

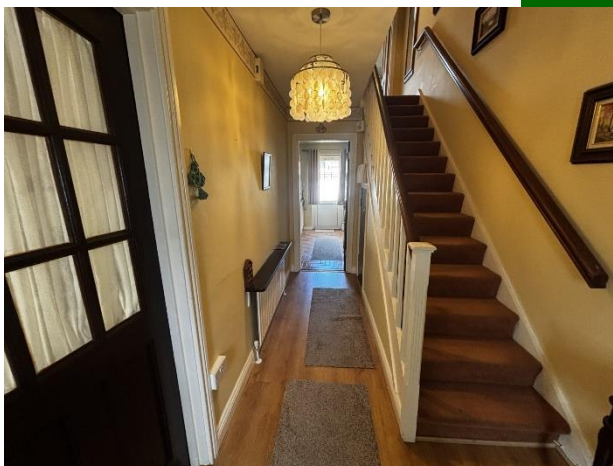


7 Hilltops, St. Patricks Road, Limerick



Guide Price

€280,000



GVM are delighted to present to the market a well positioned three bedroom terraced home full of potential and maintained in excellent condition throughout. Ideally located on St.Patricks Road, just off the Ballysimon Road, this property offers exceptional convenience in a highly sought-after residential setting, providing an unrivalled sense of convenience and within a gentle stroll to a host of local landmarks including St. Brigids National School, Gaelcholaiste Luimnigh Secondary School, Childers Road Retail Park, Parkway Shopping Centre and excellent local sporting and gym facilities.



Public transport is at your doorstep and one is also within walking distance of the City Centre. The living and bedroom accommodation is bright, spacious and very well proportioned ideal for first time buyers, right sizers or investors. Attractive price point.

Inspection of this home is very highly recommended.



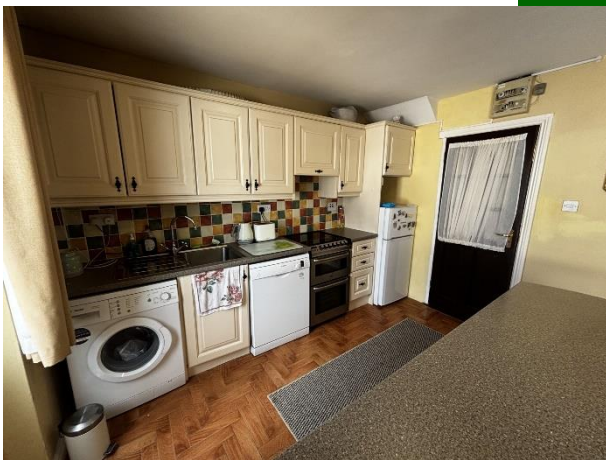
Rooms:

Entrance hallway

Laminated flooring. Storage under the stairs.
4.4m (14'5") x 1.9m (6'3")

Living room

Carpet flooring. Electric stove. T.V point.
4.4m (14'5") x 3.9m (12'10")



Kitchen/dining room

Tiled & Laminated flooring. Back door to rear garden.
5.4m (17'9") x 3.4m (11'2")

Bedroom 1

Double room. Carpet flooring. Built in wardrobes.
3m (9'10") x 2.9m (9'6")



Bedroom 2

Double room. Carpet flooring. Built in wardrobes,
4m (13'1") x 2.7m (8'10")

Bedroom 3

Single room.
2.9m (9'6") x 2.3m (7'7")

Shower room

W.C. whb. Triton electric shower. Fully tiled.
2.3m (7'7") x 1.6m (5'3")



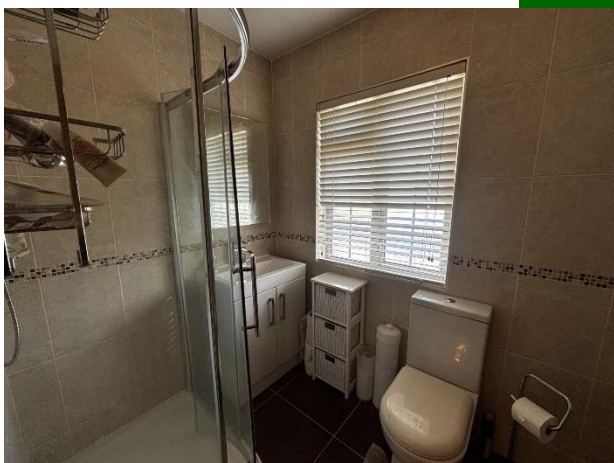
Shed/Storage

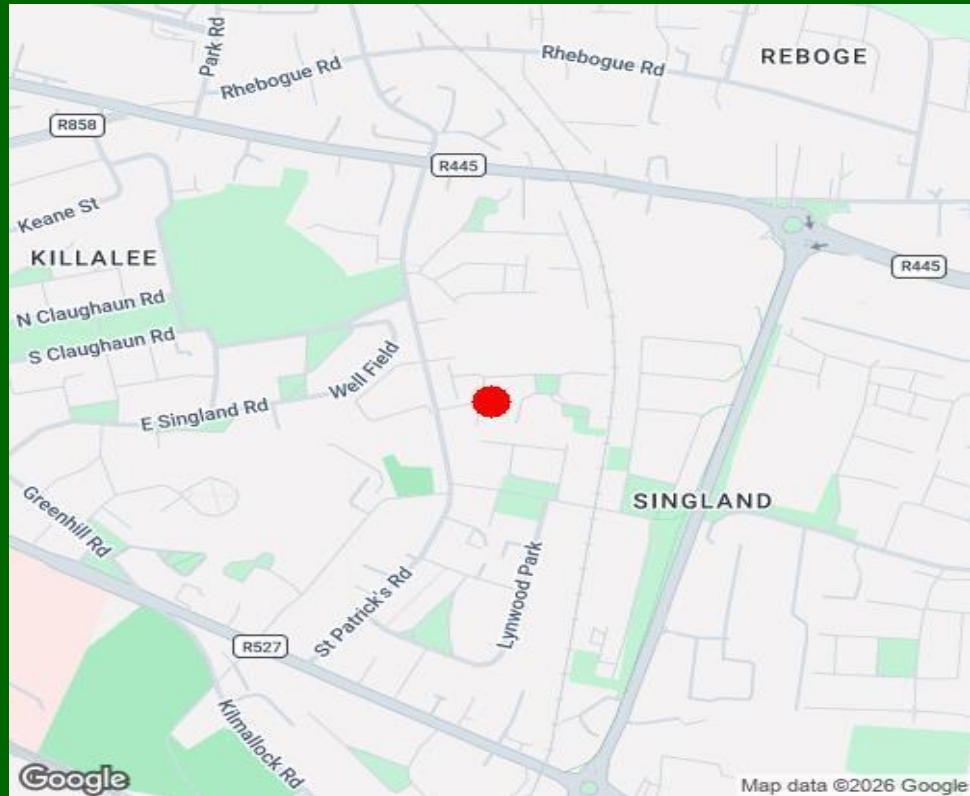
Block built.

5.7m (18'8") x 2.29m (7'6")

Features:

- Oil fired central heating
- Large storage shed to the rear of the property
- Double Glazed UPVC windows
- Very convenient residential location
- Off Street parking
- Regular bus service nearby
- Great local schools and shopping
- Sensible price point
- Good off street parking
- Walled in and maintenance free rear garden with sand stone finish





Property Directions:

Enter eircode V94 T0AX into your mobile device to direct you straight to this property.

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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