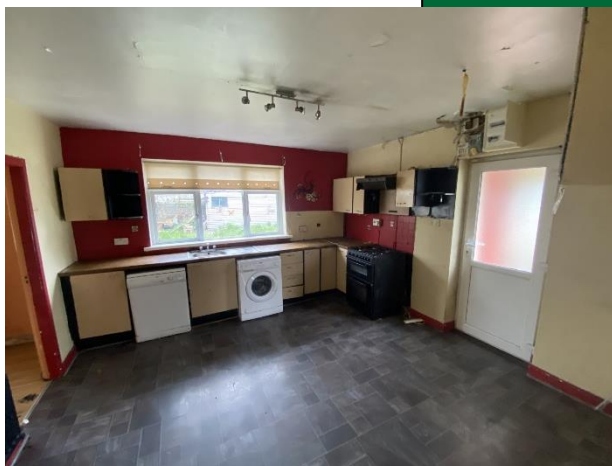




Hillside, Marian Drive, Roxboro Road, Limerick



Guide Price €198,000



GVM present to the market this four bedroom semi-detached residence situated in this hugely popular, established and very convenient location which is within just 10 minutes walk of the city centre.



This very well-maintained home has well-proportioned, bright and spacious living and bedroom accommodation and has enormous potential to develop and extend if required. An idyllic home for first time buyers, retirees or investors at a very attractive price point. Adjacent to schools, shops, public transport, great sporting facilities, Colbert Station, The Motorway and Roxboro Shopping Centre. Inspection of this very attractive home is very highly recommended.

Rooms:

Entrance hallway

Laminated flooring. Telephone point.

Kitchen

Tiled flooring. Fully fitted kitchen.

4m (13'1") x 4m (13'1")

Sitting room

Laminated flooring. TV point.

3.06m (10'0") x 4.02m (13'2")

Family room

Laminated flooring. Built-in units.

3.09m (10'2") x 4.04m (13'3")

Bedroom 1

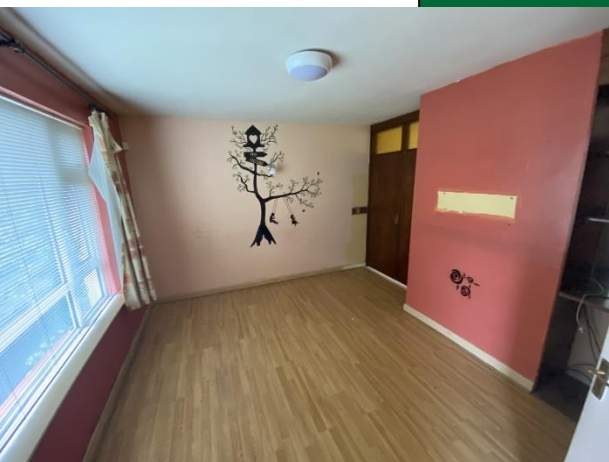
Double room. Laminated flooring. Built-in wardrobes.

2.07m (6'9") x 3m (9'10")

Bedroom 2

Double room. Carpet Flooring. Built-in wardrobes.

3.08m (10'1") x 3.02m (9'11")





Bedroom 3

Laminated flooring. Built-in wardrobes.

2.06m (6'9") x 3.03m (9'11")

Bedroom 4

Double room. Carpet flooring.

2.06m (6'9") x 3.02m (9'11")



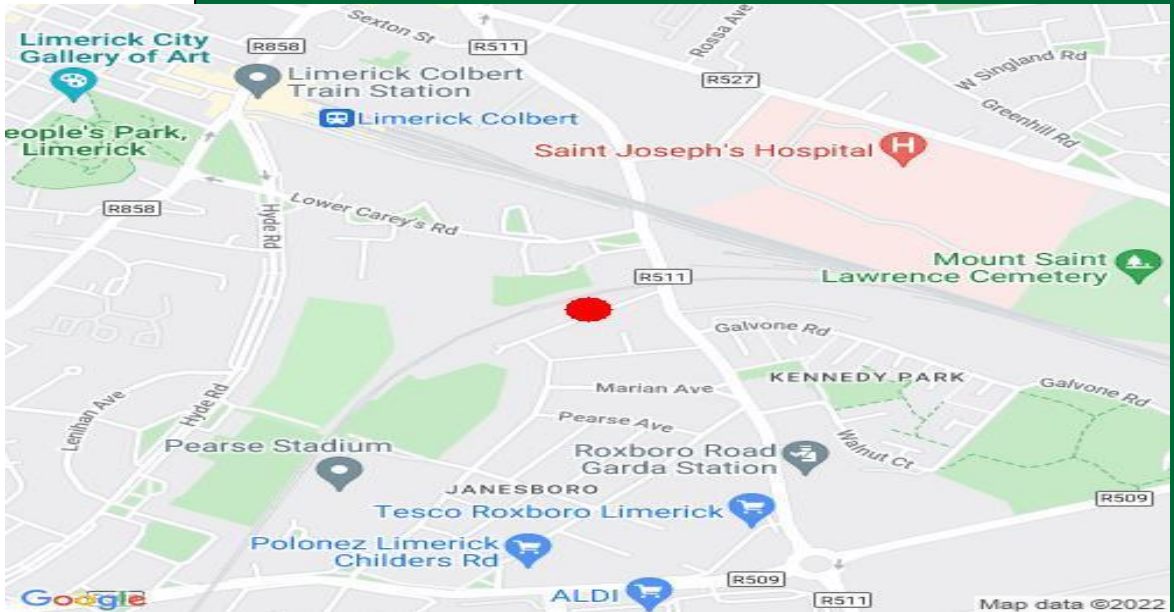
Bathroom

Toilet, whb, bath. Separate shower unit.

2.04m (6'8") x 3.01m (9'11")

Features:

- ✓ Must be seen to be appreciated
- ✓ Bright and spacious living and bedroom accommodation
- ✓ High potential and within walking distance to Limerick City
- ✓ Very established, settled and hugely popular residential area
- ✓ Gas fired central heating
- ✓ Double glazed UPVC windows
- ✓ Good off street parking
- ✓ Enclosed rear garden
- ✓ Public transport nearby



Directions:

Enter Eircode V94PNW6 to your mobile device to bring you straight to the door of this property. GVM sign thereon.



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