



42 Kilbane, Golf Links Road, Castletroy,
Limerick V94 T3CF



Guide Price €550,000



GVM Auctioneers are delighted to introduce to the market this exceptional split-level, 4-bedroom detached residence, ideally positioned in one of Limerick's most sought-after locations.



Nestled just off the renowned Castletroy Golf Links Road, this home enjoys an enviable setting just a flush 4 iron from the lush fairways of the famed Castletroy Golf Club. This wonderful home is within easy of great shopping arcades, retail parks, excellent primary and secondary schools, renowned sporting facilities, boutique coffee shops, popular restaurants, hotels, gyms, and beautiful recreational parks and walkways. There is also a half hourly bus service at your doorstep (304A). Standing on a truly outstanding site, the residence boasts a west-facing balcony offering breathtaking panoramic views over Limerick City. The well-proportioned living accommodation is thoughtfully laid out, featuring generous reception rooms coupled with spacious bedrooms, with the master bedroom benefiting from an en-suite.

Additional highlights include an attached garage, ample private parking, and a sweeping driveway.

This is a rare opportunity to acquire a superb family home in an outstanding location, combining space, convenience, and quality of life. Sensibly priced and available for immediate inspection.



Rooms:

Entrance hallway Wood flooring.

3.4m (11'2") x 1m (3'3")



Utility room Plumped utility off. Tiled flooring. Hotpress. 2.6m (8'6") x 2.3m (7'7")

W.C Guest W.C & WHB.

2m (6'7") x 1.2m (3'11")

Study Compact and ideal for home office/remote working 2.3m (7'7") x 2.1m (6'11")

Kitchen/dining Fitted kitchen. Tiled flooring. Generous floor & eye level presses. Built in appliances. Glazed door to sitting room. 4.5m (14'9") x 3.9m (12'10")

Sitting room Marble fireplace. Solid wood flooring.

4m (13'1") x 4m (13'1")





Main Lounge

Fireplace, Double doors to magnificent balcony with spectacular views 7.3m (23'11") x 4m (13'1")

Lower foyer 3.1m (10'2") x 2.1m (6'11")

Bathroom Newly refurbished bathroom. Pump shower. 2.3m (7'7") x 2.1m (6'11")

Bedroom 1 Master bedroom. Built in wardrobe. En suite. 5m (16'5") x 3.7m (12'2")

En suite Tiled.

2.1m (6'11") x 2m (6'7")

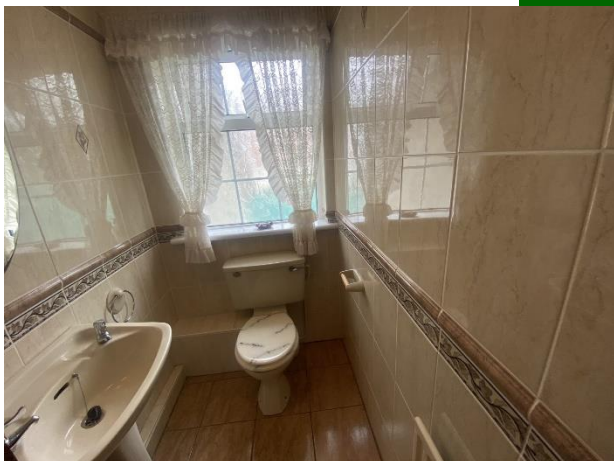
Bedroom 2 Single. Laminated flooring. Built in wardrobes. 4m (13'1") x 2.3m (7'7")

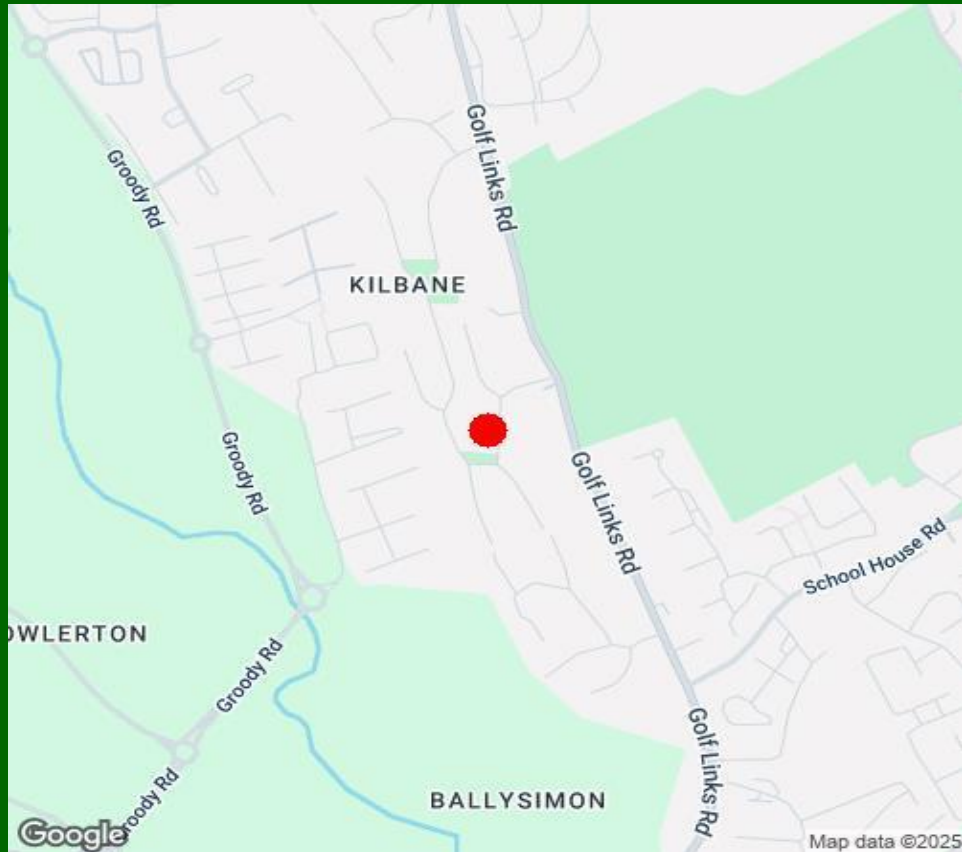
Bedroom 3 Double room. Laminated flooring. 3.5m (11'6") x 3m (9'10")



Features:

- Excellent living and bedroom space
- Oil fired central heating system
- Double glazed UPVC windows and doors
- Generous parking and set down area
- Unrivalled location
- Superb views from the front balcony
- Sensible price point
- Inspection highly recommended





Property Directions:

Enter V94 T3CF in your mobile device.

Agent Information:

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Disclaimer

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