



16 Lios Na Sidhe, Milford Grange,
Castletroy, Limerick



Guide Price €430,000



GVM announce to the market this fantastic opportunity to acquire a 6 bedroom detached house standing on a substantial site which offers great potential to develop of required. This extensive residence is located immediately adjacent to the University of Limerick making this an ideal opportunity to purchase a property with superb rental potential.





No 16 is well maintained and ready for occupation boasting well proportioned living and bedroom accommodation. Vehicular side entrance to extensive rear garden. Good off street parking. Much sought after location for student accommodation, hence excellent investment opportunity.



The surrounding area of Milford Grange is a mix of mature residential estates, some private housing and is positioned adjacent to the the famed Castletroy Park Complex home to a 4-star hotel, a business park a renowned retirement village, a nursing home together with a range of retail and banking offerings to support the local infrastructure. The University of Limerick is just a few hundred metres from the subject property with Plassey Technological Park also within walking distance. There are also chic local restaurants and coffee shops at the periphery of this much sought after development. The location of this property is highly accessible to pedestrians, cyclists and users of private and public transport. Vacant and ready for occupation for the next academic year. Viewing on request.



Rooms:

Porch Tiled flooring

1.05m (3'5") x 1.05m (3'5")

WC off Tiled

2.05m (6'9") x 1.05m (3'5")

Inner Hallway Tiled flooring

4.01m (13'2") x 1.07m (3'6")

Double bedroom off

4m (13'1") x 3.04m (10'0")

Kitchen / Dining / Living room Modern fitted kitchen. Tiled flooring 7.05m (23'2") x 6.09m (20'0")

Utility Fully plumbed and tiled

2.06m (6'9") x 1.05m (3'5")

Shower room 1.06m (3'6") x 1.04m (3'5")





Garage converted to bedroom 2

3.07m (10'1") x 2.06m (6'9")

Bedroom 3 Double bedroom with built in wardrobes

3.04m (10'0") x 3.05m (10'0")

Bedroom 4 Double bedroom with built in wardrobes.

4m (13'1") x 3.04m (10'0")



Bedroom 5 Double bedroom with built in wardrobes.

3.01m (9'11") x 2.05m (6'9")

Bedroom 6 Double bedroom with built in wardrobes

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

Main bathroom Fully tiled with electric shower.

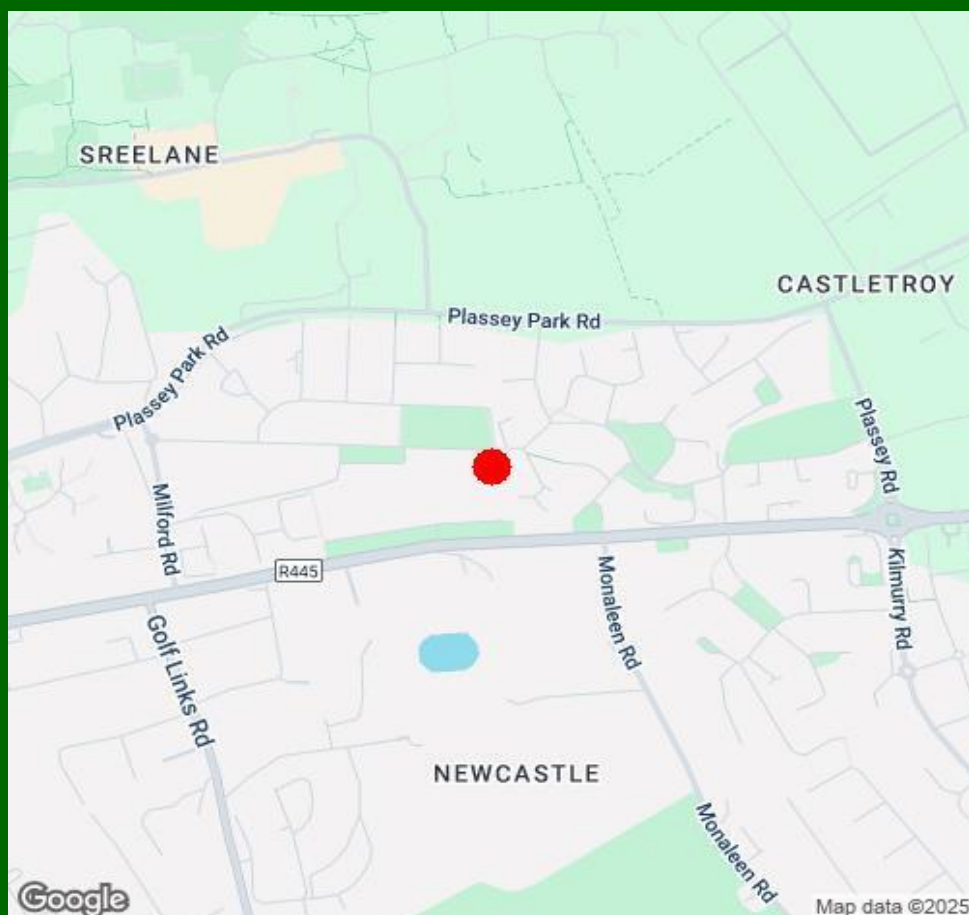
2.05m (6'9") x 1.07m (3'6")



Features:

- Double glazed UPVC windows throughout
- Oil fired central heating system
- Good off street parking
- Five minutes walk to University Campus
- Great potential to develop or extend if required
- Two bathrooms and a separate wc
- Overlooking a green area to the front
- End house
- Tremendous investment opportunity or for owner occupiers
- Sensible price point





Property Directions:

Enter Eircode V94 YRN3 in your mobile device. GVM sign thereon.

Agent Information:

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Disclaimer

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