



13 Hillside, Dromcollogher,  
Co. Limerick. P56 X856.

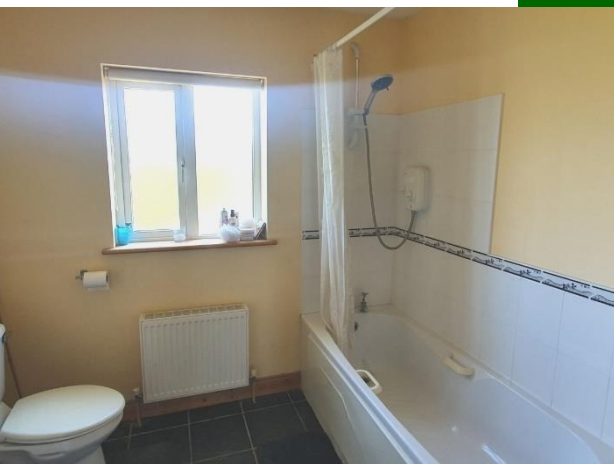
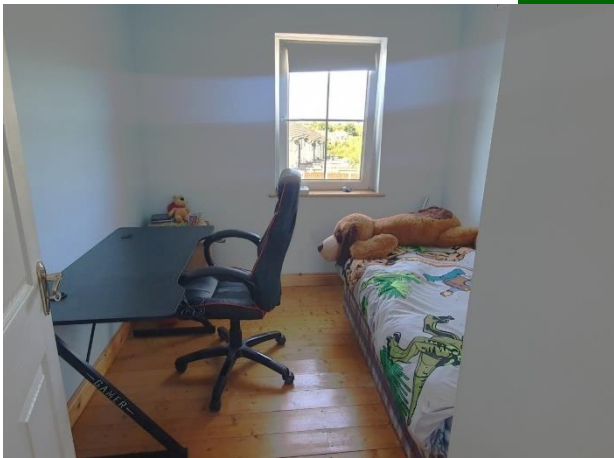


**Guide Price €225,000**



GVM Auctioneers are delighted to present this modern three-bedroom semi-detached home, ideally located in the ever-popular Hillside Development, Dromcollogher.





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The residence enjoys a prime position just a five-minute walk from the heart of Dromcollogher and all local amenities, offering the perfect balance of convenience and community living.

Extending to C. 105 Sq. Mts. this spacious well laid out property comprises of; entrance hall, sittingroom, kitchen/dining, guest toilet. There are three bedrooms on the first floor (master ensuite) together with main bathroom.

Outside there is an open plan lawn to the front as well as ample parking space. There is an enclosed rear garden.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Richard Ryan on 087 8067772

### **Rooms:**

#### **Entrance Hall**

With tiled floor.

18'6" (5.64m) x 6'2" (1.88m)

#### **Guest Toilet**

With toilet & wash hand basin

#### **Sitting Room**

With laminated wooden floor & feature fireplace.

15'10" (4.83m) x 13'0" (3.96m)

#### **Kitchen/ Dining**

With tiled splash back, fitted units, integrated oven, hob & extractor. Patio door leading to rear.

19'7" (5.97m) x 14'4" (4.37m)



### **Upstairs**

#### **Main Bathroom**

Tiled floor with bath, toilet and wash hand basin.

6'9" (2.06m) x 7'9" (2.36m)

#### **Bedroom No. 1**

With solid wooden floor.

12'6" (3.81m) x 10'5" (3.18m)

#### **Bedroom No. 2**

With solid wooden floor.

15'10" (4.83m) x 12'6" (3.81m)

#### **Ensuite**

With electric shower, toilet and wash hand basin.

8'11" (2.72m) x 3'6" (1.07m)

#### **Bedroom No. 3**

With wooden floor.

9'5" (2.87m) x 8'2" (2.49m)

### **Features:**

- Oil Fired Central Heating.
- DG UPVC Windows.
- Mains Water & Sewage.
- C1 BER.
- Within 5 minutes walking distance of Dromcollogher town centre.
- 45 minutes of Limerick City and within one hour of Cork City





### Property Directions:

GPS Co-ordinates; 52.336693, -8.898800 or alternatively use Eircode: P56 X856.

### Agent Information:

**Richard Ryan**

**Tel: (087) 8067772**

**Email: richardryan@gvm.ie**

#### 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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