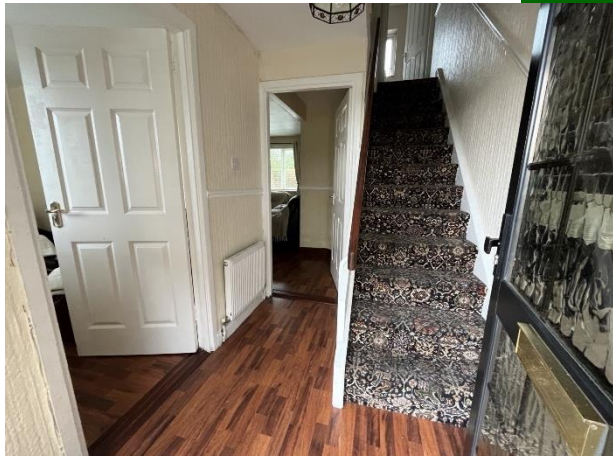




65 Colbert Ave, Janesboro, Limerick



Guide Price €220,000



GVM present to the market No 65 Colbert Ave, a very pleasant and compact two bedroom end of terrace residence situated in this popular, established and very convenient location just 10 minutes walk of the city centre.



GVM present to the market No 65 Colbert Ave, a very pleasant and compact two bedroom end of terrace residence situated in this popular, established and very convenient location just 10 minutes walk of the city centre. This well maintained home has well proportioned, bright, and spacious living and bedroom accommodation with enormous potential to develop and extend if required. Gas fired central heating and double glazed windows throughout. Good off street parking to the front of the property, a side entrance and enclosed low maintenance rear garden with concrete shed. Very attractive price point for first time buyers, right sizers or investors. Adjacent to schools, shops, public transport, great sporting facilities and Colbert Train & Bus Station. The Peoples Park and Roxboro Shopping Centre are all within very easy reach. Inspection of this sensibly priced home is very highly recommended.

Rooms:

Entrance Hallway

Laminated timber flooring,
1.08m (3'7") x 1.01m (3'4")



Living Room

Laminated timber flooring, front facing window
3.03m (9'11") x 2.02m (6'8")



Sitting Room

Laminated timber flooring fitted units, rear facing window, fireplace. 4.03m (13'3") x 3.09m (10'2")

Kitchen

Vinyl flooring, fully fitted eye and floor level units, tiled splashback, back door. 1.08m (3'7") x 2.08m (6'10")

Shower room

wc, whb, shower with power shower, rear facing window, vinyl flooring 1.05m (3'5") x 1.07m (3'6")





Bedroom 1

Laminated flooring, rear facing window, fitted wardrobe, 3.02m (9'11") x 3.03m (9'11")

Bedroom 2

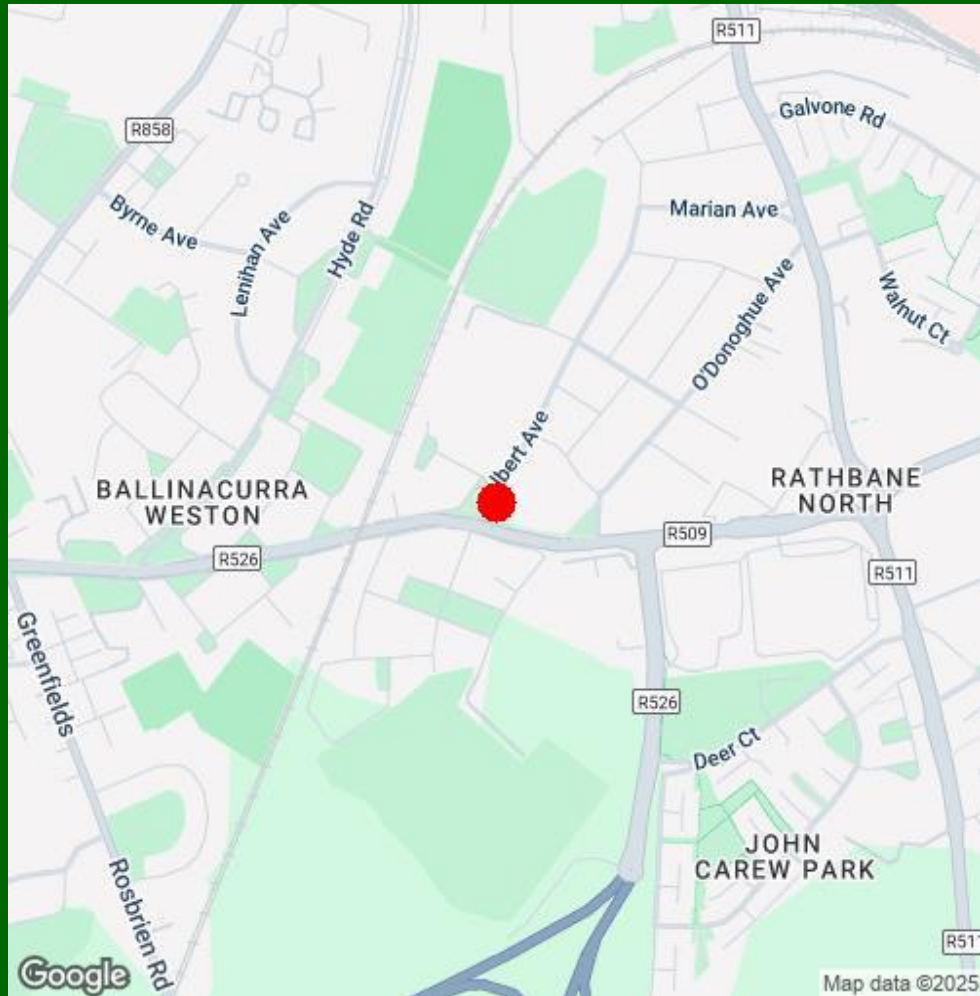
Laminated Timber flooring, 2 x front facing windows, fitted wardrobe 5.02m (16'6") x 3.02m (9'11")



Features:

- Gas Fired central Heating
- Double glazed windows
- Excellent condition throughout
- End of Terrace property with good off street parking
- Low maintenance rear garden with concrete shed
- Good BER rating C2
- Very central location
- Overlooks a green area
- Inspection recommended





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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