



## Apartment 32 Shannonvale, Old Cratloe Road, Caherdavin, Co. Limerick



**Guide Price**  
**€215,000**

Superb Ground Floor Apartment in a Prime Location



Shannonvale is a well-established and much sought-after residential development conveniently located just off the Old Cratloe Road. Apartment 32 is a bright and spacious ground floor apartment offering well-proportioned accommodation and an exceptional location, making it an ideal purchase for first-time buyers, right sizers or investors alike.



Perfectly positioned adjacent to TUS (formerly Limerick Institute of Technology), this property enjoys close proximity to a host of essential amenities including primary and secondary schools, Jetland Shopping Centre, and excellent public transport links. Sports enthusiasts will appreciate being just minutes from Thomond Park Stadium and The TUS Gaelic Grounds, while the city centre and the main road network are easily accessible. Public transport also at your doorstep.



Accommodation comprises an entrance hall, living area, a fitted kitchen, two well-appointed bedrooms, and a main bathroom. The property benefits from ample parking, double-glazed windows and gas fired central heating.

This is a superb opportunity to acquire a conveniently located apartment in a vibrant area with strong rental demand. Inspection is very highly recommended.



#### **Rooms:**

**Entrance hallway** Tiled flooring. Alarm point

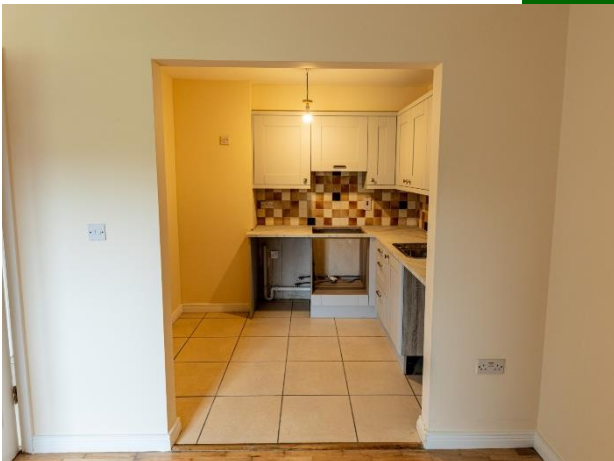
**Kitchen** Newly fitted kitchen  
2.06m (6'9") x 2.06m (6'9")

**Living area** Wooden flooring. TV point.  
6.06m (19'11") x 2.06m (6'9")

**Bedroom 1** Double room. Laminated flooring. Built in wardrobes. TV point.  
2.08m (6'10") x 3.03m (9'11")

**Bedroom 2** Double room, Laminated flooring. TV point.  
2.8m (9'2") x 3.03m (9'11")

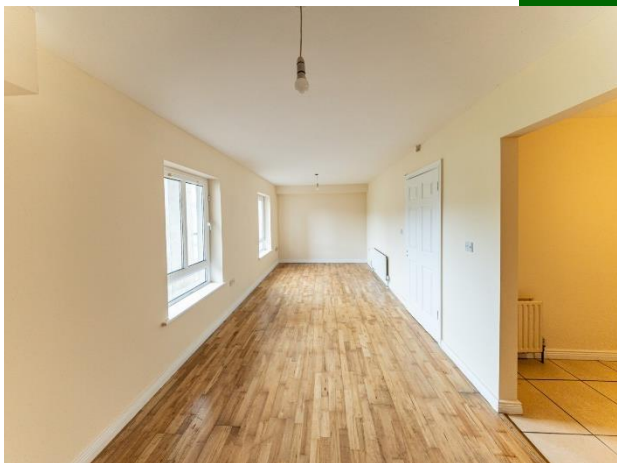
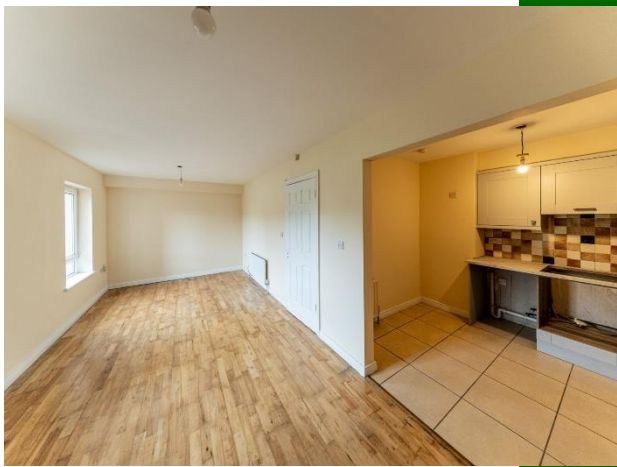
**Bathroom** Partly tiled  
2.09m (6'10") x 1.09m (3'7")

