



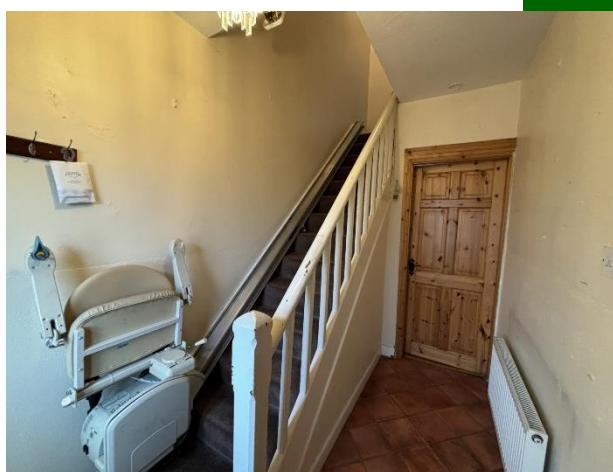
10 McDonagh Avenue, Janesboro, Limerick



Guide Price €180,000



GVM present to the market this very pleasant and compact two bedroom mid terrace residence situated in this popular, established and very convenient location just 10 minutes walk of the city centre.





This well maintained home has well proportioned, bright, and spacious living and bedroom accommodation with enormous potential to develop and extend if required. Very attractive price point for first time buyers, right sizers or investors. Adjacent to schools, shops, public transport, great sporting facilities and Colbert Train & Bus Station. The Peoples Park and Roxboro Shopping Centre are all within very easy reach. Gar. dens front and rear. Inspection of this sensibly priced home is very highly recommended.



Rooms:

Entrance Hallway

Laminated flooring.

3m (9'10") x 1.8m (5'11")



Living Room

Laminated flooring. Feature fireplace.

3.3m (10'10") x 3m (9'10")



Sitting room

Laminated flooring.

4.2m (13'9") x 3.4m (11'2")

Kitchen

Laminated flooring.

2.3m (7'7") x 1.2m (3'11")



Bedroom 1

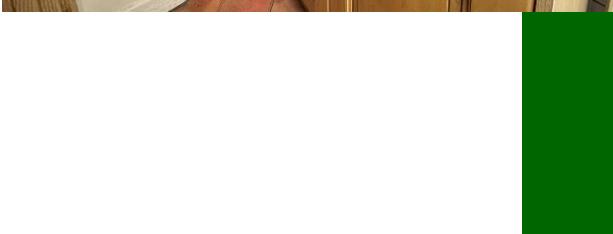
Fireplace. Laminated flooring.

3.4m (11'2") x 3.3m (10'10")

Bedroom 2

Fireplace. Laminated flooring.

5.3m (17'5") x 3m (9'10")



Main Bathroom

Tiled flooring. W.C & whb & electric shower

1.8m (5'11") x 1.6m (5'3")



Features:

- Gas fired central heating
- Public transport nearby
- Within walking distance of Limerick City Centre
- Very established, settled, and hugely popular residential area.
- Sensible price point
- Good sized gardens

