



10 Derravarragh Road,
Caherdavin Park, Limerick



Guide Price €350,000



GVM Auctioneers are delighted to present this spacious four-bedroom semi-detached home ideally situated in a sought-after residential area. No 10 is within walking distance of excellent national and secondary schools, LIT, Thomond Park, The Jetland Shopping Centre, and Ennis Road Retail Park, making it a highly convenient and desirable location.



There is also public transport at your doorstep together with an array of gyms, restaurants, chic coffee shops, hotels and sporting amenities. Caherdavin Primary School is just 3 minutes walk.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious full length reception room. The kitchen offers ample storage and dining space with utility and downstairs bathroom off. Garage with up and over door.

Upstairs, the accommodation consists of four well-proportioned bedrooms, two of which are doubles, along with a main family bathroom. The property benefits from Oil Fired Central Heating (OFCH) and double-glazed windows.

Externally, the home features a driveway and lawn area to the front, while the rear boasts a very substantial enclosed garden.

This property presents an excellent opportunity for first-time buyers, families, right sizers or investors looking for a well-located home with great potential.

Viewing is highly recommended

Rooms:

Entrance Porch

Entrance Hall Laminated timber flooring, carpeted stairs
5.01m (16'5") x 2.06m (6'9")

Living/Dining Room Laminated timber flooring, fitted units, fireplace with open fire, wall light, large front and rear facing windows
7.07m (23'2") x 3.07m (10'1")

Kitchen Fitted units, rear facing window
4.02m (13'2") x 2.07m (6'9")

Garage Up and over garage door.
4.09m (13'5") x 2.07m (6'9")

Bedroom 1 Single, laminated timber flooring
3.02m (9'11") x 2.04m (6'8")





Bedroom 2 Double Laminated timber flooring fitted wardrobe.

3.02m (9'11") x 2.04m (6'8")

Bedroom 3 Double, Laminated timber flooring fitted wardrobes 3.06m (10'0") x 3.02m (9'11")

Bedroom 4 Single, fitted wardrobes

3.02m (9'11") x 2.04m (6'8")



Main Bathroom

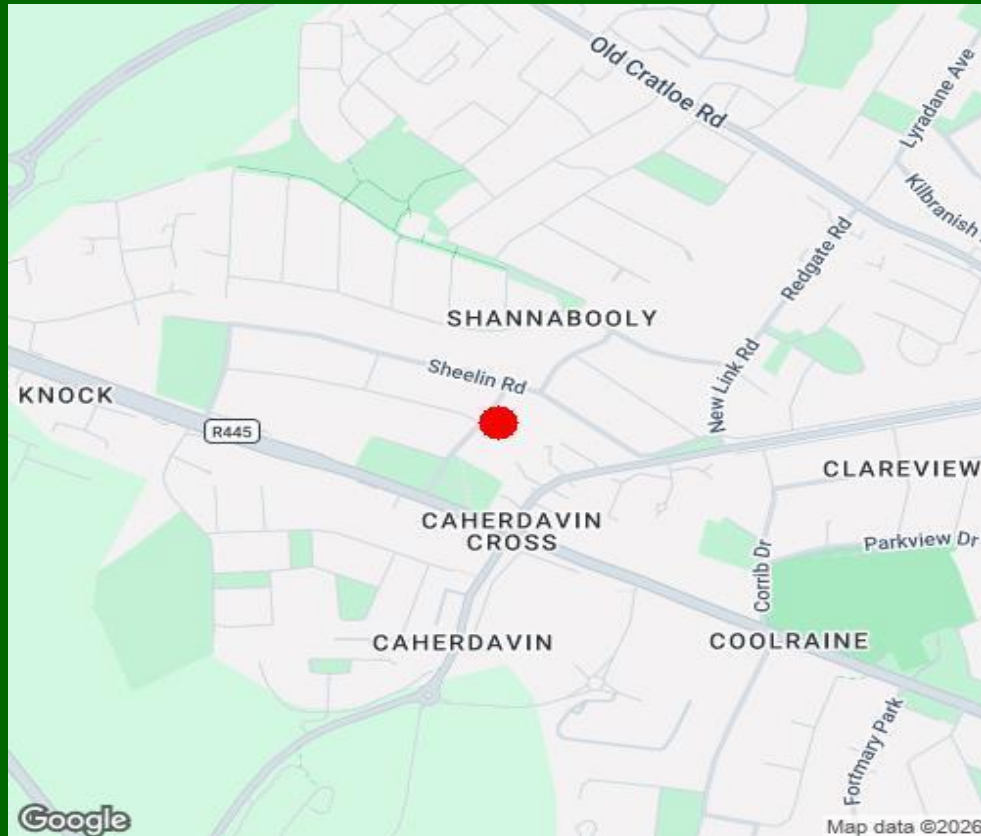
Fully tiled, wc, whb, bath, electric shower.

1.07m (3'6") x 1.07m (3'6")

Features:

- Bright and well proportioned living and bedroom space
- Oil fired central heating system. (New burner)
- Double glazed UPVC Windows
- Very substantial and private rear garden
- All local amenities at your doorstep
- Regular bus services
- Very easy access to Shannon Airport
- TUS Moylish Campus just 10 minutes walk
- Attractive price point





Property Directions:

Enter Eircode V94 HP6N to your mobile device

Agent Information:

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Disclaimer

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