



22 Cois Ghruda, Castletroy, Limerick



Guide Price €315,000



GVM Auctioneers are pleased to announce to the market this superb four bedroom duplex, securely located in a private, established and much sought after gated residential complex. This ideally located property has very well proportioned and bright living and bedroom accommodation and is very much in turn key condition.



There is bright and inviting hallway, spacious living room, Kitchen cum dining, four good sized bedrooms, two en-suites and main bathroom. Downstairs wc/utility. The location is superb very much in close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, local Retail Parks, Newtown Recreation Park, Castletroy College, the newly developed Educate Together Secondary School, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a well maintained home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. A home that really oozes location location location with very easy access to the nearby Motorway. Very reasonable management charges. Approx 1,100 per year. Secure car parking. Inspection is very highly recommended.

Rooms:

Entrance Hallway

Tiled flooring

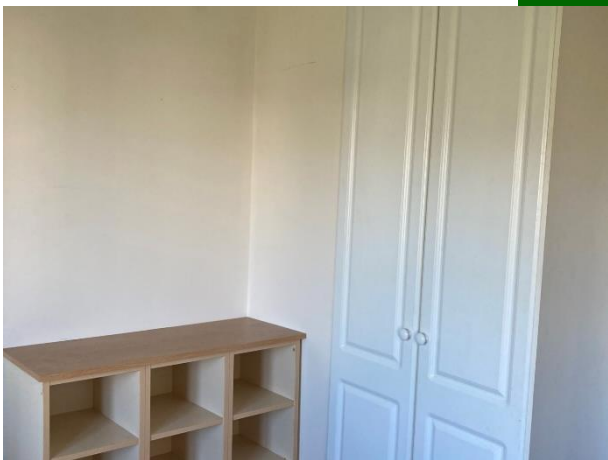
2.01m (6'7") x 4m (13'1")



Living room

Laminated flooring. Gas fire. Double door leading to balcony.

4m (13'1") x 5m (16'5")



Kitchen / Dining room

Generous floor and eye level presses. Tiled flooring. Integrated appliances.

5m (16'5") x 5m (16'5")



W/C

1m (3'3") x 2m (6'7")

Bedroom 1

Double bedroom. Carpet flooring. Access to balcony.

Ensuite 1.3 X 1.3

4m (13'1") x 3m (9'10")

Bedroom 2

Double bedroom . Carpet flooring.



Ensuite 1.1 X 1.5

Bedroom 3

Double bedroom. Carpet flooring.
3m (9'10") x 2m (6'7")

Bedroom 4

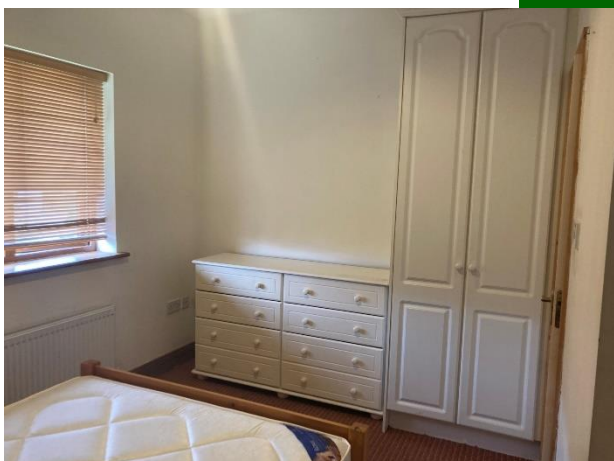
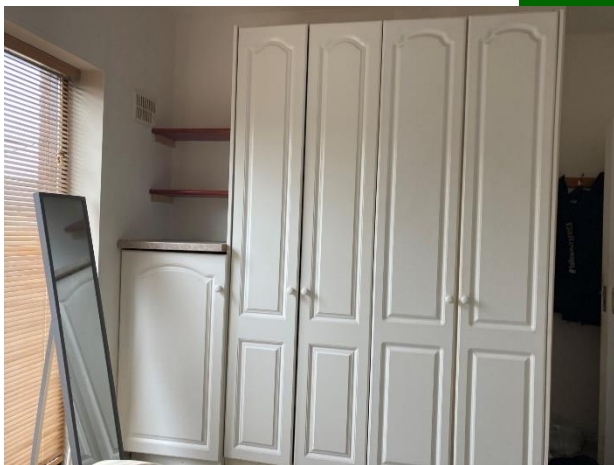
Single room. Carpet flooring
2m (6'7") x 3m (9'10")

