www.rooneys.ie
061-413511 & 091-567391
info@rooneys.ie
Limerick & Galway
Licence No. 002593



FOR SALE

€625,000

BER C

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40 Kilbane
Golf Link's Road
Castletroy
Limerick
V94 F43C

Rooney Auctioneers are delighted to present No. 40 Kilbane, Golf Links Road, Castletroy, Limerick to the market.

This spacious four-bedroom detached residence occupies a generous private site o and is ideally positioned on a quiet residential avenue in one of Castletroy's most sought-after locations.
To the front, the property benefits from a private driveway providing ample off-street parking. The side and rear of the property are complemented by an enclosed, landscaped garden, including a patio area, offering a private and attractive outdoor space for relaxing and entertaining.

Internally, the property offers generously proportioned and versatile accommodation, extending to four bedrooms together with a number of well-appointed reception and living areas. The layout provides excellent flexibility for modern family living, with the additional reception/office space offering scope for a home office, study or further living accommodation.

The location is a particular highlight. No. 40 Kilbane is within easy reach of an excellent selection of educational facilities, including the University of Limerick, Castletroy College, Monaleen National School and Milford National School.
Residents are exceptionally well catered for with Castletroy Shopping Centre nearby, together with a wide selection of local shops, cafés, restaurants and leisure facilities.

For those who enjoy outdoor pursuits and sporting activities, Castletroy Golf Club and Castletroy Park are both within easy reach. The property also benefits from excellent transport links, with convenient access to the M7 motorway and the wider road network, making commuting to Limerick City and surrounding areas straightforward.

No. 40 Kilbane represents a rare opportunity to acquire a substantial detached family home in one of Limerick's premier residential locations. Combining generous and versatile accommodation with a private garden, ample parking and an enviable location close to a wealth of amenities, this property is sure to appeal to families and discerning purchasers alike.

Accommodation

Ground Floor

Entrance Hall: 4.14m x 1.86m. Welcoming entrance hall with carpet flooring providing access to the principal reception rooms and accommodation.
Reception Room 1: 4.20m x 3.45m. A bright, front-facing reception room with carpet flooring and feature fireplace.
Kitchen / Dining Room: 5.55m x 2.47m. Well-proportioned kitchen and dining area with fitted kitchen units and tiled flooring.
Reception Room 2: 6.50m x 3.48m. Generously proportioned second reception room, offering excellent family and entertaining space, with carpet flooring and fireplace.
Bathroom: 2.02m x 1.98m. Fully tiled bathroom comprising WC, wash hand basin with vanity unit and shower.
Utility Room: 2.18m x 1.23m. Practical utility space with tiled flooring.
Office / Reception Room 3: 2.74m x 1.70m. Versatile additional room, suitable for use as a home office, study or further reception space, with linoleum flooring.

First Floor

Bedroom 1: 3.82m x 3.61m. Spacious front-facing double bedroom with carpet flooring, complemented by a walk-in wardrobe.
Walk-in Wardrobe: 2.10m x 1.84m. Generously sized walk-in wardrobe providing excellent storage.
Bedroom 2: 3.51m x 3.01m. Well-proportioned front-facing double bedroom with carpet flooring.
Bedroom 3: 2.97m x 2.48m. Rear-facing double bedroom with carpet flooring.
Bedroom 4: 3.60m x 2.64m. Further rear-facing double bedroom with carpet flooring.
Family Bathroom: 3.36m x 1.56m. Spacious family bathroom comprising bath, WC and wash hand basin.

Additional Features

- Built 1991
- Large site to rear and side
- Oil fired heating system
- Mains water and sewage
- Double-glazed PVC windows
- Carpets, curtains, blinds, light fittings & appliances inlcuded.

Overall Floor Area

Approx. 151.55sq. m. (1631.58sq. ft)

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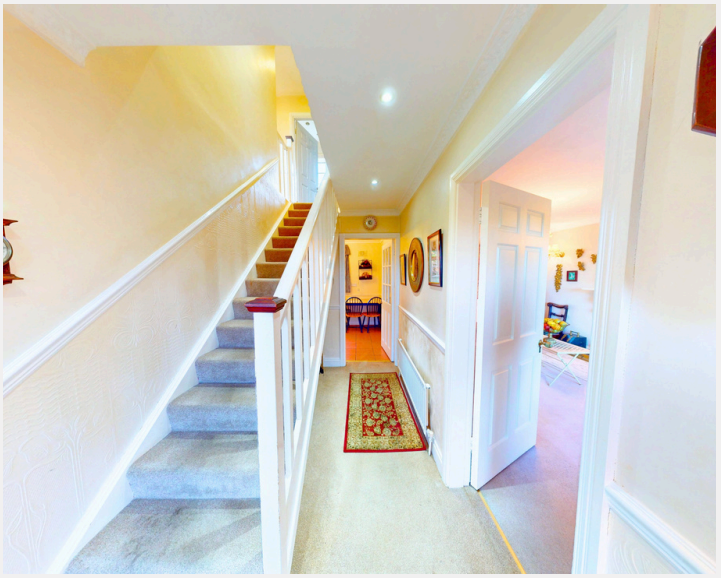


