



79 Cois Rioga, Caherconlish, Co. Limerick
V94 EC5D



Guide Price
€395,000



GVM are delighted to bring to the market this hugely attractive, idyllic and conveniently located 4 bedroom detached residence positioned on the periphery of this much sought after development and in close proximity to Caherconlish.



This wonderful locality enjoys an array of excellent amenities including a supermarket, post office, primary school, a state of the art community centre together with wonderful sporting facilities. Limerick City is just 15 minutes drive with ease of access also to the University of Limerick and the Motorway. No 79 enjoys bright spacious and well proportioned living and bedroom accommodation and is an ideal home for owner occupiers, retirees or investors. Quiet cul de sac. Manicured and well maintained gardens front and rear. Generous off street parking. Superb general condition throughout. Inspection of this magnificent home is very highly recommended.

Rooms:

Entrance Hallway Tiled flooring. Storage under stairs. Recessed lighting.

Sitting Room Feature open fireplace. Carpet flooring. Decorative coving. Recessed lighting.

4.08m (13'5") x 4.07m (13'4")



Family Room Solid timber flooring. Feature coving. Double doors to kitchen. Feature open fireplace. Recessed lighting.

4.05m (13'3") x 3.07m (10'1")

Kitchen/ Dining Fully fitted kitchen. Rangemaster cooker. Quartz work tops. Decorative coving. Recessed lighting. 4m (13'1") x 5.08m (16'8")

Utility Room Tiled flooring. Decorative coving. Generous storage space. 3.04m (10'0") x 2.06m (6'9")

Toilet & WHB Tiled flooring. 1.02m (3'4") x 1.07m (3'6")

Bedroom 1 Double room. Carpet flooring. Recessed lighting. 4.04m (13'3") x 3.06m (10'0")

Bedroom 2 Double room. Carpet flooring. Recessed lighting. 3.02m (9'11") x 2.07m (6'9")

Main Bathroom Fully tiled. Triton electric shower.

3.03m (9'11") x 2.03m (6'8")





Bedroom 3 Double room. Carpet flooring. Recessed lighting. 3.03m (9'11") x 3m (9'10")

Bedroom 4 Master bedroom with en suite. Carpet flooring. Sliderobes. 3.06m (10'0") x 3.07m (10'1")

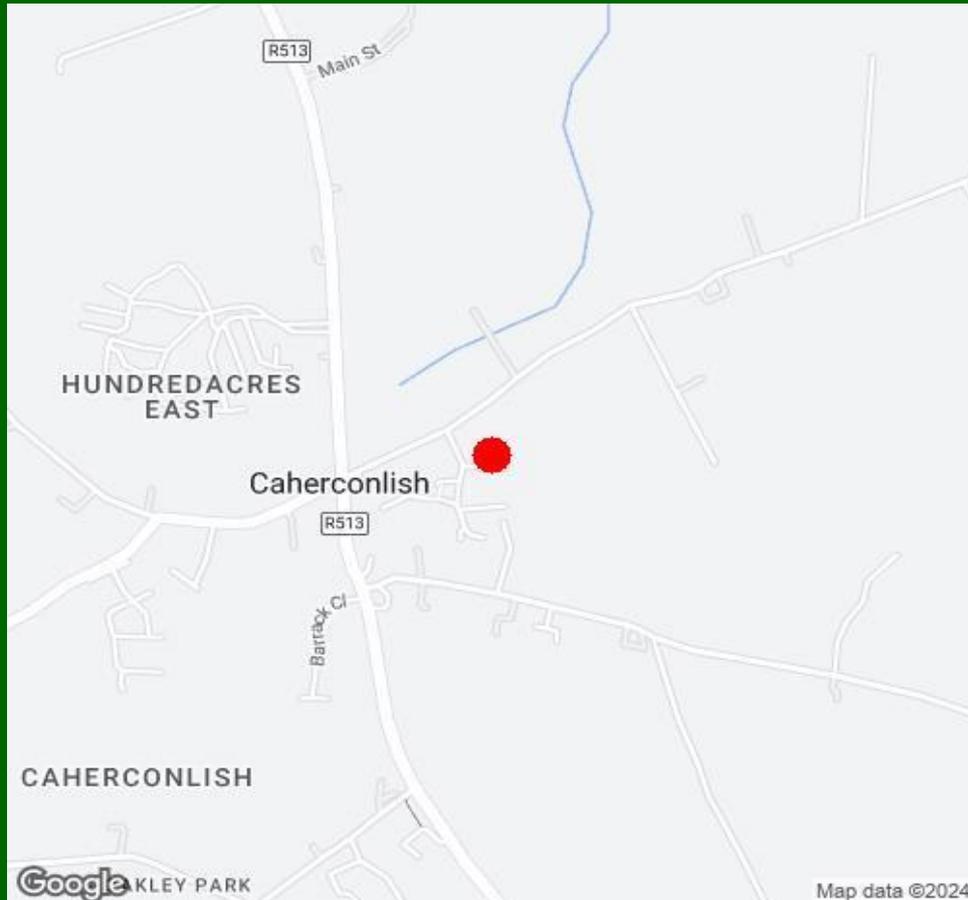
En suite Triton electric shower.
1.05m (3'5") x 2.07m (6'9")



Features:

- Not overlooked to rear.
- Located in cul de sac of all detached homes.
- Attic partially floored.
- Superb decorative condition.
- Oil fired central heating.
- Overlooking large green area
- Security alarm.
- Generous on site car parking and circulation area.
- Just a short walk to all village amenities.





Property Directions:

Enter the Eircode V94 EC5D into your mobile device to bring you directly to this property. GVM signs erected thereon.

Agent Information:

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Disclaimer

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PSRA Number: 002030