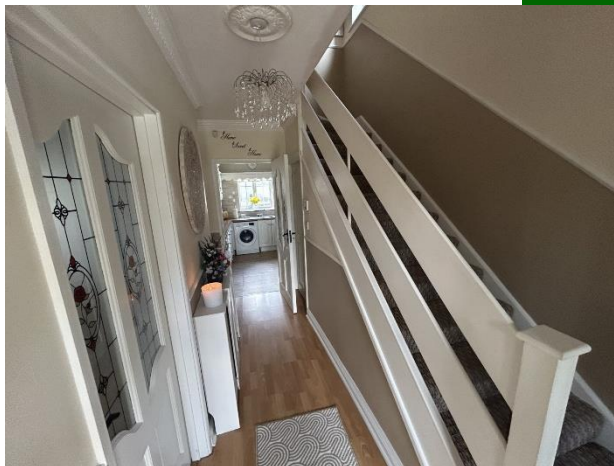




71 Woodlawn Park, Ballysimon, Limerick



Guide Price €350,000



GVM present to the market this beautifully appointed three bedroom semi detached residence situated in this hugely popular, established and very convenient location within a 5 minute drive of Limerick city centre. The living and bedroom accommodation is bright, well proportioned and superbly laid out, ideal for modern day living consisting of a bright and inviting reception room with large double doors leading to patio area, kitchen, dining room, 3 bedrooms, shower room.



Woodlawn Park 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. No. 71 also enjoys extensive off street parking with a deep and spacious front driveway. This fantastic property also benefits from a substantial garden and patio. An ideal home for first time buyers, right sizers or investors. Inspection of this home which is truly in turnkey condition is very highly recommended.

Rooms:

Entrance hallway

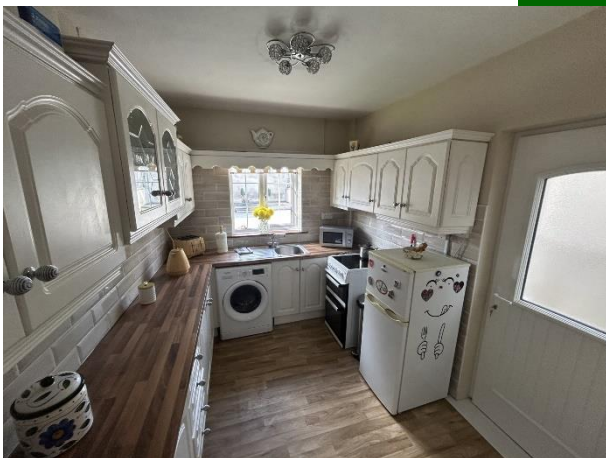
Laminated flooring. Alarm point.



Kitchen

Fully fitted kitchen. Partly tiled.

3.02m (9'11") x 2.05m (6'9")



Dining room

Solid timber flooring. Coving surround. Feature fireplace.

3.09m (10'2") x 3.09m (10'2")



Family Room

Solid timber flooring. Built in units. Feature electric fired. Coving surround.

3.04m (10'0") x 4.03m (13'3")

Toilet and whb

Fully tiled.

Bedroom 1

Laminated flooring

2.04m (6'8") x 3.03m (9'11")



Bedroom 2

Double room. Laminate flooring. Built in wardrobes. TV point.

4.03m (13'3") x 3.01m (9'11")



Bedroom 3

Double room. Laminated flooring. Built in wardrobes.

3.04m (10'0") x 3.04m (10'0")



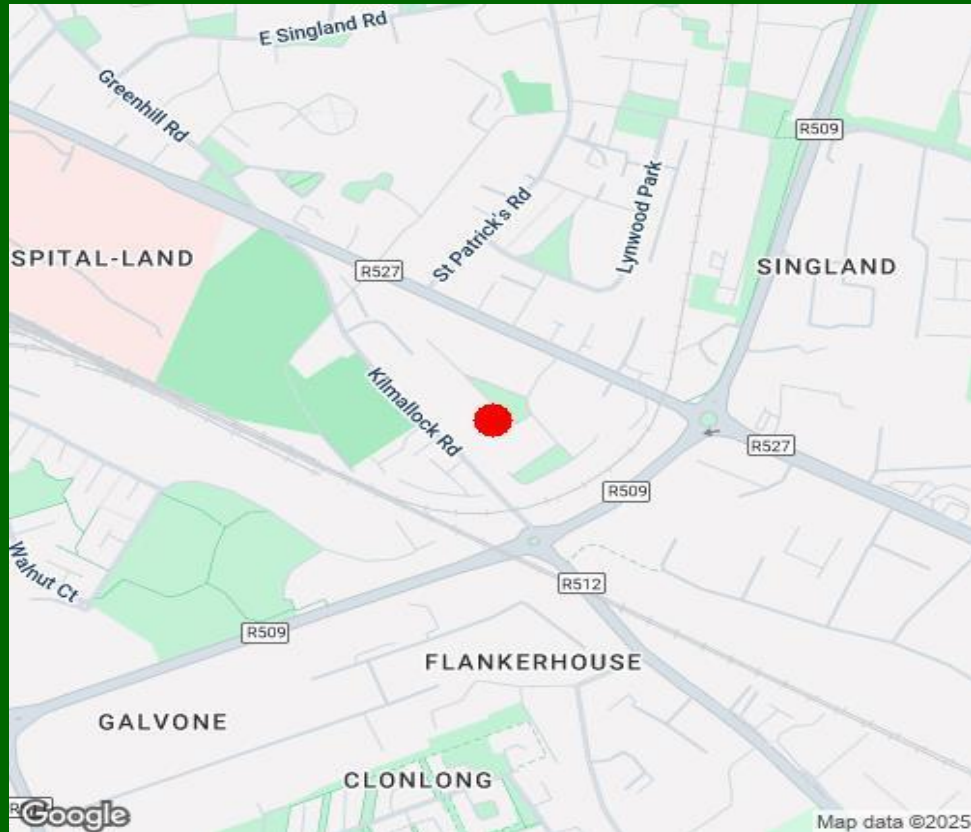
Shower room

Fully tiled. Tiled ceiling. Mira fitted shower

Features:

- Turn key condition
- Double glazed UPVC windows
- Garden shed to the rear of property
- Established and much sought after development
- Walking distance to all amenities
- Large gate paved area to front of property with gated pedestrian access to rear garden
- Overlooking large green area





Property Directions:

Enter eircode V94Y5TF 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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