

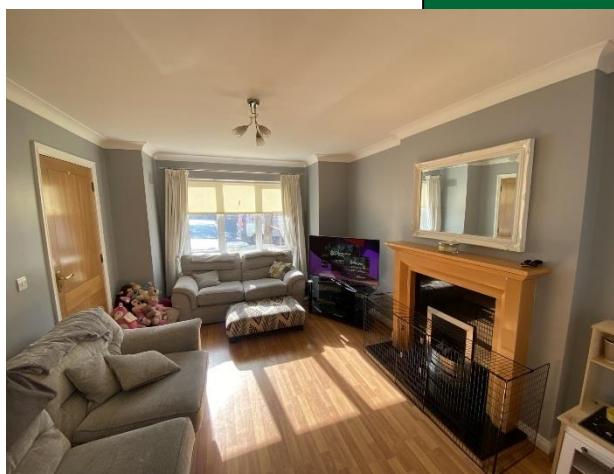


36 Glantann, Golf Links Road, Castletroy,
Limerick V94 C7DP

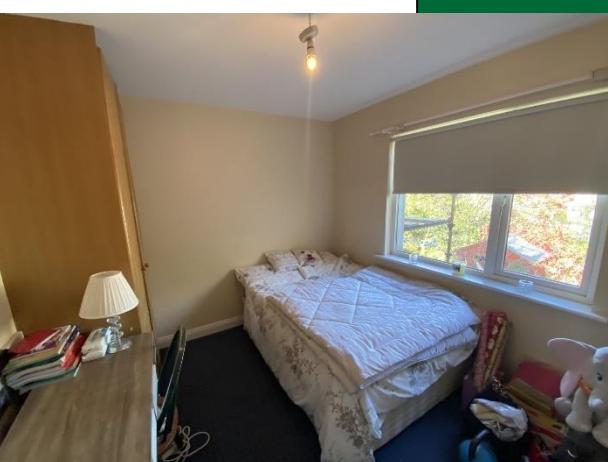


Guide Price
€280,000

BER C3



GVM are delighted to bring to the market this truly superb 3 bedroom semi detached residence standing on a beautifully appointed corner site, on the periphery of this hugely popular development with a North West facing walled in rear garden.



This ideally located home has very well proportioned and bright living and bedroom accommodation and is very much in turn key condition. Located in close proximity to University of Limerick, Plassey Tech Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top class sporting amenities. This is truly a wonderful opportunity to acquire a beautifully maintained family home that is sensibly priced and positioned in arguably one of Limericks most sought after areas. A home that really oozes location location location. Inspection of this exceptional property is very highly recommended.

Rooms:

Entrance Hall : Laminate Floor

1.06m (3'6") x 5.01m (16'5")

Downstairs wc & whb : 1m (3'3") x 1.08m (3'7")

Kitchen/Dining room : Generous eye and floor level presses, laminate flooring and double doors leading to the garden : 5.04m (16'6") x 3.04m (10'0")

Sitting Room : Bay window, laminate floor and gas fire.

3.03m (9'11") x 3.05m (10'0")

Bedroom 1

Master bedroom, double, laminate floor and built in wardrobes.

En-Suite 1.1 x 2.5 with electric shower

3.02m (9'11") x 4.05m (13'3")

Bedroom 2

Double room, carpet floor and built in wardrobes

3.02m (9'11") x 3.01m (9'11")



Bedroom 3

Single with a built in wardrobe.

2.03m (6'8") x 2.07m (6'9")