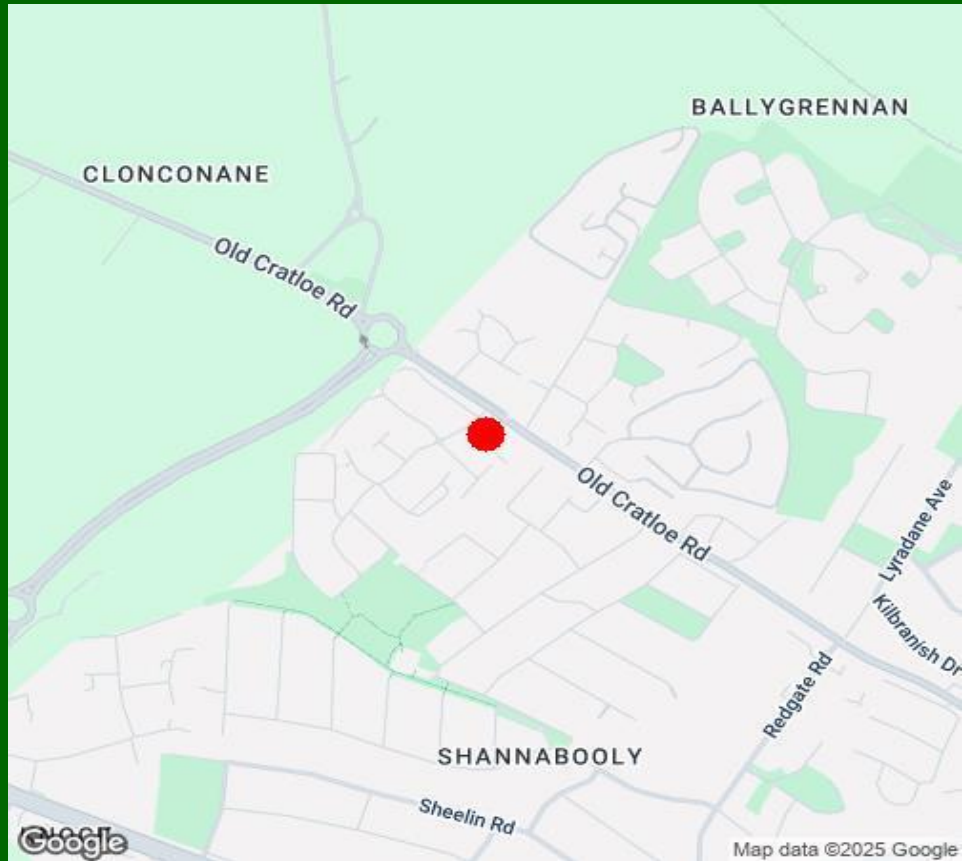




## Features:

- Much sought after residential location.
- Double glazed UPVC Windows
- Ideal for first time buyers
- Adjacent to TUS Limerick Institute of Technology.
- Very attractive price point
- New Northern Ring Road will greatly enhance the locality and popularity of the area
- Gas fired central heating





### Property Directions:

Enter eircode V94XY18 to your mobile device to direct you straight to this property

### Agent Information:

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#### Disclaimer

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