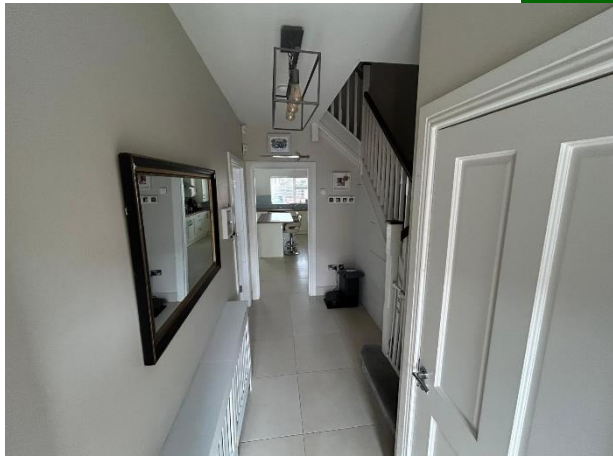
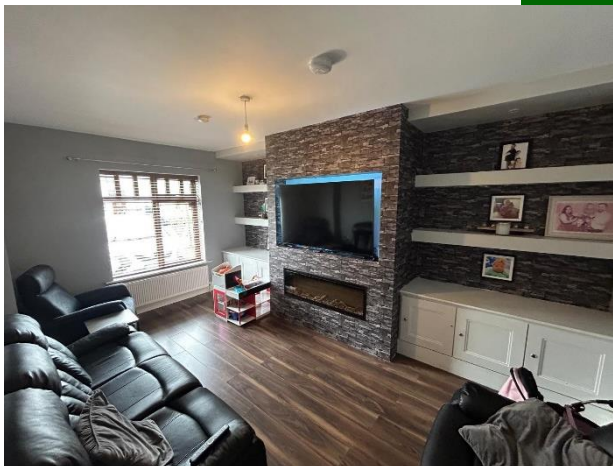




29 The Meadows, Ros Mor, Kilmallock Road, Limerick



Guide Price €450,000



GVM are delighted to announce to the market 29 The Meadow, located in the ever-popular Ros Mór development, This property presents a superb opportunity to acquire a spacious and well-maintained four-bedroom home with a converted attic, ideally suited to modern family living or investment.



The accommodation is both generous and flexible, comprising four well-proportioned bedrooms, including an attic conversion that provides valuable additional space suitable for a home office, guest room, or playroom. The home also benefits from multiple bathrooms, a comfortable main living area, and a well-appointed kitchen, ensuring practicality for busy households.



The location is exceptionally convenient, with a wide range of amenities within a five-minute drive including Tesco, Aldi, Lidl, Dunnes Stores, Centra, pharmacies, and retail parks. B&Q, Maxizoo, and a selection of popular food outlets are also nearby.



Excellent transport links with a nearby bus service and easy access to Limerick City Centre (5–10 minutes). Castletroy, Dooradoyle, Raheen, and the Ennis Road are all within 15–20 minutes. The University of Limerick and Plassey Technological Park are approximately 4 km away, with quick access to the M7/M18 for Shannon, Galway, and Dublin.

Ideal for first-time buyers, families, or investors seeking a well-located property with strong rental potential.

#### **Rooms:**

##### **Entrance hallway**

Tiled floor, Storage under staircase.

##### **W.C**

W.C & w.h.b

1.7m (5'7") x 1.7m (5'7")

##### **Sitting room**

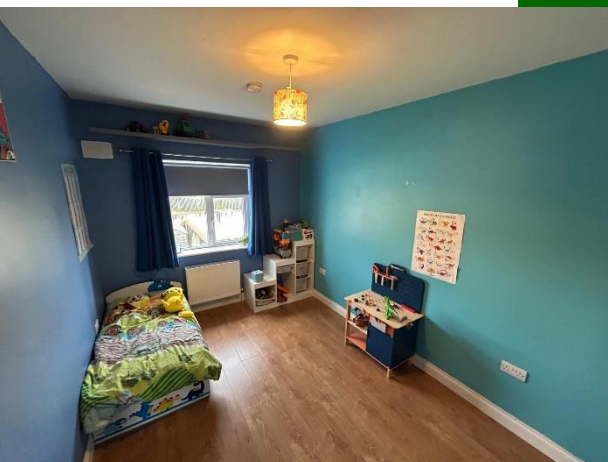
Laminated floors. T.V port. Electric feature fireplace.

5.2m (17'1") x 3.8m (12'6")

##### **Kitchen/Dining room**

Fully fitted kitchen. Built in oven & hob. Integrated appliances.

