



7 Lissanalta Grove, Dooradoyle,
Co. Limerick



Guide Price
€298,000



GVM present to the market a beautifully appointed 3 bedroom semi detached two storey residence situated in an exclusive, established and private cul de sac of quality homes.



No 7 enjoys bright, spacious, and well proportioned living and bedroom accommodation and is presented in "turnkey" condition making this a tremendous opportunity to acquire a home of distinction in one of the most sought after areas of Limerick City. Nearby focal points include The Crescent Shopping Centre, The University Hospital, Raheen Business Park, tremendous restaurants, bistro pubs, chic coffee shops, gyms, wonderful primary and secondary schools together with amazing sport and recreation facilities including Mungret Recreation Park & Playground. There is also very easy access to the nearby Motorway. This idyllic home is ideal for first time buyers, downsizers or investors. Inspection of this truly wonderful property is very highly recommended. Full details and appointment to view on request.

Rooms:

Entrance hallway

Laminated flooring. Alarm point.



Sitting room

Open feature fireplace. Bay window. Double doors to dining room.

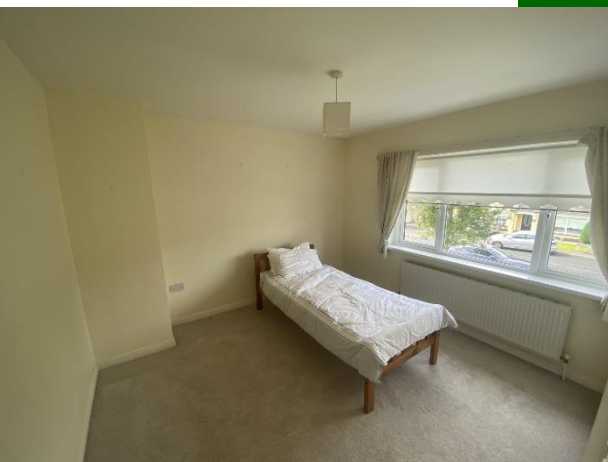
4.03m (13'3") x 5.06m (16'7")



Dining room

Laminated flooring. Patio door to rear.

3.09m (10'2") x 3.02m (9'11")



Kitchen

Tiled flooring. Fully fitted kitchen. Built in oven and hob.

2.08m (6'10") x 4m (13'1")

Utility room

Tiled flooring. Fully plumbed.

2.01m (6'7") x 1.09m (3'7")



Playroom / Bedroom

Laminated flooring. TV point.

Ensuite :- Power shower fitted 2.8 X 1.3

5m (16'5") x 3m (9'10")

Bathroom

Partly tiled. Toilet, whb and bath.

2m (6'7") x 2.05m (6'9")



Bedroom Main bedroom. Built in wardrobes. Carpet flooring. Ensuite 2.1 X 1.3 :- Double shower. Electric shower fitted 4.01m (13'2") x 3.03m (9'11")

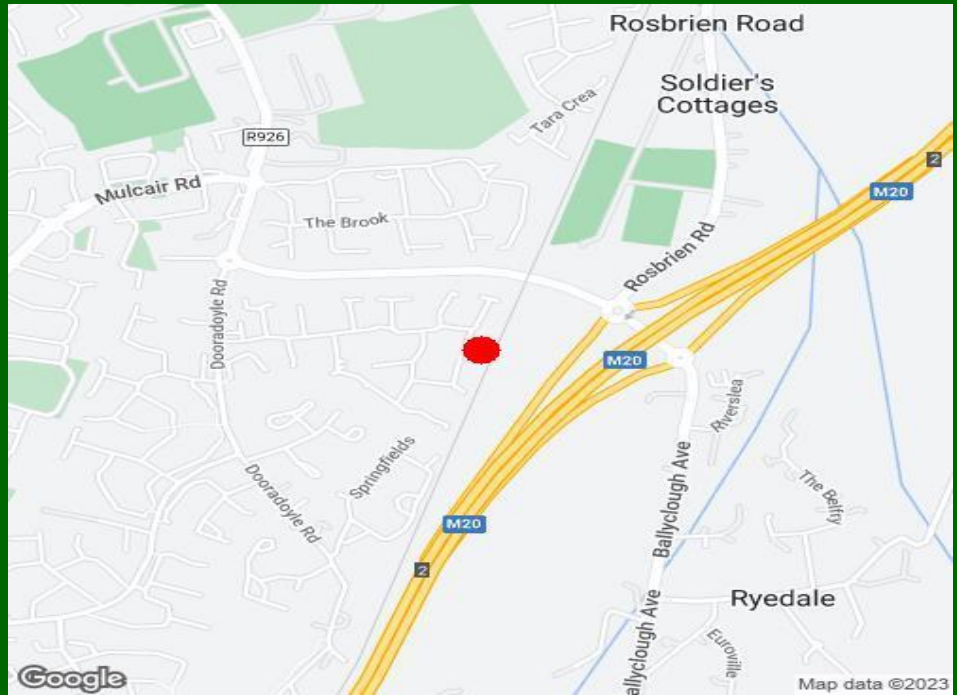
Bedroom Double bedroom. Built in wardrobes. Carpet flooring. 4m (13'1") x 3.05m (10'0")

Bedroom Single bedroom. Built in wardrobes. Carpet flooring. 2.01m (6'7") x 2.04m (6'8")



Features:

- Private and quiet cul de sac
- Corner house with substantial green area to the side
- Excellent off street parking
- Recently redecorated and presented in turnkey condition
- All rooms extremely bright and spacious
- Gas fired central heating system
- Double glazed UPVC windows
- Side entrance to rear garden with garden shed
- Immediately adjacent to Crescent Shopping Centre
- 3 minutes drive to The Motorway



Property Directions:

Enter Eircode V94K7NY to your mobile device to bring you straight to the door of this property.

Agent Information:

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