



8 Lakeshore Marina, Clarisford,
Killaloe, Co. Clare V94 X68F



Guide Price
€275,000



GVM Auctioneers present to the market this magnificent 3 bedroom semi detached two storey residence ideally located in a this low-density and gated private development with mooring facilities on Lough Derg/River Shannon.



This property is ideally located within walking distance of the popular lakeside town of Killaloe. Killaloe is a picturesque well-known tourism area located on the banks of the River Shannon, enjoying great amenities that you associate with most Irish tourist towns including restaurants, galleries, pubs, boutiques, hotel, historical sites, B&B s and self-catering accommodation.

This property is ideal for first time buyers, as a holiday home, investment or downsizers alike. Located just 20 minutes drive from Limerick City and The University and easy access to The Motorway. Bright and well proportioned living and bedroom accommodation with water views from the upstairs bedroom balcony. Good decorative condition. Inspection is highly recommended.

Rooms:

Entrance Porch

Laminate flooring

2.08m (6'10") x 1.05m (3'5")

Toilet

Fully fitted WC & WHB

Laminate flooring

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

Kitchen/Living/Dining

Open plan Kitchen/Living/Dining area.

Generous floor and eye level presses. Integrated appliances. Fireplace. Patio doors to rear. Dual aspect windows. Recessed lighting.

9.02m (29'7") x 5.06m (16'7")



Bedroom 1: Single. Built in wardrobes

2.05m (6'9") x 2.02m (6'8")

Bedroom 2: Master. Rear balcony views on to lake

En suite with pump shower. Tiled.

5.01m (16'5") x 3.03m (9'11")



Bedroom 3: Double. Built in wardrobes

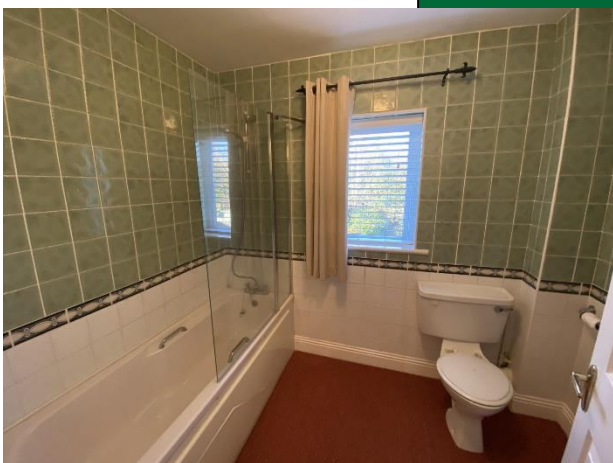
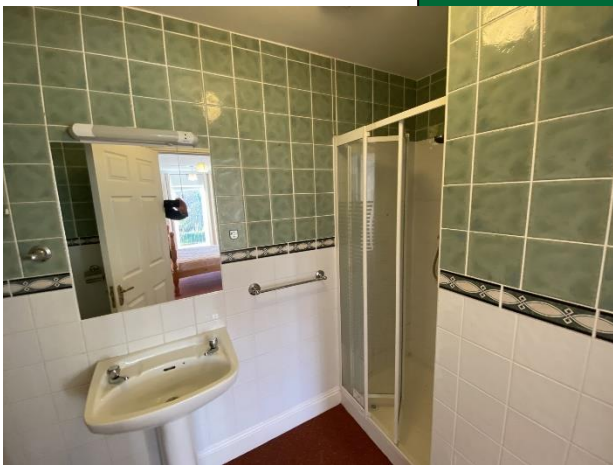
3.06m (10'0") x 2.05m (6'9")

