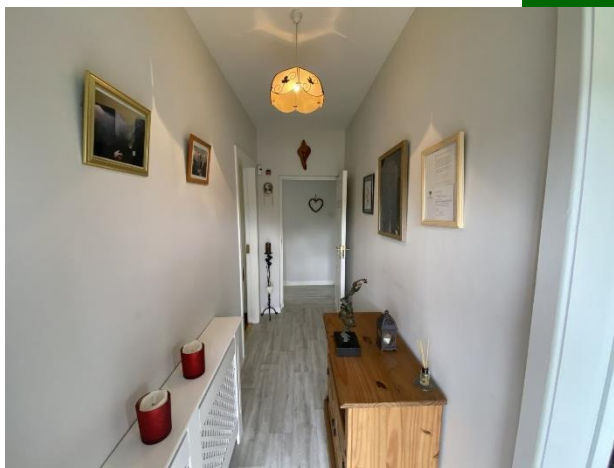




Dooradoyle Road, Dooradoyle, Limerick



Guide Price €395,000



GVM present to the market this charming 3-bedroom bungalow that offers a rare opportunity to secure a home in one of Dooradoyle's most sought-after locations. Boasting a well-maintained garden, vehicle side access to a private enclosed yard, and a practical garden shed, this property combines comfort, convenience, and charm.



Inside and out, this home is very much in turnkey condition and is perfectly suited to first-time buyers, families, retirees, or investors.

Nearby focal points include The Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Mungret Recreation Park, an array of excellent restaurants, bistro pubs, coffee shops, gyms, top-tier primary and secondary schools, and outstanding sports and recreation facilities. Easy access to the nearby Motorway ensures quick connectivity to our national road network.

Inspection of this idyllic property is highly recommended. Sensible price point. Full details and appointment to view on request.



Rooms:

Entrance hallway Laminated flooring.

4.1m (13'5") x 1.1m (3'7")

Study Compact and inviting room.

4.1m (13'5") x 2m (6'7")

Living room Feature stone fireplace. Solid wood flooring. 4.1m (13'5") x 3.5m (11'6")

Main bathroom Fully tiled. Triton shower.

2.6m (8'6") x 1.8m (5'11")

Kitchen Fully fitted with generous floor & eye level presses. Wall tiling. Utility off - plumbed.

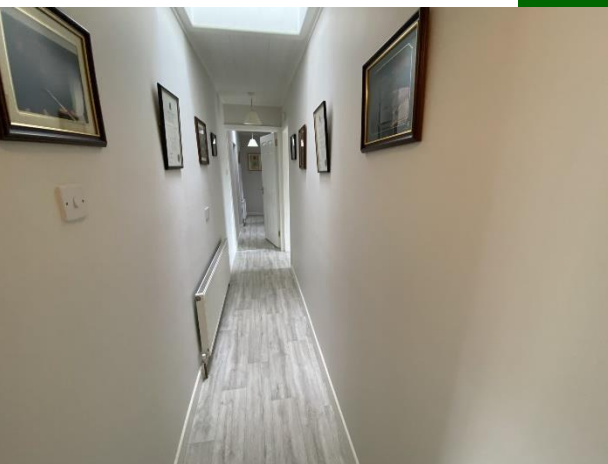
2.5m (8'2") x 2.5m (8'2")

Bedroom 1 Single room. Built in wardrobes.

4.4m (14'5") x 2.6m (8'6")

Bedroom 2 Double room. Built in wardrobes.

4.1m (13'5") x 2.7m (8'10")



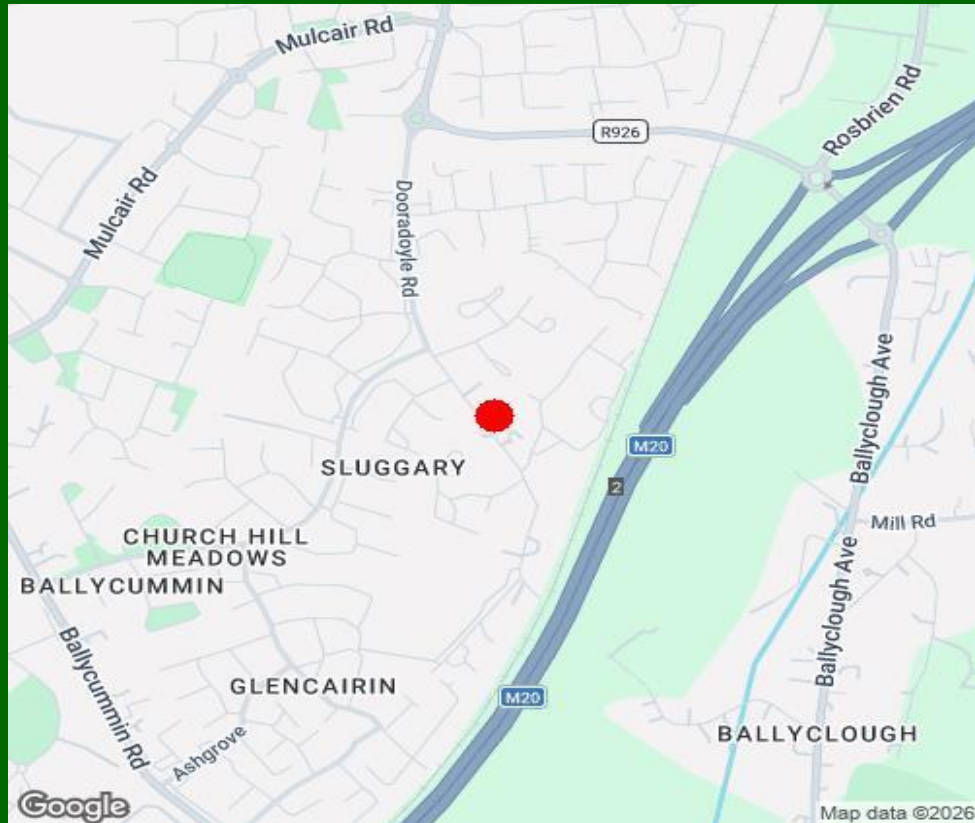


Bedroom 3 Double room. Built in wardrobes.
2.9m (9'6") x 2.7m (8'10")

Features:

- Oil fired central heating
- Treble glazed uPVC windows
- Vehicle side access to enclosed rear yard
- Raheen Business Park located just 3km from subject property
- Unrivalled location immediately adjacent to all amenities
- Within walking distance of Crescent Shopping Centre and University Hospital
- Bright spacious and well proportioned living and bedroom accommodation
- Superb decorative condition throughout
- Very pleasant front garden
- Regular bus service at your doorstep





Property Directions:

Enter eircode V94 HN2X into your mobile device to direct you straight to this property.

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

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