

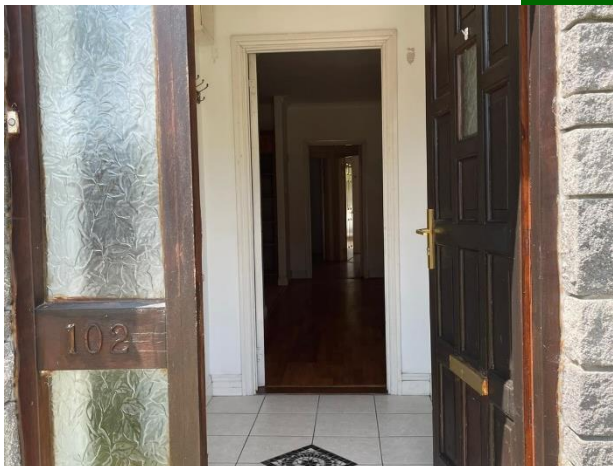


102 Oakleigh Wood, Dooradoyle, Limerick



**Guide Price**

**€250,000**



GVM present to the market this beautifully appointed and charming ground floor apartment located in this hugely popular and convenient location close to all amenities .This property is situated in an established and quiet estate and offers huge potential for any aspiring purchaser.





Oakleigh Wood is within walking distance of the Crescent Shopping Centre making this apartment ideal for first time buyers, families, investors or as a retirement home. Amenities close by include the University Hospital, hugely popular primary and secondary schools, church, gyms, gastro pubs and restaurants together with excellent sporting facilities. Also very easy access to the nearby Motorway and Mungret Recreation Park. Has been historically let at full market rent (details on request). Inspection is very highly recommended.

### **Rooms:**

#### **Entrance hallway**

Tiled flooring. Alarm point

#### **Kitchen / Living room**

Laminated / Tiled flooring. TV point. Fully fitted. Built in oven and hob. TV point. Gas fireplace.

5m (16'5") x 3.06m (10'0")



#### **Bedroom 1**

TV point and laminated flooring.

2.04m (6'8") x 1.05m (3'5")

#### **Bedroom 2**

Double room. Laminated flooring. Built in wardrobes. Ensuite :- Electric shower. Tiled flooring

3m (9'10") x 2.06m (6'9")



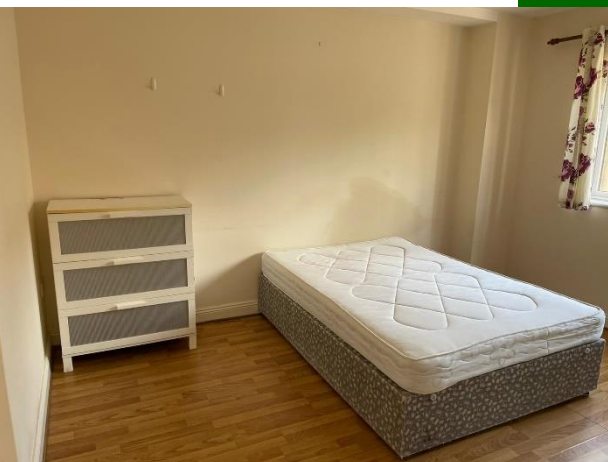
#### **Bedroom 3**

Double room with laminated flooring and TV point.

#### **Bathroom**

Toilet and whb. Bath. Tiled flooring.

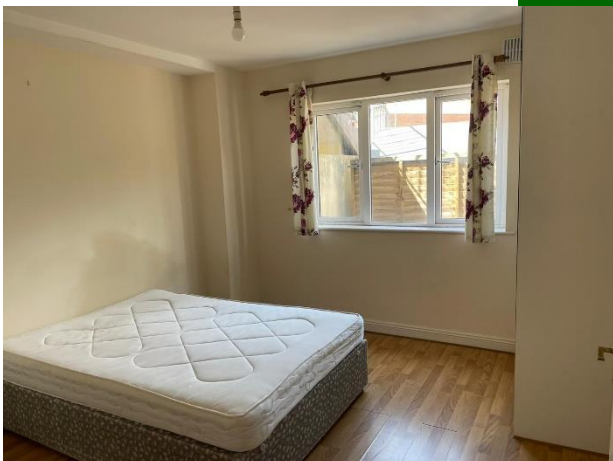
2.04m (6'8") x 1.09m (3'7")

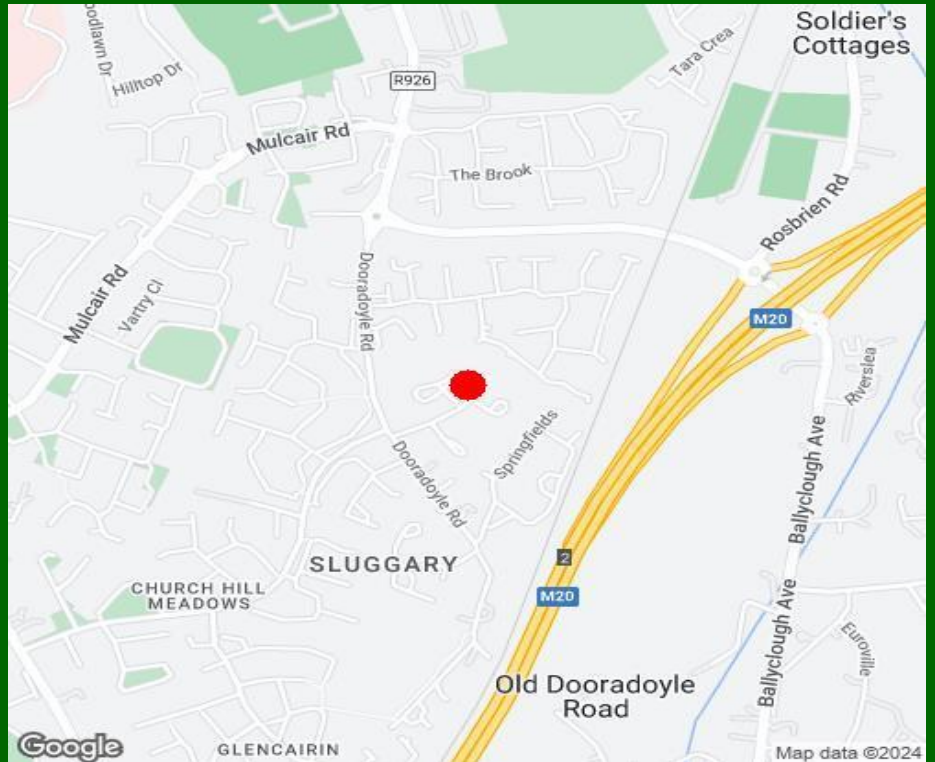




## Features:

- Gas fired central heating
- Double glazed PVC windows
- Fully alarmed
- Enclosed rear garden with garden shed
- Designated parking for one car with additional space available
- Located adjacent to main National road network
- Short distance to Crescent Shopping Centre & the University Hospital





### Property Directions:

Enter Eircode V94W973 to your mobile device to bring you straight to this property.

### Agent Information:

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#### 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.

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PSRA Number: 002030