



42 Cluain Dubh, Father Russell Road,
Limerick



Price €350,000



We are delighted to present to the market this attractive three-bedroom semi-detached home, superbly located in a highly sought-after residential development just off Father Russell Road. Situated within walking distance of a wide range of local amenities, this property offers convenience and comfort in equal measure.





The living and bedroom accommodation is bright, spacious and well laid out ideal for first time buyers, right sizers or investors. Good sized gardens and generous off street parking.

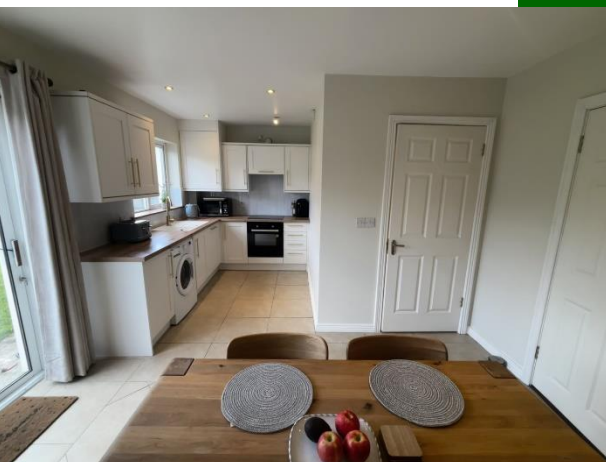


Dooradoyle/Raheen is one of Limerick's most popular and well established suburbs, offering a vibrant community atmosphere with many amenities. No 42 is located just a 7 minutes drive from Limericks largest retail complex, The Crescent Shopping Centre. Raheen Business Park is located only 10 minutes drive away, home to many multinational companies such as Analog Devices and Regeneron Pharmaceuticals. This very attractive home is a 25 minutes drive from the University of Limerick and just a 12 minutes drive to Mary Immaculate College.



There are several local primary schools, including St. Nessian's National School and Gaelscoil as well as secondary schools like Crescent Comprehensive College and Colaiste Chiarain. University Hospital Limerick is located just 2 km from the property. Other local amenities include gyms and sports clubs and Mungret Recreation Park. This home is well-served by public transport, with regular bus routes connecting Dooradoyle to Limerick City Centre. The M7 and N18 Motorways are easily accessible, providing easy access to Dublin, Galway and Shannon Airport.

Inspection of this home is very highly recommended.



Rooms:

Entrance hallway Tiled flooring.

4.5m (14'9") x 1.8m (5'11")

Downstairs W.C W.C & whb. Tiled flooring.

1.4m (4'7") x 1.3m (4'3")

Living room Laminated flooring. Feature fireplace.

4.5m (14'9") x 3.4m (11'2")



Kitchen/dining room

Tiled flooring. Generous floor & eye level presses. Integrated hob. 5.4m (17'9") x 3.8m (12'6")

Bedroom 1

Carpet flooring.
3.4m (11'2") x 3.3m (10'10")

Main bathroom Fully tiled. W.C. whb. Triton electric pump shower. 2m (6'7") x 1.9m (6'3")



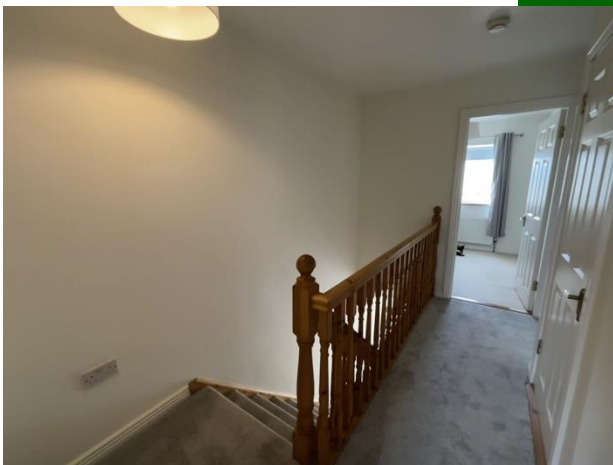
Bedroom 2 Carpet flooring. Built in wardrobes. En suite. 3.8m (12'6") x 3.3m (10'10")

En Suite Fully tiled. Triton shower.

