



402 Alder Close, Elm Park, Castletroy,  
Limerick



Guide Price €350,000



GVM present to the market this prime investment opportunity located just a few minutes walk from The University of Limerick Campus



GVM present to the market this prime investment opportunity located just a few minutes walk from The University of Limerick Campus. This two storey semi detached residence has 3 upstairs bedrooms with a further bedroom on the ground floor providing an excellent opportunity to generate a lucrative rental income for the thriving student letting market. No.402 has the added benefit of double glazed UPVC windows and gas fired central heating. There is good parking to the front of the property.



Elm Park is situated just off the main Dublin Road and is just a very short distance from quality Primary and Secondary Schools, Castletroy Shopping Centre, Plassey Technological Park, Castletroy Golf Club, Monaleen GAA Club, Newtown Recreation Park and an array of other top class sporting facilities including Aisling Annacotty FC & UL Bohs RFC. The immediate area has an excellent walking and cycle lane infrastructure and also enjoys easy access to the Motorway providing connectivity to our national road infrastructure. There is a half hourly bus service to the city centre running within 200 meters of this home. Inspection is very highly recommended



#### Rooms:

**Entrance Hall** Carpet flooring  
3m (9'10") x 1.07m (3'6")

**Living room** Carpet flooring.  
Open fire. Storage closet.  
4.02m (13'2") x 4.03m (13'3")

**Kitchen/Dining room** Open plan kitchen and dining area. Generous eye and floor level presses.  
Tiled flooring. 3m (9'10") x 6.07m (19'11")

**Utility room** 1.01m (3'4") x 1.02m (3'4")

**Bathroom** 1m (3'3") x 0.08m (3")



**Downstairs bedroom** Double room. Carpet flooring.  
2.04m (6'8") x 4.07m (13'4")



### **Bedroom 2**

Double. Carpet flooring. Built in storage.  
4.03m (13'3") x 3.01m (9'11")

**Bedroom 3** Double. Carpet flooring.  
Built in storage 4m (13'1") x 3m (9'10")

**Bedroom 4** Single. Carpet flooring.  
3m (9'10") x 2m (6'7")

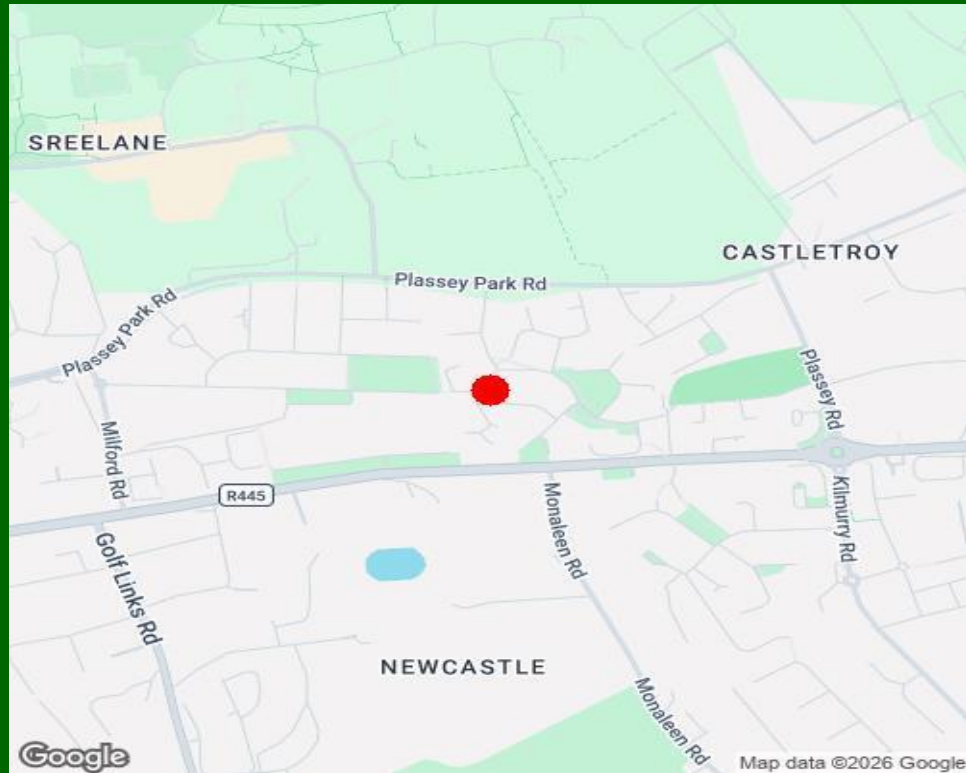


**Main Bathroom** Fully tiled.  
1.07m (3'6") x 1.05m (3'5")

### **Features:**

- Enclosed rear garden.
- Reasonable decorative condition.
- Double glazed UPVC windows.
- Oil fired central heating system.
- Within walking distance of the University of Limerick
- Ideally laid out for student letting
- Proven rental return
- Sensibly priced





### Property Directions:

Enter V94 TW5N to your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

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