



78 Sheelin Road, Caherdavin Heights,
Limerick V94 YX40



Guide Price €295,000



GVM Auctioneers are delighted to present this spacious three-bedroom semi-detached property with garage converted, ideally situated in a sought-after residential area on a quiet avenue. Built in approx. 1968 and is within walking distance of excellent national and secondary schools, LIT, Thomond Park, The Jetland Shopping Centre, and Ennis Road Retail Park, making it a highly convenient and desirable location



There is also public transport at your doorstep together with an array of gyms, restaurants, chic coffee shops, hotels and sporting amenities. Caherdavin Primary School is just 3 minutes walk.

The ground floor comprises a welcoming entrance hallway leading to two bright and spacious reception rooms. The kitchen offers ample storage and dining space with converted garage which provides excellent potential for use as a home office, guest room, or additional living area.



Upstairs, the accommodation consists of three well-proportioned bedrooms, two of which are doubles, along with a main family bathroom. The property benefits from Gas fired central heating (GFCH) and double-glazed windows.

Externally, the home features a driveway and lawn area to the front, while the rear boasts an enclosed garden.

This property presents an excellent opportunity for first-time buyers, families, right sizers or investors looking for a well-located home with great potential.

Viewing is highly recommended

Rooms:

Entrance Hall Wooden flooring, carpeted stairs
2.08m (6'10") x 2.01m (6'7")

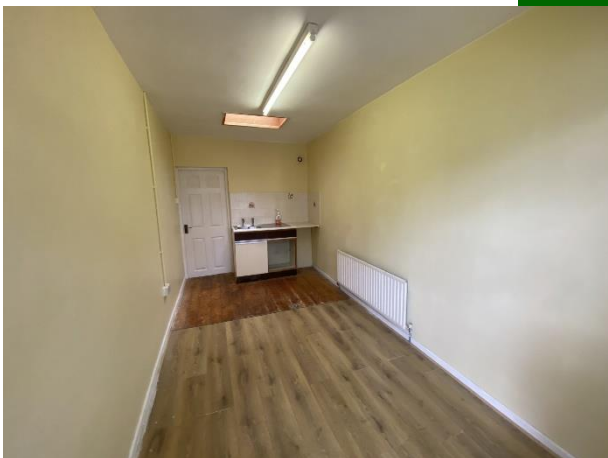
Sitting Room Carpeted flooring, overlooking front garden with feature fireplace
4.01m (13'2") x 3.02m (9'11")

Dining Room Wood flooring with feature fireplace
3.09m (10'2") x 3.08m (10'1")

Kitchen Vinyl flooring, tiled splashback, Fully fitted eye and floor level units. 3.06m (10'0") x 2.05m (6'9")

Garage Converted with sink unit
5.06m (16'7") x 2.03m (6'8")

Bedroom 1 Single bedroom with built in wardrobes
3m (9'10") x 2.05m (6'9")





Bedroom 2

Double Bedroom with built in wardrobes

3.05m (10'0") x 3.02m (9'11")

Bedroom 3

Double Bedroom with built in wardrobes

3.08m (10'1") x 3.06m (10'0")

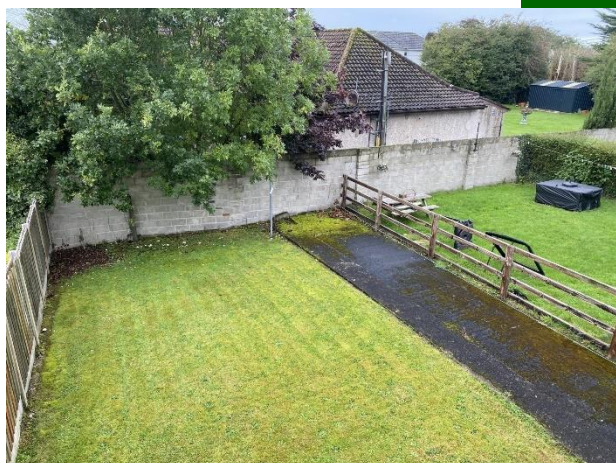
Main Bathroom

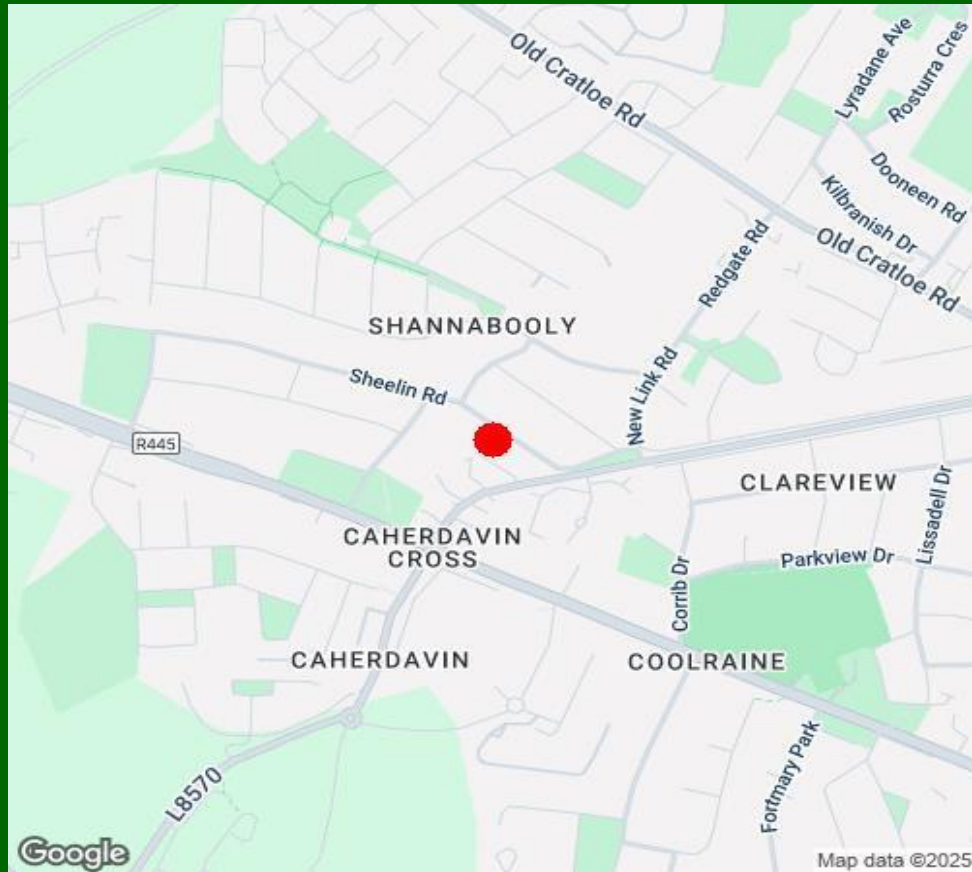
Fully tiled with wc, whb, bath

2.04m (6'8") x 1.06m (3'6")

Features:

- Three Bedroom Semi-detached property
- GFCH
- Double glazed windows throughout
- Good off street parking
- Lawn area front and rear of the property
- Bright, spacious and well proportioned living and bedroom accommodation
- Short walk to all the wonderful local amenities
- Sensible price point





Property Directions:

Enter Eircode V94 YX40 in your mobile device. GVM sign erected.

Agent Information:

Contact :- Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@gvm.ie

Disclaimer

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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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