



16 Carysford Avenue, College Court,
Castletroy, Limerick



Guide Price €295,000



GVM present to the market a splendid two storey semi detached residence located immediately adjacent to The University of Limerick making this an ideal opportunity to acquire a property with superb rental potential.



No 16 is positioned in a quiet cul de sac to the rear of this established development and with nearby pedestrian access to The University. Currently vacant and available for immediate occupation boasting well proportioned living and bedroom accommodation. There are 4 bedrooms and two bathrooms upstairs with an open plan kitchen dining area and sitting room and a further 2 bedrooms on the ground floor. Gas fired central heating system and air to water hotpress. Side entrance to rear garden. Good off street parking. Not rent capped. Inspection is highly recommended.

Rooms:

Living Room

4.04m (13'3") x 3.09m (10'2")

Bedroom 1 (Downstairs)

2.05m (6'9") x 4.04m (13'3")

Bedroom 2 (Downstairs)

3.01m (9'11") x 4.01m (13'2")

Kitchen

4.01m (13'2") x 3.07m (10'1")

Utility Room

1.05m (3'5") x 2.07m (6'9")

Hall

4.04m (13'3") x 1.08m (3'7")

Downstairs Bathroom

2m (6'7") x 1.05m (3'5")

Bedroom 3 (Upstairs)

Built in wardrobes

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

Bedroom 4 (Upstairs)

Built in wardrobes





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

Bedroom 5

Built in wardrobes

3.04m (10'0") x 2.07m (6'9")

Bedroom 6 (Upstairs)

Built in wardrobes

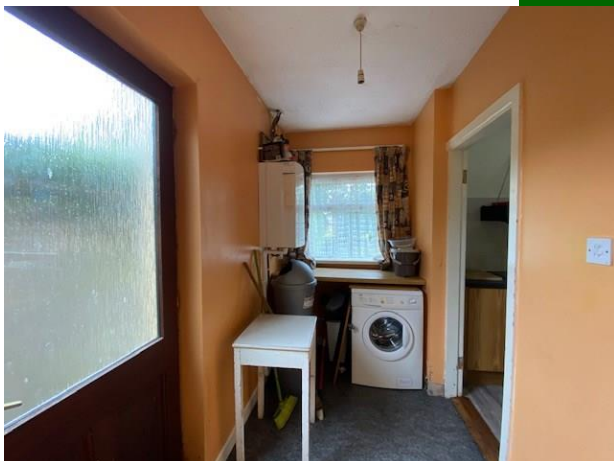
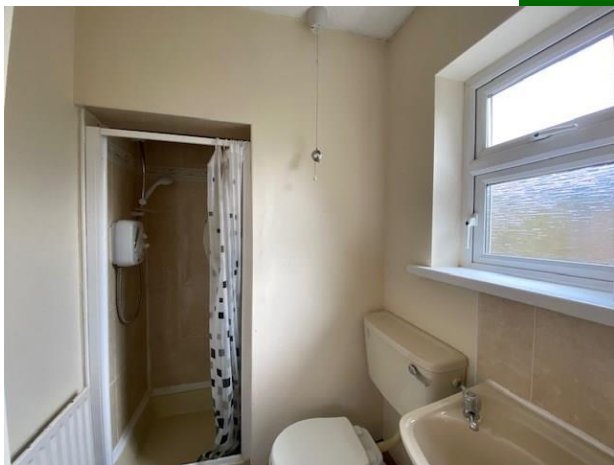
3.03m (9'11") x 2.01m (6'7")

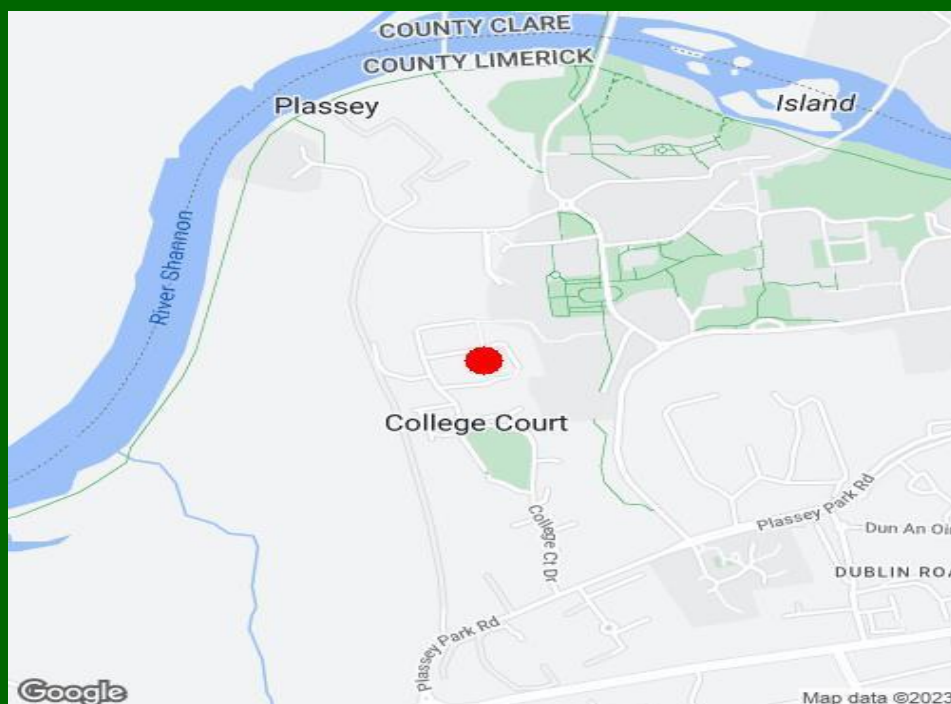
Main Bathroom

2.02m (6'8") x 2.06m (6'9")

Features:

- PVC front door
- Double glazed windows
- Gas fired central heating
- Air to water system
- Electric shower
- 6 individual bedroom
- 3 bathrooms
- Realistic price for quick sale
- Parking for 2 vehicles





Property Directions:

Enter Eircode V94 A06A into your mobile device to bring you to this property. GVM sign erected.

Agent Information:

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