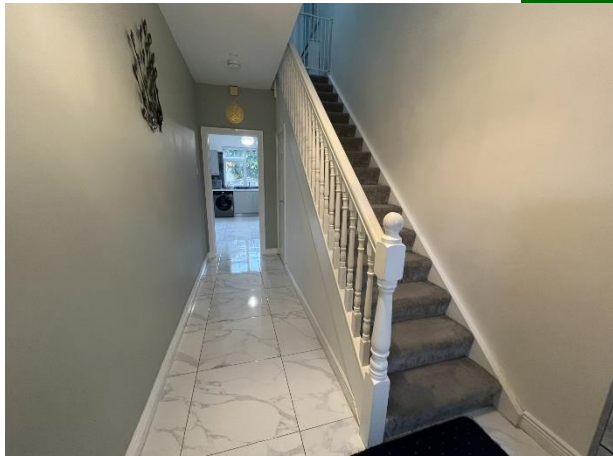


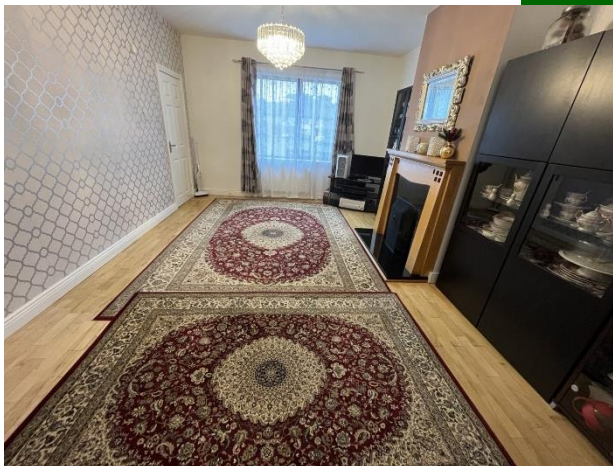


63 Dooradoyle Pk, Dooradoyle, Limerick



Guide Price

€365,000



GVM Auctioneers are delighted to present o the market No. 63 Dooradoyle Pk, positioned in this most popular development which is located off Dooradoyle Road and adjacent to the Crescent Shopping Centre and within walking distance of University Hospital Limerick and Raheen Business Park. Limerick City is a short drive and access to an excellent Motorway road network is close by. There is also regular public transport at your doorstep.



This three bedroom mid-terrace home is a very spacious extending to circa 123 sq. m and has been renovated and upgraded in recent years. All room proportions are excellent with a large open plan kitchen/dining room and a bright spacious living room. There are three double bedrooms, a large bathroom, en-suite and walk in wardrobe. The property is well maintained internally and has the benefit of a car parking space. Viewing is highly recommended. A perfect home for first time buyers, right sizers or a lucrative investment opportunity with a potential high rental return.

Rooms:

Entrance Hall

Tiled flooring, carpet stairs, guest wc off.

5.06m (16'7") x 2m (6'7")

Guest Wc

Newly fitted, wc, whb,

Living Room

Timber flooring, feature fireplace with Gas fire, double doors to Kitchen/dining room

3.07m (10'1") x 5.05m (16'7")

Kitchen/Dining Room

Tiled flooring, fully fitted eye and floor level units, newly fitted. tiled splash back, patio doors to rear garden

4.07m (13'4") x 5.09m (16'8")



Main Bathroom

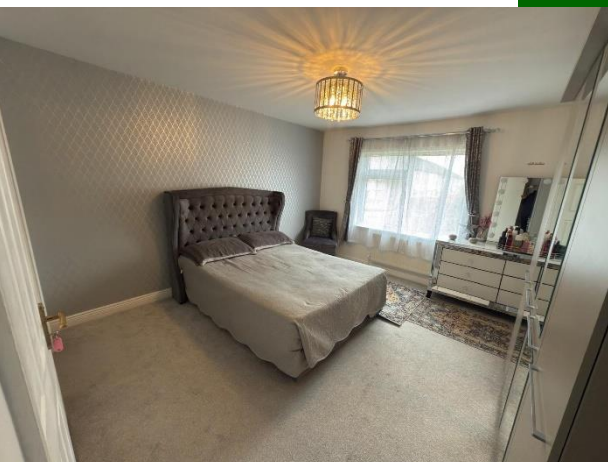
wc, w,hb, bath, electric shower, fully tiled

3.04m (10'0") x 1.09m (3'7")

Bedroom 1 Master

Carpeted flooring, fitted wardrobes, en-suite and walk in wardrobe

3.08m (10'1") x 4m (13'1")



En- Suite wc, whb, shower, fully tiled, electric shower.

