



44 Galvone Rd, Kennedy Park, Limerick



Guide Price €245,000



Nestled in the centrally located area of Kennedy Park, this charming end of terrace home offers a wonderful opportunity for first-time buyers, families, or those looking to right size without compromising on space or comfort. Priced at €245,000, No. 44 is an extended three-bedroom property combining traditional character with modern upgrades, presenting a delightful living environment in a well-established and friendly neighbourhood.

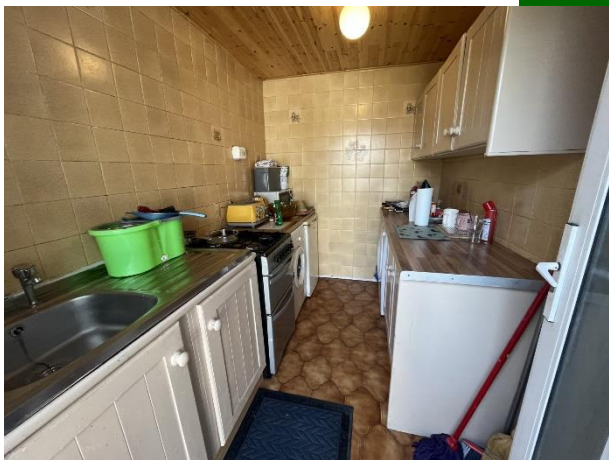




Constructed in 1965, this home has been thoughtfully maintained and improved over the years to meet contemporary standards. The property benefits from gas-fired central heating and double glazed windows throughout, ensuring warmth and energy efficiency all year round. The attic has been insulated, and the walls pumped, enhancing the home's thermal performance and reducing energy costs. Additionally, the plumbing has been fully updated, with a new boiler, hot water tank, and an attic tank installed, providing peace of mind and reliability.



Upon entering, you are welcomed into a bright and spacious reception room, which has been extended to create a versatile living space perfect for relaxing or entertaining guests. The room's generous proportions allow for a comfortable seating area and a dining space, making it the heart of the home. The neutral décor and large windows flood the room with natural light, creating a warm and inviting atmosphere. The kitchen, located just off the dining room, offers ample storage and worktop space, ideal for preparing family meals. While the kitchen retains a practical layout, there is plenty of scope for the new owner to personalise and modernise according to taste. The property is extended to the rear with a second living room or office for ideal remote working. Upstairs, there are three well-proportioned bedrooms, each benefiting from the double glazing and central heating, ensuring cosy comfort throughout the colder months. The bathroom is conveniently located on the first floor and features a classic three piece suite, providing a clean and functional space.



One of the standout features of this property is the low maintenance rear garden, which is perfect for those who prefer outdoor space without the hassle of extensive upkeep. The garden is paved and bordered with mature shrubs, offering a private and peaceful retreat. A large concrete shed provides excellent storage options for garden tools, bicycles, or could even be converted into a workshop or hobby room.

Rooms:

Entrance Porch Tiled flooring.

0.76m (2'6") x 0m (0")

Entrance Hall Tiled flooring, carpeted stairs.

1.91m (6'3") x 3.18m (10'5")





Living Room Vinyl flooring, front facing window.

4.37m (14'4") x 3.23m (10'7")

Dining Room Vinyl flooring, under stairs storage,

3.1m (10'2") x 2.87m (9'5")

Kitchen Fully Fitted units, tiled flooring, back door.

3.05m (10'0") x 1.91m (6'3")



Sitting Room Laminated flooring.

3.58m (11'9") x 3.3m (10'10")

Shower Room wc, whb, shower with electric shower, fully tiled. 1.73m (5'8") x 1.85m (6'1")

Bedroom 1 Vinyl flooring, rear facing window,

3.23m (10'7") x 3.15m (10'4")



Bedroom 2 Vinyl flooring, front facing window,

2.95m (9'8") x 4.01m (13'2")

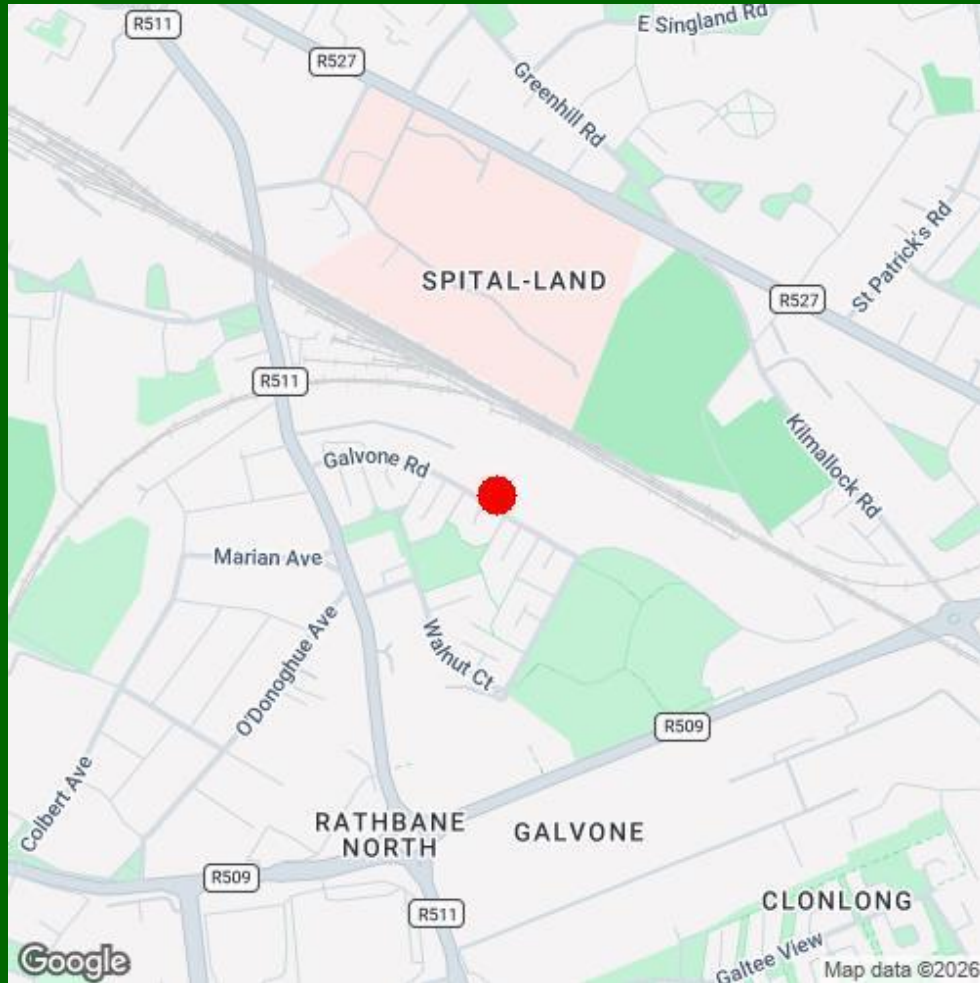
Bedroom 3 Carpeted flooring, front facing window,

3.12m (10'3") x 2.06m (6'9")



Features:

- Extended Three Bedroom end of Terrace Property
- Gas fired central heating
- Good BER C
- Large enclosed front garden with side entrance, rear garden and concrete shed
- Sensible price point
- Very convenient to the city centre
- Bus service nearby
- A warm inviting home very much in turnkey condition



Agent Information:

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Disclaimer

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