



## "Shanid" 2 Caherdavin Terrace, Caherdavin, Limerick



**Guide Price €335,000**



GVM Auctioneers are delighted to present to the market "Shanid" No.2 Caherdavin Terrace, a three bedroom extended mid terrace home and comprising of an entrance hallway, living room, kitchen/dining room, inner hallway, guest w.c, and sitting room, Upstairs there are 3 bedrooms, main bathroom, and two en-suites.



The property has off street parking from the Ennis Road and an enclosed rear garden with rear vehicular access and lawn area, Gas fired central heating and double glazed windows throughout. The property has been rewired, re plumbed and redecorated over the last few years with new boiler and new water tank installed. Ber Rating C2.



The location is one of its standout features of this superb home just a short distance from good quality local schools, making it an ideal choice for families with young children. For sports enthusiasts, both the TUS Gaelic Grounds and Thomond Park are within easy reach, offering opportunities to enjoy live matches and sporting events. The Jetland Shopping Centre provides a variety of retail and dining options, and the Technological University of Shannon (TUS) is conveniently located for those working or studying in the area. An ideal opportunity for first time buyers, right sizers or investors. With its combination of suburban serenity and easy access to the heart of Limerick, this is a wonderful place to call home. Very regular public transport at your doorstep. Sensible price point. Inspection is highly recommended.



#### **Rooms:**

##### **Entrance Hall**

Tiled flooring, under stairs storage  
3.02m (9'11") x 1.08m (3'7")

##### **Living Room**

Timber flooring, open fireplace  
3.05m (10'0") x 3.01m (9'11")

##### **Kitchen/Dining Room**

Tiled floor, Fitted units, tiled splashback  
3.01m (9'11") x 5.04m (16'6")

##### **Inner Hallway**

Tiled floor, back door, wc. 1.05m (3'5") x 7.03m (23'1")





### Sitting Room

Laminated timber flooring, French doors to rear garden, recessed lighting

7.03m (23'1") x 2.09m (6'10")

### Guest wc

Wc, whb, plumbed for washing machine, heated towel rail, window 0.08m (3") x 2.04m (6'8")

**Bedroom 1** 2 x Front facing windows, carpet flooring, hotpress 4.07m (13'4") x 3.02m (9'11")



**Inner Hallway** Timber flooring, 2 x velux windows

1.02m (3'4") x 5.08m (16'8")

**Bedroom 2** Timber flooring, 2 x velux windows, walk in wardrobe, En-Suite - Timber flooring, wc, whb, power shower with double shower tray, tiled walls

3.04m (10'0") x 3.06m (10'0")



**Bedroom 3** Timber flooring, rear facing window,

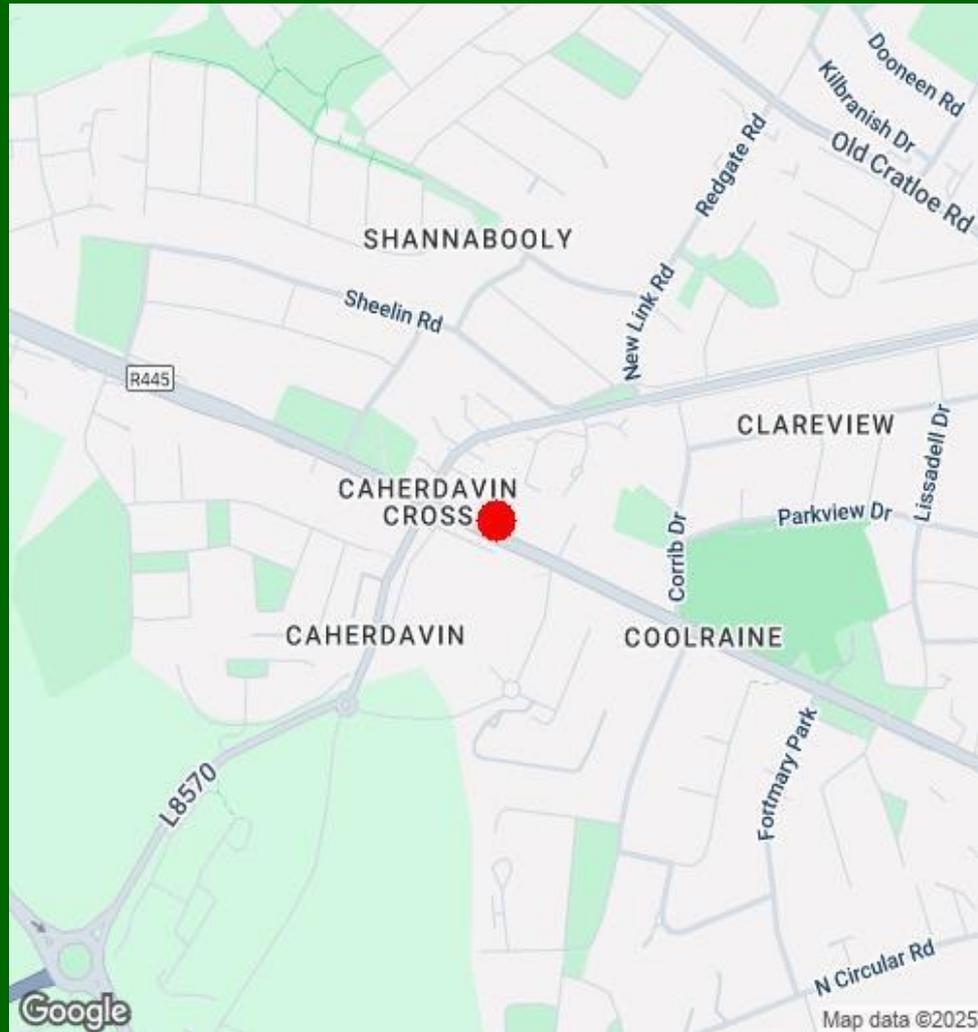
En-Suite - wc, whb, timber floor, window, shower with electric shower 3.04m (10'0") x 4.07m (13'4")

**Main Bathroom** Laminated flooring, wc, whb, bath, tiled walls, velux window 1.09m (3'7") x 2.06m (6'9")

### Features:

- Extended three bedroom mid terrace property
- Double glazed UPVC windows throughout
- Good BER rating C2
- Gas Fired Central Heating
- Excellent decorative condition throughout
- Ideally located on the Ennis Road and within walking distance of local amenities
- Off street parking
- Attractive price point
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**Agent Information:**

**Contact :- Norma Murphy    Mobile :- 087-6529916**

**Email :- normamurphy@gvm.ie**

**Disclaimer**

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**Limerick Office**

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

**Kilmallock Office**

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
kilmallock@gvm.ie

**Tullamore Office**

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
tullamoreproperty@gvm.ie



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