6.4m (21'0") x 5.4m (17'9")



##### **Utility room**



Tiled floor

2.2m (7'3") x 1.5m (4'11")

**Bedroom 1** Double room. Laminated flooring. Built in wardrobes 4m (13'1") x 2.6m (8'6")

**Bedroom 2** Double room. Laminated flooring.  
3.4m (11'2") x 3.4m (11'2")



**Shower room** Fully tiled. Electric Mira shower.

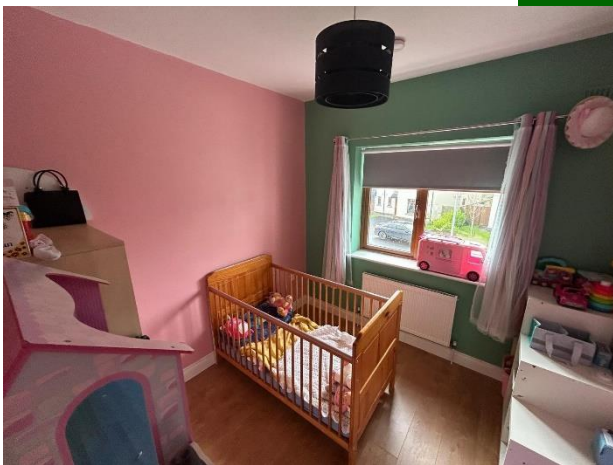
2.2m (7'3") x 1.9m (6'3")

**Bedroom 3** Double room. Laminated flooring. Built in wardrobes. T.V port. Fully tiled en suite.

3.8m (12'6") x 3.4m (11'2")

**Bedroom 4** Single room. Laminated flooring.

2.6m (8'6") x 2.6m (8'6")



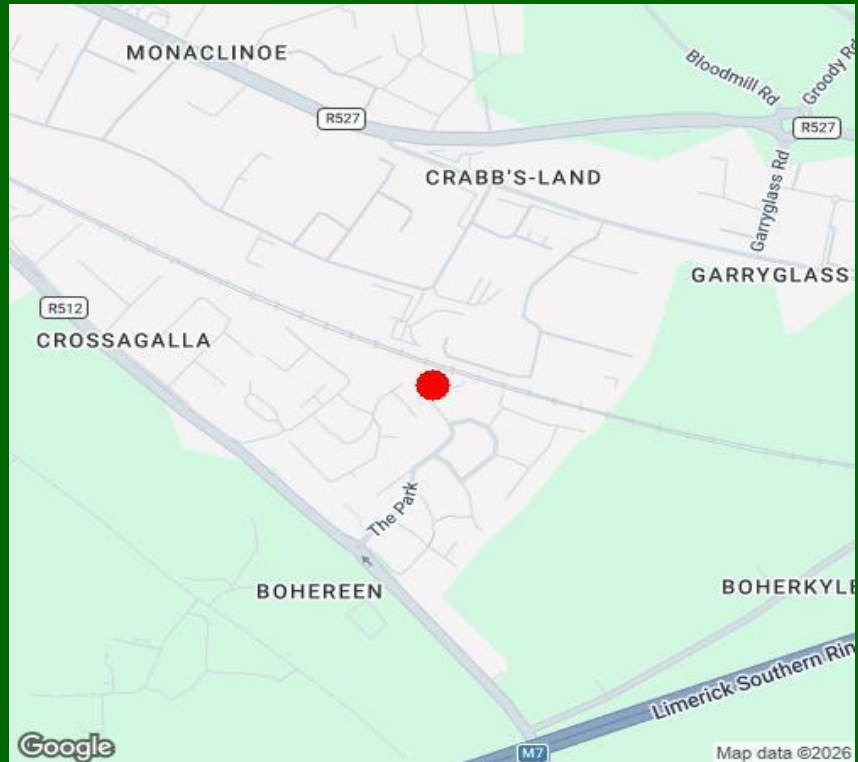
**Attic** Converted Attic. Carpet floor. Sliderobes wardrobe. Recessed lighting.

5.9m (19'4") x 4.8m (15'9")

### Features:

- Gas fired central heating
- Flexible attic space – ideal for office, guest room, or playroom
- Private, walled rear garden – low maintenance and secure
- Off-street parking
- Quiet, family-friendly development
- Excellent transport links with nearby bus service
- Easy access to University of Limerick and major road networks (M7/M18)





### Property Directions:

Enter eircode V94 6E82 into your mobile device to direct you straight to this property. 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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