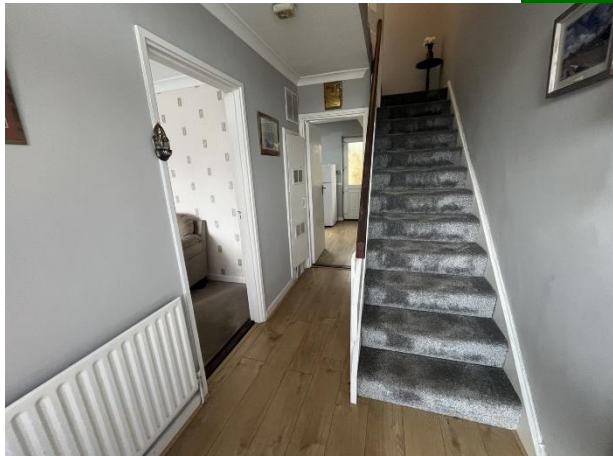




18 De Valera Park, Thomondgate Limerick



Guide Price €215,000





GVM Auctioneers are pleased to bring to the market, this nicely positioned 3 bed mid-terraced house located in the mature residential area of Thomondgate off Sexton Street North. No. 18 would make an ideal starter home for those hoping to step onto the property ladder or would make an ideal investment opportunity alike. The property is ideally situated within a few minutes` walk from The City Centre and is in close proximity to a host of local amenities such as TUS, Ard Scoil Ris, Gaelscoil Sáirséal, service stations and the Jetland Shopping Centre, etc.



Accommodation includes entrance hall, Living room, kitchen/dining room, garage and shed to rear which is plumbed for washing machine. Three bedroom and shower room upstairs.

A real must for those that require a freehold property set in an convenient location.

Rooms:

Entrance Hall

Laminated timber flooring, carpeted stairs, coving
3.08m (10'1") x 1.08m (3'7")

Living Room

Carpet flooring, coving, front facing window.
3.02m (9'11") x 3.06m (10'0")

Kitchen/Dining Room

Laminated timber flooring, rear facing window, open fireplace fully fitted eye and floor level units, back door
5.01m (16'5") x 3.01m (9'11")

Shower Room

Vinyl flooring, wc, whb, shower with electric shower, rear facing window
1.09m (3'7") x 1.07m (3'6")

Bedroom 1

Carpet flooring, fitted wardrobes, rear facing window





3.02m (9'11") x 3.01m (9'11")

Bedroom 2

Carpet flooring, front facing window

2.01m (6'7") x 3m (9'10")

Bedroom 3

Carpet flooring, fitted wardrobes, front facing window

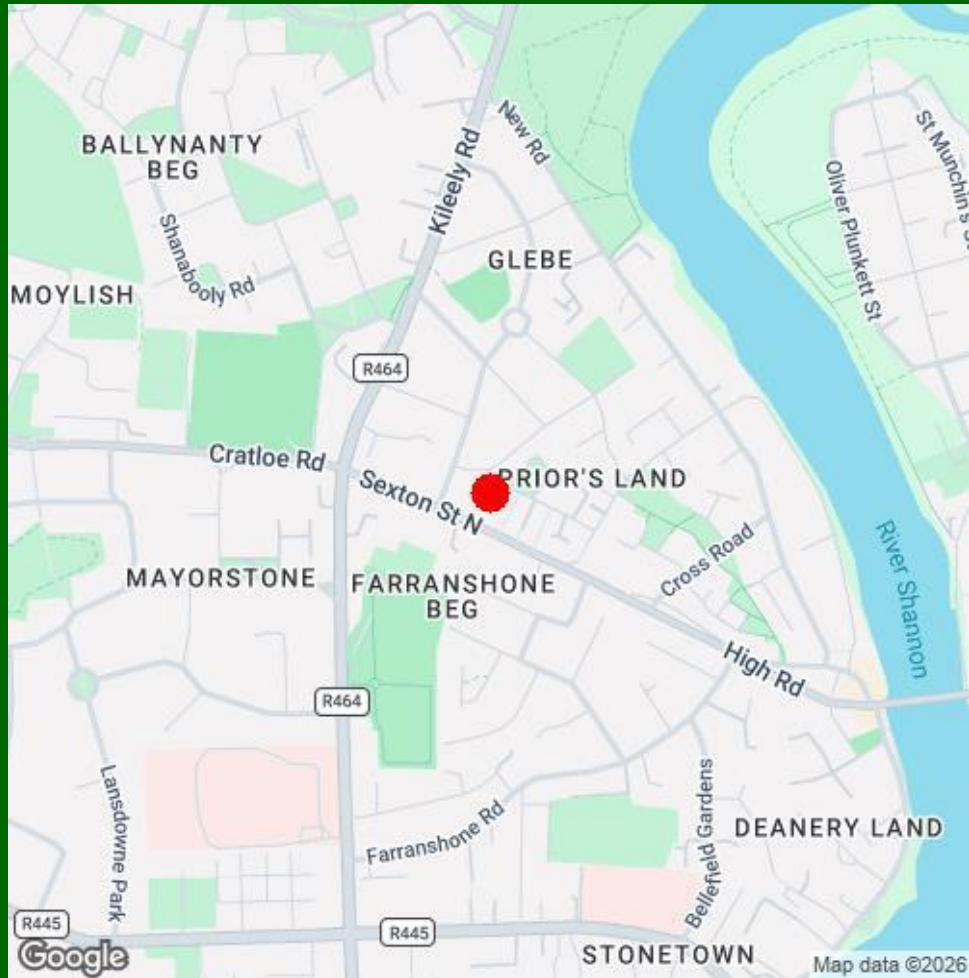
2.01m (6'7") x 3m (9'10")



Features:

- Three Bedroom mid-terrace property
- Oil Fired Central heating
- Double Glazed windows
- Lawn area to the front of the property
- Rear vehicular access with garage
- Ber rating D1





Agent Information:

Contact :- Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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