



40 Griffith Avenue, Ballinacurra,  
Weston, Limerick



Price €150,000





This very attractive home enjoys an exceptionally convenient location, ideally positioned in close proximity to Mary Immaculate College, The Crescent Shopping Centre, Lidl, Roxboro Shopping Centre, Our Lady of Lourdes Church, and within easy reach of excellent primary and secondary schools.

Sports and leisure enthusiasts are well catered for, with Young Munster RFC and Ballinacurra Gaels GAA Club both nearby, along with Baggot Estate Nature Park for relaxing walks and outdoor enjoyment. Excellent public transport links are available close by, while Limerick City Centre is just a pleasant 15-minute walk away, offering all the vibrancy and convenience of city living.

Internally, the property requires refurbishment and modernisation throughout, offering excellent potential for those seeking to create a home tailored to their own style and specifications.

Combining superb convenience with a prime residential setting, this home presents a wonderful opportunity for a wide range of buyers. Don't miss your chance to make it your own — contact us today to arrange a viewing.

#### **Rooms:**

##### **Entrance Hallway**

Storage under stairs.

3.8m (12'6") x 1.7m (5'7")

##### **Kitchen**

4.2m (13'9") x 2.8m (9'2")

##### **Living room**

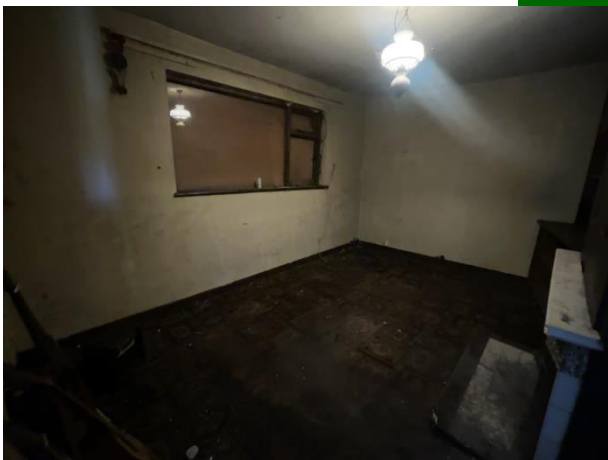
4.2m (13'9") x 3.2m (10'6")

##### **Utility room**

2.3m (7'7") x 1.8m (5'11")

##### **Bathroom**

1.9m (6'3") x 1.9m (6'3")





### Bedroom 1

Built in wardrobes.

4.2m (13'9") x 2.2m (7'3")

### Bedroom 2

2.8m (9'2") x 1.7m (5'7")



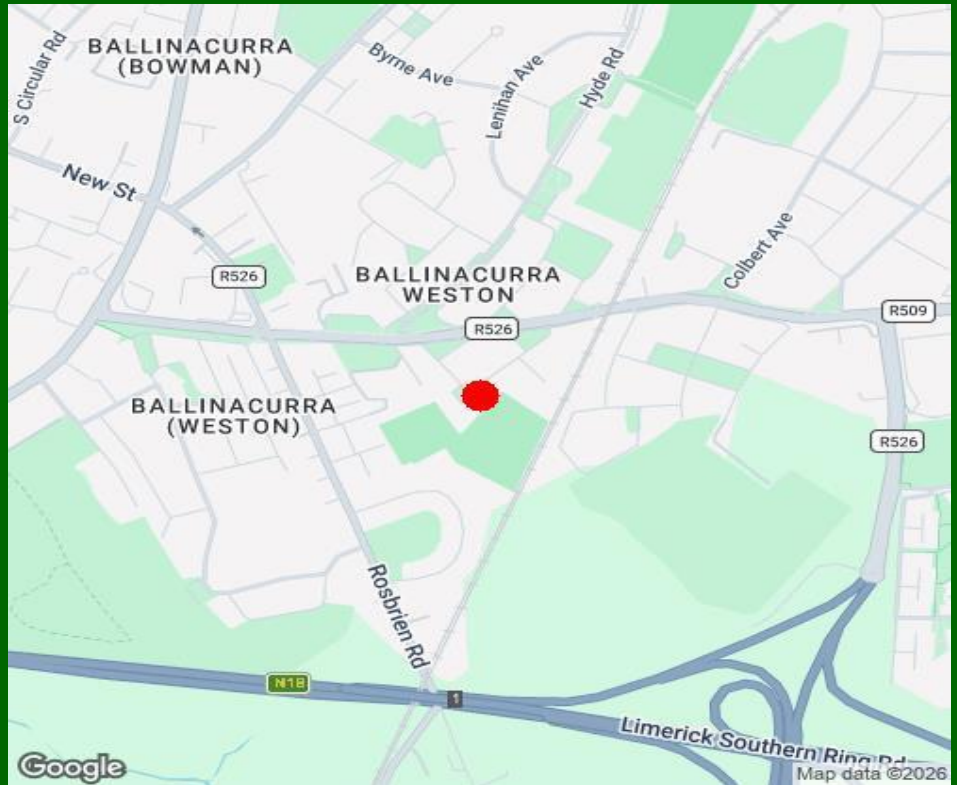
### Bedroom 3

2.8m (9'2") x 3.3m (10'10")

## Features:

- Large corner site
- Close proximity to city centre
- Public transport nearby
- Walking distance to Crescent Shopping Centre and Mary Immaculate College
- Very attractive price point





### Property Directions:

Enter V94 KNH& in your mobile device. GVM sign erected.

### Agent Information:

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Disclaimer

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