



30 Dun an Oir, Milford Grange, Castletroy,
Limerick



Guide Price €315,000



GVM announce to the market a hugely attractive
investment property.





No. 30 Dun an Oir is a truly outstanding five bedroom residence located just 500 metres from the grounds of the famed University of Limerick and Plassey Technological Park. This property has enormous rental potential and is ideally laid out to accommodate 5/6 students. An owner occupier might also be attracted to a home in such a wonderful location. Local amenities include great local shopping centres, hotels, chic coffee shops, gyms, restaurants, a recreation park and fantastic local walks and cycle lanes on the nearby riverbank. There is also tremendous primary and secondary schools in the vicinity together with easy access to the nearby motorway. Regular bus service. Inspection of this bright and spacious home which is in good condition and positioned in the periphery of this development is very highly recommended.

Rooms:

Entrance Hallway

Tiled flooring

5m (16'5") x 2.03m (6'8")

Sitting room

Fireplace. Laminated flooring

4.04m (13'3") x 3.09m (10'2")

Kitchen

Fully fitted kitchen. Floor and eye level presses. Tiled flooring

3.07m (10'1") x 3.04m (10'0")

Utility with wc and whb off

3.07m (10'1") x 1.05m (3'5")

Master bedroom

Laminated flooring

4m (13'1") x 3.04m (10'0")



Bedroom 2

Double room

3.03m (9'11") x 2.06m (6'9")



Bedroom 3

Double room. Built in wardrobes.

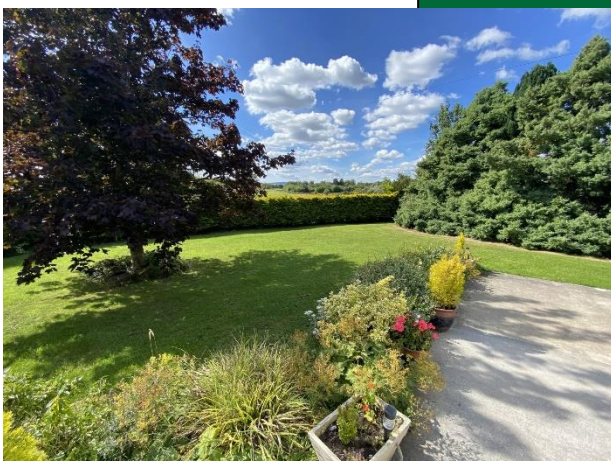
3.04m (10'0") x 3m (9'10")



Bedroom 4

Double room. Built in wardrobes.

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



Main bathroom

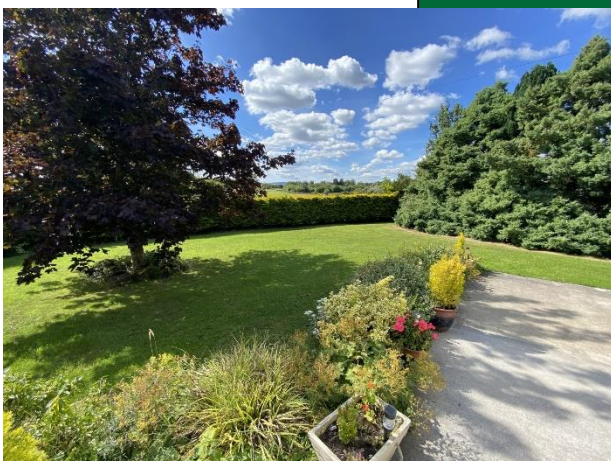
Shower. Tiling.

