



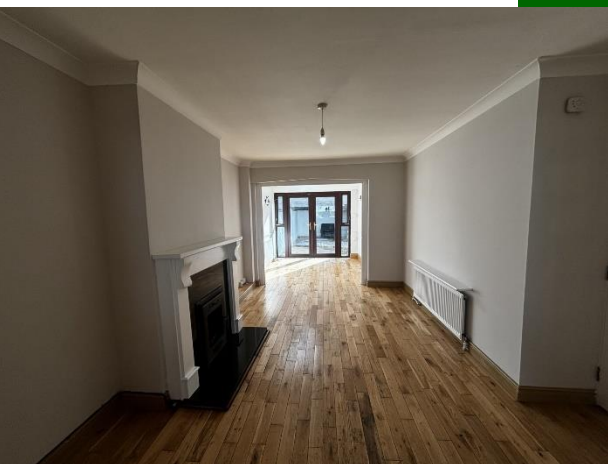
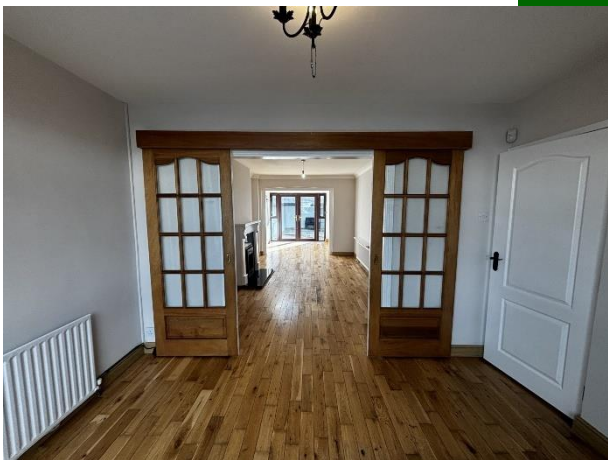
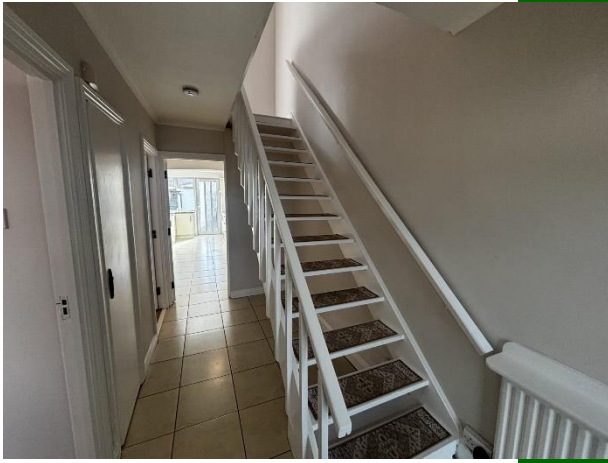
45 Shannon Banks, Corbally,
Co. Limerick



Guide Price €275,000



GVM are delighted to present No. 45 Shannon Banks to the market — a charming 3-bedroom end-of-terrace residence located in a well-established and much sought-after residential area. This bright and spacious home offers versatile living accommodation, ideal for families, first-time buyers, or those seeking a tranquil riverside setting within easy reach of Limerick City Centre.



The property boasts generous living space, featuring a large open-plan living room that extends from the front to the rear of the house. This space can easily be divided into separate areas if desired, offering flexibility to suit modern family living. The living area's focal point is a warm open fireplace, while sliding patio doors lead out to a sunny, south-facing patio — a perfect spot to relax and enjoy the outdoors.

The light-filled kitchen is fitted with ample floor and eye-level units, splash tiling, and a tiled floor. A second patio doors provides direct access to the rear garden, ideal for dining for entertaining guests.

Upstairs, there are three spacious bedrooms and a main bathroom, which is fully tiled and equipped with an electric shower.

Externally, the property benefits from off-street parking to the front.

The south-facing rear garden features paved tiling, a handy storage shed, and gated side pedestrian access.

Perfectly positioned within walking distance of Scoil Ide National School, St. Munchin's College, and a host of local amenities including Westbury Shopping Centre, Lidl, cafés, sports, and recreational facilities — all while being just 3.6 km from Limerick City Centre. Excellent and regular public transport at your doorstep.

This wonderful home offers comfort, convenience, and charm in a truly enviable location — an excellent opportunity for those seeking a quality home in this ever-popular riverside community and at an attractive price point.

Rooms:

Porch

Tiled flooring.

1.6m (5'3") x 1.1m (3'7")

Entrance hallway

Tiled flooring. Alarm point.

4.1m (13'5") x 1.8m (5'11")

Family room/office

Timber flooring.

3.4m (11'2") x 2.8m (9'2")



Lounge Timber flooring. Coving surround. Double doors to 'family room/office'. Patio door to rear. Feature fireplace. 8.1m (26'7") x 3m (9'10")

Kitchen/dining Tiled flooring. Integrated hob and oven. Back door to rear garden. Generous floor & eye level presses. 6.2m (20'4") x 2.2m (7'3")



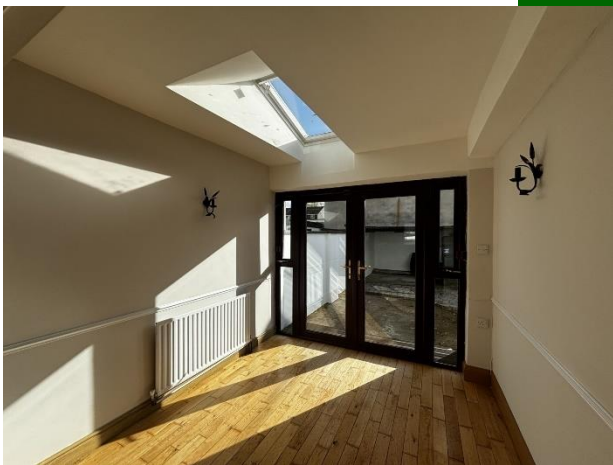
Main bathroom Fully tiled. Triton electric shower. W.C. whb. Shower/bath. 2m (6'7") x 1.9m (6'3")

Bedroom 1 Built in wardrobes. Double bedroom. 3.4m (11'2") x 3.3m (10'10")

Bedroom 2 Built in wardrobes. Double bedroom. 3.4m (11'2") x 2.7m (8'10")

Bedroom 3 Single room. 2.6m (8'6") x 2.5m (8'2")

Block built shed 2.5m (8'2") x 2.3m (7'7")



Features:

- Oil fired central heating
- Off Street Parking
- Low maintenance front & rear garden
- Double glaze UPVC windows
- Gated pedestrian side access
- Located just 3.6 km from Limerick City Centre
- Bus service at your doorstep





Property Directions:

Enter eircode V94 XKH3 into your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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PSRA Number: 002030