2.7m (8'10") x 0.8m (2'7")

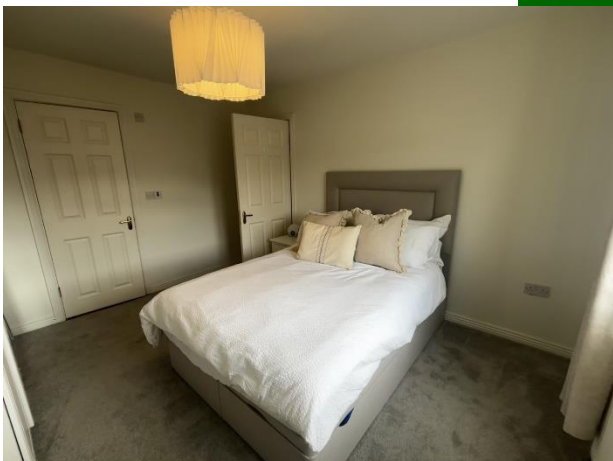
Bedroom 3

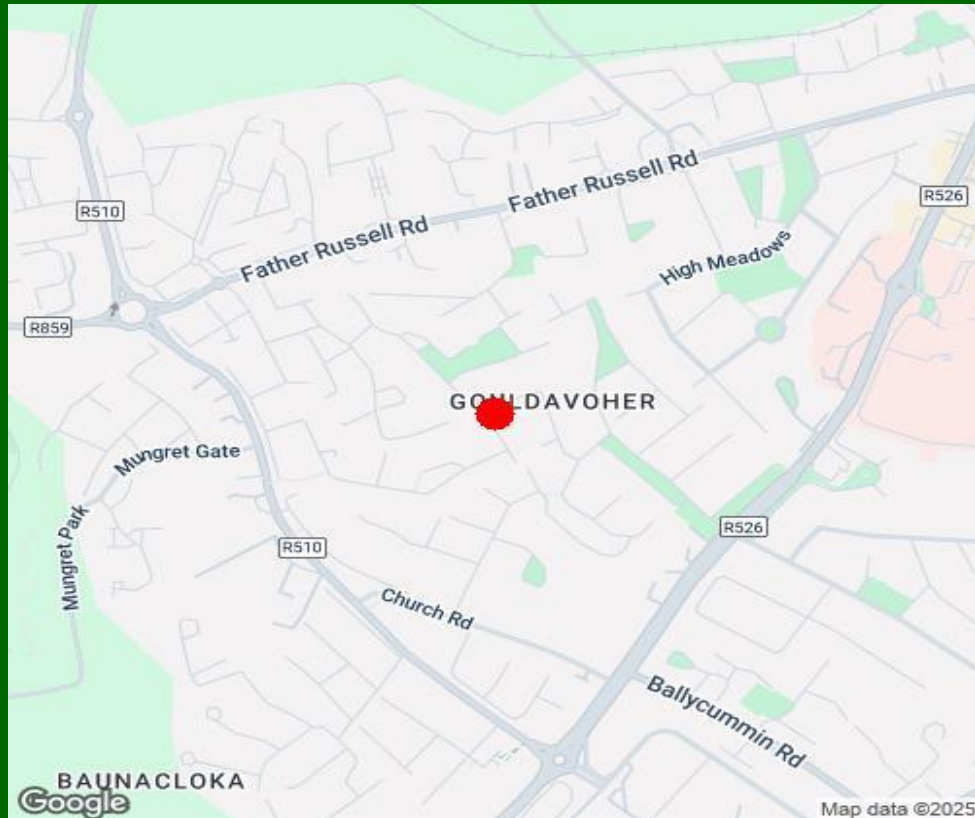
Carpet flooring.
2.6m (8'6") x 2m (6'7")



Features:

- Gas fired central heating
- Off street parking
- Side gate access to rear garden
- Located in a quite cul-de-sac
- Excellent Location
- Double glazed UPVC windows
- Established and hugely popular development
- Enclosed rear garden
- Bright, spacious living & bedroom accommodation





Property Directions:

Enter eircode V94 7C56 into your mobile device to direct you straight to this 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

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PSRA Number: 002030