



138D Fortview Drive, Ballinacurra,  
Limerick



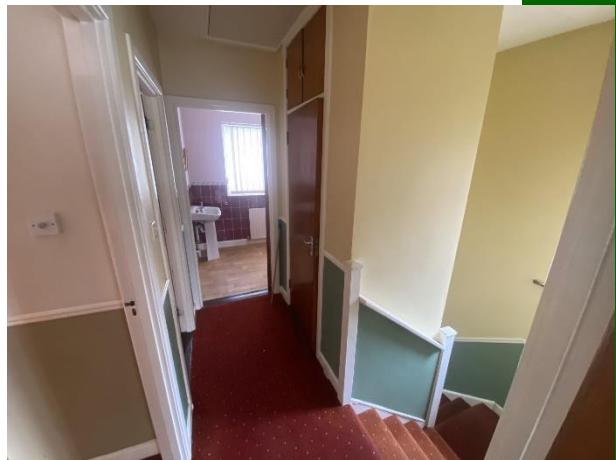
**Guide Price**  
**€280,000**



When it comes to location this three bedroom semi detached home offers all that is good about convenient living enjoying all the advantages of been just 15 minutes walk from Limerick City Centre.



This bright spacious home nestles in a mature and well established neighbourhood in close proximity to The Mary Immaculate College, The Crescent Shopping Centre, excellent quality Primary and Secondary Schools, Ballinacurra Neighbourhood Commercial Centre, very pleasant Coffee Shops and Restaurants and Sporting facilities such as The Catholic Institute (Tennis, Squash & Hockey Club) and Ballinacurra Gaels GAA Club. This home has the benefit of rear access and a south facing rear garden. The living and bedroom accommodation is bright, spacious and very well proportioned. In need of some modernising but a property with much potential. Ideal for owner occupier or investor. Inspection is very highly recommended.



#### **Rooms:**

#### **Entrance hallway**

Timber flooring



#### **Sitting room**

Feature open fireplace. Coving surround. Built in units.

3.03m (9'11") x 3.05m (10'0")



#### **Dining room**

Laminated flooring. TV point.

3.09m (10'2") x 3.03m (9'11")

#### **Kitchen**

Fitted kitchen. Timber flooring

3.01m (9'11") x 2.08m (6'10")

#### **Bedroom 1**

Double bedroom. Laminated flooring.

2.07m (6'9") x 3.01m (9'11")

#### **Bedroom 2**

Double bedroom. Carpet flooring. Built in wardrobes,

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

#### **Bedroom 3**

Double room. Laminated flooring. Built in wardrobes.

3.01m (9'11") x 3.04m (10'0")



### Bathroom

Fully fitted and partly tiled  
2.08m (6'10") x 1.07m (3'6")

### Features:



- Oil fired central heating



- Double glazed uPVC windows



- Detached shed to rear

- Large corner site

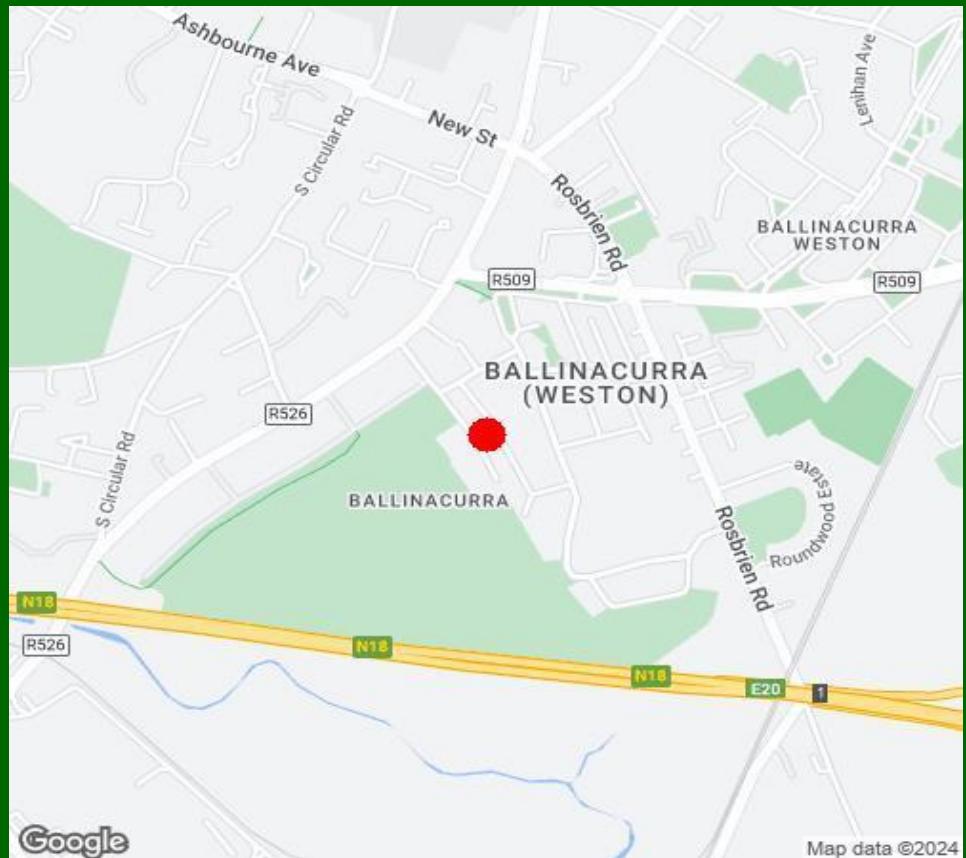
- Stira attic stair case

- Close proximity to city centre

- Public transport nearby

- Walking distance to crescent shopping centre  
& Mary Immaculate College

- A home that really oozes location location  
location



### Property Directions:

Enter eircode V94HF61 to your mobile device to direct straight to this property.

### Agent Information:

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

**Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@gvm.ie)**

#### 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.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email: [kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email: [tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)

