



3 Roschoill, Pallaskenry, Co. Limerick



Guide Price

€365,000



Introducing to the market this delightful 4 bedroom family home close to all amenities.



GVM present to the market a truly outstanding 4 bedroom detached home positioned on a large corner site and completed to the very highest of standards, conveniently located within easy reach of the picturesque and hugely popular village of Pallaskenry which has a wide range of amenities including primary and secondary schools, after school club, shops and restaurants, church and excellent sporting facilities. There are renowned and spectacular walks at nearby Ringmoylan a very popular local landmark. Roschoill is just 15 minutes drive from Limerick City and is just off the N69 road linking Limerick to Foynes. This property is in excellent condition throughout and is ideal for first time buyers to enjoy all the benefits of living in a quiet and tranquil rural setting and just a very short distance from village amenities. The living and bedroom accommodation is bright, spacious and well proportioned, offering discerning purchasers a wonderful opportunity to acquire a well laid out home at an affordable price point. Inspection of this property is very highly recommended.

Rooms:

Entrance hallway

Laminated flooring. Alarm point

Sitting room

Laminated flooring. Feature fireplace. TV point.

4.06m (13'4") x 3.09m (10'2")

Family room

Laminated flooring. TV point. Telephone point.

3.09m (10'2") x 4.06m (13'4")

Kitchen / Dining room

Fully fitted. Built in oven. Integrated units. Recessed lighting. TV point.

7.06m (23'2") x 3.08m (10'1")

Utility

Fully plumbed

2.02m (6'8") x 2.03m (6'8")



Toilet and whb : Laminated flooring

1.04m (3'5") x 2.01m (6'7")

Bedroom 1 : Double room. Carpet flooring

3.07m (10'1") x 4.05m (13'3")

Bedroom 2 : Main bedroom. Carpet flooring. Built in wardrobes. TV point.

Ensuite : Triton electric shower fitted 1.6 X 2.8

3.09m (10'2") x 3.06m (10'0")

Bedroom 3 : Double room. Carpet flooring

3.08m (10'1") x 2.09m (6'10")

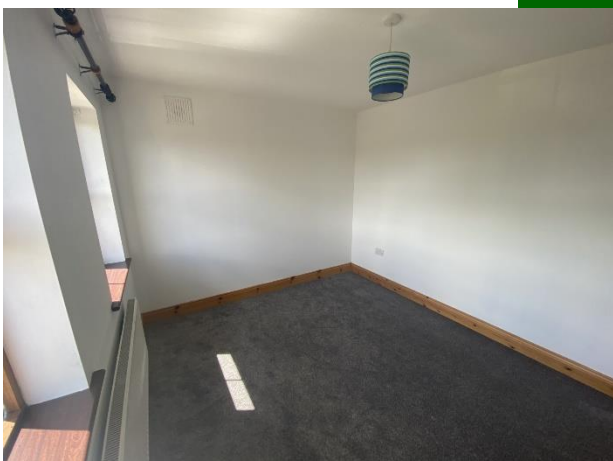
Bedroom 4 : Double room. Carpet flooring

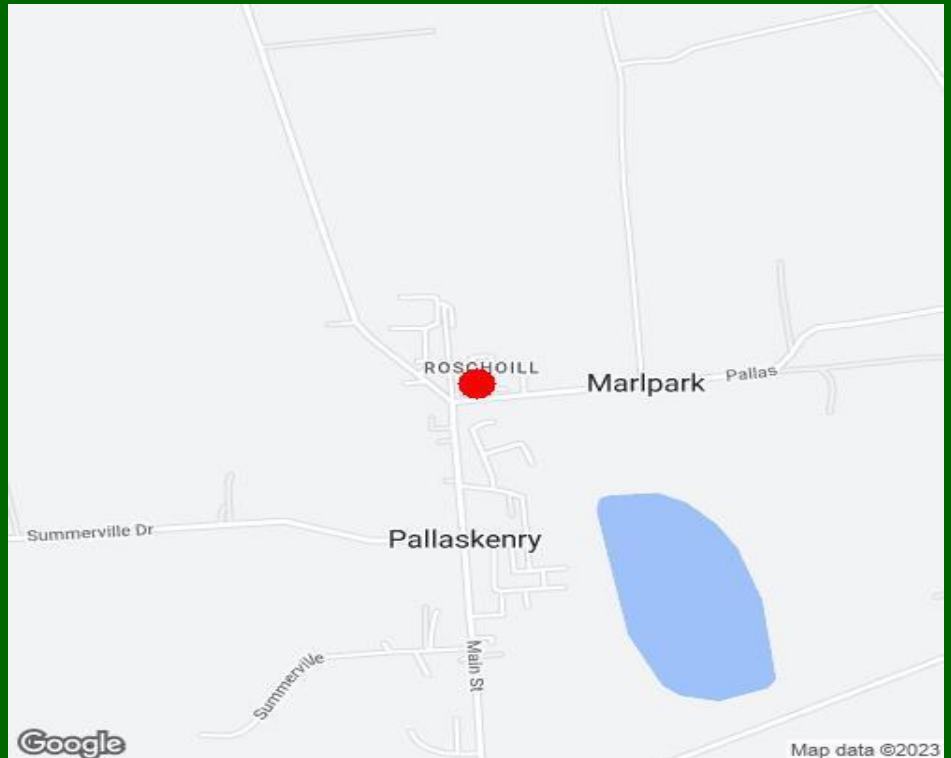
3.08m (10'1") x 4m (13'1")

Bathroom : Separate shower with Triton electric shower fitted.

Features:

- B3 Energy Rating
- Oil fired central heating
- Double glazed windows
- Large corner site
- Cobblelock driveway
- Fully alarmed
- All village amenities at your doorstep
- Ample storage area
- Just 20 minutes drive from Limerick City
- Attractive price point





Property Directions:

Enter Eircode V94D88A to your mobile device to bring you straight to the door of this property.

Agent Information:

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