

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

13 Castlerock Woods,
Castleconnell,
County Limerick,
V94 XNK2

AMV €375,000



DESCRIPTION

REA Eoin Dillon are delighted to present this beautifully presented and well-maintained three-bedroom semi-detached home in the highly sought-after Castlerock development, in Castleconnell. This inviting property comes to the market in turnkey condition.

The location is superb: approximately 12 km (15 minutes) from Limerick City, 44 km (30 minutes) from Nenagh town centre, and just 39 km (30 minutes) from Shannon Airport.

On entering the property this truly elegant entrance hallway welcomes you upon arrival, with large cream porcelain tiles enhancing the sense of space, light, and luxury from the moment you step inside with a carpet staircase. To the left is a bright cosy living room with laminate timber floor and a solid fuel insert stove. Situated to the rear of the property, the kitchen is flooded with natural light thanks to French double patio doors that provide direct access to the garden. The room is fitted with an extensive range of cream wall and base units, together with a matching glazed dresser, offering both practical storage and attractive display space. The utility room is fully plumbed for a washing machine and dryer and features cream fitted units, providing ample storage space. A rear door from the utility room leads directly to the garden, offering convenient outdoor access. Also on the ground floor is a guest bathroom with tiled flooring and W.C. & W.H.B.

Upstairs, there are three bedrooms, all featuring laminate timber flooring. The master bedroom benefits from a stylish en-suite, finished with elegant black porcelain tiles and comprising a walk-in shower and W.C. & W.H.B. The main family bathroom is fully tiled with a bath tub over head electric shower and W.C. & W.H.B.

Externally, the property benefits from a private parking space that opens onto a beautifully maintained communal green. This property benefits from a private rear garden with mature shrubbery, a patio area, a lawned section, and a garden shed.

This delightful home is presented for sale in pristine condition throughout and has a sense of warmth and style offering one lucky purchaser an opportunity of acquiring a genuine turnkey family home.

Viewing recommended

FEATURES

- Three bedroom beautifully presented detached residence ready for immediate occupancy
- G.F.C.H. mains water & sewerage
- Prime location just 12km to Limerick City 39km to Shannon Airport and 44km to Nenagh town centre
- Fibre broadband in the area
- Year of Construction 2005



ACCOMMODATION

Ground Floor

- | | | |
|------------------|--------------------------------|--|
| • Entrance Hall | 5.67m (18'7") x 2.05m (6'9") | Tiled floor and carpet stairs. |
| • Living Room | 4.53m (14'10") x 3.68m (12'1") | Laminate timber floor and solid fuel insert stove. |
| • Guest W.C | 1.58m (5'2") x 1.46m (4'9") | Tile flooring, W.C and W.H.B |
| • Kitchen/Dining | 5.83m (19'2") x 3.43m (11'3") | Tile flooring, integrated oven & hob and plumbed for dishwasher. |
| • Utility | 2.2m (7'3") x 1.58m (5'2") | Tiled flooring, plumbing for washing machine and dryer. |

First Floor

- | | | |
|-------------------|--------------------------------|--|
| • Bedroom 1 | 3.67m (12'0") x 3.64m (11'11") | Laminate timber flooring |
| • Master Bedroom | 3.88m (12'9") x 3.37m (11'1") | Laminate timber flooring and fitted wardrobes. |
| • En-suite | 2.85m (9'4") x 10.16m (33'4") | Fully tiled, W.C, W.H.B and electric shower. |
| • Bedroom 3 | 2.52m (8'3") x 2.35m (7'9") | Timber flooring |
| • Family Bathroom | 2.22m (7'3") x 2.03m (6'8") | Fully tiled, W.C, W.H.B. bath tub and electric shower. |





PRICE

€375,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh town centre join the M7 motorway westbound towards Limerick. Continue on the M7 for approximately 30 km. Take Exit 28 (Castletroy/Castleconnell) Follow signs for Castleconnell via the R445. Enter Castleconnell village. Follow local signs for Castlerock (Castlerock Road / Castlerock Avenue / Castlerock Mews area). The estate is within walking distance of the village centre. Property will be identified by our For Sale Sign.
Eircode: V94XNK2

BUILDING ENERGY RATING (BER)

BER: B

BER No: 105084859

Energy Performance Indicator: 118 kWh/m²/yr



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

