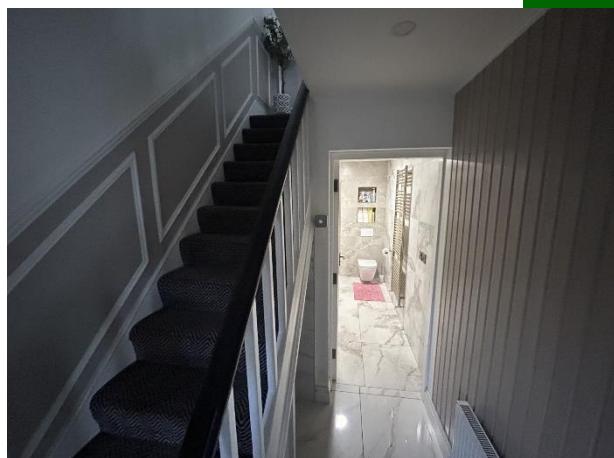




10 O` Donoghue Avenue, Janesboro,
Limerick

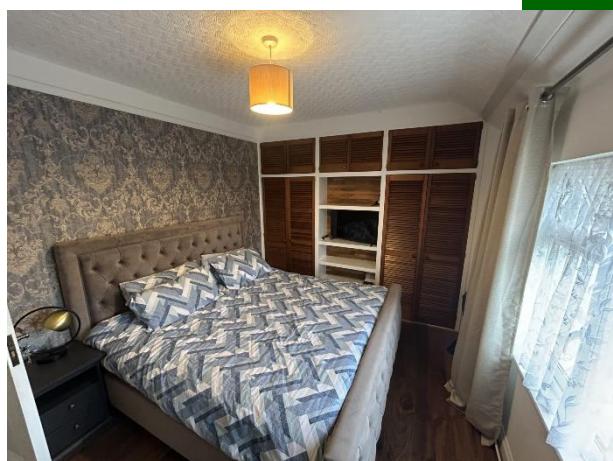


Guide Price
€220,000

BER C3



GVM present to the market this attractive two bedroom mid terrace residence, ideally positioned on O` Donoghue Avenue in the heart of the much sought-after Janesboro area.



This well-maintained home offers bright, well-proportioned living and bedroom accommodation, making it an excellent opportunity for first-time buyers, downsizers, or investors seeking a quality property close to Limerick City Centre.

The location is second to none, with an abundance of amenities within easy walking distance including local shops, cafés, parks, schools, sporting facilities, and public transport links. Roxboro Shopping Centre, Peoples Park and Colbert Train & Bus Station are all conveniently nearby. The M7 motorway is easily accessible, providing excellent connectivity to Dublin, Shannon Airport, Galway, and Cork.

This compact yet comfortable home is situated in a mature, established residential area and represents a very attractive price point in today's market. Inspection of this sensibly priced property is highly recommended.

Rooms:

Entrance hallway

Tiled flooring.

Shower room

Fully tiled. Corner shower unit.

2.8m (9'2") x 1.8m (5'11")

Sitting room

Tiled flooring. TV point. Recessed lighting.

6.3m (20'8") x 3m (9'10")

Kitchen

Fully fitted kitchen. Tiled flooring.

3.2m (10'6") x 2.8m (9'2")

Bedroom 1

Double room. Laminated flooring.

3.7m (12'2") x 3.6m (11'10")



Shower room

Fully tiled.

1.8m (5'11") x 1.7m (5'7")

Bedroom 2

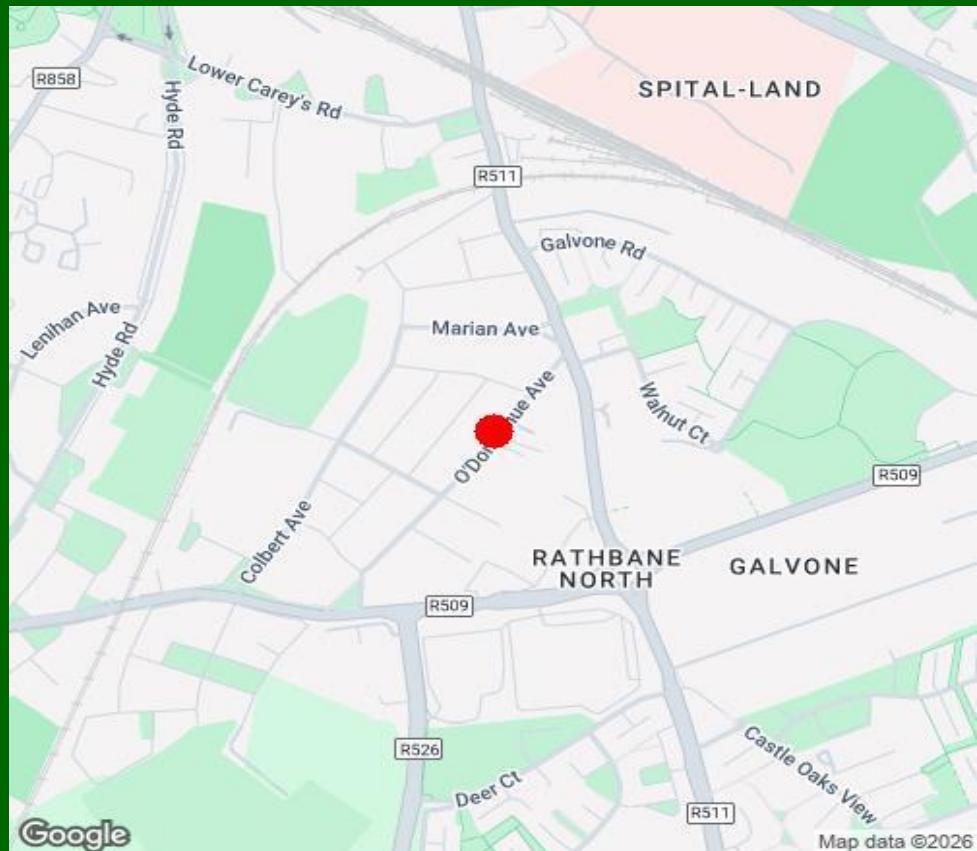
Double room. Built in wardrobes. Laminated flooring.

3.5m (11'6") x 3.2m (10'6")



Features:

- Gas fired central heating
- Double glazed windows
- Excellent condition throughout
- Good Off street parking
- Enclosed rear yard
- Walking distance to Limerick City centre



Property Directions:

Enter eircode V94 X6WR into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John o' Connell

Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

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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