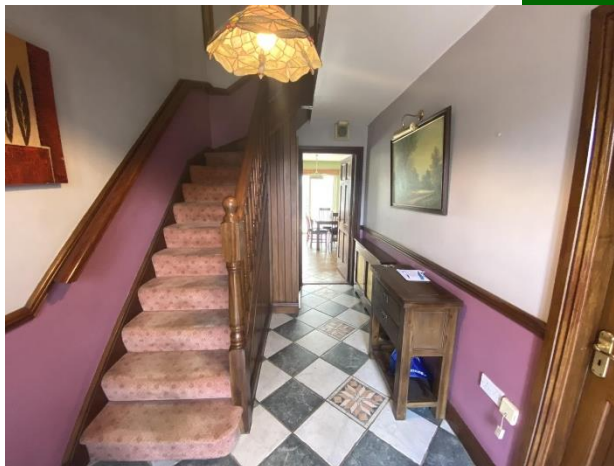




13 Ballinvoher, Father Russell Road,
Dooradoyle, Limerick



Guide Price €495,000



GVM Auctioneers are delighted to announce to the market this well presented four bedroom two story detached residence situated in the much sought after and established location just off Father Russell Road. Ballinvoher is a hugely popular low density development positioned in a prime location, close to many amenities which include the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, and Mungret Recreation Park.



Father Russell Road is very easily accessible with convenient access onto the M7 and N20 Motorway, and it is also serviced by public transport with a bus stop located within just a few hundred metres away. There are numerous chic cafes, restaurants, and welcoming bars all within a very short distance together with superb Primary and Secondary Schools and wonderful local sporting facilities and gyms. This property really oozes location, location, location!

Accommodation is bright, well proportioned and spacious comprising of an entrance hallway, three reception rooms, a bright and modern kitchen/dining area, conservatory and a guest WC on the ground floor. The first floor comprises four bedrooms (master en suite) and a main bathroom. Good off street parking. No rent cap or chain. Viewing of this exceptional home is very highly recommended.

Rooms:

Entrance Hallway Tile flooring. WC and whb off.

4.07m (13'4") x 2.02m (6'8")



Lounge Maple Flooring. Solid fuel stove. Feature fireplace. Coving. Bay window.

6.09m (20'0") x 4.02m (13'2")

Dining room Timber flooring

4.03m (13'3") x 3.01m (9'11")



Kitchen / Dining room Tiled flooring. Generous floor and eye level presses

6m (19'8") x 4.03m (13'3")

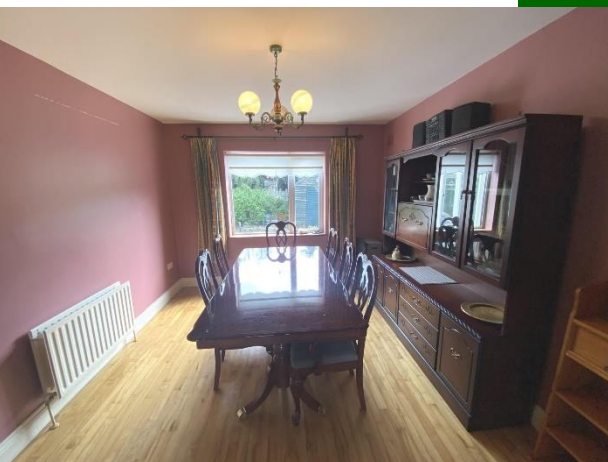
Plumbed utility Gas boiler

Garage converted to 5th bedroom / Office/ Utility

4.01m (13'2") x 2.05m (6'9")

Conservatory Tiled flooring

3.07m (10'1") x 3.01m (9'11")





Bedroom 1 Double bedroom with built in wardrobes. Solid wood flooring. 3.01m (9'11") x 2.05m (6'9")

Bedroom 2 Double bedroom with built in wardrobes. Solid wood flooring. 3.08m (10'1") x 2.05m (6'9")

Bedroom 3 Master bedroom with built in wardrobes. Solid wood flooring. Ensuite - Fully fitted, Electric shower. 4.07m (13'4") x 3m (9'10")

