



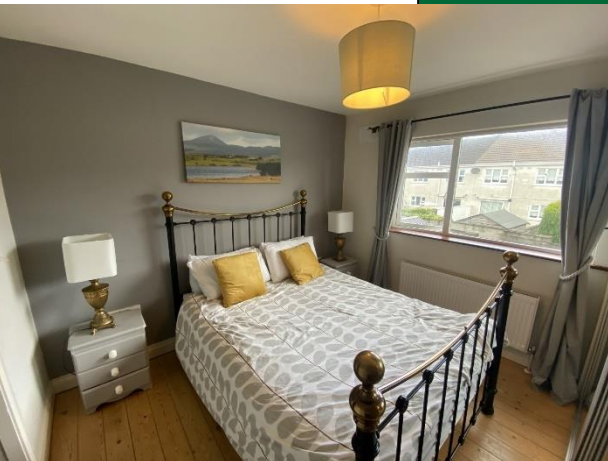
55 Carrigeen, Annacotty, Monaleen,
Castletroy, Limerick V94 W8NA



Guide Price €275,000



GVM are delighted to introduce to the market this truly superb 3 bedroom end of terrace residence beautifully appointed and over looking a communal green area, on the periphery of this hugely popular development with a enjoying the benefit of a large walled in rear garden.



This ideally located home has very well proportioned and bright living and bedroom accommodation and is very much in turn key condition. No 55 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. A home that really oozes location location location. Inspection of this property is very highly recommended.

Rooms:

Entrance Hall

Tiled floor

4.07m (13'4") x 1.07m (3'6")

Downstairs bathroom

0.07m (3") x 1.01m (3'4")

Living room

Open fire, laminate floor TV point and double door leading to kitchen 3.03m (9'11") x 3.04m (10'0")

Kitchen/Dining room

Generous floor and eye level presses.

Tiled floor. 3.02m (9'11") x 5.03m (16'6")

Utility room

2.02m (6'8") x 2.06m (6'9")

Upstairs bathroom Fully tiled

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



Bedroom 1

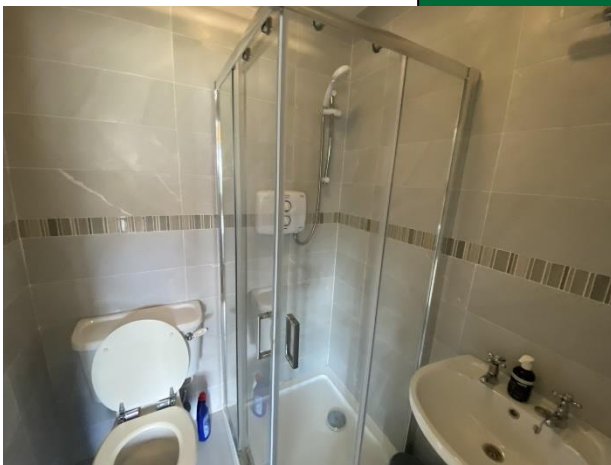
Double. Built in wardrobe and additional slider robes added. En suite - 1.3 x 1.5

3.03m (9'11") x 3.01m (9'11")



Bedroom 2 Double Built in wardrobes.

Wood floors 2.08m (6'10") x 3.04m (10'0")



