

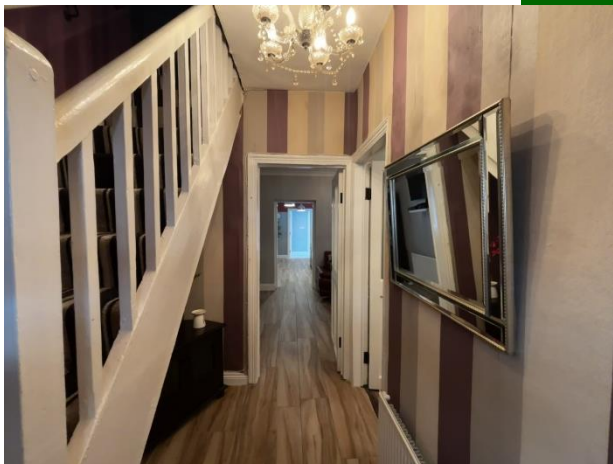


63 Pearse Place, Fairgreen, Ballysimon,  
Limerick



**Guide Price**

**€235,000**



GVM are delighted to present 63 Pearse Place, a well positioned three bedroom terraced home full of potential. Ideally located on Fairgreen Road, just off the Ballysimon Road, this property offers exceptional convenience in a highly sought-after residential setting.



Residents will enjoy being only a short walk from a wide range of local amenities, making this an excellent opportunity for both homeowners and investors. This is a highly convenient and much sought after mature residential area located just off the Ballysimon Road, offering an unrivalled sense of convenience & all within a gentle stroll to a host of amenities including St. Brigids National School, Gaelcholaiste Luimnigh Secondary School, Childers Road Retail Park, Parkway Shopping Centre and excellent local sporting and gym facilities. Public transport is at your doorstep and one is also within walking distance of Limerick City Centre.



An ideal home for first time buyers, right sizers or investors. Inspection of this home which is in turnkey condition is very highly recommended.

#### **Rooms:**

##### **Entrance Porch**

Laminated flooring.

##### **Entrance hallway**

Laminated flooring. Carpet Stairs.

2.7m (8'10") x 1.8m (5'11")

##### **Bedroom/study**

Laminated flooring.

2.2m (7'3") x 2.7m (8'10")



##### **Living room**

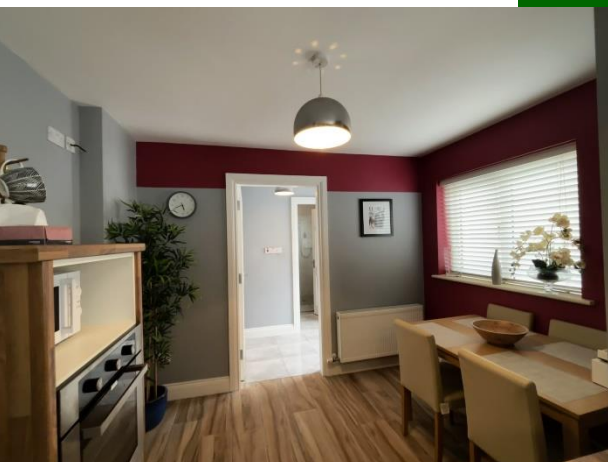
Laminated flooring. T.V point. Feature fireplace.

4m (13'1") x 3.3m (10'10")

##### **Kitchen/dining room**

Laminated flooring. Fully fitted units. Tiled splash back.

