



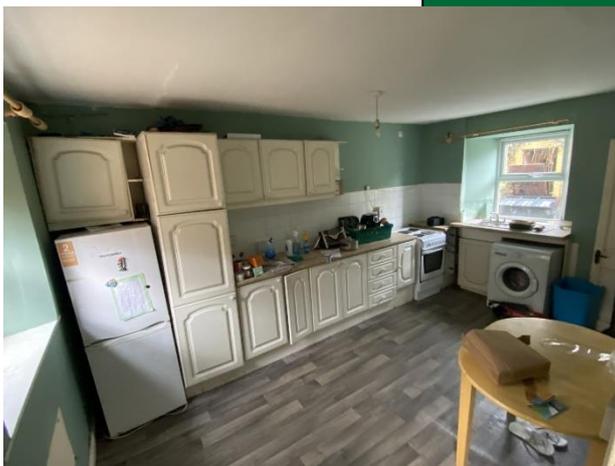
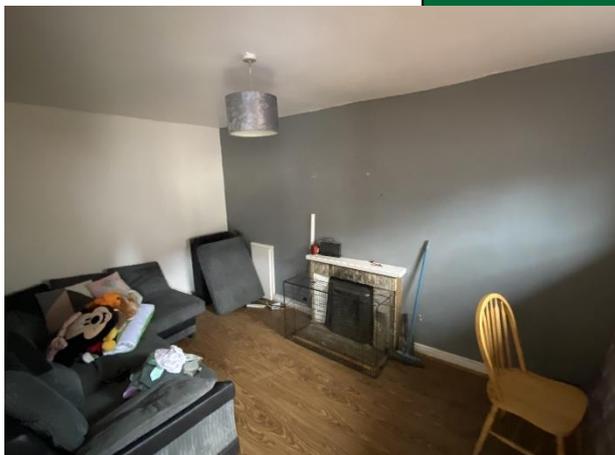
24 Main Street, Croom, Co. Limerick



Guide Price €100,000



GVM present to the market this two bedroom terraced property conveniently located on the Main Street of Croom.





Compact two bedroom residence making this a great opportunity to acquire a pleasant home located in the hub of the main street incorporating well proportioned living and bedroom accommodation. This property while needing some work does provide an excellent opportunity for an owner occupier or investor.

Croom is beginning to prosper again with increased recent demand in the area for both residential and commercial properties. The state of the art new secondary school, wonderful recreation park, primary care centre and easy access to the Motorway all adds to the attractiveness of the locality. Idyllic riverside walks, reasonable reserve, just 20 minutes drive from Limerick City and very easy access to N20 and Motorway – not to mention its hugely attractive and affordable price point. Inspection recommended.

### **Rooms:**

Entrance Hallway

Kitchen

Fully fitted kitchen

4.05m (13'3") x 2.06m (6'9")

Sitting room

Open fireplace

4.01m (13'2") x 2.08m (6'10")

Shower room

Electric shower fitted. Toilet and whb.

1.01m (3'4") x 2m (6'7")

### Bedroom 1

Double room. Carpet flooring. Built in wardrobes.

3.03m (9'11") x 4.06m (13'4")

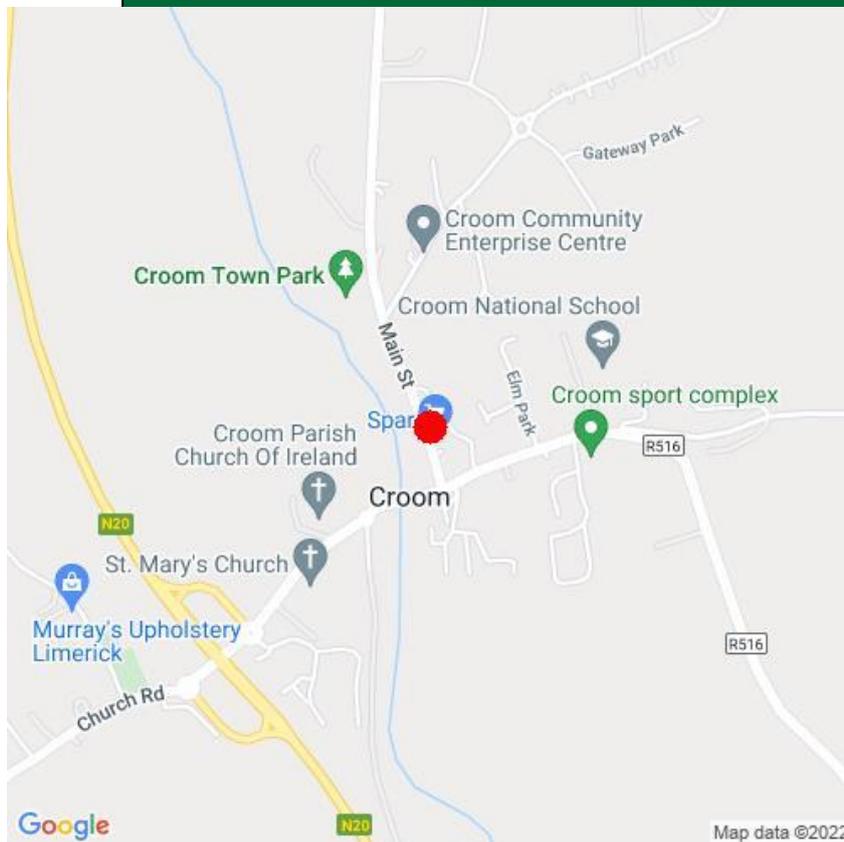
### Bedroom 2

Double room with carpet flooring. Built in wardrobes.

2.08m (6'10") x 3.03m (9'11")

### Features:

- ✓ Double glazed aluminium windows.
- ✓ Mains water.
- ✓ Mains sewage.
- ✓ Walking distance to all village amenities.
- ✓ Easy access to the Mains Limerick / Cork Road (N20)
- ✓ State of the art new secondary school
- ✓ Wonderful and hugely popular recreation park with meandering riverside walkways
- ✓ Great local pubs, restaurants and coffee shops
- ✓ This property is for sale at a very attractive price point
- ✓ Ideal for owner occupiers or investors



### Directions:

Enter Eircode V35Y6TI to your mobile device to bring you straight to the door of this property.

### Agent Information

John O`Connell

(087) 647 0746

[johnoconnell@gvm.ie](mailto:johnoconnell@gvm.ie)



PSRA Number: 002030

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94T6C9

Phone:  
(061)413522  
Email:  
limerick@gvm.ie

#### Killmallock Office

Head Office,  
Railway Road  
Killmallock, Co. Limerick

Phone:  
(063)98555  
Email:  
killmallock@gvm.ie

#### Tullamore Office

GVM Mart,  
Arden Road  
Tullamore, Co. Offaly

Phone:  
(057)9321196  
Email:  
tullamoreproperty@gvm.ie