



16 Elm Drive, Caherdavin Lawn, Limerick



Guide Price

€300,000



GVM present to the market a charming and very well positioned three bedroom semi detached residence, offering peaceful and comfortable living space, making it ideal for those seeking a balanced lifestyle within close proximity to a range of local amenities. This very attractive home features a spacious entrance hall, living room, sitting room, dining room, kitchen and a garage area partially converted.



The property also enjoys a private garden perfect for outdoor relaxation. Upstairs there are three spacious bedrooms and a main bathroom. The layout is designed for practical living and is situated in a quiet neighbourhood, ensuring a tranquil environment while still being conveniently close to everything you need.



The location is one of its standout features just a short distance from good quality local schools, making it an ideal choice for families with young children. For sports enthusiasts, both the TUS Gaelic Grounds and Thomond Park are within easy reach, offering opportunities to enjoy live matches and sporting events. The Jetland Shopping Centre provides a variety of retail and dining options, and the Technological University of Shannon (TUS) is conveniently located for those working or studying in the area. Caherdavin Lawn is a very popular and established development making this an ideal opportunity for first time buyers, right sizers or investors. With its combination of suburban serenity and easy access to the heart of Limerick, No 16 Elm Drive is a wonderful place to call home. Very regular public transport at your doorstep. Sensible price point. Inspection is highly recommended.



Rooms:

Entrance hallway 3.3m (10'10") x 1.1m (3'7")

Sitting room Solid wood flooring. Feature fireplace.
4.3m (14'1") x 3.7m (12'2")

Living room Solid fuel stove. Semi - solid wood floor.
3.7m (12'2") x 3.7m (12'2")



Dining room Tiled floor. 3.9m (12'10") x 2.4m (7'10")

Kitchen Wall & floor tiled. Floor & eye level presses.
2.8m (9'2") x 2.4m (7'10")

Garage Partially converted.
5.2m (17'1") x 2.4m (7'10")

Bedroom 1 Double room. Built in wardrobes.
4.4m (14'5") x 3.3m (10'10")



Bedroom 2 Double room. Built in wardrobes.
4.3m (14'1") x 3.2m (10'6")

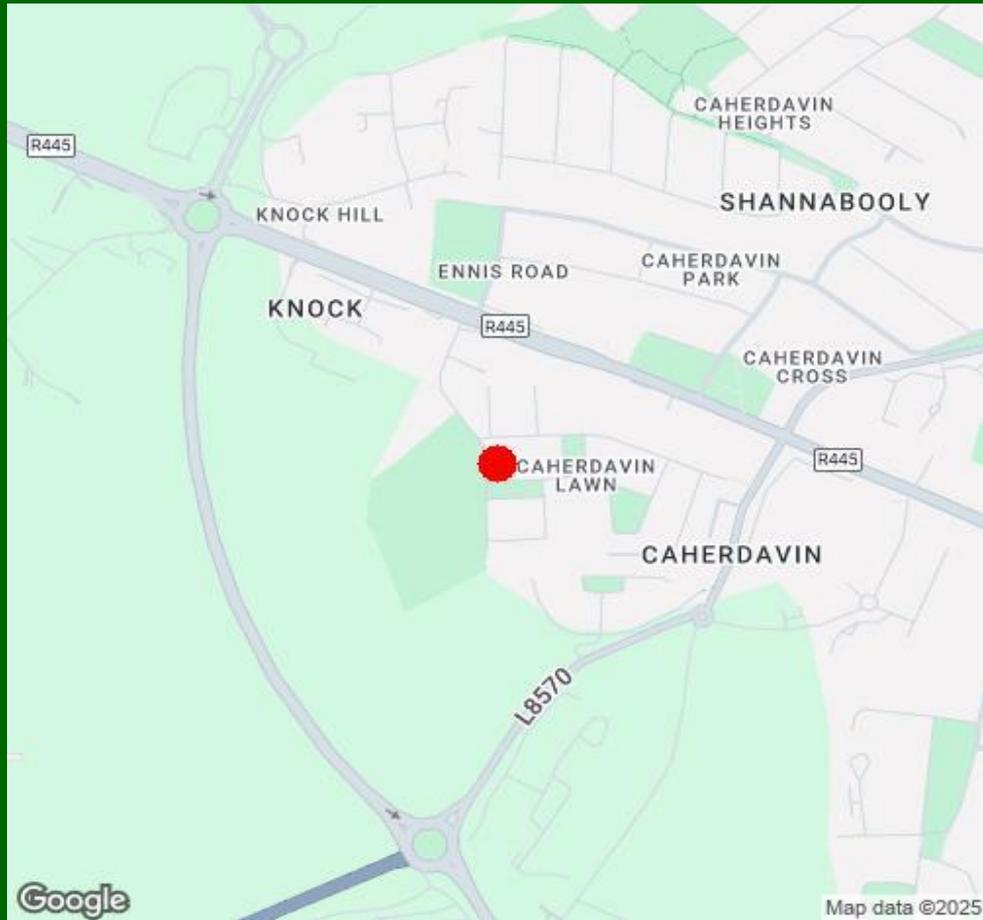
Bedroom 3 Single room.
2.6m (8'6") x 2.4m (7'10")

Main Bathroom Triton electric shower.
3.3m (10'10") x 2.3m (7'7")

Features:

- Gas fired central heating
- Double glazed uPVC windows
- Cobblelock driveway and patio area to the rear
- Very established and mature development
- Just across the road from the famed Na Piarsaigh GAA Club
- Great local restaurants, chic coffee shops, and gyms
- Good off street parking
- Very spacious living and bedroom accommodation
- Oozes location location location!!!!





Property Directions:

Enter Eircode V94 FDF4. GVM board erected.

Agent Information:

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Disclaimer

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