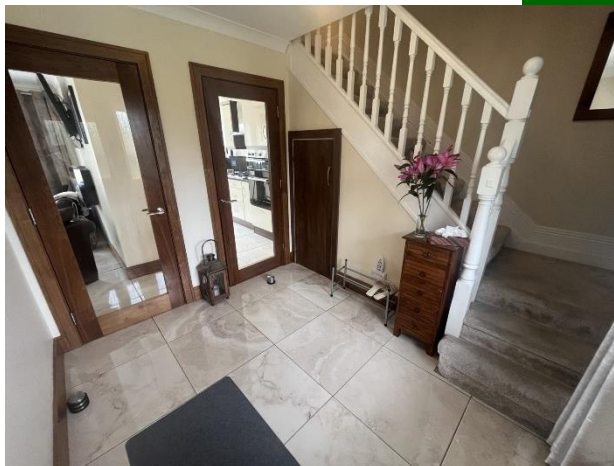




16 Marian Place, Roxboro Road, Limerick



Guide Price €295,000



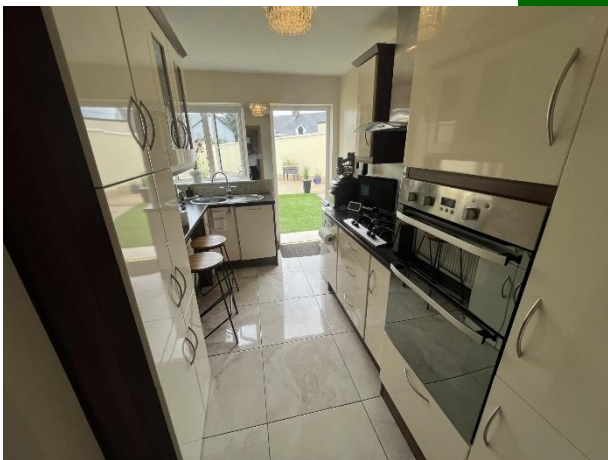
Situated on the highly sought-after Roxboro Road in Limerick, this charming three-bedroom end of terrace home offers an ideal blend of modern living and convenient access to the city. Priced at €295,000, this property is perfect for families, professionals or first-time buyers looking for a comfortable and stylish residence within walking distance of the city centre and all its amenities.



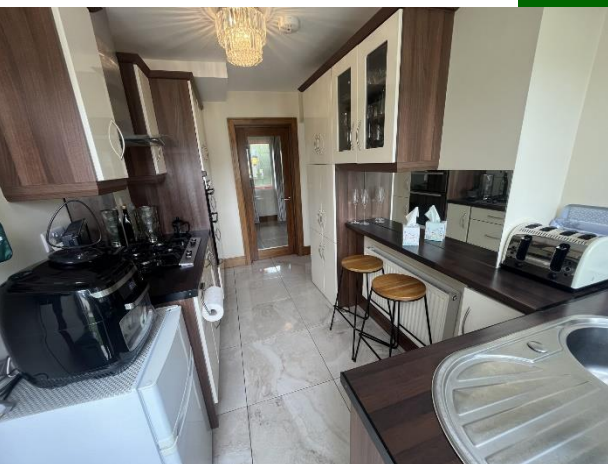
This home has been meticulously renovated and modernised in 2015, ensuring a fresh and contemporary feel throughout with a Ber rating of C1 and GFCH. On entering, you are welcomed into a bright and spacious entrance hall which leads to the main living room and kitchen, the living room with dining room off is the perfect space for relaxing or entertaining guests. This room benefits from new windows and doors, allowing plenty of natural light to flood in, creating a warm and inviting atmosphere. The kitchen has been fully upgraded with modern fittings and fixtures, providing a practical and attractive space for cooking and dining. It features high-quality units and work surfaces, designed to meet the needs of today's busy household.



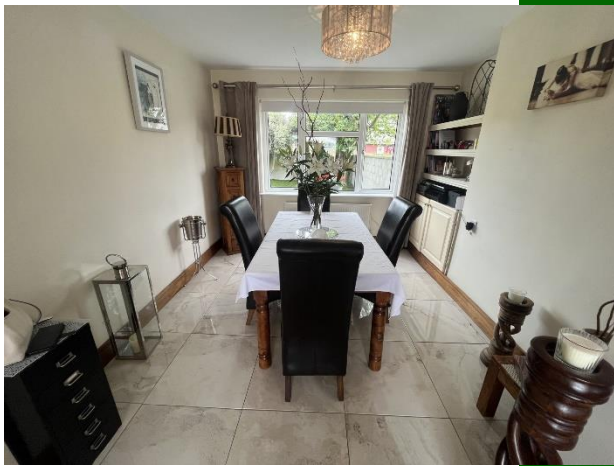
Upstairs the bathroom has also been completely refurbished, boasting a sleek and stylish design with contemporary sanitary ware and fittings. There are three well-proportioned bedrooms, each offering ample space and comfort. The bedrooms are bright and airy, with new windows ensuring excellent insulation and noise reduction. Whether used as bedrooms, a home office, or a hobby room, these versatile spaces cater to a variety of needs. Outside, the property boasts a low-maintenance front garden, fully walled in for privacy and security, with off-street parking available. The rear garden is equally impressive, designed for ease of upkeep with heavy-duty, full-bodied slip and frost-resistant porcelain tiles. It is fully enclosed and includes rear vehicular access, making it both practical and secure. This outdoor space is perfect for enjoying sunny days or hosting family gatherings without the hassle of extensive gardening.



The location of this property is a significant advantage. Roxboro Road is well-served by public transport, with regular bus routes connecting you to Limerick City and beyond. This makes commuting straightforward, whether for work, education, or leisure.



