7B Saint Patrick`s Road, Limerick





Guide Price €320,000

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GVM Auctioneers are delighted to present this four-bedroom bungalow offering spacious accommodation and excellent potential for those seeking a home in a convenient and established residential location.









The property comprises a welcoming living room featuring a fireplace and solid-fuel stove, a kitchen with fitted units and a traditional solid-fuel range, four bedrooms and bathroom facilities.The accommodation is complemented by an adjoining garage/workshop area, offering additional storage or potential for a variety of uses, subject to any necessary planning permission.

Externally, the property benefits from a private rear garden, a paved courtyard area and off-street parking to the front.While the property would benefit from modernisation, it offers an excellent opportunity for purchasers to put their own stamp on a home with generous accommodation and outdoor space.

Saint Patrick`s Road 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.

This property will appeal to owner-occupiers, first-time buyers and investors alike, offering considerable potential in a well-established residential setting.

Viewing is highly recommended.

Rooms:

Entrance Porch 1.8m (5'11") x 1.3m (4'3")

Living room Feature fireplace. Carpet flooring.
5.9m (19'4") x 5m (16'5")

Kitchen Tiled flooring.
5.5m (18'1") x 1.8m (5'11")









Dining room Laminated flooring. Stanley Cooker.

5.5m (18'1") x 2.7m (8'10")

Bedroom 1 Timber floor.Built in wardrobes.

3.4m (11'2") x 2.2m (7'3")

Bedroom 2 Carpet flooring. Built in wardrobes.

3.8m (12'6") x 2.2m (7'3")

Shower room Fully tiled. Triton electric shower. W.C & whb. 1.8m (5'11") x 1.7m (5'7")

Shower Triton electric shower.

1.5m (4'11") x 0.7m (2'4")

Bedroom 3 Carpet flooring.

3.2m (10'6") x 2.4m (7'10")

Bedroom 4 Carpet flooring. Built in wardrobes.

4.1m (13'5") x 2.4m (7'10")

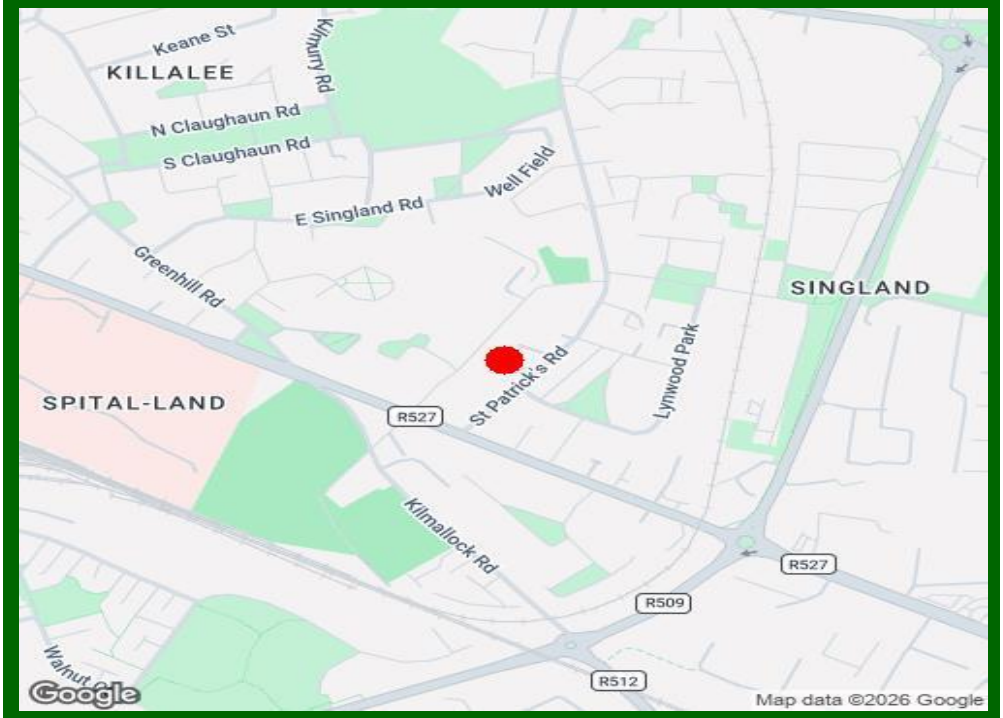
Office Timber floor. 2.7m (8'10") x 2.05m (6'9")

Conservatory 6m (19'8") x 1.8m (5'11")

Utility Plumbed. 4.3m (14'1") x 2.1m (6'11")

Features:

- Oil fired Central heating
- Double glazed UPVC windows
- Mains water & sewage
- Convenient residential location
- Close to a range of local amenities and transport links
- Private rear garden
- Various out offices



Property Directions:

Enter eircode V94 CDY0 to your mobile device to direct you straight to the do of this property.

Agent Information:

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Disclaimer

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