



31 The Cedars, Briarfield,
Castletroy, Limerick



Price €460,000

GVM present to the market this impressive seven-bedroom, two-storey detached residence, ideally located within walking distance of the University of Limerick.

This spacious and well-proportioned home offers bright, versatile accommodation throughout, making it equally suitable as a substantial family residence or a high-yield investment opportunity.



The location is second to none, within immediate proximity of the University of Limerick, Plassey Technological Park, and Castletroy Shopping Centre. A wide selection of excellent primary and secondary schools are nearby, along with Newtown Recreation Park and a host of local hotels, cafés, restaurants, and sporting facilities.



The property benefits from generous living and bedroom space, offering flexibility for modern family living or multi-occupancy use. Its strong rental potential, combined with a regular bus service at the doorstep, makes it particularly attractive to investors seeking consistent demand in a thriving area.



Situated in a peaceful residential setting while remaining close to all essential amenities, No. 31 represents a rare opportunity to acquire a substantial home in one of Limerick's most popular locations.

Viewing is highly recommended.

Rooms:

Entrance Hall Laminated flooring
2m (6'7") x 6m (19'8")

Living Room Open fire. Bay window. Laminated flooring
3.08m (10'1") x 5.06m (16'7")



Bedroom 1 Single. Laminated flooring
3.01m (9'11") x 2.06m (6'9")

Bedroom 2 Double. Laminated flooring
3.02m (9'11") x 4.02m (13'2")

Kitchen/Dining area Laminated flooring.
Sliding doors leading to garden
6.02m (19'9") x 3m (9'10")



Utility Room Plumbed

3m (9'10") x 2.02m (6'8")

Bedroom 3 Single. Laminated flooring

2.06m (6'9") x 2.07m (6'9")

Bathroom Fitted and with tiling

2m (6'7") x 1.08m (3'7")

Bedroom 4 Double room. Laminated flooring. Built

wardrobes 2.07m (6'9") x 3m (9'10")

Bedroom 5 Double room.

Laminated flooring 2.07m (6'9") x 3.08m (10'1")

Bedroom 6 Double room. Laminated flooring.

Built in wardrobes. En-suite (1.9 x 1.6)

3.02m (9'11") x 3.07m (10'1")

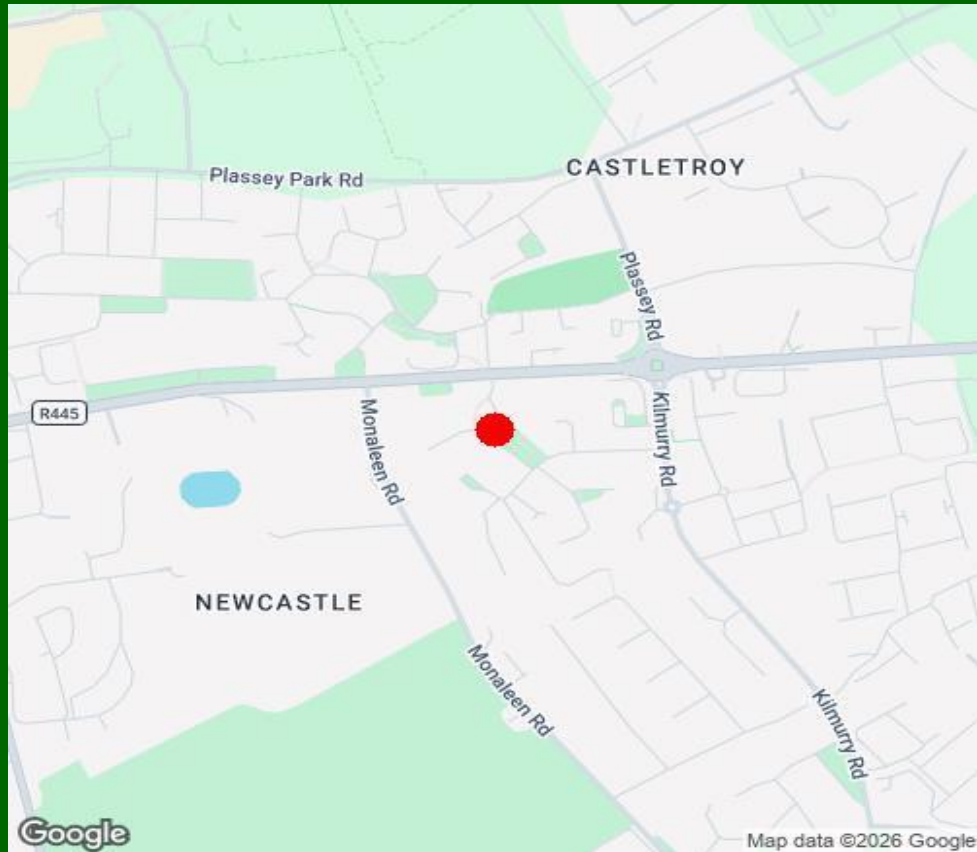
Bedroom 7 Single.

Laminated flooring 2.05m (6'9") x 2.04m (6'8")



Features:

- Superb location directly next to the University of Limerick and Castletroy Shopping Centre
- Situated in a highly sought-after residential area with all local amenities on the doorstep
- Large west-facing rear garden enjoying superb sunlight throughout the day
- Well laid out and bright interior, maximizing both living and bedroom space
- Located on a regular bus route providing easy access to Limerick City
- Ideal for owner occupiers or investors seeking a strong convenient location
- Oozes Location Location Location
- Viewing is highly recommended



Property Directions:

Enter Eircode V94 TNW4 in your mobile device

Agent Information:

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Disclaimer

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