



Bunclody, Fr Russell Road, Limerick V94
WP2V



Guide Price €450,000



GVM Auctioneers are delighted to announce to the market this centrally located three bedroom detached residence situated in the much sought after and hugely popular and established location of Father Russell Road. Bunclody oozes location location location adjacent 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 served by public transport with a bus stop located within just 200 metres. There are numerous cafes, restaurants, and bars all within a very short distance together with superb Primary and Secondary Schools and wonderful local sporting facilities and gyms.



Accommodation comprises of an entrance porch, entrance hallway, two spacious reception rooms, a bright and modern kitchen/dining area, utility room, three bedrooms, main bathroom and en-suite, Very generous circa 0.5 st acre site. Mains water and sewerage.

Externally the property has superb off street parking with lawn area to the front with garage. The property has two patio areas and large rear garden with apple trees.



Ready for immediate occupation. Viewing is highly recommended.

Rooms:

Entrance PorchTiled flooring

1.08m (3'7") x 0.08m (3")

Entrance hallCarpet flooring, coving

3.08m (10'1") x 1.07m (3'6")

Living RoomCarpet flooring, bay window, feature fireplace with open fire, coving

4.06m (13'4") x 3.05m (10'0")

Inner hallwayCarpet flooring, stira to attic

0.09m (4") x 4.09m (13'5")

Sitting roomCarpet flooring, solid fuel stove, hotpress

3.02m (9'11") x 3.04m (10'0")





Kitchen/dining Room

Tiled flooring, vaulted timber ceiling with velux windows and recessed lighting, fully fitted kitchen, tiled splash back, patio doors to rear garden

3.04m (10'0") x 6.01m (19'9")



Bedroom 1

Carpet flooring, bay window, fitted wardrobes, with en-suite 4.06m (13'4") x 3.06m (10'0")

En-Suite wc. whb. shower with electric shower,

Bedroom 2 Carpet flooring, fitted wardrobes, 3m (9'10") x 3.05m (10'0")



Bedroom 3 Timber flooring fitted wardrobes

2.06m (6'9") x 2.03m (6'8")

Shower room With shower, wc & whb. Power shower. All fully tiled 2.04m (6'8") x 1.08m (3'7")

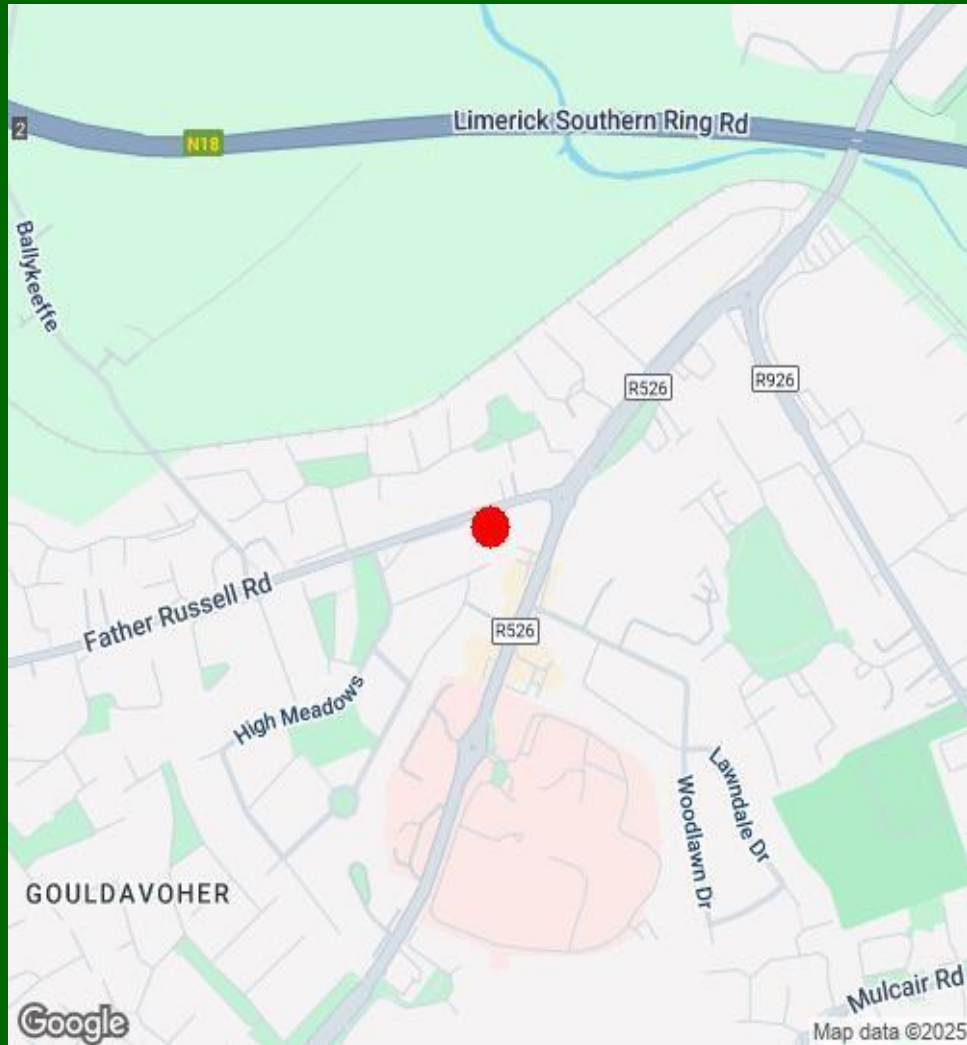
Garage attached With up and over door, power points and shelving

4.01m (13'2") x 2.09m (6'10")



Features:

- Oil fired central heating
- Double glazed windows throughout
- Ber rating E1
- Large private site
- Class location
- A home with great potential
- May have potential for commercial use also
- Very short walk to all the fantastic local amenities



Agent Information:

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Disclaimer

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