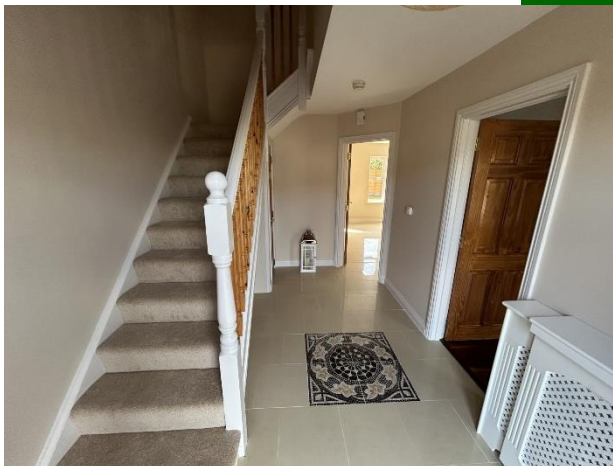




51 Ceol Na Habhann, Caherconlish,
Limerick



Guide Price €348,000





GVM are delighted to bring to the market this hugely attractive and well maintained 3 bedroom semi detached residence positioned in a quiet cul de sac in this much sought after development in close proximity to Caherconlish Village. No. 51 is very much in turn key condition, beautifully maintained and not overlooked to the rear. A really classy home with bright and spacious living and bedroom accommodation ideal for owner occupiers, investors or retirees. Generous off street parking. This very pleasant village 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. Quiet cul de sac. Constructed in 2005. Total Floor area: 126 sq. metres. Manicured and well maintained gardens front and rear. Superb B3 Energy rating which qualifies for a Green Mortgage. Superb general condition throughout. Inspection of this magnificent home is very highly recommended.



Rooms:

Entrance hallway Tiled flooring.

Kitchen Extended fitted kitchen. Marble splash back. Granite work top. Built in oven & hob. Patio door to rear. Integrated Fridge Freezer.

5.3m (17'5") x 5m (16'5")

Utility Fully plumbed. Tiled flooring.

2m (6'7") x 1.8m (5'11")

W.C W.c & whb. Fully tiled. Storage press.

1.6m (5'3") x 1.6m (5'3")

Storage press

Under stairs storage. Tiled flooring.



Sitting room Semi solid walnut floor. Bay window. T.V point. Feature marble fireplace.

4.6m (15'1") x 4.2m (13'9")

Walk in hot press

Bedroom 1 Solid oak flooring. Double built in wardrobes. En suite. Fully tiled. Triton electric shower.
4.3m (14'1") x 2.2m (7'3")

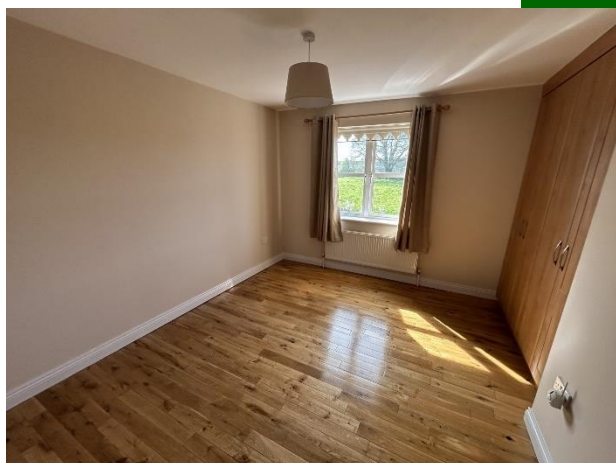
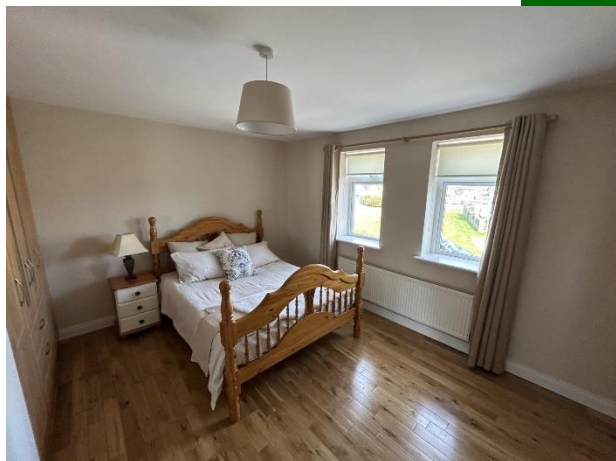
Bedroom 2 Double room. Double built in wardrobes.
3.6m (11'10") x 3.1m (10'2")

Bedroom 3 Double room. Built in wardrobes.
3.8m (12'6") x 3.7m (12'2")

Bathroom Fully tiled. Triton electric shower.
2.7m (8'10") x 1.9m (6'3")

Features:

- Oil fired central heating
- Garden shed
- Not overlooked to the rear
- Patio area to rear
- B3 energy rating
- Fully repainted
- New carpets on stairs and landing





Property Directions:

Enter eircode V94 W31X into 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 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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