

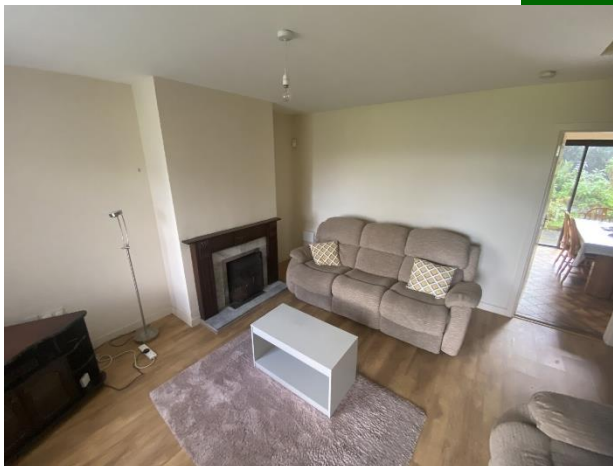


29 Oaklawns, Castletroy, Limerick



**Guide Price**

**€310,000**



GVM announce to the market a hugely attractive investment opportunity. No 29 Oaklawns is a truly outstanding five bedroom semi detached residence located just 100 metres from the grounds of the famed University of Limerick and Plassey Technological Park.



This property has enormous rental potential and is ideally laid out to accommodate five students or professionals. An owner occupier might also be attracted to a home in such a wonderful location on the periphery of this hugely popular estate. Local amenities include great local shopping centres, hotels, chic coffee shops, gyms, a recreation park and fantastic local walks and cycle lanes on the nearby riverbank. There is also tremendous primary and secondary schools in the vicinity together with easy access to the nearby Motorway. Inspection of this bright and spacious home is very highly recommended.

### **Rooms:**

#### **Entrance hallway**

Tiled flooring.

#### **Sitting room**

Open fireplace. Laminated flooring. TV point.

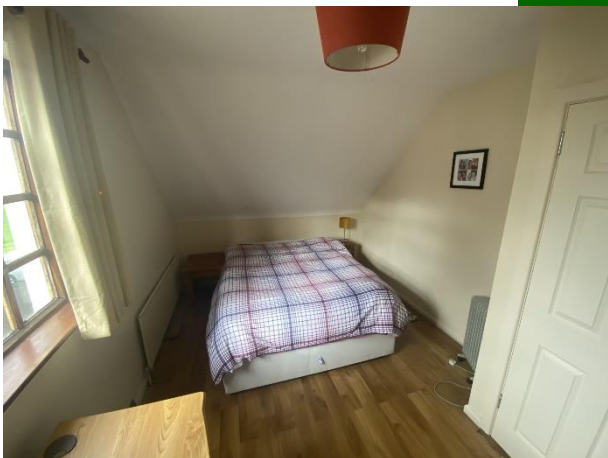
4.04m (13'3") x 4.03m (13'3")



#### **Kitchen**

Fully fitted kitchen. Tiled flooring. Patio door to rear. Built in oven and hob.

3.02m (9'11") x 5.02m (16'6")



#### **Shower room**

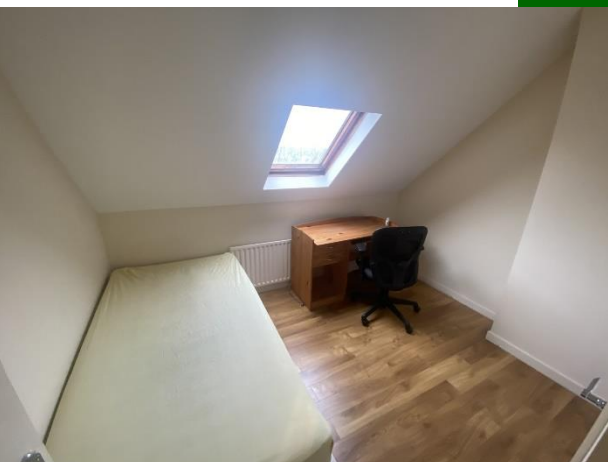
Fully tiled, Mira electric shower

1.06m (3'6") x 2.02m (6'8")

#### **Bedroom 1**

Carpet flooring

2.05m (6'9") x 3.05m (10'0")



#### **Bedroom 2**

Double room. Carpet flooring.

2.09m (6'10") x 4.02m (13'2")

#### **Bedroom 3**

Double room with laminated flooring.

2.09m (6'10") x 4.02m (13'2")



#### **Bedroom 4**

Single. Laminated flooring. Built in wardrobes.

3.02m (9'11") x 2.06m (6'9")

#### **Bedroom 5**

Double bedroom with laminated flooring. Built in wardrobes.

2.01m (6'7") x 4.04m (13'3")



#### **Office**

Carpet flooring

2.02m (6'8") x 5m (16'5")

### **Features:**

- Security alarm
- Five individual bedrooms
- Good decorative condition
- Contents included
- Just 2 minutes walk to the University grounds
- Tremendous investment opportunity with a high rental yield
- Walking distance to shops, pubs, hotel and gyms.
- Good local public transport
- Off street parking

### Property Directions:

Enter eircode V94Y81V to your mobile device to bring you straight to the door of this property. GVM sign thereon.

### 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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