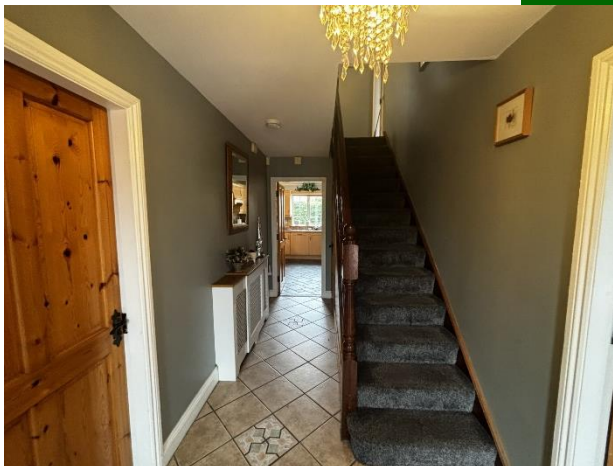




62 Carabullawn, Corbally, Limerick



Guide Price €475,000



GVM Auctioneers present this great opportunity to acquire a beautifully appointed detached residence situated in a hugely popular and established development of all detached houses. 62 Carabullawn enjoys a prime location with plenty amenities on your doorstep. Families will particularly appreciate the close proximity to St. Munchin's College Secondary School, Scoil Íde Primary School, and a choice of excellent childcare facilities, while local shops, cafes, and supermarkets at Westbury Shopping Centre ensure convenience in everyday living.



A host of sporting, leisure, and recreational amenities are also nearby, including scenic riverside walks and well-regarded sports clubs. The city centre is just a short drive or bus journey away or can be reached by a pleasant 20-minute stroll.

No 62 is presented in good condition throughout and enjoys bright and well proportioned living and bedroom accommodation. The living areas are welcoming and bright while the bedrooms and bathrooms are practical and spacious. The property is further complimented by a fully walled private rear garden which has been nicely landscaped and a walled front garden with cobble lock driveway with ample space for off street parking.

Inspection is very highly recommended.

Rooms:

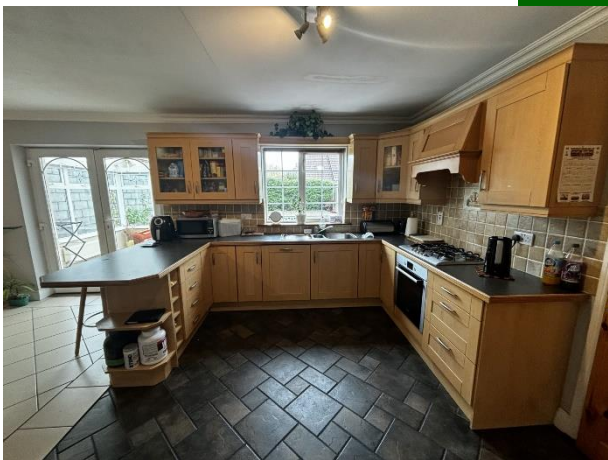
Entrance hallway

Tiled flooring. Storage under stairs. alarm point.



Kitchen/dining

Fully fitted kitchen. Tiled flooring. Integrated units.
6m (19'8") x 4.2m (13'9")



Utility room

Fully plumbed. Tiled flooring.
3.1m (10'2") x 2.4m (7'10")

W.C

Downstairs W.C. Tiled flooring.
2.1m (6'11") x 1.08m (3'7")

Sitting room

Solid fuel stove. Coving Surround. T.V point. Bay window. Timber flooring.
5.7m (18'8") x 3.9m (12'10")



Sun room Tiled flooring.

3.2m (10'6") x 3.1m (10'2")



Bedroom/family room

Laminated flooring. T.V Point.

4.8m (15'9") x 3.3m (10'10")

Bedroom 1

T.V point. Slide wardrobe. Laminated flooring.

