



23 Log Na Gcapall, South Circular Road,
Limerick



Guide Price €490,000



GVM Auctioneers are delighted to introduce to the market this stunning four bedroom semi-detached residence, superbly positioned within the highly sought-after Log na gCapall development, just off Limerick's prestigious South Circular Road.

No. 23 is an exceptionally spacious and beautifully presented family home offering bright, stylish and well-proportioned accommodation over two floors. The property has been tastefully decorated throughout and is presented in excellent condition, allowing the new owners to move in and immediately enjoy their new home.

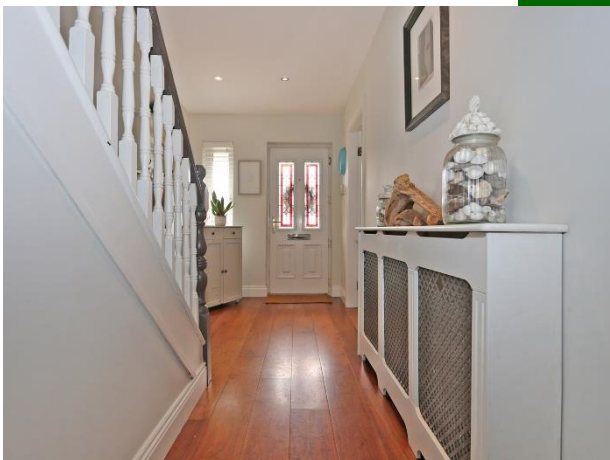


The welcoming entrance hallway is finished with rich solid wood flooring, which continues into the main living room. This elegant and comfortable reception room benefits from a large bay window, an attractive feature fireplace with a solid fuel stove and extensive fitted cabinetry and shelving.



The true heart of the home is the impressive open-plan kitchen and dining room. This bright and sociable space is perfectly suited to modern family life and entertaining. The contemporary fitted kitchen provides excellent storage and worktop space together with a breakfast bar, integrated cooking appliances, gas hob, extractor hood, dishwasher and recessed lighting. The generous dining area comfortably accommodates a large dining table, while glazed doors open directly onto the rear patio and garden, creating a seamless connection between the internal and external living spaces.

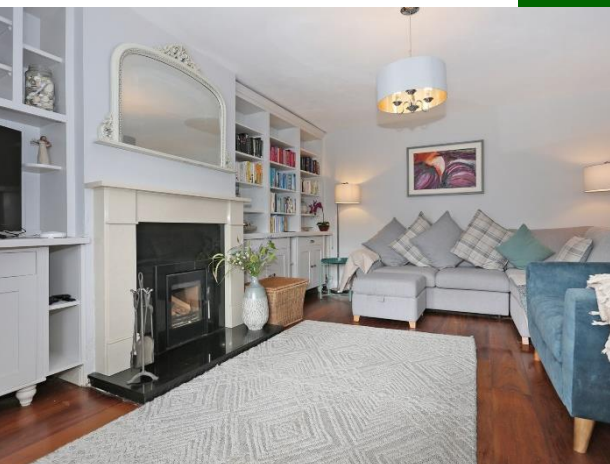
A separate fitted utility room provides valuable additional storage and laundry space. A downstairs bathroom completes the ground-floor accommodation.



Upstairs, a bright and spacious landing leads to four well-proportioned bedrooms, all finished with carpets. The generous main bedroom benefits from built-in wardrobes and an en-suite bathroom. The remaining bedrooms offer excellent flexibility for family members, guests or those requiring a dedicated home office. The main family bathroom is stylish and modern and is fitted with an electric shower.

Externally, the attractive brick-fronted property benefits from a private driveway providing good off-street parking. The rear garden benefits from a sun-drenched west-facing orientation and is surrounded by mature planting, providing an inviting setting for outdoor dining and relaxation.

The property also benefits from an excellent C energy rating, enhancing its comfort and energy efficiency.



Log na gCapall is a mature and highly regarded residential development within easy reach of Limerick city centre. Many of the city's most respected educational institutions are nearby, including Laurel Hill, Crescent College Comprehensive, St Clement's College, The Model School and Mary Immaculate College.



Accommodation

Entrance Hallway – 6.0 m × 2.0 m - Bright and welcoming entrance hallway with rich solid wood flooring, recessed lighting and staircase leading to the first floor.

Downstairs Bathroom – 1.0 m × 1.7 m

Living Room – 4.1 m × 5.4 m -

A beautifully presented and generously proportioned reception room featuring solid wood flooring, a large bay window, feature fireplace with solid-fuel stove and extensive fitted cabinetry and shelving.