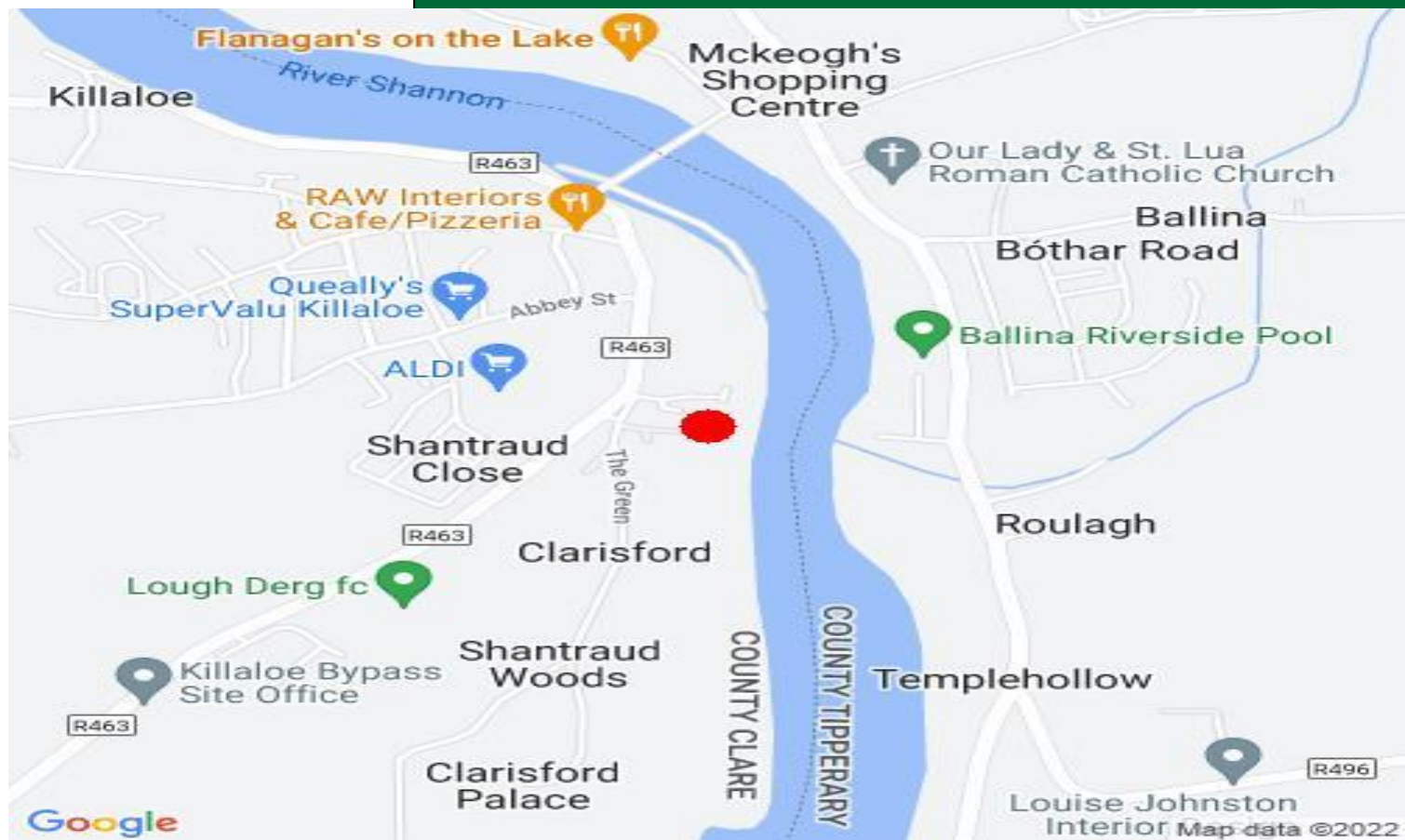
Bathroom : Fully fitted. 2.05m (6'9") x 1.08m (3'7")

Stira to attic : Storage sheds. Mains Water and Sewerage.

Features:

- Double glazed UPVC windows
- Electric storage heating
- Stairs to attic
- Well maintained property
- Maintenance free garden
- Within walking distance of Killaloe and all local amenities
- Very attractive price point
- Gated entrance
- Water views from first floor balcony
- Parking to front with spacious rear garden





Directions:

Enter Eircode V94 X68F in your mobile device. Access to this property is via a coded and gated entrance.

Driving from Killaloe to Limerick/Clonlara the much sought after Lakeshore development is located on the left hand side of the road. GVM sign thereon.

Agent Information

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