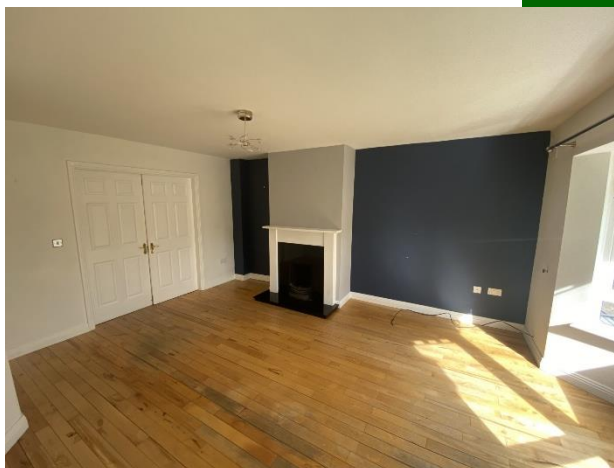




13 Garranbawn, Murroe, Limerick



Guide Price €290,000



GVM present to the market a very attractive and sensibly priced three bedroom two storey semi detached residence situated on the outskirts of the charming village of Murroe and just a short walk from all the wonderful amenities and facilities associated with this picturesque locality. No 13 offers bright, spacious and well proportioned living and bedroom accommodation and is in excellent general condition throughout.



The property is for sale at a very attractive price point for intending house buyers and is ideally suited to first time buyers, right sizers or investors. This wonderful home is located just 20 minutes drive from Limerick City and is easily accessible to The University of Limerick and The Motorway. There is a renowned local primary school at your doorstep, good local shops, pitch and putt, pubs and restaurants and fantastic local and tranquil walkways on the famed grounds of Glenstal Abbey. Outside the property is further enhanced with the front garden mainly laid to manicured lawns complimented with a tarmac driveway. Gated side entrance. Walled in rear garden mainly laid to lawn. The property is heated via oil fired central heating and has the benefit of double-glazed UPVC windows. Inspection of this idyllic, bright and spacious home is very highly recommended.

Rooms:

Entrance hallway

Solid timber flooring. Alarm point.



Sitting room

Solid timber flooring. TV point. Bay window. Open fireplace.

4.01m (13'2") x 5.07m (16'8")



Kitchen

Fully fitted kitchen. Tiled flooring. Built in oven & hob.

6.01m (19'9") x 3.09m (10'2")

Toilet and Whb

Tiled flooring

1.05m (3'5") x 1.04m (3'5")



Bedroom 1

Double room. Tiled flooring. Built in wardrobes.

3.01m (9'11") x 2.06m (6'9")

Bedroom 2

Double room. Timber flooring. Built in wardrobes.

4.03m (13'3") x 2.07m (6'9")



Bedroom 3

Double room. Carpet flooring. Built in wardrobes.

Ensuite :- Partly tiled. Triton electric shower. 2.9 X 1.0
4.04m (13'3") x 3.02m (9'11")

Bathroom

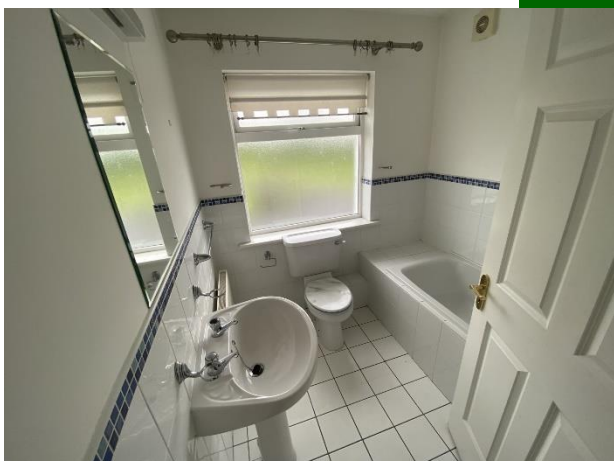
Tiled flooring

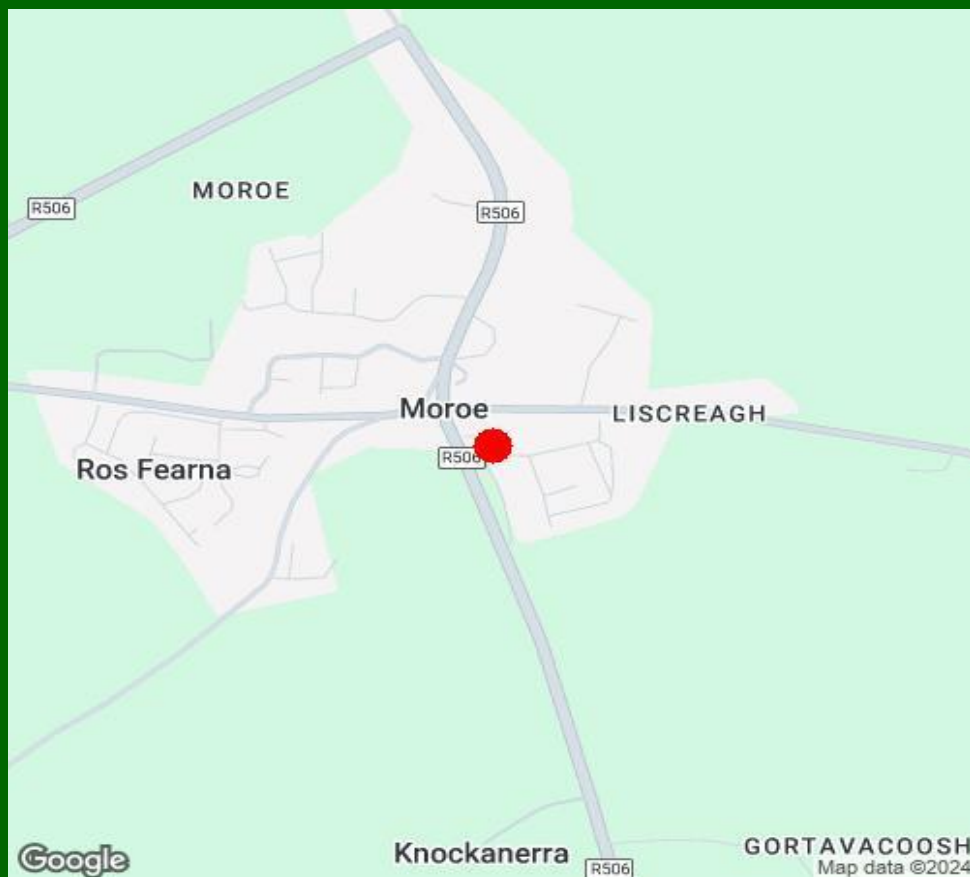
1.09m (3'7") x 2.02m (6'8")



Features:

- Oil fired central heating
- Double glazed UPVC windows
- This property is located within walking distance of all main village amenities.
- Serviced by public transport with bus stop located at the end of the road, circa. 160 meters away.
- Murroe is located approximately 20 minutes' drive from Castletroy/UL
- Nearby attractions include Slieve Felim Way, Glenstal Pitch & Putt and Murroe Woodland Park.
- Very attractive price point
- No chain and ready for immediate occupancy





Property Directions:

Enter eircode V94C6PV 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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