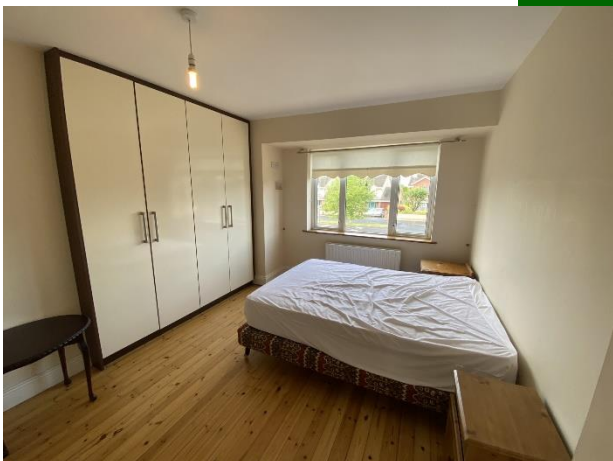


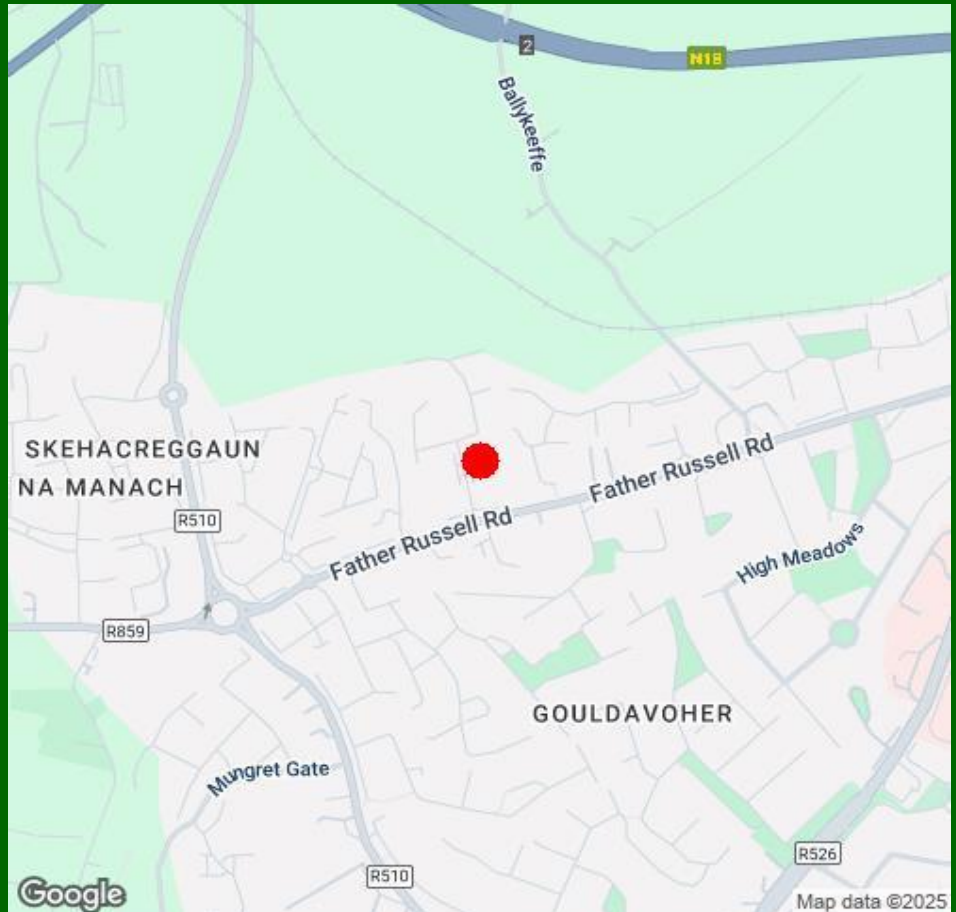
Bedroom 4 Single bedroom. Built in wardrobes. Solid wood flooring. 2.09m (6'10") x 2.04m (6'8")

Bathroom Fully fitted and tiled. Bath
2m (6'7") x 1.08m (3'7")

Features:

- Gas fired central heating system
- Double glazed UPVC windows
- Security alarm
- Side entrance
- Walled in front and rear garden with cobbled driveway
- Truly superb location
- Very established and low density development
- Racefield Commercial Centre is immediately adjacent
- Some green area to the front and very generous circulation space in this limited development
- Sensible price point





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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