7 Elm Road, Riverbank, Annacotty, Limerick

Price €295,000

BER C3

GVM are delighted to bring to the market this truly superb 4 bedroom semi-detached residence.

Located in one of Annacotty's most popular developments, this ideally located home has very well proportioned and bright living and bedroom accommodation, is very much in turn key condition, and located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limerick's most sought after areas - a home that really oozes *location location location*. Inspection of this property is very highly recommended.

Rooms:

Entrance Hall |1.08m (3'7") x 4.05m (13'3")

Carpet floor and understairs storage

Sitting room | 2.03m (6'8") x 5.01m (16'5")

Laminate floor and bay window

Living room | 5m (16'5") x 3.05m (10'0")

Laminate floor, bay window and a solid wood burning stove

Kitchen and Dining room | 7.05m (23'2") x 3.04m (10'0")

Tiled floor, sliding doors to rear garden with floor and eye level presses

Utility Room | 2.03m (6'8") x 2.04m (6'8")

Tiled floor and plumbed for washer dryer

Downstairs WC | 0.09m (4") x 1.02m (3'4")

Bedroom 1 | 2.03m (6'8") x 2.05m (6'9")

Dormer window and newly fitted carpet

Bathroom | 1.07m (3'6") x 1.07m (3'6")

Fully tiled with electric shower

Bedroom 2 | 3.02m (9'11") x 3m (9'10")

Built in wardrobes and newly fitted carpet

Bedroom 3 | 3m (9'10") x 4.04m (13'3")

Newly fitted carpet, built in wardrobes and bay window. En suite 0.84 x 2.4

Bedroom 4 | 2.08m (6'10") x 2.04m (6'8")

Built in wardrobes and newly fit carpet

Features:

- ✓ UPVC double glazed windows
- ✓ Large walled gardens
- ✓ Walking distance to University of Limerick and all other fantastic local amenities
- ✓ Master Bedroom with ensuite bathroom
- ✓ Good off street parking
- ✓ Within 5 minutes walk of Annacotty, local shops restaurants and river walks
- ✓ Easy access to The Motorway
- ✓ Newtown Shopping Centre & Castletroy College just a short walk
- ✓ West facing rear garden
- ✓ Very well proportioned living and bedroom accommodation

Directions:

Enter V94 YH26 into your mobile device.

Castletroy/Monaleen/Annacotty are located on the N7 Limerick - Dublin road, approximately 4 kilometres from the city centre.

The popularity of the area can partly be attributed to the expansion of the University of Limerick (UL), located nearby. The locality has a growing business and industrial sector, with several Technology Parks also situated in the area.

Agent Information

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