In summary, this beautifully renovated three-bedroom semi-detached home on Roxboro Road presents a fantastic opportunity to acquire a modern, comfortable property in a prime location. With its excellent transport links, proximity to Limerick City, and thoughtfully designed living spaces, it is sure to appeal to a wide range of buyers. Viewing is highly recommended to fully appreciate all that this property has to offer.



Rooms:

Entrance Hall Misuri Bone Procelain Tiled flooring, carpeted stairs 3.12m (10'3") x 2.87m (9'5")

Kitchen fully fitted kitchen, back door, rear facing window, Misuri Bone Procelain tiled flooring.

2.36m (7'9") x 3.78m (12'5")

Living Room Misuri Bone Procelain tiled flooring, wall mounted electric fire, coving, folding patio doors to rear garden. 3.81m (12'6") x 4.01m (13'2")

Dining Room Misuri Bone Procelain tiled flooring, front facing window, fitted storage unit and shelving.

3.12m (10'3") x 2.87m (9'5")

Main Bathroom Fully tiled, wc, whb, bath, rear facing window, shower radiator. 1.68m (5'6") x 2.34m (7'8")

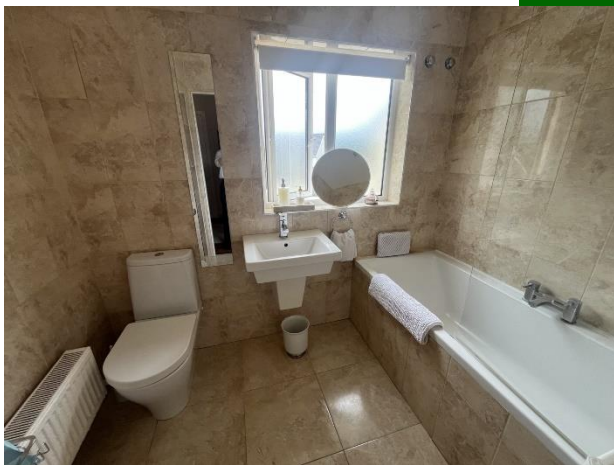
Bedroom 1 High gloss 12 mm laminated walnut flooring with 3 mm acoustic underlay, rear facing window, fitted wardrobes. 2.67m (8'9") x 3.86m (12'8")

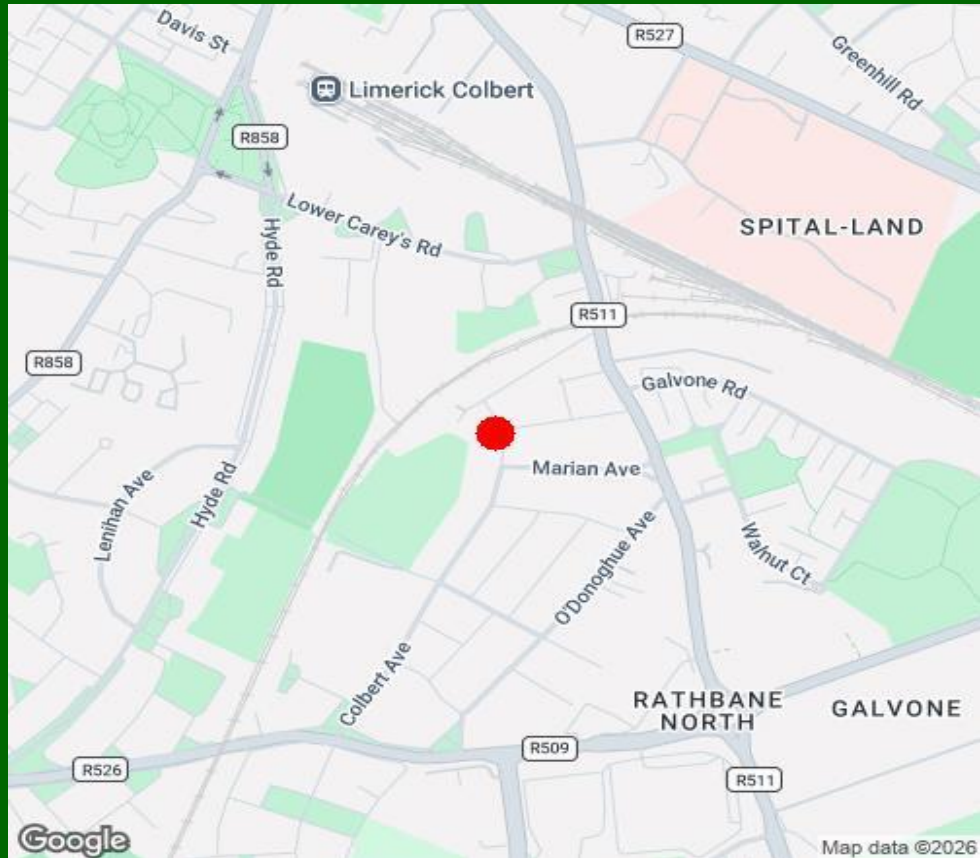
Bedroom 2 High gloss 12 mm walnut laminated flooring with 3 mm acoustic underlay, fitted wardrobes, coving, 4.27m (14'0") x 2.77m (9'1")

Bedroom 3 High gloss 12 mm laminated flooring with 3 mm acoustic underlay, coving, front facing window and storage press. 3.07m (10'1") x 2.06m (6'9")

Features:

- Three Bedroom End of Terrace property
- Totally renovated and modernised
- Gas fired Central Heating
- Ber Rating C1
- Low maintenance front and rear garden with off street parking
- Turn key condition throughout
- Walking distance of Limerick City and all its amenities





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Disclaimer

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