



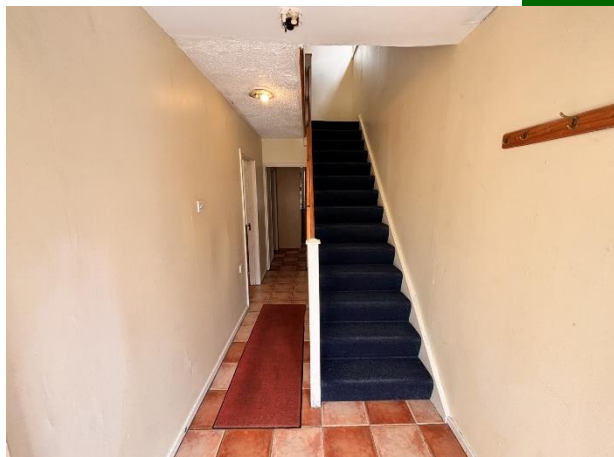
635 Chestnut Close, Elm Park



Price
€375,000



GVM Auctioneers are delighted to present to the market this well-positioned semi-detached residence located in the ever-popular Elm Park development, directly opposite the University of Limerick and within walking distance of the National Technology Park, Plassey Business Campus and an extensive range of local amenities.





No 635 offers spacious and well-proportioned accommodation and presents an excellent opportunity for investors, owner-occupiers or parents seeking accommodation for students attending the University of Limerick. There are 5 bedrooms and two bathrooms. The property enjoys a quiet cul-de-sac setting with off-street parking to the front and a private rear garden.

The location is second to none, benefiting from immediate access to the University of Limerick, Castletroy Shopping Centre, excellent schools, sporting facilities, public transport links and the M7 Motorway. Castletroy continues to be one of Limerick's most sought-after residential and investment locations due to its strong rental demand and exceptional amenities.

Rooms:

Entrance Hall

Tiled flooring

1.07m (3'6") x 5.05m (16'7")



Living room

Laminated flooring.

Gas fire.

3.05m (10'0") x 4.04m (13'3")

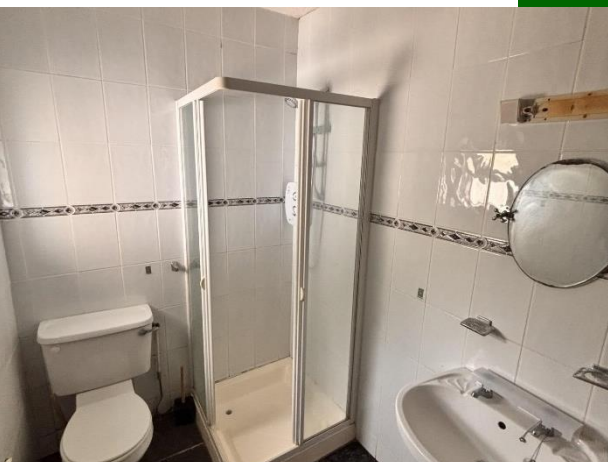


Downstairs bathroom

Fully tiled.

Electric shower

2.02m (6'8") x 1.07m (3'6")



Kitchen/Dining

Generous eye and floor level presses.

Tiled flooring.

3.05m (10'0") x 3.02m (9'11")

Bedroom 1

Double.

Laminated flooring.

3.05m (10'0") x 3.03m (9'11")



Bedroom 2

Double.

Laminated flooring.

2.06m (6'9") x 3.05m (10'0")

Bedroom 3

Single.

Laminated flooring.

2.05m (6'9") x 2.05m (6'9")

Bedroom 4

Double.

Laminated flooring.

3.01m (9'11") x 3.08m (10'1")

Bedroom 5 Double.

Laminated flooring. 3.02m (9'11") x 4m (13'1")

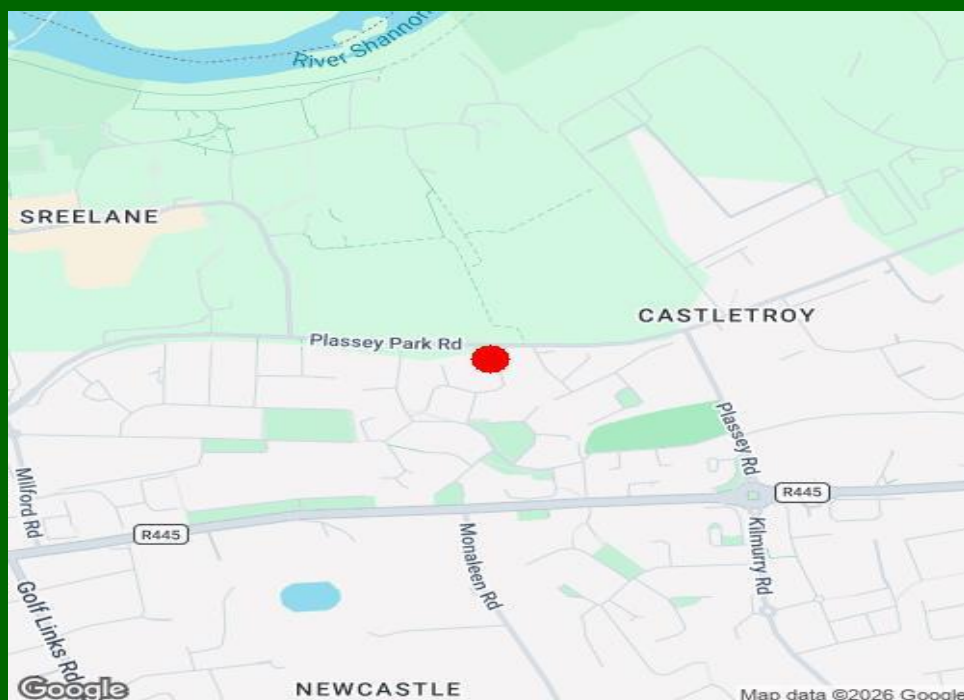
Bathroom Fully tiled.

Electric Shower 2m (6'7") x 2.05m (6'9")

Features:

- Prime location directly opposite the University of Limerick
- Five-bedrooms & two bathrooms
- Tiled garage roof
- Strong rental demand in the area
- Double-glazed UPVC windows
- Walking distance to shops, restaurants and local amenities
- Ideally laid out for student letting
- 3 minutes walk to University Campus
- Gas fired central heating
- Corner house with side entrance to rear garden





Property Directions:

Enter V94 W59V to your mobile device to direct you straight to this property.

Agent Information:

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Disclaimer

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