



2 Oaklawns, Castletroy, Limerick.

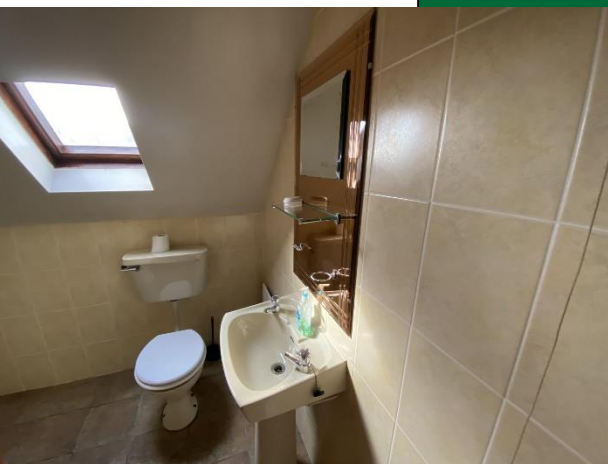
V94 PRR0



Guide Price €290,000



GVM announce to the market a hugely attractive investment opportunity. No 2 Oaklawns is a truly outstanding six bedroom semi detached residence located just 400 metres from the grounds of the famed University of Limerick and Plassey Technological Park.



This property has enormous rental potential and is ideally laid out to accommodate six students or professionals. An owner occupier might also be attracted to a home in such a wonderful location and overlooking a very pleasant green area. Local amenities include great local shopping centres, hotels, chic coffee shops, gyms, a recreation park and fantastic local walks and cycle lanes on the nearby riverbank. There is also tremendous primary and secondary schools in the vicinity together with easy access to the nearby Motorway. Inspection of this bright and spacious home which is in "turn key" condition, is very highly recommended.

Rooms:

Entrance porch

Bright and inviting with a tiled floor

1.08m (3'7") x 1.08m (3'7")

Sitting room

With tiled floor, feature fireplace.

4.03m (13'3") x 4.03m (13'3")

Kitchen/dining

With tiled floor, generous floor and eye level presses together with integrated appliances.

5.02m (16'6") x 3.04m (10'0")

Downstairs shower room

With wc, whb, and shower cubicle

2.02m (6'8") x 2m (6'7")

Utility

Fully fitted and plumbed with tiled floor

2.06m (6'9") x 2.01m (6'7")



Downstairs bedroom 1 : Double with laminate flooring
5.03m (16'6") x 2.05m (6'9")

Downstairs bedroom 2 : Double with built in wardrobes
and laminate flooring 2.09m (6'10") x 3.07m (10'1")

First Floor Bedroom 3 : Double with laminate flooring and
built in wardrobes 3.03m (9'11") x 2.07m (6'9")



Bedroom 4 : Double with laminate flooring and built in
wardrobes 2.08m (6'10") x 2.09m (6'10")

Bedroom 5 : Single with laminate flooring
2.09m (6'10") x 2.03m (6'8")

Bedroom 6 : Double with laminate flooring and built in
wardrobes 3.05m (10'0") x 2.06m (6'9")

