74 Grianán, Westbury Corbally Limerick Co. Clare





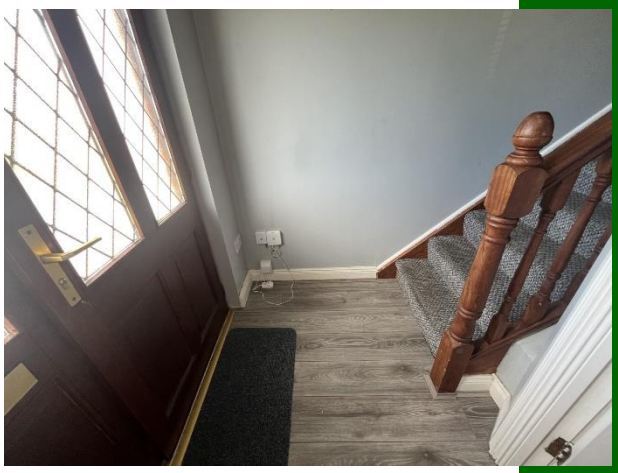


Guide Price €280,000

BER C3

GVM Auctioneers are delighted to bring No. 74 Grianán to the market, a charming two-bedroom semi-detached home situated within this established and highly sought-after development. Priced at €280,000, the property represents an excellent opportunity for first-time buyers, those looking to down size and investors alike. Combining comfort and convenience with a peaceful setting, the home is within easy reach of Limerick City and the extensive range of amenities available in Corbally.









Nearby facilities include St Munchin`s College, Scoil Íde Primary School, scenic riverside walks, shops, stylish coffee shops, restaurants and welcoming hostelries, as well as an excellent public transport service.

On entering the superb home, you are welcomed into a bright and inviting reception room, a versatile space perfect for relaxing with family or entertaining guests. The room benefits from ample natural light, courtesy of the double glazed windows, which also ensure excellent insulation and energy efficiency throughout the year. The neutral décor provides a blank canvas, allowing you to personalise the space to your taste with ease. Double doors leads you to the Kitchen, a well-proportioned and practical space offering plenty of storage and worktop space. It is ideal for preparing meals and includes room for a dining table, making it a sociable hub of the home. There is a utility room off, plumbed for washing machine and dryer with plenty of room for extra storage. Upstairs, the property boasts two comfortable bedrooms, both generously sized. The main bedroom benefits from built in storage, and en-suite while the second bedroom is ideal for guests, a home office, or a nursery. The family bathroom is well appointed with modern fittings, including a bath with an overhead shower, a washbasin, and a WC, all finished to a high standard.

The garden is a real asset, providing a large private and secure outdoor space perfect for gardening enthusiasts, children`s play, or simply unwinding with a book in the fresh air. It is well-maintained and offers potential for further landscaping or the addition of a patio area, should you wish to create an alfresco dining spot.

Additional features of this home include double glazing throughout, which not only enhances thermal efficiency but also reduces noise, creating a calm and cosy environment. The property is connected to mains services and benefits from off-street parking to the front and overlooking a large green area.

Rooms:

Entrance Hall Laminated flooring, carpeted stairs.

1.57m (5'2") x 1.4m (4'7")









Living Room Laminated timber flooring, fully fitted units either side of fireplace, gas fire, coving, double doors to Kitchen/dining room

4.14m (13'7") x 3.4m (11'2")

Kitchen/Dining Room Fully fitted kitchen units,tiled splashback, tiled floor, patio doors to rear garden and patio area, utility area off 3.2m (10'6") x 4.65m (15'3")

Utility Room Tiled flooring, plumbed for washing machine, storage area 1.7m (5'7") x 0.99m (3'3")

Bedroom 1 Double bedroom, carpeted flooring, fitted wardrobe, front facing window,

2.59m (8'6") x 3.28m (10'9")

Main Bathroom Tiled flooring, wc, whb, bath, tiled around sink and bath. 1.7m (5'7") x 1.91m (6'3")

Bedroom 2 Master Bedroom, two rear facing windows, fully fitted wardrobes, newly fitted carpeted flooring. en-suite off. 1.7m (5'7") x 1.91m (6'3")

En- Suite

Tiled flooring, wc, wh,b shower with electric shower;

Features:

- Well proportioned living and bedroom accommodation
- Excellent condition throughout
- Large corner site
- Gas fired central heating.
- Overlooking large green area
- Ber rating C3
- Close to all local amenities
- Double glazed uPVC windows
- Attractive price point
- Must be seen to be appreciated



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 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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