



27 Greenpark Road, Greenpark, Dock
Road, Limerick



Guide Price €475,000



GVM present to the market a truly outstanding 3 bedroom semi detached residence. This wonderful home offers a distinctive opportunity to enjoy modern living in the green surroundings of the former Greenpark Racecourse, combining a relaxed residential setting with the convenience of a location close to Limerick city centre. This thoughtfully planned community places open space, outdoor activity and neighbourly connection at the heart of everyday life.

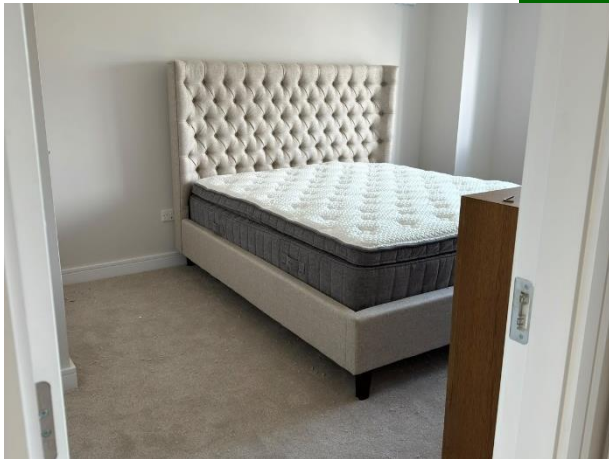
The landscape is an integral part of Greenpark's appeal. Pocket parks, generous green spaces and safe play areas are woven throughout the development, creating inviting places to pause, play and spend time together.





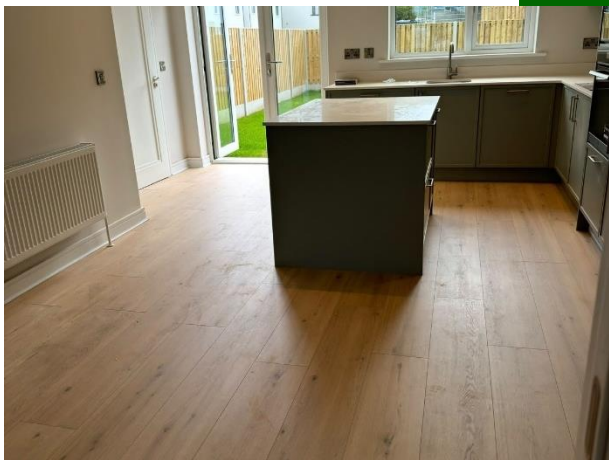
These shared spaces complement the biodiverse surroundings and provide an attractive outdoor setting for residents of all ages, from young families to those seeking a more leisurely pace of life.

Well lit walkways connect the neighbourhood and encourage residents to make walking part of their daily routine. Whether enjoying an early morning stroll, taking the children out to play or meeting neighbours along the way, the emphasis is on a comfortable, walkable environment with opportunities to enjoy the outdoors close to home.



A bowles pitch and dedicated dog park add to the community's character, providing informal meeting places where neighbours can get to know one another. Together with the parks and landscaped spaces, these amenities help create a welcoming neighbourhood that supports both an active lifestyle and time to unwind.

Situated alongside the established South Circular Road neighbourhood, Greenpark is approximately 2km from Limerick city centre, with convenient access on foot and by bicycle. Residents can enjoy the benefits of city life while returning home to a setting defined by greenery, open space and a more relaxed atmosphere.



