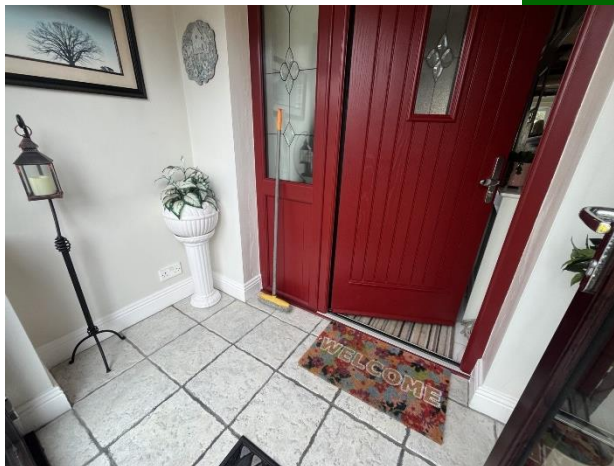




153 Lynwood Park, Ballysimon, Limerick



Guide Price €295,000



GVM Auctioneers are pleased to introduce 153 Lynwood Park to the market. This charming three bedroom end of terrace home has been renovated and modernised over the years making this an ideal opportunity for first time buyers, right sizers or investors.



The living and bedroom accommodation is bright, well proportioned and superbly laid out, ideal for modern day living consisting of entrance hall, dining room, living room and kitchen, 3 bedrooms and main bathroom. The front of the property has a low maintenance paved area with large side entrance suitable for an extension and enclosed low maintenance rear garden with patio area.

Lynwood Park is a highly convenient and much sought after mature residential area located just off the Ballysimon Road, offering an unrivalled sense of convenience & all within a gentle stroll to a host of amenities including St. Brigids National School, Gaelcholaiste Luimnigh Secondary School, Childers Road Retail Park, Parkway Shopping Centre and excellent local sporting and gym facilities. Public transport is at your doorstep and one is also within walking distance of Limerick City Centre.

Inspection of this wonderful home which is in turnkey condition is very highly recommended.

Rooms:

Entrance Porch Tiled flooring

1.3m (4'3") x 2.24m (7'4")

Entrance Hall Tiled flooring, carpeted stairs

4.45m (14'7") x 1.93m (6'4")

Dining Room Laminated flooring, double doors to living room, coving, feature fireplace with open fire.

3.86m (12'8") x 3.51m (11'6")

Living Room Laminated flooring, rear facing window, feature fireplace with open fire, coving, fitted units,

3.43m (11'3") x 4.42m (14'6")

Kitchen Fully fitted units, tiled splashback, breakfast bar, french doors to rear garden.

3.18m (10'5") x 2.29m (7'6")

Bedroom 1 Timber flooring and ceiling, rear facing window. 2.36m (7'9") x 3.12m (10'3")





Bedroom 2 Timber flooring, fitted wardrobes, rear facing window, timber ceiling, recessed lighting.

4.29m (14'1") x 2.74m (9'0")

Bedroom 3 Timber flooring, fitted wardrobes, front facing window, timber ceiling.

3.35m (11'0") x 3.61m (11'10")

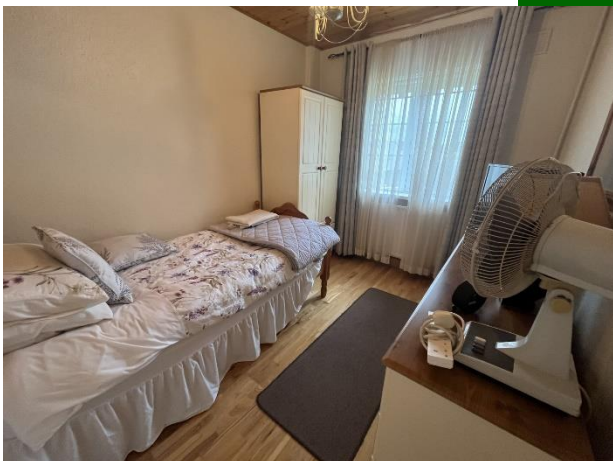


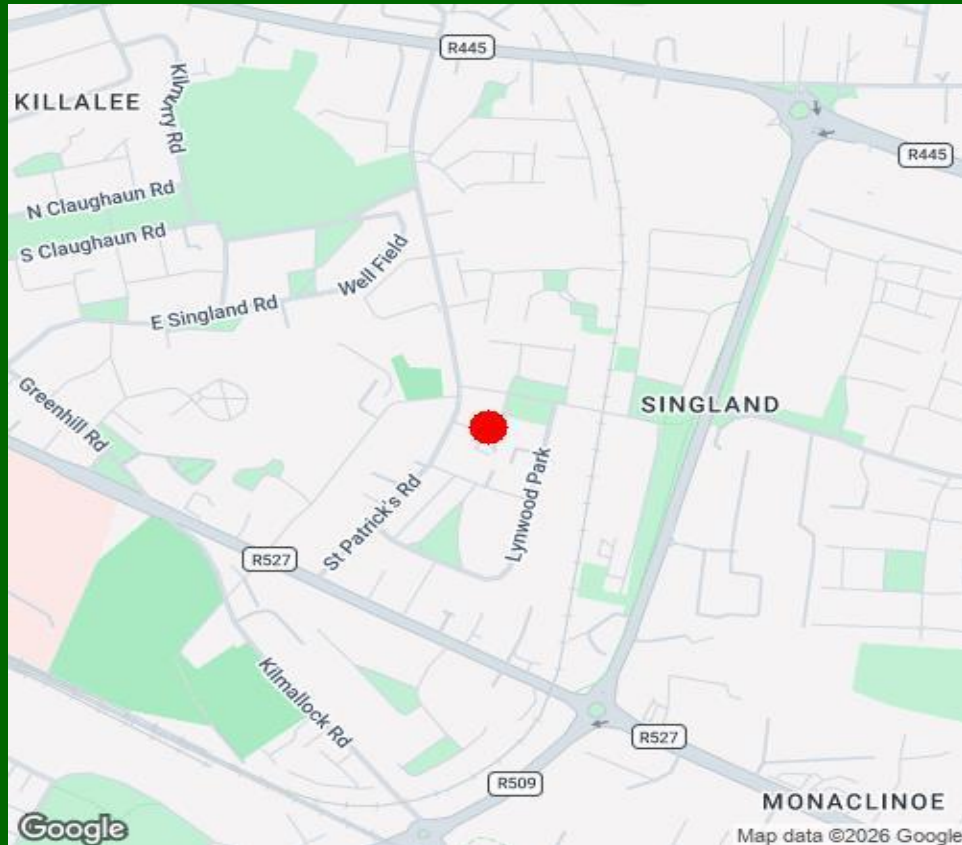
Main Bathroom Fully Tiled, wc, whb, shower with electric shower, window, heated towel rail.

2.24m (7'4") x 1.93m (6'4")

Features:

- Superb three bedroom home
- Excellent condition throughout
- Oil fired central Heating
- Double glazed UPVC windows
- Large side entrance
- Low maintenance front and rear garden
- Very much in turnkey condition
- Very central location
- Sensible price point





Property Directions:

Enter Eircode V94 EDR1 in your mobile device.

Agent Information:

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Disclaimer

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