



195 Sycamore Drive, Woodhaven,
Castletroy, Limerick



Guide Price €335,000



GVM introduce to the market a truly superb and idyllic three bedroom two storey terraced residence. This ideally located home is a tremendous opportunity for prospective purchasers to acquire a property that has very well proportioned, bright and spacious living and bedroom accommodation. No 195 is located in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Castletroy Golf Club, Primary Schools, and an array of top class sporting amenities.



This is truly a magnificent opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. Ideal for first time buyers, investors or those wishing to right size. Walled in feature rear garden. Gas fired central heating system. Owner occupied so no rent cap applies if purchasing for rental purposes. B Energy rating which qualifies for lower mortgage rates. Excellent decorative condition throughout. Attractive price point.



Inspection of this exceptional home is very highly recommended.

Rooms:

Entrance Hall

Laminated flooring

4.03m (13'3") x 3.03m (9'11")

Guest toilet

Tiled with wc & whb

1.04m (3'5") x 1m (3'3")

Kitchen/Dining

Newly fitted shaker style kitchen.

Generous eye and floor level presses.

Intergrated appliances.

Laminated flooring.

Sliding doors leading to sun drenched rear garden

4.06m (13'4") x 5m (16'5")

Sitting room

Very welcoming room with feature fireplace.

TV point.

Laminated flooring





4.05m (13'3") x 3.03m (9'11")

Bathroom

Fully fitted and tiled

1.05m (3'5") x 2m (6'7")

Bedroom 1

Master. Laminated flooring. Built in wardrobes.

En-suite (1.1 x 2.2)

3.02m (9'11") x 4.02m (13'2")

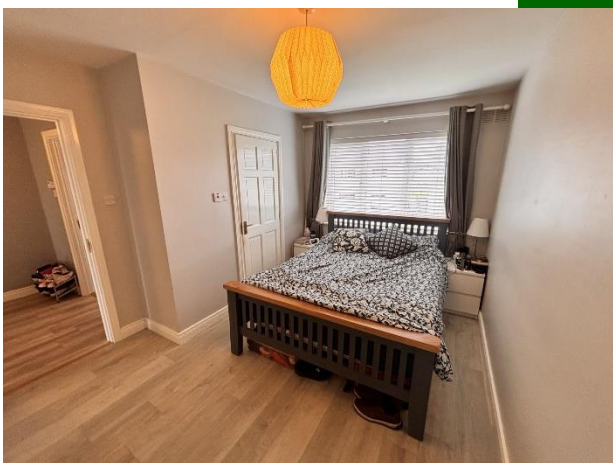
Bedroom 2 Double. Built in wardrobes.

Laminated flooring 3.02m (9'11") x 3.06m (10'0")

Bedroom 3

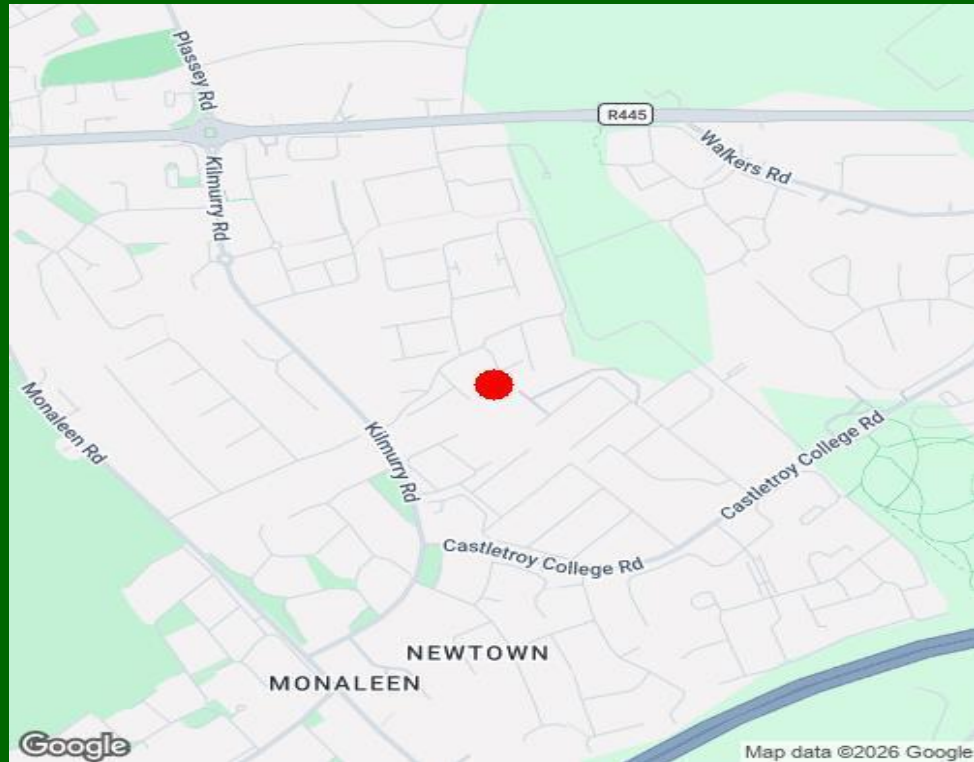
Single. Built in wardrobes. Laminated flooring

3.02m (9'11") x 2.05m (6'9")



Features:

- Spacious and well-proportioned living accommodation
- Bright and inviting living room with large windows allowing for excellent natural light
- Modern fitted kitchen with ample storage and dining area
- Generous bedrooms with built in wardrobes
- Sun drenched south west facing rear garden
- Located in a quiet cul de sac
- Well-maintained throughout
- B rated home
- Oozes location location location
- Good off street parking



Agent Information:

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Disclaimer

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PSRA Number: 002030