



7 Springfields, Dooradoyle, Limerick
V94 N9DE



Guide Price
€395,000



GVM announce to the market an idyllic and beautifully presented four bedroom two storey detached residence situated in this much sought after and hugely popular and established development, enjoying bright, spacious and well laid out living and bedroom accommodation.



No 7 is in turnkey condition and very much a contemporary and modern home with inviting colour schemes complimented with soft furnishings and high quality fittings. This wonderful home is set in a quiet and established cul de sac of all detached houses, yet is within strolling distance of the abundance of amenities that Dooradoyle offers including The Crescent Shopping Centre, University Hospital Limerick, Raheen Industrial Estate, local Primary & Secondary Schools and an array of fantastic local sporting facilities. Limerick City and the nearby Motorway are also easily accessible. The location really is absolutely second to none. For those in search of a forever home inspection of this very desirable property is very highly recommended.

Rooms:

Entrance porch to bright inviting hallway

with porcelain tiled floor, decorative radiator cover and tiled wc & whb off

4.03m (13'3") x 2.02m (6'8")

Kitchen/dining/living

A beautifully appointed room overlooking the rear garden. Generous floor and eye level presses with counter top. Granite worktop. Solid fuel stove. Porcelain tiles. Integrated appliances.

9.03m (29'8") x 3.04m (10'0")

Utility

Fully plumbed with presses

2.06m (6'9") x 1.09m (3'7")

Lounge

Elegant room with feature gas fireplace and bay window. High grade semi solid flooring

4.01m (13'2") x 3.06m (10'0")

Study/TV room

Ideal for recreational or office use. High grade semi solid flooring.

4.02m (13'2") x 2.05m (6'9")



Bedroom 1 : Single with built in wardrobes

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

Bedroom 2 : Double room

4.01m (13'2") x 3.02m (9'11")

Bedroom 3 : Master with built in wardrobes. Fully fitted and tiled en suite off with electric shower.

4.06m (13'4") x 2.08m (6'10")



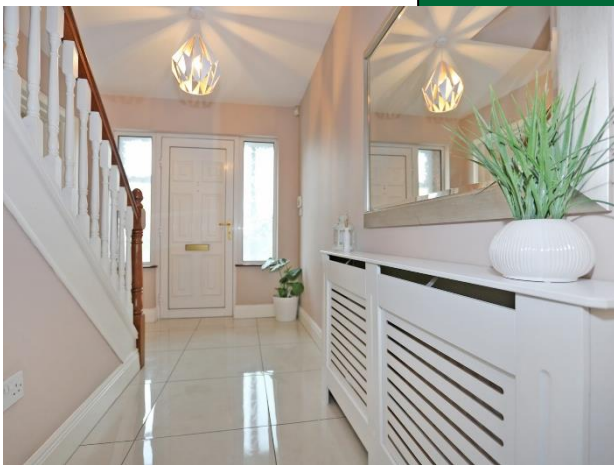
Bedroom 4 : -Double room

3.01m (9'11") x 2.06m (6'9")

