



64 Glanntán, Golf Links Road,
Castletroy, Limerick



Guide Price €285,000



GVM are delighted to bring to the market this truly superb 3 bedroom duplex residence. This ideally located home has very well proportioned and bright living and bedroom accommodation and is very much in turn key condition.



No 64 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy Golf Club, Castletroy College, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a beautifully maintained home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Perfect opportunity also for first time buyers, investors or those wishing to right size. Inspection of this exceptional property which is in "turn key" condition is very highly recommended.

Rooms:

Entrance hallway

Laminated flooring. Storage under stairs.

4.1m (13'5") x 1.9m (6'3")

Sitting room

Laminated flooring. Gas fire. Feature fireplace. Built in wall unit.

4.9m (16'1") x 3.7m (12'2")

Kitchen/dining room

Tiled flooring. Generous floor & eye level presses. Built in fridge & freezer. French doors to balcony.

5.8m (19'0") x 3.3m (10'10")

W.C

Laminated flooring. W.C & whb.

1.4m (4'7") x 1.4m (4'7")

Bedroom 1

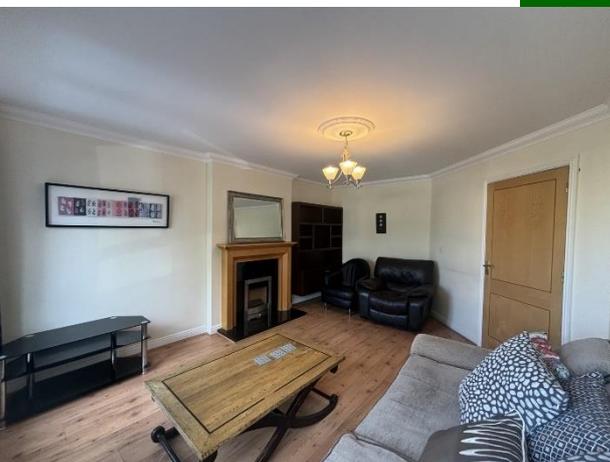
Carpet flooring. Built in wardrobes.

3m (9'10") x 2.7m (8'10")

Bedroom 2

Carpet flooring. Built in wardrobes.

3m (9'10") x 2.9m (9'6")





Bedroom 3

Laminated flooring. Built in wardrobes. T.V point. En suite.

4.1m (13'5") x 3.4m (11'2")

En suite

Tiled flooring. Triton electric shower.

2.5m (8'2") x 1m (3'3")



Main bathroom

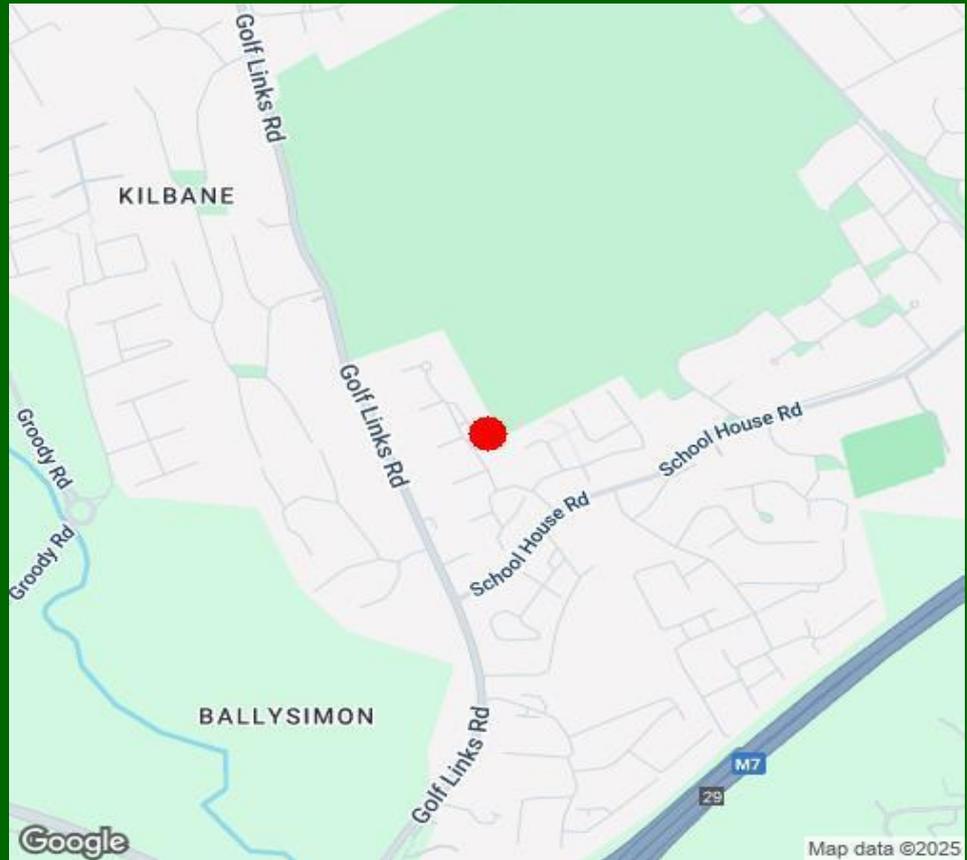
Tiled flooring. Triton electric shower.

2.8m (9'2") x 2.2m (7'3")

Features:

- Gas fired central heating
- Allocated car parking space with additional guest parking nearby
- Half hourly bus service at the development entrance
- Well proportioned living and bedroom accommodation
- Double glazed UPVC windows
- Sensible and attractive price point
- Tastefully Presented Throughout
- For immediate sale and no chain
- Viewing recommended





Property Directions:

Enter eircode V94 X472 into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell

Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

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. Measurements without the

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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