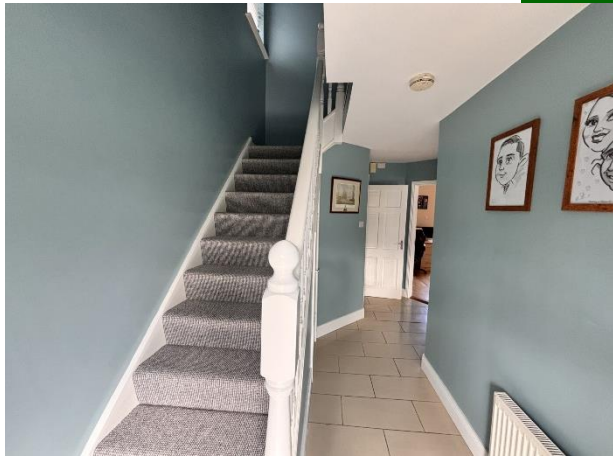




6 Glendale Lawn, Old Singland Road,
Limerick



Guide Price €340,000



GVM present to the market this beautifully appointed and charming three bedroom semi detached residence situated in this hugely popular, established and very convenient location which is within just 20 minutes walk of the city centre and immediately adjacent to such amenities as Childers Road Retail Park, Parkway Shopping Centre, Claughaun GAA Club, the new Bon Secours Private Hospital, Educate Together Secondary School and St Bridgets Primary School.



Public transport is also readily available together with easy access to the Motorway. This property has been maintained to a very high standard offering very well proportioned and bright living and bedroom accommodation. No 6 has had extensive works carried out to increase the BER energy rating including the installation of solar panels. This fantastic property also enjoys good off street parking with a spacious front driveway. An ideal home for first time buyers, right sizers or investors. There is a large detached shed in the garden ideal for a home office or storage. Inspection of this home which is very much in turnkey condition is very highly recommended.

Rooms:

Entrance Hall

Tiled flooring. Understairs storage
5.06m (16'7") x 1.02m (3'4")

Living room

Carpet flooring. Feature TV cabinet and electric fire unit. Bay window
4m (13'1") x 5.03m (16'6")

Guest wc & whb

1.05m (3'5") x 1.06m (3'6")

Kitchen/ Dining

Open plan kitchen dining room. Double door leading to rear garden. Tiled flooring
Generous eye and floor level presses
6.02m (19'9") x 5.05m (16'7")

Spacious garden shed

5m (16'5") x 3m (9'10")

Bedroom 1

Double. Built in wardrobes. Carpet flooring
3.04m (10'0") x 3.01m (9'11")

Bedroom 2

Double. Built in wardrobes. Laminate flooring





En-suite (1.7 x 1.6)

3.06m (10'0") x 3.05m (10'0")

Bedroom 3

Single. Built in storage. Laminate flooring

2.04m (6'8") x 2.04m (6'8")

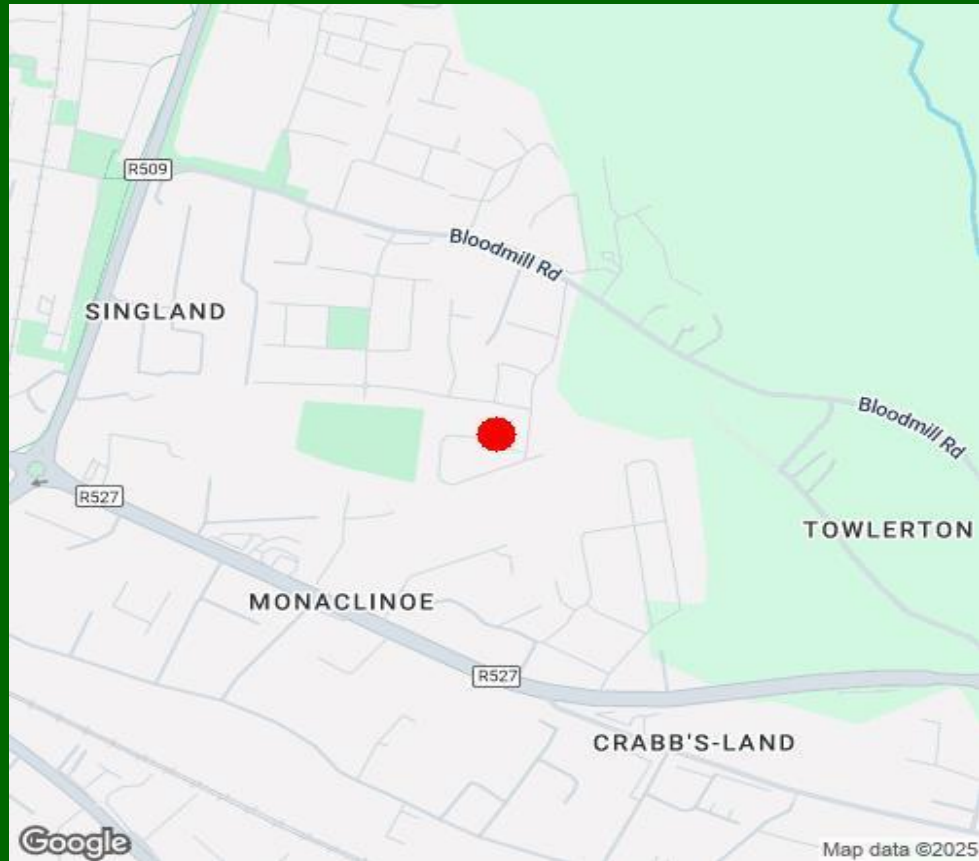
Fully fitted and tiled main bathroom

2m (6'7") x 2.04m (6'8")

Features:

- Excellent B3 energy rating
- Overlooking a green area to the front
- Feature electric fire and TV unit
- Short walk to Childers Road Retail Park
- Well portioned living and bedroom space
- Double driveway
- Easy access to public transport
- Attractive price point
- Large detached block build shed to the rear





Property Directions:

Enter Eircode V94 PO2C into your mobile device. GVM sign erected.

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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