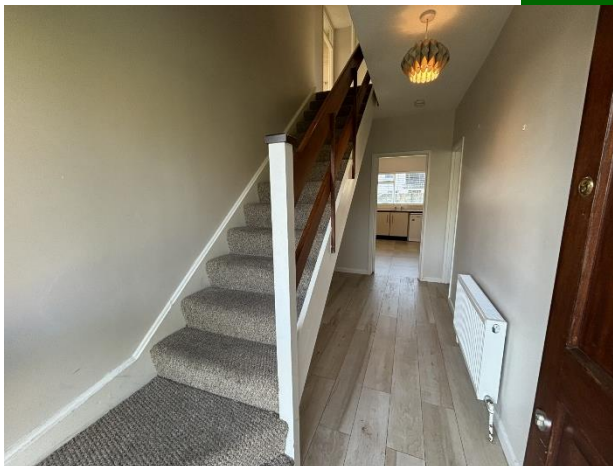




4 Sorbonne Green, College Court,
Castletroy, Limerick



Guide Price €415,000



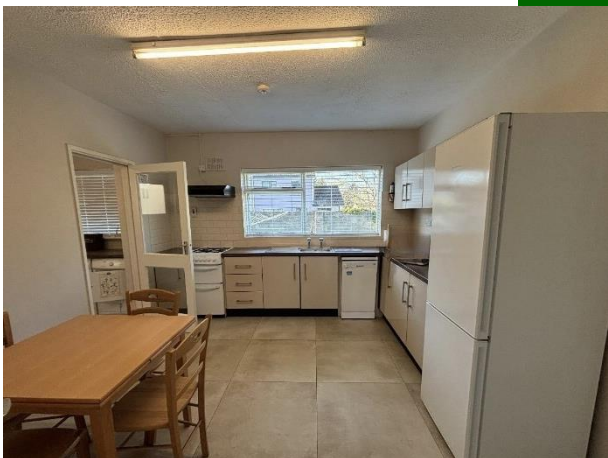
GVM announce to the market this fantastic opportunity to acquire a 4/5 bedroom semi detached house with option to convert garage to an additional bedroom. This extensive residence is located immediately adjacent to the University of Limerick making this an ideal opportunity to purchase a property with superb rental potential.



No 4 is well maintained and ready for occupation boasting well proportioned living and bedroom accommodation. Also has two newly fitted shower rooms upstairs. Side entrance to rear garden. Good off street parking. Much sought after location for student accommodation, hence excellent investment opportunity.



The surrounding area of College Court is a mix of mature residential estates, some private housing and is positioned across the road from the famed Castletroy Park Complex home to a 4-star hotel, a business park a renowned retirement village, a nursing home together with a range of retail and banking offerings to support the local infrastructure. The University of Limerick is just a few hundred metres from the subject property with Plassey Technological Park also within walking distance. The location of this property is highly accessible to pedestrians, cyclists and users of private and public transport. Inspection is highly recommended.



Rooms:

Entrance hallway Laminated flooring.

4.2m (13'9") x 2m (6'7")

Sitting room Tiled flooring.

3.8m (12'6") x 3.4m (11'2")

Dining room/ 5th bedroom Tiled flooring.

4m (13'1") x 3.1m (10'2")



Kitchen Fully fitted kitchen. Tiled flooring. Newly fitted units. Wall tiling. 4m (13'1") x 3.6m (11'10")

Utility Plumbed utility. Tiled flooring. W.C. & W.H.B off.

2.7m (8'10") x 1.4m (4'7")

Garage Roller shutter door and suitable for conversion to 6 th bedroom 4.4m (14'5") x 2.5m (8'2")

Bedroom 1 Double room. Laminated flooring. Built in wardrobes.

3.5m (11'6") x 3.1m (10'2")



Bedroom 2

Double room. Laminated flooring. Built in wardrobes.
3m (9'10") x 2.7m (8'10")

Bedroom 3

Double room. Laminated flooring. Built in wardrobes.
3.3m (10'10") x 2.7m (8'10")

Bedroom 4

Single room. Laminated flooring. Built in wardrobes.
3.3m (10'10") x 2.6m (8'6")

Shower room 1

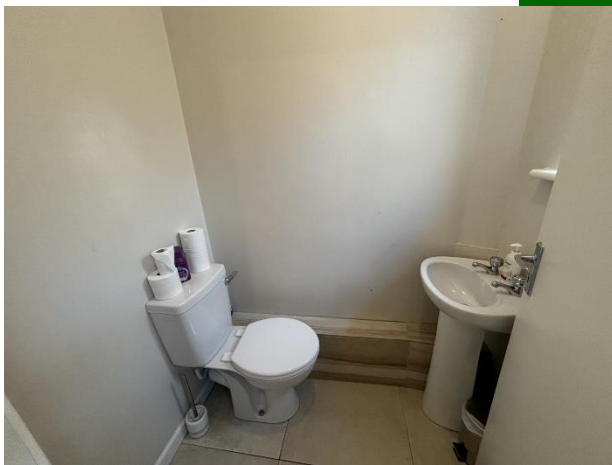
Fully tiled. Triton Shower. Hot press.
2.5m (8'2") x 2.4m (7'10")

Shower room 2

Fully tiled. Tritonn electric shower. Pump store.
2.1m (6'11") x 2m (6'7")

Features:

- Gas fired central heating
- Not Rent Cap
- Quite cul de sac
- Side entrance
- Well portioned living and bedroom accommodation
- Walking distance to all amenities
- Nearby and regular public transport
- Future garage conversion option for an additional bedroom downstairs
- 5 minutes walk to UL complex





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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