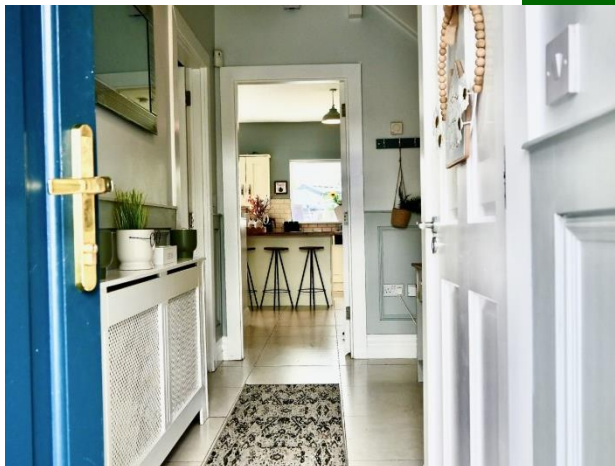




No. 4 The Crescent, Ros Mor, Crossagalla



Guide Price €430,000



GVM Auctioneers are delighted to offer this fantastic 4 bedroom semi-detached home ideally located in the popular development of Ros Mor on the Ballyneety Road in Limerick City. Ros Mor is situated only 4km from the City Centre, 5km to University of Limerick and is close amenities such as Childers Road Retail Park, schools, local shop and golf course. It also has convenient access to the M7/M18 motorway to Dublin, Shannon and Galway.



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No. 4 is situated in a quite cul de sac within the estate and is not overlooked at the front.

The accommodation of approx. 128 sq. metres (1,377 sq. feet) comprises an entrance hallway with guest wc off. The living room has attractive timber flooring, and a feature fireplace with solid fuel stove. The inviting hallway leads into a stunning open plan kitchen-dining room with double doors opening to the sun drenched rear garden. The modern fitted kitchen has generous storage space and a centre island. There is also a walk in pantry. The utility room has additional storage units and side door. Upstairs there are 4 good sized bedrooms (master en suite)en-suite and a main bathroom.



Outside there is a maintenance free rear garden with decking area and a side entrance. To the front there is a driveway for two cars and a well manicured lawn area. Viewing is highly recommended.

Rooms:

Entrance Hall

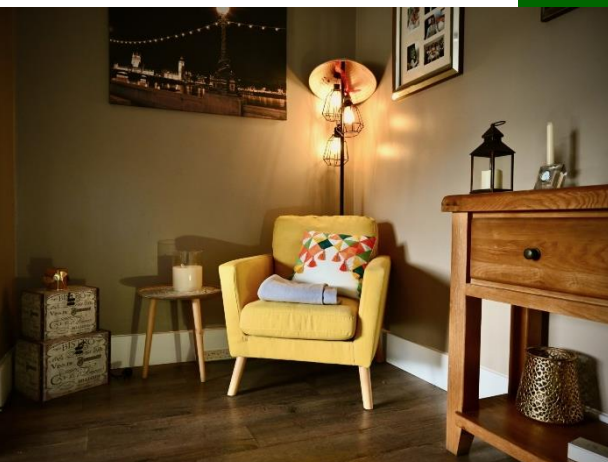
Tiled floor carpet stairs, under stairs storage and guest wc 4.02m (13'2") x 2.06m (6'9")

Guest WC wc, whb, window, tiled floor

1.03m (3'5") x 1.05m (3'5")

Living Room Timber flooring, solid fuel stove, front facing window to garden area

3.04m (10'0") x 5.04m (16'6")





Kitchen/Dining Room Fully fitted units, centre island, tiled floor and splash back, patio doors to rear garden, walk in pantry 5.03m (16'6") x 6.03m (19'9")

Utility Room Tiled floor, back door, fitted units

1.06m (3'6") x 1.04m (3'5")

Landing Area Laminated timber flooring, Hotpress with immersion, attic access

3.03m (9'11") x 1.06m (3'6")

Bedroom 1 : Laminated timber flooring, window, sliderobes. 2.03m (6'8") x 2.05m (6'9")

Bedroom 2 : Laminated timber flooring, fitted wardrobes. 3.05m (10'0") x 4m (13'1")

