



54 Laurel Park, Patrickswell, Limerick



Price €280,000



GVM Auctioneers are delighted to present to the market this superb three-bedroom semi-detached residence.





GVM Auctioneers are delighted to present to the market this superb two storey three-bedroom semi-detached residence nestled in a quiet, established and hugely popular residential development. This beautifully maintained home offers an ideal blend of comfort, space, and convenience—perfect for first-time buyers, growing families, or those seeking a peaceful suburban setting within easy reach of Limerick City.



This superb home comprises of a bright and welcoming entrance hallway, a spacious living room with feature fireplace, extended reception room, and dining area, a modern kitchen with ample storage and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms together with a stylish family bathroom.



In excellent condition throughout and very much "turnkey".

Outside:

To the front, the property features a driveway with off-street parking and a well-maintained lawn. The rear garden is private and enclosed, ideal for outdoor entertaining or family use.



Patrickswell is a highly sought-after residential area offering a strong sense of community along with excellent local amenities including schools, shops, restaurants, and sporting facilities. This property benefits from easy access to the N20 and is just a short drive from Limerick City, Raheen Industrial Estate, The University Hospital and The Crescent Shopping Centre.



Early viewing is highly recommended and is strictly by appointment through GVM Auctioneers.

Rooms:

Entrance Hall

Understairs Storage

4.06m (13'4") x 1.08m (3'7")

Living room

Hardwood flooring. Feature fireplace

4m (13'1") x 3.08m (10'1")

Sitting room

Bright and spacious. Laminated flooring. TV point

3.02m (9'11") x 4.05m (13'3")

Family/dining area

Laminated flooring. Fireplace. Solid fuel burning stove

3.03m (9'11") x 6m (19'8")

Kitchen

Fully fitted kitchen

Generous eye and floor level presses

Tiled flooring

3.06m (10'0") x 4m (13'1")

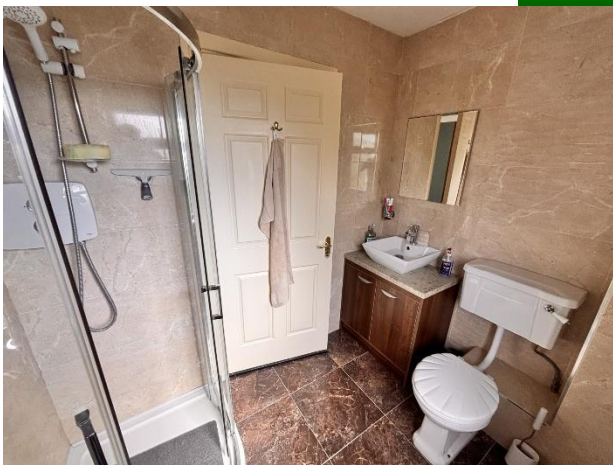
Main Bathroom

Fully tiled. Electric shower. Vanity unit

1.08m (3'7") x 2.03m (6'8")

Bedroom 1

Double room.





Eva Hayes

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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