2.02m (6'8") x 1.06m (3'6")



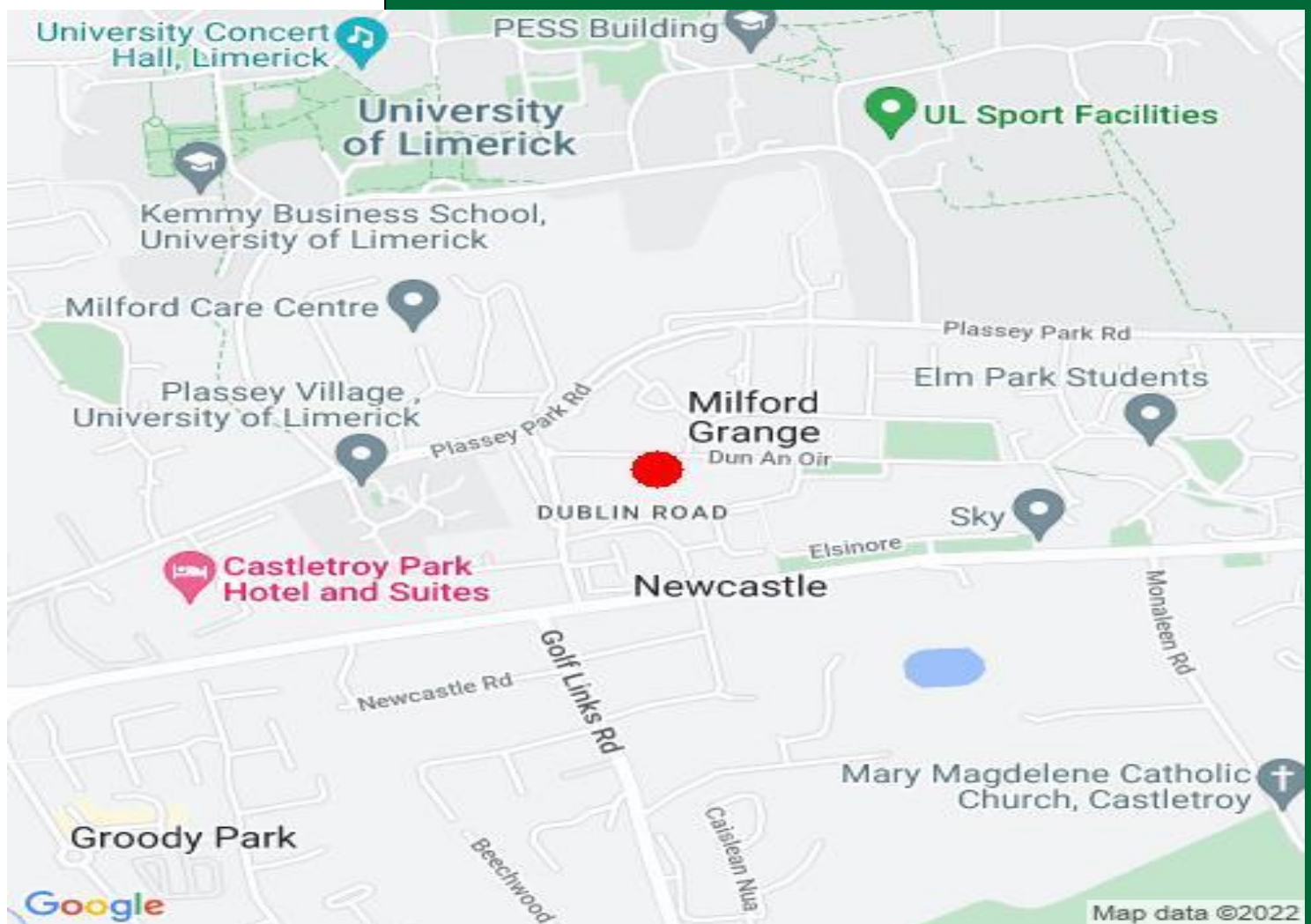
Garage

5.04m (16'6") x 2.04m (6'8")



Features:

- ✓ Double glazed UPVC windows
- ✓ All internal solid doors
- ✓ Oil fired central heating system
- ✓ Very large front and rear gardens
- ✓ Good off street parking
- ✓ 5 minutes walk to the immediately adjacent University grounds
- ✓ Also walking distance to Castletroy Park Hotel and Milford Primary School
- ✓ Let for the 22/23 academic year at attractive rent and excellent tenants
- ✓ Garage very suitable for conversion
- ✓ All double bedrooms



Directions:

Enter Eircode V94CHH2 to your mobile device to bring you straight to the door of this property.

Agent Information

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