



Belmont, Castleconnell, Co. Limerick



Price €435,000

GVM Auctioneers are delighted to present to the market this stunningly attractive four-bedroom bungalow residence, superbly positioned on a beautifully appointed site extending to circa 0.75 statute acres in the highly desirable Belmont area of Castleconnell.

The property is approached via an impressive sweeping driveway, framed by a block-built and plastered boundary wall, leading to a generous set-down, parking and circulation area to the front. The mature grounds are a particularly appealing feature, incorporating beautifully manicured lawns complemented by colourful flower beds, established shrubbery and pleasant outdoor spaces.





Internally, the residence offers bright, spacious and well-proportioned living and bedroom accommodation. The layout comprises a welcoming entrance hall, sitting room, TV room, kitchen/dining area, utility room with WC off, four generously sized bedrooms and a main bathroom. The accommodation is practical and versatile, making it ideally suited to the requirements of modern family living. A significant feature of the property is the substantial detached store, which benefits from separate access and an automated door. This excellent facility is ideally suited for use as a workshop, secure storage area or home office. It may also offer potential for conversion to a self-contained residential unit, subject to obtaining the necessary planning permission. The property benefits from mains sewerage, double glazed UPVC windows and oil-fired central heating.

Belmont enjoys an outstanding location adjacent to the picturesque and much sought-after village of Castleconnell. Beautifully positioned on the banks of the River Shannon, the village offers scenic riverside walks together with an excellent range of amenities, including supermarkets, a renowned primary school, welcoming hostelrys, restaurants and coffee shops. There is also a strong selection of sporting and recreational facilities nearby, including boating, soccer and GAA clubs. Despite its pleasant semi rural setting, the property enjoys excellent accessibility. The University of Limerick and Plassey Technological Park are within approximately ten minutes' drive, while Limerick City is readily accessible in approximately 20 minutes. Castleconnell also benefits from both rail and bus connections to Limerick City, together with convenient access to the M7 Motorway and the wider national road network. This sensibly priced and exceptionally well located property represents an ideal opportunity for families, first-time buyers or those seeking a spacious home on a substantial mature site while also offering the tranquillity of a pleasant rural setting yet remaining within easy reach of the extensive amenities available in Castleconnell and Limerick City.

Rooms:

Entrance Hall Carpet flooring. Built in storage presses. 3.3m (10'10") x 2.5m (8'2")



Sitting Room Feature Fireplace. Carpet flooring.

Large Windows overlooking front garden

8.2m (26'11") x 3.6m (11'10")

Kitchen/dining room Tiled and Laminate flooring.

Eye and Floor level presses

6.3m (20'8") x 3.01m (9'11")

Utility Room Generous presses and built in sink.

3.1m (10'2") x 1.7m (5'7")

Sitting room Carpet flooring 6.7m (22'0") x 3m (9'10")

Bathroom Fully fitted and tiled

2.5m (8'2") x 2m (6'7")

Bedroom 1 Double. Carpet flooring.

Built in wardrobes. 2.5m (8'2") x 2.4m (7'10")

Bedroom 2 Double. Carpet flooring.

Built in wardrobes. 3.8m (12'6") x 2.8m (9'2")

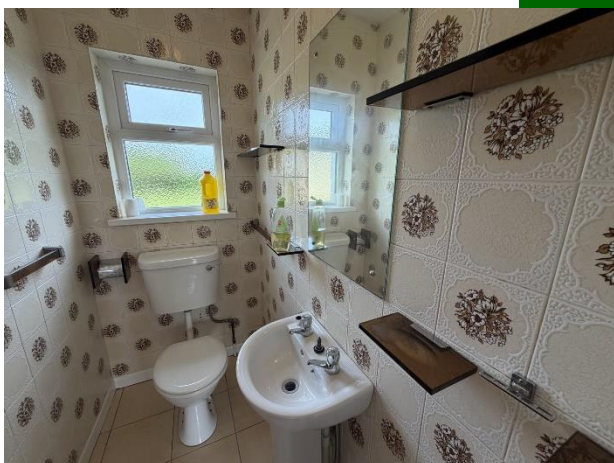
Bedroom 3 Double. Carpet flooring.

