



2 Saint Lelia Place, Limerick



Guide Price €180,000





GVM are delighted to announce to the market this charming two-bedroom residence in Saint Lelia Place, Limerick.

Nestled in a quiet cul-de-sac just off Clare Street, this delightful two-bedroom single storey townhouse offers a perfect blend of city living and tranquil surroundings. Situated in this very central location it is just a easy stroll to the heart of Limerick city centre with all it's wonderful amenities, Limerick School of Art & Design, St. John's Hospital, the fabulous canal bank walk and the beautiful Clare Street Park are all at your doorstep.



No 2 offers a bright and welcoming living space, while outside you'll find an enclosed rear garden ideal for relaxing or entertaining. Whether you're a first-time buyer, an investor, or looking to right size, this property ticks all the boxes for comfortable city living with easy access to great amenities and education. Ideal also for those in search of a home for college going students. Inspection is very highly recommended.



#### **Rooms:**

#### **Entrance hallway**

3.9m (12'10") x 1.2m (3'11")

#### **Kitchen/living**

Feature fireplace. Gas fire. Tiled flooring.

4.01m (13'2") x 3.3m (10'10")

#### **Bedroom 1**

Double

3.9m (12'10") x 2.8m (9'2")



#### **Bedroom 2**

Single



3.03m (9'11") x 2.01m (6'7")

### Shower room

Fully tiled. Triton electric shower

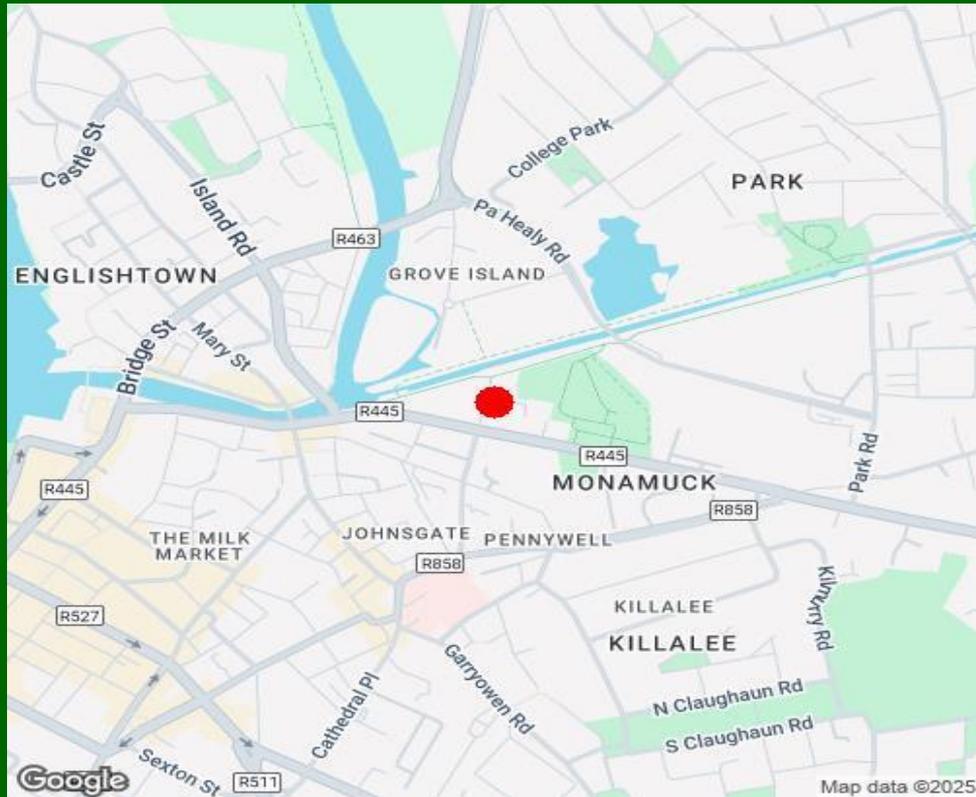
3.3m (10'10") x 2.6m (8'6")

### Features:



- Gas fired central heating
- PVC double glazed windows
- Good size rear garden
- Reasonable decorative condition
- Short walk to the city centre
- Sensible price point
- Inspection recommended





### Property Directions:

Enter eircode V94 4H28 into your mobile device to direct you straight to this property.

### Agent Information:

Contact :- John O' Connell    Mobile :- 087-6470746

Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@gvm.ie)

#### 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.

#### 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)



PSRA Number: 002030