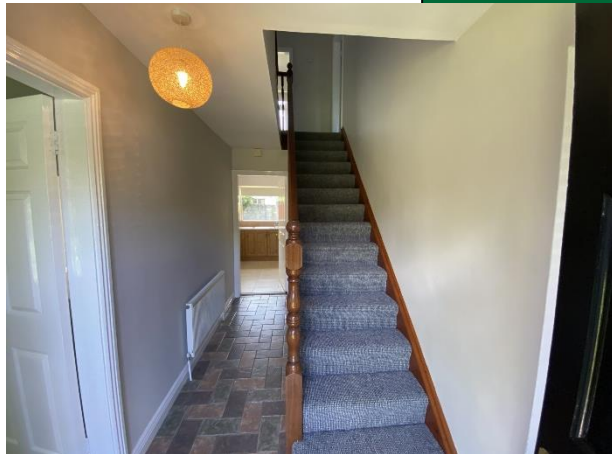




71 Cul Cranagh, Dooradoyle Road,
Dooradoyle, Limerick V94 V97F



Guide Price €340,000



GVM present to the market a beautifully appointed 4 bedroom semi detached two storey residence situated in an exclusive and private cul de sac and enjoying all the benefits a fantastic south west facing rear garden.



This home 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 cities most sought after areas. Nearby focal points include The Crescent Shopping Centre, The University Hospital, Raheen Business Park, tremendous restaurants, bistro pubs, and coffee shops, gyms, wonderful primary and secondary schools together with amazing sport and recreation facilities. There is also very easy access to the nearby Motorway. An ideal home for first time buyers, retirees or investors. Inspection of this idyllic property is very highly recommended. Full details and appointment to view on request.

Rooms:

Entrance hall

Bright, spacious and inviting

4.03m (13'3") x 1.08m (3'7")

Lounge

With bow window, feature fireplace and double door to dining area

4.04m (13'3") x 4m (13'1")

Kitchen cum dining

Generous pine floor and eye level presses, tiled floor, patio doors to sun drenched rear garden

6m (19'8") x 3m (9'10")

Utility

Fully plumbed with tiled floor with wc, whb and fitted shower off

3m (9'10") x 2.07m (6'9")

Family room/Study

Bright spacious room with access to the hallway and utility area

3m (9'10") x 2.07m (6'9")



Bedroom 1 : Single with built in wardrobes

2.04m (6'8") x 2.03m (6'8")



Bedroom 4 : Double with built in wardrobes

4.04m (13'3") x 2.07m (6'9")



Bathroom : Fully fitted and tiled

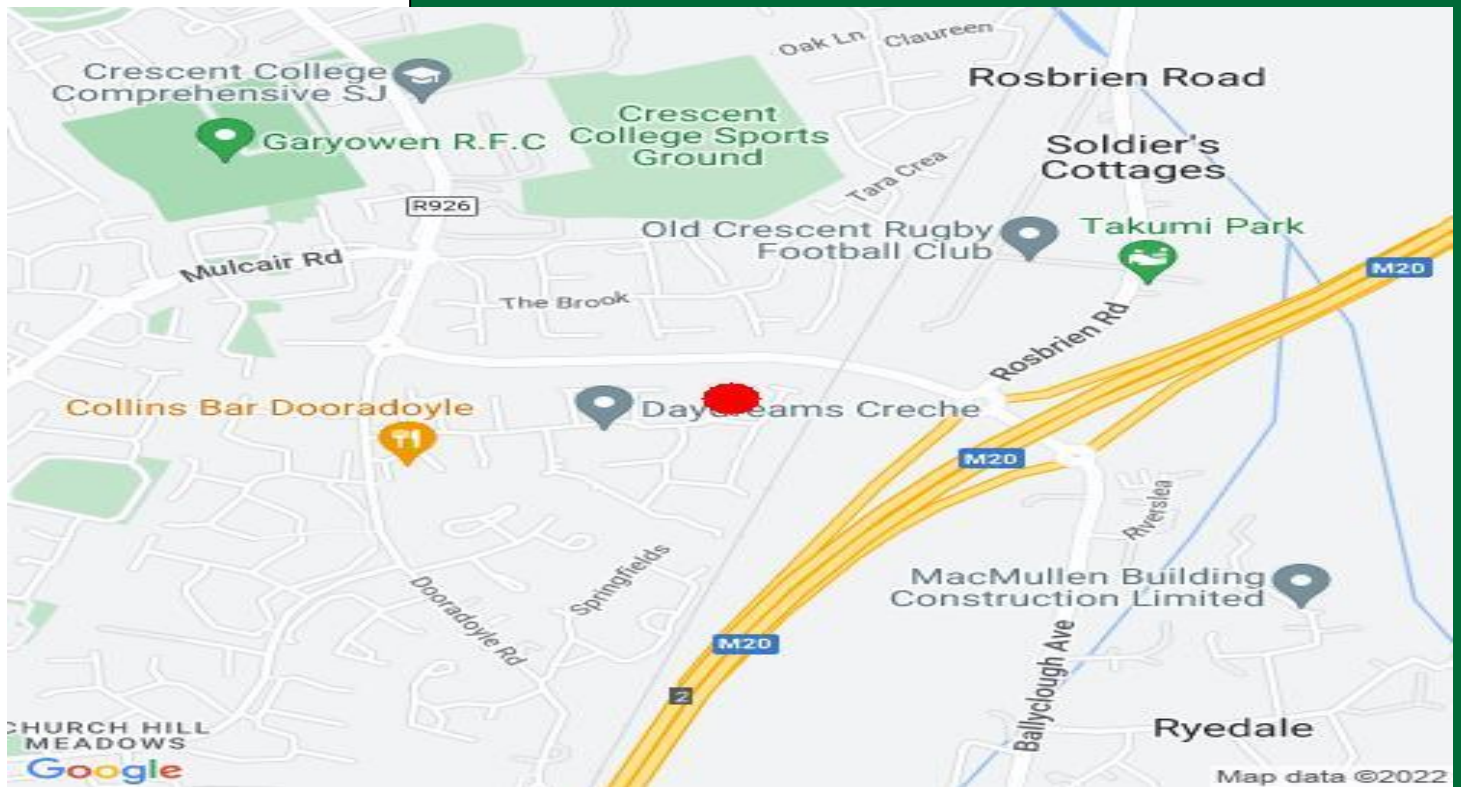
2.06m (6'9") x 1.06m (3'6")

Hotpress With dual immersion

Features:

- ✓ Private and quiet cul de sac. Garden Shed
- ✓ Sun drenched south west facing rear garden
- ✓ 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 woodgrain windows
- ✓ Double driveway and side entrance to rear garden





Directions:

Enter Eircode V94V97F to your mobile device to bring you to the door of this property.

Agent Information

Tom Crosse

087 254 7717

tomcrosse@gvm.ie



PSRA Number: 002030

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94T6C9

Phone:
(061)413522
Email:
limerick@gvm.ie

Killmallock Office

Head Office,
Railway Road
Killmallock, Co. Limerick

Phone:
(063)98555
Email:
killmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road
Tullamore, Co. Offaly

Phone:
(057)9321196
Email:
tullamoreproperty@gvm.ie