



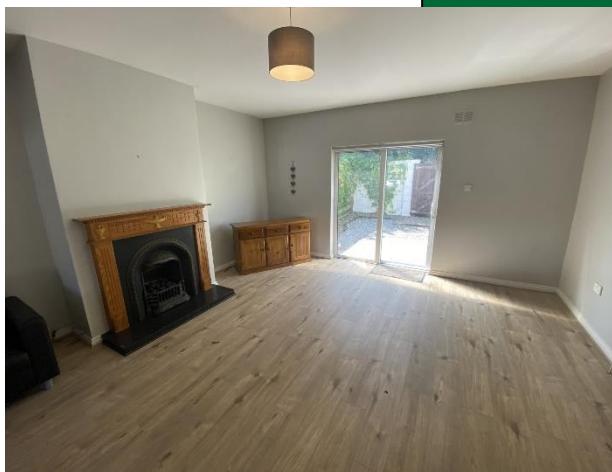
18 The Square, Annacotty, Limerick V94  
R5T8

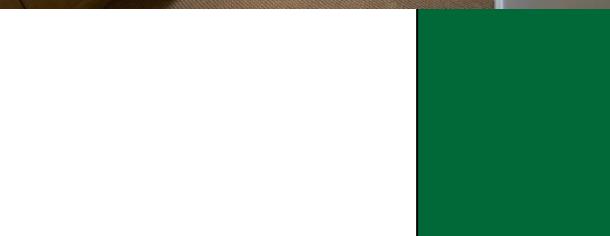
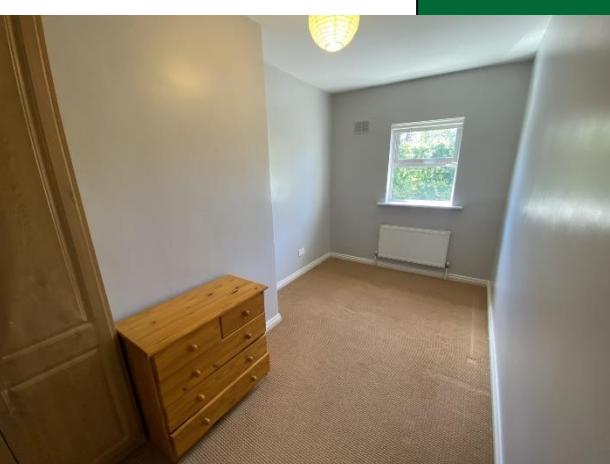


Guide Price  
€195,000



Announcing to the market a three bedroom mid terraced two storey property, very conveniently located in the hub of Annacotty Village and maintained in excellent condition throughout





This compact home is ideal for first time buyers, investors or retirees pitched at a very attractive and affordable price point and enjoys well proportioned living and bedroom accommodation together with pedestrian rear access. No.18 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Shopping Centre and Recreation Park, Castletroy College, Primary Schools, an array of top class sporting amenities together with all that is good about the shops, pubs and restaurants in the picturesque village of Annacotty. This is truly a wonderful opportunity to acquire a well maintained home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. A home that really oozes location location location. Inspection of this exceptional property is very highly recommended

## Rooms:

Entrance hall

Sitting room

Laminate floors and patio doors

5.06m (16'7") x 4.07m (13'4")

Kitchen

Fully fitted with generous floor and eye level presses.  
Laminate floor.

3.08m (10'1") x 2.07m (6'9")

Bedroom 1

Double with built in wardrobes

4.05m (13'3") x 2.03m (6'8")

Bedroom 2

Master with built in wardrobes. Fully fitted en suite off with electric shower. 2.1 x 0.9

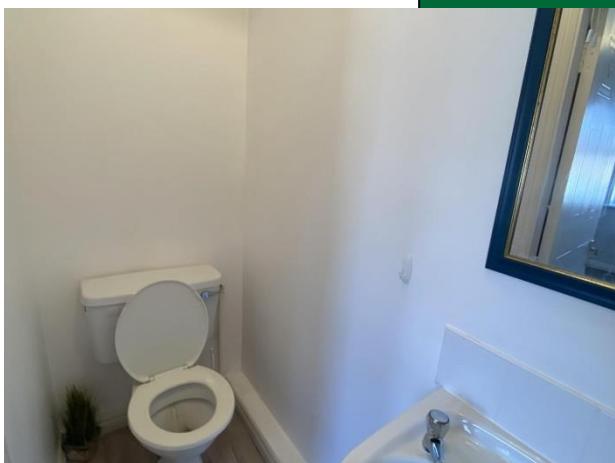
3.08m (10'1") x 2.07m (6'9")



### Bedroom 3

Single with built in wardrobes

3.03m (9'11") x 2.03m (6'8")



### Main bathroom

Fully fitted and tiled with electric shower

2m (6'7") x 1.08m (3'7")



### Features:

- ✓ Good communal parking in the square
- ✓ Just a very short walk to all village amenities
- ✓ Five minutes drive to University of Limerick
- ✓ Beautiful and tranquil walks along the banks of the local Mulcair River
- ✓ Regular local bus service to Limerick City, The University and Dublin
- ✓ Very attractive price point
- ✓ Turnkey condition
- ✓ En suite in master bedroom
- ✓ UPVC windows
- ✓ Gas fired central heating (New boiler)





### Directions:

Enter Eircode V94 R5T8 in your mobile device. GVM sign erected. This property nestles in a quiet corner in the main square.

### Agent Information

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**GVM**  
AUCTIONEERS

PSRA Number: 002030