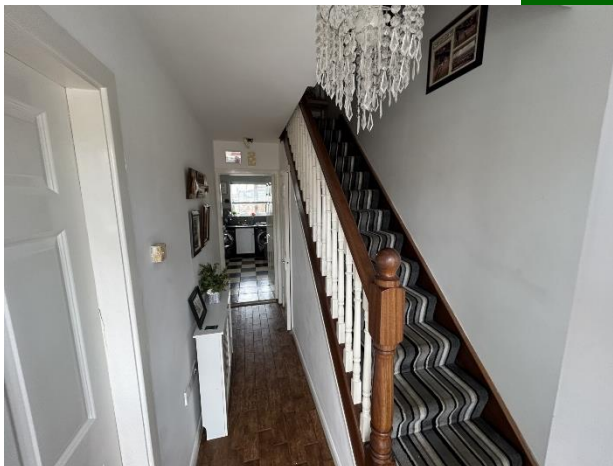




33 Belgard Grove, Patrickswell,
Co. Limerick



Guide Price €250,000



GVM Auctioneers are delighted to introduce No. 33 Belgard Grove to the market – a beautifully presented 3-bedroom, 3-bathroom terraced home ideally located in the heart of Patrickswell Village.



The property offers generously proportioned living accommodation. Belgard Grove is a mature family friendly estate. This compact home enjoys good living and bedroom accommodation and centrally located in Patrickswell village which has a range of amenities including a great primary school, supermarkets, restaurants, gyms and chic coffee shops. There is also a wide range of sports clubs in the locality including a thriving GAA centre, soccer, equestrian centre and an array of renowned golf clubs all within very easy reach. There are also local meandering and peaceful walkways. This property is just a 5 minute drive from Raheen Business Park, University Hospital, Mungret Recreation Park, The Southcourt Hotel and the Crescent Shopping Centre. There is also very easy access to the nearby Motorway providing great connectivity to our national road network. Perfect for families, retirees, or first time buyers. Don't miss the opportunity to make this idyllic home your own! Inspection is very highly recommended.

Early viewing is highly recommended.

Rooms:

Entrance hallway

Tiled flooring.

W.C

Toilet & W.H.B. Fully tiled.

Kitchen

Fully fitted kitchen. Tiled floor. Built in oven. Patio door to rear.

5.5m (18'1") x 3.8m (12'6")

Sitting room

Solid fuel stove. T.V point. Timber flooring.

4.5m (14'9") x 3.8m (12'6")

Bedroom 1

Double room. Built in wardrobes. Laminated flooring.

3.6m (11'10") x 3.3m (10'10")



Bedroom 2

Laminated flooring. Single room.

2.4m (7'10") x 2.2m (7'3")

Bedroom 3

Master room. Built in wardrobes. En Suite - Fully tiled. Electric shower.

3.8m (12'6") x 3.4m (11'2")

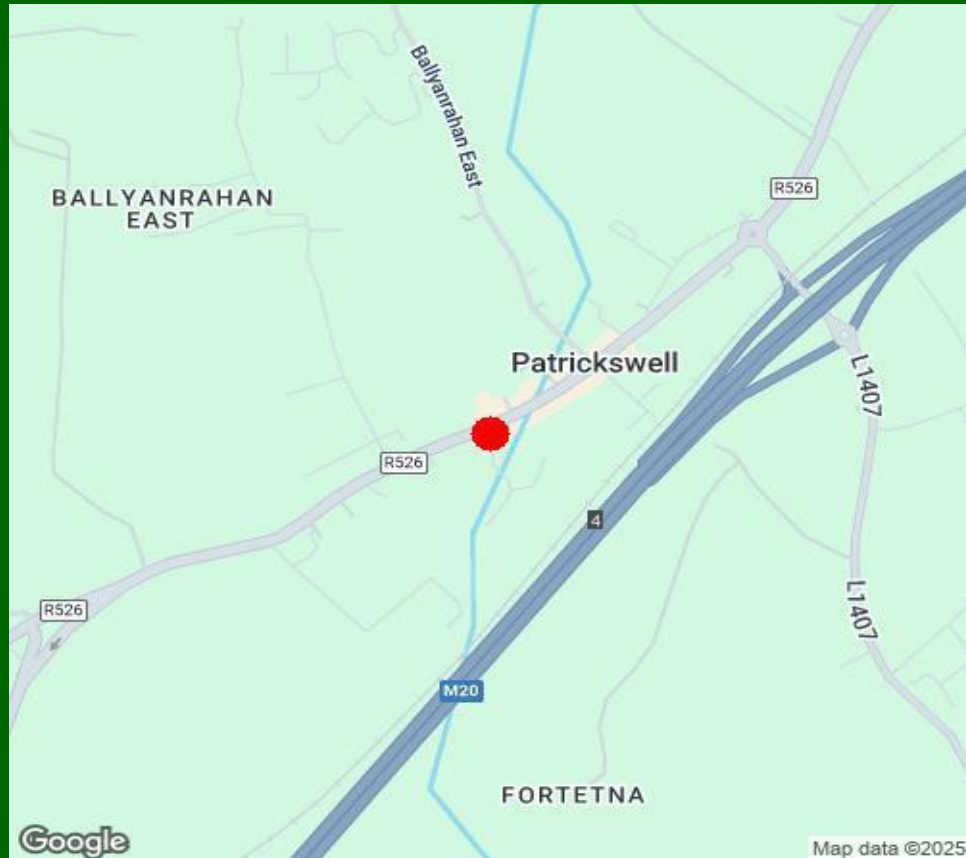
Wet room

Fully tiled. Shower Unit fitted.

2.1m (6'11") x 2m (6'7")

Features:

- Adjacent to all village amenities
- Double glazed PVC windows
- Rear access with car parking
- Very convenient location
- Peaceful village living yet just 10 minutes drive from Limerick City
- Attractive price point



Property Directions:

Enter eircode V94 TAA8 into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell

Mobile 087-6470746

Email :- johnoconnell@gvm.ie

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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030