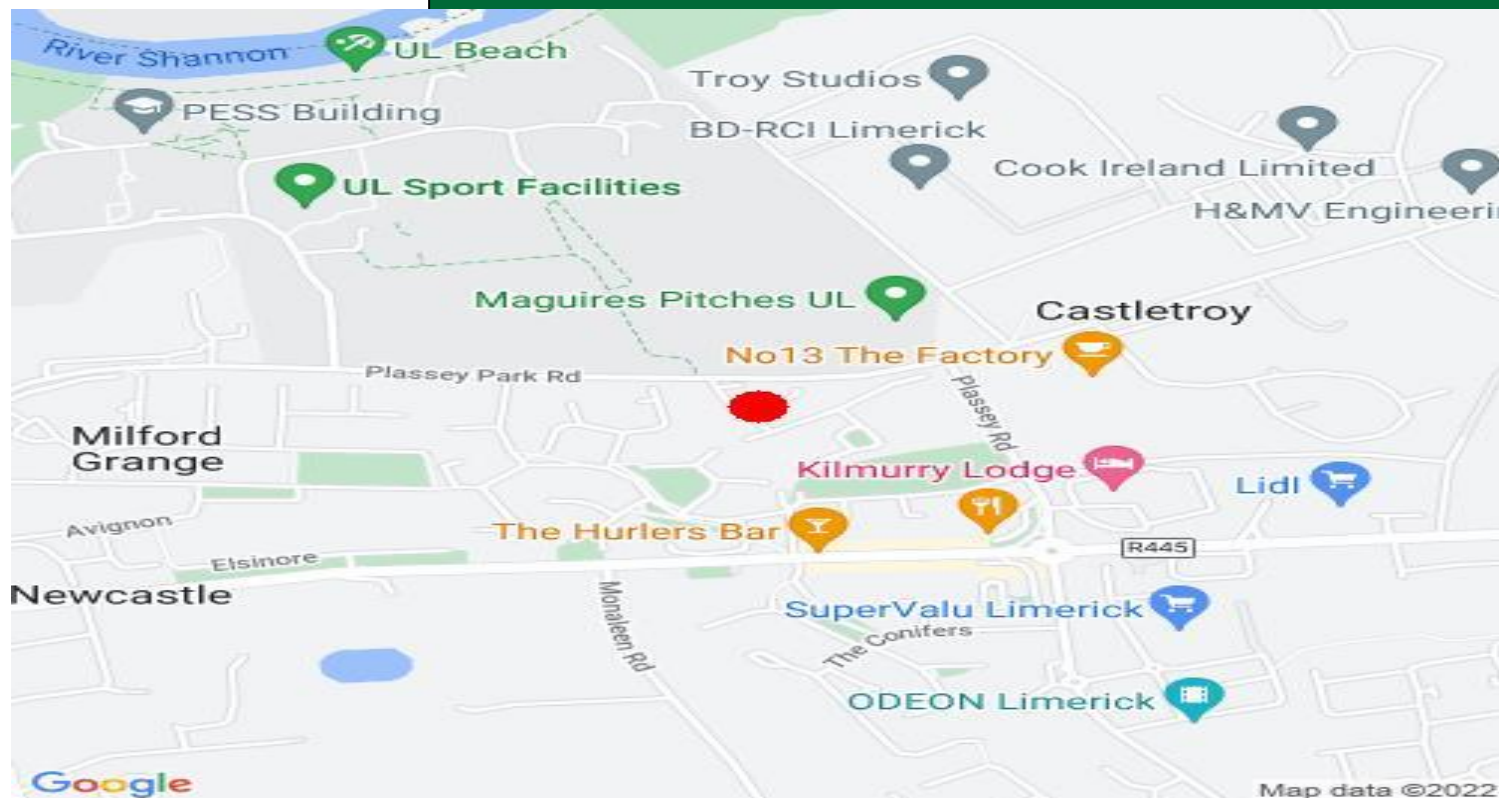


Main bathroom : Fully fitted and tiled with electric shower
1.09m (3'7") x 1.08m (3'7")

Features:

- ✓ Double glazed woodgrain UPVC windows and doors
- ✓ Gas fired central heating system
- ✓ Overlooking a very pleasant and mature green area
- ✓ Good off street parking in this quiet cul de sac
- ✓ Just 5 minutes walk to the grounds of University of Limerick
- ✓ Good size front and rear garden
- ✓ Six individual bedrooms
- ✓ All furniture included in the sale
- ✓ Great nearby local amenities and facilities
- ✓ Arguably one of the city most popular suburbs





Directions:

Enter Eircode V94 PRR0 in your mobile device.

Oaklawns is a much sought after development located across the road from The University of Limerick and just off Plassey Road. When you enter the estate take the first turning to the left. No 2 is on the left hand side of the road . GVM sign thereon.

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