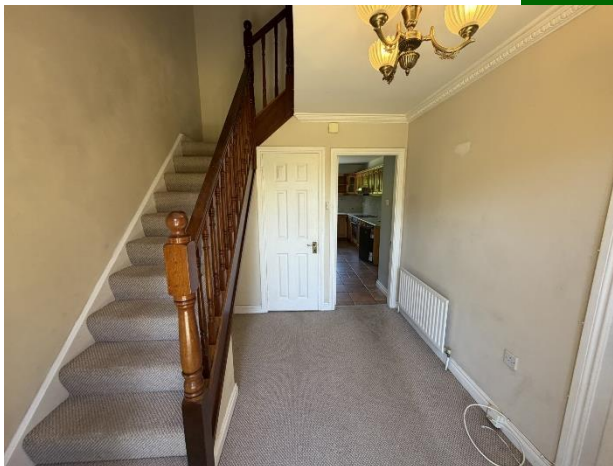




46 The Fairways, Monaleen, Castletroy,  
Limerick



**Price**  
**€595,000**



GVM Auctioneers are delighted to present to the market 46 The Fairways, Castletroy, an outstanding four-bedroom detached family home located in this exclusive residential development containing all quality detached homes.

The Fairways is widely regarded as one of Castletroy's most sought-after addresses, very well established, offering a peaceful and mature setting just minutes from an excellent range of amenities.



This superb residence enjoys a prime position within the development and is complemented by a beautifully positioned sun-drenched, west facing rear garden, providing the perfect space for outdoor entertaining, family life, or simply relaxing in the afternoon and evening sunshine. This exceptional home is also just a flush 9 iron from the manicured fairways of the famed Castletroy Golf Club. Good off street parking. Very large front, side and rear gardens.



Internally, the property offers bright, spacious, and well-proportioned accommodation designed to meet the needs of modern family living. The four generous bedrooms provide ample space for growing families, while the welcoming living areas create a comfortable and practical home.



Situated in the heart of Castletroy, residents benefit from immediate access to an exceptional range of local amenities, including highly regarded primary and secondary schools, the University of Limerick, Castletroy Golf Club, Plassey Technological Park, Castletroy Shopping Centre, and an excellent selection of cafés, restaurants, and sporting facilities. The location also enjoys easy access to the M7 Motorway and Limerick City Centre, making it ideal for commuters. Public transport also at your doorstep as is Newtown Recreation Park and ideal haven for children to enjoy out door activities.



This is a rare opportunity to acquire a detached family home in a development where properties are consistently in high demand. Early viewing is highly recommended.

#### **Rooms:**

**Entrance Hall** Carpet flooring

WC & WHB off 3.05m (10'0") x 2.07m (6'9")

**TV room** Solid oak floor. 4.05m (13'3") x 3m (9'10")

**Lounge** Maple flooring. Bay window. Fireplace. Double doors leading to dining room. 4.04m (13'3") x 5.7m (18'8")



**Dining room** Carpet flooring. Patio doors leading to garden. 4.04m (13'3") x 3.02m (9'11")

**Kitchen** Tiled flooring.

Generous eye and floor level presses

4.4m (14'5") x 3.7m (12'2")

**Utility** Fully plumbed for washer and dryer.

3.1m (10'2") x 2m (6'7")



**Master Bedroom** Carpet flooring. Built in wardrobes.

Bay window. En-suite (1.0 x 2.2)

4.4m (14'5") x 4.8m (15'9")

**Bedroom 2** Double. Laminated flooring.

Built in wardrobes. 4.4m (14'5") x 3m (9'10")

**Bedroom 3** Double. Carpet flooring.

Built in wardrobes. 3.1m (10'2") x 3m (9'10")



**Bedroom 4** Single. Hardwood flooring.

Built in wardrobes. 3m (9'10") x 2.8m (9'2")

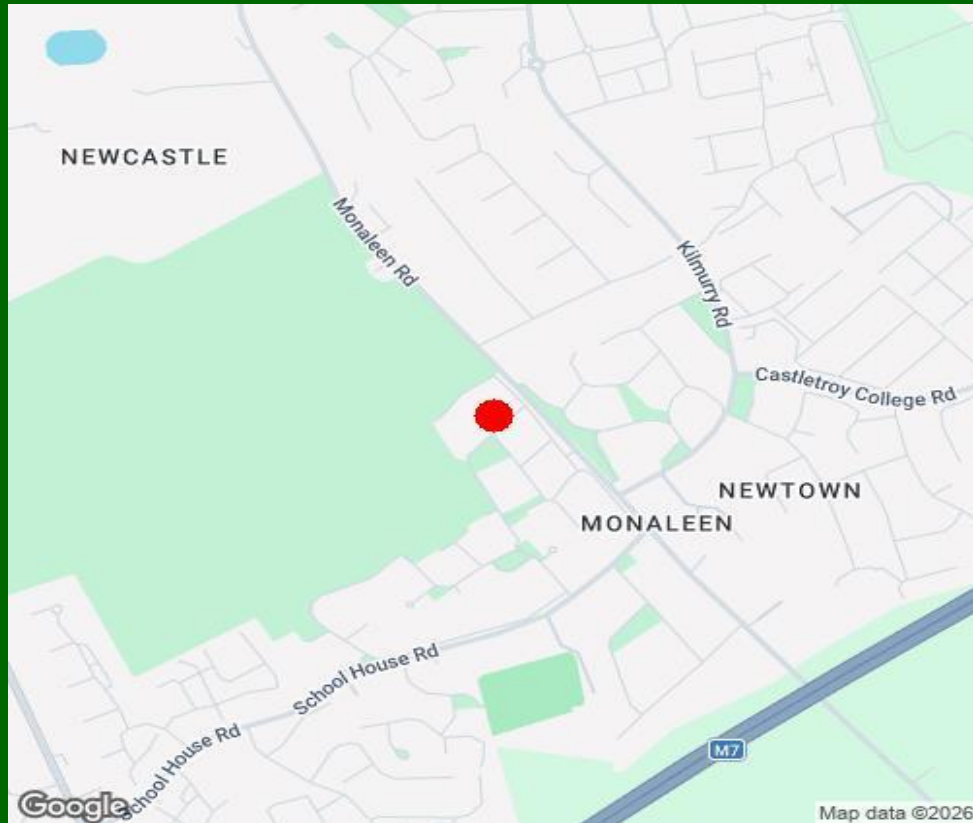
**Main Bathroom** Tiled. Electric shower.

2.2m (7'3") x 2m (6'7")

## Features:

- Extensive site area with good off street parking
- Located in the prestigious Fairways development. All detached homes.
- Attractive brick facade
- Sun-drenched, west facing rear garden
- Bright, spacious, and well-proportioned living and bedroom accommodation
- Prime Castletroy location close to all essential amenities
- Walking distance to the University of Limerick/Castletroy College/Monaleen Primary School
- Excellent connectivity to Limerick City Centre and the M7 Motorway.
- Good off street parking
- Gas fired central heating system





### Property Directions:

Enter Eircode V94 H7PD in your mobile device.

### 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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