west facing and walled in rear garden.





This ideally located home is positioned in the hugely popular and established Glenside development in very close proximity to University of Limerick, Plassey Technological Park, Newtown Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities which include Monaleen GAA Club, Ashling Annacotty FC, UL Bohs RFC and Castletroy Golf Club. There is also a half hourly bus service at your doorstep (304A) with the Motorway also just 5 minutes drive providing great connectivity to our national road network.



This is truly a wonderful opportunity to acquire a beautifully maintained home that is sensibly priced, enjoying bright, spacious and well proportioned living and bedroom accommodation. The ground floor features an inviting hallway, a generous lounge, an open-plan kitchen/dining area, utility room, and a downstairs guest wc & whb. Upstairs, there are four spacious bedrooms (master en suite) together with a fully fitted and beautifully tiled main bathroom. The property also includes an attached garage which could potentially be converted to additional living or bedroom space. Gas fired central heating system. Double glazed UPVC windows. This fantastic home boasts a B2 energy rating allowing purchasers the opportunity of benefiting from a financially efficient Green Mortgage.



This is the ideal home for first-time buyers, those looking to right size, or investors. Viewing is very highly recommended.

#### Rooms:

**Entrance Hall** Bright and inviting with tiled flooring  
5m (16'5") x 2m (6'7")

**Guest Bathroom** Tiled flooring.  
1.05m (3'5") x 1.03m (3'5")

**Kitchen/Dining room** Tiled flooring. Generous floor & eye level presses. Integrated Appliances. Sliding doors leading to sun drenched rear garden.  
4.03m (13'3") x 6m (19'8")





**Utility room** Plumbed for washer and dryer. Tiled flooring. 2.08m (6'10") x 2.01m (6'7")

**Living room** Bright and spacious with laminated flooring and overlooking the manicured front garden. Gas Fire 6m (19'8") x 4m (13'1")

**Garage** Excellent storage space. Easily convertible to additional living or bedroom space or indeed as a work from home office 3m (9'10") x 5.06m (16'7")



**Bedroom 1** Double. Laminate flooring.

Built in wardrobes 4m (13'1") x 2.07m (6'9")

**Bedroom 2** Double. Laminate flooring.

Built in wardrobes 3.04m (10'0") x 3.02m (9'11")

**Bedroom 3 / Master** Double. Laminate flooring.

Built in wardrobes. En-suite - 1.2 x 2.0



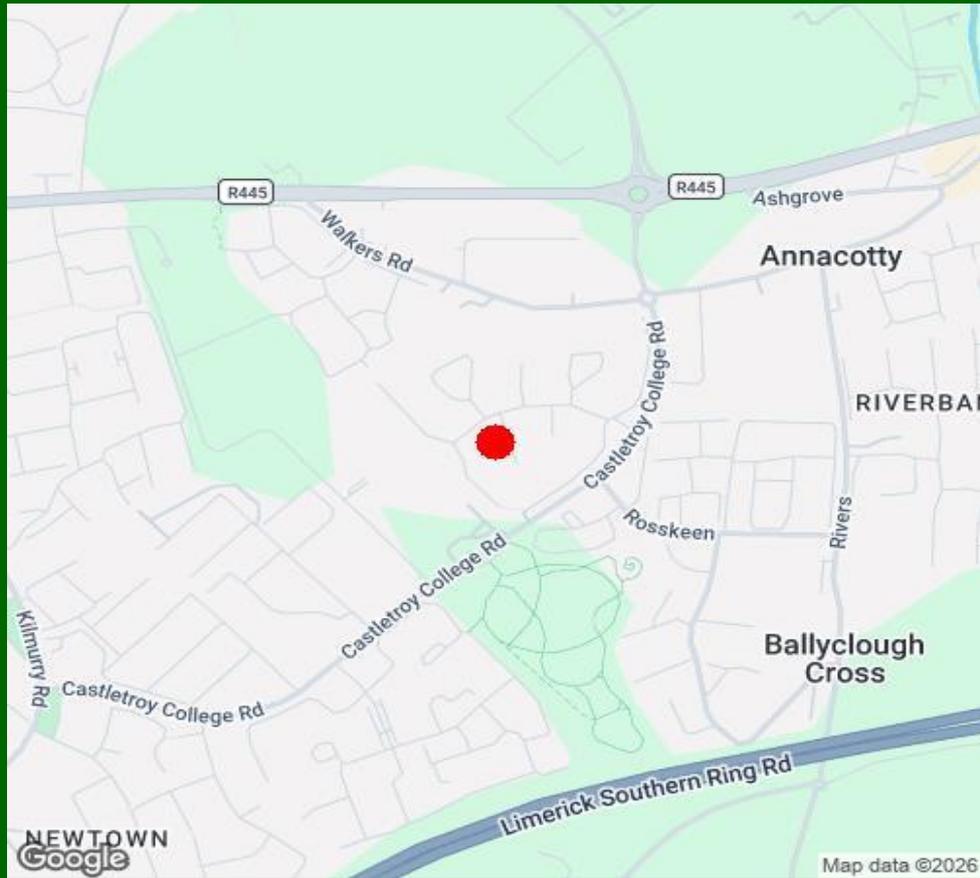
**Bedroom 4**

Single. Laminate flooring 3.01m (9'11") x 2.05m (6'9")

### Features:

- Gas Fired Central heating
- Double glazed UPVC windows
- Solar panels with battery included
- Walled in front and rear garden
- Garage attached
- All amenities at your doorstep including a half hourly bus service (304A)
- Good off street
- Great local walks and cycle lanes on the nearby Greenway and Recreation
- West facing and very substantial rear garden
- This home oozes location location location





### Property Directions:

Enter V94 P6E5 in your mobile device. GVM sign thereon.

### 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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