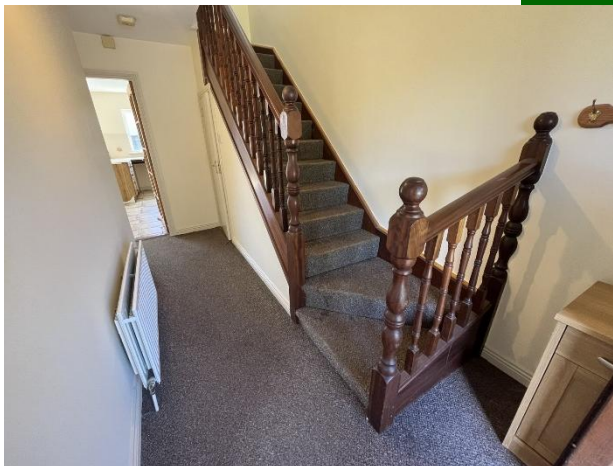




18 Meadow Springs, Clareview Limerick



Guide Price €345,000



GVM are delighted to bring to the market this superb four bedroom semi-detached residence (in need of some refurbishment) which is located in the Meadow Springs Development just off the Ennis Road.



GVM are delighted to bring to the market this superb four bedroom semi-detached residence (in need of some refurbishment) which is located in the hugely popular and centrally located Meadow Springs Development just off the Ennis Road. This home enjoys bright, spacious, and well proportioned living and bedroom accommodation and is ideal for owner occupiers, right sizers or investors. The popularity of the area can partly be attributed to its close proximity to many great landmarks including Limerick Institute of Technology, the Jetland Shopping Centre, the University Maternity Hospital, Medical Centres, supermarkets and banks. The vicinity is also very well serviced with high profile primary and secondary schools. Sport is synonymous with Limerick and the Ennis Road in particular. Indeed, the Ennis Road is home to the Gaelic Grounds, the state of the art home of Limerick GAA. If you continue past the Gaelic Grounds, one comes across the famous Na Piarasigh GAA club. Along the Ennis Road, the Limerick Lawn Tennis Club is prominently located and of course the iconic Thomond Park is just a few minutes` walk away.



Inspection of this very fine property is very highly recommended.



#### **Rooms:**

##### **Entrance Hall**

Carpet flooring, downstairs wc  
15'0" (4.57m) x 6'7" (2.01m)

##### **Living room**

Laminated flooring, window, double doors to Kitchen/dining room, feature fireplace with gas fire  
18'3" (5.56m) x 13'9" (4.19m)

##### **Kitchen/Dining Room**

Laminated flooring in dining area, tiled flooring in Kitchen area, fitted units, tiled splashback, window, patio doors to rear garden  
20'6" (6.25m) x 14'5" (4.39m)





### **Understairs W.C**

w.c. w.h.b., laminated flooring

### **Bedroom 1**

Carpet flooring, window, fitted wardrobes, en-suite off  
11'2" (3.4m) x 12'6" (3.81m)

### **En-Suite**

wc, whb, laminated flooring, shower.



### **Bedroom 2**

Carpet flooring, window, fitted wardrobes  
9'2" (2.79m) x 12'6" (3.81m)

### **Bedroom 3**

Carpet flooring, window, fitted wardrobes.  
11'2" (3.4m) x 11'2" (3.4m)



### **Bedroom 4**

Carpet flooring, window, fitted wardrobe.  
9'3" (2.82m) x 10'9" (3.28m)

### **Main Bathroom**

wc, whb, bath, tiled flooring, new electric shower.  
6'2" (1.88m) x 7'7" (2.31m)

### **Landing**

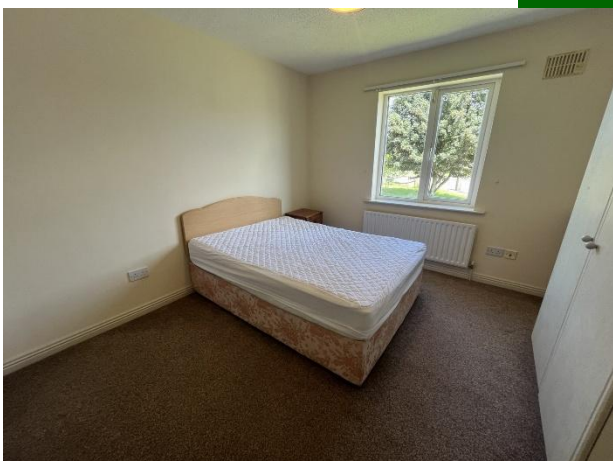
Carpet flooring area with access to spacious hot press,  
light tunnel to velux window.

### **Attic**

Partially floored with some shelving area for storage.

### **Features:**

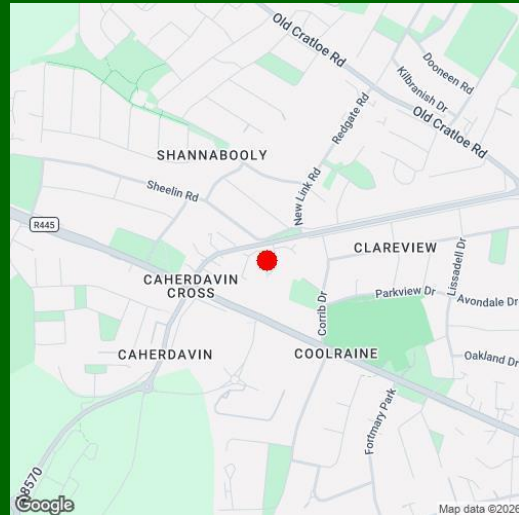
- Superb 4 bedroom semi-detached
- Gas Fired Central Heating with modern condensing boiler
- Double Glazed Windows Throughout



- Good BER B3
- Located in a hugely popular residential development
- Spacious living and bedroom accommodation
- Patio area in rear garden
- Approx 124 sq.m

### Property Directions:

Enter V94T22P to your mobile device.



### 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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