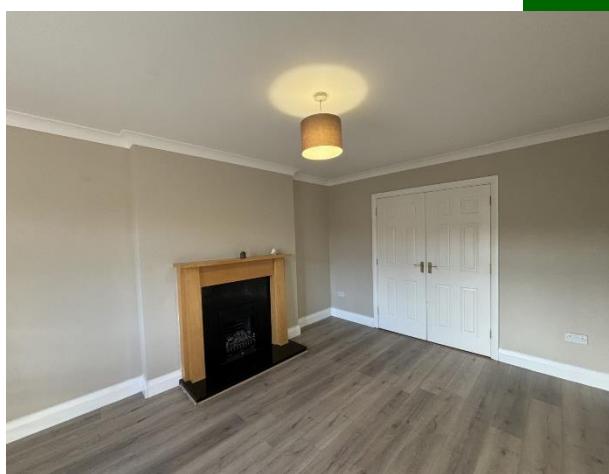




59 Grianan, Westbury, Corbally, Limerick



Guide Price
€298,000



Announcing to the market an exquisite 3 bedroom semi-detached home presented in excellent decorative condition throughout. This home is bright and spacious, featuring a modern tiled kitchen and dining area ideal for family meals and entertaining. The inviting living room boasts a charming feature fireplace, adding a touch of elegance and comfort.



Upstairs, you will find three well-proportioned bedrooms, including a main bedroom with an ensuite and a spacious family bathroom. The outdoor space offers a mix of pebbled and grassy areas, providing a versatile environment for relaxation and activities.



Corbally is a vibrant and well-connected residential area known for its family-friendly atmosphere and excellent amenities. The area boasts a range of educational institutions, making it an ideal location for families. Scoil Ide services the local community, a renowned primary school offering a high standard of education with a focus on holistic development. Ardscoil Mhuire (girls) is a well-regarded secondary school providing a comprehensive curriculum and a wide range of extracurricular activities. St. Munchin's College (Secondary, boys) is well sought after institution offering a seamless transition and a strong academic program. Proximity to Universities and Institutes of Further Education, such as University of Limerick (UL) are located approximately 15 minutes away by car. Shannon Airport provides both domestic and international flights, making travel easy and accessible for residents.



Corbally is also well-serviced by local shops, supermarkets, and recreational facilities. The area includes several gyms, sports clubs, and parks, catering to a wide range of interests and promoting an active lifestyle. The close proximity to the vibrant city of Limerick ensures that residents can enjoy both the tranquility of suburban life and the excitement of urban amenities.



Inspection of this sensibly price home is highly recommended.

Rooms:

Entrance hallway

Wooden flooring. WC and whb
6.02m (19'9") x 16.06m (52'8")

Living room

Electric fire. Laminated flooring. Double doors to kitchen/dining 10.06m (33'0") x 15.07m (49'5")



Wc and Whb

Tiled m2.05m (6'9") x 5.07m (16'8")

Kitchen / Dining room

Tiled flooring. Sliding patio doors to rear. Floor and eye level presses. 17.06m (56'0") x 10.02m (32'10")



Bedroom 1

Carpet flooring. Built in wardrobes.
1.07m (3'6") x 7.04m (23'1")

Bedroom 2

Double room with carpet flooring. Built in wardrobes. 7.08m (23'3") x 11m (36'1")

Bedroom 3

Carpet flooring. Enuite - Tiled. Electric shower. 10.07m (33'0") x 11.08m (36'4")

Main bathroom

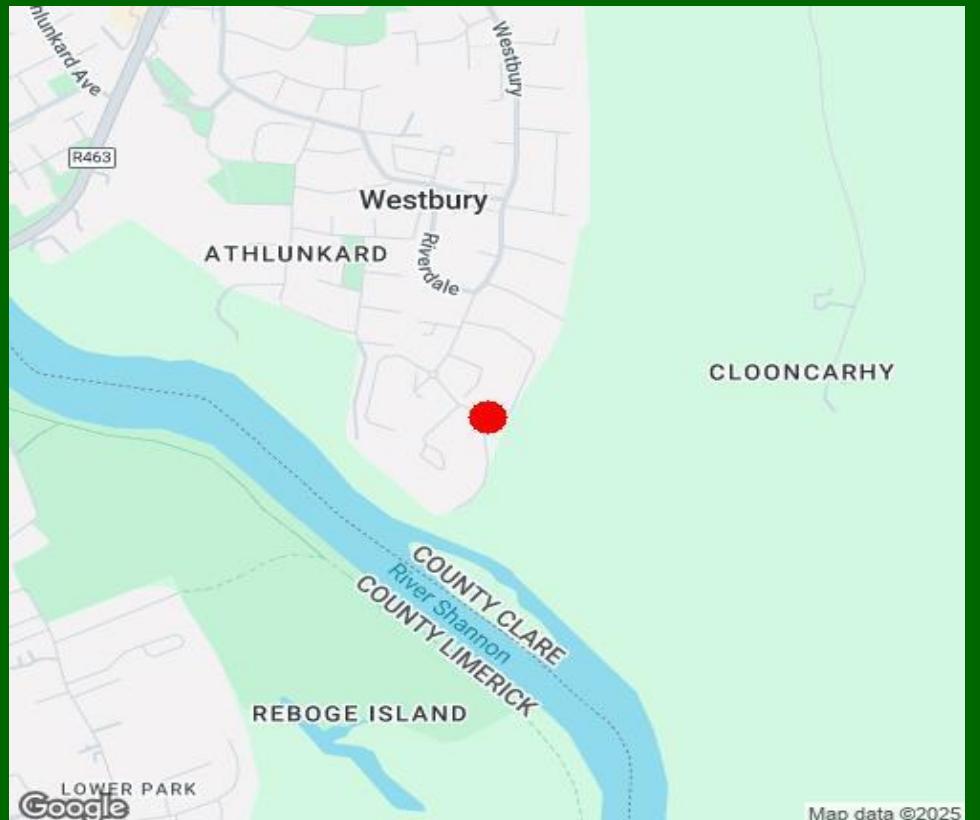
Fully tiled.

5.05m (16'7") x 6.01m (19'9")

Features:



- Good public transport connectivity to the central business and retail district of our vibrant city
- Very compact home at an attractive price point
- Excellent condition throughout
- Newly painted
- Gas fired central heating
- Fully alarmed
- Double glazed UPVC windows
- Inspection highly recommended
- Good off street parking



Property Directions:

Enter eircode V94X9VW 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

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