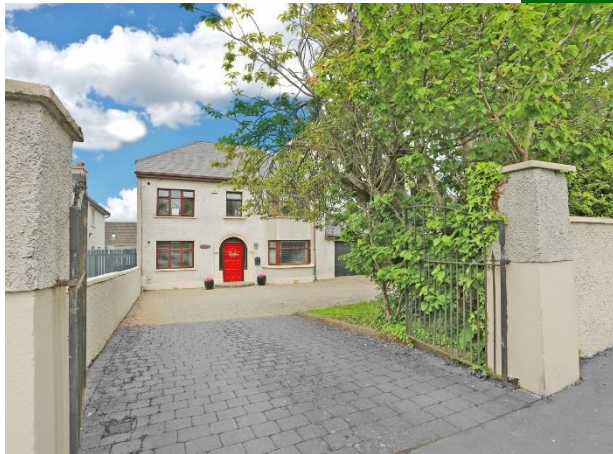




San Antonio, Father Russell Road,
Limerick, V94 XFY8



Guide Price

€575,000



GVM Auctioneers are delighted to announce to the market this idyllic and beautifully presented four bedroom two story detached residence situated in the much sought after and hugely popular and established location of Father Russell Road. San Antonio is situated in a prime location, close to many amenities which include the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park and Mungret Recreation Park.



Father Russell Road is very easily accessible with convenient access onto the M7 and N20 motor way, and it is also served by public transport with a bus stop located within just 200 metres. There are numerous cafes, restaurants, and bars all within a very short distance together with superb Primary and Secondary Schools and wonderful local sporting facilities and gyms. This property really oozes location, location, location! Accommodation comprises of an entrance hallway, three spacious reception rooms, a bright and modern kitchen/dining area and a guest WC on the ground floor. The second floor comprises three bedrooms, and a main bathroom. The attic has also been converted in recent years and now comprises a sizable double bedroom en suite, as well as storage space. Superb off street parking. Ready for immediate occupation. Viewing is highly recommended.

Rooms:

Entrance Hall Marble flooring, 2m (6'7") x 2.05m (6'9")



Lounge Solid timber flooring. Bay window. Feature fireplace. Recessed lighting. Double doors to dining room. 3.08m (10'1") x 8.03m (26'4")

Dining Room Solid timber flooring. Double doors to raised patio area. Velux windows. Door to kitchen. 4.03m (13'3") x 3m (9'10")

Kitchen/Dining Room Liscannor stone flooring. Shrewsbury Cream floor and eye level presses. Centre island. Velux windows. Patio doors to stunning rear garden 6m (19'8") x 3m (9'10")

Sitting Area Off kitchen with tiled flooring. 3m (9'10") x 2.01m (6'7")

Downstairs toilet Wc, whb & shower. Tiled flooring. 2.09m (6'10") x 1.04m (3'5")

Utility Room

Built in units. Tiled flooring. Plumbed for washer & dryer. 1.08m (3'7") x 1.06m (3'6")





Sitting Room

Timber flooring. Recessed lighting.

4.02m (13'2") x 3m (9'10")

Bedroom 1

Double bedroom. Built in wardrobes. Recessed lighting. 3.07m (10'1") x 3.01m (9'11")

Bedroom 2 Double bedroom. Built in wardrobes. Recessed lighting. 2.07m (6'9") x 3.04m (10'0")

Bedroom 3 Master Bedroom. Built in wardrobes. Recessed lighting. Solid wood flooring.

En-suite - 1.4m x 2.7m shower, wc, whb, fully tiled.

3m (9'10") x 6m (19'8")

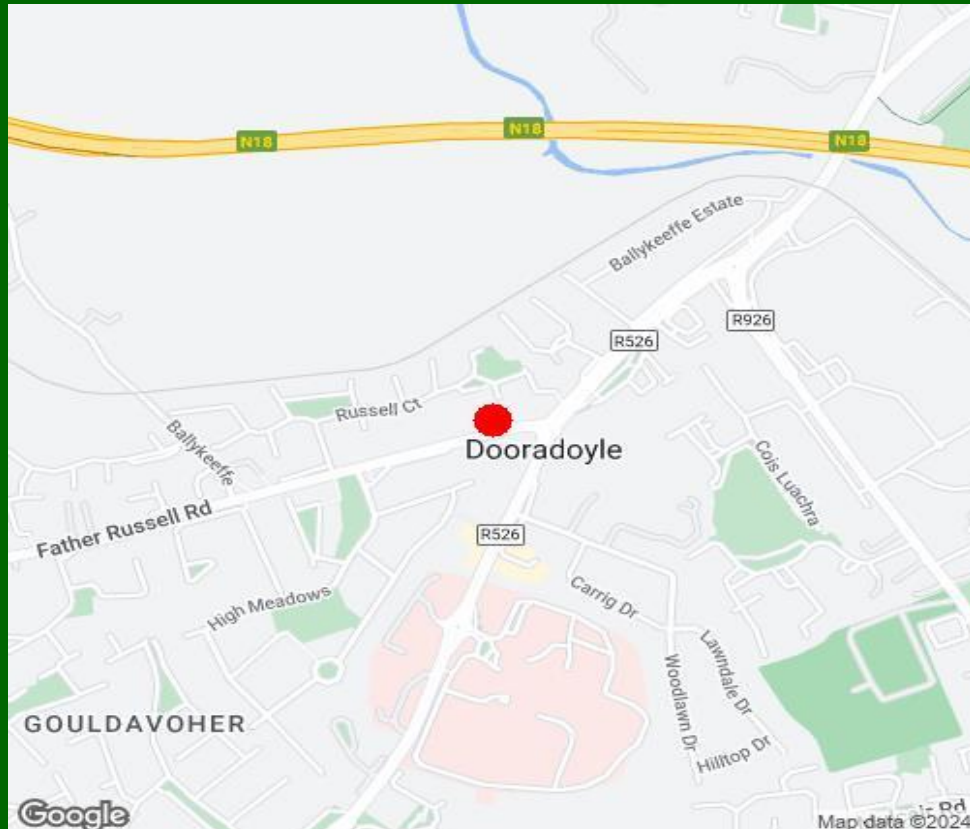
Main Bathroom Fully fitted and tiled

Bedroom 4/Second Floor Double bedroom en suite. Solid wood flooring. Built in wardrobes. Ensuite with electric pump shower circa. 4 sqm. Walk in storage space. 4.08m (13'5") x 4.06m (13'4")

Features:

- Patio and beautifully manicured gardens to the rear that enjoy afternoon and evening sun
- Very good on site parking and circulation area to the front
- Oozes location, location, location
- Superb living and bedroom accommodation
- Double glazed uPVC windows
- Gas fired central heating
- Garage attached
- Security alarm
- Within walking distance of Crescent Shopping Centre and University Hospital
- Very much a dream home in a majestic location





Property Directions:

Enter the Eircode V94 XFY8 into your mobile device to bring you directly to this property. GVM sign erected.

Agent Information:

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Disclaimer

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