



Glenameade, Pallaskenry, Co. Limerick



Guide Price €549,000



GVM Auctioneers are delighted to bring to the market this truly superb dormer-style, six-bedroom detached residence, standing proudly on a beautifully appointed circa 1.3-acre site in a wonderfully private and tranquil setting, just minutes from the picturesque and hugely popular village of Pallaskenry.



This is a home that immediately impresses. Approached via wrought-iron entrance gates flanked by natural stone walls, a substantial sweeping driveway leads to generous setdown and parking areas, all surrounded by mature, beautifully landscaped gardens. The grounds are arranged over two tiers and feature established trees, colourful shrubbery and attractive flower beds, creating a wonderful sense of privacy and seclusion.

One of the great attractions of this property is its exceptional location. While enjoying all the peace, privacy and space of a countryside setting, this superb home is positioned just 20 minutes' drive from Limerick City, with convenient access to the nearby motor way network. University Hospital Limerick, Raheen Business Park and The Crescent Shopping Centre are all within easy reach.

This magnificent property offers the perfect opportunity to embrace country living without compromising on accessibility.

Internally, the residence provides bright, generous and beautifully proportioned living and bedroom accommodation, ideally suited to modern family life.

Outside, the property continues to impress. The circa 1.3 acre site has been thoughtfully developed and maintained, with extensive lawns, mature trees, established shrubbery and flower beds combining to create an attractive and peaceful setting. The substantial driveway provides excellent parking and circulation space, while a detached garage offers valuable additional storage, workshop or hobby space. For those seeking room to grow, space to work from home, beautiful outdoor surroundings and easy access to Limerick City and Pallaskenry & Kildimo Villages, this outstanding property ticks all the boxes. A truly special home in a wonderful setting. Inspection very highly recommended.

**Entrance hallway** Tiled flooring. Hotpress

4.07m (13'4") x 2.03m (6'8")

**Lounge** Feature fireplace. Tiled flooring. Overlooking front garden. 4.08m (13'5") x 4m (13'1")

**Living / Dining room** Laminated flooring, Feature stone fireplace. Solid fuel stove. Recessed lighting.

8.05m (26'5") x 4.02m (13'2")



**Kitchen** Tiled flooring. Generous floor and eye level presses. Tiling. Patio doors.

3.04m (10'0") x 3.06m (10'0")

**Utility** Tiled flooring. Fully plumbed.

3.04m (10'0") x 1.07m (3'6")

**WC and whb** 2.05m (6'9") x 1.02m (3'4")

**Conservatory** Tiled flooring. Patio doors to rear and feature patio area. 3.08m (10'1") x 3.07m (10'1")

**Bathroom** Fully fitted. Fully tiled.

3.04m (10'0") x 2.02m (6'8")

**Bedroom 1** Double bedroom. Solid wood flooring.

4.01m (13'2") x 3.06m (10'0")

**Bedroom 2** Master bedroom. Solid wood flooring. Built in wardrobes. Ensuite off :- Tiled flooring and electric shower. 5m (16'5") x 3.04m (10'0")

**Bedroom 3** Double bedroom. Solid wooden flooring.

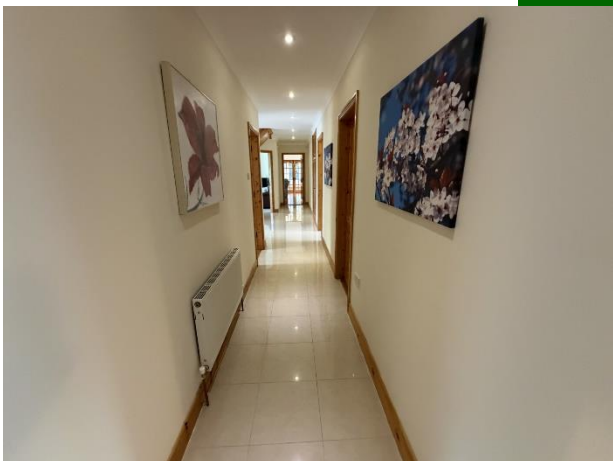
3.05m (10'0") x 3.04m (10'0")

**Bedroom 4** Double bedroom. Solid wooden flooring

3.05m (10'0") x 3.04m (10'0")

#### Features:

- Circa 1.3 st acre landscaped site
- Dual entrance with stone piers at entrance with wrought iron gates to tarmac driveway
- Slate roof
- Large detached garage 19'4" X 13'9"
- Oil fired central heating. Double glazed UPVC windows
- Septic tank. Mains water
- Situated just 15 minutes from Adare Village the home of the 2027 Ryder Cup.
- Convenient to Pallaskenry, Kildimo and Limerick City
- Ample private parking
- A home that must be seen to be appreciated





### Property Directions:

Enter eircode V94K6V3 to your mobile device to direct you straight to this property.

### Agent Information:

**Contact :- Tom Crosse**

**Mobile :- 087-2547717**

**Email : [tomcrosse@gvm.ie](mailto:tomcrosse@gvm.ie)**

#### Disclaimer

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#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



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