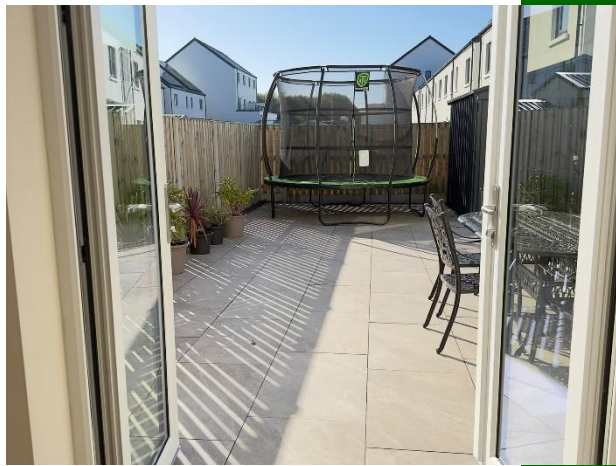
The nearby Motorway network provides onward connections to Dublin, Cork and Galway, adding to the location's appeal for commuters and those travelling further afield. With its combination of accessible surroundings, thoughtfully integrated amenities and a strong emphasis on outdoor living, Greenpark offers an appealing place to put down roots and enjoy a well-connected way of life.



No 27 enjoys comfortable and well presented living and bedroom accommodation together with a feature and fully paved rear garden. A Energy rating. Fully fitted and completed to a very high standard. Inspection is highly recommended.

Ground Floor

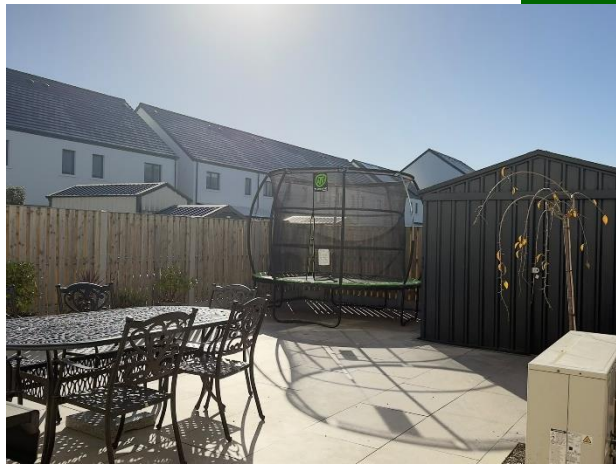
Entrance Hallway — 5.3m × 1.8m A composite front door opens to a bright and inviting hallway with useful closet storage and a guest WC off.



Guest WC — 1.8m × 1.4m Spacious, wheelchair accessible facility fitted with WC and wash hand basin.

Sitting Room — 3.8m × 3.6m A spacious and comfortable reception room featuring laminate flooring and built-in display units. Recessed double doors connect to the kitchen/dining area, creating a lovely flow through the ground-floor accommodation.

Kitchen/Dining Area — 5.3m × 3.8m overall A wonderful space for everyday family living and entertaining, featuring laminate flooring and patio doors opening onto the sun-drenched rear garden. A plumbed utility room is located off this area.

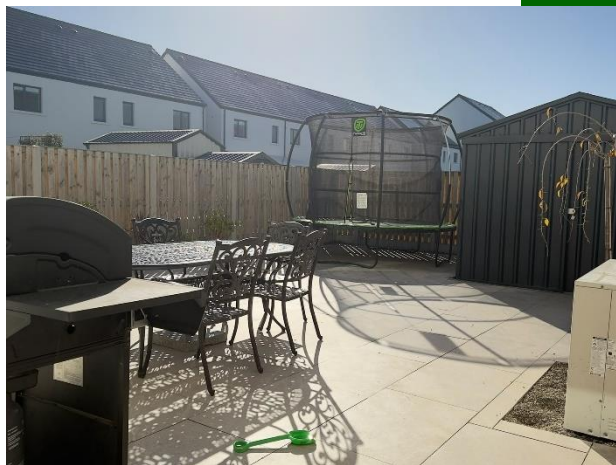


First Floor Bedroom 1 — 3.5m × 3.3m A well-proportioned double bedroom with built-in wardrobes.

Bedroom 2 / Principal Bedroom — 4.2m × 3.3m

A spacious double bedroom with built-in wardrobes and a fully fitted and tiled en suite shower room.

En Suite — 2.3m × 1.5m Fully fitted and tiled.



Bedroom 3 — 3.0m × 2.3m A comfortable single bedroom, also suitable for use as a home office.

