

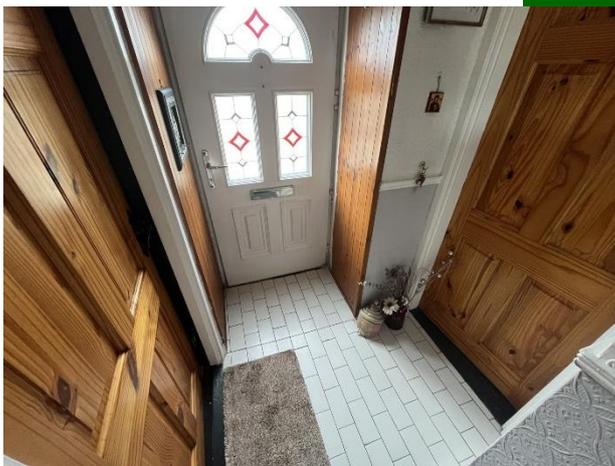


6 Willow Court, Kennedy Park, Limerick



Guide Price

€230,000



GVM are delighted to present to the market this beautiful two bedroom semi-detached property. Maintained in excellent condition throughout, this home is located in this mature and very convenient residential development within walking distance of the city Centre. There is also an excellent bus service on your doorstep. No 6 is also in very close proximity to Roxboro Shopping Centre, Ballysimon Retail Parks, The Maldron Hotel and Motorway together with chic coffee shops, restaurants and gyms.



There are excellent local primary and secondary schools together with wonderful local sporting facilities. The living and bedroom accommodation is bright, well proportioned and superbly laid out, ideal for modern day living. The property enjoys the benefit of gas fired central heating, a solid fuel stove and double glazed UPVC windows. The property has an enclosed landscaped garden to the front and a private rear yard and patio area. Viewing highly recommended. This property is on the market at a very attractive price point ideal for first time buyers or right sizers or investors. Not rent capped and no chain. Viewing recommended.

Rooms:

Entrance Hall

Tiled flooring and carpet staircase
0.08m (3") x 1.05m (3'5")

Kitchen/dining Room

Tiled flooring, fully fitted units, tiled splash back, storage area and hotpress. Half door to rear garden
2.07m (6'9") x 4.09m (13'5")

Living room

Laminated flooring, front and rear window, fully fitted units, solid fuel stove
2.07m (6'9") x 5m (16'5")

Bedroom 1

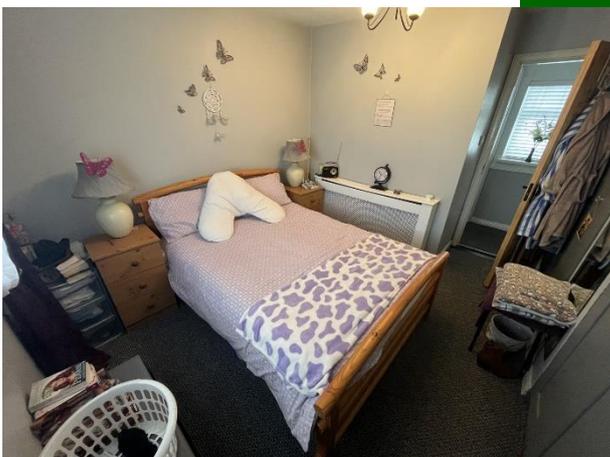
Carpet flooring, fully fitted wardrobes, window
2.09m (6'10") x 2.07m (6'9")