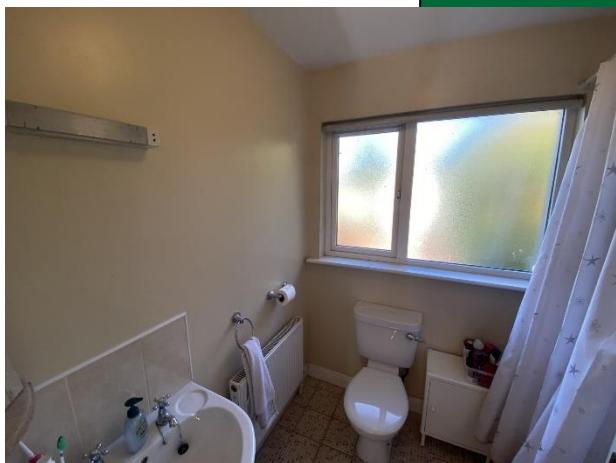
Main bathroom

Fitted and partially tiled

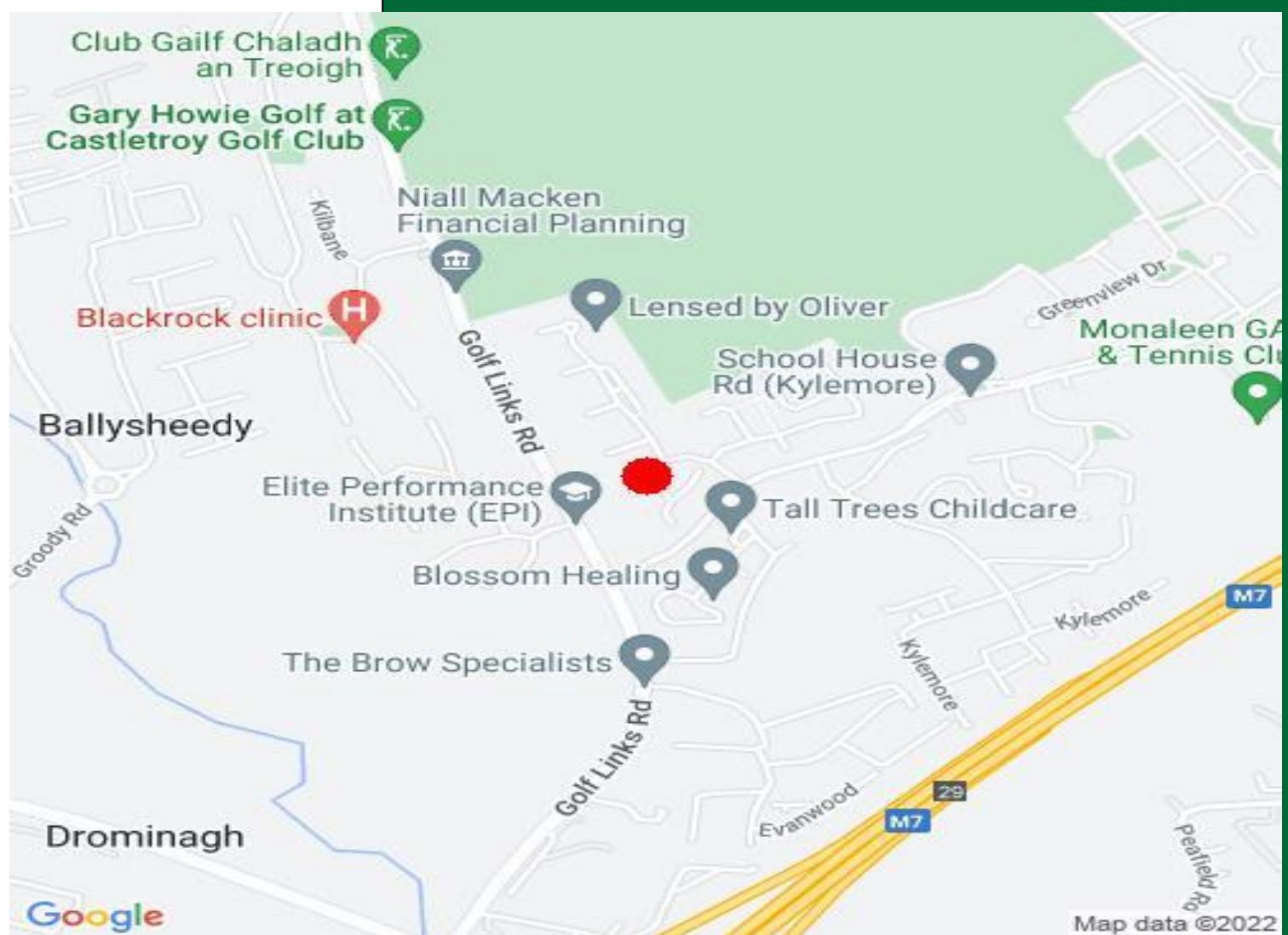
1.08m (3'7") x 2.04m (6'8")



Features:



- ✓ Alarm
- ✓ Walled in rear garden
- ✓ Double Glazed UPVC Windows
- ✓ Gas fired central heating
- ✓ Creche across the road
- ✓ Half hourly bus serviced within 200 metres
- ✓ Comfortable price point for first time buyers or investors
- ✓ Corner site
- ✓ Good off street parking for two cars



Map data ©2022

Directions:

Enter Eircode V94 C7DP in your rmobile device. GVM sign erected.

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