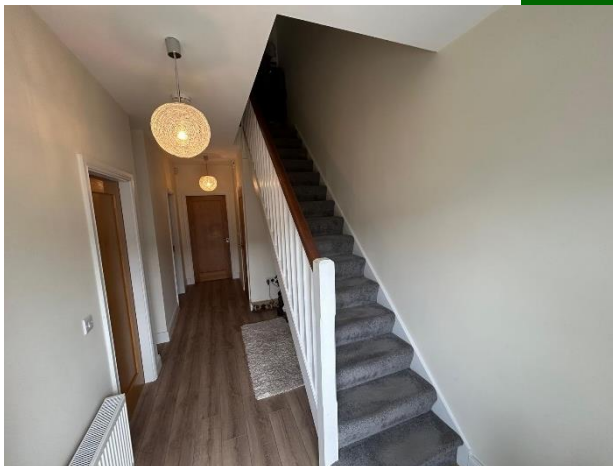




51 Cois Carrig, Clarina Village, Clarina,
Limerick



Guide Price €265,000



GVM are delighted to present to the market this spacious and bright two-bedroom mid-terraced home, No. 51, located within the much sought-after Cois Carraig Retirement Village, Clarina.

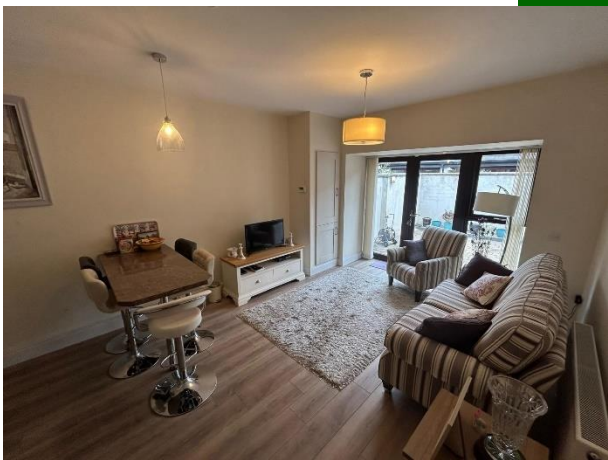


This is an ideal opportunity for a couple or individual looking to downsize to a secure, gated community surrounded by like-minded neighbours who share the same values and lifestyle requirements. The property is offered for sale in excellent decorative condition and benefits from a peaceful, meticulously maintained setting, while being within walking distance of Clarina Village and all its services and amenities. It also enjoys easy access to Limerick City Centre, the Crescent Shopping Centre in Dooradoyle, and the nearby motorway network just a 10-minute drive away.



This tastefully decorated home boasts a super B1 Energy Rating and well-proportioned accommodation throughout.

Viewing of this beautiful home is highly recommended to fully appreciate its quality, setting, and turnkey condition.



Rooms:

Entrance hallway

Laminated flooring. Alarm point.

6.5m (21'4") x 2.15m (7'1")

Kitchen/living room

Fully fitted kitchen. T.V point. Laminated flooring. Integrated units.

5.2m (17'1") x 3.7m (12'2")

Wet room

Fully tiled. Recessed lighting. Electric shower.

2.6m (8'6") x 2.1m (6'11")

Bedroom 1

Double room. Laminated flooring.

3.9m (12'10") x 3.7m (12'2")





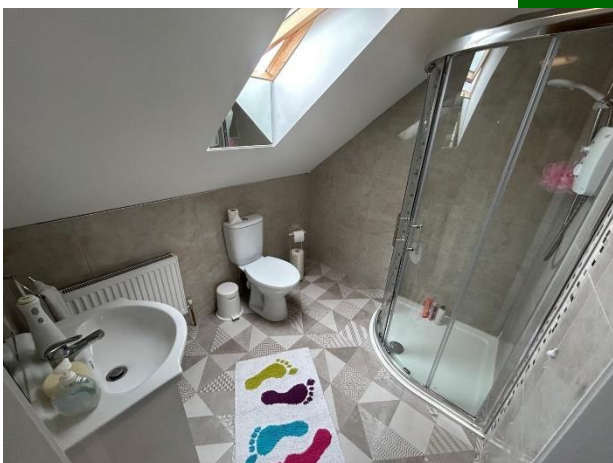
Bedroom 2

Double room. Carpet flooring. Electric shower. Built in wardrobe. En Suite. Fully tiled. Electric shower.

6.1m (20'0") x 4.9m (16'1")

Features:

- Fully alarmed
- B1 Energy Rating
- Gas fired central heating
- 9 Ft ceiling downstairs
- Within walking distance to Clarina village
- Gas boiler recently serviced
- Fully paved walled rear gardens





PSRA Number: 002030

Property Directions:

Enter Eircode V94 2O5Y into your mobile device to direct you straight to this property. GVM sign thereon.

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

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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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