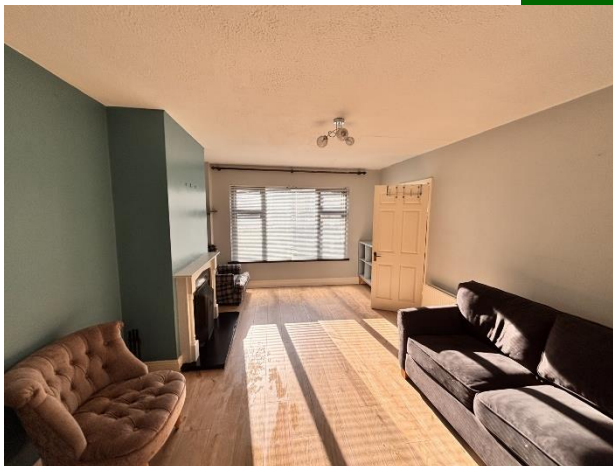




1 The Pines, Brierfield, Castletroy, Limerick



Price €425,000





GVM are delighted to bring to the market a truly superb five bedroom two storey detached residence standing on a very pleasant and large elevated site positioned in a quiet cul de sac in very close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, excellent Primary and Secondary Schools, Newtown Recreation Park, great local Hotels, Restaurants and Coffee Shops and an array of wonderful sporting facilities. No 1 enjoys well proportioned, bright and spacious living and bedroom accommodation making this an ideal home for aspiring first time buyers, retirees or investors. Great rental potential. Regular bus service at your doorstep. For sale at a very attractive price point. Inspection is very highly recommended.

Rooms:

Entrance Hall

Bright and welcoming

2m (6'7") x 2.02m (6'8")



Living room

Open fire, Laminated flooring

4m (13'1") x 3.07m (10'1")



Kitchen/Dining

Generous eye and floor level presses.

Tiled flooring

3.02m (9'11") x 3.05m (10'0")

Utility Room

1.07m (3'6") x 3.05m (10'0")

Guest WC & WHB

1.01m (3'4") x 1.04m (3'5")

Reception room/5th bedroom

Laminate flooring. Open fire

3.07m (10'1") x 5m (16'5")



Master bedroom

Large double room. Built in wardrobes.



Wooden flooring. En-suite (2.0 x 2.2)
3.07m (10'1") x 3.05m (10'0")

Bedroom 2

Built in wardrobes. Wooden flooring
4m (13'1") x 2.06m (6'9")

Bedroom 3

Built in wardrobes. Wooden flooring
2.05m (6'9") x 2.06m (6'9")

Bedroom 4

Built in wardrobes. Wooden flooring
2.05m (6'9") x 2.04m (6'8")

Bathroom

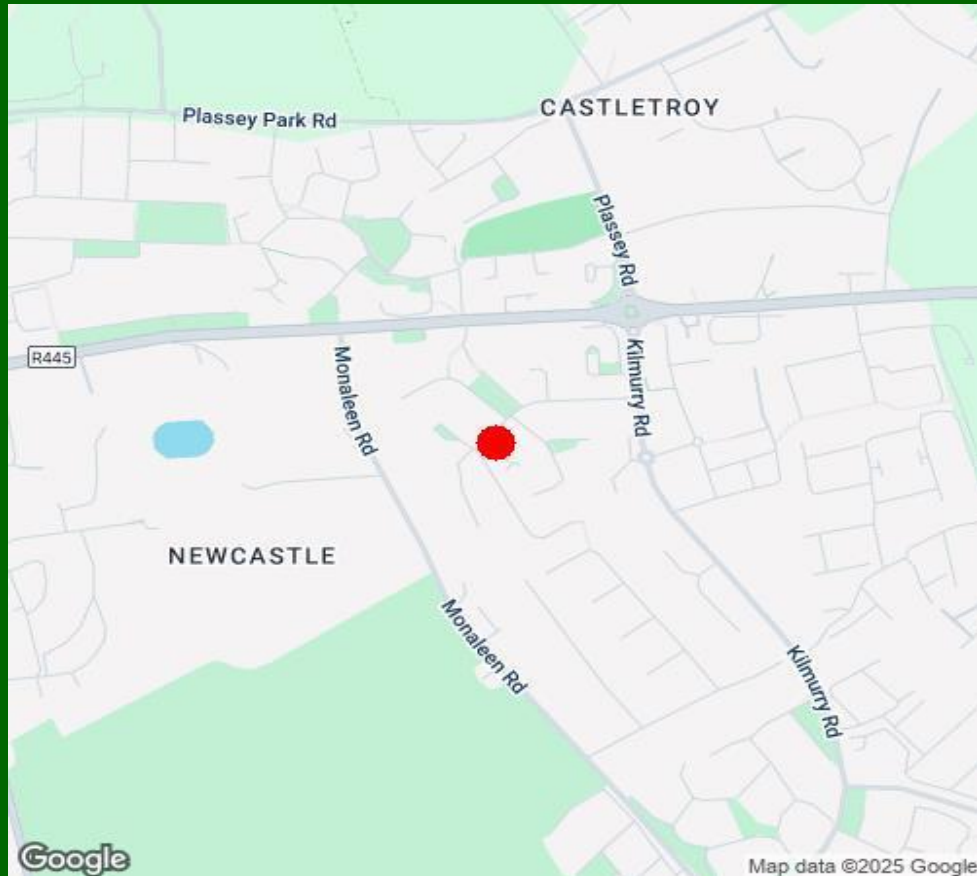
Fully fitted 2m (6'7") x 2.02m (6'8")



Features:

- Very substantial and elevated corner site with west facing rear garden
- Reasonable decorative condition
- Good off street parking
- Just 5 minutes walk to Castletroy Shopping Centre
- Compact and well laid out living and bedroom accommodation
- Ideal property for owner occupiers or investors
- Regular nearby bus service





Property Directions:

Enter V94 A7DA. GVM sign thereon.

Agent Information:

Contact Paul crosse

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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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PSRA Number: 002030