



The Grotto, Barnakyle, Patrickswell, Co. Limerick



Guide Price €295,000



GVM present to the market this hugely attractive three bedroom bungalow residence on circa 0.27 acres. This compact home enjoys good living and bedroom accommodation and is centrally located on the outskirts of Patrickswell village which has a range of amenities including a great primary school, supermarkets, restaurants, gyms and chic coffee shops.



There is also a wide range of sports clubs in the locality including a thriving GAA centre, soccer, equestrian centre and an array of renowned golf clubs all within very easy reach. There are also local meandering and peaceful walkways. This property is just a 5 minute drive from Raheen Business Park, University Hospital, Mungret Recreation Park, The Southcourt Hotel and the Crescent Shopping Centre.

There is also very easy access to the nearby Motorway providing great connectivity to our national road network. Perfect for families, retirees, or first time buyers.

Don't miss the opportunity to make this idyllic home your own! Inspection is very highly recommended.

Rooms:

Entrance hallway

Sitting room Open fireplace. TV point.
3m (9'10") x 3.07m (10'1")



Bathroom Fully tiled. Electric shower
3.01m (9'11") x 1.06m (3'6")



Kitchen Fully fitted kitchen. Built in oven and hob.
5m (16'5") x 3m (9'10")

Bedroom 1 Double bedroom . Laminated flooring
2.07m (6'9") x 2.03m (6'8")



Bedroom 2 Double bedroom. Laminated flooring. Built in wardrobes. 3m (9'10") x 2.03m (6'8")

Bedroom 3

Double bedroom. Laminated flooring. Built in wardrobes. 2.08m (6'10") x 2.06m (6'9")

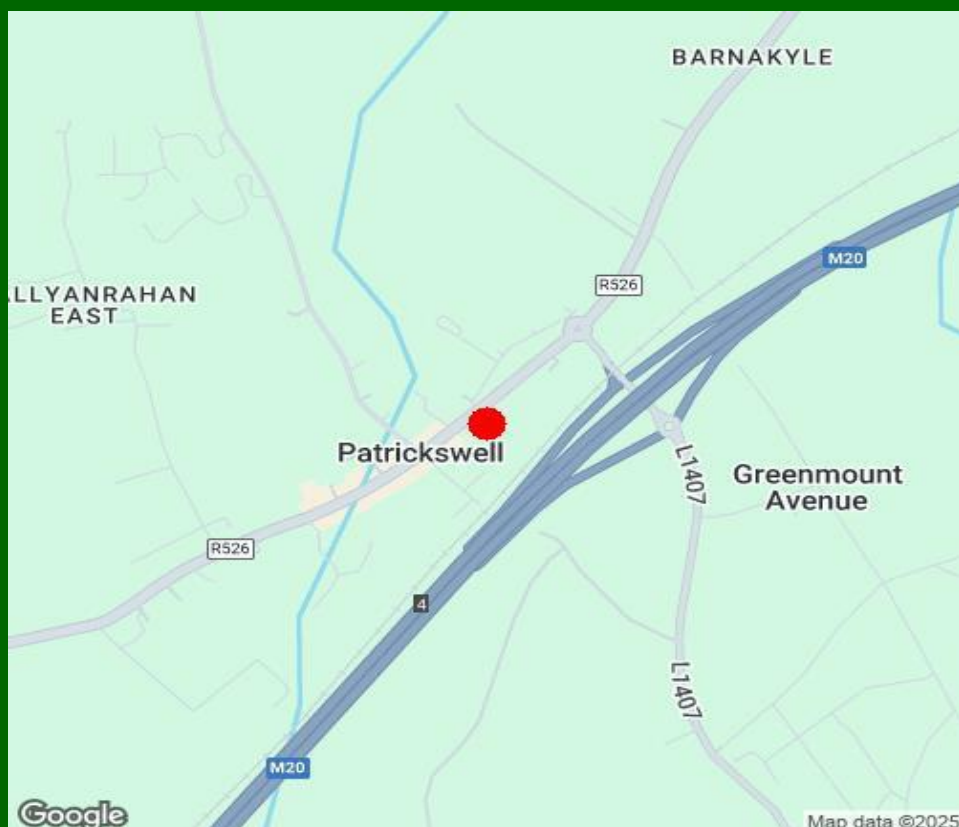
Hotpress



Features:

- Mains sewage & water
- Double glazed windows
- Garden shed to rear
- Oil fired central heating
- Very convenient location
- Peaceful village living yet just 10 minutes drive from Limerick City
- Attractive price point





Property Directions:

Enter eircode V94CH6F to your mobile device to direct you straight to this property.

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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