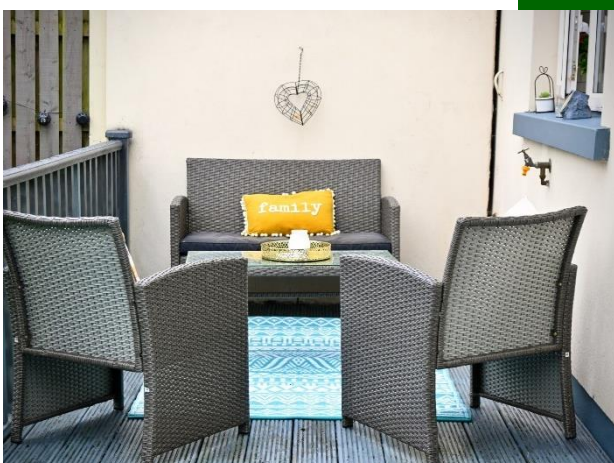
Bedroom 3 Laminated timber flooring, rear facing window 1.01m (3'4") x 2.02m (6'8")

Bedroom 4 Laminated timber flooring rear facing window

Main Bathroom Fully tiled, wc, whb, bath, window

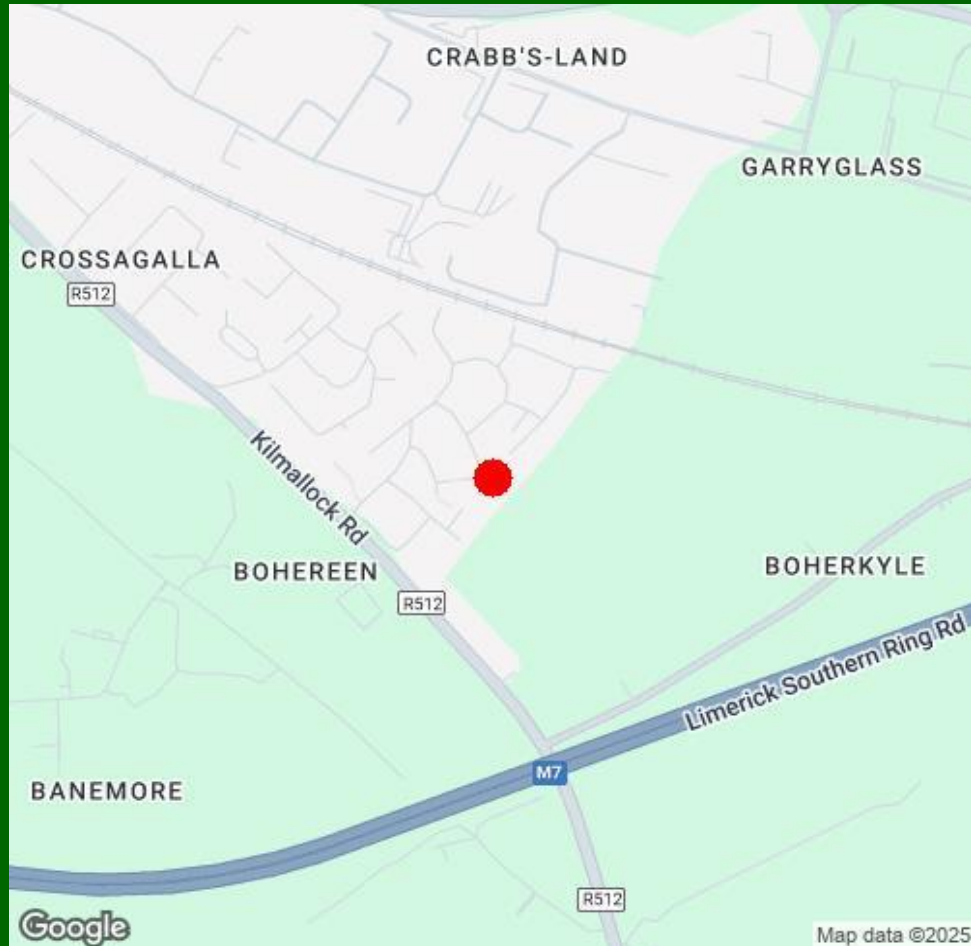
2.02m (6'8") x 1.09m (3'7")

En-Suite Fully tiled, wc, whb, shower with power shower, window 1.01m (3'4") x 2.02m (6'8")



Features:

- Very spacious four Bedroom semi-detached property
- Gas fired central heating
- Double glazed UPVC windows throughout
- Excellent Ber rating A3
- Solar Panels
- Superb condition through
- Located in a quite cul de sac
- Must be seen to be appreciated



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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