GVM AUCTIONEERS

51 Elm Road, Riverbank, Annacotty, Limerick







Guide Price €350,000

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GVM present to the market a charming and beautifully appointed 4 bedroom residence.









GVM are delighted to introduce No. 51 Elm Road to the market, a spacious and beautifully presented four-bedroom home situated in one of Limerick`s most sought-after residential locations of Annacotty, which nestles along the banks of the meandering Mulcair River and is renowned for its attractive riverside setting, scenic walkways and welcoming village atmosphere.

The surrounding locality offers an outstanding range of amenities, including excellent shops, restaurants, coffee shops and renowned local hostelries. Families are particularly well catered for, with a wonderful selection of educational facilities nearby, including Castletroy College, highly regarded primary schools and a local Gaelscoil.

The University of Limerick and Plassey Technological Park are also within easy reach, making this an ideal location for professionals, families and investors alike. An impressive selection of sporting and recreational facilities is available locally, including Castletroy Golf Club, UL Bohemian RFC, Aisling Annacotty FC and Monaleen GAA Club. Newtown Recreation Park and the nearby Greenway provide further opportunities for walking, cycling and outdoor recreation.

Presented in very good condition throughout, the property has been freshly painted and offers bright, well-proportioned accommodation ideal for families, first-time buyers or those seeking a home in a convenient and established neighbourhood.

The ground floor comprises a welcoming entrance hallway, a comfortable living room with an open fireplace, and a generous kitchen/dining area fitted with new appliances. Double doors connect the dining area with the rear garden, providing an abundance of natural light and creating an excellent space for everyday family living and entertaining.



Upstairs, there are four bedrooms, three of which are doubles. Each bedroom benefits from a built-in wardrobe, while the two larger bedrooms have private en-suite facilities. The main bedroom is particularly spacious, with large windows creating a bright and inviting atmosphere.

With its generous accommodation, fresh presentation and prominent Limerick location,



No. 51 Elm Road represents an excellent opportunity to acquire a substantial, turn key family home.

Accommodation



Entrance Hallway – 3.5m x 1.9m

- Bright and welcoming entrance hallway with laminate flooring.

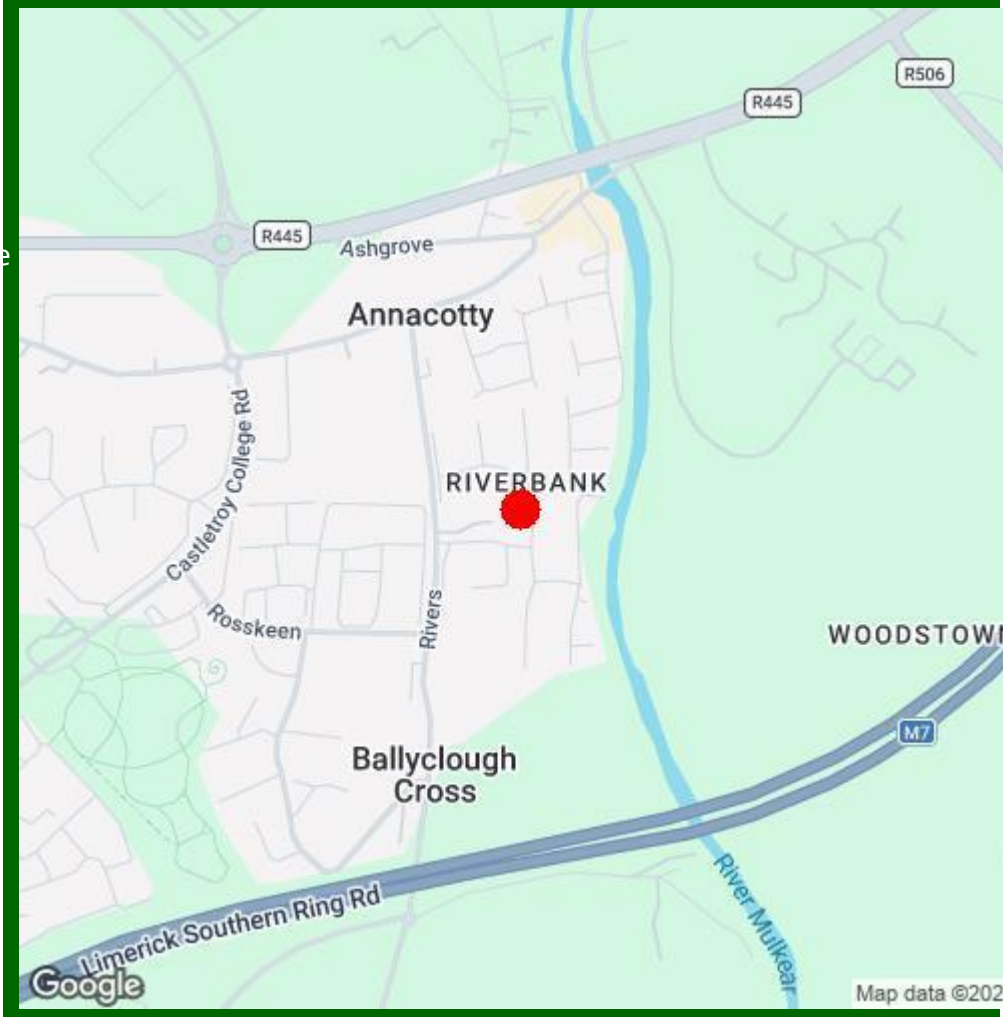
Living Room – 5.5m x 3.2m

- Comfortable reception room featuring laminate flooring and an open fireplace.



Kitchen/Dining Area – 5.1m x 3.5m

- Spacious kitchen and dining area with tiled flooring and new appliances. Double doors open onto the rear garden.



Eva Hayes

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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