1.07m (3'6") x 1.07m (3'6")



Walk in Wardrobe

Carpet flooring, fitted shelving,
1.07m (3'6") x 1.07m (3'6")

Bedroom 2

Carpet flooring, fitted wardrobes.
4.02m (13'2") x 3m (9'10")

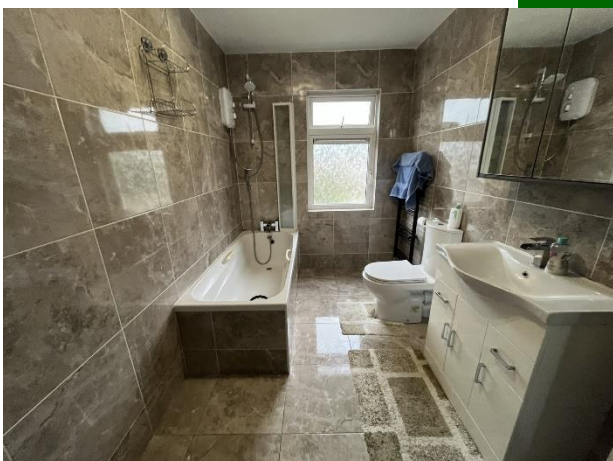


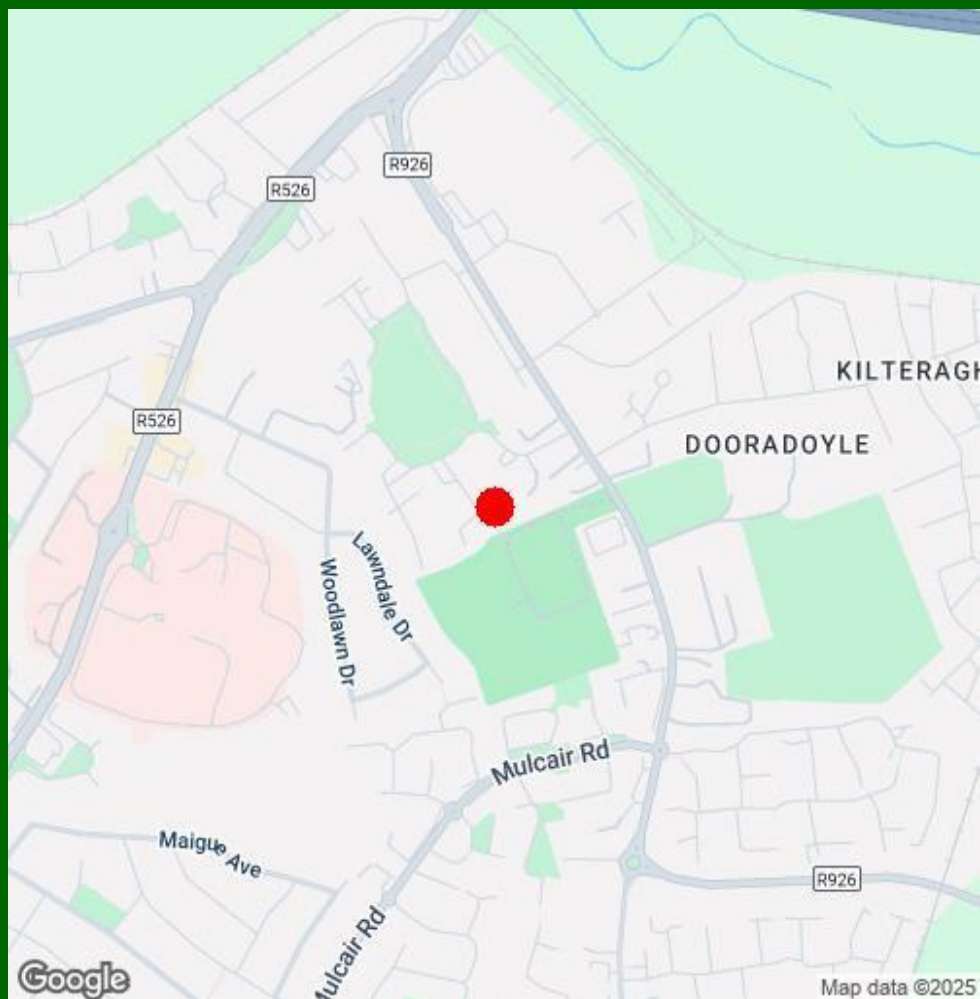
Bedroom 3

Carpet flooring
2.04m (6'8") x 2.07m (6'9")

Features:

- Three Bedroom renovated mid terrace property
- Gas fired Central Heating
- Double glazed windows throughout
- Good BER rating. C3
- Conveniently located within walking distance of local amenities
- Investment potential
- Excellent condition throughout
- Sensible price point





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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