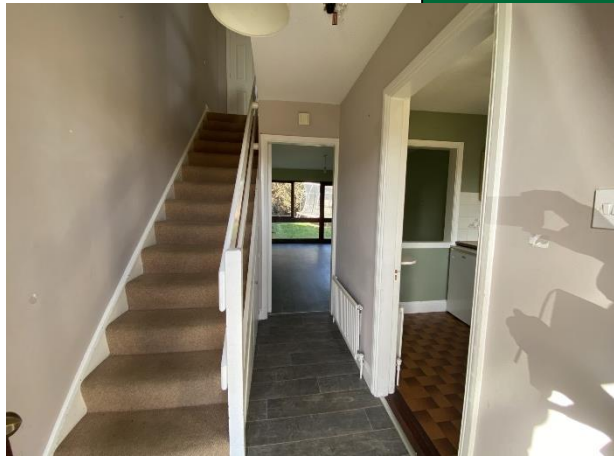




19 The Meadows, Briarfield, Castletroy,
Limerick



Price €175,000



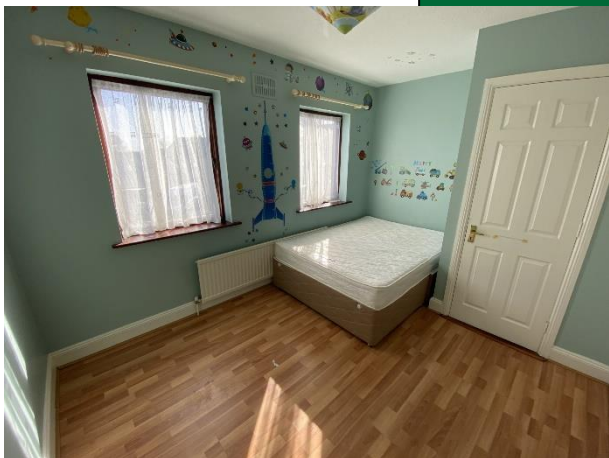
GVM present to the market a compact and very conveniently located two bedroom semi-detached residence standing on an elevated and extended site within walking distance of University of Limerick, Castletroy Shopping Centre, Plassey Technological Park and great Primary and Secondary schools.



GVM launch the sale of a truly superb two bedroom semi-detached residence standing on a very pleasant and extra large elevated site positioned in a quiet cul de sac in very close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, excellent Primary and Secondary Schools, Newtown Recreation Park, great local Hotels, Restaurants and Coffee Shops and an array of wonderful sporting facilities.



No 19 enjoys well proportioned, bright and spacious living and bedroom accommodation making this an ideal home for aspiring first time buyers, retirees or investors. Regular bus service, great rental potential and the very attractive price point are all reasons this property is highly sought after. Inspection is very highly recommended.



Rooms:

Hallway

with laminate flooring

2.06m (6'9") x 1.07m (3'6")

Kitchen

with generous floor and eye level presses; opening to living room

2.07m (6'9") x 2m (6'7")

Living room

with fireplace and doors to rear garden

5m (16'5") x 3.08m (10'1")





Bedroom 1

Double with laminate floor and built in wardrobes
3.03m (9'11") x 3.01m (9'11")

Bedroom 2

Double with built in wardrobes
3.08m (10'1") x 2.08m (6'10")



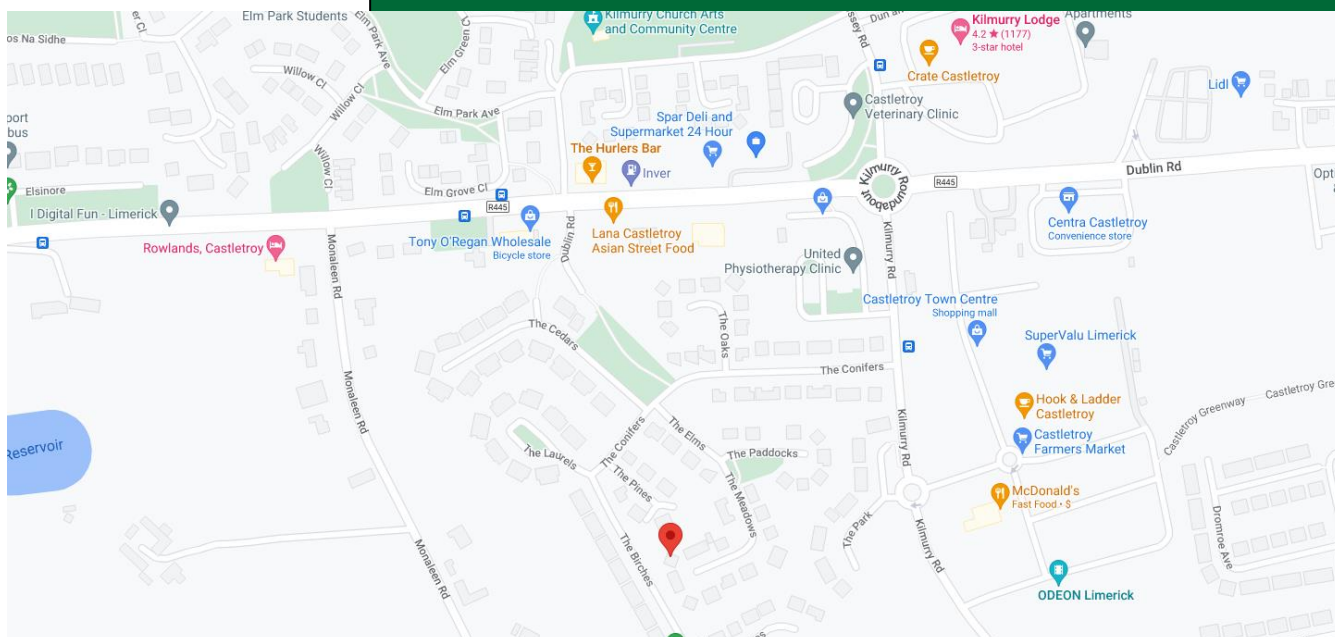
Bathroom

Fully fitted and tiled with electric shower
1.08m (3'7") x 1.07m (3'6")

Features:

- ✓ Very substantial and elevated corner site with west facing rear garden
- ✓ Reasonable decorative condition
- ✓ Off street parking
- ✓ Just 5 minutes walk to Castletroy Shopping Centre
- ✓ Compact and well laid out living and bedroom accommodation
- ✓ Ideal property for owner occupiers or investors
- ✓ Regular nearby bus service
- ✓ Fantastic local restaurants, coffee shops and modern gyms
- ✓ Wonderful local sports facilities including a 50 metre pool at the amazing UL complex
- ✓ Oil fired central heating





Directions:

Enter Eircode V94 XK2C in your mobile device. GVM sign erected.

The ever popular Briarfield development is located directly across the road from Castletroy Shopping Centre.

Agent Information

Paul Crosse

087 202 6886

paulcrosse@gvm.ie



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94T6C9

Phone:
(061)413522
Email:
limerick@gvm.ie

Killmallock Office

Head Office,
Railway Road
Killmallock, Co. Limerick

Phone:
(063)98555
Email:
killmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road
Tullamore, Co. Offaly

Phone:
(057)9321196
Email:
tullamoreproperty@gvm.ie