5.4m (17'9") x 2.3m (7'7")



##### **Utility room**

Tiled flooring. Back door. 3m (9'10") x 1.2m (3'11")



### Wet room

Fully tiled. W.C. whb. Walk in shower.  
3m (9'10") x 2.6m (8'6")

### Bedroom 1

Carpet flooring. Built in wardrobes.  
3.2m (10'6") x 2.7m (8'10")

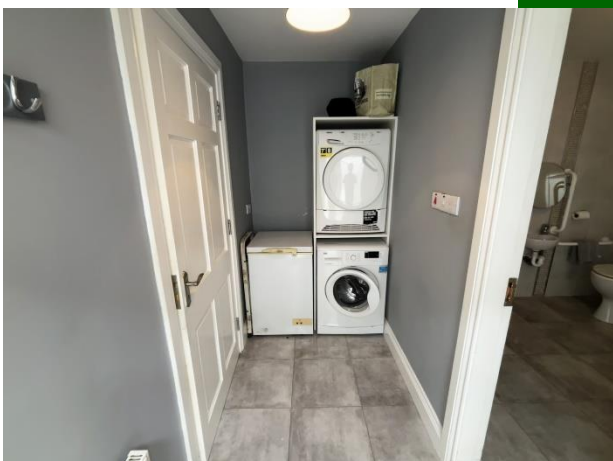


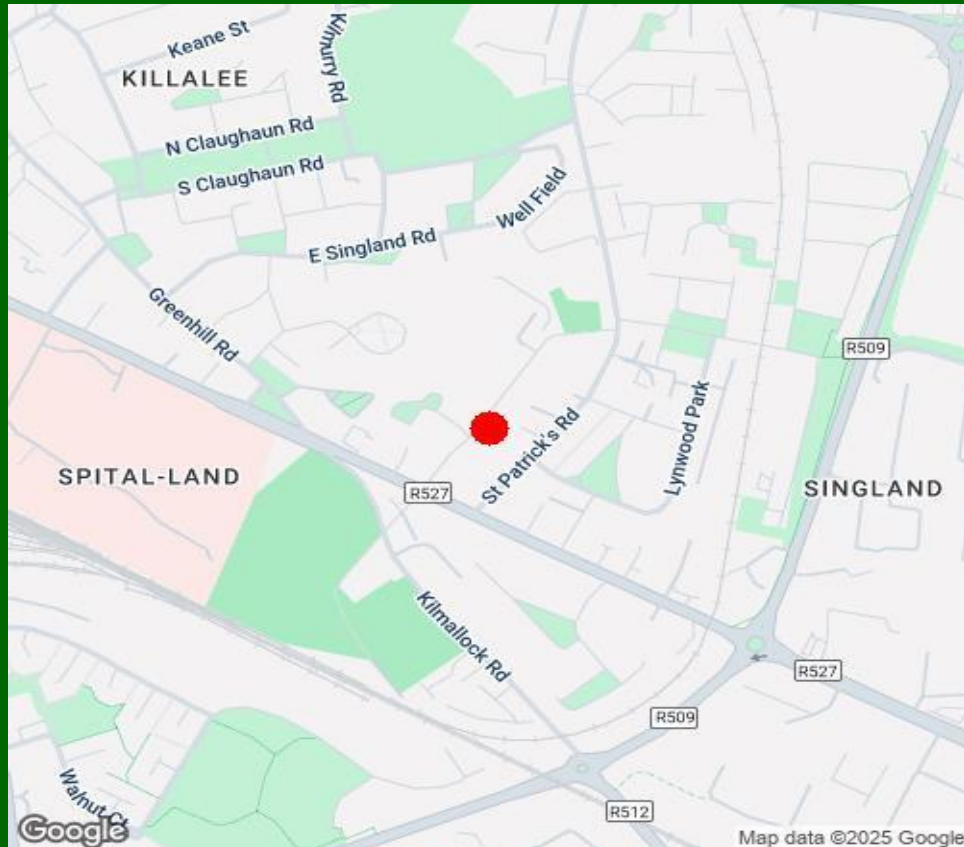
### Bedroom 2

Carpet flooring. Built in wardrobes. T.V point.  
4.2m (13'9") x 2.8m (9'2")

### Features:

- Gas fired central heating
- Double glazed uPVC windows
- Very convenient residential location
- Private enclosed low maintenance rear garden
- University of Limerick just 10 minutes drive away
- BER Rating C3
- Just 2 km from the City Centre





### Property Directions:

Enter eircode V94 V0YX into 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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