4m (13'1") x 3.2m (10'6")



Bedroom 2 T.V point. Slide wardrobe. En Suite

4.7m (15'5") x 2.8m (9'2")

En suite Fully tiled. Triton electric shower.

2.1m (6'11") x 1.6m (5'3")

Bedroom 3 Laminated flooring

3m (9'10") x 2.8m (9'2")



Hotpress

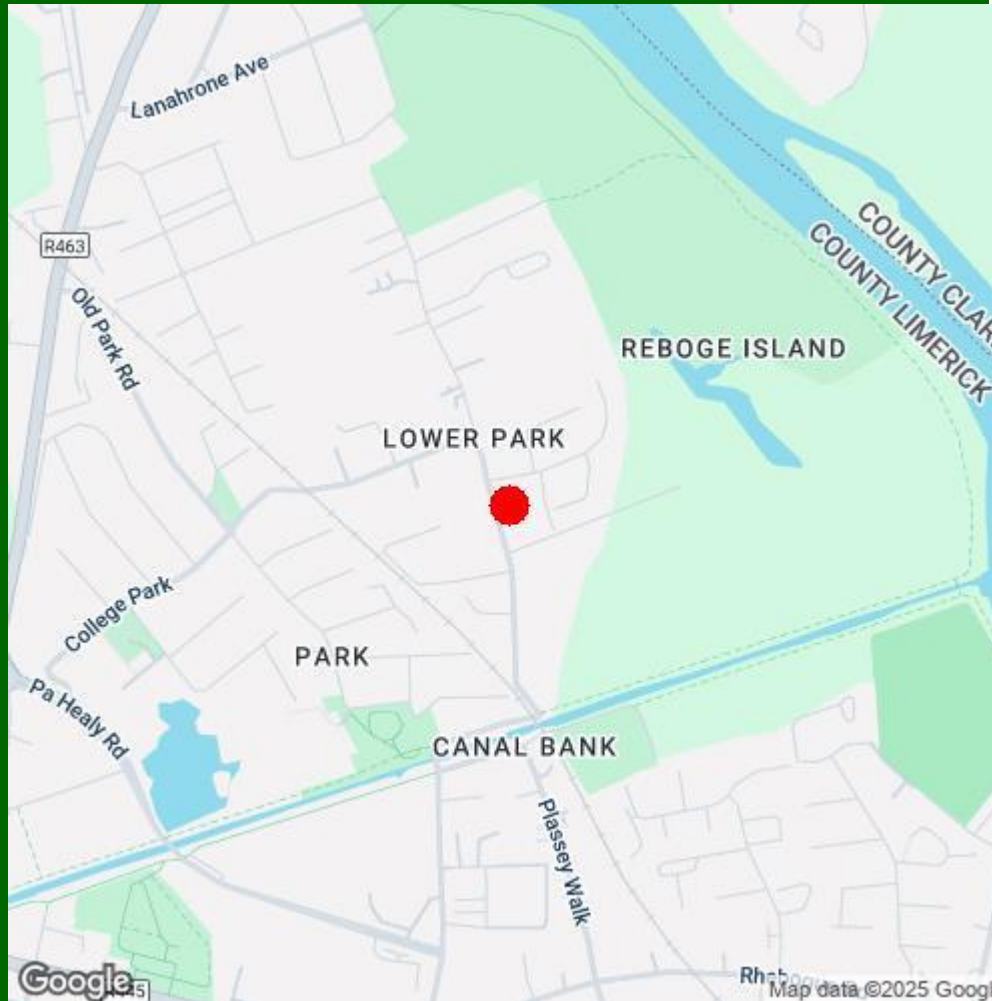
Main bathroom Partially tiled.

2.1m (6'11") x 2.1m (6'11")

Features:

- Gas fired central heating
- Double glazed UPVC windows
- Generous off street parking
- Walled in rear garden
- Security alarm
- Short distance to Limerick City Centre
- Steel tech shed to the rear
- Decking & Patio area to the rear
- Fully landscaped gardens





Eva Hayes

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.



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030