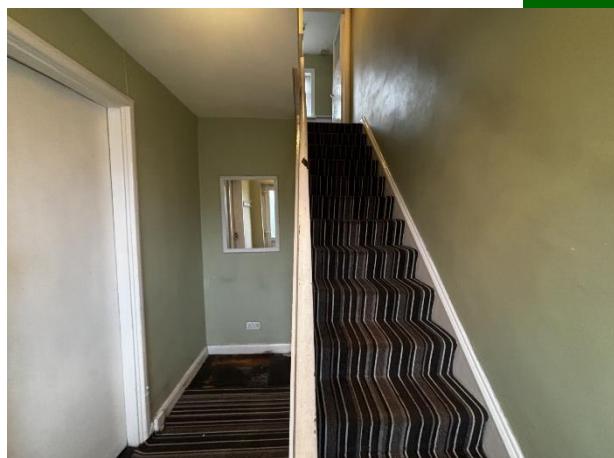
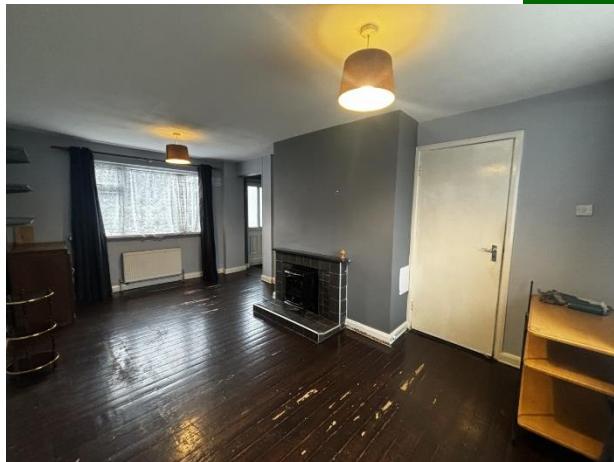




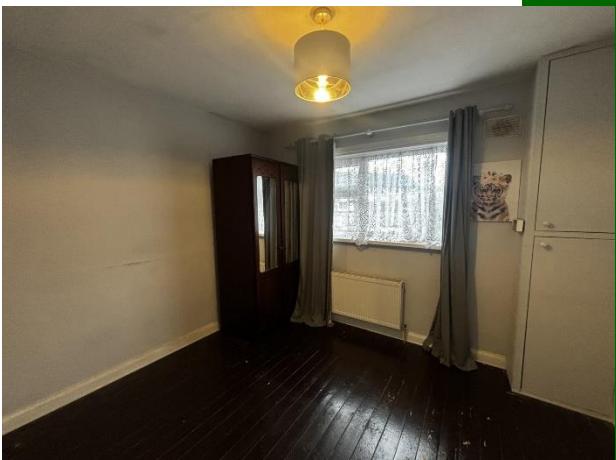
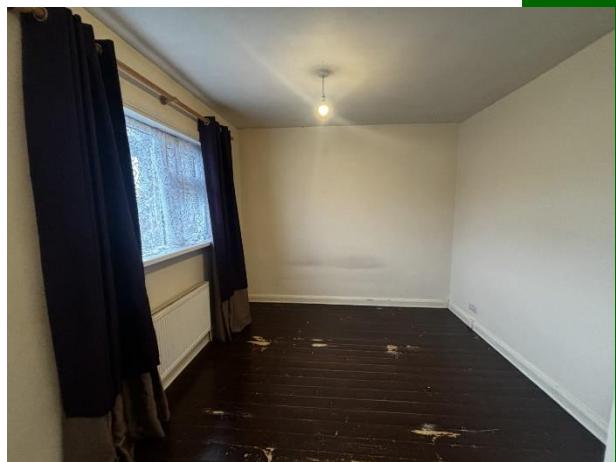
16 Cedar Court, Kennedy Park, Limerick



**Guide Price**  
**€190,000**



GVM are delighted to announce to the market a two bedroom mid terrace property. Maintained in good condition throughout this home is located in this mature and very convenient residential development just walking distance from the City Centre.



