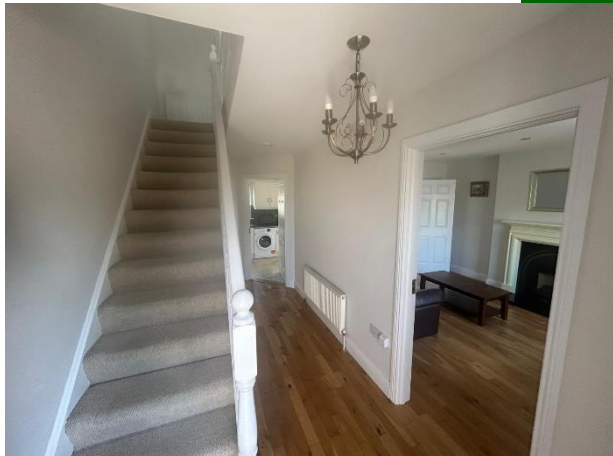




54 Ard Aulin, Mungret, Limerick



Price €350,000



GVM are delighted to present to the market this superb 3 bedroom/3 bathroom end of terrace residence located in the highly sought-after Ard Aulin development in Mungret and immediately adjacent to Raheen/Dooradoyle. This attractive home enjoys all the benefits of modern suburban living in a very well-established and much sought after location.



No 54 is ideally situated close to Raheen Business Park, University Hospital Limerick, The Crescent Shopping Centre, and a range of excellent primary and secondary schools. The area also benefits from superb sporting and recreational amenities, including Mungret Recreation Park, along with extensive walking paths and cycle lanes. Easy access to the Motorway network further enhances the convenience of this exceptional location.

The accommodation is well proportioned, spacious and ideal for first time buyers, right sizers or investors.

Viewing is highly recommended.

Rooms:

Entrance hall

Solid Timber flooring

Sitting room

Solid timber flooring. Feature fireplace. Recessed lights. Bay windows. T.V point

4.5m (14'9") x 3.6m (11'10")

Kitchen

Tiled flooring. Fully fitted kitchen. Built in oven & hob. Integrated dishwasher & fridge/freezer.

5.7m (18'8") x 3.1m (10'2")

Toilet & whb

Tiled flooring

Bedroom 1

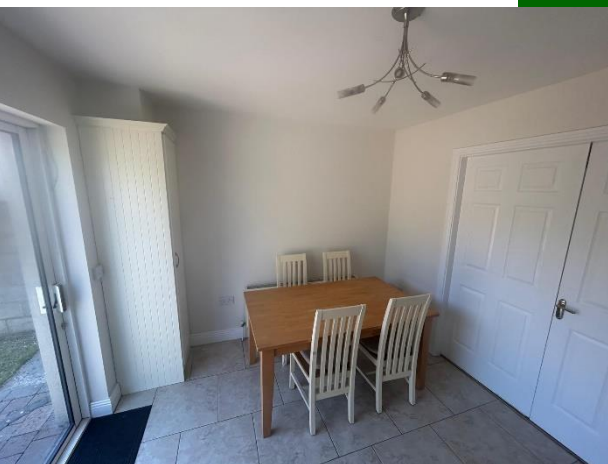
Carpet flooring.

2.6m (8'6") x 2.4m (7'10")

Bedroom 2

Carpet flooring.

3.4m (11'2") x 3.2m (10'6")





Bedroom 3

Main room. Carpet flooring. En suite- Tiled. Electric shower fitted. 3.7m (12'2") x 3.4m (11'2")

Bathroom

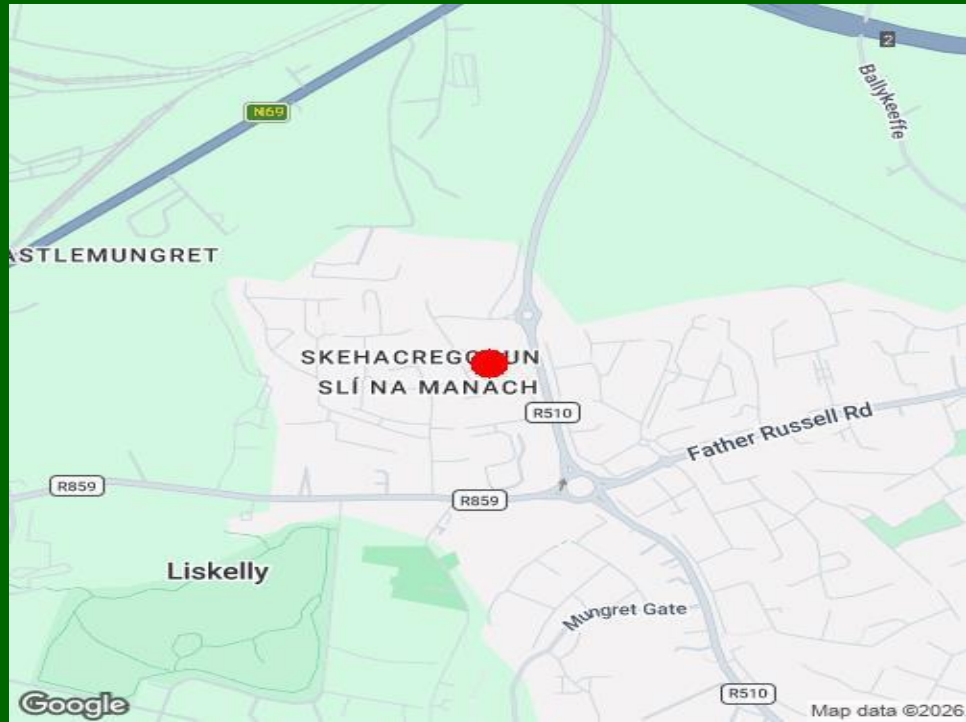
Fully tiled. Electric Shower fitted.

2.4m (7'10") x 2.1m (6'11")

Features:

- Garden shed and patio to rear.
- Double glazed UPVC windows
- Not overlooked to rear
- Gas fired central heating.
- Very well presented home in turnkey condition.
- Public transport at your doorstep
- Double glazed UPVC windows
- Good off street parking





Property Directions:

Enter eircode V94 PDC0 into 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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