

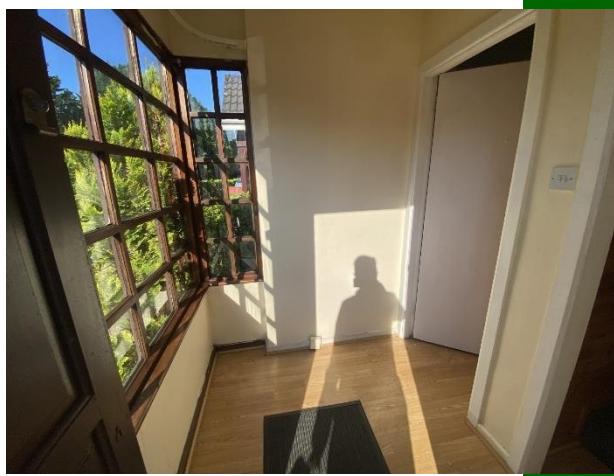


53 Oaklawn, Castletroy, Limerick.

V94 H52A



Guide Price
€290,000



GVM present to the market a prime investment opportunity located just across the road from the University of Limerick.



GVM announce to the market a hugely attractive investment opportunity. No 53 Oaklawns is a truly outstanding five bedroom semi detached residence located just 100 metres from the grounds of the famed University of Limerick and Plassey Technological Park. This property has enormous rental potential and is ideally laid out to accommodate five students or professionals. An owner occupier might also be attracted to a home in such a wonderful location on the periphery of this hugely popular estate. Local amenities include great local shopping centres, hotels, chic coffee shops, gyms, a recreation park and fantastic local walks and cycle lanes on the nearby riverbank. There is also tremendous primary and secondary schools in the vicinity together with easy access to the nearby Motorway. Corner site overlooking Plassey Road. Inspection of this bright and spacious home is very highly recommended.

Rooms:

Porch

Laminated flooring

1.08m (3'7") x 1.05m (3'5")

Lounge

Feature fireplace. Laminated flooring.

4.03m (13'3") x 4.03m (13'3")

Kitchen / Dining

Tiled flooring. Fitted units.

5.02m (16'6") x 3.02m (9'11")

Downstairs wc

Shower fitted and fully plumbed.

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

Downstairs bedroom 5

Double bedroom. Laminated flooring.

4.02m (13'2") x 2.08m (6'10")



Bedroom 1

Double bedroom. Built in wardrobes. Laminated flooring

3.02m (9'11") x 2.04m (6'8")

Bedroom 2

Double bedroom. Built in wardrobes. Laminated flooring.

2.05m (6'9") x 2.09m (6'10")

Bedroom 3

Double bedroom. Laminated flooring.

3m (9'10") x 2.03m (6'8")

Bedroom 4

Double bedroom. Laminated flooring.

2.09m (6'10") x 2.09m (6'10")

Main Bathroom

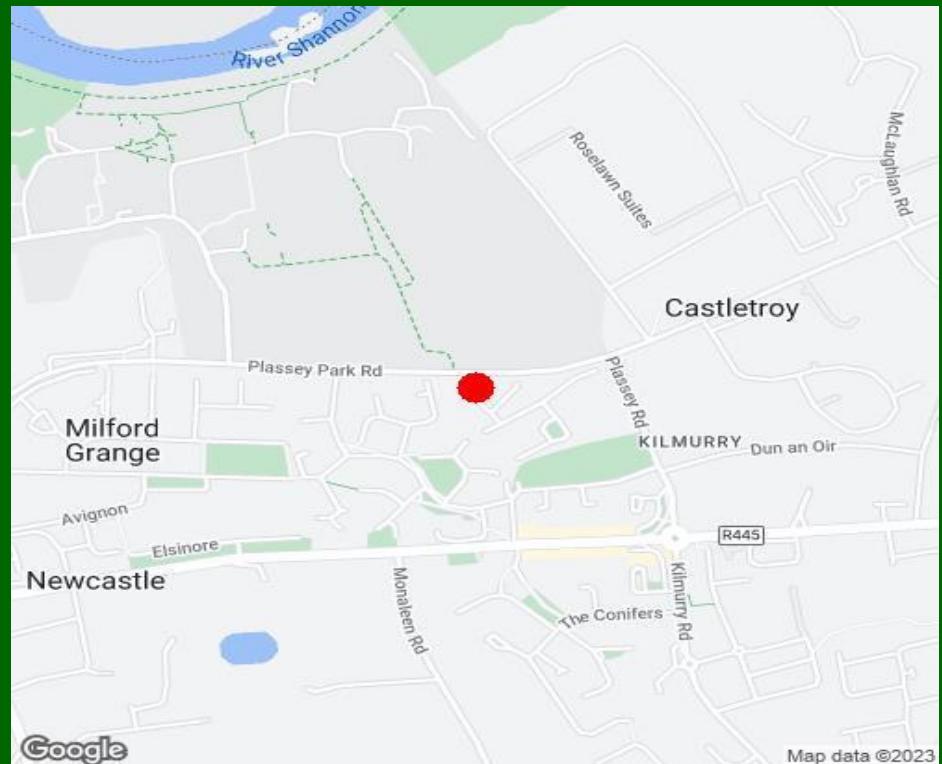
Fully fitted and tiled. Electric shower.

2m (6'7") x 8m (26'3")

Features:

- Corner site and overlooking Plassey Road
- Space to the side and rear to extend if required
- Gas fired central heating system. (New boiler)
- Five individual bedrooms
- Good decorative condition
- Contents included
- Just 2 minutes walk to the University grounds
- Tremendous investment opportunity with a proven rental return in this area
- Walking distance to shops, pubs, hotels, gyms
- Regular bus service nearby





Property Directions:

Enter Eircode V94H52A to your mobile device to bring you straight to the door of this property.

Agent Information:

Contact Tom Crosse Mobile :- 087-6470746

Email :- tomcrosse@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: kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email: tullamoreproperty@gvm.ie

