



16 Ashfort, Golf Links Road, Castletroy,
Limerick V94 PY0P



Guide Price
€310,000.00



GVM introduce to the market a truly superb owner occupied 3 bedroom semi detached residence standing on a beautifully appointed and elevated site overlooking a mature, manicured and tree lined green area.



This ideally located home is a tremendous opportunity for first time buyers, investors or retirees to acquire a home that has very well proportioned, bright and spacious living and bedroom accommodation, tastefully decorated in soft and inviting colours and with high class fixtures and fittings throughout. Feature walled in and west facing rear garden with patio area that soaks in evening sunshine. No 16 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Castletroy Golf Club, Primary Schools, and an array of top class sporting amenities. Half hourly bus service at your doorstep. Ashfort is just a limited and exclusive enclave of quality and established homes making this a wonderful opportunity to acquire a beautifully maintained home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Inspection of this truly exceptional home which is presented in "turn key" condition is very highly recommended.

Rooms:

Entrance hall with tiled floor

Lounge with feature fireplace and gas fire, bay window and wood flooring. Double doors to dining.

4.02m (13'2") x 4m (13'1")

Kitchen cum dining : Generous floor and eye level presses. Tiled floor. French doors to patio area. A very bright and pleasant open plan area

5.04m (16'6") x 4.03m (13'3")

Plumbed Utility with wc & whb off

Bedroom 1 :Master with built in wardrobes, bay window and laminate flooring overlooking the green area to the front. Fully fitted and tiled en suite off with electric shower. Laminate flooring.

5m (16'5") x 2.08m (6'10")



Bedroom 2 : Double with built in wardrobes and laminate flooring

3.02m (9'11") x 3.02m (9'11")

Bedroom 3 : Single with built in wardrobes and laminate flooring

3m (9'10") x 2.03m (6'8")



Main bathroom : Fully fitted and tiled

2m (6'7") x 1.09m (3'7")

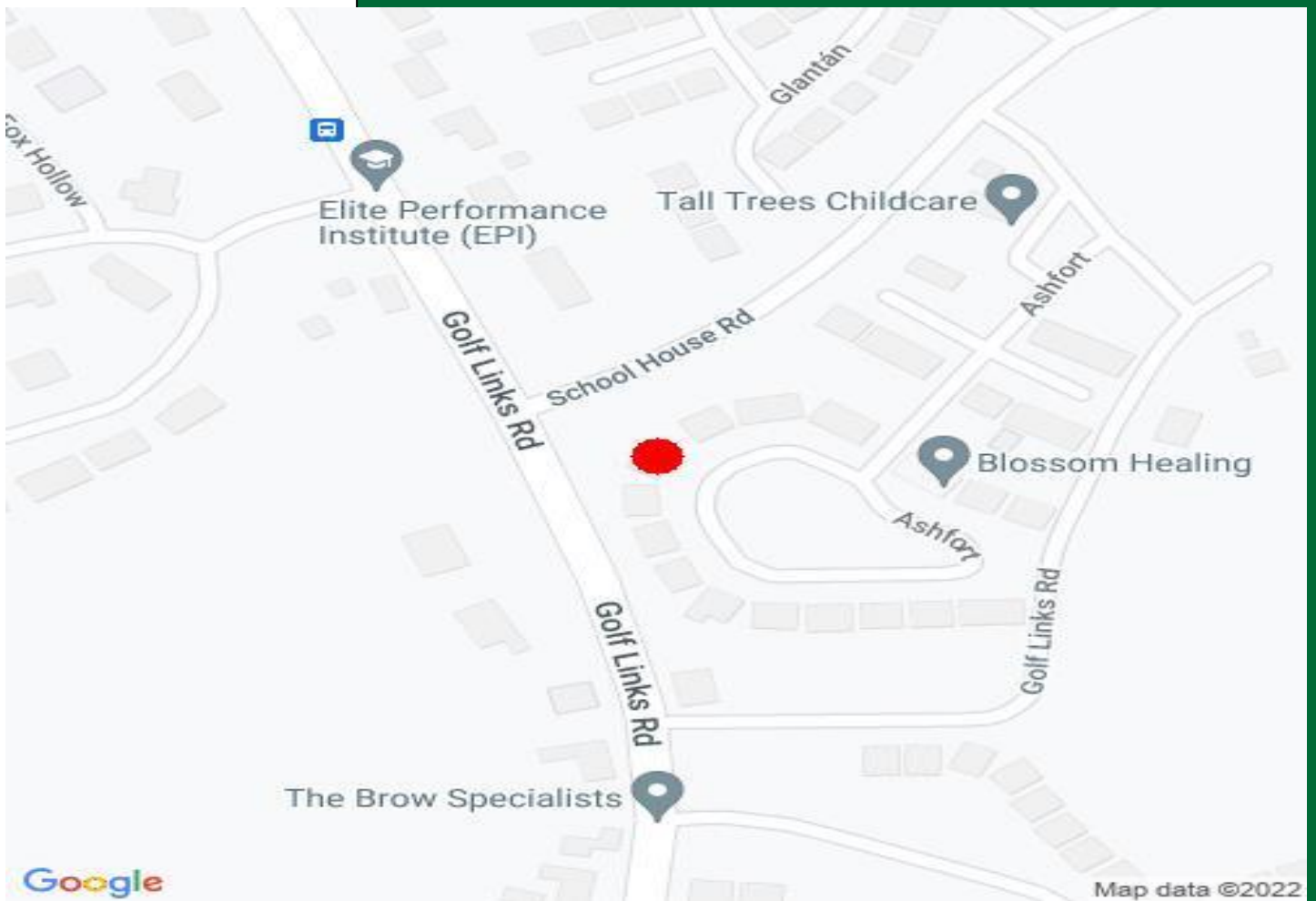
Stira to attic

Features:



- ✓ Overlooking a mature and established green area
- ✓ West facing and enclosed rear garden enjoying afternoon and evening sunshine
- ✓ Gas fired central heating system
- ✓ Double glazed UPVC windows
- ✓ Good off street parking for two cars
- ✓ Ensuite and main bathroom beautifully tiled and with electric showers
- ✓ Very large site with potential to extend to side and rear
- ✓ Not overlooked
- ✓ Just a short walk to all the the fantastic local amenities
- ✓ Superb condition that must be seen to be appreciated





Directions:

Enter Eircode V94 0Y0P to your mobile device to bring you straight to the door of this property. GVM sign erected.

Agent Information

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