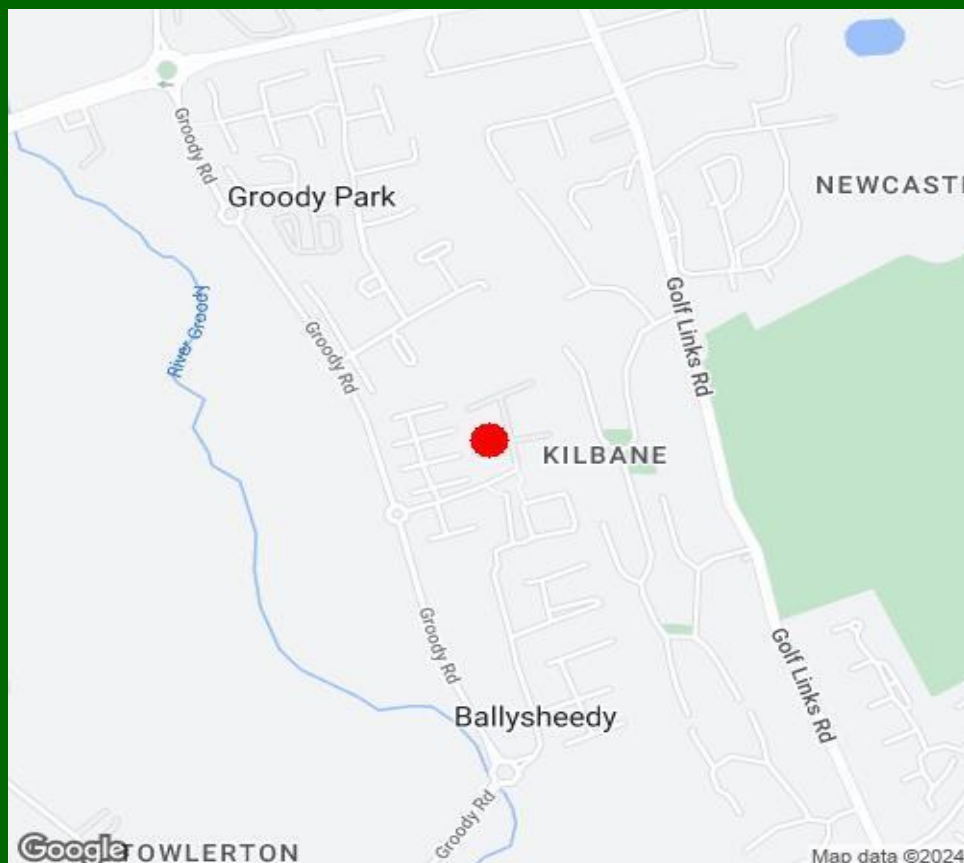
Bathroom

Fully fitted with electric shower
1m (3'3") x 2m (6'7")

Features:

- Secure complex with automated gates
- Allocated parking spaces
- Allocated parking spaces
- Gas fired central heating
- Double glazed uPVC windows
- Prime location near the University of Limerick
- A very limited well managed and established complex
- Was owner occupied hence no rent cap for investors
- Location location location
- Fantastic investment opportunity





Property Directions:

Enter eircode V94HX36 to your mobile device to direct straight to this property.

Agent Information:

Contact John O' Connell Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

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