



48 Garryglass Avenue, Ballinacurra
Weston, Limerick



Guide Price €198,000



GVM are delighted to announce to the market this well-presented 3-bedroom property at 48 Garryglass Avenue, this property offers a comfortable and inviting living space. Perfect for families or first-time buyers. The property boasts, a spacious, light-filled living room, ideal for relaxing or entertaining. A welcoming, bright kitchen with storage space and work space, perfect for preparing meals.



Modern downstairs shower room, newly fitted, offering convenience and modern comfort.

Three bright & airy bedrooms, generously sized filled with natural light, providing a peaceful retreat for all. The property also features an enclosed rear garden, with sheds perfect for storing.

48 Garrylass Avenue is conveniently located near Lidl, making shopping a breeze. The property is close to Our Lady of Lourdes Church, and just a short distance from Young Munster RFC and Ballinacura Gaels GAA Club for sports enthusiasts.

Enjoy the outdoors with Baggot Estate Nature Park nearby. Roxboro Shopping Centre is just a short walk away for all your shopping needs. La Cheile National School is within easy reach for families with school-going children. Public transport nearby and just 15 minutes walk to the city centre. Don't miss the opportunity to make this lovely house your new home! Contact us today to arrange a viewing.



Rooms:

Entrance hallway

Laminated flooring. Storage under stairs.

4.3m (14'1") x 0.09m (4")

Living room

Laminated flooring.

3.2m (10'6") x 3m (9'10")



Kitchen/Dining room

Laminated flooring. Feature fireplace. Back door to rear garden.

3.6m (11'10") x 3.2m (10'6")

Shower room

Triton electric shower. W.C & WHB. Fully tiled.

2.4m (7'10") x 1.8m (5'11")



Bedroom 1

Carpet flooring.



2.7m (8'10") x 2.4m (7'10")

Bedroom 2

Laminated flooring.

3.1m (10'2") x 2.4m (7'10")

Bedroom 3

Laminated flooring.

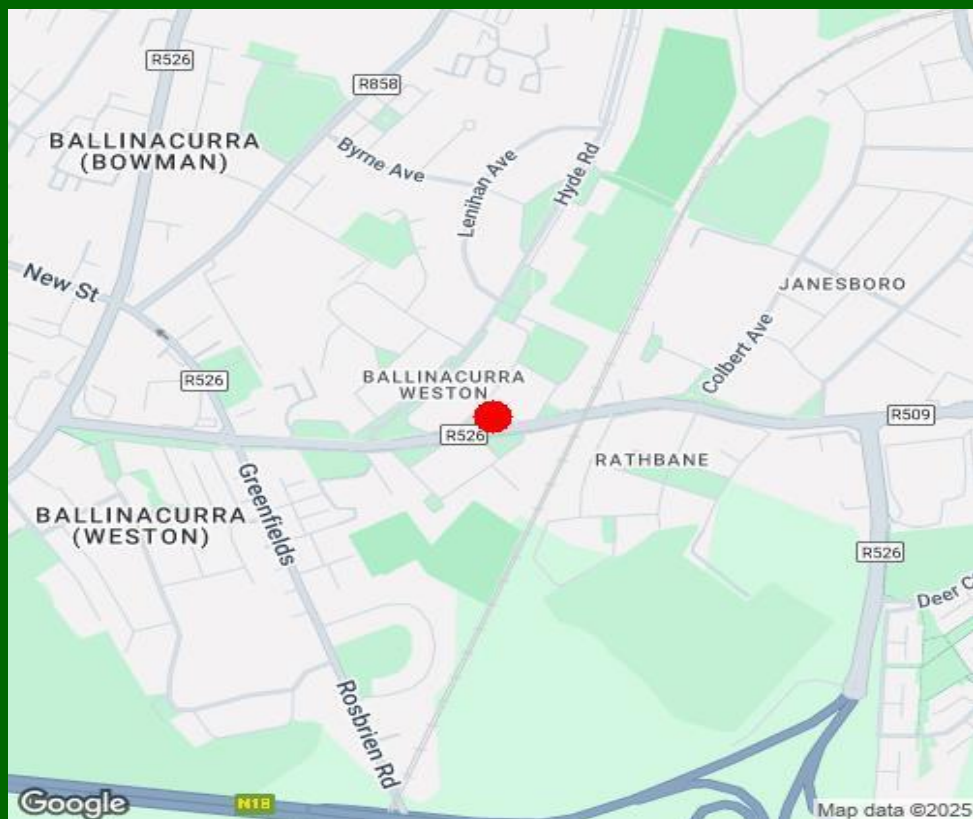
4.1m (13'5") x 3.1m (10'2")



Features:

- Gas fired central heating
- Double glazed uPVC windows
- Side gate access





Property Directions:

Enter eircode V94 XN2K into your mobile device to direct you straight to this property.

Agent Information:

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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.

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