



2 Shelbourne Square, North Circular Road,
Limerick



Guide Price €795,000

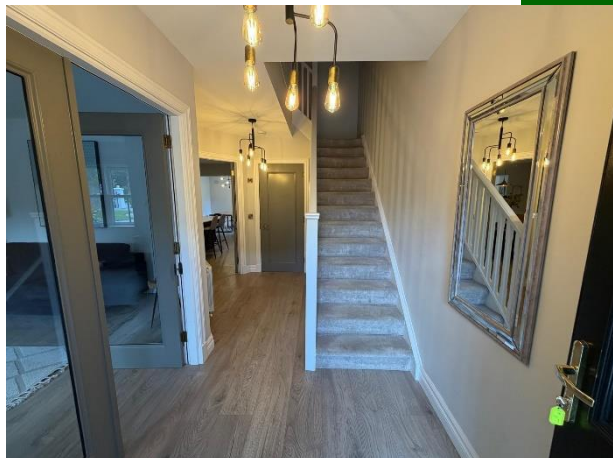


Announcing to the market a stunningly attractive and beautifully appointed residence, positioned in the prestigious Shelbourne Square development in arguably Limerick's most sought-after locations. This exceptional A3-rated, five-bedroom home, combines modern luxury living, energy efficiency, and superb convenience.

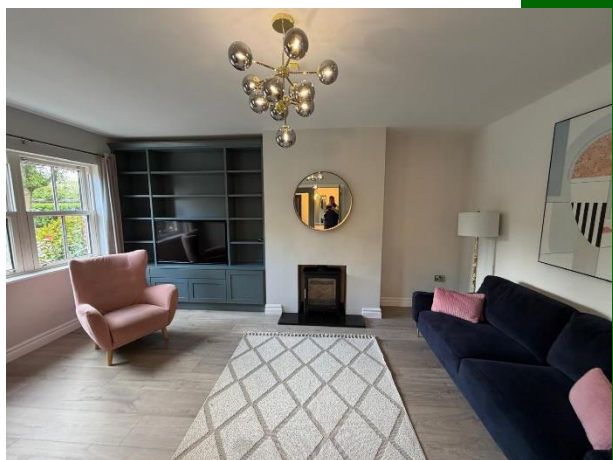


Just a short walk from Limerick City Centre, this home enjoys easy access to an excellent range of shops, restaurants, schools, and local amenities, while Shannon Airport is only 20 minutes away by car.

Constructed to a very high standard and specification, this wonderful home features an energy efficient air-to-water heating system, smart home heating controls, excellent insulation, double-glazed windows, and a wood-burning stove in the lounge connected to the heating system. The A3 energy rating ensures year-round comfort and lower energy costs. The bright and spacious accommodation is complemented by modern and many bespoke finishes throughout providing bright, spacious and well proportioned living and bedroom accommodation.



Residents benefit from a secure gated entrance with underground parking and two allocated spaces, visitor parking, provision for electric vehicle charging points, secure bicycle storage, and communal pedestrian access. No 2 is just a very short walk to several highly regarded primary and secondary schools, including Villiers Secondary School, Ardscoil Rís, and John F. Kennedy Memorial School. There is also easy access to many local landmarks including Thomond Park, TUS Gaelic Grounds, Limerick Lawn Tennis Club, University Maternity Hospital and the Jeland Shopping Centre. There are also beautiful meandering riverside walks on your doorstep, or stroll to town to do some quality shopping or socialise in the many great local restaurants, chic coffee shops and welcoming and cosy hostels.



Rooms:

Entrance hall Laminated flooring. Under stairs closet. W.C & whb off, tiled. 4.8m (15'9") x 2.6m (8'6")

Lounge Laminated flooring. Very attractive built in display cabinets. Solid fuel stove. 5.4m (17'9") x 4.4m (14'5")

Kitchen/dining room Generous floor & eye level presses. Laminated flooring. Centre island. Really spacious and inviting area. 6.4m (21'0") x 4.8m (15'9")





Conservatory Laminated flooring. overlooking the rear garden with double doors to the patio area.