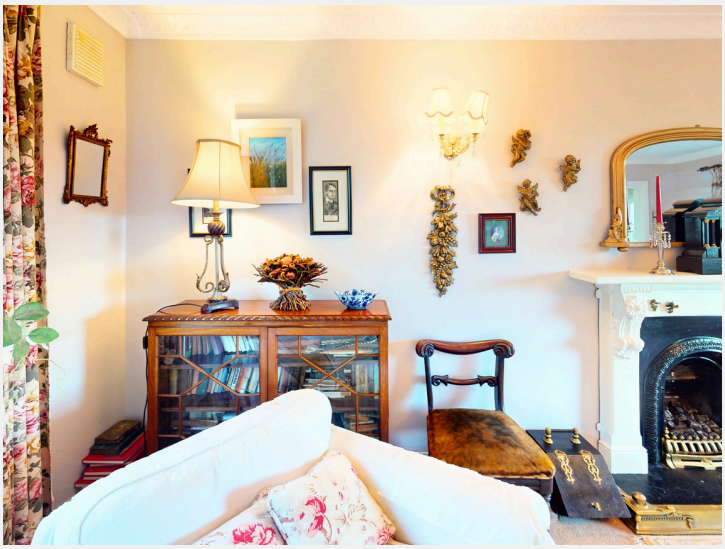










































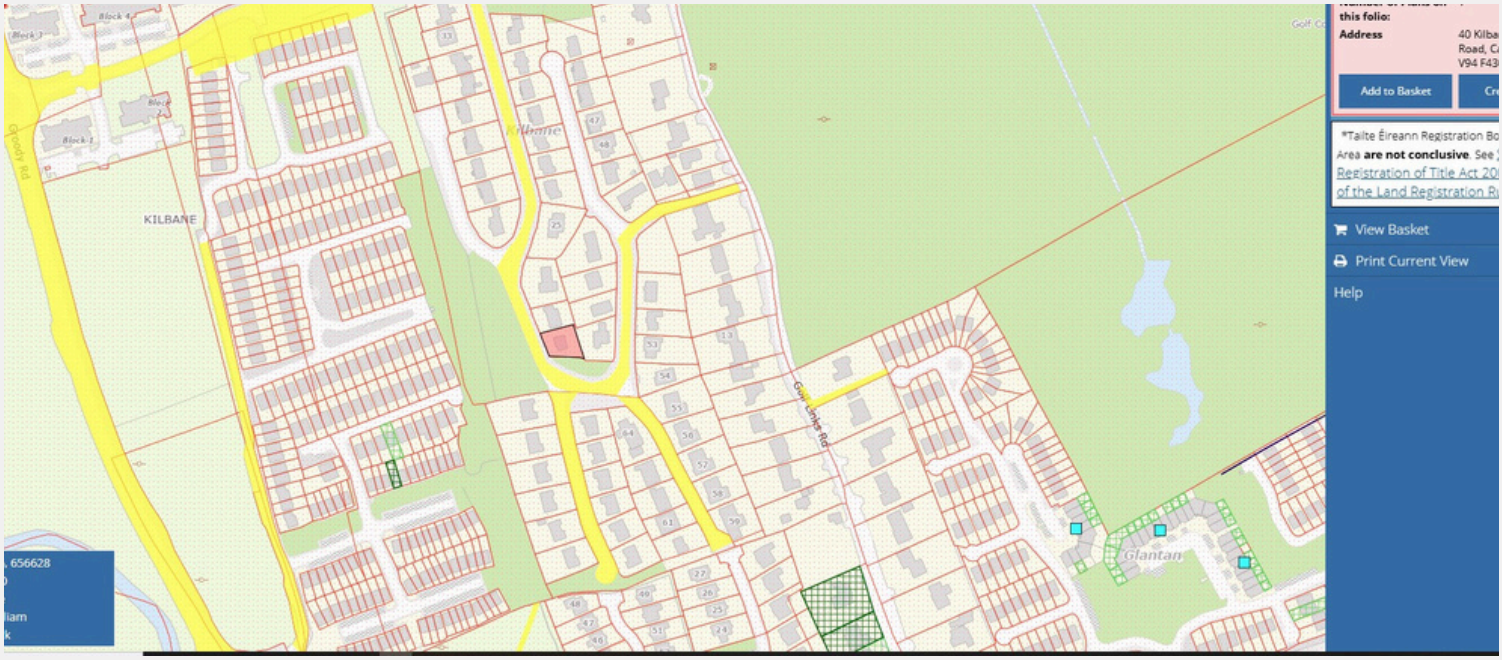







Bathroom
1.84 m × 2.01 m
3.7 m²
Entrance
1.43 m × 1.99 m
2.8 m²
Kitchen, Dining Room
5.53 m × 2.67 m
14.8 m²
Living Room
3.45 m × 6.12 m
21.1 m²
Utility Room
3.45 m × 4.18 m
14.2 m²
Living Room
3.57 m × 4.01 m
14.3 m²
Staircase
1.8 m²
Hallway
5.0 m²


Bedroom
2.55 m × 3.44 m
8.8 m²
Bathroom
2.79 m × 1.41 m
3.9 m²
Bedroom
2.67 m × 2.95 m
7.6 m²
Hallway
3.90 m × 1.41 m
5.0 m²
Staircase
1.5 m²
Bedroom
12.1 m²
Bedroom
3.51 m × 3.04 m
10.7 m²
Dressing Room
1.79 m × 1.89 m
3.4 m²



Agent Details:

Lisa Kearney FIPAV MMCEPI

T: 061-413511
E: lkearney@rooneys.eu
PSRA No. 002593-003500



99 O' Connell St. Co. Limerick, V94 P8CY

11 The Cornstore, Co. Galway, H91FY2X

www.rooneys.eu

(061) 413 511

lkearney@rooneys.eu

PSRA No. 002593

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