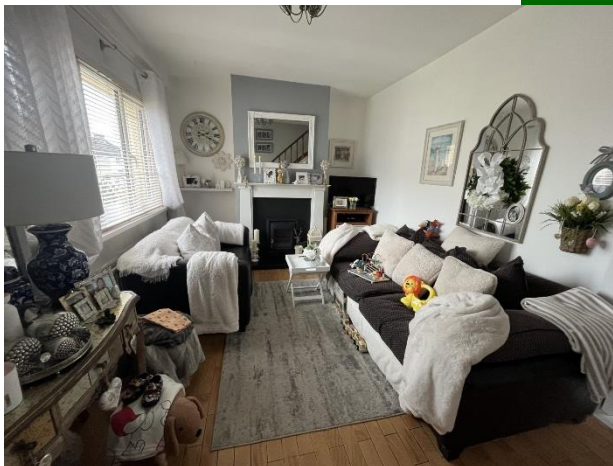




19 Pierce Ave, Janesboro, Limerick



Guide Price €230,000





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 from 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 together with the retail parks in Ballysimon.



The property consists of entrance porch, living room, open plan kitchen/dining/sitting room on the ground floor and two bedrooms and shower room upstairs. The property is in excellent condition throughout. Lawn are to the front of the property and enclosed lawn are to the rear with patio.

Inspection of this sensibly priced home is very highly recommended.

#### **Rooms:**

##### **Entrance Porch**

Tiled floor

##### **Living Room**

Tiled flooring, Fireplace with solid fuel stove, window.  
5.02m (16'6") x 3m (9'10")

##### **Kitchen/Dining room**

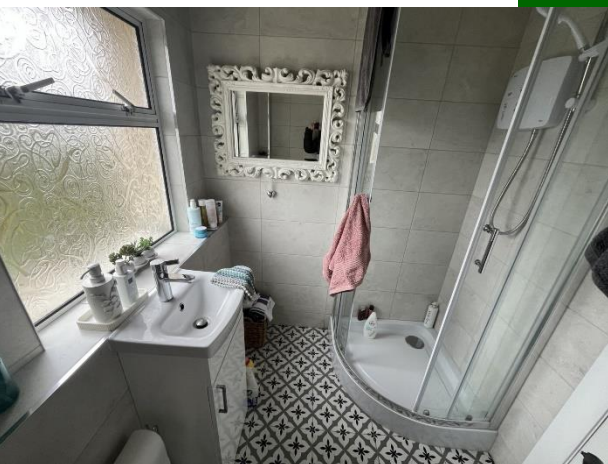
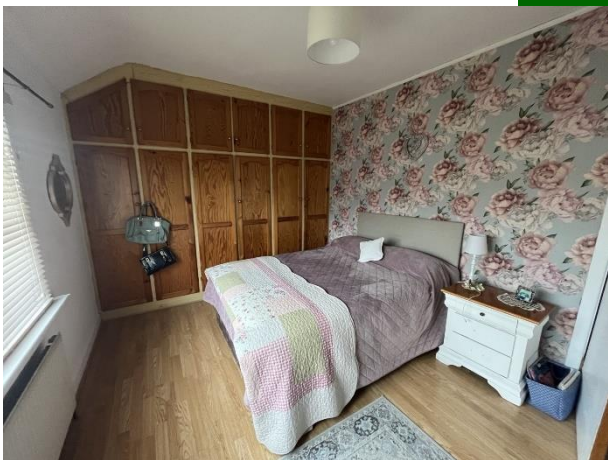
Fully fitted units, tiled flooring and tiled splashback, Sitting room off  
3.04m (10'0") x 4.09m (13'5")

##### **Sitting Room**

Timber flooring, back door, two windows, red brick feature wall.  
2.07m (6'9") x 2.07m (6'9")

##### **Shower Room**

Fully tiled, wc, whb, shower with electric shower.





1.07m (3'6") x 1.08m (3'7")

#### **Bedroom 1**

Timber flooring, fitted wardrobes

2.05m (6'9") x 3.05m (10'0")

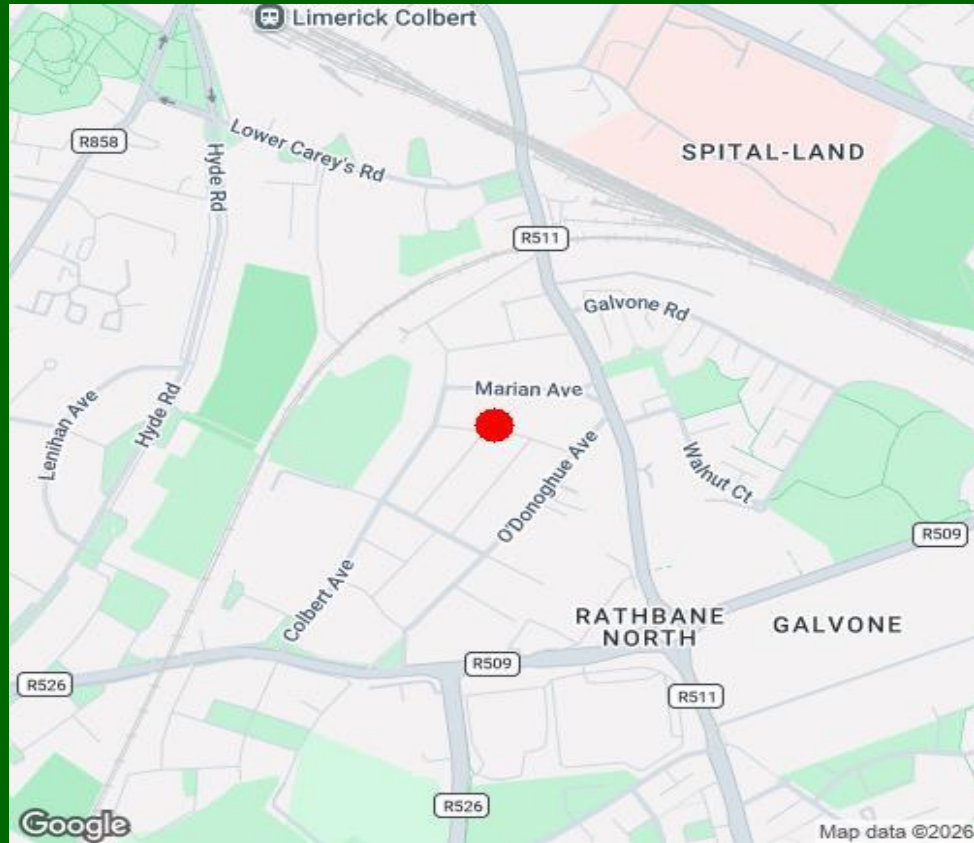
#### **Bedroom 2**

Timber flooring, fitted wardrobes

3m (9'10") x 4.02m (13'2")

### **Features:**

- Extended two bedroom mid terrace home
- Excellent condition throughout
- Gas Fired Central Heating
- Double glazed windows
- Ber rating C3
- Solid Fuel Stove in the living room
- Walking Distance to Limerick City Centre
- Attractive price point



### Property Directions:

Enter V94YF8A in 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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