3.5m (11'6") x 3.5m (11'6")

Bedroom 1 Single bedroom.

2.8m (9'2") x 2.7m (8'10")

Bedroom 2 Double room. Walk in wardrobe.

4m (13'1") x 3.6m (11'10")



Bedroom 3 Double. Built in wardrobes.

4m (13'1") x 3.6m (11'10")

Main bathroom Fully fitted & tiled. Walk in shower.

2.8m (9'2") x 2.2m (7'3")

Bedroom 4 Master bedroom. Built in wardrobes. En suite - Fully fitted - 2.4 x 2.2 4m (13'1") x 3.7m (12'2")

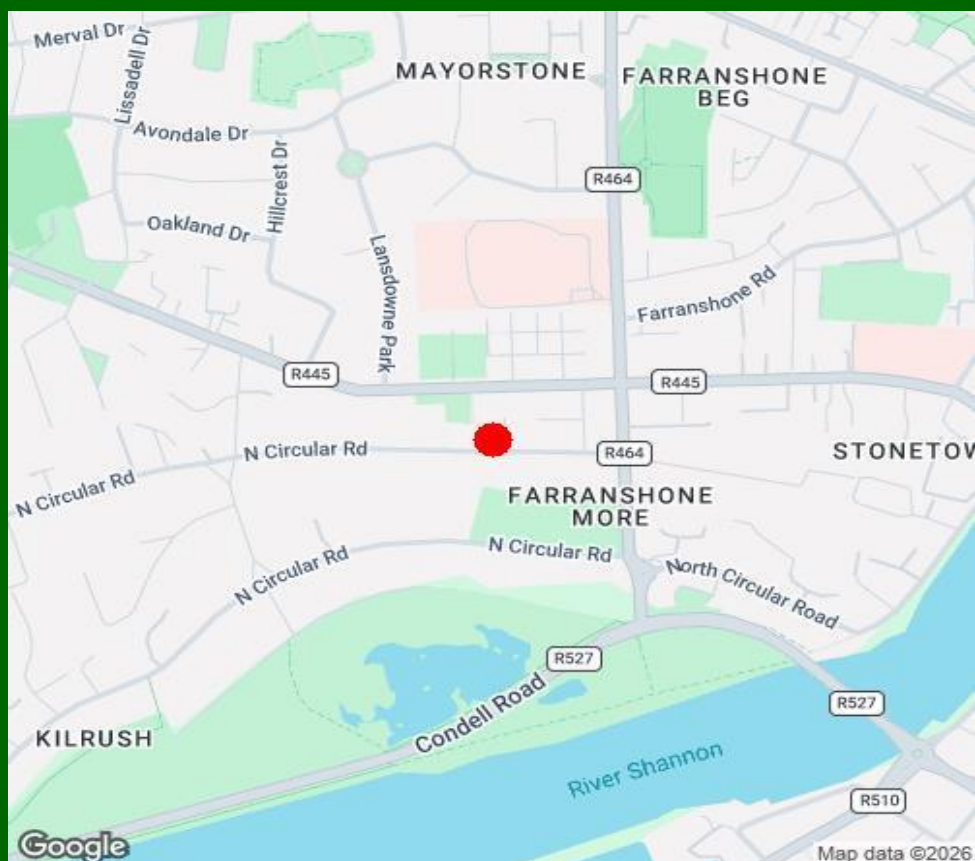
Bedroom 5 Double room. Built in wardrobes. En suite - Tiled - 2.7 x 2.4 - 4m (13'1") x 3.5m (11'6")



Features:

- Premier location just a very short walk for a very vibrant and thriving city centre
- Secure gated development with pedestrian access to the main Ennis road
- Generous on site parking
- Very limited development with excellent and generous green and communal areas
- Living and bedroom accommodation ideal for families
- Potential for home office in one of the bedrooms
- Enclosed sun drenched patio area to the rear
- Very much in "turnkey" condition
- Must be seen to be appreciated
- Sensible price point





Property Directions:

Enter Eircode V94 HP6H in your mobile device

Agent Information:

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Disclaimer

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