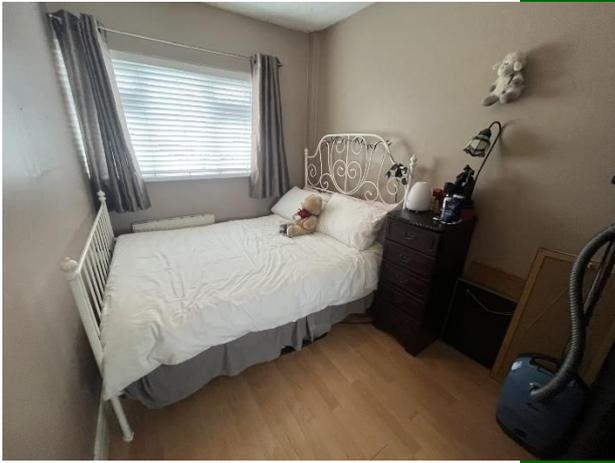
Shower room

Laminated flooring, L shaped room, 2 x windows, stairs to attic
4.09m (13'5") x 3.08m (10'1")

Bedroom 2

Carpet flooring, fully fitted wardrobes
2.09m (6'10") x 2.07m (6'9")





Features:

- Two bedroom Semi-detached property in excellent condition throughout



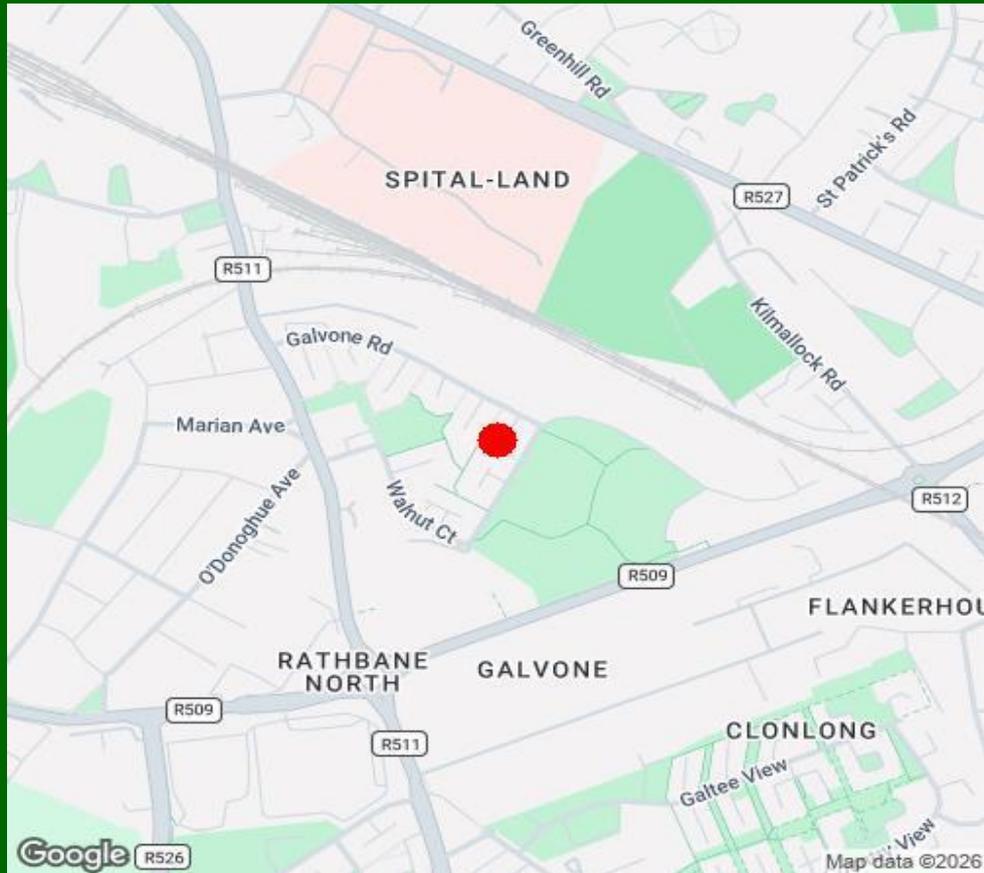
- Gas fired central Heating
- Double glazed UPVC windows throughout



- Good BER rating C3
- Located in a quite cul de sac



- Fully walled in gardens front and rear
- Solid Fuel Stove in the living room
- Phone watch alarm
- Sensible price point



Agent Information:

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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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