Built in wardrobes. 3.7m (12'2") x 3m (9'10")

Bedroom 4 Double. Carpet flooring. Built in wardrobes.

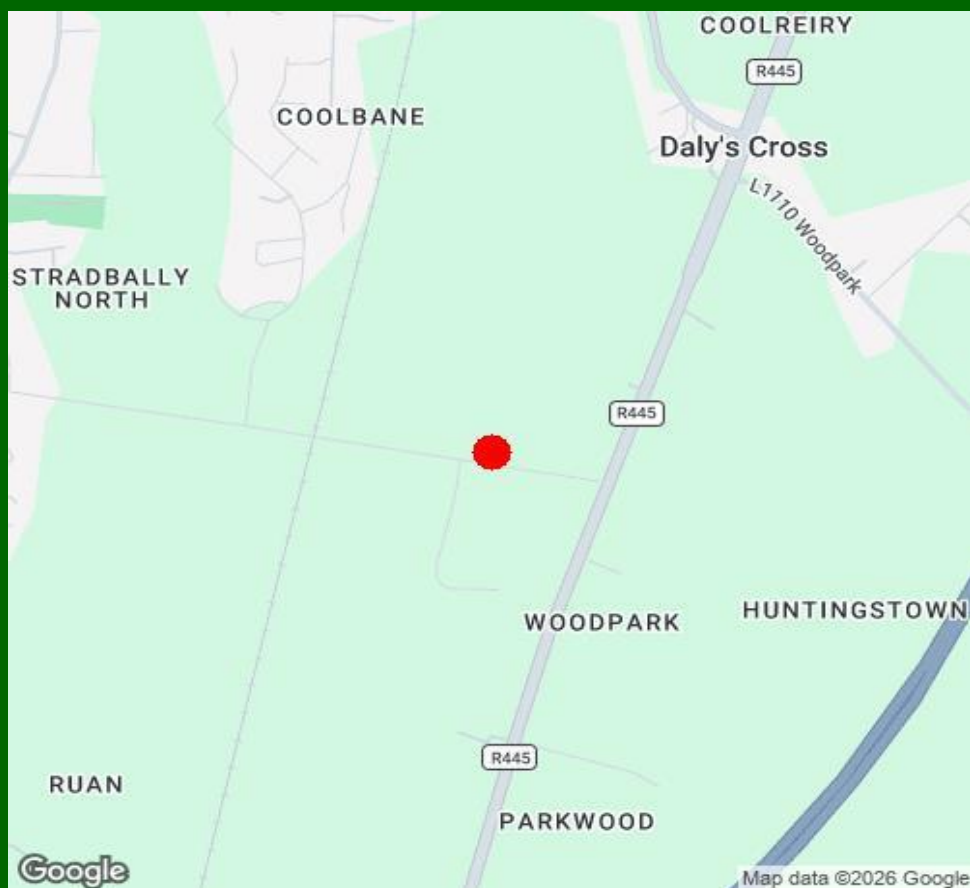
Detached Store/Workshop

15m (49'3") x 7.7m (25'3")



Features:

- Superb site extending to circa 0.75 acres
- Highly sought-after Belmont, Castleconnell location
- Beautifully maintained mature gardens with manicured lawns, flower beds and shrubbery
- Two reception rooms offering excellent family living space
- Bright, spacious and well-proportioned living accommodation
- Substantial detached store/workshop with separate access and automated door
- Excellent potential for home office, workshop or additional accommodation, subject to planning permi
- Approximately 10 minutes` drive from the University of Limerick and Plassey Technological Park
- Easy access to Limerick City and the M7 motorway network
- Ideal family home combining a peaceful setting with excellent accessibility



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Disclaimer

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