



9 Rowan Court, Kennedy Park, Limerick



Price €200,000



GVM are delighted to announce to the market a two bedroom corner house located in this mature and very convenient residential development within walking distance of the city Centre. There is also an excellent bus service on your doorstep. No 9 Rowan Court is also in very close proximity to Roxboro Shopping Centre, Ballysimon Retail Parks, The Maldron Hotel and Motorway together with chic coffee shops, restaurants and gyms.



There are excellent local primary and secondary schools together with wonderful local sporting facilities.

The property enjoys the benefit of gas fired central heating, a gas fired stove and double glazed UPVC windows. The property has an enclosed landscaped garden to the front and a private rear yard with vehicle access.

Viewing highly recommended. This property is on the market at a very attractive price point ideal for first time buyers or right sizers or investors.



Rooms:

Entrance hallway

Laminated flooring.

Sitting room

Laminated flooring.

4.1m (13'5") x 2.1m (6'11")



Living/dining room

Laminated flooring.

2.7m (8'10") x 2.5m (8'2")

Bedroom 1

Carpet flooring.

2.7m (8'10") x 2.5m (8'2")

Bedroom 2

Carpet flooring. Built in wardrobes.

4.2m (13'9") x 2.1m (6'11")

Bedroom 3

Carpet flooring. Built in wardrobes.

3m (9'10") x 2.7m (8'10")



Main bathroom

Tiled flooring. Triton electric shower.

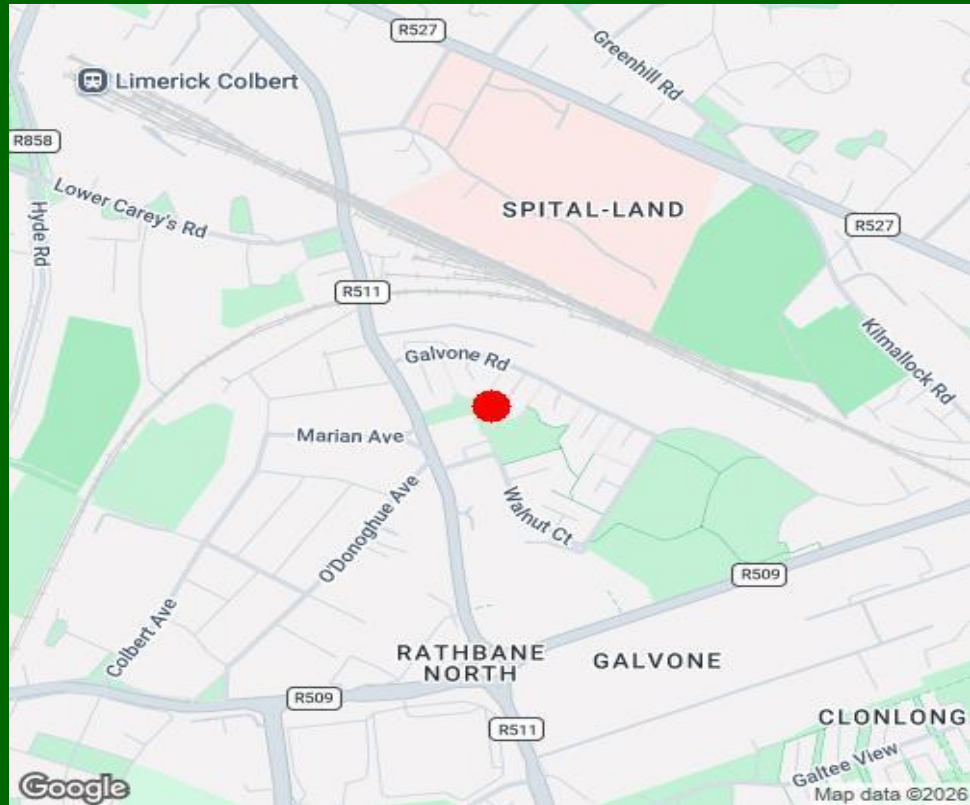
1.7m (5'7") x 1.7m (5'7")



Features:

- Gas fired central heating
- PVC double glazed windows
- Large corner site
- Vehicular rear access
- Close proximity to Roxboro Shopping Centre
- Excellent bus service on your doorstep
- Good living and bedroom accommodation





Property Directions:

Enter eircode V94 DA0Y into your mobile device to direct you straight to this property.

Agent Information:

Contact : - John O Connell Mobile 087-6470746

Email :- johnoconnell@gvm.ie

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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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