Bathroom : - Beautifully fitted and tiled with jacuzzi bath

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

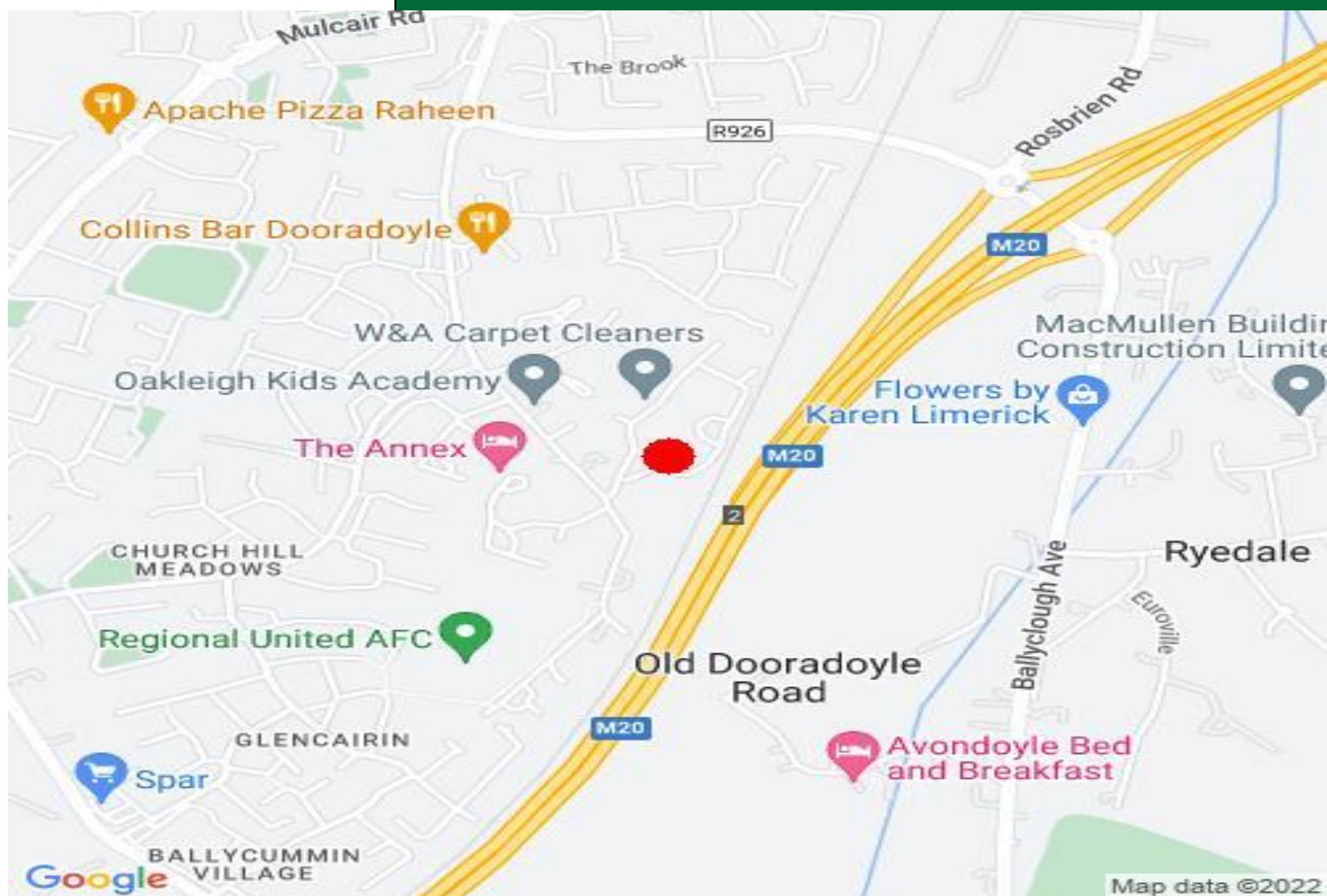
Garden Shed :- Decking in rear garden



Features:

- ✓ Really tastefully presented throughout
- ✓ Very well proportioned living and bedroom accommodation
- ✓ Established and quiet cul de sac
- ✓ Double glazed UPVC windows throughout
- ✓ Gas fired central heating system
- ✓ Good off street parking with double driveway
- ✓ Within 5 minutes drive of the Crescent Shopping Centre & The University Hospital
- ✓ Mature and well manicured gardens front and rear
- ✓ No. 7 oozes location location location
- ✓ Fibre broadband





Directions:

Enter Eircode V94 N9DE. GVM sign erected.

Agent Information

Tom Crosse

087 254 7717

tomcrosse@gvm.ie



PSRA Number: 002030

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:
killmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road
Tullamore, Co. Offaly

Phone:
(057)9321196
Email:
tullamoreproperty@gvm.ie