



Rosbrien Road, Lisnalty, Limerick



Guide Price  
€205,000



GVM present to the market a rare opportunity to acquire this wonderful cottage style detached residence standing on a prominent Circa 0.5 st acre site conveniently located in this idyllic residential location, within walking distance of a number of primary and secondary schools, supermarkets, restaurants and sporting facilities and adjoining the famed Old Crescent Rugby grounds. Rosbrien is in a super location being close to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Limerick Golf Club and is immediately accessible to the M7/M20 Motorway.

This property is sure to appeal to owner occupiers and investors alike with huge scope and potential to develop a valuable home on a magnificent site. Inspection is very highly recommended.

**Rooms:**

Entrance hallway

Sitting room

3.04m (10'0") x 4.05m (13'3")

Kitchen

Fitted kitchen

3.08m (10'1") x 3.07m (10'1")

Bedroom1

Double room

3.02m (9'11") x 0m (0")

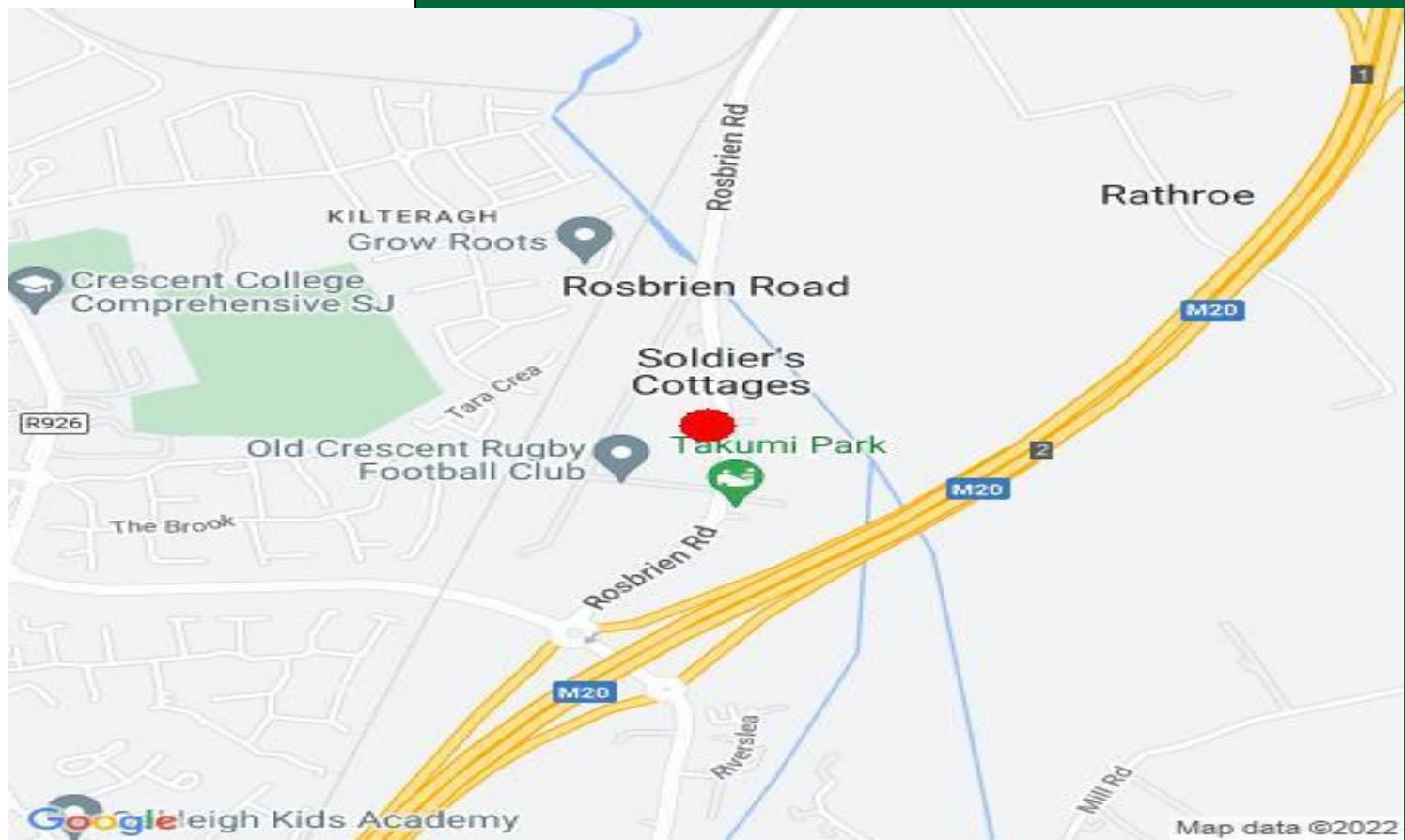
Bathroom

Mira shower fitted

2.09m (6'10") x 3.04m (10'0")

## Features:

- ✓ Oil fired central heating
- ✓ Septic tank on site
- ✓ Double glazed UPVC windows
- ✓ Large site to rear extending to circa 0.5 acres
- ✓ Huge potential to develop and extend
- ✓ Two minutes drive to The Motorway and National Road Network
- ✓ Adjoins the famed Old Crescent Rugby Grounds
- ✓ Five minutes drive to Crescent Shopping Centre and The University Hospital



### Directions:

Enter Eircode V94KAOF to your mobile device to bring you straight to the door of this property. GVM sign erected.

### Agent Information

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