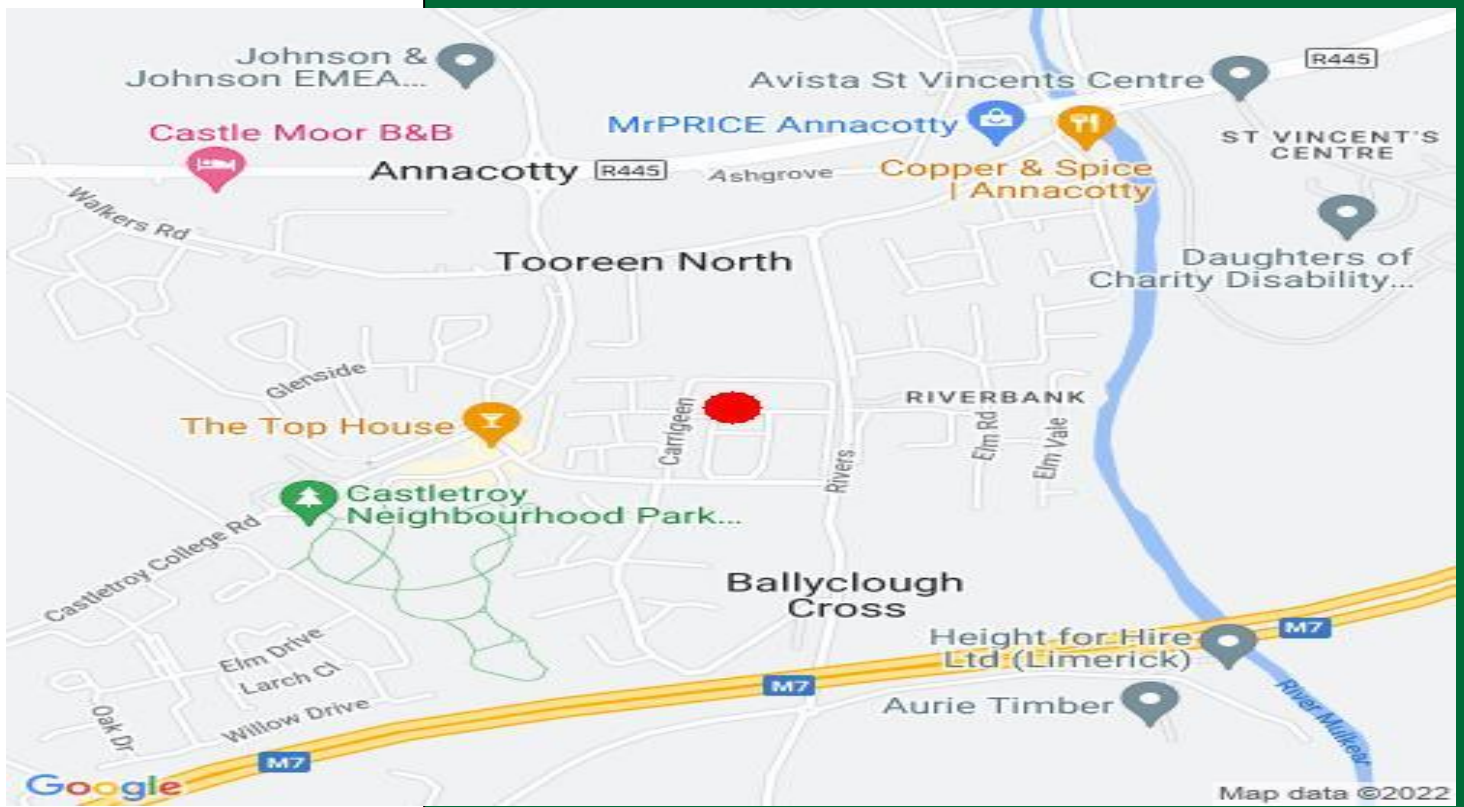
Bedroom 3 : Single room.

Built in wardrobes. 2.02m (6'8") x 2m (6'7")

Features:

- ✓ Gas fired central heating
- ✓ Security Alarm
- ✓ Double glazed UPVC windows
- ✓ Maintenance free walled in rear garden.
- ✓ Convenient location next to Newtown Shopping Centre and Castletroy College
- ✓ Overlooking a green area
- ✓ Open plan and well proportioned living accommodation
- ✓ Hugely desirable location
- ✓ In "Turnkey" condition with high quality fixtures and fittings
- ✓ Very attractive price point





Directions:

Enter eircode V94W8NA into your mobile device

Agent Information

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