



10 Beigh Haven, Father Russell Road,  
Limerick.



**Guide Price**

**€300,000**



GVM Auctioneers are pleased to announce to the market this superb three bedroom duplex, securely located in a private, established and much sought after gated residential complex. 10 Beigh Haven is situated in a prime location, just off Father Russell Road, and close to many amenities including the Crescent Shopping Centre, University Hospital, Raheen Business Park and Mungret recreation park..



Father Russell Road is very accessible with easy access onto the Motorway together with a regular bus stop located less than 50 meters from the entrance of the complex. There are numerous cafes, restaurants, and bars all within a very short distance together with superb Primary and Secondary Schools and wonderful local sporting facilities and gyms. This property really oozes location, location, location! The living and bedroom accommodation of this property is very well laid out, being both bright and spacious making this an ideal opportunity for first time buyers, right sizers or investors. Two allocated car spaces. Ready for immediate occupation. Sensibly priced. Viewing is highly recommended.

### Rooms:

**Entrance Hallway** Laminate flooring.

5.04m (16'6") x 2m (6'7")

**Guest WC** Fully tiled WC & WHB

2.05m (6'9") x 1.01m (3'4")

**Sitting Room/ 4th Bedroom** Laminated flooring.

3.07m (10'1") x 3m (9'10")

**Open Plan Kitchen/ Living/ Dining**

Double doors to balcony. Laminate flooring. Feature fireplace. Generous floor to eye level presses.

7.01m (23'0") x 6.06m (19'11")

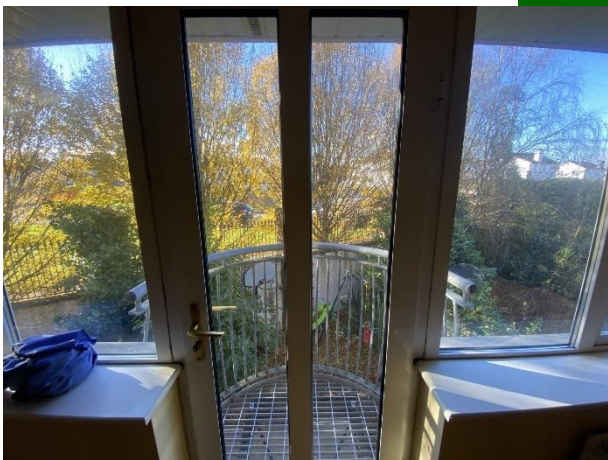
**Bedroom 1** Master bedroom. Built in wardrobes.

5m (16'5") x 3.02m (9'11")

**En Suite** Located off Bedroom 1. Fully tiled. Electric shower. 1.06m (3'6") x 1.04m (3'5")

**Bedroom 2** Double room. Laminate flooring. Built in wardrobes.

4m (13'1") x 3.02m (9'11")







### Bedroom 3

Double room. Laminate flooring. Built in wardrobes.  
4m (13'1") x 3.01m (9'11")

### Main Bathroom

Fully fitted and tiled.  
2.04m (6'8") x 2.03m (6'8")

### Hot Press

### Attic

Stire to large attic area.

### Features:

- Secure complex with automated gates
- Two allocated parking spaces
- Gas fired central heating
- Double glazed uPVC windows
- Management fees of just €1,200 per annum cover block insurance & wheelie bin
- Prime location next to UHL and Crescent Shopping Centre
- Stira to large attic area
- A very limited, well managed and established complex
- Owner occupied so no rent cap for investors
- Location location location





### Property Directions:

Enter the Eircode V94 HV20 into your mobile device to bring you directly to the property.

### 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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