There is also an excellent bus service on your doorstep. 16 Cedar Court is in very close proximity to Roxboro Shopping Centre, Ballysimon Retail Parks, The Maldron Hotel and Motorway are also within very easy reach together with chic coffee shops, restaurants and gyms. There are excellent local primary and secondary schools together with wonderful sporting facilities. The living and bedroom accommodation is bright, well proportioned and superbly laid out, ideal for modern day living. Gardens front and rear. Viewing highly recommended. This property is on the market at a very attractive price point ideal for first time buyers or right sizers.

#### **Rooms:**

##### **Entrance Hallway**

2.9m (9'6") x 1.8m (5'11")

**Living room** Timber floors. Feature fireplace.

5.7m (18'8") x 2.8m (9'2")

**Kitchen** Laminated flooring.

3m (9'10") x 1.8m (5'11")

**Main Bathroom** W.C. whb. Mira electric shower.

1.8m (5'11") x 1.5m (4'11")

**Bedroom 1** Timber flooring.

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

**Bedroom 2** Timber flooring. Built in wardrobes.

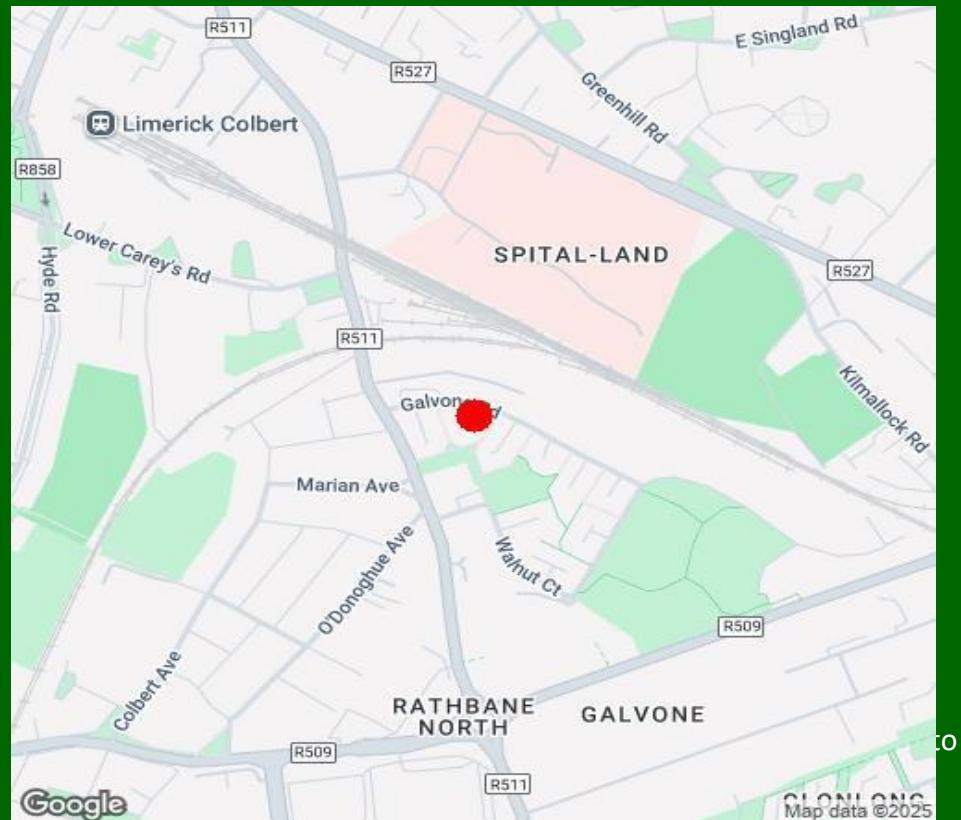
4.7m (15'5") x 2.9m (9'6")



## Features:



- Gas fired central heating
- Double glazed pvc windows
- Walking distance to Limerick City Centre
- Close to schools, bus routes & Roxboro Shopping Centre
- Private rear garden
- Rear pedestrian gate
- Ideal for first-time buyers or investors



#### 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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