



45 Wellfield, Garryowen, Limerick

V94 0Y67



Guide Price €230,000



GVM present a very pleasant semi detached residence with gardens front and rear.



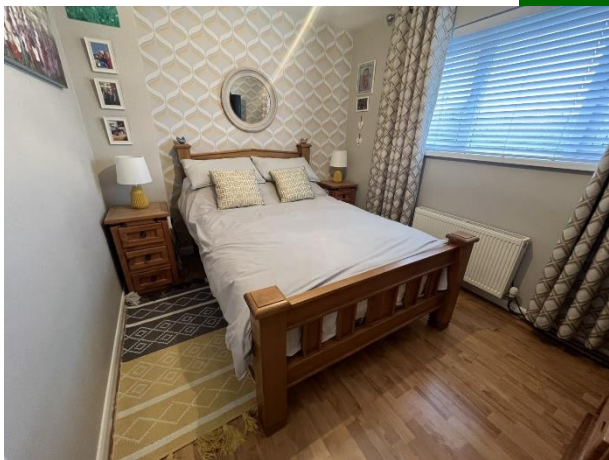


GVM Auctioneers are delighted to present to the market this truly superb three-bedroomed terrace, two-storey residence, ideally positioned within the highly sought-after and conveniently located development. .

Enjoying a prime location, the property benefits from close proximity to St. John`s Hospital, the vibrant city centre shopping and business districts, the Limerick School of Art and Design, and excellent public transport links. The nearby Motorway network also provides easy access to both Dublin and Cork, making this an exceptionally well-connected address.



No 45 is presented in pristine, turn-key condition, offering bright, spacious, and well-proportioned living accommodation throughout. Upon entering, prospective purchasers are greeted by a welcoming and light-filled hallway leading to a comfortable sitting/dining room and an open-plan kitchen/living/dining area, ideal for modern family living and entertaining.



Upstairs, the property boasts three generously sized bedrooms along with a beautifully appointed main bathroom, recently refurbished and finished to a high standard with contemporary tiling and fittings.

Externally, the property has off street parking to the front and a delightful low maintenance rear garden— perfect for outdoor relaxation and leisure.



This attractive home is offered at a competitive price point and is ready for immediate occupation, making it an ideal opportunity for first-time buyers, investors, or those looking to right size in a prime residential setting.

Early viewing is highly recommended.

Full details available on request.

Contact GVM Auctioneers – Norman Murphy.



Rooms:

Entrance hall:

Dining Room,

Kitchen/living room,

Shower Room,

Bedroom 1

Bedroom 2

Bedroom 3



Features:

- Turn key condition
- Oil Fired central Heating
- Double glazed windows throughout
- Open fireplace with back boiler
- Off Street parking to the front of the property
- Attractive price point
- Really convenient location
- Ber rating C3





Agent Information:

Norma Murphy

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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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