Main Bathroom — 2.3m × 2.1m Fully fitted and tiled family bathroom.

Features

Air-to-water heating system.

uPVC double-glazed windows.

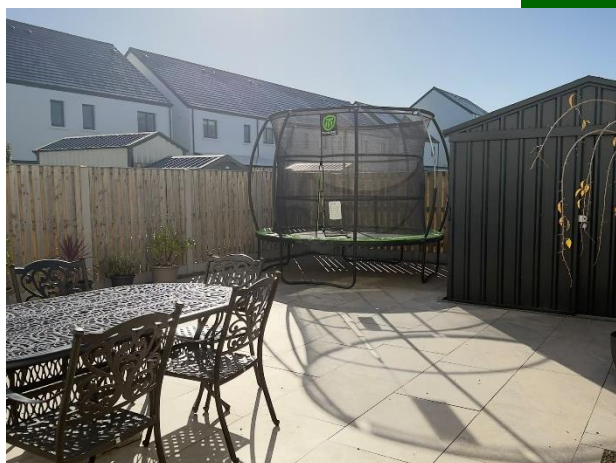
Stira folding stairs providing access to the attic.

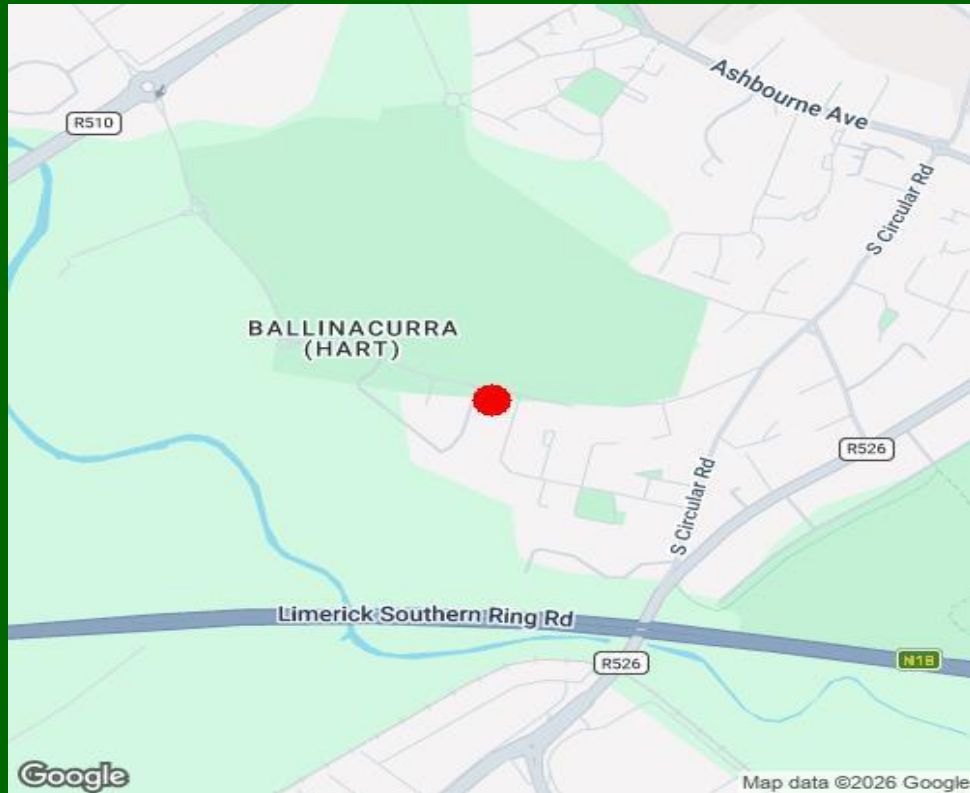
Excellent specification throughout.

Two car parking spaces to the front.

Sun-drenched rear garden.

Useful hallway storage and separate utility facilities.





Property Directions:

Enter eircode V94189V to your mobile device to direct you straight to this property

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Disclaimer

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