21 Willow Crescent, Riverbank, Annacotty, Co. Limerick







Guide Price €340,000

BER D1

GVM present to the market a spacious and beautifully presented three-bedroom home extending over three floors, ideally situated in the popular Riverbank development in Annacotty, Limerick. No. 21 offers bright, well-proportioned accommodation throughout and is ideally suited to first-time buyers, families, professionals or investors.









The property benefits from three generously proportioned bedrooms, two of which are en suite, with a well-balanced multi-level layout providing excellent living and bedroom accommodation.

Willow Crescent is ideally located within easy reach of the extensive amenities of Annacotty and Castletroy, including shops, cafés, restaurants, sporting facilities and recreational amenities. The University of Limerick and Plassey Technological Park are also conveniently accessible.

Families are well catered for with a wide selection of primary and secondary schools nearby, while sporting facilities include Castletroy Golf Club, UL Bohemian RFC, Aisling Annacotty FC and Monaleen GAA Club. The nearby river walks and Greenway also provide excellent opportunities for walking and cycling.

Presented in excellent condition throughout, this exceptional home also provides easy access to the nearby Motorway.

Rooms:

Entrance Hallway Laminated flooring. Alarm Point.

Living/dining room Laminated flooring. T.V point. Bay window. Feature fireplace. 5.5m (18'1") x 4.1m (13'5")

Kitchen Laminated floor. Centre Island. Patio door to rear garden.Store room/pantry off.

4.2m (13'9") x 3.3m (10'10")

Utility room Back door to rear garden.

2.03m (6'8") x 1.04m (3'5")

Bedroom 1 Carpet flooring. Built in wardrobes.

4.4m (14'5") x 3.3m (10'10")

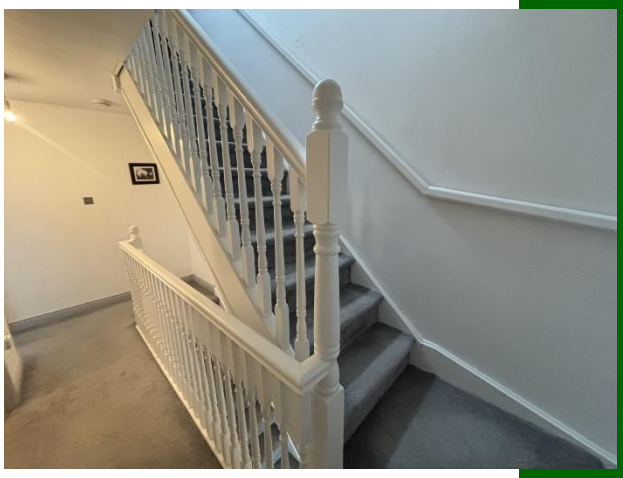
Bathroom 2.2m (7'3") x 2.21m (7'3")

Bedroom 2 Carpet flooring.

En suite - 2.2m x1.1m. Pump shower. Laminated flooring. 5.1m (16'9") x 3.1m (10'2")









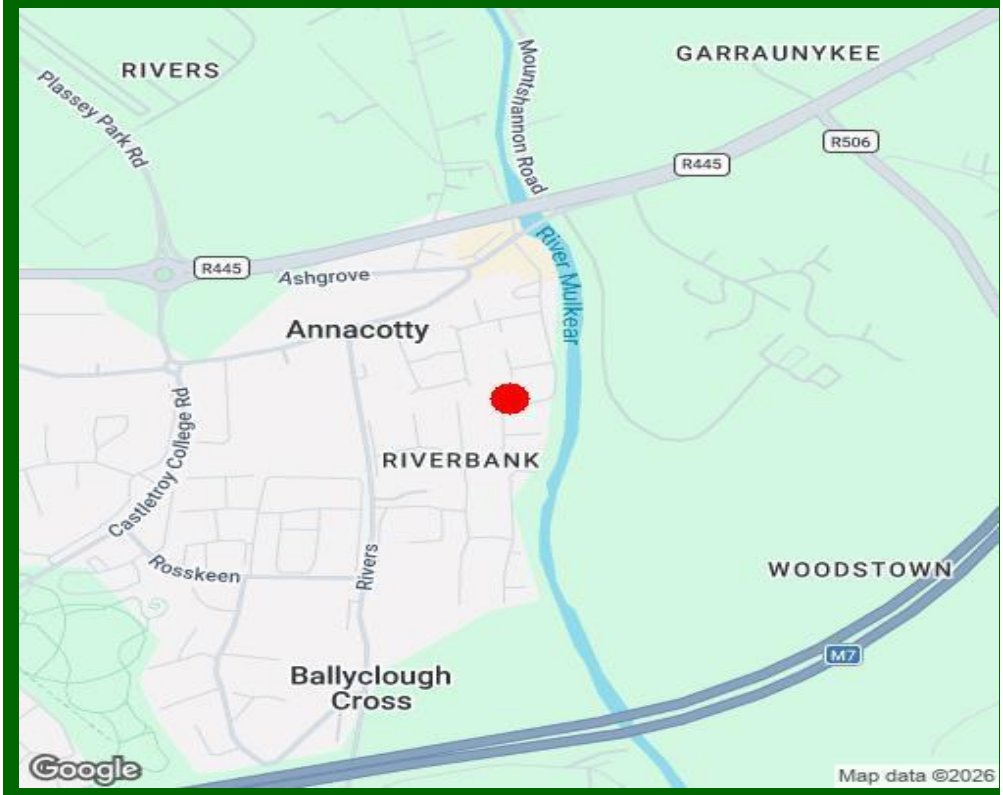
Bedroom 3 Carpet flooring.

En Suite - 2.3 x 1. Pump shower.

6.9m (22'8") x 3.6m (11'10")

Features:

- Gas fired central heating
- Private rear garden
- Excellent location close to Annacotty & Castletroy
- Off street parking
- Side pedestrian access via side gate
- Bright and well-proportioned accommodation
- Double glazed UPVC wimdows
- Public transport at your doorstep
- Sensible price point



Property Directions:

Enter eircode V94 A2V9 into you mobile device to direct you straight to this property.

Agent Information:

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