Kitchen/Dining Room – 6.2 m × 5.8 m -

Superb open-plan kitchen and dining space with tiled flooring and recessed lighting. The contemporary fitted kitchen incorporates extensive floor and eye-level units, generous worktop space, breakfast bar, integrated cooking appliances, gas hob, extractor hood and dishwasher. The spacious dining area enjoys direct access to the rear patio and garden through glazed doors.



Utility Room – 2.0 m × 1.7 m

- Separate fitted utility room with tiled flooring, fitted storage units, worktop space and provision for laundry appliances.

First Floor

Bedroom One – 3.2 m × 2.7 m Well-proportioned double bedroom with carpet flooring.

Bedroom Two – 3.2 m × 3.4 m -

Generous double bedroom with carpet flooring

Main Bathroom – 2.4 m × 1.7 m

- Family bathroom fitted with an electric shower.

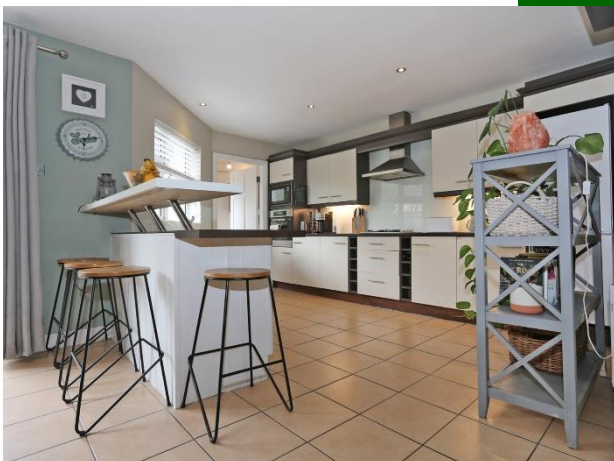
Main Bedroom – 4.0 m × 3.0 m -

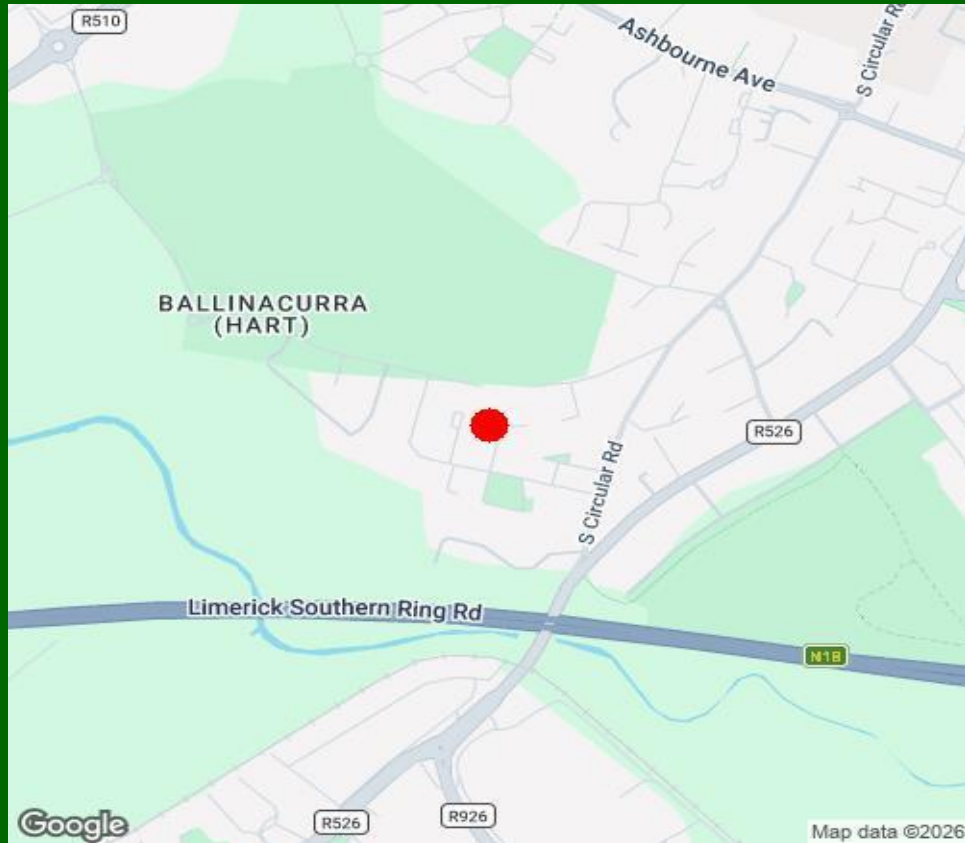
Spacious and beautifully presented main bedroom with carpet flooring, large bay window, built-in wardrobes and access to the en-suite bathroom.

En Suite – 2.26 m × 1.4 m

Bedroom Four – 3.5 m × 2.9 m -

Generous bedroom with carpet flooring and built-in wardrobes.





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