



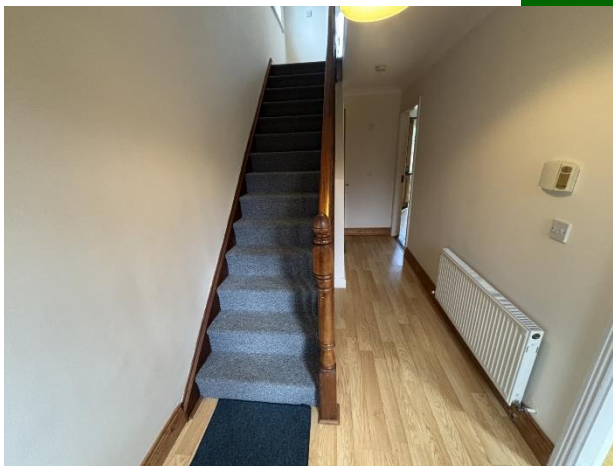
1 Glanntan, Golf Links Road, Castletroy,
Limerick



Guide Price €370,000



GVM present to the market a truly superb 3-bedroom semi detached home standing in a beautifully appointed positioned corner site, in a quiet cul de sac and with good rear garden aspect. This ideally located home has very well proportioned and bright living and bedroom accommodation and is located in proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, Newtown Recreation Park, Castletroy College, Primary Schools, and an array of top-class sporting amenities.





There is a half hourly bus service literally at your doorstep. This is truly a wonderful opportunity to acquire a beautifully maintained property that is sensibly priced and positioned in arguably one of Limericks most sought-after areas. Ideal for first time buyers, right sizers or investors. Good off street parking. Inspection of this exceptional property which is in " turnkey" condition is very highly recommended. Sensible price point.



No chain and ready for immediate occupation.

Rooms:

Entrance hallway W.C & whb off.

Living room Feature fireplace. Gas fire.
4.7m (15'5") x 3.2m (10'6")



Kitchen/dining room Fully fitted kitchen. Tiled & Laminated flooring. Patio doors to rear.
5.4m (17'9") x 3.9m (12'10")

Main bathroom Tiled flooring.
2m (6'7") x 2m (6'7")

Bedroom 1 Carpet flooring. Double. Built in wardrobes
4.5m (14'9") x 2.9m (9'6")



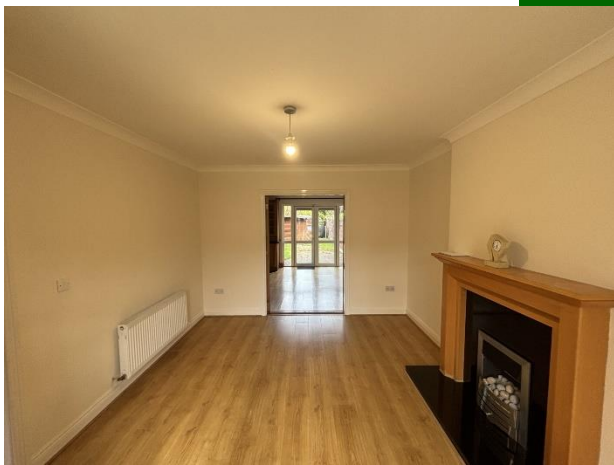
Bedroom 2 Carpet flooring. En suite - Tiled flooring. Triton electric shower. Built in wardrobes.
4.5m (14'9") x 2.9m (9'6")

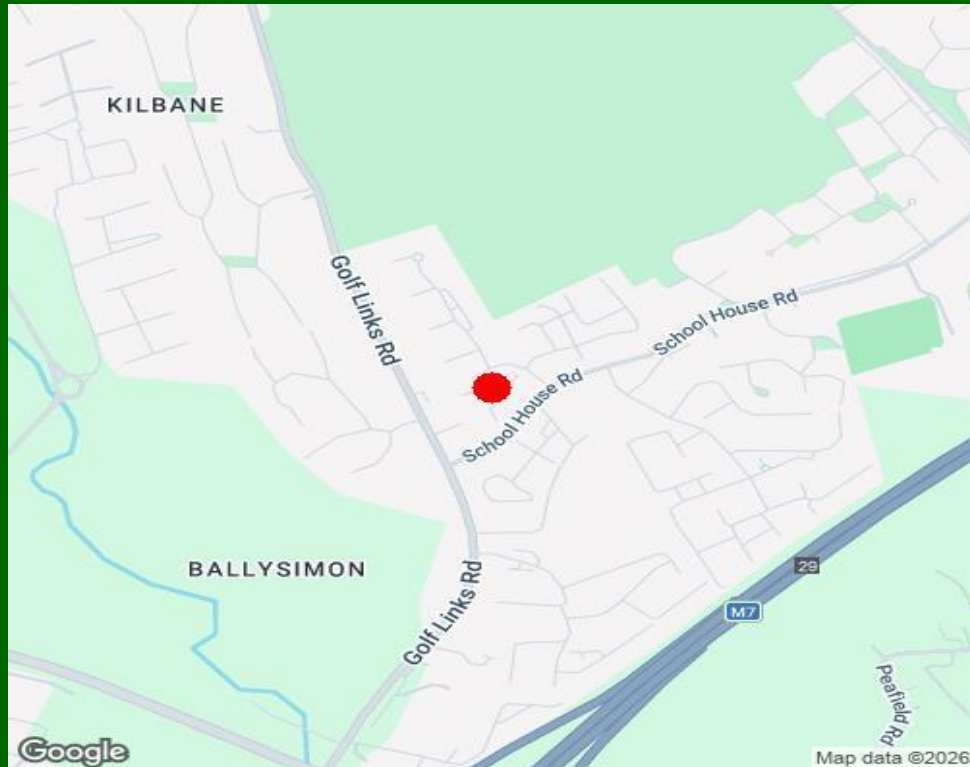
Bedroom 3 Carpet flooring.
2.6m (8'6") x 2.3m (7'7")



Features:

- Bus stop at front of Glanntan to UL and City Centre
- Gas fired central heating
- Generous off street parking
- Ideal for owner occupiers or investors
- Open plan living/kitchen accommodation
- Well maintained throughout
- Double glazed UPVC windows
- Good sized front and rear garden
- Sensible price point





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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